

AGENDA

The Columbia Municipal Planning Commission will meet in *Special Session* on Thursday, October 16, 2025 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

1. Request from Olivia DuPuy for Final Plat approval Lot 6A and 6B in Honey Farm Crossing located at Nashville Highway and Honey Farm Way, being a portion of Tax Map 51 Parcel 58.
2. Request from Davide Tocci for Final Plat approval of Williamsport Townhomes Phase 1, Section 2 located at Tax Map 88 Parcel 51.03 off Williamsport Pike and Twin Lakes Drive.

III. Discussion Items

1. Request from Damon Hill for Final PUD Master Plan revision approval of The Landing at Greens Mill, being a portion of Tax Map 51 Parcel 55 off Greens Mill Road. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**
2. Request from Mark Merrill for Final PUD Master Plan of Bear Springs Subdivision Phases 1A-B, 2A-C, and 3A being a portion of Tax Map 92 Parcel

12 off Bear Creek Pike. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

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

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

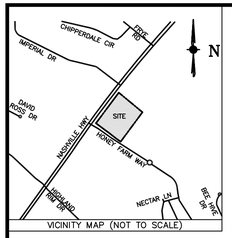
5. Request from WES Engineers and Surveyors for revision approval of McClure Farms Final PUD Master Plan located at 2504 Nashville Highway, being Tax Map 51 Parcel 6.

IV. Other Business

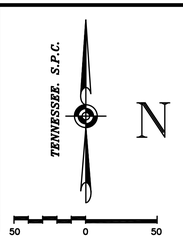
V. Public Comments

VI. Adjourn

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



VICINITY MAP (NOT TO SCALE)



FLOOD NOTE:

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

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

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

NOTES:

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

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

3. THE AREA OF THE PROPERTY SURVEYED CONTAINING:
LOT 6A: 326,413 SQ.FT. OR 7.49 ACRES, MORE OR LESS.
LOT 6B: 1,126,907 SQ.FT. OR 25.87 ACRES, MORE OR LESS.

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

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

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

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

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

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

10. THIS IS A SURVEY OF THE PROPERTY REFERENCED IN BOOK R2905, PAGE 1420 AND PLAT BOOK P23, PAGE 218 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE.

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

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

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

14. DATE OF THE FIELD SURVEY: 5/27/2024 – 5/30/2024 & 9/15/2025.

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

STORM WATER MAINTENANCE AGREEMENT NOTE:
INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES FOR SUBJECT PARCEL RECORDED IN BK R2913, PG 916

PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) NOTE:
THERE ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) 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.

SITE DATA	
PROJECT NAME	REPLAT OF LOT 6 HONEY FARM CROSSING
PROJECT NUMBER	#03908–1000
ADDRESS	2248 NASHVILLE HWY, COLUMBIA, TN 38401
PARCEL ID	051 058
EXISTING ZONING	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED ZONING	MIXED–USE PLANNED UNIT DEVELOPMENT (MU–PUD)
EXISTING SITE AREA	7.49 ACRES
ROW RESERVATION	N/A
PROPOSED SITE AREA	7.49 ACRES
PROPOSED LOTS	1
PROPOSED DENSITY	N/A
BUILDING HEIGHT	24'
LOT WIDTH	REFERENCE THE SITE DEVELOPMENT PLAN (CASE #24–0535) APPROVED BY PLANNING COMMISSION FOR THE BUILDABLE LOT WIDTHS.
SETBACKS	
FRONT	20'
SIDE	10'
REAR	24'

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

REPLAT OF LOT 6 HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

SCALE: 1" = 50'	DRAWING FILE: WM	JOB No. FINAL PLAT
DATE: 9/16/2025	DRAWN BY: JSL	SHEET 1 OF 4

SYMBOLS LEGEND

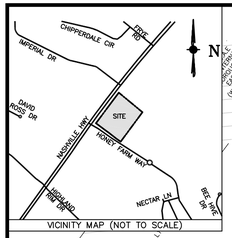
⊠	CONC. MONUMENT
● IRF	IRON REBAR FOUND
○ IPF	IRON PIPE FOUND
◉ IRS	5/8" CAPPED IRON REBAR SET
+ CMF	CHISELED MARK FOUND
✚ CMS	CHISELED MARK SET
△ PKF	PK NAIL FOUND
Ⓢ SMH	SANITARY MANHOLE
SCO	SANITARY CLEANOUT
GT	GREASE TRAP
Ⓓ DMH	DRAINAGE MANHOLE
CI	CURB INLET
	CATCH BASIN
	SURFACE DOWN SPOUT
	UNDERGROUND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

TRAFFIC CONTROL LEGEND

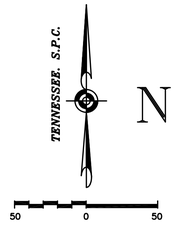
♿	HANDICAP PARKING
	PAINTED SOLID WHITE LINE
	PAINTED SOLID YELLOW LINE
	PAINTED DASHED WHITE LINE
	PAINTED DASHED YELLOW LINE
	TRAFFIC FLOW
	LEFT TURN ONLY LANE
	RIGHT TURN ONLY LANE
	STRAIGHT OR LEFT TURN LANE
	STRAIGHT OR RIGHT TURN LANE

LINE LEGEND

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



VICINITY MAP (NOT TO SCALE)



DB 1197, PAGE 482

40' ELEC. ESMT. PB 23, PG 218

IRS
N: 496511.105
E: 1675550.08
LAT: N35° 41' 35.88"
LONG: W86° 59' 11.70"

GREEN GROVE DRIVE (PRIVATE)

JASON B DODSON
BK R2867, PG 440
PCL ID: 051 033.06
ZONING: A-2A

JASON B DODSON
BK R2867, PG 440
PCL ID: 051 033.06
ZONING: A-2A

JASON B DODSON
BK R2867, PG 440
PCL ID: 051 033.07
ZONING: A-2A

JONATHAN WAYNE AND KELLY LYNN LEE
BK R2870, PG 235
PCL ID: 051 057.00

LOT 6A
326,413 SQ.FT.
7.49 ACRES

EMG HONEY FARM, LLC.
COMMERCIAL TRACT 1
BK R2905 PG 1420
PART OF LOT 6
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID: 051 058.00
ZONING: PUD

S36° 30' 05"W
617.19

S50° 24' 39"E

889.68

S32° 39' 53"E

479.89

N51° 43' 24"W
152.63

N36° 30' 05"E
617.19

N55° 06' 38"W
564.89

N55° 06' 38"W
89.78

MATCH LINE PAGE 1
MATCH LINE PAGE 2

MATCH LINE PAGE 2
MATCH LINE PAGE 3

PUBLIC WATERLINE EASEMENT
855 SQ.FT.
0.02 ACRES

PUBLIC SEWER ACCESS AND MAINTENANCE ESMT.
225 SQ.FT.

MAGF IN SIDEWALK

N53° 19' 27"W 30.50
N36° 03' 34"E 27.78
S34° 53' 22"W 15.00
N55° 06' 38"W 15.00
S55° 06' 38"E 15.00
N34° 53' 22"E 15.00
S36° 05' 34"W 22.86
S61° 43' 24"E 14.66
S55° 06' 38"E 15.86

CATCH BASIN
RIM@T/C: 734.77
THROAT: 734.37
18"RCP SW: 730.68
24"RCP NW&SE: 730.70

IRF
I.D. WEBB
ENG #2658

IRS

SMH
RIM: 736.88
8"PVC SW: 729.36
8"PVC NE: 729.36
N55° 06' 38"W 39.80

SMH
RIM: 736.47
8"PVC NW+NE
+SE: 725.57

CURB INLET
RIM@T/C: 734.80
THROAT: 734.16
18"RCP NE: 730.93

BENCHMARK
"MTC CONTROL POINT"
ELEV: 730.42

EMG HONEY FARM, LLC,
BK R2905 PG 1420
LOT 4
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID:051 058.04
ZONING: PUD

CURB INLET
RIM@T/C: 707.36
THROAT: 707.34
18"RCP SW: 704.11
24"RCP NW: 695.46

CURB INLET
RIM@T/C: 708.00
THROAT: 707.33
18"RCP NE: 704.36

EMG HONEY FARM, LLC,
BK R2905 PG 1420
LOT 5
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID:051 058.04
ZONING: PUD

L=49.83 R=65.00
CH=N77° 12' 58"W, 48.62

L=102.80 R=67.00
CH=N55° 09' 10"W, 93.01

L=49.88 R=65.00
CH=N33° 08' 53"W, 48.67

IRF
I.D. WEBB
ENG #2658

5/8" IRF

5/8" IRF

348.82

AG EHC II (LEN) MULTI STATE 4 LLC
BK R2971, PG 216
HONEY FARMS PUD PH 1B
PB 23, PG 506
PCL ID: 051P M 101.00

LOT 6B
1,126,907 SQ.FT.
25.87 ACRES

EMG HONEY FARM, LLC,
BK R2905 PG 1420
PART OF LOT 6
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID: 051 058.00
ZONING: PUD

IRF WITH ILLEGIBLE CAP

30" WATER MAIN

30' PERMANENT WATERMAIN ESMT.
DB 1197, PAGE 482
DB 779, PG 508

NAIL FOUND AT BENT 1/
IRF

40'
PB

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

REPLAT OF LOT 6 HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

CARLSON CONSULTING ENGINEERS, INC.
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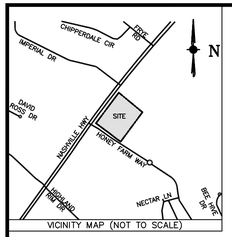
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710

SCALE: 1" = 50' DATE: 9/16/2025	DRAWING FILE: WM DRAWN BY: JSL	JOB No. FINAL PLAT SHEET 2 OF 4



VICINITY MAP (NOT TO SCALE)

TENNESSEE S.P.C.

N

50 0 50

MATCH LINE PAGE 2
MATCH LINE PAGE 3

LOT 6B
1,126,907 SQ.FT.
25.87 ACRES

EMG HONEY FARM, LLC.
BK R2905 PG 1420
PART OF LOT 6
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID: 051 058.00
ZONING: PUD

=65.00
2' 58"W, 48.62

L=102.80 R=67.00
CH=N55° 09' 10"W, 93.01

5/8" IRF

L=49.88 R=65.00
CH=N33° 08' 53"W, 48.67

IRF
I.D. WEBB
ENG #2658

348.82

N55° 08' 32"W

5/8"IRF

UGE

L=287.54 R=330.00
CH=N30° 09' 57"W, 278.53

AG EHC II (LEN) MULTI STATE 4 LLC
BK R2971, PG 216
HONEY FARMS PUD PH 1A
PB 23, PG 484
PCL ID: 051P L 019.00

IRF
I.D. TURK

N05° 12' 35"W
147.31

IRF
I.D. WEBB
ENG #2658

L=83.09 R=170.00
CH=N19° 22' 59"W, 82.27

5/8" IRF

409.68

IRF WITH
ILLEGIBLE CAP

S32° 39' 53"E

30" WATER MAIN

30" PERMANENT WATERMAIN
ESMT.
DB 1197, PAGE 482
DB 779, PG 508

479.89

NAIL FOUND
AT BENT 1/2"
IRF

S79° 56' 20"E

289.48

IRF
I.D. CAMPBELL
1488

40' ELEC. ESMT.
PB 23, PG 218

S05° 51' 54"W
262.25

PHILIP CRAIG AND KIMBERLY ANNE TEAL
BK R2417, PG 22
PCL ID: 051 034.02

30" PERMANENT WATERMAIN
ESMT.
DB 1197, PAGE 482
DB 779, PG 508

IRF
I.D. CAMPBELL
1488

S82° 56' 04"E
14.93

IRF
I.D. TURK

96.16

S07° 58' 04"W

TOSHA R LAGUANA
BK R2576, PG 1331
LOT 97
HONEY FARM PH 1 SEC 3
PB 21, PG 109
PCL ID: 051P E 023.00

S07° 47' 42"W
77.50

1/2"IRF

JOANNE M AND DAVID L BIBEE
BK 2437, PG 257
LOT 98
HONEY FARM PH 1 SEC 3
PB 21, PG 109
PCL ID: 051P E 024.00

S07° 42' 47"W
107.05

1/2"IRF

AMY CAROLINE AND ROBERT GRAY SIMMONS
BK 2674, PG 770
LOT 99
HONEY FARM PH 1 SEC 3
PB 21, PG 109
PCL ID: 051P E 025.00

IRF WITH
ILLEGIBLE CAP

S07° 36' 49"W
143.37

KRISTEN S BUCHHEIM
BK R2304, PG 820
LOT 100
HONEY FARM PH 1 SEC 2

MATCH LINE PAGE 3
MATCH LINE PAGE 4

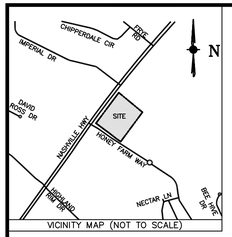
OWNER OF RECORD
WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716-0505 MAP 51, PARCEL 058 PART OF LOT 6 PB P23, PG 218
APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404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

REPLAT OF LOT 6
HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

SCALE: 1" = 50'	DRAWING FILE: WM	JOB No. FINAL PLAT
DATE: 9/16/2025	DRAWN BY: JSL	SHEET 3 OF 4



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2905, PAGE 1420, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED
WITH MY (OUR) FREE CONSENT.

_____ _____
OWNER(S) DATE

_____
TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF SURVEY ACCURACY

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

Brian L Buchheit

BRIAN L. BUCHHEIT, RLS #2250 9/16/2025
REGISTERED LAND SURVEYOR NUMBER DATE

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____ _____
NAME DATE

_____ _____
TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

_____ _____
PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

_____ _____
MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

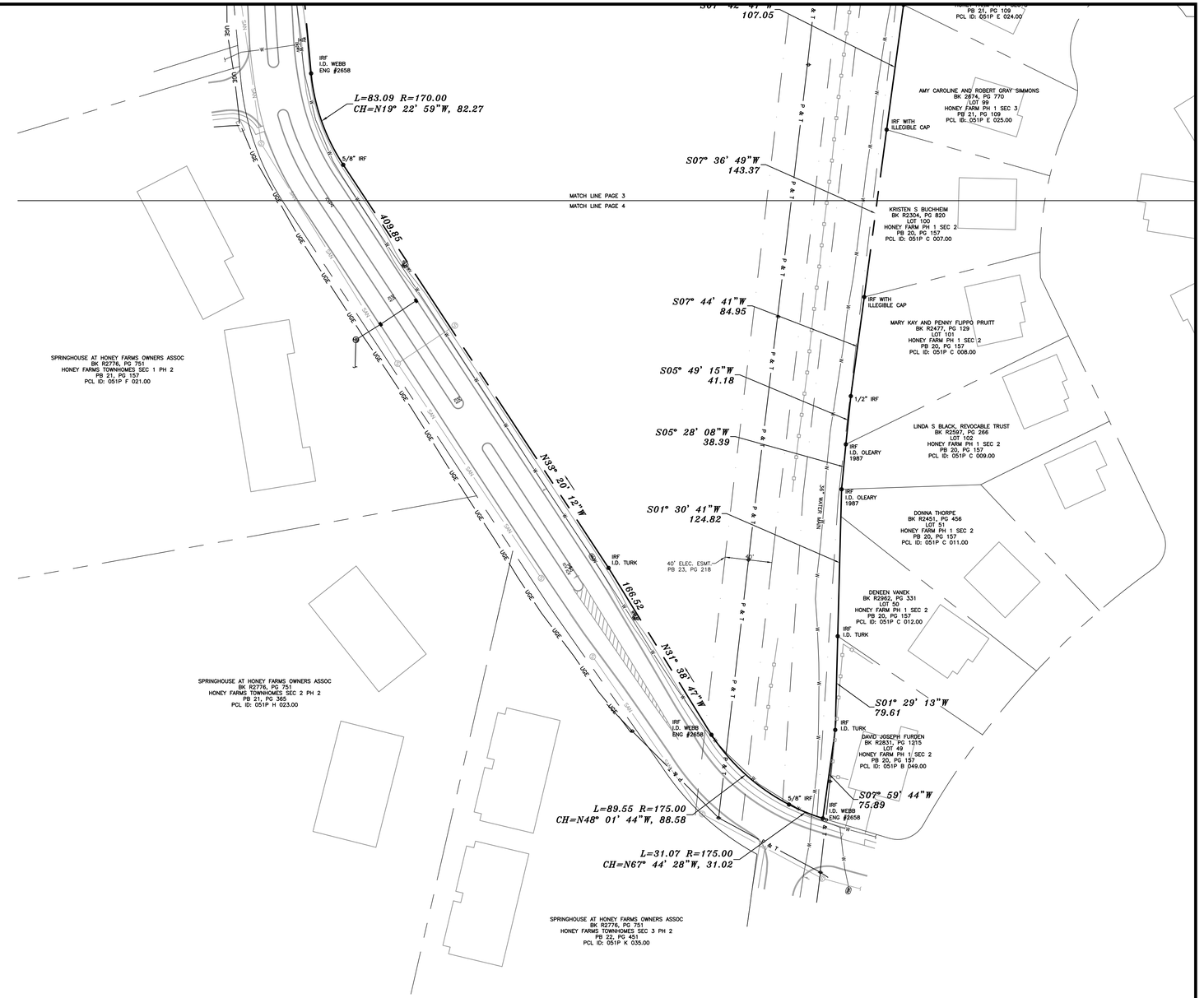
I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____ _____
DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

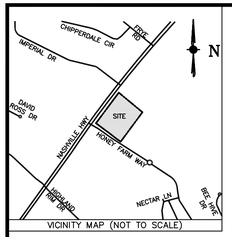
I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

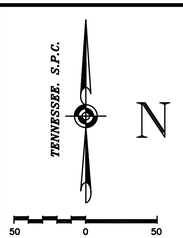




OWNER OF RECORD
WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716-0505 MAP 51, PARCEL 058 PART OF LOT 6 PB P23, PG 218
APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 FX. (901) 384-0710
FINAL PLAT
REPLAT OF LOT 6 HONEY FARM CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 • FX. (901) 384-0710
SCALE: 1" = 50' / DRAWING FILE: WM / JOB No. FINAL PLAT DATE: 9/16/2025 / DRAWN BY: JSL / SHEET 4 OF 4



VICINITY MAP (NOT TO SCALE)



FLOOD NOTE:

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

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

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

NOTES:

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

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

3. THE AREA OF THE PROPERTY SURVEYED CONTAINING:
LOT 6A: 326,413 SQ.FT. OR 7.49 ACRES, MORE OR LESS.
LOT 6B: 1,126,977± SQ.FT. OR 25.87± ACRES, MORE OR LESS.

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

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

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

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

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

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

10. THIS IS A SURVEY OF THE PROPERTY REFERENCED IN BOOK R2905, PAGE 1420 AND PLAT BOOK P23, PAGE 218 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE.

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

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

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

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

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

STORM WATER MAINTENANCE AGREEMENT NOTE:
INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES FOR SUBJECT PARCEL RECORDED IN BK R2913, PG 916

PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) NOTE:
THERE ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) 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.

SITE DATA	
PROJECT NAME	REPLAT OF LOT 6 HONEY FARM CROSSING
PROJECT NUMBER	#03908-1000
ADDRESS	2248 NASHVILLE HWY, COLUMBIA, TN 38401
PARCEL ID	051 058
EXISTING ZONING	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED ZONING	MIXED-USE PLANNED UNIT DEVELOPMENT (MU-PUD)
EXISTING SITE AREA	7.49 ACRES
ROW RESERVATION	N/A
PROPOSED SITE AREA	7.49 ACRES
PROPOSED LOTS	1
PROPOSED DENSITY	N/A
BUILDING HEIGHT	24'
LOT WIDTH	REFERENCE THE SITE DEVELOPMENT PLAN (CASE #24-0535) APPROVED BY PLANNING COMMISSION FOR THE BUILDABLE LOT WIDTHS.
SETBACKS	
FRONT	20'
SIDE	10'
REAR	24'

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APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 FX. (901) 384-0710
FINAL PLAT

REPLAT OF LOT 6 HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

SCALE: 1" = 50' DATE: 9/15/2025	DRAWING FILE: WM DRAWN BY: JSL	JOB No. FINAL PLAT SHEET 1 OF 4

SYMBOLS LEGEND

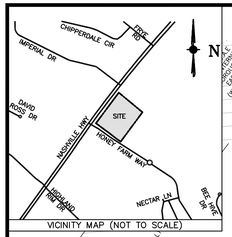
⊠	CONC. MONUMENT
● IRF	IRON REBAR FOUND
○ IPF	IRON PIPE FOUND
◉ IRS	5/8" CAPPED IRON REBAR SET
+ CMF	CHISELED MARK FOUND
✚ CMS	CHISELED MARK SET
△ PKF	PK NAIL FOUND
Ⓢ SMH	SANITARY MANHOLE
SCO	SANITARY CLEANOUT
GT	GREASE TRAP
Ⓓ DMH	DRAINAGE MANHOLE
CI	CURB INLET
	CATCH BASIN
⊗	SURFACE DOWN SPOUT
	UNDERGROUND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

TRAFFIC CONTROL LEGEND

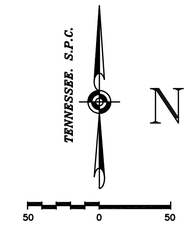
♿	HANDICAP PARKING
	PAINTED SOLID WHITE LINE
	PAINTED SOLID YELLOW LINE
	PAINTED DASHED WHITE LINE
	PAINTED DASHED YELLOW LINE
	TRAFFIC FLOW
	LEFT TURN ONLY LANE
	RIGHT TURN ONLY LANE
	STRAIGHT OR LEFT TURN LANE
	STRAIGHT OR RIGHT TURN LANE

LINE LEGEND

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



VICINITY MAP (NOT TO SCALE)



LOT 6A
326,413 SQ.FT.
7.49 ACRES

EMG HONEY FARM, LLC.
COMMERCIAL TRACT 1
BK R2905 PG 1420
PART OF LOT 6
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID: 051 058.00
ZONING: PUD

DB 1197, PAGE 482

40' ELEC. ESMT.
PB 23, PG 218

GREEN GROVE DRIVE (PRIVATE)

IRS
N: 496511.105
E: 1675550.08
LAT: N35° 41' 35.88"
LONG: W86° 59' 11.70"

JASON B DODSON
BK R2867, PG 440
PCL ID: 051 033.06
ZONING: A-2A

JASON B DODSON
BK R2867, PG 440
PCL ID: 051 033.06
ZONING: A-2A

JASON B DODSON
BK R2867, PG 440
PCL ID: 051 033.07
ZONING: A-2A

S36° 30' 05"W
617.19

S50° 24' 33"E
868.68

MATCH LINE PAGE 1
MATCH LINE PAGE 2

N51° 49' 24"W
152.63

PUBLIC WATERLINE EASEMENT
855 SQ.FT.
0.02 ACRES

N53° 19' 27"W
30.50
N36° 03' 34"E
27.78

PUBLIC SEWER ACCESS AND MAINTENANCE ESMT.
225 SQ.FT.

MAG" IN SIDEWALK

S34° 53' 22"W
15.00
N55° 06' 38"W
15.00
S55° 06' 38"E
15.00
N34° 53' 22"E
15.00

S36° 05' 34"W
22.86
S61° 25' 24"E
14.66
S55° 06' 38"E
15.86

CATCH BASIN
RIM@T/C: 734.77
THROAT: 734.37
18"RCP SW: 730.68
24"RCP NW&SE: 730.70

IRF
I.D. WEBB
ENG #2658

DMH
RIM: 736.88
8"PVC SW: 729.36
8"PVC NE: 729.36
8"PVC SE: 729.36

N55° 06' 38"W
89.78

CURB INLET
RIM@T/C: 734.80
THROAT: 734.16
18"RCP NE: 730.93

BENCHMARK
"MTC CONTROL POINT"
ELEV: 730.42

DMH
RIM: 736.47
8"PVC NW+NE
+SE: 729.77

EMG HONEY FARM, LLC.
BK R2905 PG 1420
LOT 4
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID:051 058.04
ZONING: PUD

CURB INLET
RIM@T/C: 707.36
THROAT: 707.34
18"RCP SW: 704.11
24"RCP NW: 695.46

N55° 06' 38"W
564.89

CURB INLET
RIM@T/C: 708.00
THROAT: 707.33
18"RCP NE: 704.36

EMG HONEY FARM, LLC.
BK R2905 PG 1420
LOT 5
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID:051 058.04
ZONING: PUD

IRF
I.D. WEBB
ENG #2658

L=49.92 R=65.00
CH=N77° 10' 00"W, 48.70

L=102.73 R=67.00
CH=N55° 10' 25"W, 92.96

L=49.90 R=65.00
CH=N33° 10' 56"W, 48.69

AG EHC II (LEN) MULTI STATE 4 LLC
BK R2971, PG 216
HONEY FARMS PUD PH 1B
PB 23, PG 506
PCL ID: 051P M 101.00

N55° 08' 10"W

MATCH LINE PAGE 2
MATCH LINE PAGE 3

LOT 6B
1,126,977± SQ.FT.
25.87± ACRES

EMG HONEY FARM, LLC.
BK R2905 PG 1420
PART OF LOT 6
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID: 051 058.00
ZONING: PUD

JONATHAN WAYNE AND KELLY LYNN LEE
BK R2870, PG 235
PCL ID: 051 057.00

IRF WITH illegible CAP

S33° 20' 00"E
479.39'

30" WATER MAIN

30' PERMANENT WATERMAIN ESMT.
DB 1197, PAGE 482
DB 779, PG 508

40'
PB

OWNER OF RECORD
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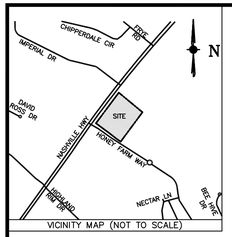
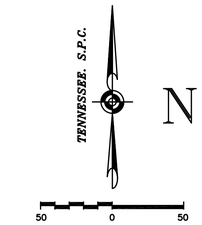
APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 FX. (901) 384-0710
FINAL PLAT
REPLAT OF LOT 6 HONEY FARM CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 • FX. (901) 384-0710
SCALE: 1" = 50' / DRAWING FILE: WM / JOB No. FINAL PLAT DATE: 9/15/2025 / DRAWN BY: JSL / SHEET 2 OF 4



VICINITY MAP (NOT TO SCALE)



MATCH LINE PAGE 2
MATCH LINE PAGE 3

R=65.00
10' 00"W, 48.70

L=102.73 R=67.00
CH=N55° 10' 25"W, 92.96

L=49.90 R=65.00
CH=N33° 10' 56"W, 48.69

N55° 08' 10"W
348.87

L=287.51 R=330.00
CH=N30° 10' 27"W, 278.50

N05° 12' 29"W
147.33

L=83.21 R=170.00
CH=N19° 23' 04"W, 82.38

LOT 6B
1,126,977± SQ.FT.
25.87± ACRES

EMG HONEY FARM, LLC.
BK R2905 PG 1420
PART OF LOT 6
FINAL PLAT OF
HONEY FARM CROSSING
PB P23, PG 218
PCL ID: 051 058.00
ZONING: PUD

AG EHC II (LEN) MULTI STATE 4 LLC
BK R2971, PG 216
HONEY FARMS PUD PH 1A
PB 23, PG 484
PCL ID: 051P L 019.00

IRF WITH ILLEGIBLE CAP

S82° 10' 00"E
479.99

30" PERMANENT WATERMAIN ESMT.
DB 1197, PAGE 482
DB 779, PG 508

S79° 57' 38"E
289.61

40' ELEC. ESMT.
PB 23, PG 218

S05° 52' 43"W
282.24

PHILIP CRAIG AND KIMBERLY ANNE TEAL
BK R2417, PG 22
PCL ID: 051 034.02

30" PERMANENT WATERMAIN ESMT.
DB 1197, PAGE 482
DB 779, PG 508

S82° 33' 59"E
14.84

S07° 54' 24"W
96.10

TOSHA R LAGUANA
BK R2576, PG 1331
LOT 97
HONEY FARM PH 1 SEC 3
PB 21, PG 109
PCL ID: 051P E 023.00

S07° 48' 36"W
77.51

JOANNE M AND DAVID L BIBEE
BK 2437, PG 257
LOT 98
HONEY FARM PH 1 SEC 3
PB 21, PG 109
PCL ID: 051P E 024.00

S07° 42' 38"W
107.03

AMY CAROLINE AND ROBERT GRAY SIMMONS
BK 2674, PG 770
LOT 99
HONEY FARM PH 1 SEC 3
PB 21, PG 109
PCL ID: 051P E 025.00

KRISTEN S. BUCHHEIM

MATCH LINE PAGE 3
MATCH LINE PAGE 4

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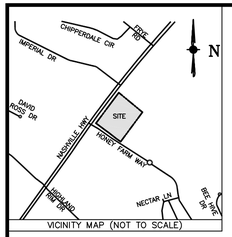
FINAL PLAT

REPLAT OF LOT 6 HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

SCALE: 1" = 50'	DRAWING FILE: WM	JOB No. FINAL PLAT
DATE: 9/15/2025	DRAWN BY: JSL	SHEET 3 OF 4



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2905, PAGE 1420, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED
WITH MY (OUR) FREE CONSENT.

_____ _____
OWNER(S) DATE

_____
TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF SURVEY ACCURACY

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

Brian L Buchheit

BRIAN L. BUCHHEIT, RLS #2250 9/15/2025
REGISTERED LAND SURVEYOR NUMBER DATE

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____ _____
NAME DATE

_____ _____
TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

_____ _____
PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

_____ _____
MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

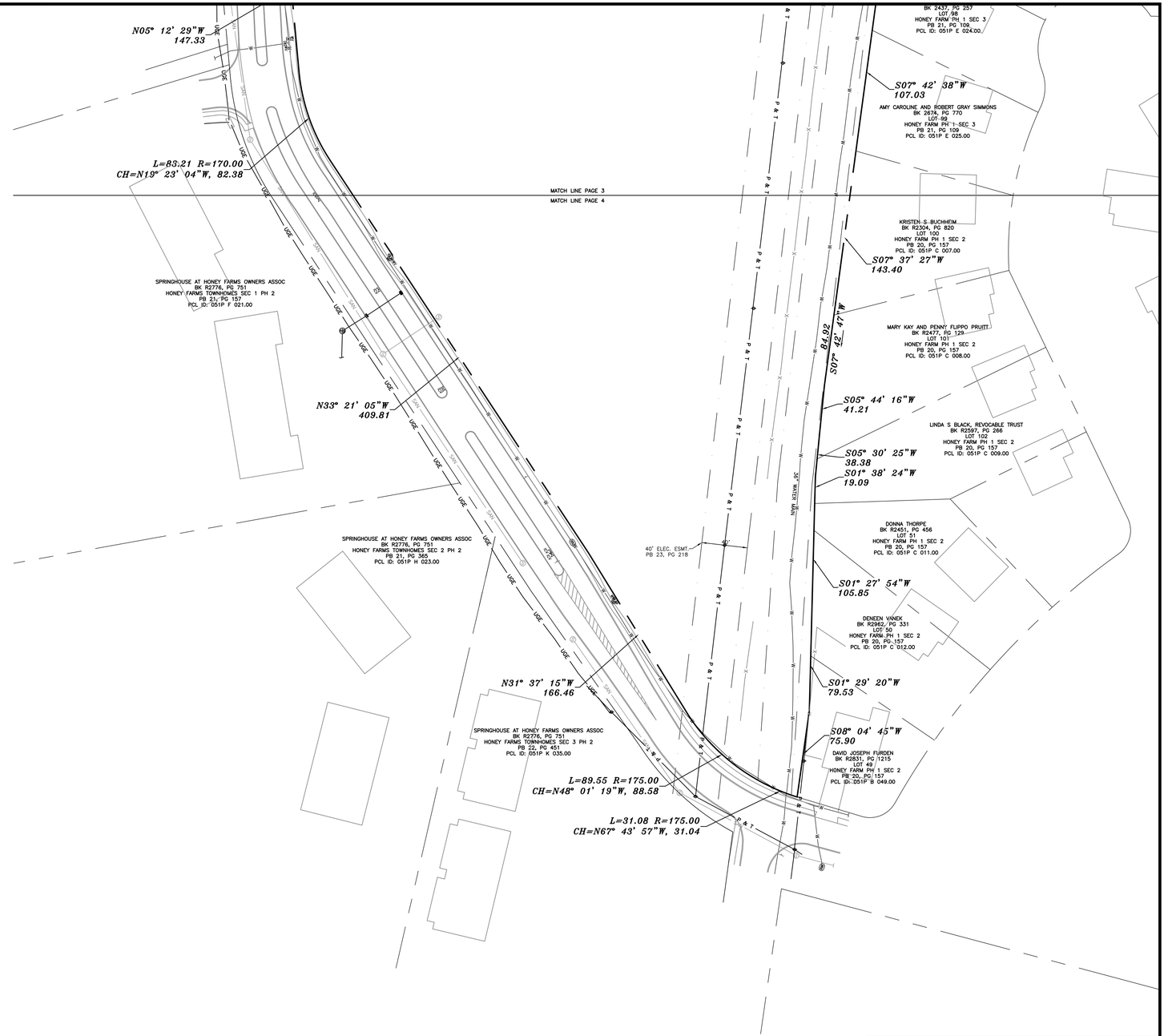
I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

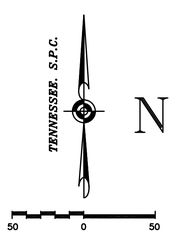
_____ _____
DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE





OWNER OF RECORD
WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716-0505 MAP 51, PARCEL 058 PART OF LOT 6 PB P23, PG 218
APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 FX. (901) 384-0710
FINAL PLAT
REPLAT OF LOT 6 HONEY FARM CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 • FX. (901) 384-0710
SCALE: 1" = 50' / DRAWING FILE: WM / JOB No. FINAL PLAT DATE: 9/15/2025 / DRAWN BY: JSL / SHEET 4 OF 4

CARLSON CONSULTING ENGINEERS, INC.

September 15, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Final Plat - DRC Comment Response Letter
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

This letter is to address all comments from the DRC Meeting on September 9, 2025. Please see our responses in red.

Planning

1. Austin Brass will be the case planner for this item. Please email all correspondence to abrass@columbiatn.gov

   Acknowledged.

2. Indicate the approximate location of adjacent structures on adjacent parcels.

   The plat shows the approximate location of adjacent structures on adjacent parcels.

3. Label PUDAE easement as private noting it as an Internal Drive Thoroughfare type and provide width of PUDAE

   The PUDAE easement note has been updated accordingly.

4. Label Water Line Easement if Public or Private.

   The Water Line Easement has been labeled Public.

5. Label Site Date Table as MU-PUD for Zoning.

   The zoning has been updated to MU-PUD.

6. Indicate Lot Width with Notation of Building Site Lines in Site Date Table.

   Please see the Site Data table for the note to reference the Site Development Plans for the buildable lot widths that were approved by Planning Commission.

7. Final Plat will require division of parcel from larger tract that will require a survey that indicates entire lot being subdivided.

   The final plat with detailed information on Lot 6A and Lot 6B will be submitted by the 29th of September.

Engineering

8. Reference Stormwater Maintenance Agreement.

   Please see the Storm Water Maintenance Agreement Note.

9. Label easements as "PUDAE" and revise purpose note. (Public Utility Drainage and Access Easement)

   The label and purpose note have been revised.

10. Remove certificate of streets, drainage, and utilities.

    It has been removed.

11. Add standard PUDE note refence

    Please see the Public Utility and Drainage Easements (PUDE) Note.

Fire

12. No comments

City Attorney

13. No comment provided.

Building

14. No comment.

Maury County Schools

15. No Comment.

Police

16. No comment Provided.

Public Works

17. No comment.

Columbia Power

18. Columbia Power System has an existing power line near your proposed residential development.

    We are willing to serve this development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

    Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

    Acknowledged.

Duck River Electric Membership Corp

19. No comment.

Maury County Highway Dept.

20. No comment.

Wastewater

21. The manhole with rim elevation 746.12 at the southwest side of the site and the main crossing Honey Farm Way should have a call out as "Existing public sanitary sewer main and manhole to be abandoned with this project." The manhole with rim elevation 745.44 is to remain and does not need a callout.

    The "Existing public sanitary sewer main and manhole to be abandoned with this project" note has been added. The callout for the manhole with rim elevation 745.44 was removed, but a note was added that this manhole is to remain to provide clarity.

22. Add a 20-ft public sewer access and maintenance easement to the plat for the southern manhole with rim elevation 738.88.

    Per email coordination, a 15' by 15' easement is centered on this manhole.

ATT

23. ATT INTEND TO SERVE.
    Acknowledged.

Columbia Water

24. A water availability letter was issued on August 11, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

    Acknowledged.

Atmos Energy

25. No comments provided.

Maury County E911

26. No comments provided.

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

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, September 9, 2025

ITEM NO.
25-0294

DESCRIPTION: WalMart - Honey Farm

COMMENTS:

Planning

1. Austin Brass will be the case planner for this item. Please email all correspondence to abrass@columbiatn.gov
2. Indicate the approximate location of adjacent structures on adjacent parcels.
3. Label PUDAE easement as private noting it as an Internal Drive Thoroughfare type and provide width of PUDAE
4. Label Water Line Easement if Public or Private.
5. Label Site Date Table as MU-PUD for Zoning.
6. Indicate Lot Width with Notation of Building Site Lines in Site Date Table.
7. Final Plat will require division of parcel from larger tract that will require a survey that indicates entire lot being subdivided.

Engineering

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9. Label easements as "PUDAE" and revise purpose note. (Public Utility Drainage and Access Easement)
10. Remove certificate of streets, drainage, and utilities.
11. Add standard PUDE note refence

Fire

12. No comments

City Attorney

13. No comment provided.

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

Building

14. No comment.

Maury County Schools

15. No Comment.

Police

16. No comment Provided.

Public Works

17. No comment.

Columbia Power

1. Columbia Power System has an existing power line near your proposed residential development.

   We are willing to serve this development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

   Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Duck River Electric Membership Corp

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

18. No comment.

Maury County Highway Dept.

19. No comment.

Wastewater

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ATT

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Atmos Energy

24. No comments provided.

Maury County E911

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

25. No comments provided.

Resubmittal Guidelines

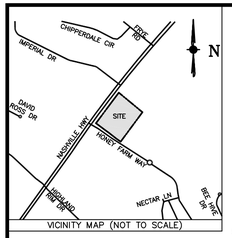
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

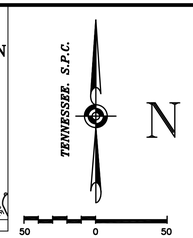
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



VICINITY MAP (NOT TO SCALE)



FLOOD NOTE:

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

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

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

NOTES:

1. THE STREET ADDRESS OF THE PROPERTY SHOWN ON THIS SURVEY IS 2248 NASHVILLE HWY, COLUMBIA, TN 38401.
2. THE PARCEL NUMBER FOR THIS PROPERTY IS 051 058. THE RECORD OWNER OF LOT SHOWN HEREON IS: EMG HONEY FARMS, LLC.
3. THE AREA OF THE PROPERTY SURVEYED CONTAINING 326,413 SQ.FT. OR 7.49 ACRES, MORE OR LESS.
4. THE PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
5. DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
6. THE CURRENT ZONING OF THIS PROPERTY IS PLANNED UNIT DEVELOPMENT (PUD) THE MINIMUM BUILDING SETBACK DISTANCES ARE AS FOLLOWS:
SETBACKS AND ADDITIONAL STANDARDS APPROVED AS PART OF AN APPLICABLE FINAL MASTER PUD DEVELOPMENT PLAN.
ZONING INFORMATION PROVIDED BY CITY OF COLUMBIA ZONING DEPARTMENT.
7. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS CONTACT THE UTILITIES PROTECTION SERVICE CENTER AT TENNESSEE 1-CALL: 811/1-800-351-1111.
8. THE SUBJECT PROPERTY IS LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 47119C0180E, DATED: 4/16/2007.
9. ALL CORNERS NOT LABELED ARE TO BE CONSIDERED POINTS.
10. THIS IS A SURVEY OF THE PROPERTY REFERENCED IN BOOK R2905, PAGE 1420 AND PLAT BOOK P23, PAGE 218 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE.
11. THE REFERENCE BEARING FOR THIS DRAWING IS BASED ON THE TENNESSEE STATE PLANE COORDINATES, ELEVATIONS ARE BASED ON NAVD88 AND ESTABLISHED BY OBSERVING BENCHMARK WITH THE COORDINATES OF N: 495809.72, E: 1675424.06 ELEV: 702.86 AS SHOWN ON PLAT BOOK P23 PAGE 218.
12. THERE ARE NO VISIBLE AND/OR APPARENT ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN ON THIS PLAT OF SURVEY.
13. AT THE TIME OF THE SURVEY, THE SURVEYOR NOTICED OBSERVABLE EVIDENCE OF THE FOLLOWING UTILITIES: SANITARY SEWER, STORM SEWER, WATER, ELECTRIC, TELEPHONE, GAS, FIBER OPTICS, CATV.
14. DATE OF THE FIELD SURVEY: 5/27/2024 – 5/30/2024.

SYMBOLS LEGEND

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

TRAFFIC CONTROL LEGEND

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

LINE LEGEND

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

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

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

OWNER OF RECORD

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST
702 SW 8TH STREET
MAIL STOP 0505
BENTONVILLE, AR 72716-0505

MAP 51, PARCEL 058
PART OF LOT 6
PB P23, PG 218

APPLICANT

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

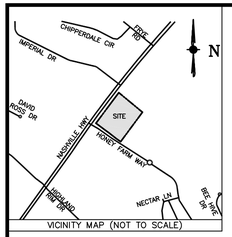
FINAL PLAT

REPLAT OF LOT 6 HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

SCALE: 1" = 50'
DATE: 8/8/2025
DRAWING FILE: WM
DRAWN BY: JSL
JOB No. PRELIMPLAT
SHEET 1 OF 2



VICINITY MAP (NOT TO SCALE)

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WITH MY (OUR) FREE CONSENT.

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Brian L Buchheit

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



CERTIFICATE OF APPROVAL OF WATER SYSTEM

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_____ _____
NAME DATE

_____ _____
TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

_____ _____
PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

_____ _____
MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

_____ _____
DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

OWNER OF RECORD

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST
702 SW 8TH STREET
MAIL STOP 0505
BENTONVILLE, AR 72716-0505

MAP 51, PARCEL 058
PART OF LOT 6
PB P23, PG 218

APPLICANT

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

FINAL PLAT

REPLAT OF LOT 6 HONEY FARM CROSSING

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

SCALE: 1" = 50' DATE: 8/8/2025	DRAWING FILE: WM DRAWN BY: JSL	JOB No. FINAL PLAT SHEET 2 OF 2

CARLSON CONSULTING ENGINEERS, INC.

July 31, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

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

To Whom It May Concern:

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

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

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

CARLSON CONSULTING ENGINEERS, INC.

August 14, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

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

To Whom It May Concern:

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

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

Williamsport Pike Townhomes (Phase 1 Section 2)

Project #:	25-0277	Location:	Map 88 Parcel 51.03
Applicant:	Davide Tocci, M2 Group	Case Type(s):	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant requests approval of a Final Plat to create twelve (12) Townhome units, along with the accompanying infrastructure. The Planning Commission approved a Preliminary Plat for the development in February 2022. The approval created a vested right to develop under the RM-1 & RS-10 standards of the previous Zoning Ordinance.

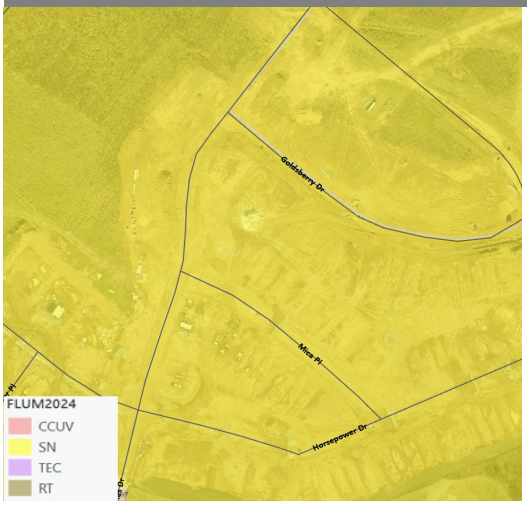
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat.
- The applicant provided financial surety for $295,000 to guarantee completion of the infrastructure.
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement.
- The DRC reviewed this proposal at its September 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

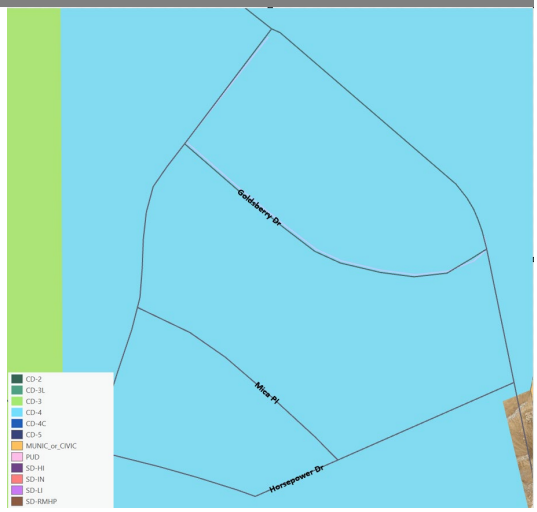
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Vacant	Infrastructure for Development	+/-0.80 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-4	Vacant/Developing
North	Suburban Neighborhood	CD-4	Vacant/Developing
South	Suburban Neighborhood	CD-4	Multifamily
East	Suburban Neighborhood	Civic	Indoor Recreation
West	Suburban Neighborhood	CD-3	Vacant/Developing

The subject site is part of the larger multiphase development. The property is bounded on the north and west by other portions of the development site. Existing multifamily residential property borders the property on the south. The Columbia Aquatics & Recreation Center is located to the east of the property. The Planning Commission approved a Preliminary Plat (21-0293) for the development of 91 single-family lots and 251 townhomes on the site in February 2022.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Preliminary Plat, the modified RM-1 standards of the applicable zoning ordinance (3638), the Subdivision Regulations, and the approved Preliminary Plat.

- The proposed structures conform to the setbacks and other bulk standards of the Preliminary Plat.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its September 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed, and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes review criteria for approval of Final Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts.*
> >
> > *2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.*
>
> *B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

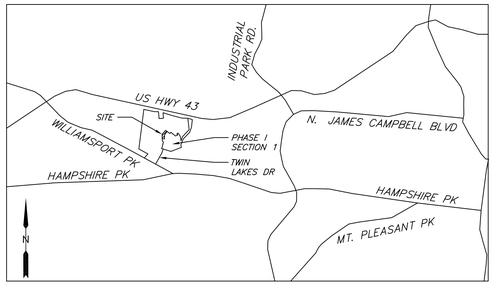
Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional

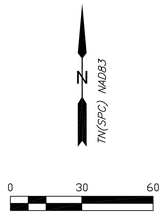
information for review at the next regularly scheduled meeting of the Planning Commission.]

Deny:

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



VICINITY MAP – N.T.S.



TAX MAP 88 PARCEL 51.05
KCS PROPERTY
RB 2853 PG 305, R.O.M.C.
ZONED CD-3

OWNER:

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

PROPERTY MAP REFERENCE:

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

DEED REFERENCE:

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

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

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	106.47'	104.25	S 19°29'25" W	40°40'13"
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LINE	BEARING	DISTANCE
L1	N 39°49'31" E	10.50'
L2	S 39°49'31" W	110.35'
L3	S 00°50'42" E	100.00'
L4	S 17°26'40" W	144.21'

LOT AREAS:

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

UTILITY NOTES:

1. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–615–366–1987 OR 1–800–351–1111.

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

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

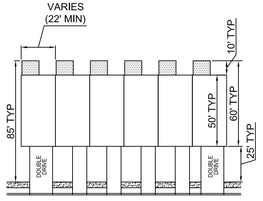
4. THE GANG METER BASE WILL BE ENCOMPASSED BY A BLANKET UTILITY EASEMENT FOR SERVICE AND MAINTENANCE AS NEEDED AND REQUIRED. GANG METER BASES, ELECTRICAL SERVICE ENTRANCE CONDUCTORS FROM TRANSFORMER TO GANG METER BASES AS WELL AS LINES LEAVING THE GANG METER BASE TO SERVE INDIVIDUAL UNITS WILL BE THE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

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

GPS NOTE:

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

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



TYPICAL TOWNHOME LOT LAYOUT

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 12 TOWNHOME UNITS.
2. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP AND PANEL NUMBER 47119C0165E AND 47119C0280E BOTH DATED APRIL 16TH, 2007.
5. ALL TOWNHOMES TO BE CONSTRUCTED TO MEET THE LATEST IRC.
6. THERE IS A 10 FOOT EASEMENT ON PROPERTY LINES PARALLEL TO THE PUBLIC ROAD FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON FIELD CONDITIONS.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENTAL SERVICES.
8. SEE STORMWATER MAINTENANCE AGREEMENT IN BOOK NUMBER R2934 PAGE 1133, MAURY COUNTY REGISTER'S OFFICE FOR SUBDIVISION STORMWATER INSPECTION AND MANAGEMENT PRACTICES.
10. THERE IS A 20 FOOT SEWER EASEMENT ON SANITARY SEWER LINES ALONG A PORTION OF TWIN LAKES DRIVE AND GOLDSBERRY DRIVE, AS SHOWN HEREON. FULL EXTENT OF EASEMENT IS SHOWN ON THE PLAT OF WILLIAMSPORT TOWNS, PHASE I SECTION 1, AS RECORDED IN PB P23 PG 306, R.O.M.C.
11. ALL IR(O)s SHOWN HEREON ARE 1/2" X 18" REBAR WITH A "COLLIER ENG" PLASTIC CAP UNLESS OTHERWISE NOTED.
12. ALL PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
13. PHASE I SECTION 1 PRELIMINARY ACCEPTANCE BUILDOUT WILL BE EVALUATED WITH BOTH SECTION 1 AND SECTION 2.

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.

CERTIFICATE OF SURVEY ACCURACY

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

_____, 2024 _____ _____
DATE REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

_____, 2024 _____
DATE CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ _____
SECRETARY, PLANNING COMMISSION DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____, 2024 _____
DATE MAURY COUNTY E–911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

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

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2804, PAGE 1004, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

_____, 2024 _____
DATE

_____
TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT – WILLIAMSPORT PIKE TOWNHOMES – PHASE 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WATER SYSTEM

LEGEND

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

REVISIONS

NO	DATE	BY	DESCRIPTION
1	8.28.25	SBT	PLANNING REVIEW COMMENTS
2	9.25.25	SBT	ADDITIONAL LOT DIMENSIONS

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

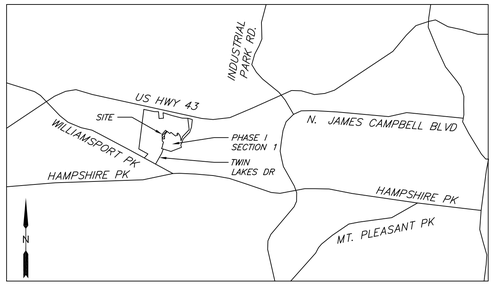
FINAL PLAT - WILLIAMSPORT TOWNS
PHASE I SECTION 2
CITY OF COLUMBIA - 9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

BENNY M. CANTRELL REGISTERED LAND SURVEYOR 1638 STATE OF TENNESSEE

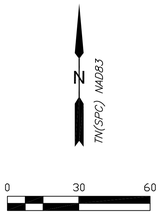
DATE: 11/12/2024
DRAWN BY: SBT
SUPERVISED BY: BMC
CHECKED BY: BMC

PLAT

SHEET NO: 1 OF 1



VICINITY MAP – N.T.S.



TAX MAP 88 PARCEL 51.05
KCS PROPERTY
RB 2853 PG 305, R.O.M.C.
ZONED CD-3

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)

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

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

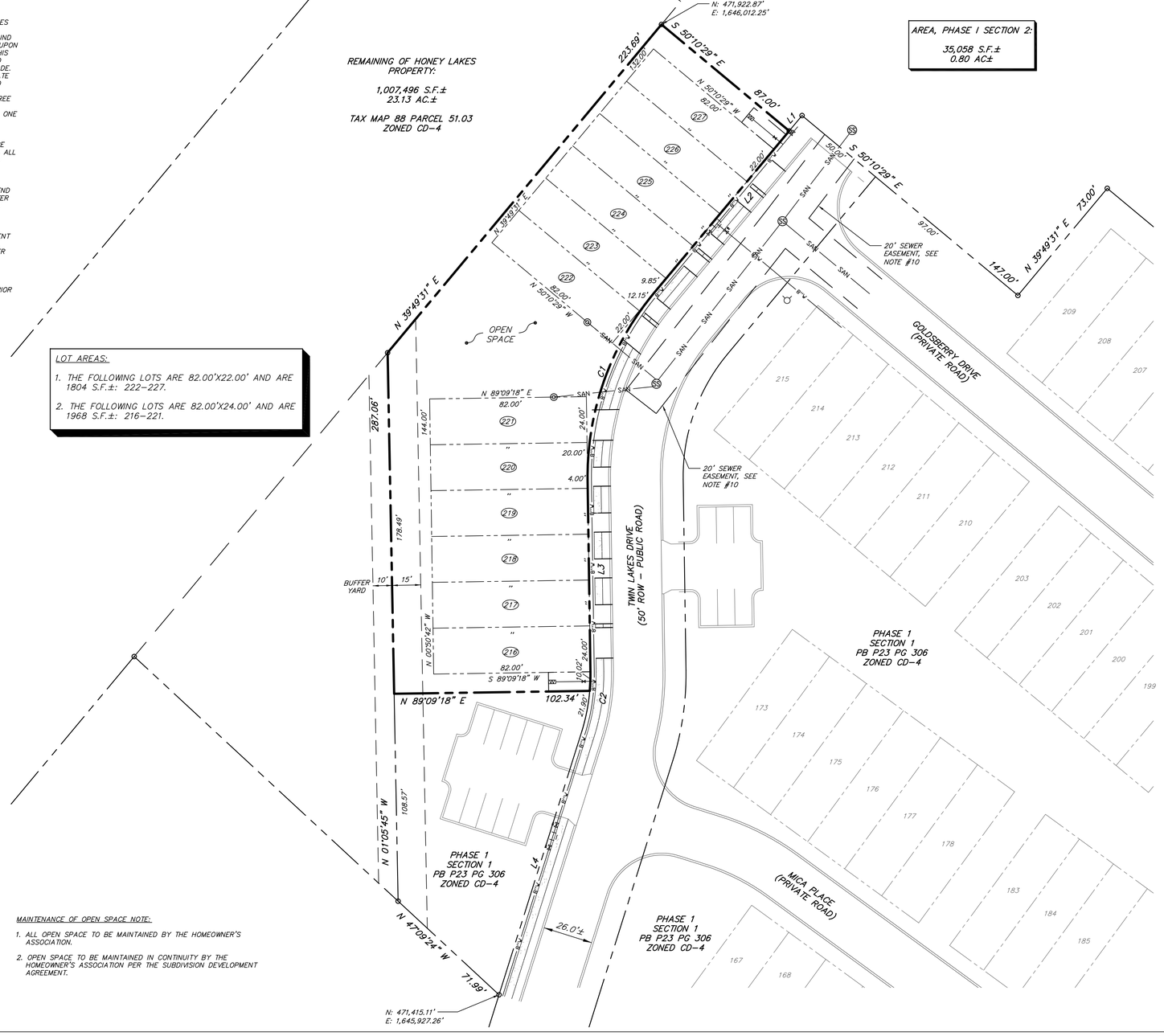
AREA, PHASE 1 SECTION 2:
35,058 S.F.±
0.80 AC±

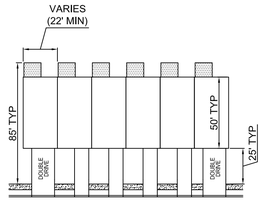
REMAINING OF HONEY LAKE'S PROPERTY:
1,007,496 S.F.±
23.13 AC.±

TAX MAP 88 PARCEL 51.03
ZONED CD-4

LOT AREAS:

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





TYPICAL TOWNHOME LOT LAYOUT

UTILITY NOTES:

1. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–615–366–1987 OR 1–800–351–1111.

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

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

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

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

GPS NOTE:

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

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

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 12 TOWNHOME UNITS.
2. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP AND PANEL NUMBER 47119C0165E AND 47119C0280E BOTH DATED APRIL 16TH, 2007.
5. ALL TOWNHOMES TO BE CONSTRUCTED TO MEET THE LATEST IRC.
6. THERE IS A 10 FOOT EASEMENT ON PROPERTY LINES PARALLEL TO THE PUBLIC ROAD FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON FIELD CONDITIONS.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENTAL SERVICES.
8. SEE STORMWATER MAINTENANCE AGREEMENT IN BOOK NUMBER R2934 PAGE 1133, MAURY COUNTY REGISTER'S OFFICE FOR SUBDIVISION STORMWATER INSPECTION AND MANAGEMENT PRACTICES.
10. THERE IS A 20 FOOT SEWER EASEMENT ON SANITARY SEWER LINES ALONG A PORTION OF TWIN LAKES DRIVE AND GOLDSBERRY DRIVE, AS SHOWN HEREON. FULL EXTENT OF EASEMENT IS SHOWN ON THE PLAT OF WILLIAMSPORT TOWNS, PHASE I SECTION 1, AS RECORDED IN PB P23 PG 306, R.O.M.C.
11. ALL IR(O)s SHOWN HEREON ARE 1/2" X 18" REBAR WITH A "COLLIER ENG" PLASTIC CAP UNLESS OTHERWISE NOTED.
12. ALL PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
13. PHASE I SECTION 1 PRELIMINARY ACCEPTANCE BUILDOUT WILL BE EVALUATED WITH BOTH SECTION 1 AND SECTION 2.

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.

CERTIFICATE OF SURVEY ACCURACY

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

_____, 2024 _____ _____
DATE REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

_____, 2024 _____
DATE CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ _____
SECRETARY, PLANNING COMMISSION DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____, 2024 _____
DATE MAURY COUNTY E–911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

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

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2804, PAGE 1004, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

_____, 2024 _____
DATE

_____
TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT – WILLIAMSPORT PIKE TOWNHOMES – PHASE 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WATER SYSTEM

LEGEND

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

REVISIONS

NO	DATE	BY	DESCRIPTION
1	8.28.25	SBT	PLANNING REVIEW COMMENTS

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

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

BENNY M. CANTRELL — REGISTERED — 1638 — STATE OF TENNESSEE — SURVEYOR

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

PLAT

SHEET NO: 1 OF 1

September 8, 2025

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

RE: Item No. 25-0277: Williamsport Townhomes – Phase 1 Section 2 Final Plat
Project: Williamsport Townhomes – Phase 1 Section 2

M2 Group, LLC (M2) has received the comments dated August 14, 2025 regarding the Williamsport Townhomes – Phase 1 Section 2 Final Plat. Please allow this letter to serve as a response to the review comments. A digital copy of the revised Final Plat has been included in this resubmittal.

Review Comments

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
   Acknowledged.

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

3. Add floodplain annotation.
   Floodplain annotation has been added see the Notes list (bottom left of sheet), note #4.

4. Show Buffer Yard locations and width as approved on the Preliminary Plat.
   Buffer Yard locations and width have been added as approved on the Preliminary Plat.

5. Identify Open Space location as approved on the Preliminary Plat.
   Open Space locations have been added as approved on the Preliminary Plat.

6. Add maintenance of open space note.
   Maintenance of Open Space note has been added (bottom left of the sheet).

7. Add approved Zone notation for development and for adjoining properties.
   The approved Zone notation for development and adjoining properties has been added.

Engineering

8. Surety provided for Ph1 Sec1 includes development of this plat.
   Acknowledged.

9. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
   Grading substantially conforms to the approved construction plans within 1ft.

10. Install street signage (stop, street names) prior to resubmittal date.
    Street signage has been installed.

11. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
    This note has been added, see note #12 (bottom left of sheet).

12. Add note: Phase 1 Sec 1 Preliminary acceptance buildout will be evaluated with both Sec 1 and Sec 2.
    This note has been added, see note #13 (bottom left of sheet).

Maury County Highway Dept.

13. No comment.
    Acknowledged.

City Attorney

14. No comment.
    Acknowledged.

Police

15. No comment.
    Acknowledged.

Building

16. No comment.
    Acknowledged.

Duck River Electric Membership Corp

17. No comment.
    Acknowledged.

Public Works

18. I believe the Williamsport Townhomes are utilizing private trashcan service. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. If not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.
    Acknowledged.

19. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS DUMPSTER AND COMPACTOR STANDARDS GENERAL:
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

    GUIDELINES FOR DUMPSTERS

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

DUMPSTER PAD REQUIREMENTS

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

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

- Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
- The collection truck shall not be required to back-up for no more than 200 feet.
- No backing into or across a public right-of-way.
- 4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
- Heavy duty pavement is required for the collection truck's path through the complex.

City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.

- Gates must be unlocked and open for collection.

Dumpster guidelines have been acknowledged.

Fire

20. No Comments.

Acknowledged.

Maury County Schools

21. Baker Elementary School, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.

Acknowledged.

ATT

22. ATT Does not serve.

Acknowledged.

Maury County E911

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

Acknowledged.

Columbia Water

24. Show all water infrastructure on plat up to and including the meter vault or boxes.
Coordinate walk-through, Bacteria pressure testing with CPWS.
Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
Water system must be complete and active at time of plat signing.

Acknowledged.

Columbia Power

25. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete

electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Acknowledged.

Atmos Energy

26. No comment provided.

    Acknowledged.

If you have any questions, please feel free to contact me at 615.656.0257 (ext.1003), or dave@m2groupllc.com.

Sincerely,



M2 Group, LLC
Davide Tocci, PE

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, September 9, 2025

ITEM NO.
25-0277

DESCRIPTION: Williamsport Townhomes - Phase 1 Section 2

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Add floodplain annotation.
4. Show Buffer Yard locations and width as approved on the Preliminary Plat.
5. Identify Open Space location as approved on the Preliminary Plat.
6. Add maintenance of open space note.
7. Add approved Zone notation for development and for adjoining properties.
8. No additional comments at this time.

Engineering

9. Surety provided for Ph1 Sec1 includes development of this plat.
10. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
11. Install street signage (stop, street names) prior to resubmittal date
12. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
13. Add note: Phase 1 Sec 1 Preliminary acceptance buildout will be evaluated with both Sec 1 and Sec 2.

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
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FAX: (931) 560-1541

Maury County Highway Dept.

14. No comment.

City Attorney

15. No comment provided.

Police

16. No comment provided.

Duck River Electric Membership Corp

17. No comment.

Public Works

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

    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

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

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DUMPSTER PAD REQUIREMENTS

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

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

20. No change from the previously submitted August 12, 2025.I believe the Williamsport Townhomes are utilizing private trashcan service. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. If not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.

Fire

21. No comments

Maury County Schools

22. Baker Elementary School, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.

ATT

23. NO COMMENT.

Maury County E911

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

Columbia Water

25. Coordinate walk-through, Bacteria pressure testing with CPWS. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form. Water system must be complete and active at time of plat signing.

Columbia Power

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

Atmos Energy

27. No comment provided.

Wastewater

28. Final Plat signature subject to final visual inspection.

CITY OF
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TENNESSEE

DEVELOPMENT SERVICES
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Resubmittal Guidelines

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

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

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PHONE: (931) 560-1560
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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, August 12, 2025

ITEM NO.
25-0277

DESCRIPTION: Williamsport Townhomes - Phase 1 Section 2

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Add floodplain annotation.
4. Show Buffer Yard locations and width as approved on the Preliminary Plat.
5. Identify Open Space location as approved on the Preliminary Plat.
6. Add maintenance of open space note.
7. Add approved Zone notation for development and for adjoining properties.

Engineering

8. Surety provided for Ph1 Sec1 includes development of this plat.
9. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
10. Install street signage (stop, street names) prior to resubmittal date
11. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
12. Add note: Phase 1 Sec 1 Preliminary acceptance buildout will be evaluated with both Sec 1 and Sec 2.

Maury County Highway Dept.

13. No comment.

City Attorney

14. No comment provided.

Police

15. No comment provided.

Building

16. No comment.

Duck River Electric Membership Corp

17. No comment.

Public Works

18. I believe the Williamsport Townhomes are utilizing private trashcan service. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. If not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.
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2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

Fire

20. No comments

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

Maury County Schools

21. Baker Elementary School, Whitthorne Middle, Central High School
    The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.

ATT

22. ATT Does not serve.

Maury County E911

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

Columbia Water

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

    Coordinate walk-through, Bacteria pressure testing with CPWS.

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

    Water system must be complete and active at time of plat signing.

Columbia Power

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

Atmos Energy

26. No comment provided.

CITY OF
COLUMBIA
TENNESSEE

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

Resubmittal Guidelines

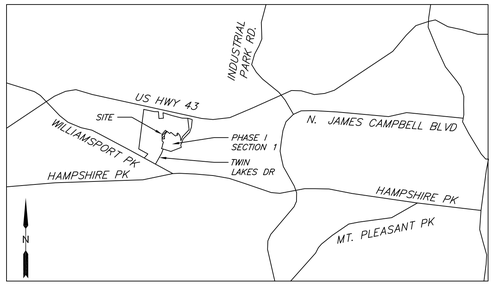
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

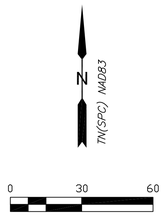
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



VICINITY MAP – N.T.S.



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

OWNER:

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

PROPERTY MAP REFERENCE:

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

DEED REFERENCE:

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

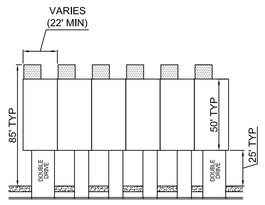
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

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

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

LOT AREAS:

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



TYPICAL TOWNHOME LOT LAYOUT

UTILITY NOTES:

1. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–615–366–1987 OR 1–800–351–1111.

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

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

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

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

GPS NOTE:

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

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

NOTES:

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

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

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

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

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

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

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

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

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

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

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

CERTIFICATE OF SURVEY ACCURACY

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

_____, 2024 _____ _____
DATE REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

_____, 2024 _____
DATE CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ _____
SECRETARY, PLANNING COMMISSION DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____, 2024 _____
DATE MAURY COUNTY E–911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

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

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2804, PAGE 1004, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

_____, 2024 _____
DATE

_____
TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT – WILLIAMSPORT PIKE TOWNHOMES – PHASE 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WATER SYSTEM

LEGEND

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

REVISIONS

NO	DATE	BY	DESCRIPTION

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

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

BENNY M. CANTRELL REGISTERED LICENSED LAND SURVEYOR 1638 STATE OF TENNESSEE

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

PLAT

SHEET NO: 1 OF 1

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

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

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B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

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

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.

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

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.

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

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

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

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.

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

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

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

Williamsport Townhomes - Phase 1, Section 2

PROJECT

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

The Landings at Greens Mill Final PUD Master Plan Revision

Project #:	25-0206	**Location:**	Map 051 Parcel 055.00
Applicant:	W-E-S Engineers and Surveyors	**Case Type(s):**	PUD Revision
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Single Family Homes

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan to modify the architectural elevations at The Landings at Greens Mill. The Planning Commission recently approved a Final PUD Master Plan revision (24-0146) that involved reorienting lots and removing estate lots. This request for 550 lots did not increase the site's density compared to the Final PUD Master Plan approved by the Planning Commission on March 9, 2022. This item was previously deferred at the applicant's request at the September meeting.

This revision also includes the addition of a new three-car garage model. Furthermore, the applicant is requesting a deviation from the maximum allowed driveway width of 25 feet, proposing a width of 30 feet to accommodate the three-car garage units.

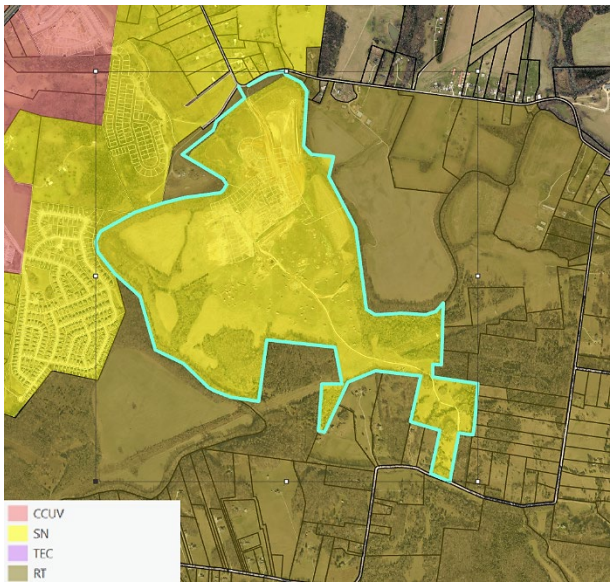
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RS-10 standards of the previous Zoning Ordinance.
- The DRC reviewed this proposal at its July 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission serves as the Architectural Design Review Team when reviewing all Planned Unit Developments under the current and previous Zoning Ordinance.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan, any modifications to approved elevations, and any deviations from driveway width standards as defined in this request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

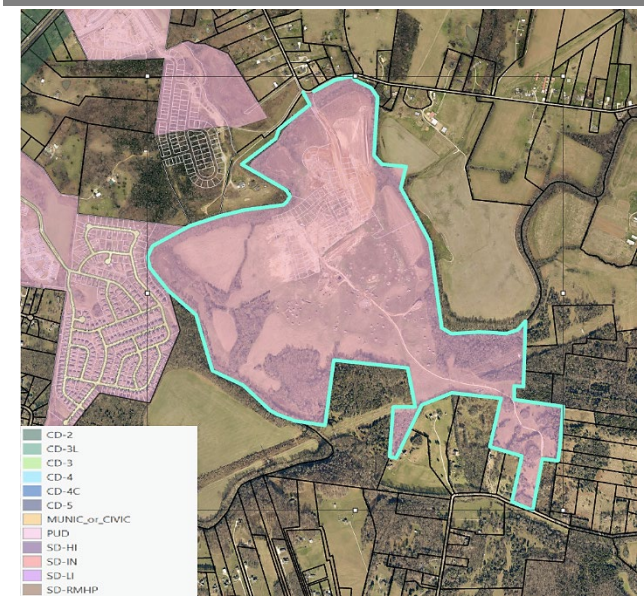
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	Under Development	+ /- 72.56acres



FUTURE LAND USE MAP



ZONING MAP



CONFORMITY WITH ZONING ORDINANCE

The revised Final PUD Master Plan conforms to the RS-10 standards of the applicable zoning ordinance (3638), as modified by previous PUD approvals.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.
- The Revised Final PUD Master Plan revision changes the architectural elevations of the previously approved single-family elevations.
- The Revised Final PUD Master Plan revision adds a three-car garage model.
- The Revised Final PUD Master Plan revision increases the maximum allowed drive width to 30 feet to accommodate the three-car garage models.

REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

> ***§8.3.6-C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.***

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its July 2025 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D.3,** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

> *a. Compatibility with the surrounding Structures; and*
> *b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3(a)** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development

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

Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

(1) Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan; or

(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The applicant has requested a PUD revision concerning design elevation changes, a deviation from drive widths, and the addition of single-family models that include 3-car garage iterations. Previously, this item has been presented to the Planning Commission in the August session, at which time, the proposal was reviewed and subsequently deferred by the Commission with direction given to update architectural elements on the single-family homes to enhance the quality desired for the Planned Unit Development. Subsequently, at the September meeting, the applicant requested an additional deferral.

As a result, the applicant has submitted documentation providing for the requested changes represented in a total of sixteen elevations. Staff provides below a summary of the modifications that are pertinent to this request:

- The drive deviation requested by the applicant is to increase the maximum allowable drive width from 25 feet to 30 feet to accommodate the 3-car garage models.
- The elevation proposals previously presented in August for these models did not include brick/stone foundation cladding (water table) on the side and rear elevations. The new proposed elevations now have brick/stone foundation cladding on all elevations, to include the side and rear elevations. These additions are supported by staff as they meet the current zoning code relating to foundation cladding.

Zoning Ordinance #3638 §10.2.12-C (2) Maximum Driveway Width

Except for driveways providing access to a state highway, driveway width shall not exceed the maximum listed below:

USE	DRIVEWAY WIDTH MIN.	MAX.
Residential, excluding multifamily	10	25
Commercial and industrial uses customarily having a large volume of tractor-trailer vehicle traffic, gas stations	25	40
All other uses One Way Two Way	 15 25	 20 35
Note: All one-way driveways shall be signed to indicate "entrance only" and "exit only"		

- **The proposed Final PUD Master Plan revision modifies the permitted maximum driveway width of 25' to a width of 30' to accommodate three-bay garage units.**
    - The driveway width requested is typically reviewed as an administrative adjustment request specific to each lot versus a "blanket" request as presented to the Planning Commission. This administrative request would follow the criteria listed below and would be subject to approval by the Zoning Administrator.
        - All additional procedures and standards are met.
        - That granting the administrative adjustment will not have an adverse impact on land use compatibility.
        - That granting administrative adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks, and other land use considerations; and
        - That granting the administrative adjustment shall be consistent with the purposes and intent of the ordinance.

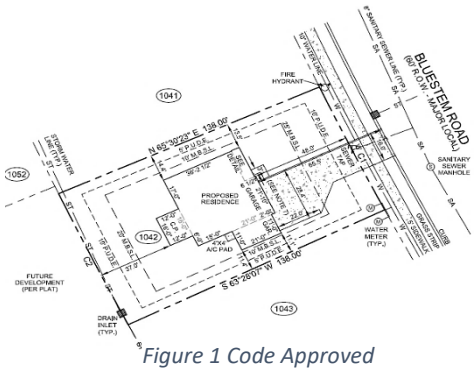


Figure 1 Code Approved

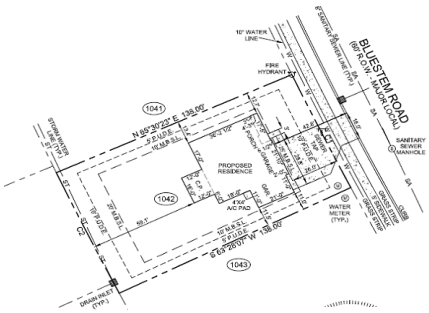


Figure 2 Deviation Request



Figure 3: Boulevard layout for drive deviation request

The requested deviation for the increase in drive width is specific to the spine road (Bluestem Rd.) into the community. The lots shown above are proposed with three-bay garage units.

Additionally, the applicant has requested revisions to the elevations previously approved. Staff has included below specific architectural elements that are being proposed for reference.

- *4/1 Window grids are represented on all proposed models on front elevations.*
- *Three-car garages with carriage-style doors are represented as an option on all models.*
- *A minimum of a 4' brick water table is represented on all models, except for an option of a minimal brick skirt represented on the rear, left, and right elevations on the Canyon model labeled Canyon-Columbia Submittal options.*
- *The building materials represented on the submittal are brick and cementitious siding (board & bat or horizontal siding).*
- *Multiple options are included (i.e., extended covered patio w/ Fireplace-left & right, extended covered patio-left & right, covered porch).*

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented, do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

The Landings at Greens Mill Final PUD Master Plan Revision

Project #:	25-0206	**Location:**	Map 051 Parcel 055.00
Applicant:	W-E-S Engineers and Surveyors	**Case Type(s):**	PUD Revision
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Single Family Homes

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan to modify the architectural elevations at The Landings at Greens Mill. The Planning Commission recently approved a Final PUD Master Plan revision (24-0146) that involved reorienting lots and removing estate lots. This request for 550 lots did not increase the site's density compared to the Final PUD Master Plan approved by the Planning Commission on March 9, 2022.

This revision also includes the addition of a new three-car garage model. Furthermore, the applicant is requesting a deviation from the maximum allowed driveway width of 25 feet, proposing a width of 30 feet to accommodate the three-car garage units.

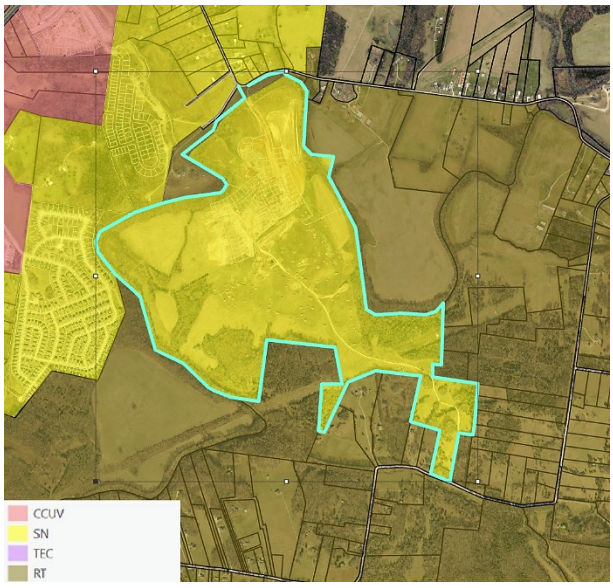
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RS-10 standards of the previous Zoning Ordinance.
- The DRC reviewed this proposal at its July 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission serves as the Architectural Design Review Team when reviewing all Planned Unit Developments under the current and previous Zoning Ordinance.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan, any modifications to approved elevations, and any deviations from driveway width standards as defined in this request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

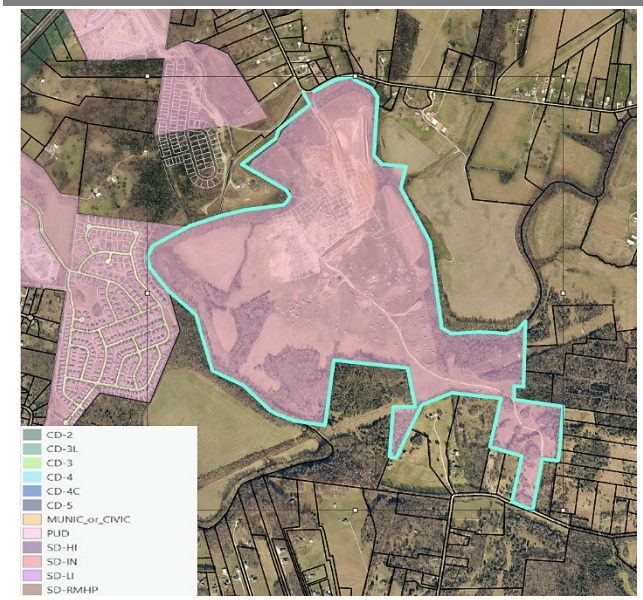
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	Under Development	+ /- 72.56acres



FUTURE LAND USE MAP	ZONING MAP





CONFORMITY WITH ZONING ORDINANCE

Zoning Ordinance #3638 §10.2.12-C (2) Maximum Driveway Width

Except for driveways providing access to a state highway, driveway width shall not exceed the maximum listed below:

USE	DRIVEWAY WIDTH MIN.	MAX.
Residential, excluding multifamily	10	25
Commercial and industrial uses customarily having a large volume of tractor-trailer vehicle traffic, gas stations	25	40
All other uses One Way Two Way	 15 25	 20 35
Note: All one-way driveways shall be signed to indicate "entrance only" and "exit only"		

- **The proposed Final PUD Master Plan revision modifies the permitted maximum driveway width of 25' to a width of 30' to accommodate three-bay garage units.**
    - The driveway width requested is typically reviewed as an administrative adjustment request specific to each lot versus a "blanket" request as presented to the Planning Commission. This administrative request would follow the criteria listed below and would be subject to approval by the Zoning Administrator.
        - All additional procedures and standards are met.
        - That granting the administrative adjustment will not have an adverse impact on land use compatibility.
        - That granting administrative adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks, and other land use considerations; and
        - That granting the administrative adjustment shall be consistent with the purposes and intent of the ordinance.

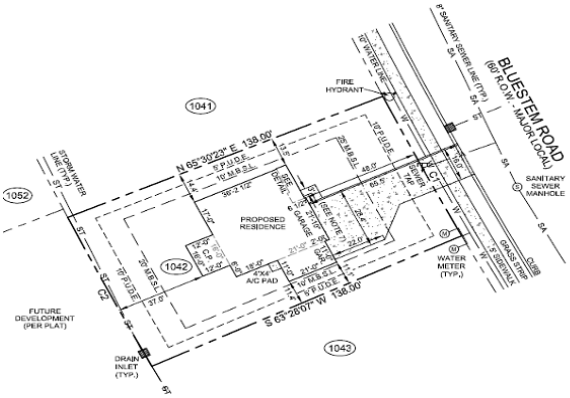


Figure 1 Code Approved

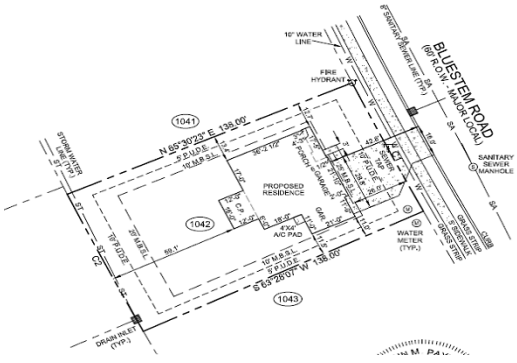


Figure 2 Deviation Request



Figure 3 Boulevard layout for drive deviation request

The requested deviation for the increase in drive width is specific to the spine road (Bluestem Rd.) into the community. The lots shown above are proposed with three-bay garage units.

- **The proposed Final PUD Master Plan revision modifies the elevations approved on March 9, 2022, by the Planning Commission**

Previously Approved	Proposed
Cement Siding: Lap, Shake, Board/Batten Brick Veneer	Cement Siding: Lap, Shake, Board/Batten Brick Veneer Stone Veneer (per plan/elevation
Shutters Gable Details: Brackets & Vents Varying Window Grid Patterns Carriage Style Garage Doors Dormers	Shutters Gable Details: Brackets & Vents (expanded selection) Varying Window Grid Patterns Carriage Style Garage Doors Dormers (expanded selection) Stone Base Columns (per plan/elevation)
Architectural Shingles Standard Roof Pitches	Metal Roof (per plan/elevation) Increased Roof Pitches

REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

> ***§8.3.6-C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.***

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its July 2025 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D.3,** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

> *a. Compatibility with the surrounding Structures; and*
> *b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3(a)** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development

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

Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

> *(1) Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan; or*
> *(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan.*

COMMENTARY FROM PROFESSIONAL PLANNING STAFF (addendum)

The applicant has requested a PUD revision concerning design elevation changes, a deviation from drive widths, and the addition of single-family models that include 3-car garage iterations. Previously, this item was presented to the Planning Commission in the August session, at which time the proposal was reviewed and subsequently deferred by the Commission, with direction given to update the architectural elements of single-family homes to enhance the quality desired for the Planned Unit Development.

As a result, the applicant has submitted documentation providing for the requested changes represented in a total of four elevations: the Aspen, Aurora, Briar, and Brook models. Staff provides below a summary of the modifications that are pertinent to this request:

- The drive deviation requested by the applicant is to increase the maximum allowable drive width from 25 feet to 30 feet to accommodate the 3-car garage models. The staff does not have any concerns with the requested deviation, as the applicant has submitted engineering confirmation that the increased impervious surface is not detrimental to site drainage. This can be accommodated with the on-site designed detention areas.
- The elevation proposals previously presented in August for these models did not include brick/stone foundation cladding (water table) on the side and rear elevations. The new proposed elevations now have brick/stone foundation cladding on all elevations, to include the side and rear elevations. These additions are supported by staff as they meet the current zoning code relating to foundation cladding.
    - **Staff would like to note that per page #68 (A3-1.3.1) in the illustration as well as in Note #4 of the compiled applicant submittal, an option is stated for a two or three-foot water table. Staff requests that the Planning Commission consider that a 2-foot water table would appear minimal in contrast with a 2-story elevation.**
- Additionally, window grids have been included for the front elevations on all represented models, to include primary entrances. These elements provide an aesthetic that enhances the character of homes.
- Per Note #6 on page #68 (A3.1.3.1) indicates that elements may vary and can include vinyl veneer material (siding). Staff requests that the Planning Commission consider this option, as it would visually detract from the homes and would not serve the aesthetic of the homes.

SAMPLE MOTIONS

Approve:

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Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

The Landings at Greens Mill Final PUD Master Plan Revision

Project #:	25-0206	**Location:**	Map 051 Parcel 055.00
Applicant:	W-E-S Engineers and Surveyors	**Case Type(s):**	PUD Revision
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This revision also includes the addition of a new three-car garage model. Furthermore, the applicant is requesting a deviation from the maximum allowed driveway width of 25 feet, proposing a width of 28 feet and 7 inches to accommodate the three-car garage units.

- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RS-10 standards of the previous Zoning Ordinance.
- The DRC reviewed this proposal at its July 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
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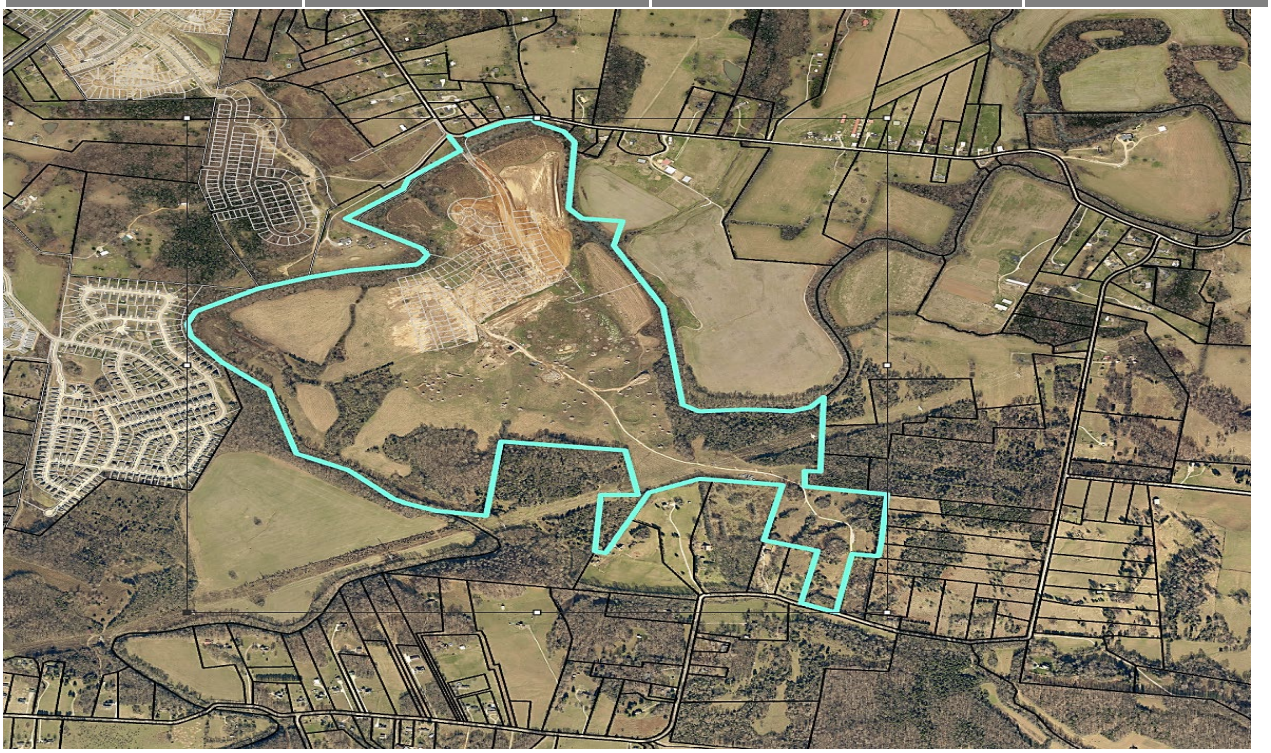
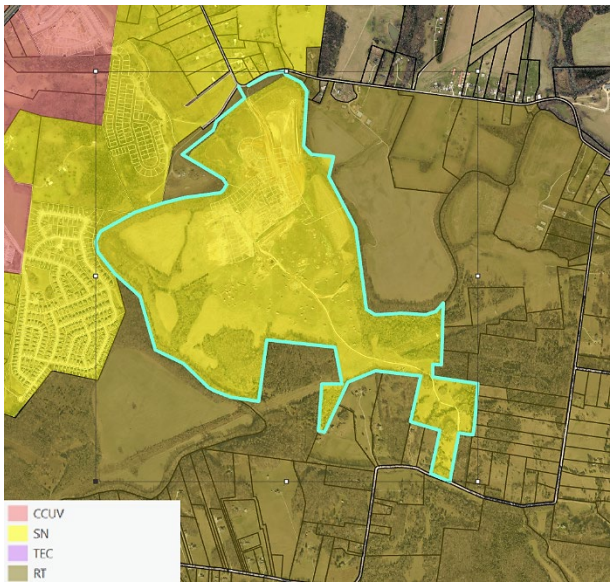
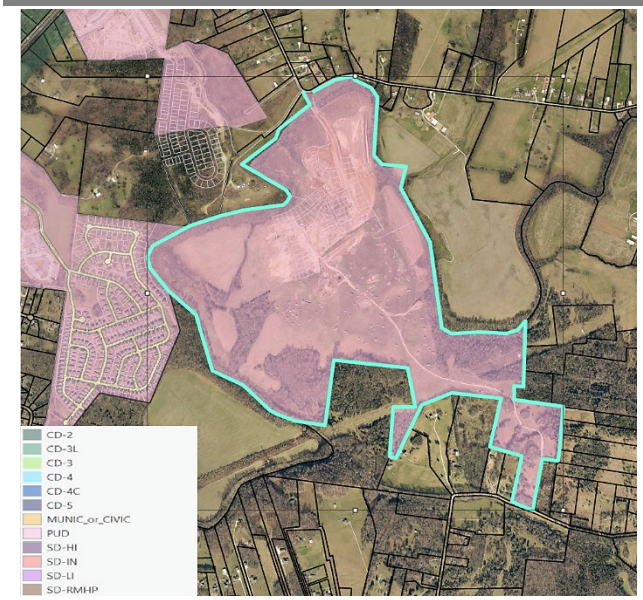
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	Under Development	+ /- 72.56acres



FUTURE LAND USE MAP	ZONING MAP





CONFORMITY WITH ZONING ORDINANCE

Zoning Ordinance #3638 §10.2.12-C (2) Maximum Driveway Width

Except for driveways providing access to a state highway, driveway width shall not exceed the maximum listed below:

USE	DRIVEWAY WIDTH MIN.	MAX.
Residential, excluding multifamily	10	25
Commercial and industrial uses customarily having a large volume of tractor-trailer vehicle traffic, gas stations	25	40
All other uses One Way Two Way	 15 25	 20 35
Note: All one-way driveways shall be signed to indicate "entrance only" and "exit only"		

- **The proposed Final PUD Master Plan revision modifies the permitted maximum driveway width of 25' to a width of 28'7" to accommodate three-bay garage units.**
    - The driveway width requested is typically reviewed as an administrative adjustment request specific to each lot versus a "blanket" request as presented to the Planning Commission. This administrative request would follow the criteria listed below and would be subject to approval by the Zoning Administrator.
        - All additional procedures and standards are met.
        - That granting the administrative adjustment will not have an adverse impact on land use compatibility.
        - That granting administrative adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks, and other land use considerations; and
        - That granting the administrative adjustment shall be consistent with the purposes and intent of the ordinance.

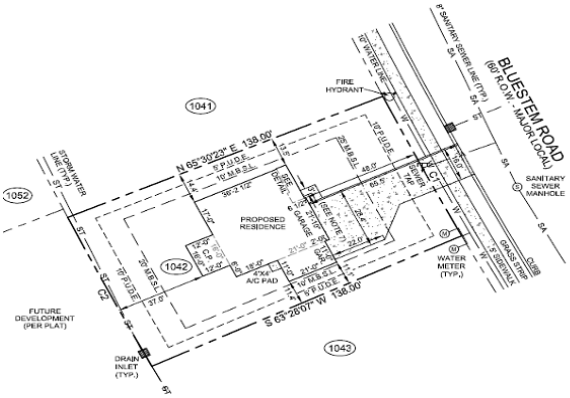


Figure 1 Code Approved

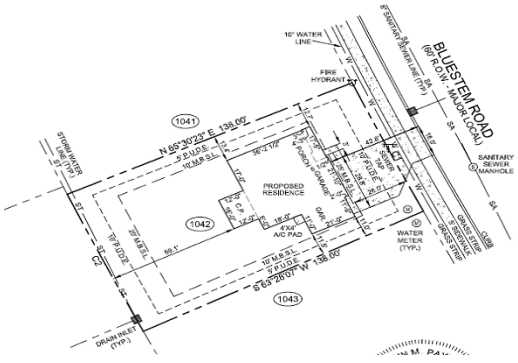


Figure 2 Deviation Request



Figure 3 Boulevard layout for drive deviation request

The requested deviation for the increase in drive width is specific to the spine road (Bluestem Rd.) into the community. The lots shown above are proposed with three-bay garage units.

- **The proposed Final PUD Master Plan revision modifies the elevations approved on March 9, 2022, by the Planning Commission**

Previously Approved	Proposed
Cement Siding: Lap, Shake, Board/Batten Brick Veneer	Cement Siding: Lap, Shake, Board/Batten Brick Veneer Stone Veneer (per plan/elevation
Shutters Gable Details: Brackets & Vents Varying Window Grid Patterns Carriage Style Garage Doors Dormers	Shutters Gable Details: Brackets & Vents (expanded selection) Varying Window Grid Patterns Carriage Style Garage Doors Dormers (expanded selection) Stone Base Columns (per plan/elevation)
Architectural Shingles Standard Roof Pitches	Metal Roof (per plan/elevation) Increased Roof Pitches

REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

> ***§8.3.6-C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.***

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its July 2025 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D.3,** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

> *a. Compatibility with the surrounding Structures; and*
> *b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3(a)** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development

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

Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

> *(1) Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan; or*
> *(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.*

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The proposed increase in driveway width to 28 feet 7 inches is a direct result of the developer's desire to include a three-bay garage in their model portfolio. This request is generally treated as an administrative adjustment and would be evaluated by the Zoning Administrator, subject to specific criteria. The applicant is proposing to increase driveway widths on several lots, particularly those located on Bluestem Road, the main road leading into the subdivision. The broader application of three-car garage units would modify the previously approved Final PUD Master Plan and introduce an entirely new elevation that has not been approved before.

Model iterations typically vary throughout the development process. This proposal presents the same model, but with different design elements for the homes along the entrance to the subdivision. Staff acknowledge that a three-car garage home would create a distinctive feature compared to the existing approved elevations.

There is some hesitation in supporting having side-by-side models in this location. In Columbia, it is common for subdivision designs to feature different model representations. This approach enhances architectural distinction along the road frontage and helps avoid the monotonous repetition of identical models.

In addition, concentrating increased impervious surfaces in one area of development raises stormwater runoff concerns, especially since this area is in a lower topographical position downstream from a new bridge and the remainder of the development at the opposite end of the subdivision. The new bridge, located northwest of the development, is currently undergoing construction under a Conditional Letter of Map Revision (CLOMR) from FEMA. This has altered the existing floodplain coverage for the area, resulting in a higher elevation that allows for additional stormwater runoff toward Bluestem Road. This model also necessitates wider driveways.

In conclusion, the proposed Final PUD Master Plan revision, as presented by the applicant, is compliant with the standards. Staff would like to note that even though there are no specific architectural design standards in the previous Zoning Ordinance concerning this PUD, a metal roof would not be permitted if this development were located along certain major highways as identified in Section 7.2.9. Furthermore, staff requests that the Planning Commission consider requiring the applicant to include additional variation of home design along Bluestem Rd. and limit the construction of the proposed three-car garage models, specifically side-by-side along Bluestem Rd.

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

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.
25-0206

DESCRIPTION: The Landing at Greens Mill PUD

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Provide side-by-side comparison of elevations approved vs. elevations proposed.
4. Update application to PUD Revision (Other on application and notate PUD Revision)
5. Provide written list of deviations/justifications; to include driveway increase.
6. Are the elevations proposed for the entire subdivision or specific to the Boulevard layout? Please clarify.
7. Staff suggest to show multiple elevations that could be built on all lots in matrix to avoid being limited to one particular elevation. Please note that the materials proposed should be equivalent to or improved from the materials originally proposed.
8. Advisory note: As-Approved Pattern Book will be required at a later date.

Engineering

9. No comment on proposed revised home architectural elevations all previous PUD comments and requirements stand.

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Maury County Schools

10. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-11 (25/26 SY), 9-12 (26-27 SY). Spring Hill High School 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.

Building

11. No comments.

Police

12. No comments provided.

Columbia Power

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

Duck River Electric Membership Corp

15. No comments.

Public Works

16. No comments.

Fire

17. No comments

Maury County Highway Dept.

18. No comment.

CITY OF COLUMBIA TENNESSEE

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Columbia Water

19. No comments, architectural changes to previously approved project.

Atmos Energy

20. No comments provided.

Maury County E911

21. No comments provided.

ATT

22. No comments provided.

Resubmittal Guidelines

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

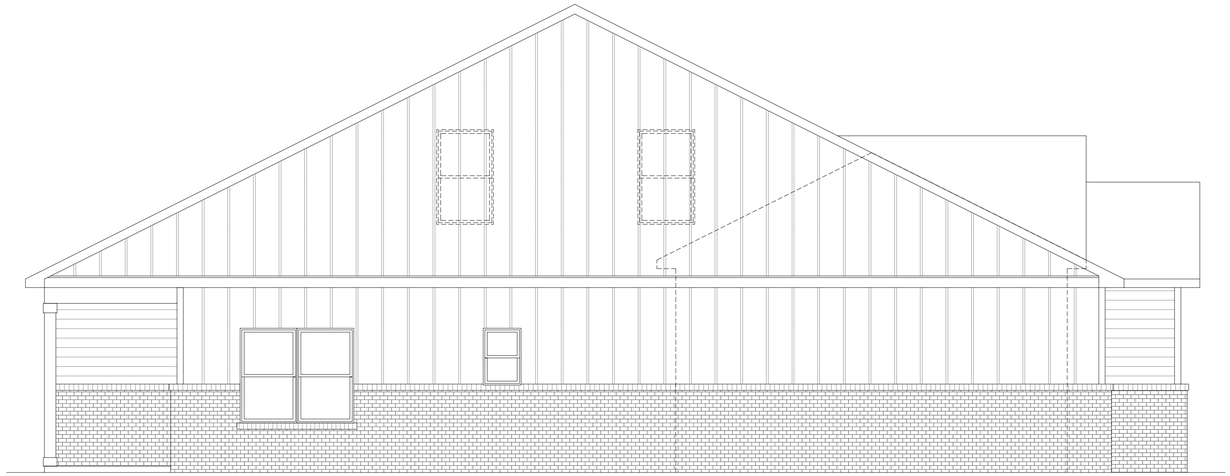
Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact 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.

ASPEN



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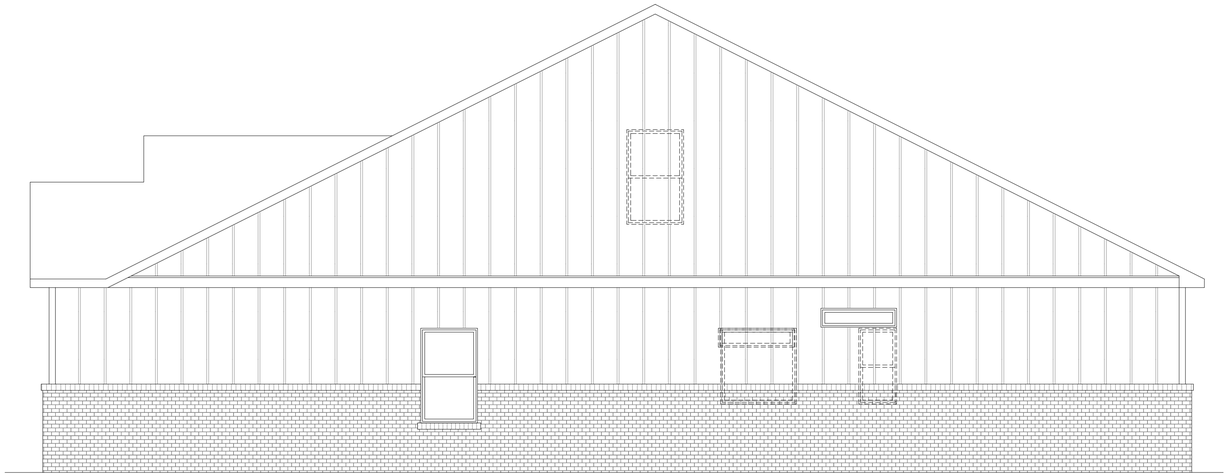

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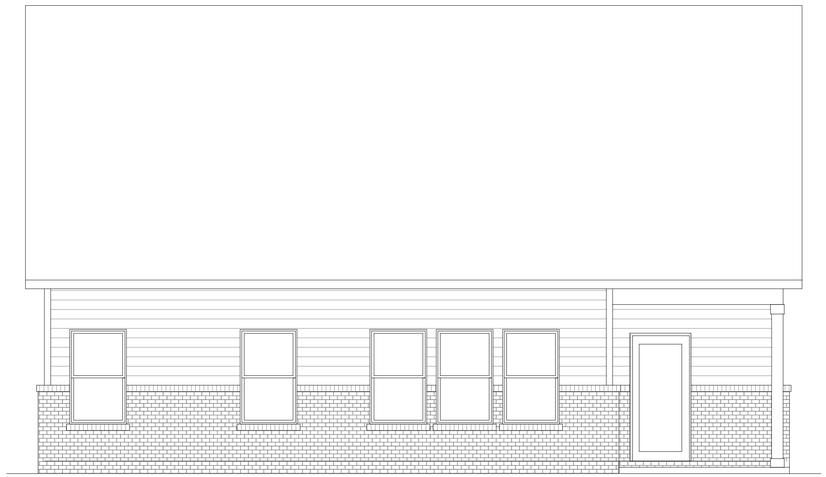

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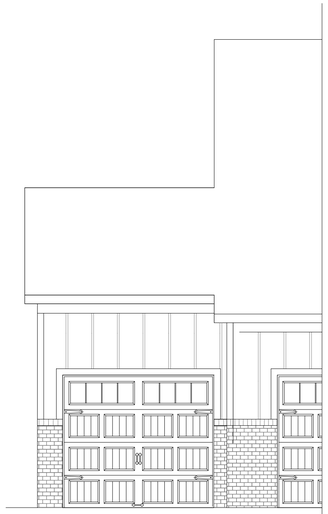


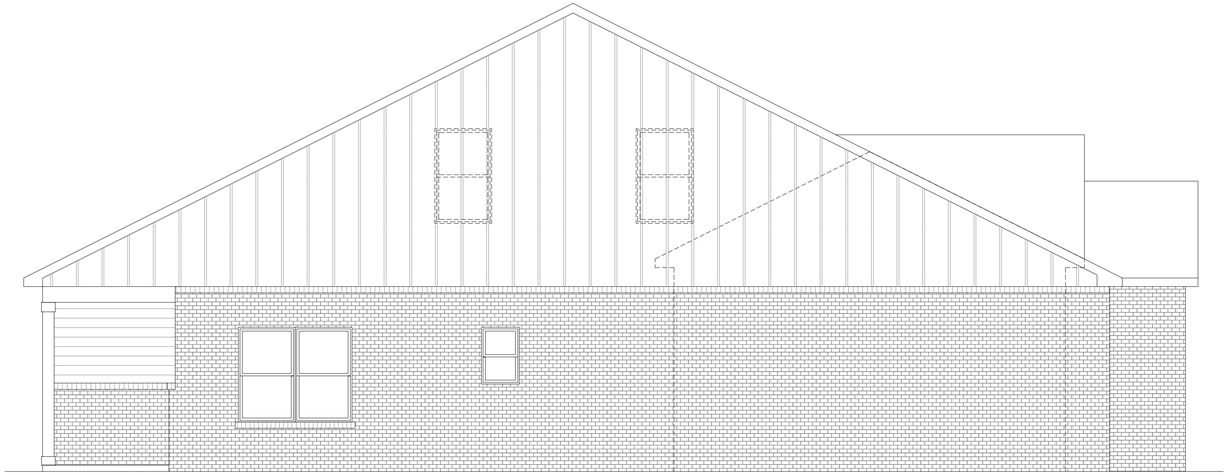
Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		277 SF
BRICK	20 %	55 SF
STONE	0 %	0 SF
SIDING	6 %	16 SF
SHAKE	0 %	0 SF
B-N-B	74 %	206 SF

ASPEN



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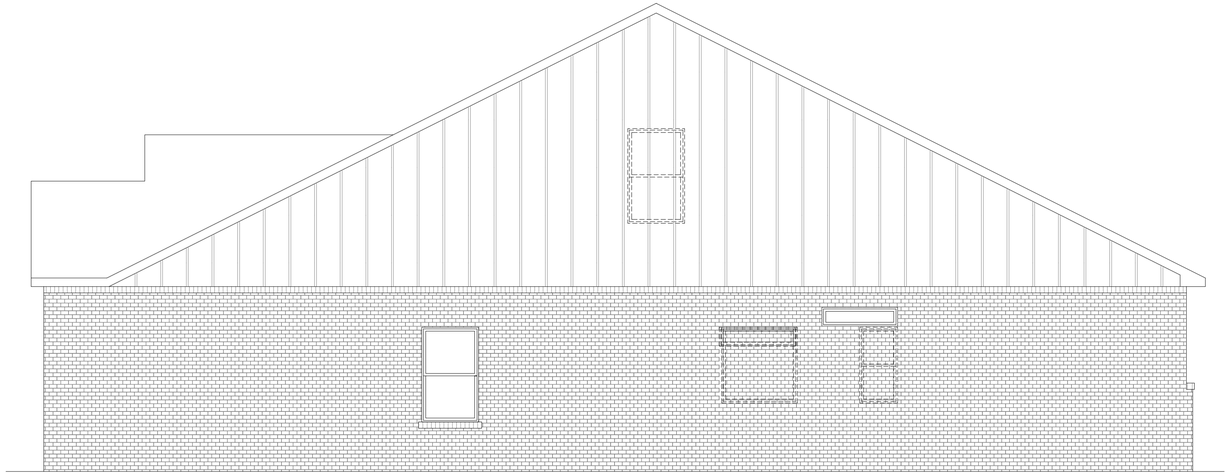

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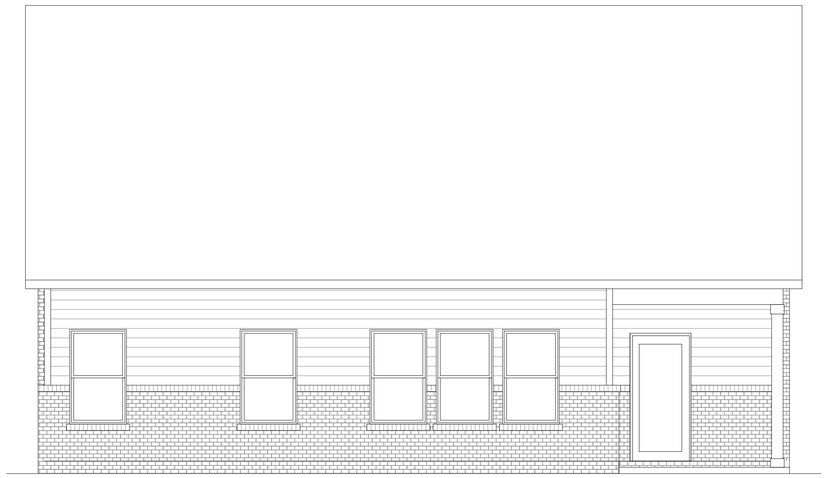

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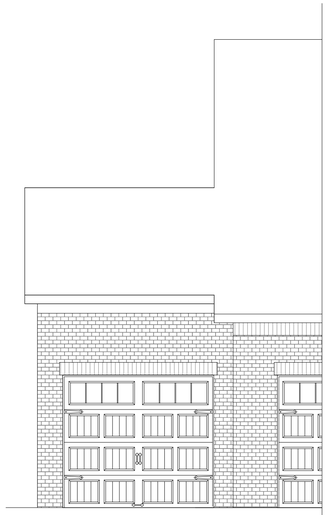


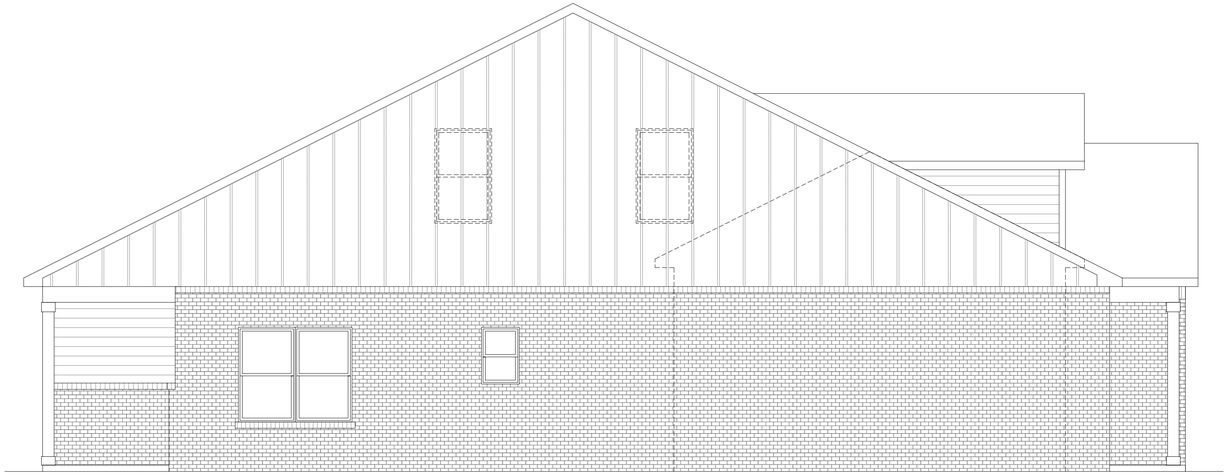
Optional 3-Car Garage



ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		278 SF
BRICK	73 %	202 SF
STONE	0 %	0 SF
SIDING	5 %	14 SF
SHAKE	0 %	0 SF
B-N-B	22 %	62 SF

ASPEN



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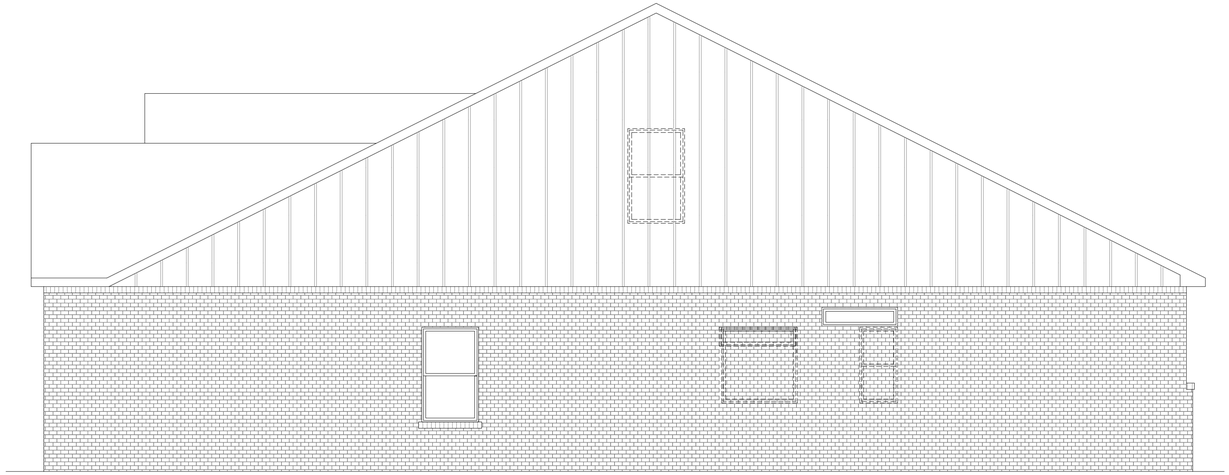

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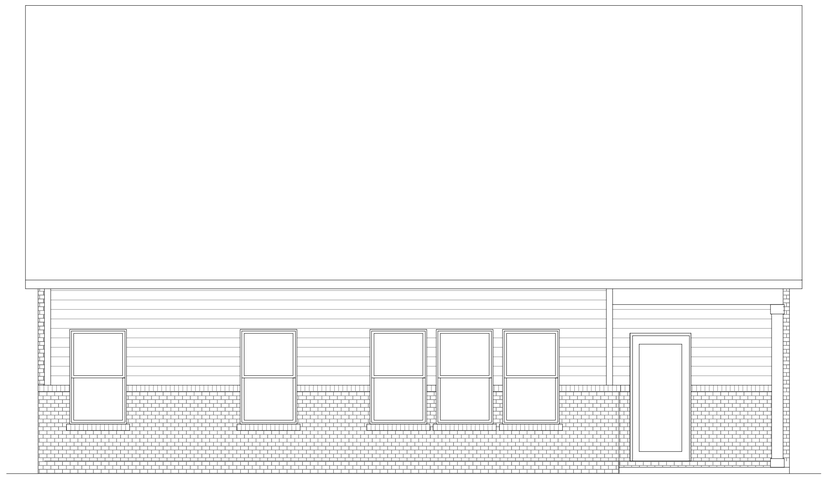

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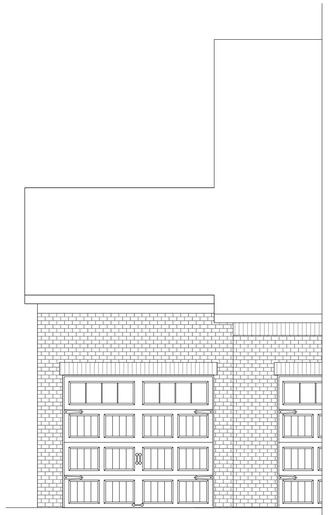


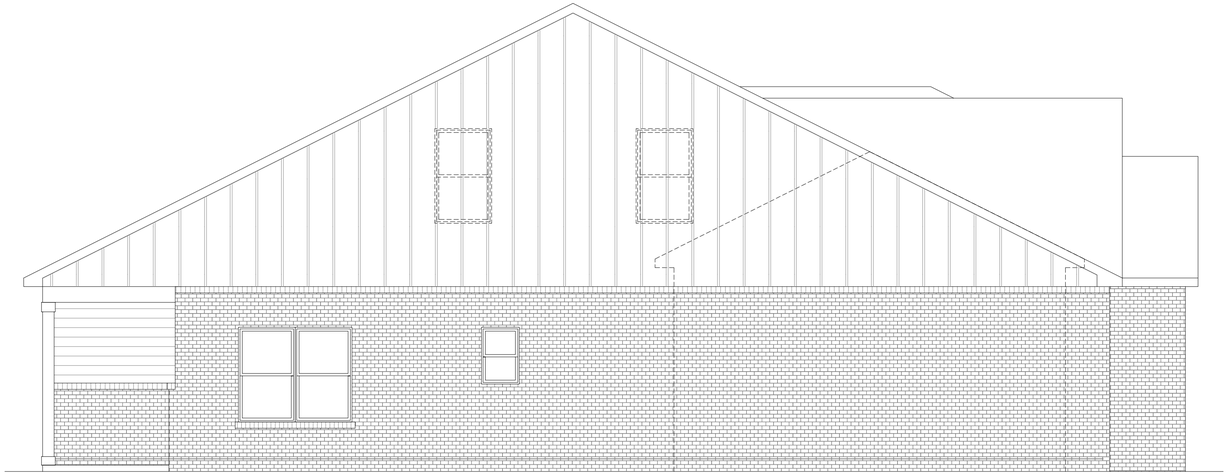
Optional 3-Car Garage



ELEV I

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		295 SF
BRICK	66 %	195 SF
STONE	0 %	0 SF
SIDING	5 %	16 SF
SHAKE	0 %	0 SF
B-N-B	28 %	84 SF

ASPEN



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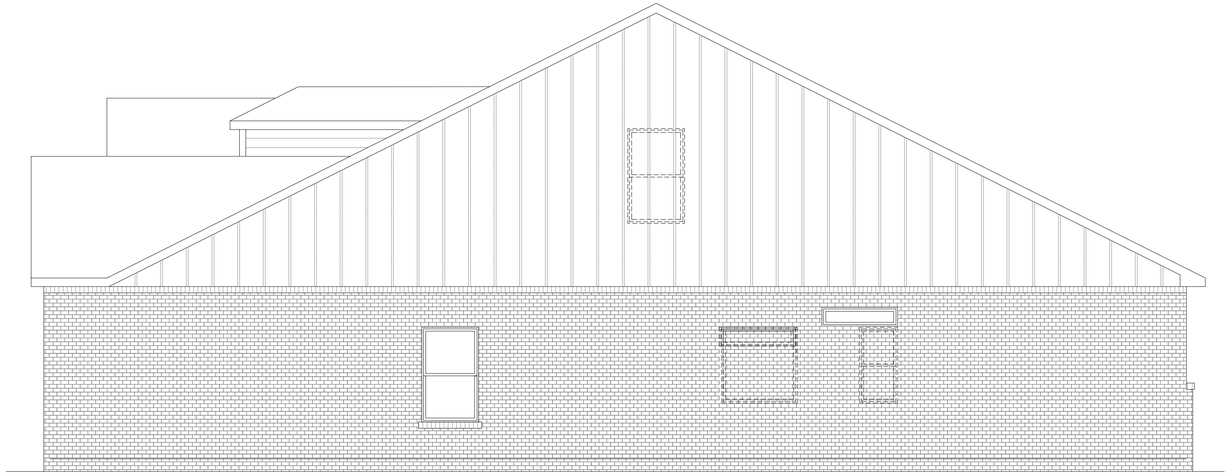

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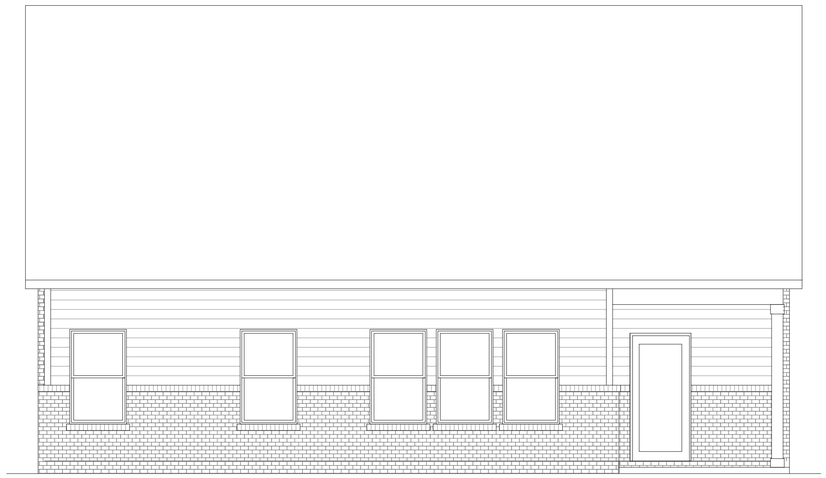

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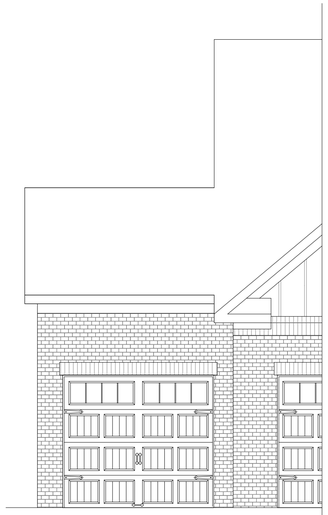


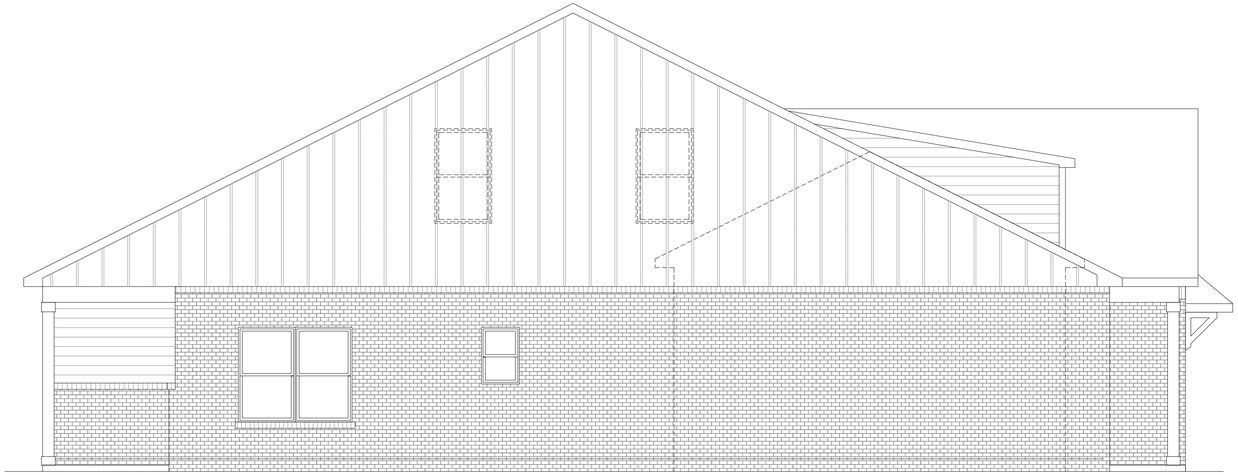
Optional 3-Car Garage



ELEV P

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		324 SF
BRICK	63 %	204 SF
STONE	0 %	0 SF
SIDING	4 %	14 SF
SHAKE	0 %	0 SF
B-N-B	33 %	106 SF

ASPEN



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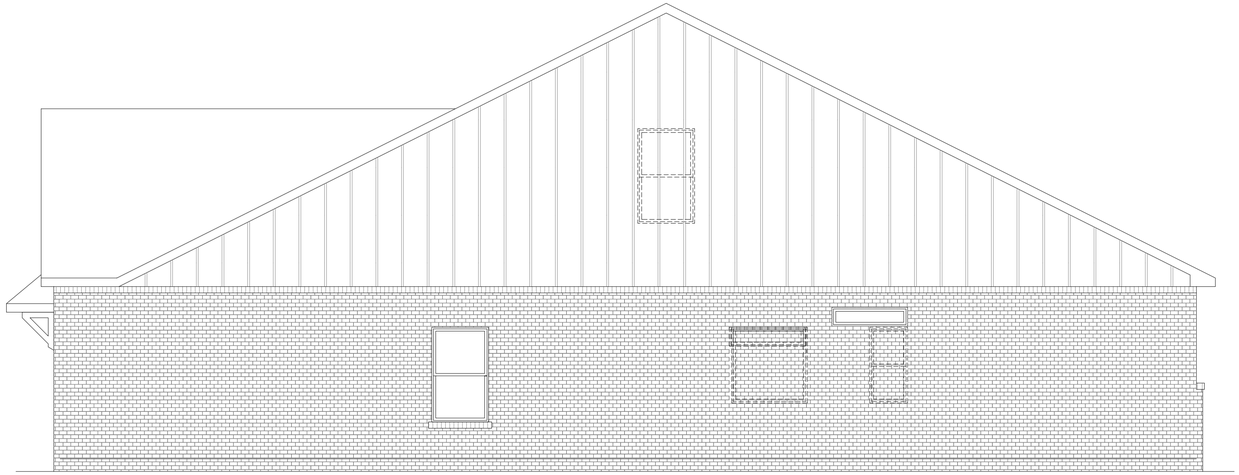

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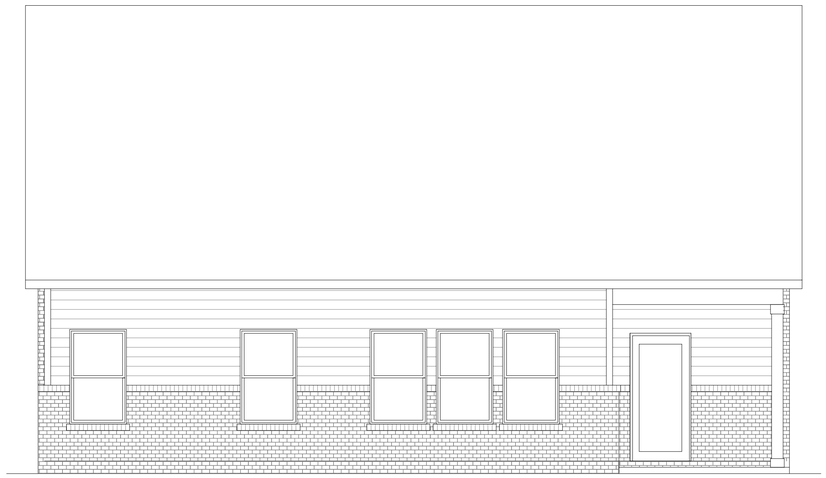

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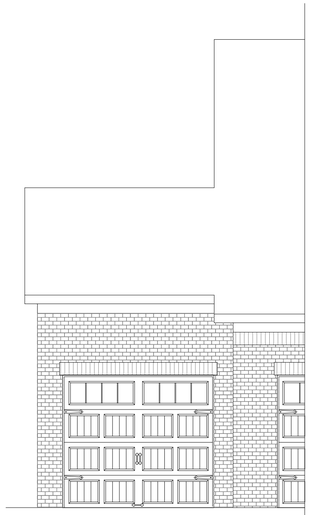


Optional 3-Car Garage



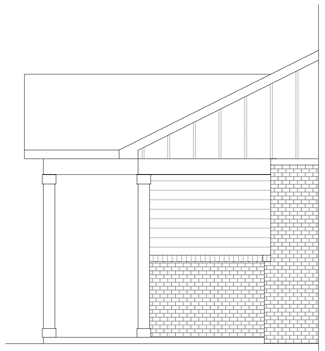
ELEV PB3

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		286 SF
BRICK	78 %	223 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	6 %	17 SF
B-N-B	16 %	46 SF

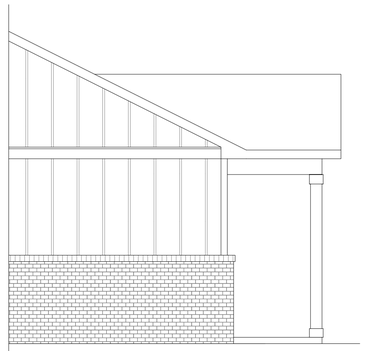
ASPEN



Optional Extended
Covered Patio - Rear

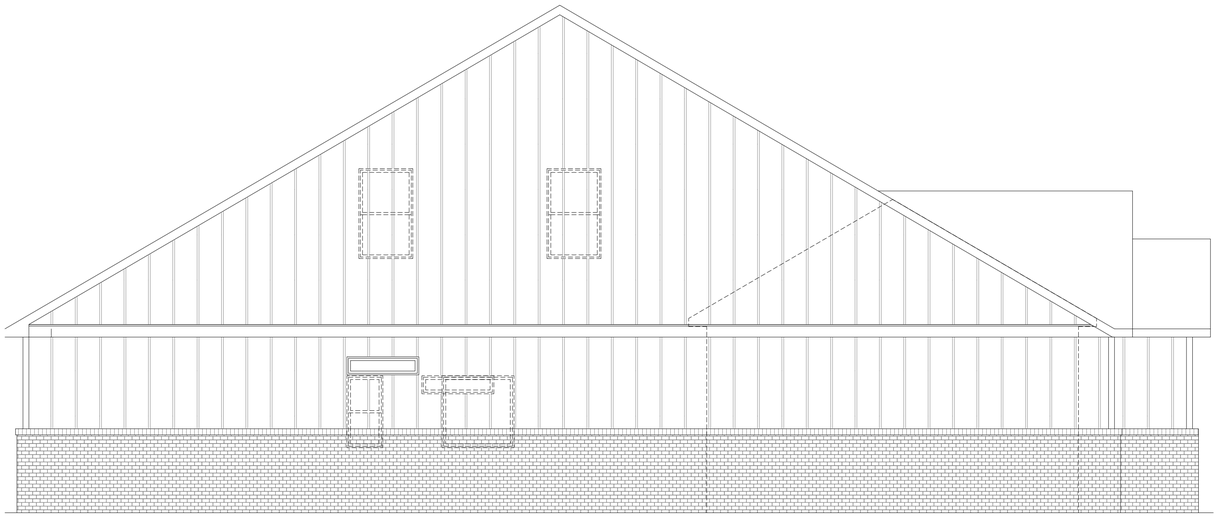


Optional Extended
Covered Patio - Left



Optional Extended
Covered Patio - Right

AURORA



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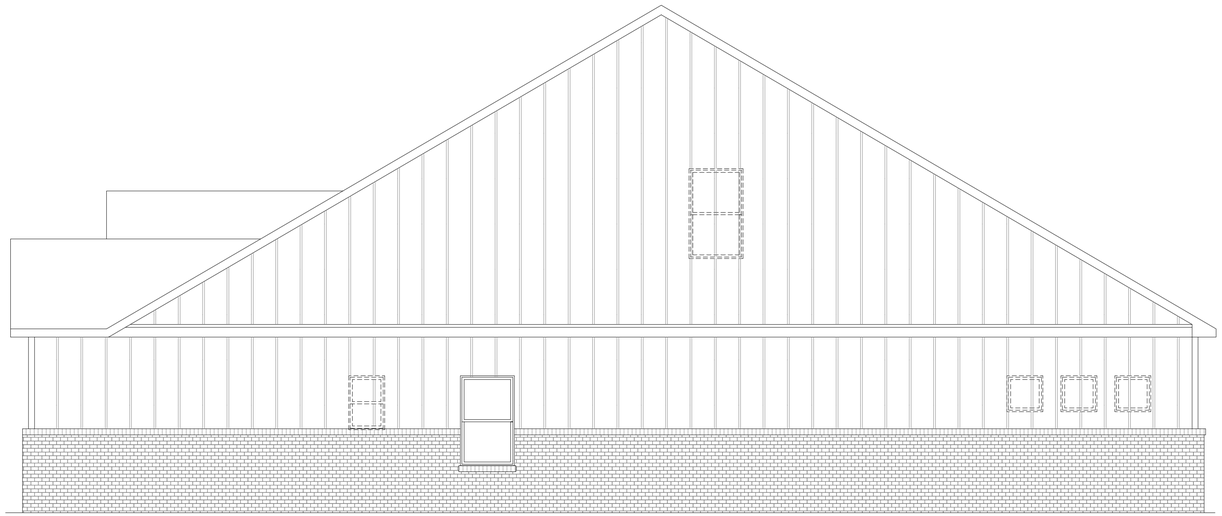

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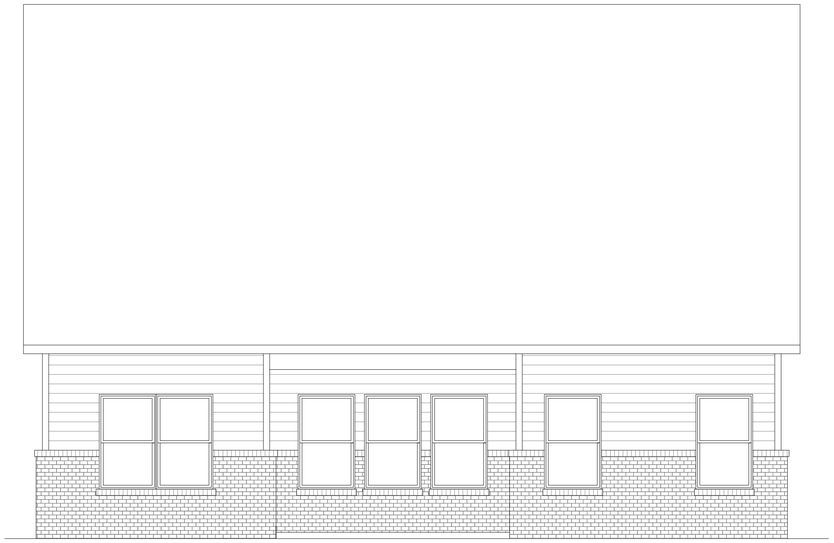

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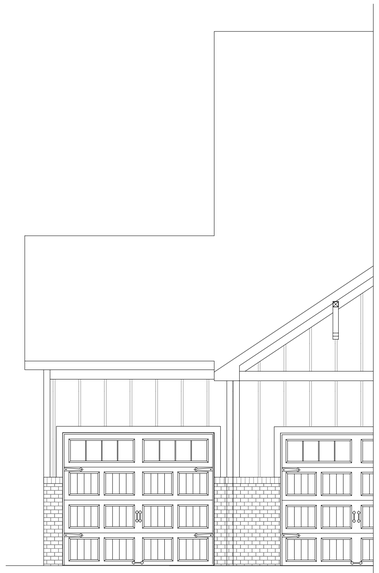


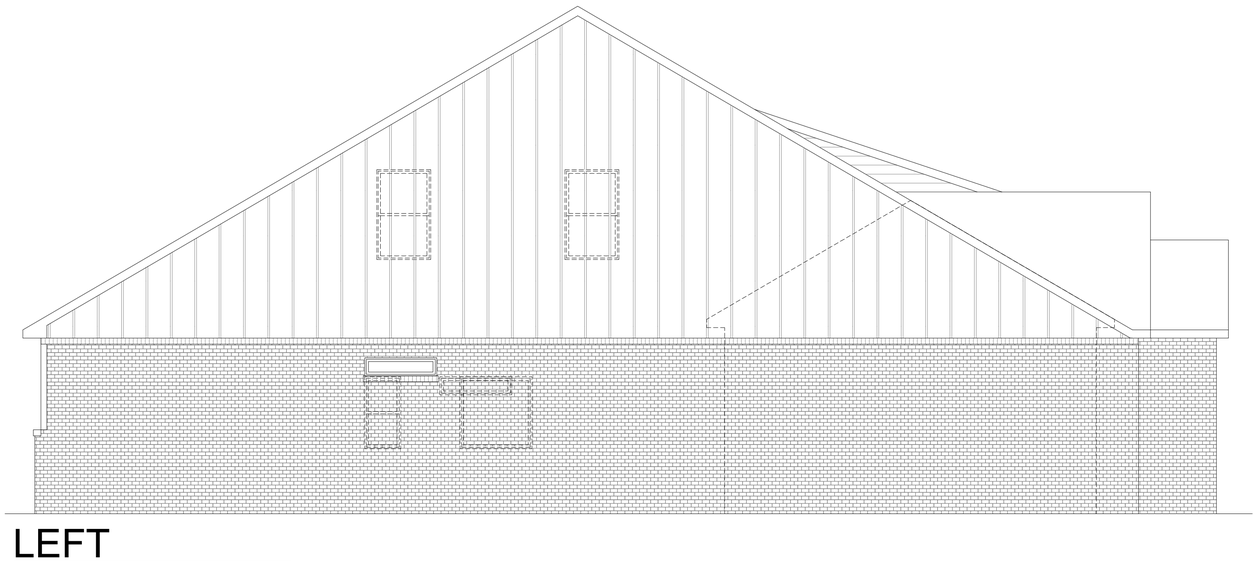
Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		335 SF
BRICK	16 %	53 SF
STONE	0 %	0 SF
SIDING	5 %	16 SF
SHAKE	0 %	0 SF
B-N-B	79 %	266 SF

AURORA



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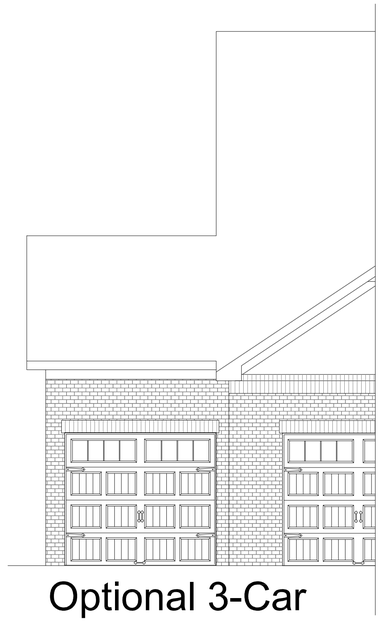
REAR



RIGHT



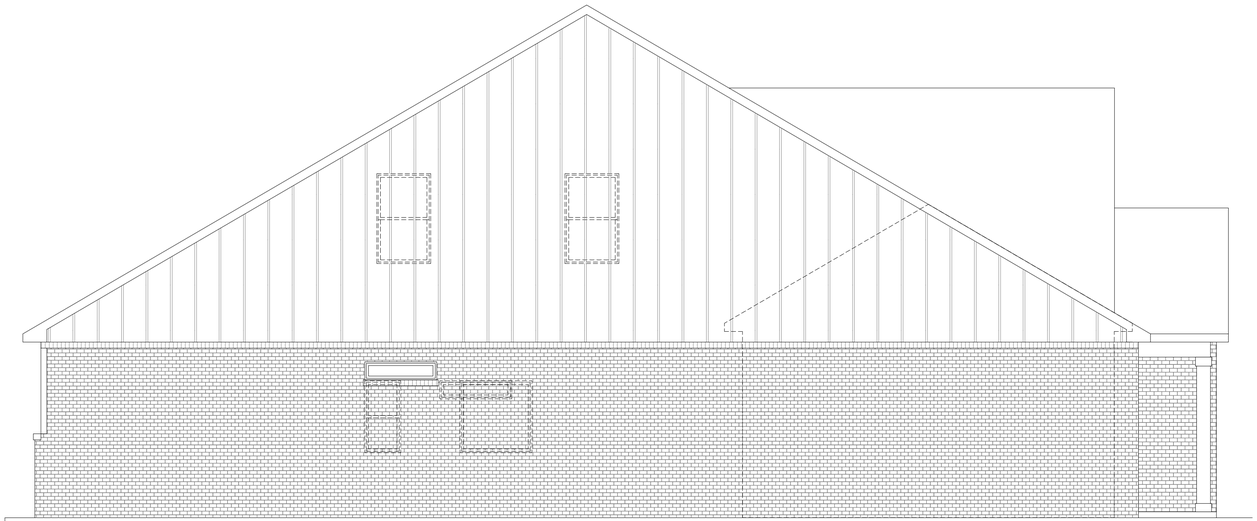
Optional 3-Car Garage



ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		350 SF
BRICK	73 %	257 SF
STONE	0 %	0 SF
SIDING	4 %	14 SF
SHAKE	0 %	0 SF
B-N-B	23 %	79 SF

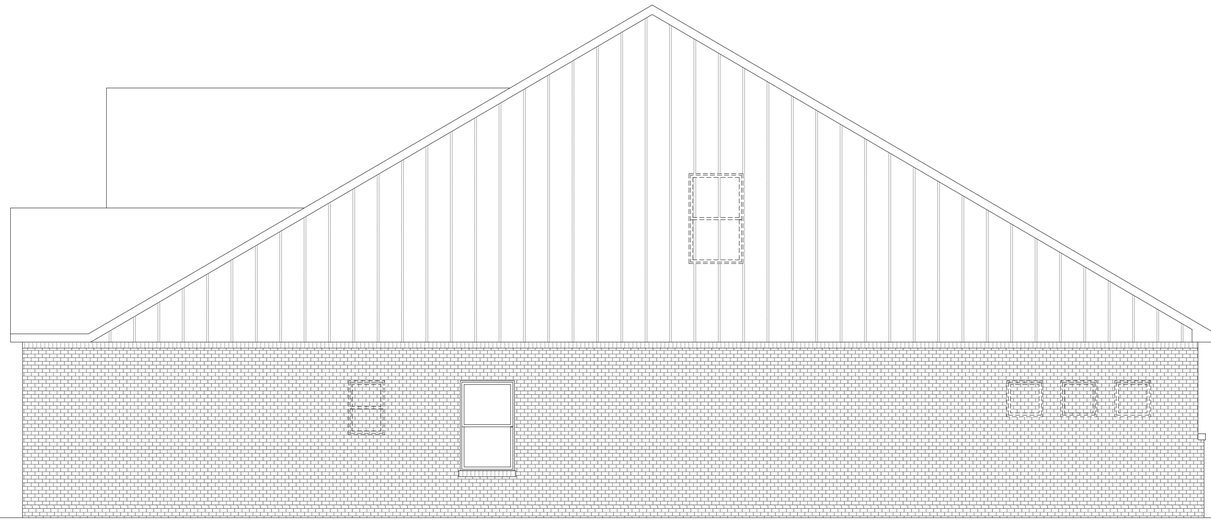
AURORA



LEFT



REAR



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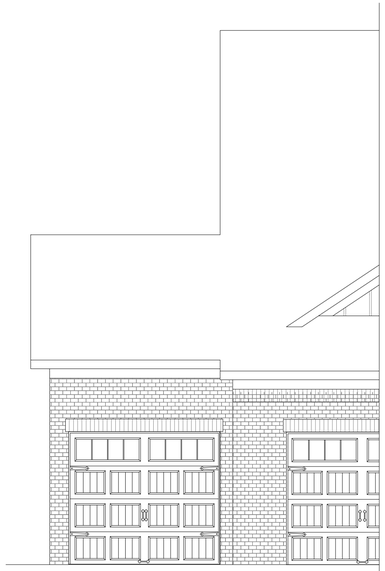


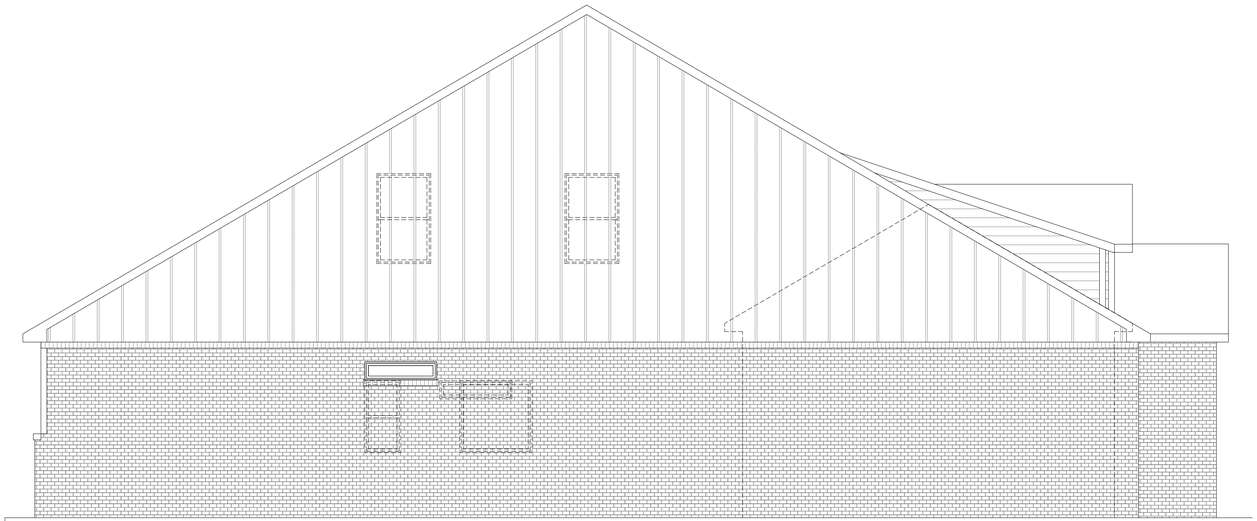
Optional 3-Car Garage



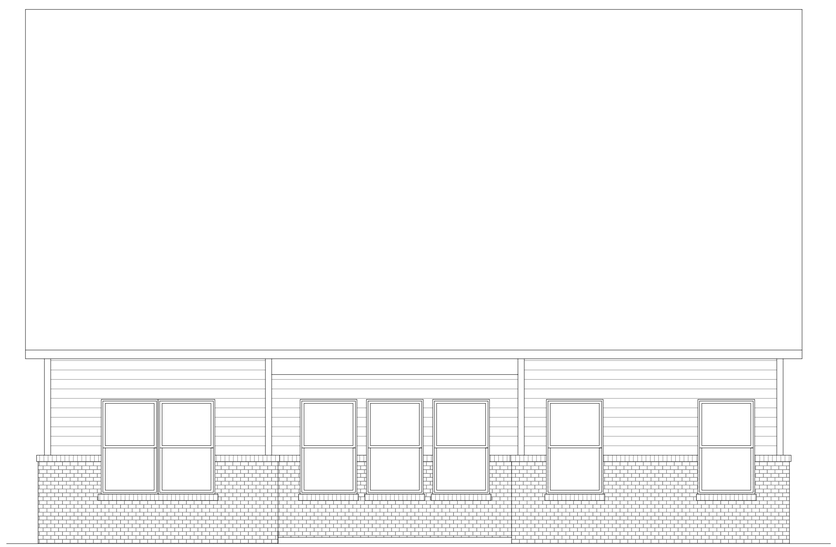
ELEV I

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		391 SF
BRICK	50 %	195 SF
STONE	0 %	0 SF
SIDING	4 %	14 SF
SHAKE	0 %	0 SF
B-N-B	47 %	182 SF

AURORA

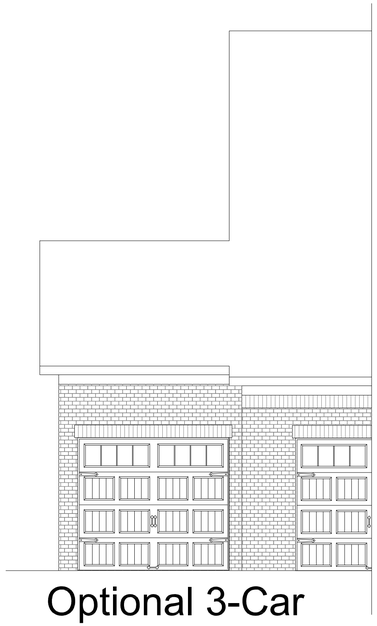


LEFT

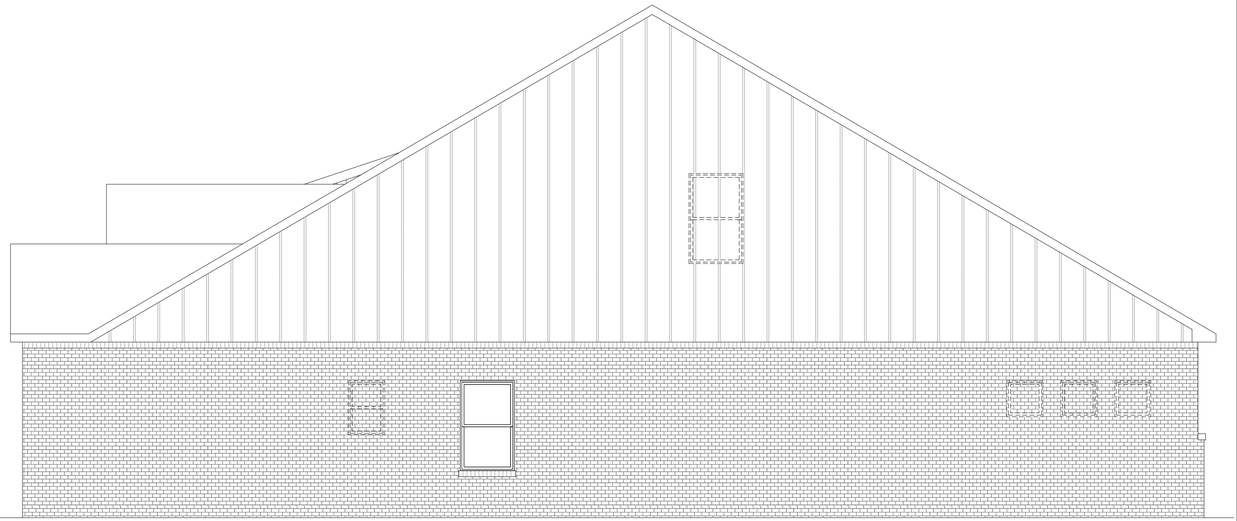


REAR

RIGHT



Optional 3-Car Garage

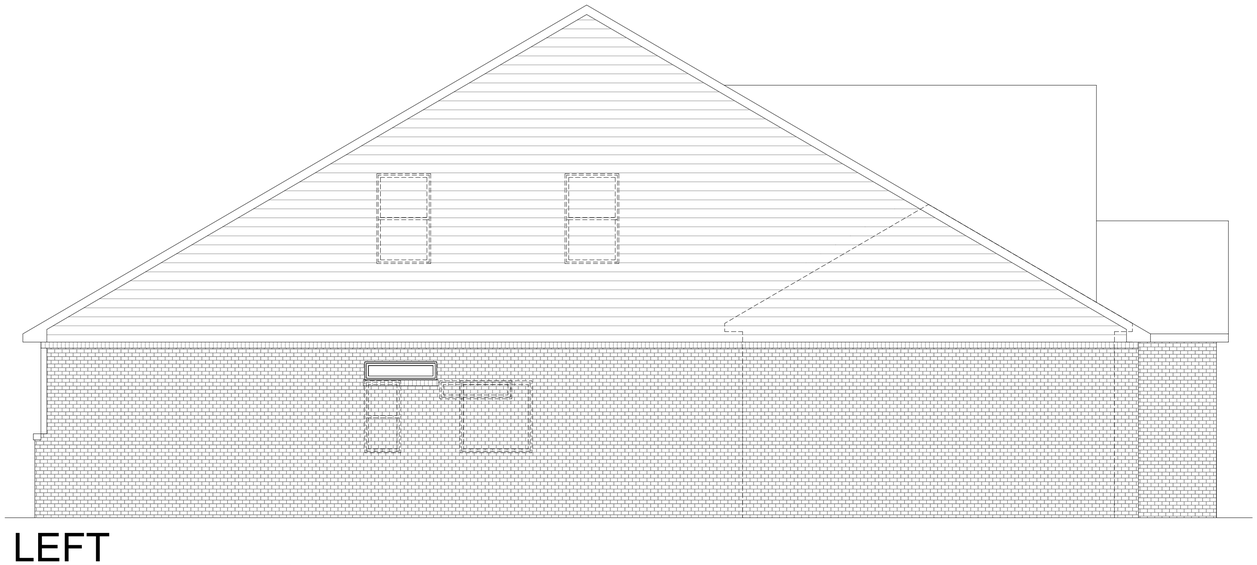




ELEV J

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		375 SF
BRICK	79 %	297 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	21 %	78 SF

AURORA



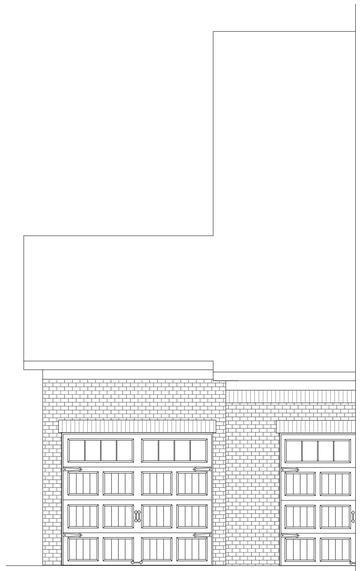
LEFT



REAR



RIGHT



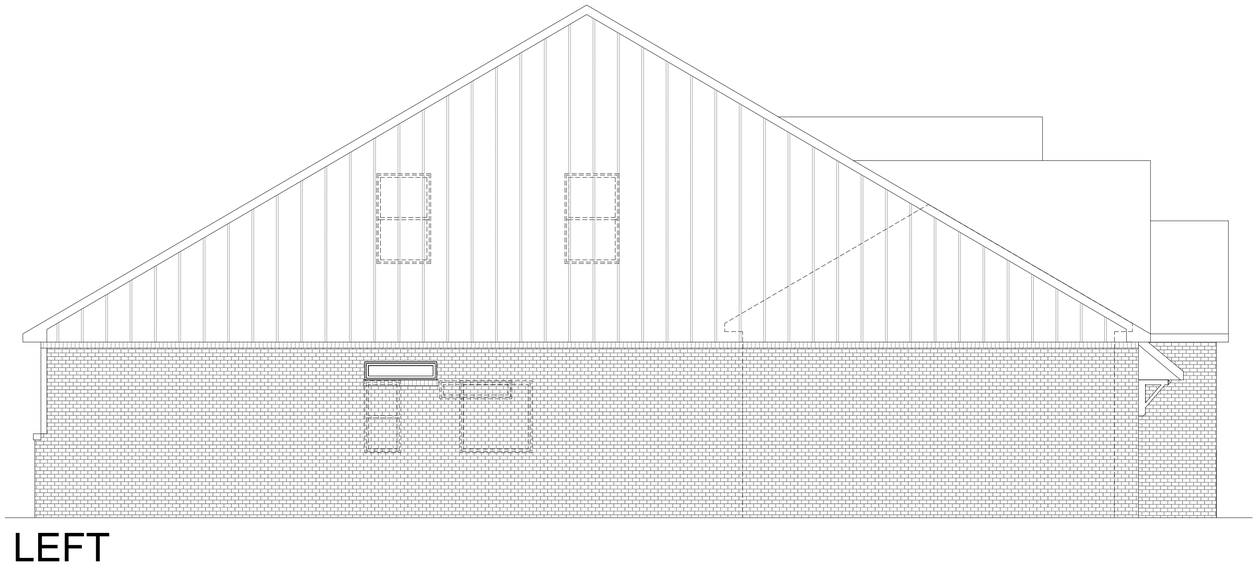
Optional 3-Car Garage



ELEV P

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		351 SF
BRICK	64 %	226 SF
STONE	0 %	0 SF
SIDING	36 %	125 SF
SHAKE	0 %	0 SF
B-N-B	0 %	0 SF

AURORA



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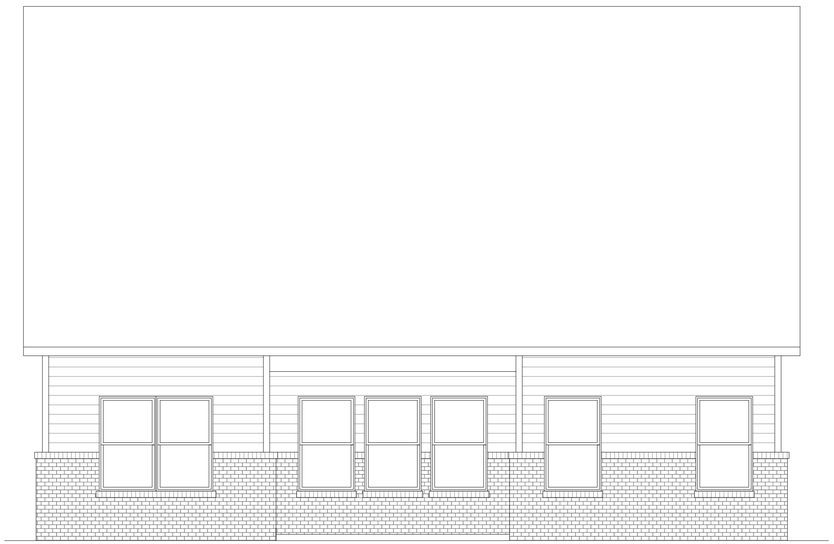
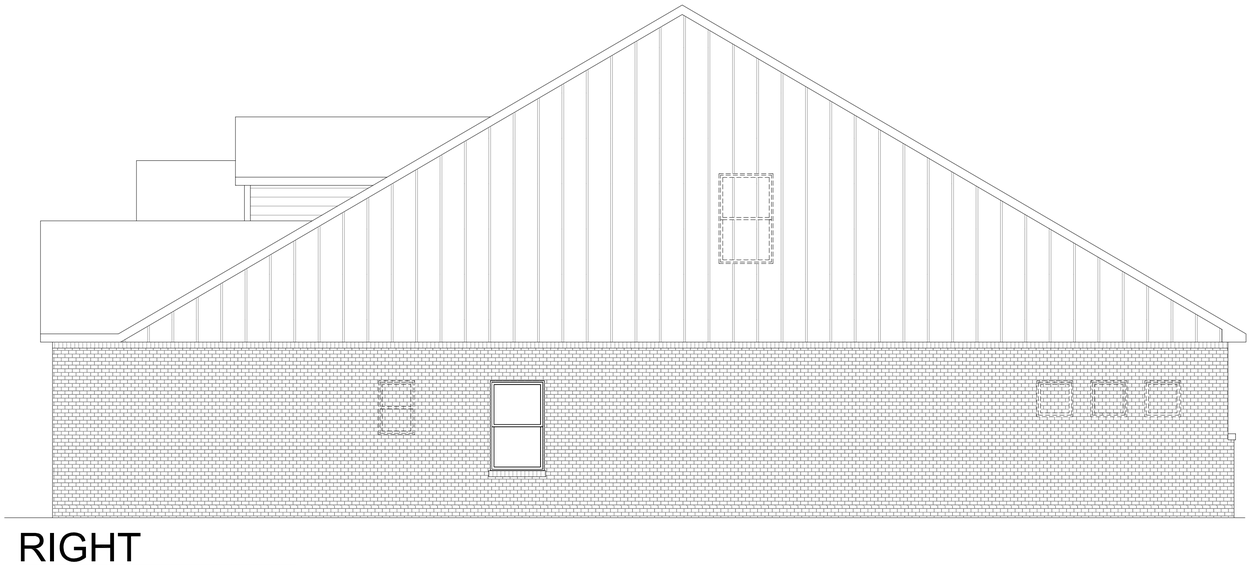
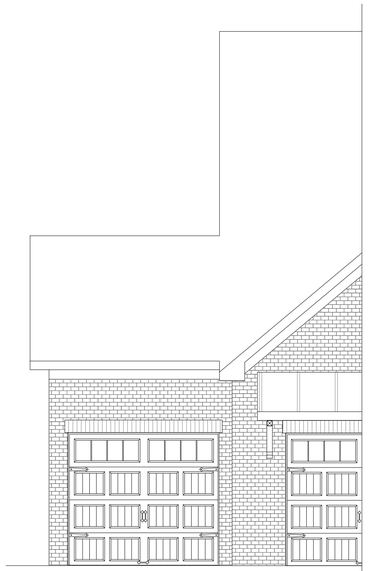


REAR



RIGHT



Optional 3-Car Garage



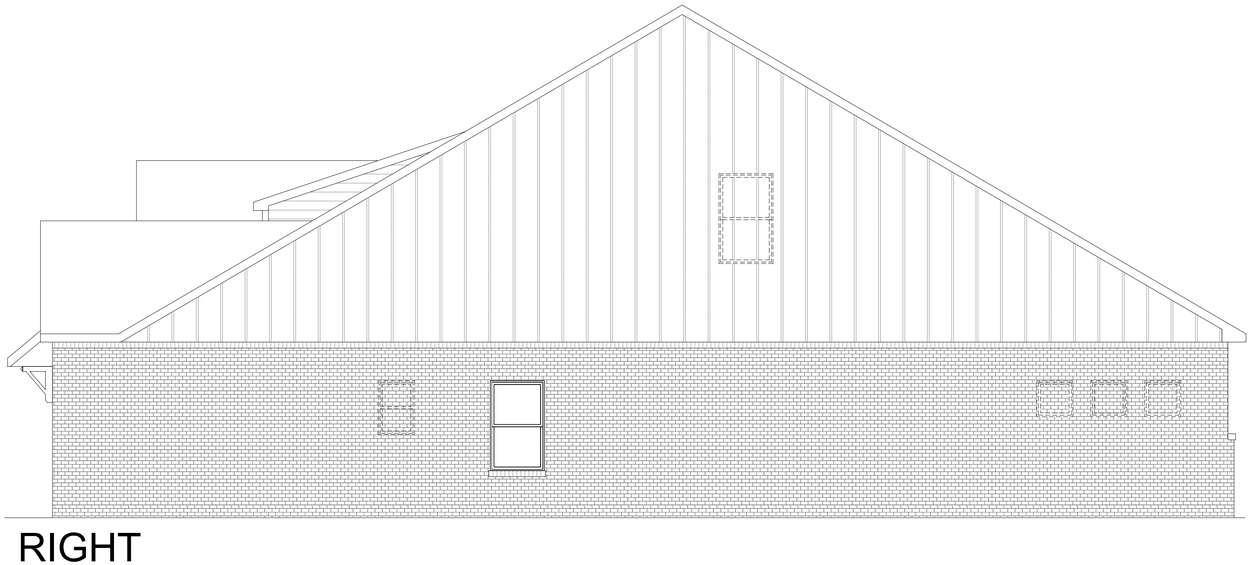
ELEV PB3

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		375 SF
BRICK	79 %	297 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	21 %	78 SF

AURORA



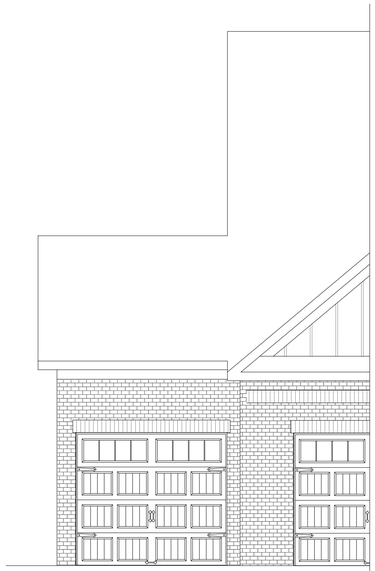
LEFT



RIGHT



REAR



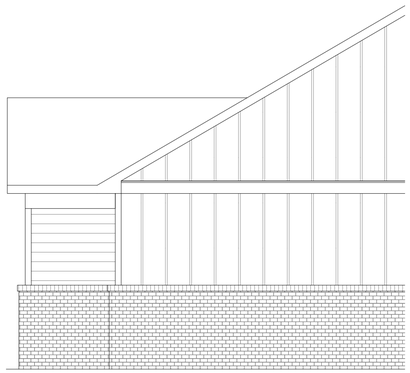
Optional 3-Car Garage



ELEV PB4

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		356 SF
BRICK	72 %	257 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	28 %	99 SF

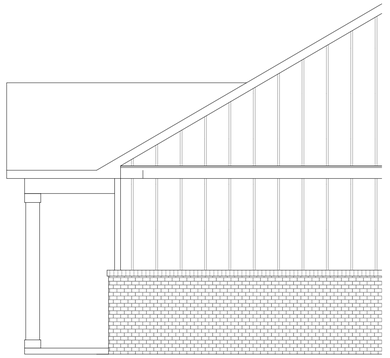
AURORA



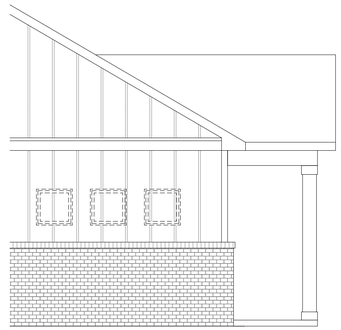
Optional Extended
Covered Patio
w/ Fireplace - Left



Optional Extended
Covered Patio
w/ Fireplace - Right



Optional Extended
Covered Patio - Left



Optional Extended
Covered Patio - Right

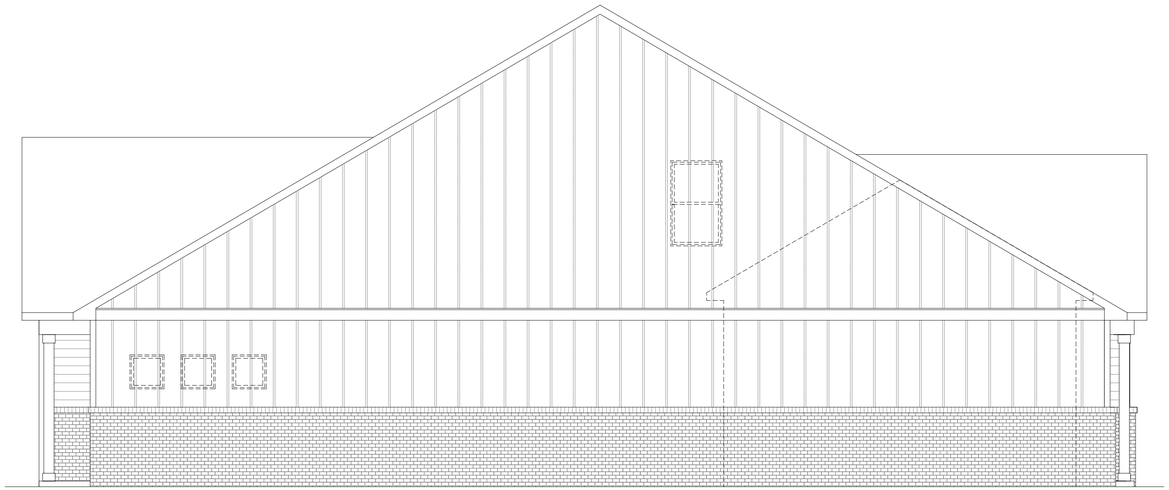


Optional Extended
Covered Patio
w/ Fireplace - Rear

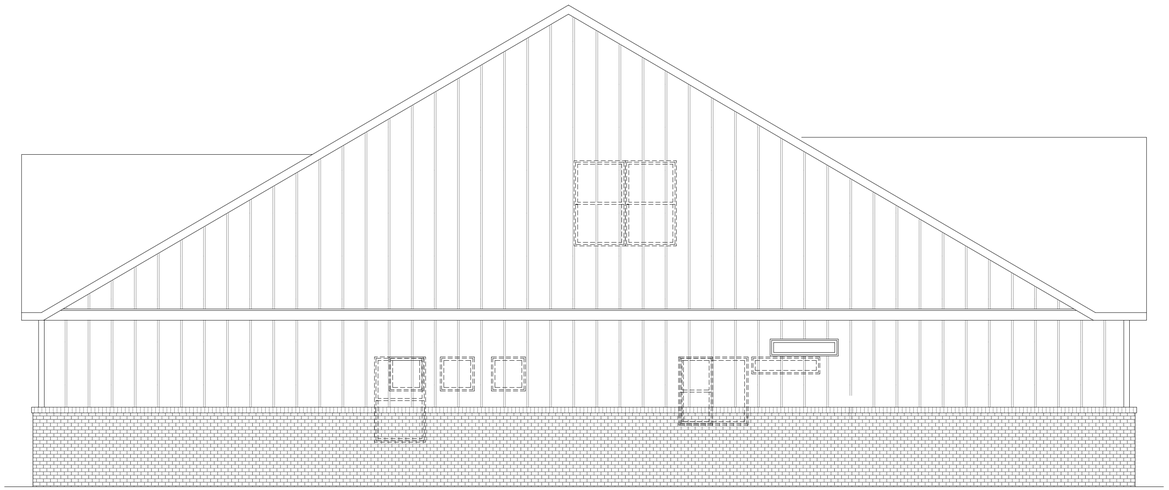


Optional Extended
Covered Patio - Rear

BLUFF



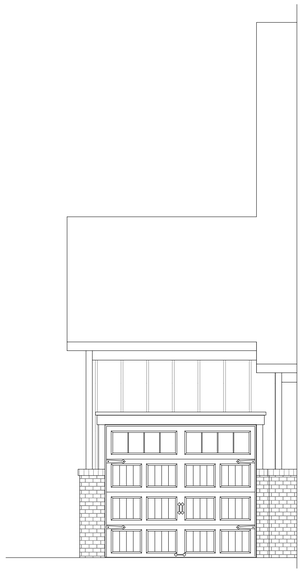
LEFT



RIGHT



REAR



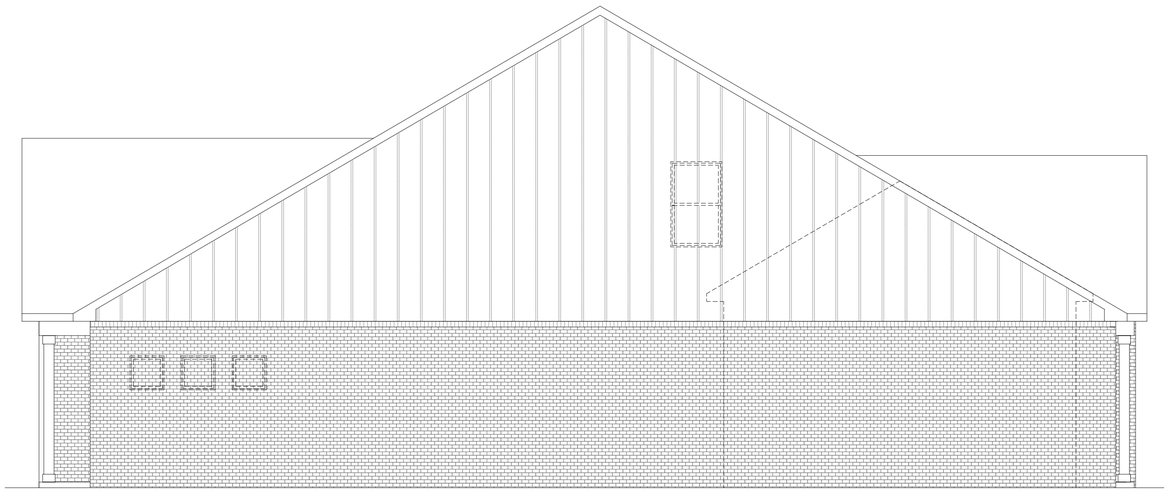
Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		287 SF
BRICK	18 %	53 SF
STONE	0 %	0 SF
SIDING	6 %	18 SF
SHAKE	0 %	0 SF
B-N-B	75 %	216 SF

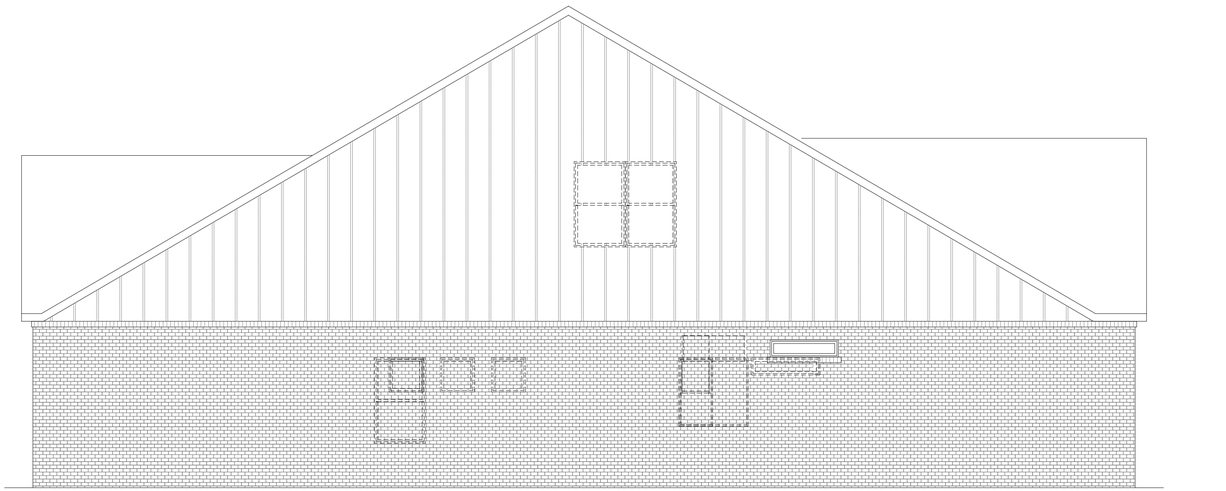
BLUFF



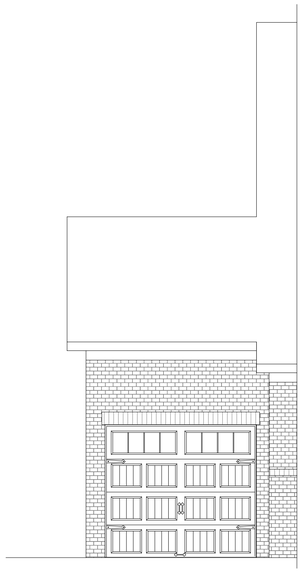
LEFT



REAR



RIGHT



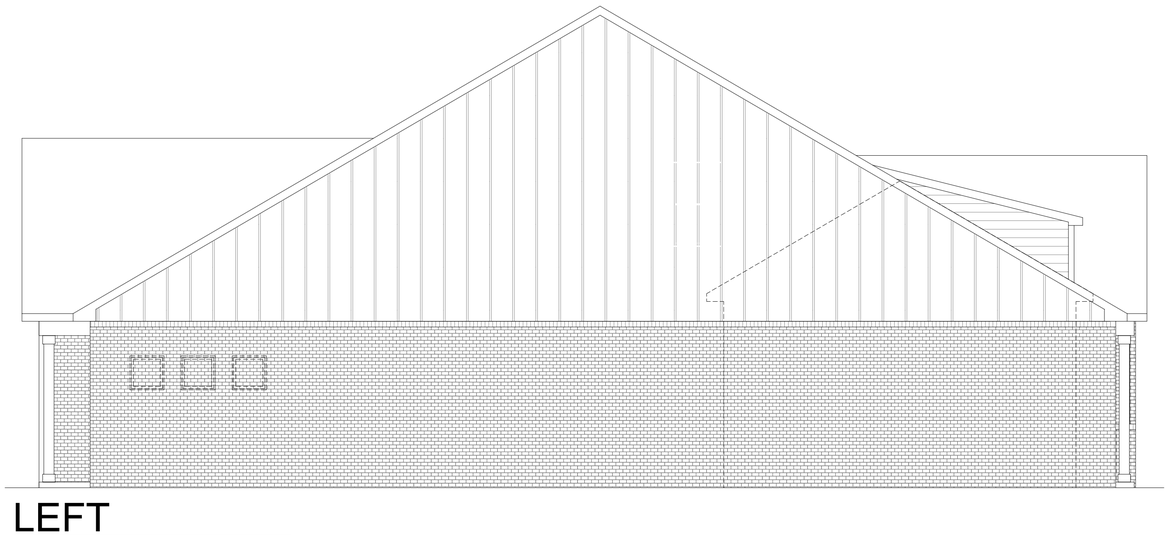
Optional 3-Car Garage



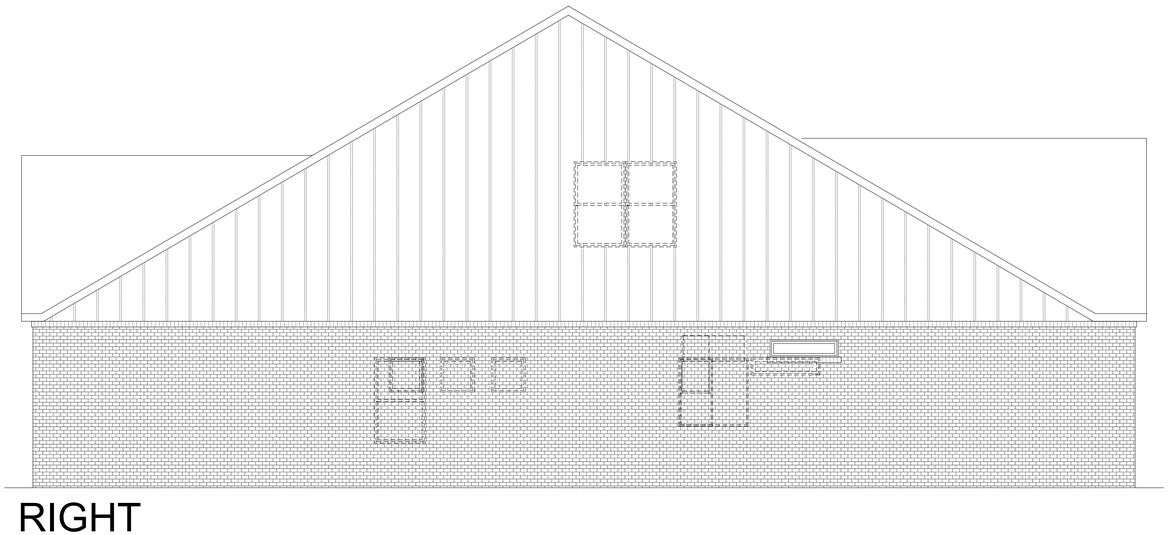
ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		284 SF
BRICK	75 %	214 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	25 %	70 SF

BLUFF



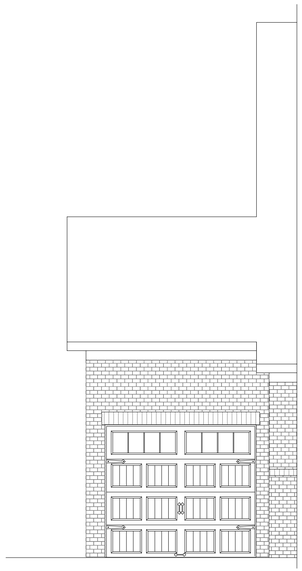
LEFT



RIGHT



REAR



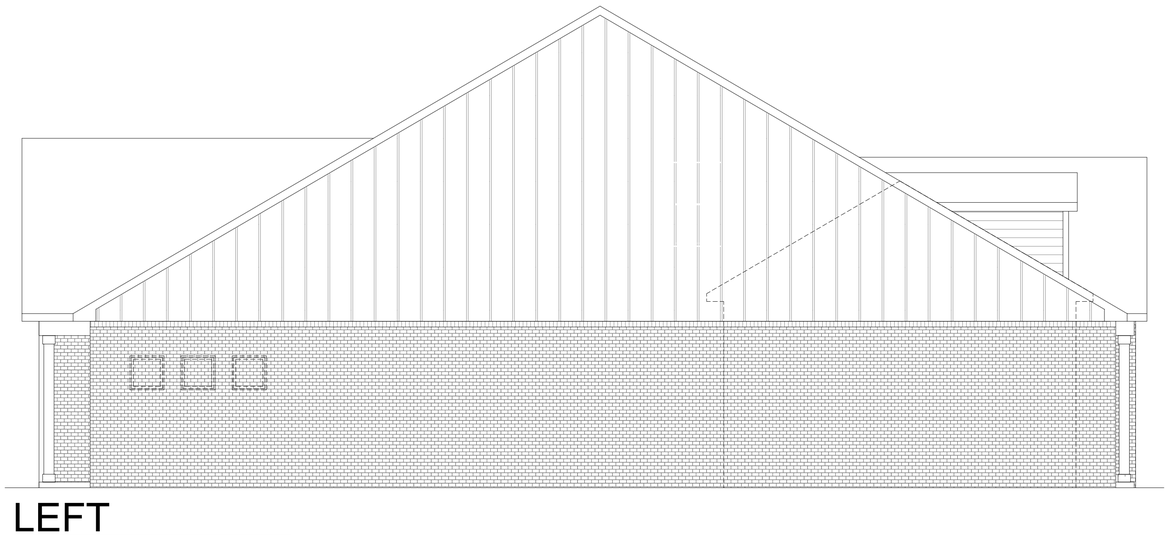
Optional 3-Car Garage



ELEV I

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		284 SF
BRICK	75 %	214 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	25 %	70 SF

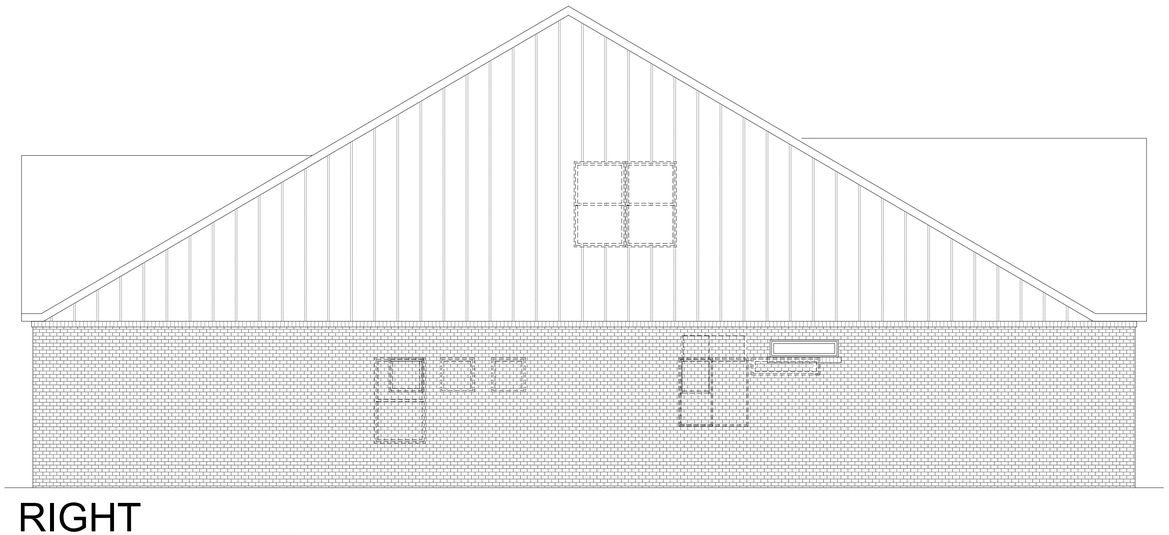
BLUFF



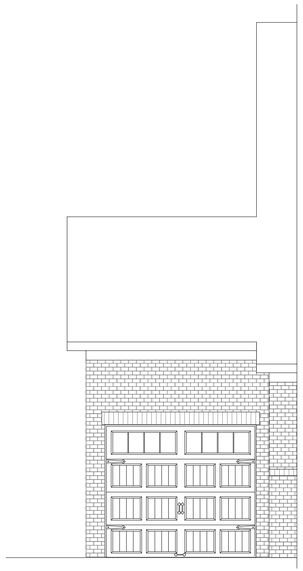
LEFT



REAR



RIGHT



Optional 3-Car Garage



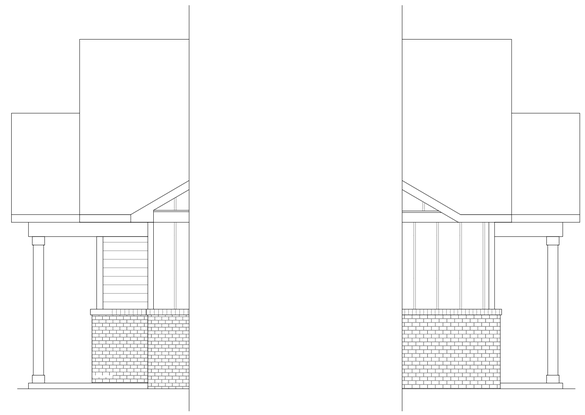
ELEV J

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		294 SF
BRICK	88 %	259 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	12 %	35 SF

BLUFF



Optional Extended
Covered Patio w/ Fireplace - Left & Right



Optional Extended
Covered Patio - Left & Right

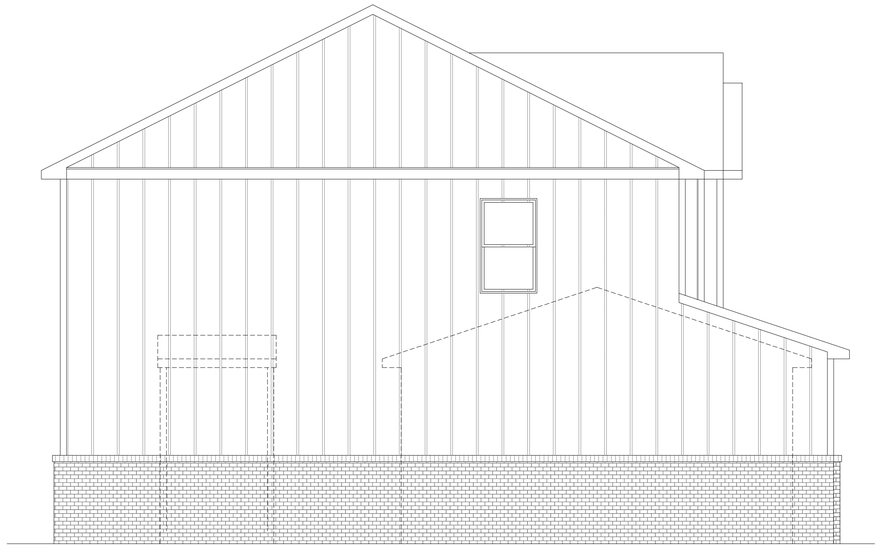


Optional Extended Covered Patio
w/ Fireplace - Rear



Optional Extended Covered Patio - Rear

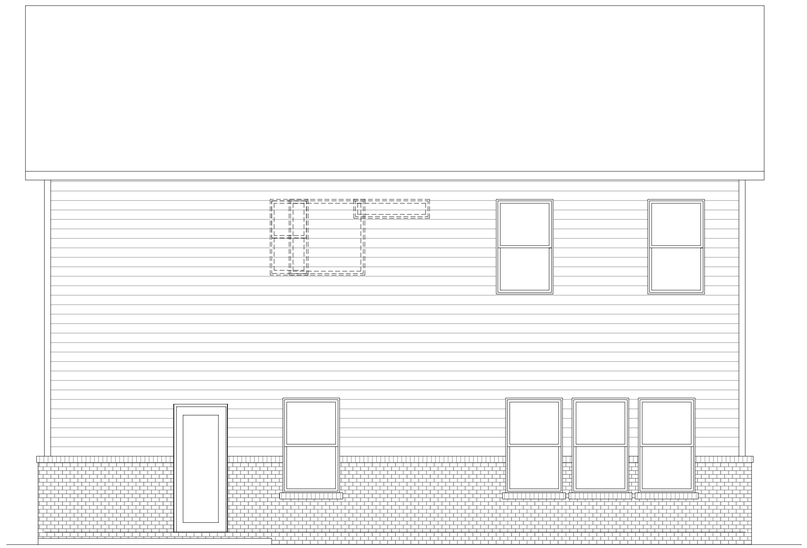
BRIAR



LEFT



RIGHT



REAR



Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		466 SF
BRICK	10 %	47 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	90 %	419 SF

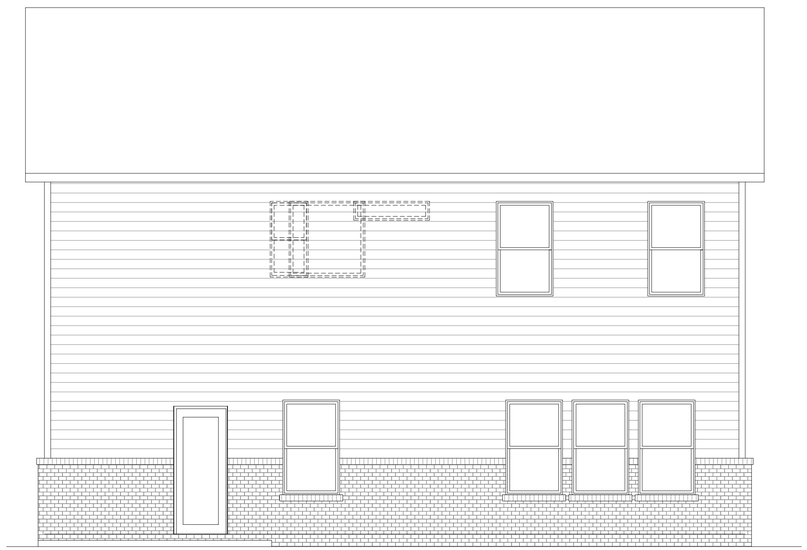
BRIAR



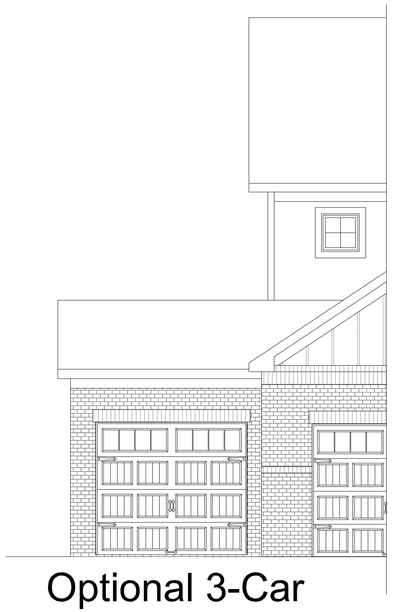
LEFT



RIGHT



REAR



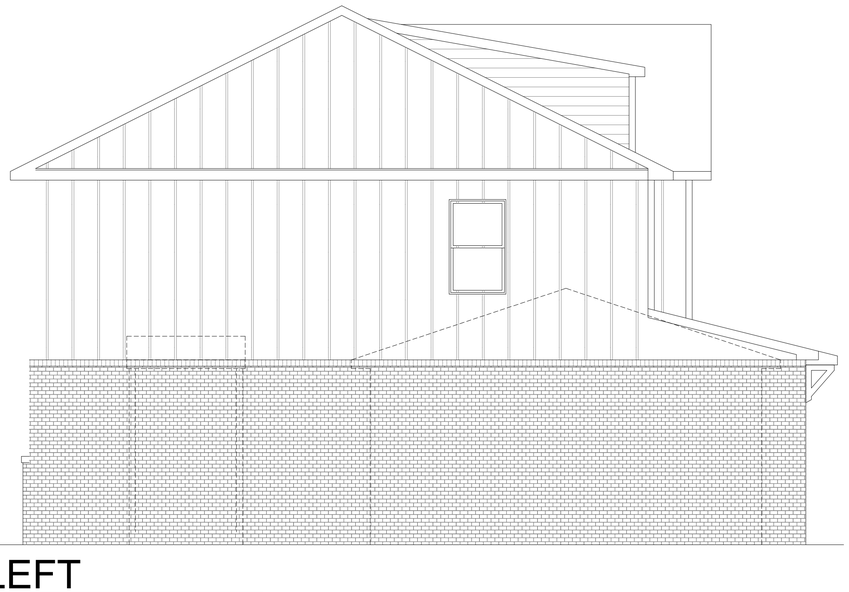
Optional 3-Car Garage



ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		529 SF
BRICK	49 %	259 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	51 %	270 SF

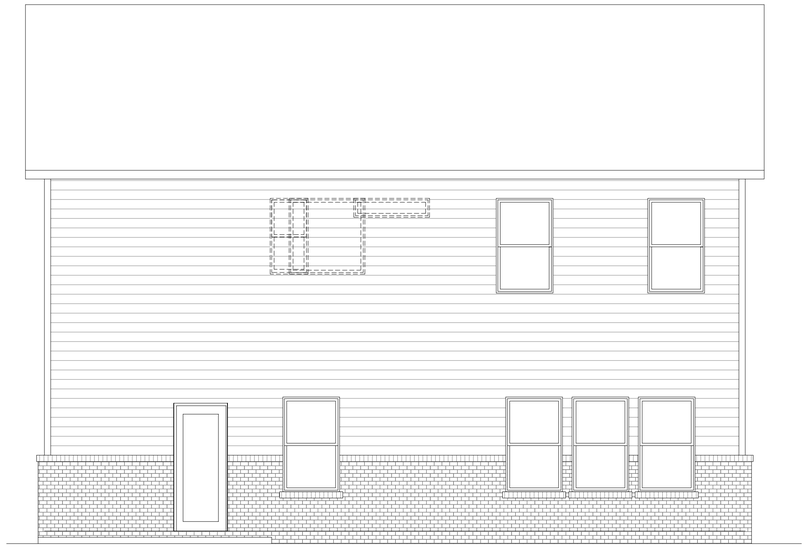
BRIAR



LEFT



RIGHT



REAR



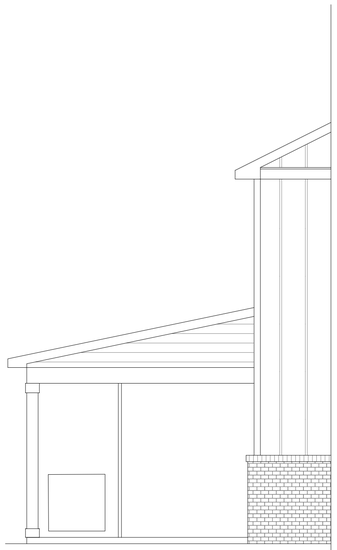
Optional 3-Car Garage



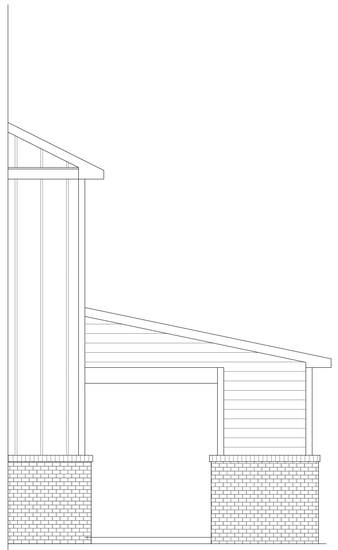
ELEV PB3

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		391 SF
BRICK	63 %	248 SF
STONE	0 %	0 SF
SIDING	3 %	12 SF
SHAKE	0 %	0 SF
B-N-B	34 %	131 SF

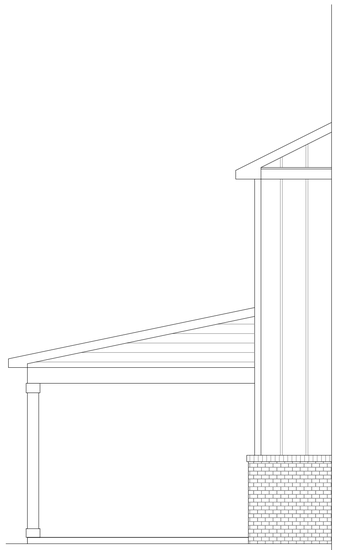
BRIAR



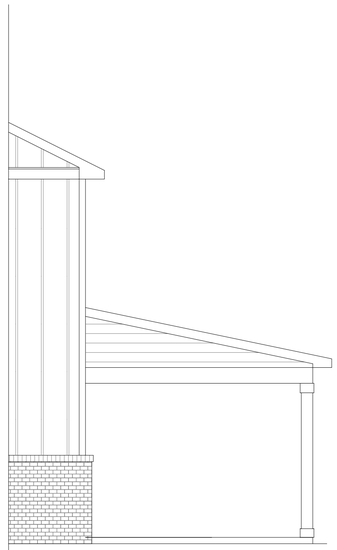
Optional Extended
Covered Patio
w/ Fireplace - Left



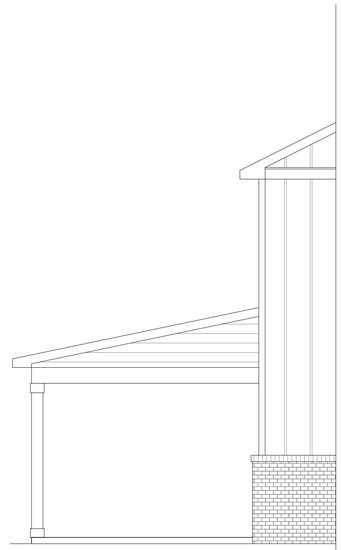
Optional Extended
Covered Patio
w/ Fireplace - Right



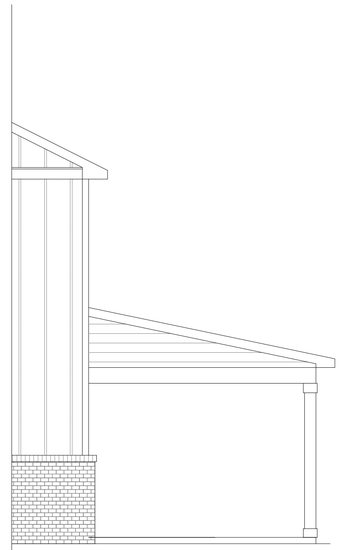
Optional Extended
Covered Patio - Left



Optional Extended
Covered Patio - Right



Optional
Covered Patio - Left



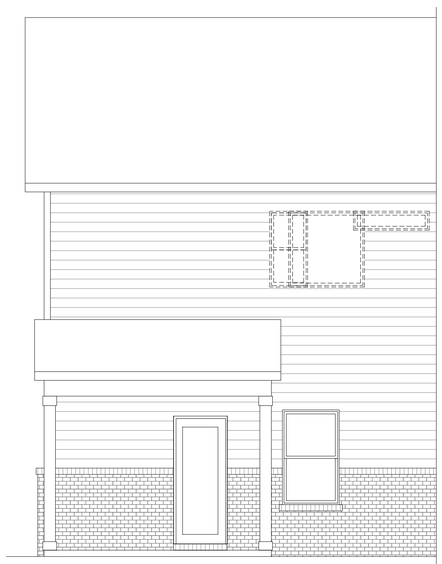
Optional
Covered Patio - Right



Optional Extended
Covered Patio
w/ Fireplace - Rear

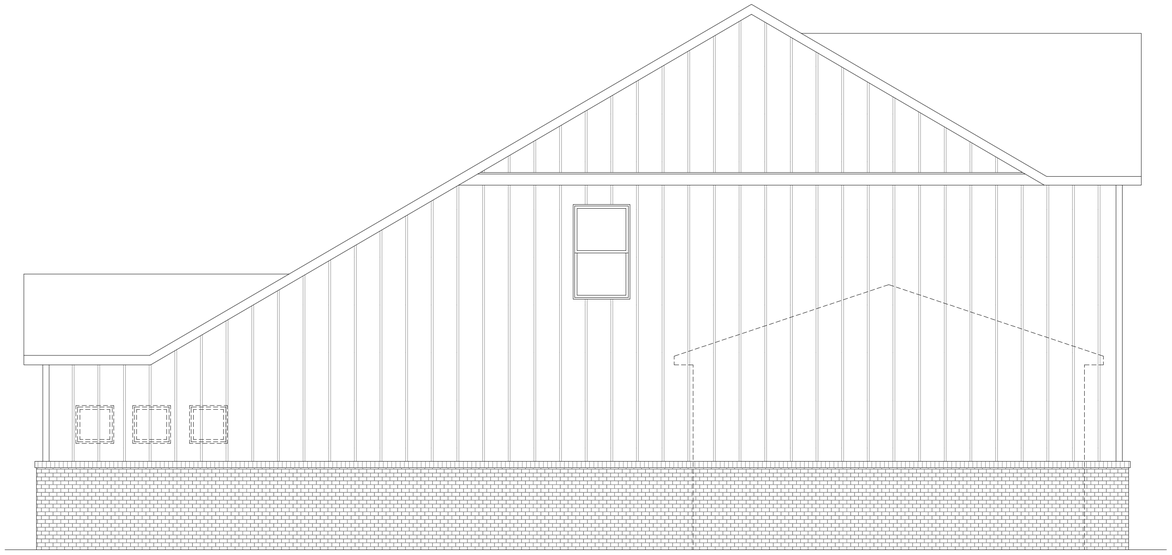


Optional Extended
Covered Patio - Rear

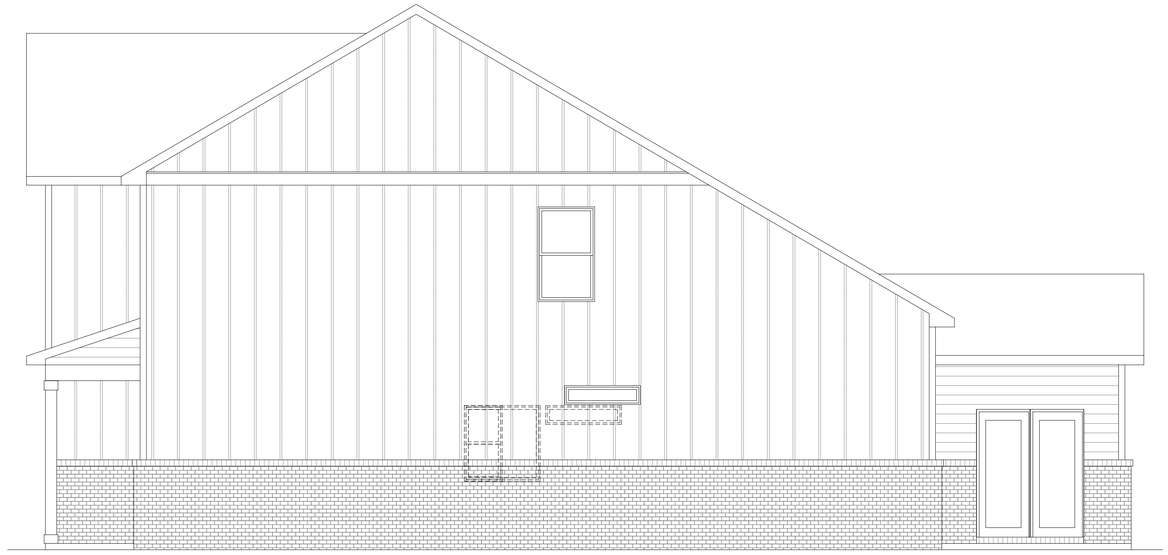


Optional
Covered Patio - Rear

BROOK



LEFT



RIGHT



REAR



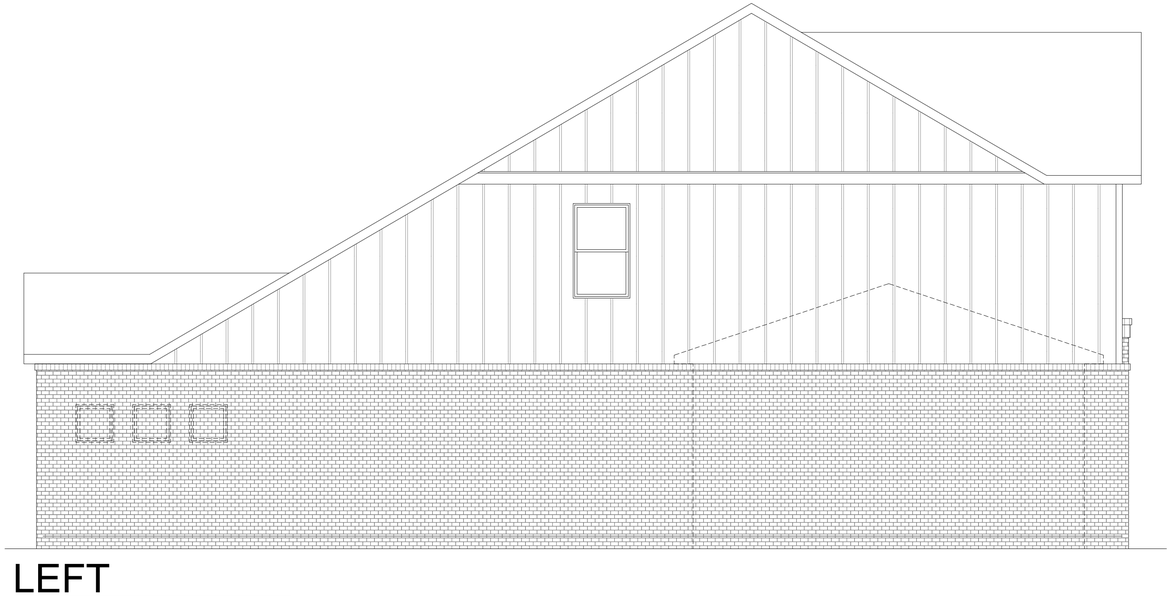
Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		546 SF
BRICK	9 %	51 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	91 %	495 SF

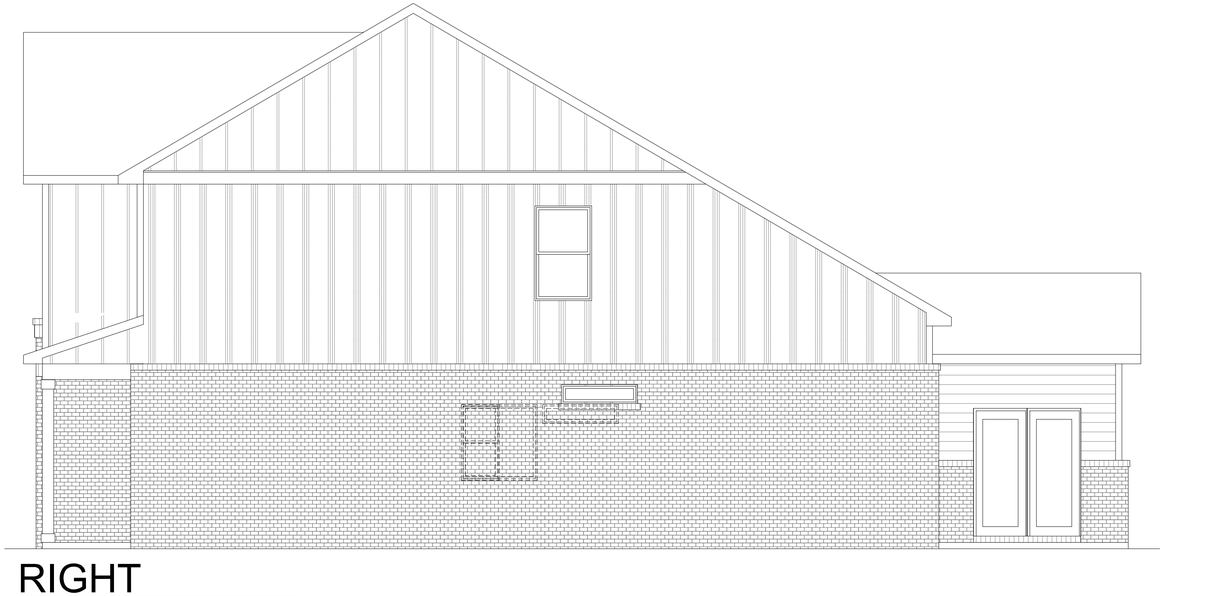
BROOK



LEFT



REAR



RIGHT



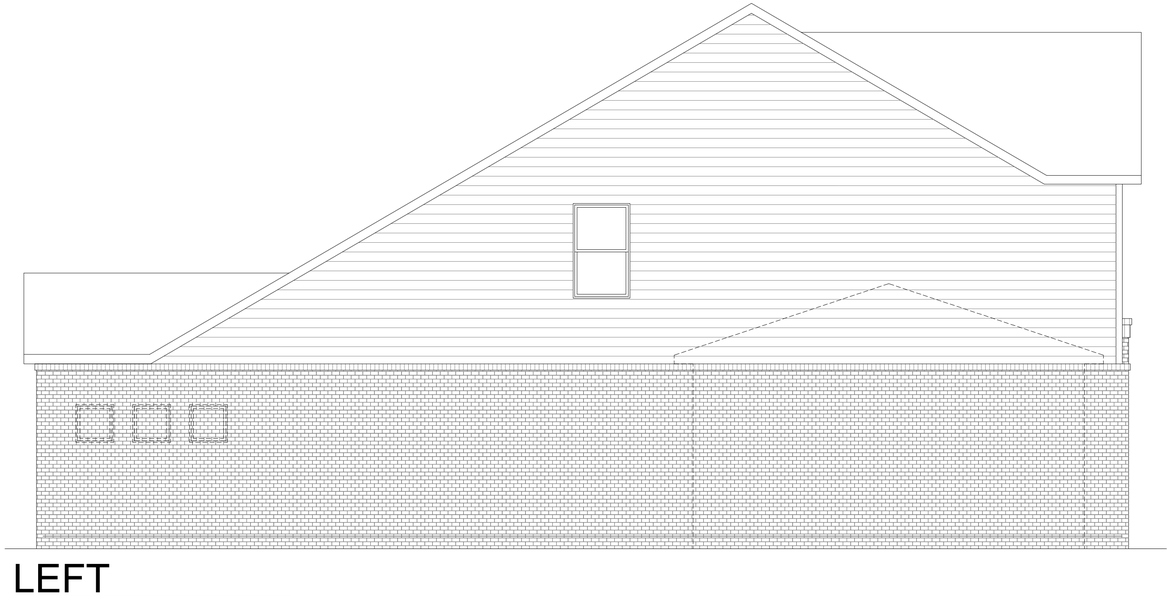
Optional 3-Car Garage



ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		528 SF
BRICK	51 %	268 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	49 %	260 SF

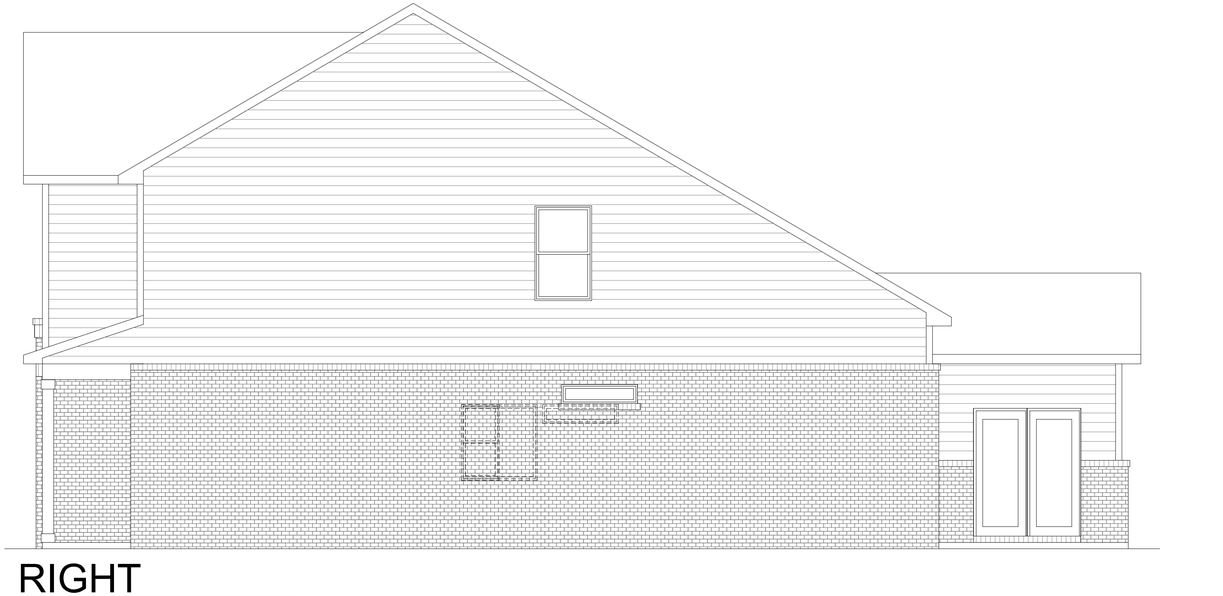
BROOK



LEFT



REAR



RIGHT



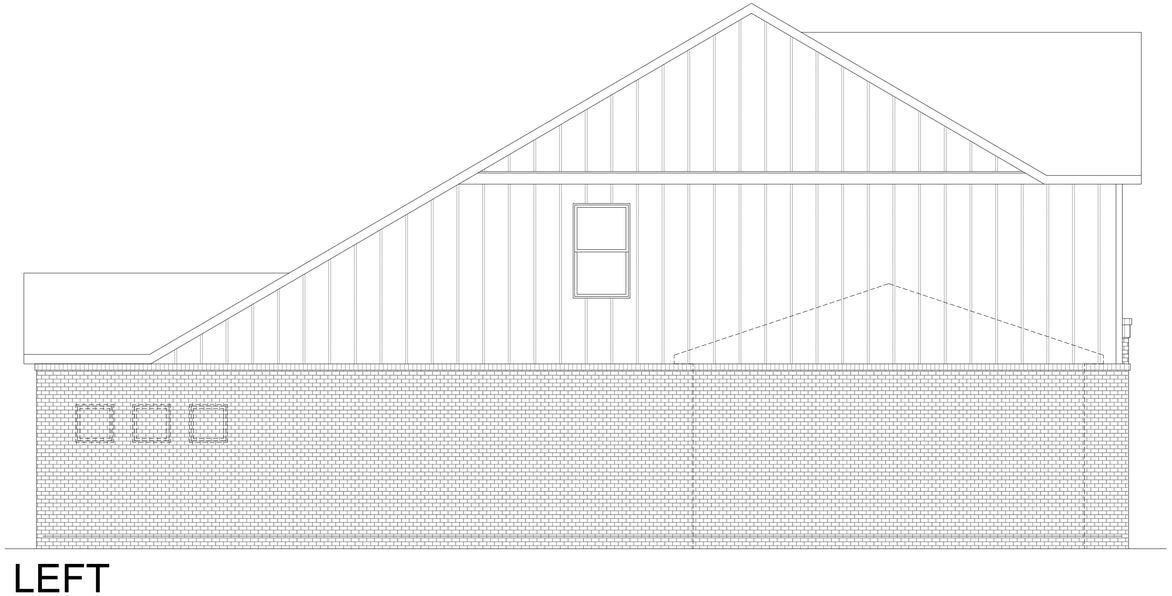
Optional 3-Car Garage



ELEV I

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		541 SF
BRICK	50 %	268 SF
STONE	0 %	0 SF
SIDING	38 %	206 SF
SHAKE	0 %	0 SF
B-N-B	12 %	67 SF

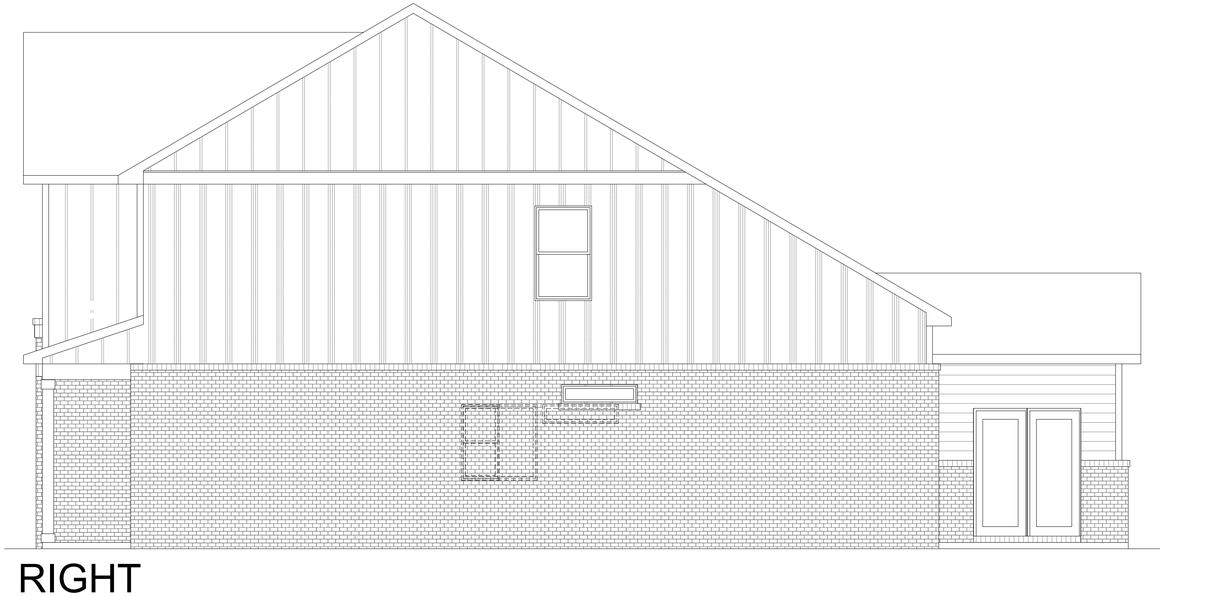
BROOK



LEFT



REAR



RIGHT



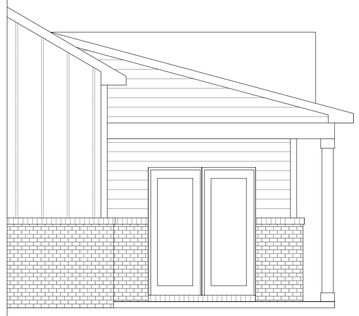
Optional 3-Car Garage



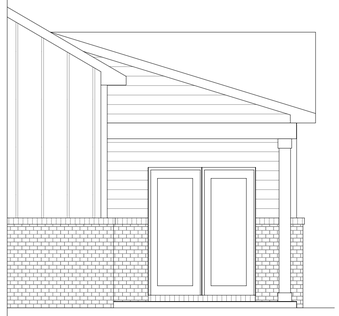
ELEV PB3

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		552 SF
BRICK	67 %	372 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	33 %	180 SF

BROOK



Optional Extended
Covered Patio - Right



Optional Covered Patio - Right



Optional Extended Covered Patio
w/ Fireplace - Rear

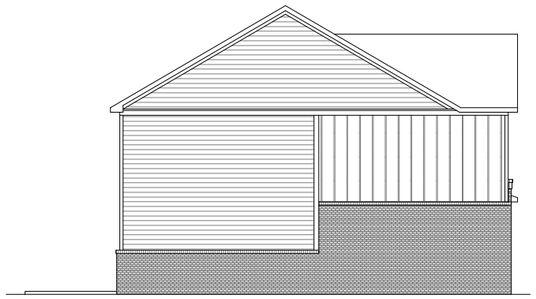


Optional Extended Covered Patio - Rear

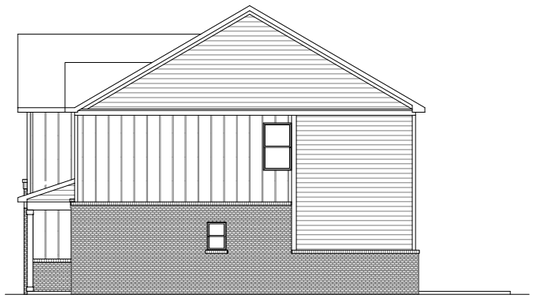


Optional Covered Patio - Rear

CANYON



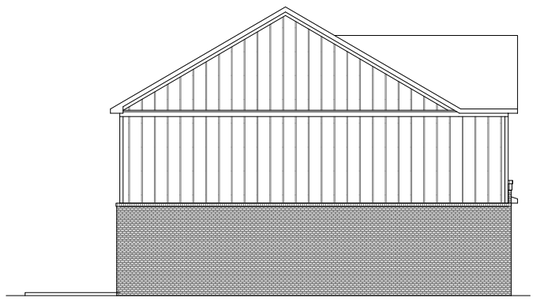
LEFT ELEVATION - 20' MIN. MATERIAL RETURN | OPT. C



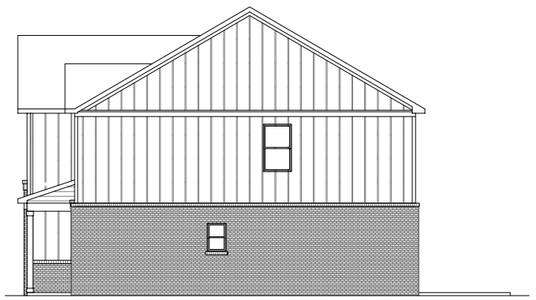
RIGHT ELEVATION - 20' MIN. MATERIAL RETURN | OPT. C



REAR ELEVATION - 4' WATER TABLE | OPT. B



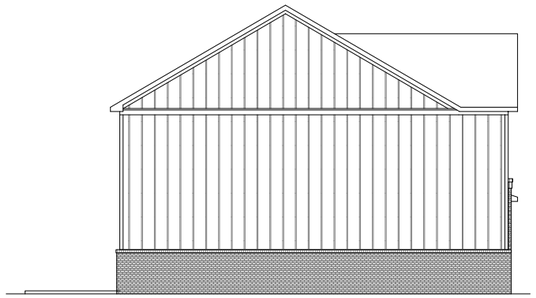
LEFT ELEVATION - 1st FLOOR BRICK | OPT. B



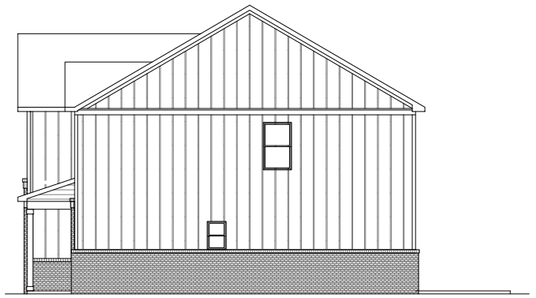
RIGHT ELEVATION - 1st FLOOR BRICK | OPT. B



REAR ELEVATION - 4' WATER TABLE | OPT. B



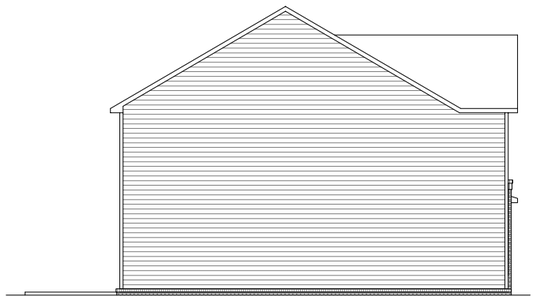
LEFT ELEVATION - 4' WATER TABLE | OPT. A



RIGHT ELEVATION - 4' WATER TABLE | OPT. A



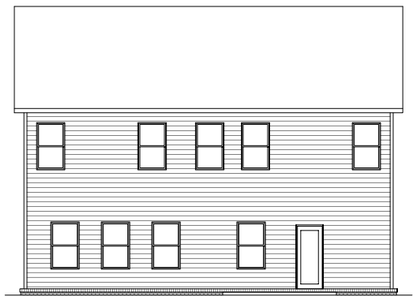
REAR ELEVATION - 4' WATER TABLE | OPT. A



LEFT ELEVATION - BRICK SKIRT



RIGHT ELEVATION - BRICK SKIRT



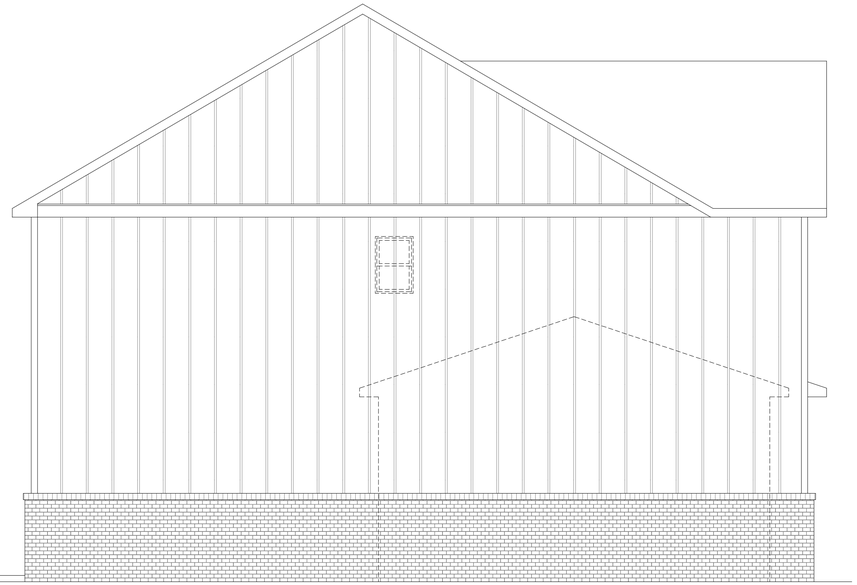
REAR ELEVATION - BRICK SKIRT



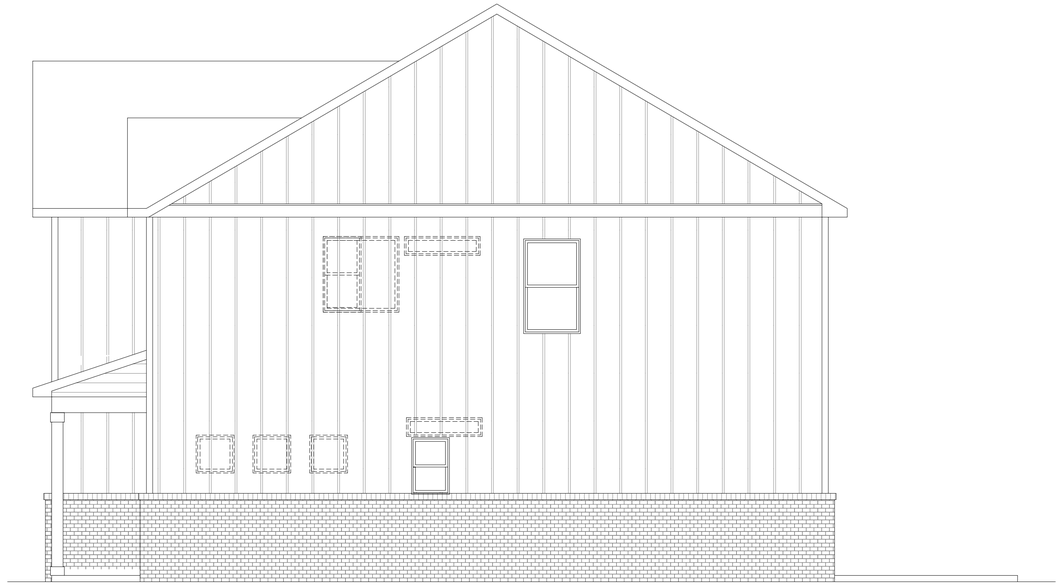
FRONT ELEVATION - C

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		523 SF
BRICK	47 %	247 SF
STONE	0 %	0 SF
SIDING	1 %	5 SF
SHAKE	0 %	0 SF
B-N-B	52 %	271 SF

CANYON



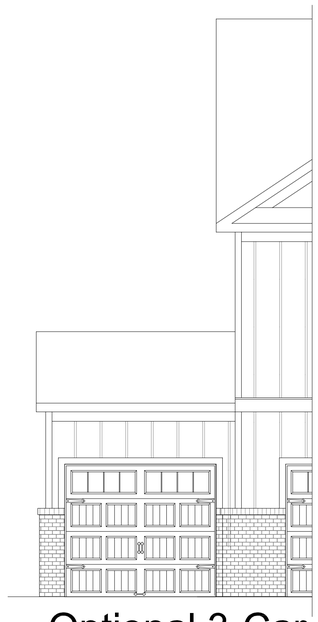
LEFT



RIGHT



REAR



Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		562 SF
BRICK	9 %	51 SF
STONE	0 %	0 SF
SIDING	7 %	38 SF
SHAKE	0 %	0 SF
B-N-B	84 %	473 SF

CANYON



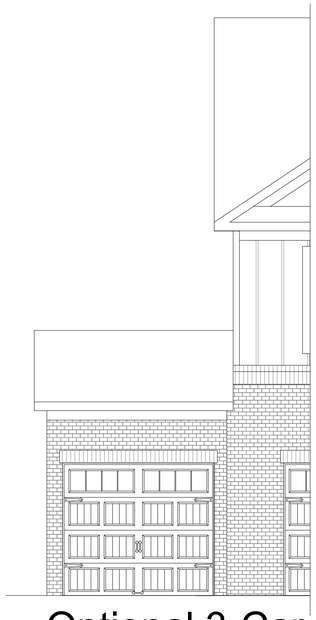
LEFT



REAR



RIGHT



Optional 3-Car Garage



ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		523 SF
BRICK	47 %	247 SF
STONE	0 %	0 SF
SIDING	1 %	5 SF
SHAKE	0 %	0 SF
B-N-B	52 %	271 SF

CANYON



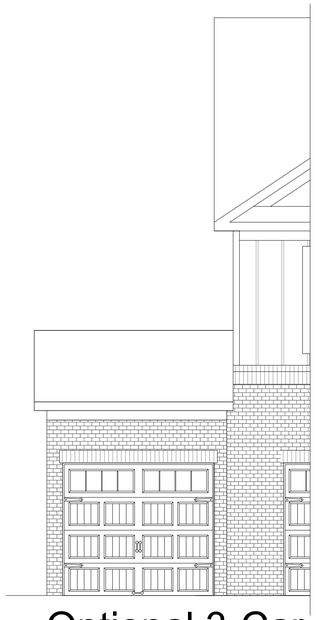
LEFT



REAR



RIGHT



Optional 3-Car Garage



ELEV I

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		507 SF
BRICK	67 %	340 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	33 %	167 SF

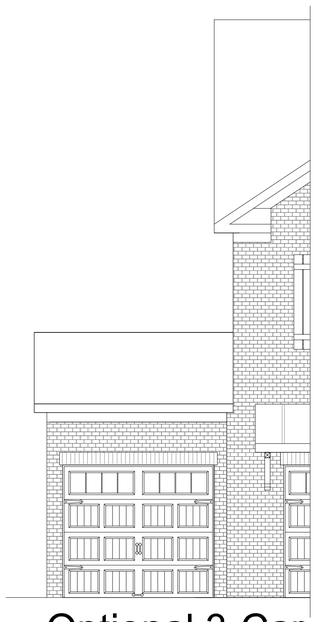
CANYON

LEFT



REAR

RIGHT



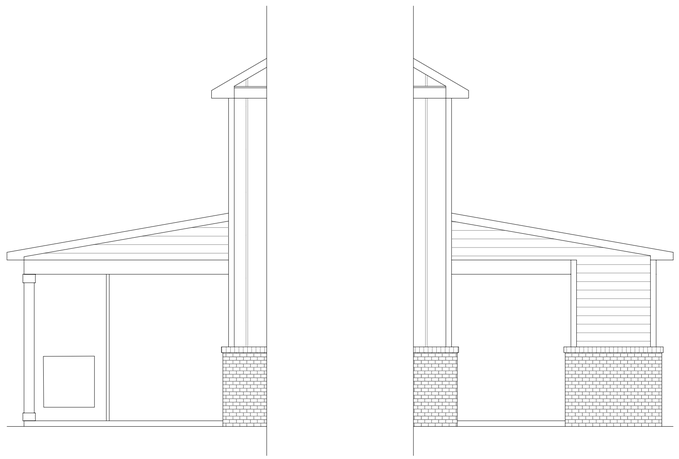
Optional 3-Car Garage



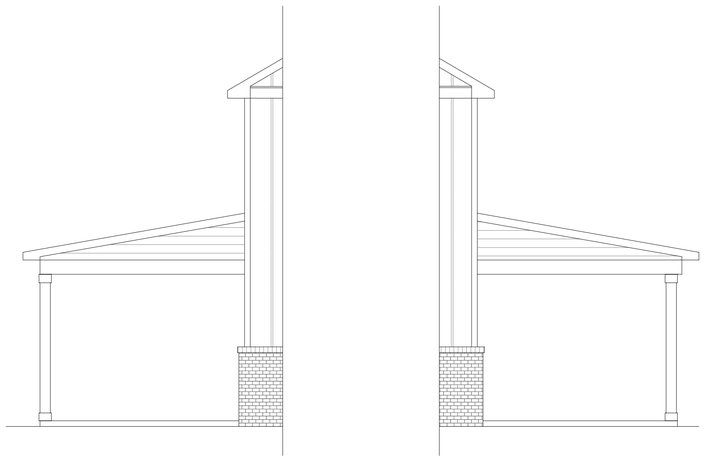
ELEV PB3

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		547 SF
BRICK	73 %	401 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	27 %	146 SF

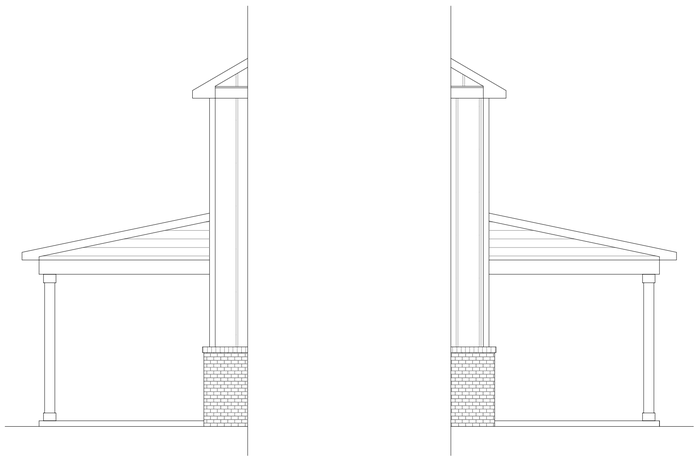
CANYON



Optional Extended
Covered Patio w/ Fireplace - Left & Right



Optional Extended
Covered Patio - Left & Right



Optional Covered Patio - Left & Right



Optional Extended Covered Patio
w/ Fireplace - Rear

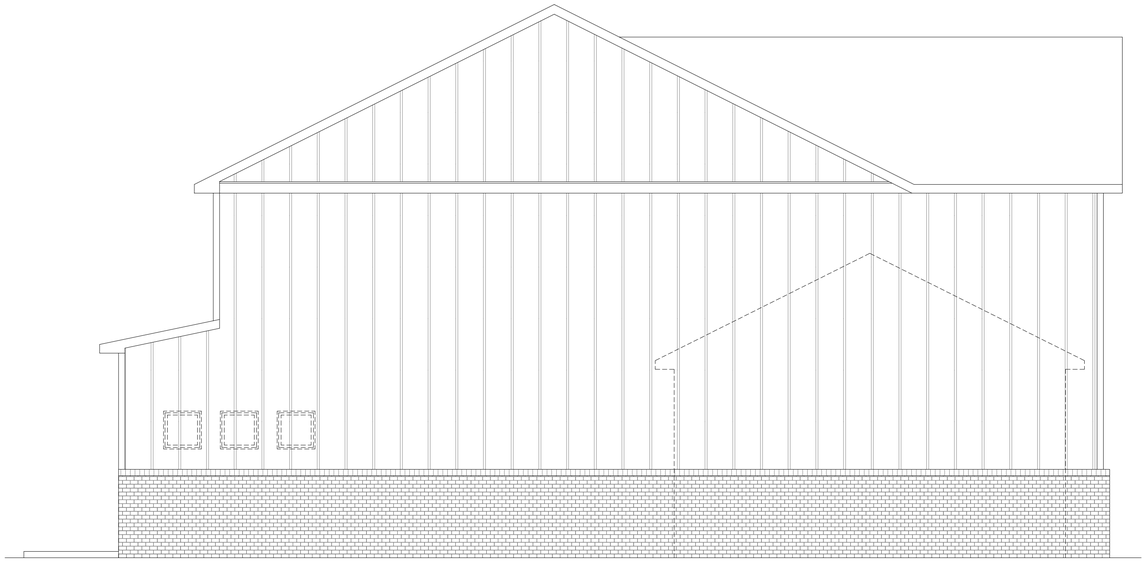


Optional Extended Covered Patio - Rear

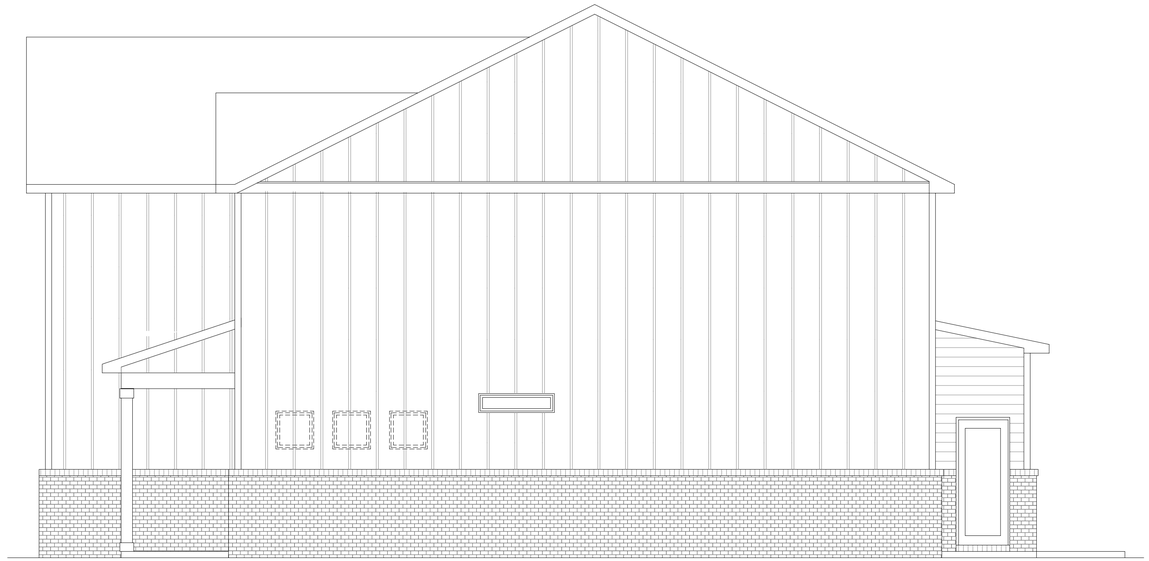


Optional Covered Patio - Rear

CASCADE



LEFT



RIGHT



REAR



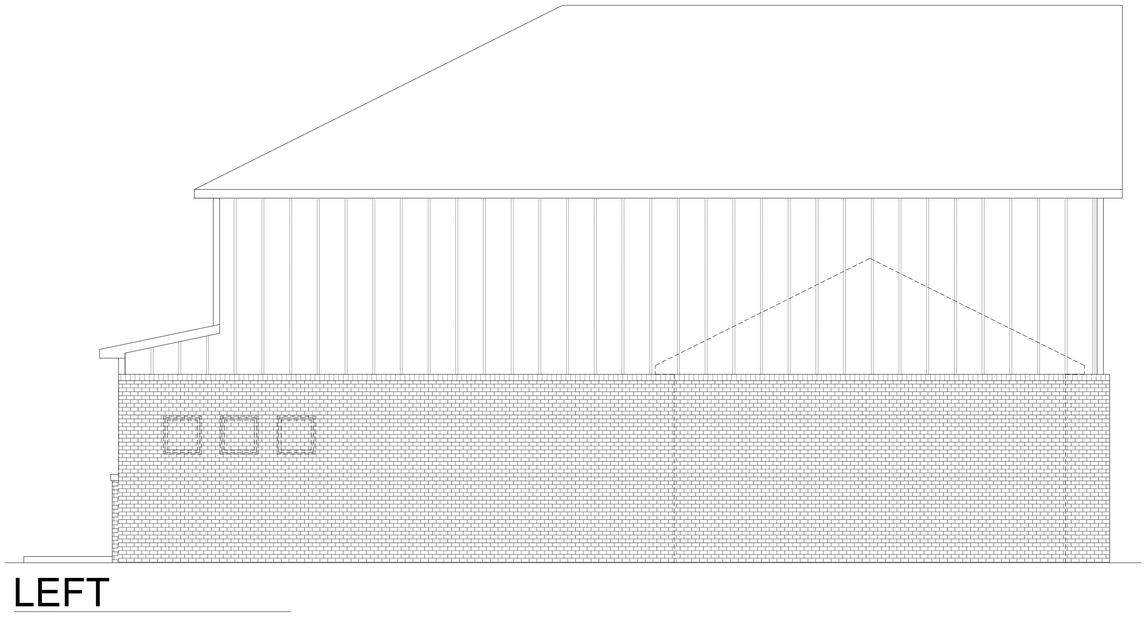
Optional 3-Car Garage



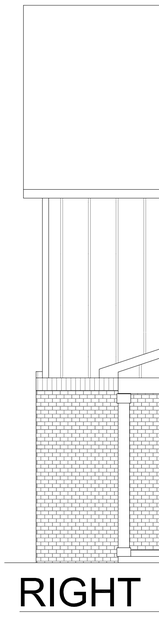
ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		630 SF
BRICK	9 %	56 SF
STONE	0 %	0 SF
SIDING	77 %	488 SF
SHAKE	0 %	0 SF
B-N-B	14 %	86 SF

CASCADE



LEFT



RIGHT



REAR



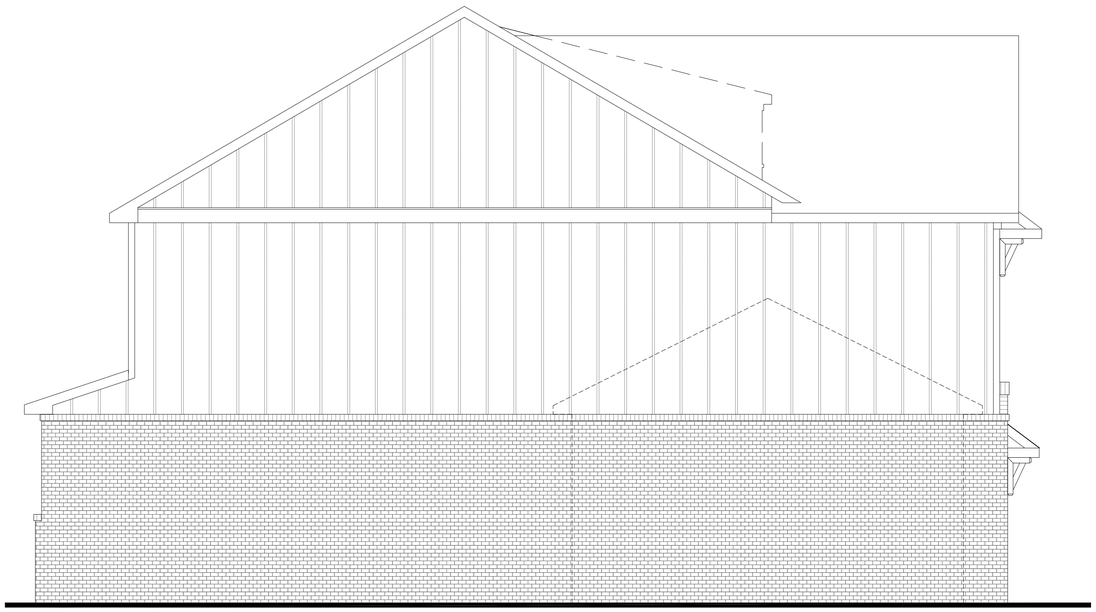
Optional 3-Car Garage



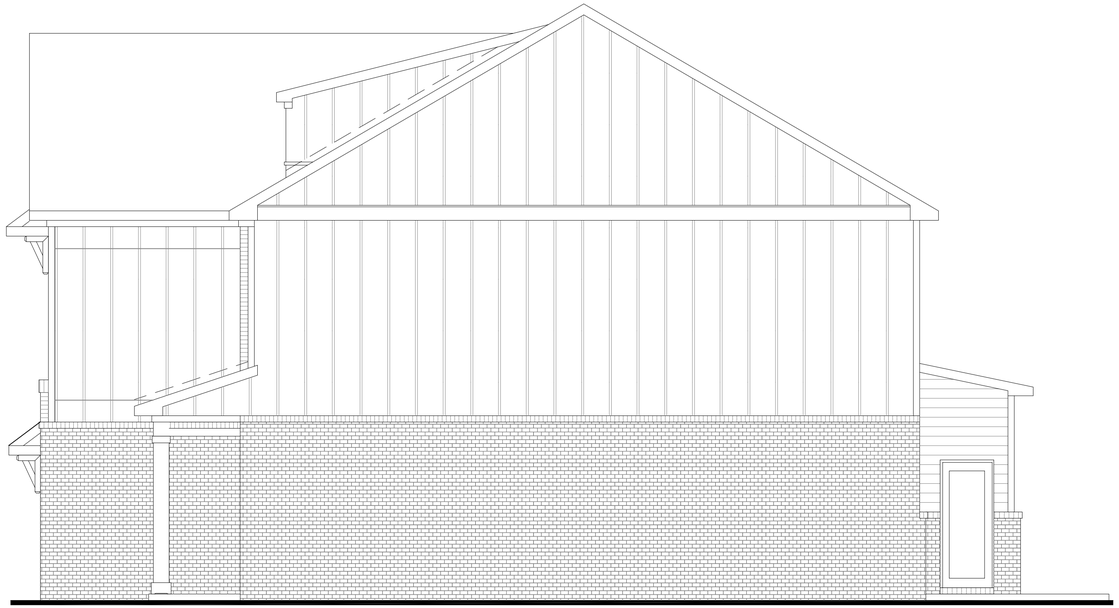
ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		556 SF
BRICK	37 %	206 SF
STONE	0 %	0 SF
SIDING	25 %	140 SF
SHAKE	38 %	210 SF
B-N-B	0 %	0 SF

CASCADE



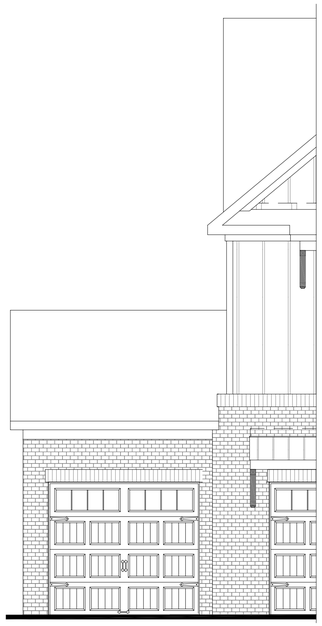
LEFT



RIGHT



REAR



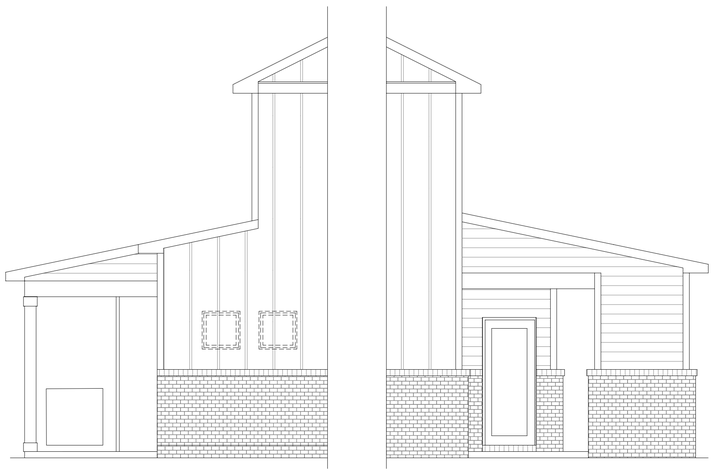
Optional 3-Car Garage



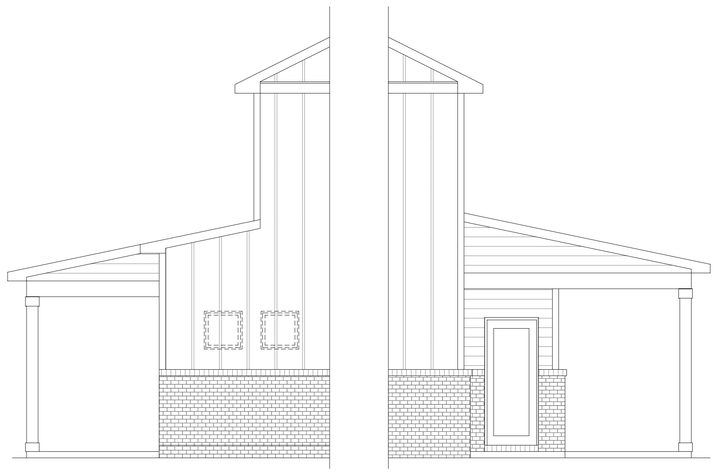
ELEV PB3

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		699 SF
BRICK	57 %	395 SF
STONE	0 %	0 SF
SIDING	1 %	7 SF
SHAKE	0 %	0 SF
B-N-B	42 %	297 SF

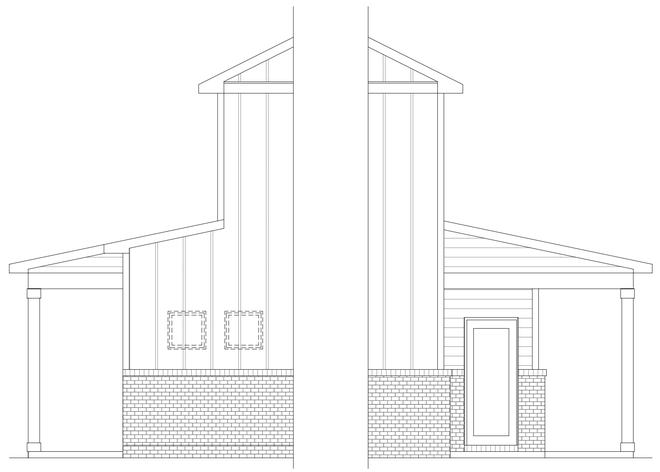
CASCADE



Optional Extended
Covered Patio w/ Fireplace - Left & Right



Optional Extended
Covered Patio - Left & Right



Optional Covered Patio - Left & Right



Optional Extended Covered Patio
w/ Fireplace - Rear

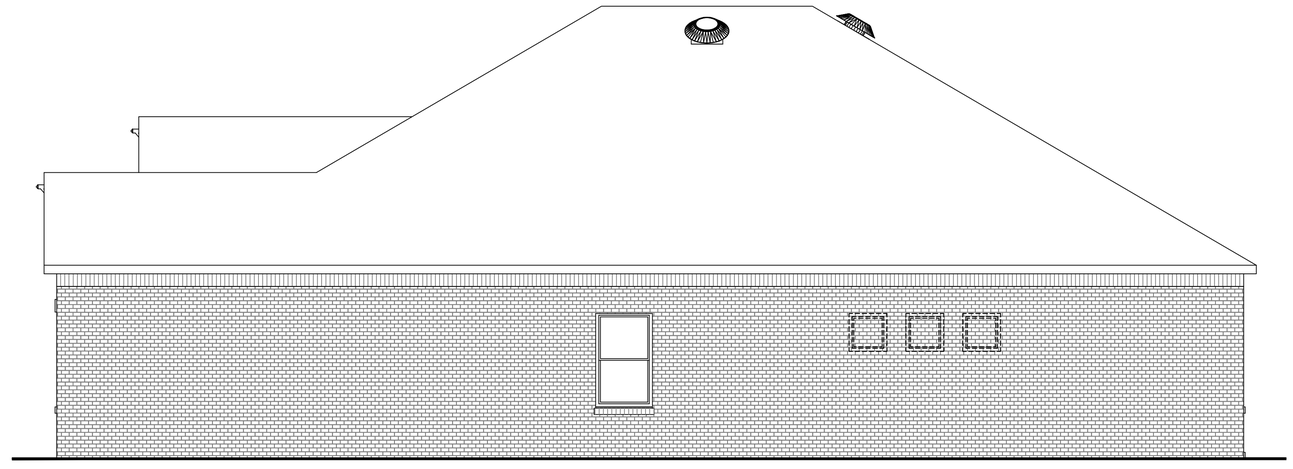


Optional Extended Covered Patio - Rear

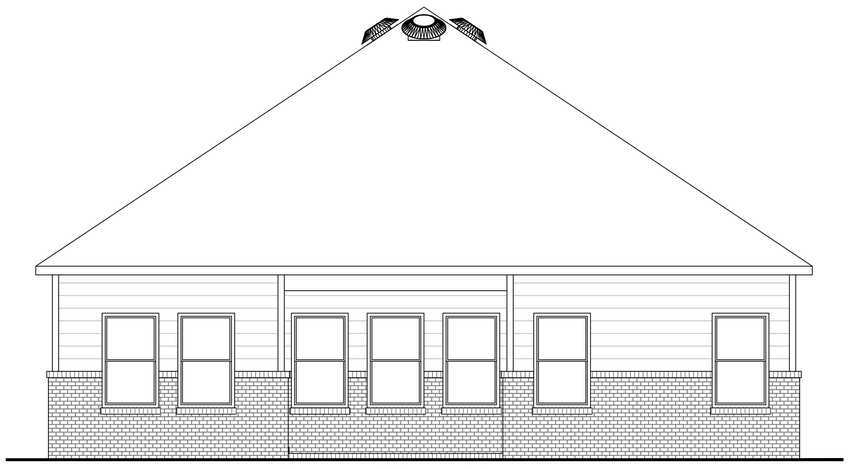


Optional Covered Patio - Rear

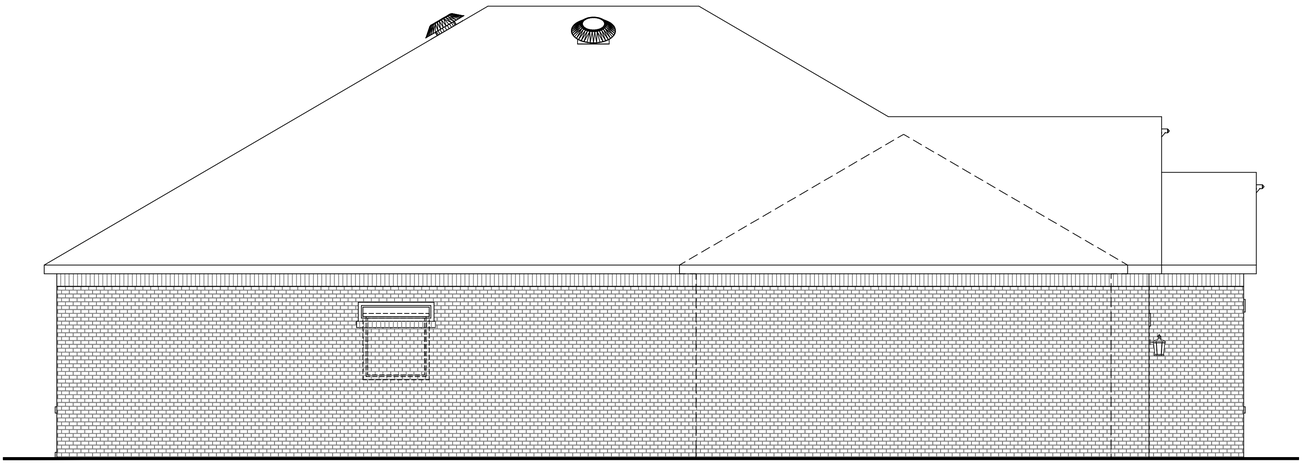
CLEVELAND



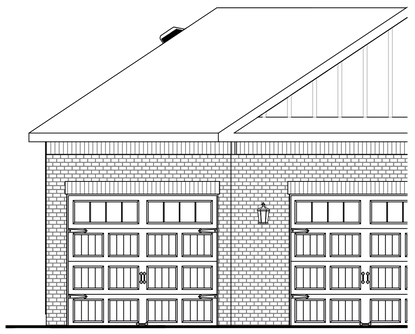
Right Elevation
Craftsman 2



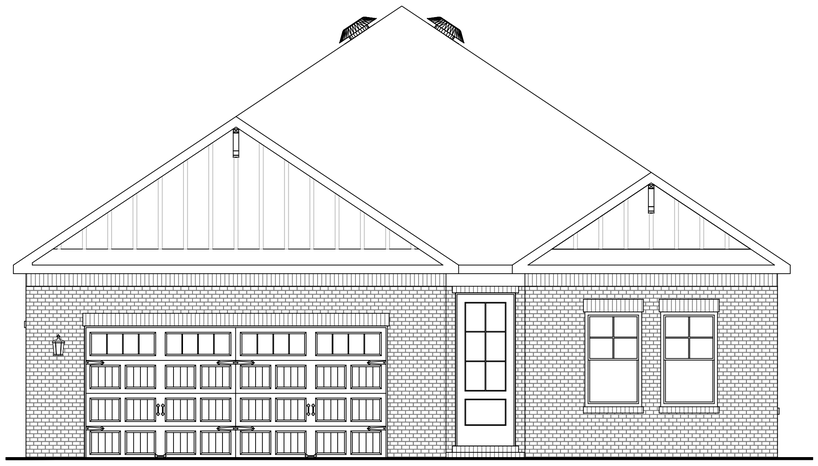
Rear Elevation
Craftsman 2



Left Elevation
Craftsman 2



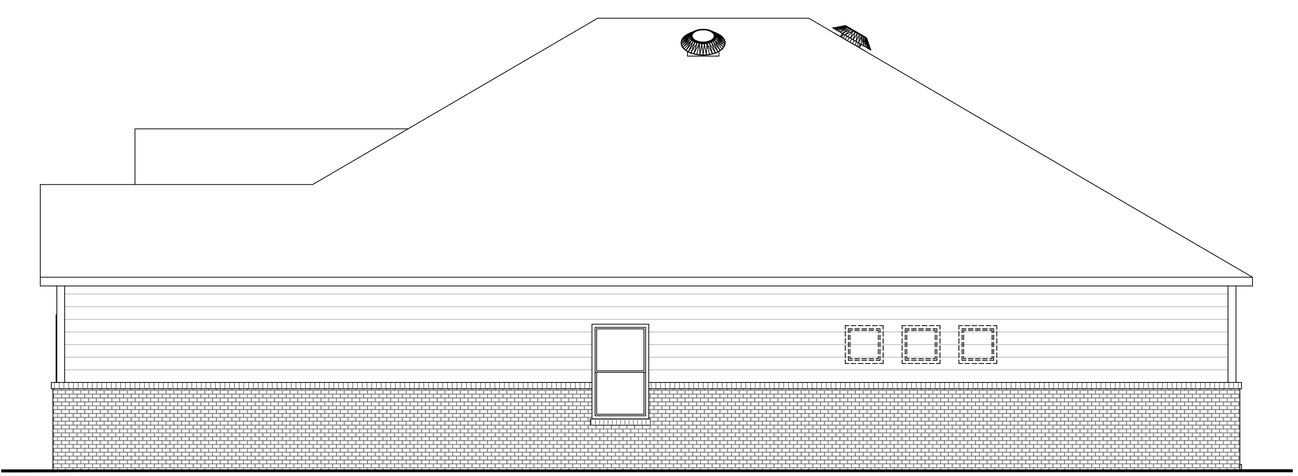
Front Elevation
3-Car Garage



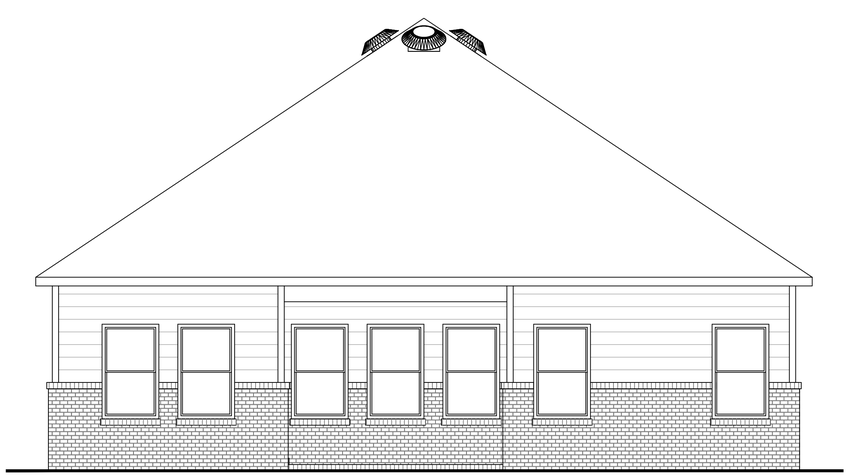
Front Elevation
Craftsman 2

FRONT ELEV TOTAL SF		293 SF
BRICK	73 %	213 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	27 %	80 SF

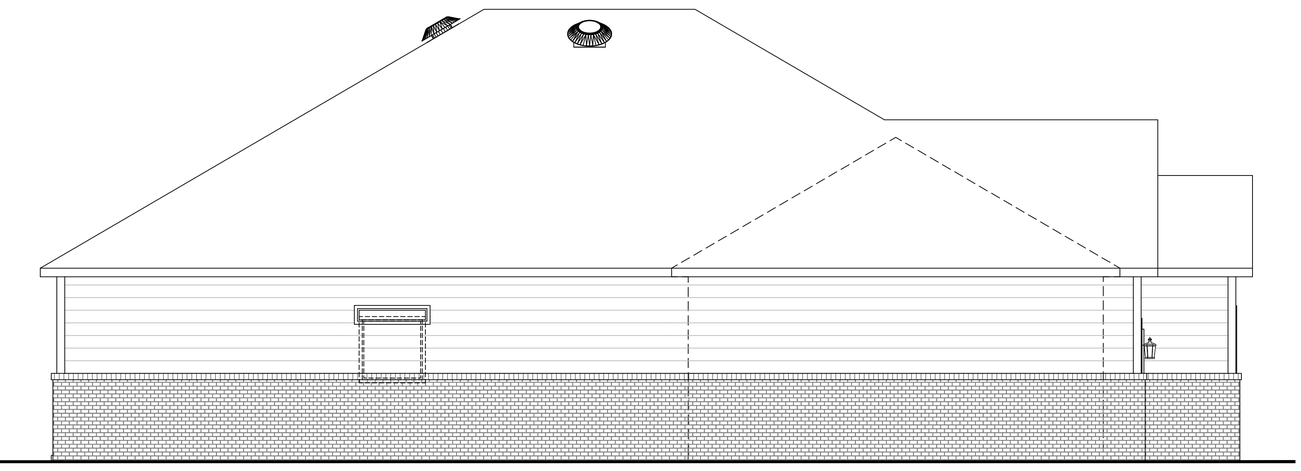
CLEVELAND



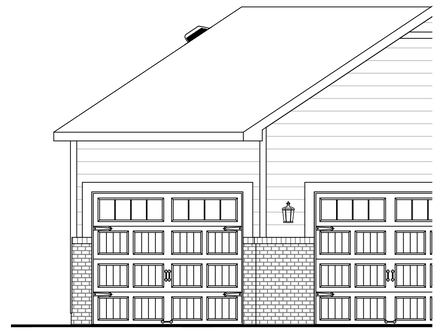
Right Elevation
Craftsman 4



Rear Elevation
Craftsman 4



Left Elevation
Craftsman 4



Front Elevation
3-Car Garage



Front Elevation
Craftsman 4

FRONT ELEV TOTAL SF		332 SF
BRICK	26 %	85 SF
STONE	0 %	0 SF
SIDING	74 %	247 SF
SHAKE	0 %	0 SF
B-N-B	0 %	0 SF

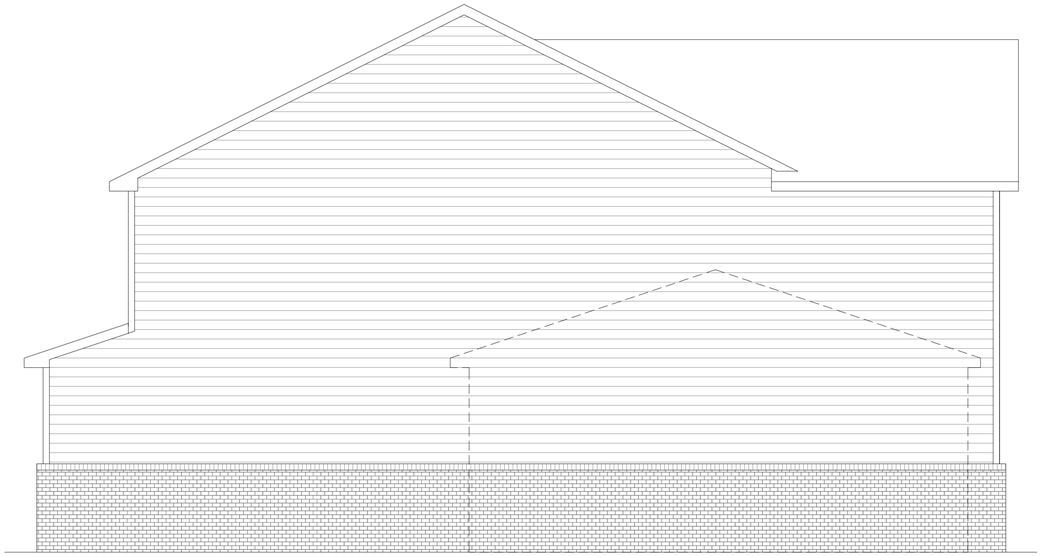
COLBURN



Right Elevation 'V'



Rear Elevation 'V'



Left Elevation 'V'

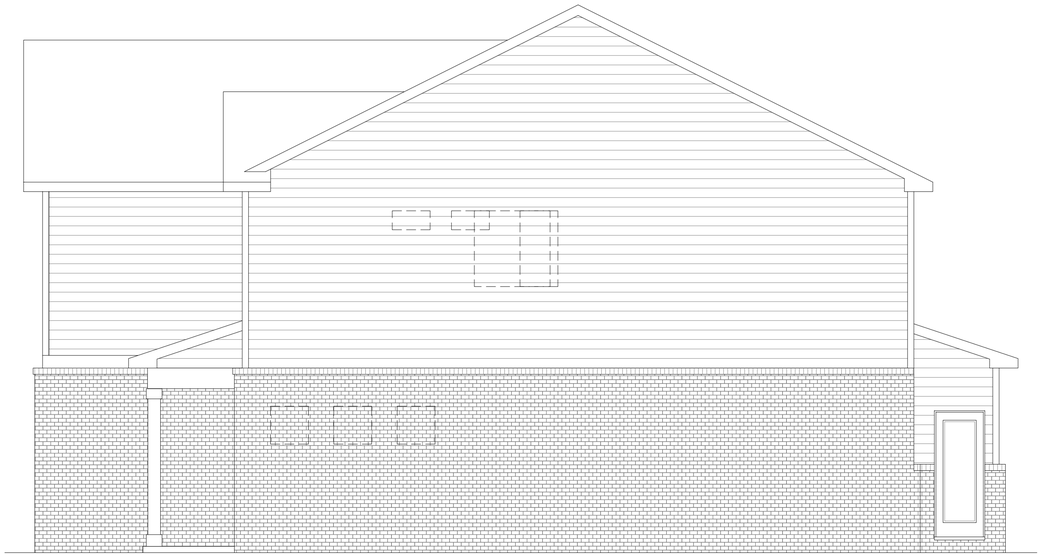


Front Elevation 'V' at
3-Car Front Load Garage



Front Elevation 'V'

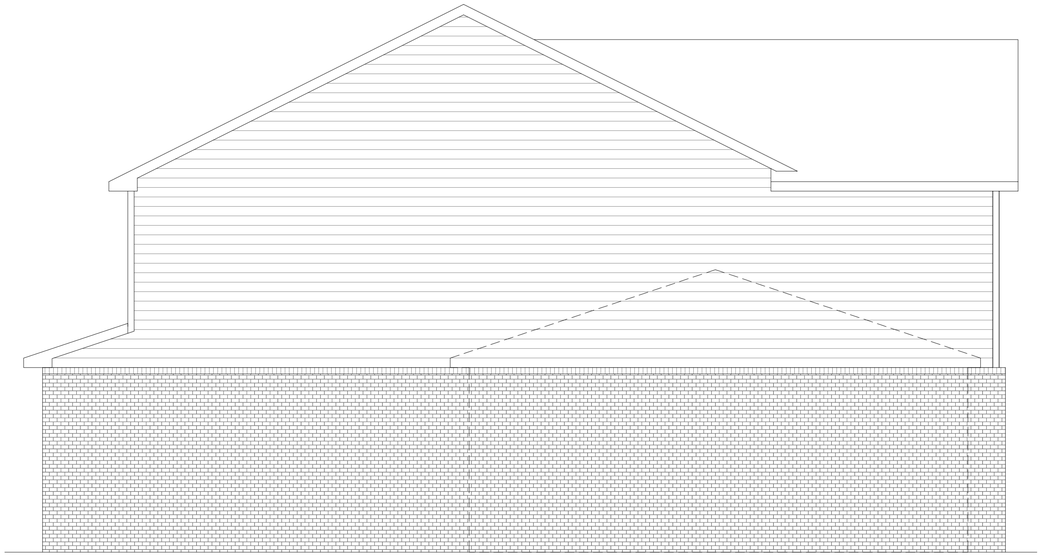
COLBURN



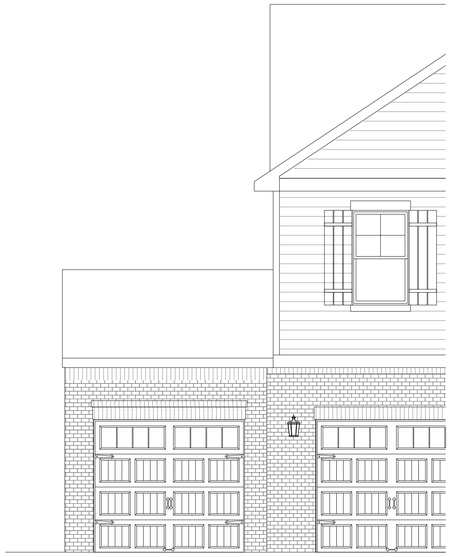
Right Elevation 'G'



Rear Elevation 'G'



Left Elevation 'G'

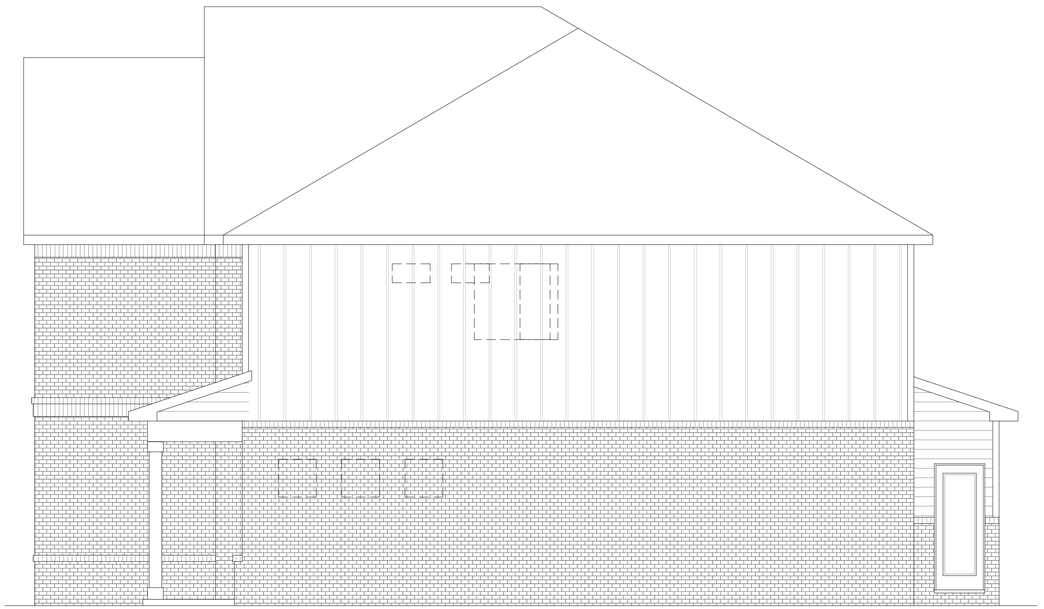


Front Elevation 'G' at
3-Car Front Load Garage

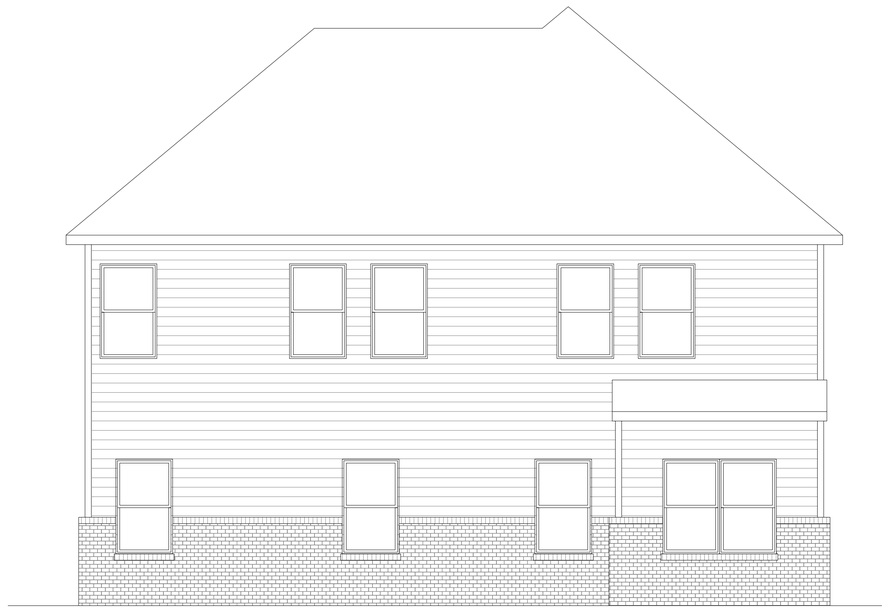


Front Elevation 'G'

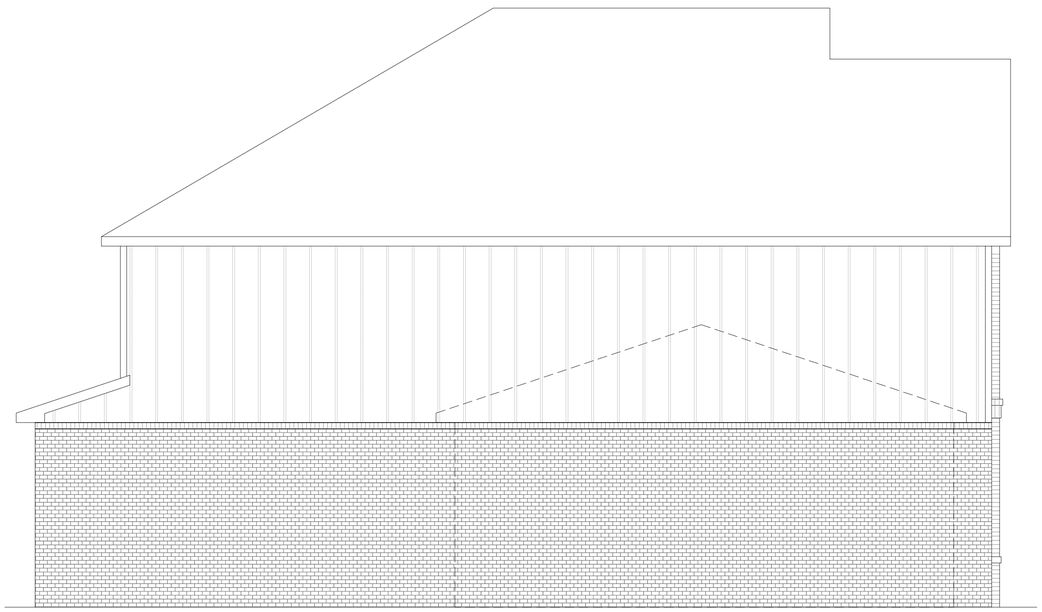
COLBURN



Right Elevation 'P'



Rear Elevation 'P'



Left Elevation 'P'

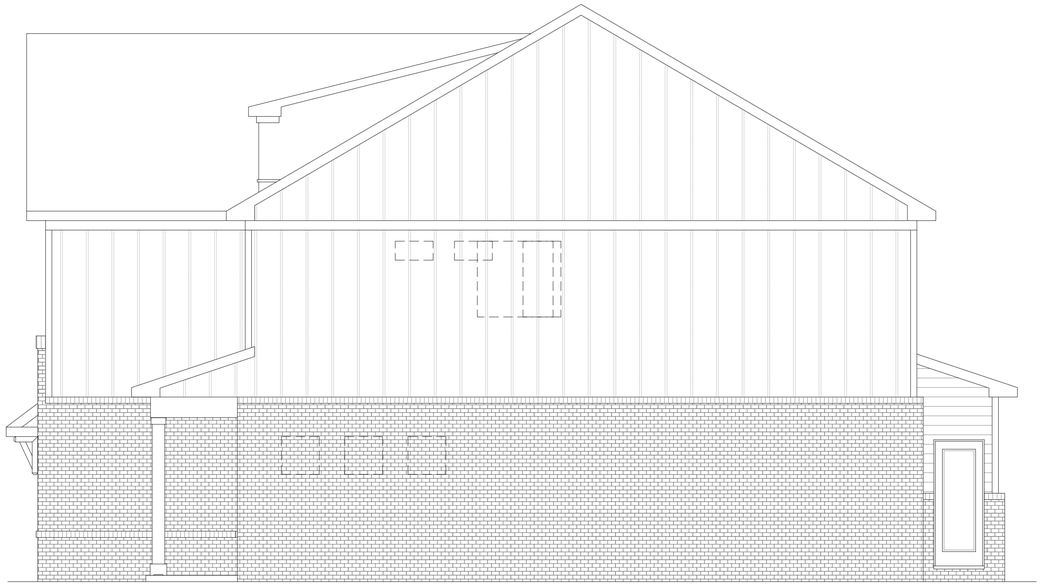


Front Elevation 'P' at
3-Car Front Load Garage



Front Elevation 'P'

COLBURN



Right Elevation 'S'



Rear Elevation 'S'



Left Elevation 'S'



Front Elevation 'S' at
3-Car Front Load Garage



Front Elevation 'S'

COLBURN



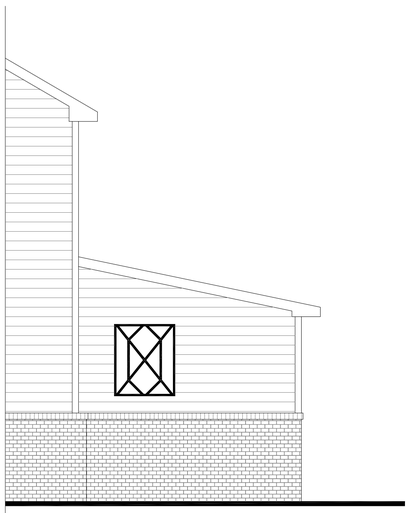
Rear Elevation w/
Opt. Covered Patio



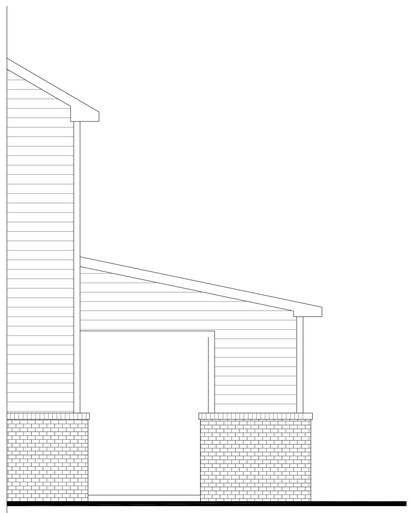
Rear Elevation
w/ Opt. Covered Patio
& Fireplace



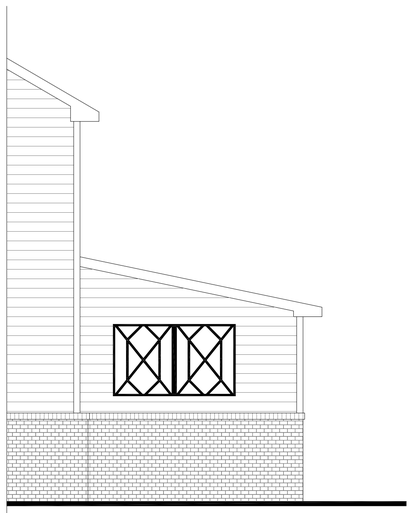
Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall



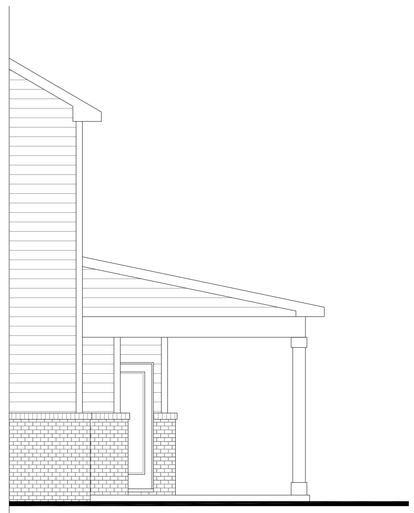
Partial Right Elevation
w/ Opt. Covered Patio
Fireplace & Privacy Wall



Partial Right Elevation
w/ Opt. Covered Patio
& Fireplace



Partial Right Elevation
w/ Opt. Covered Patio
& Privacy Wall

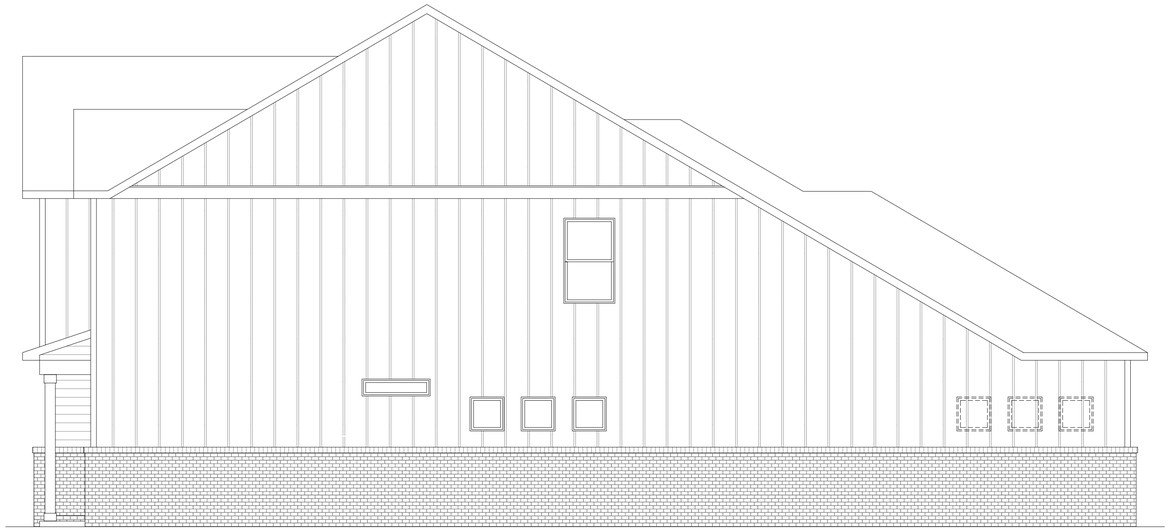


Partial Right Elevation
w/ Opt. Covered Patio

COVE



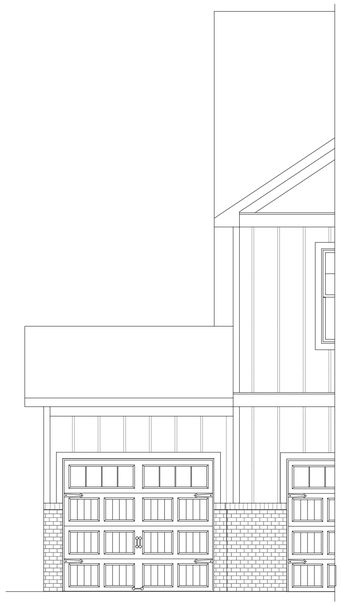
LEFT



RIGHT



REAR



Optional 3-Car Garage



ELEV G

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		589 SF
BRICK	9 %	52 SF
STONE	0 %	0 SF
SIDING	26 %	155 SF
SHAKE	0 %	0 SF
B-N-B	65 %	382 SF

COVE



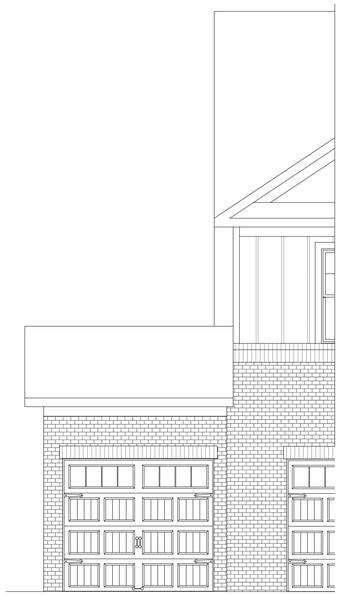
LEFT



REAR



RIGHT



Optional 3-Car Garage



ELEV H

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		527 SF
BRICK	50 %	264 SF
STONE	0 %	0 SF
SIDING	4 %	23 SF
SHAKE	0 %	0 SF
B-N-B	46 %	240 SF

COVE

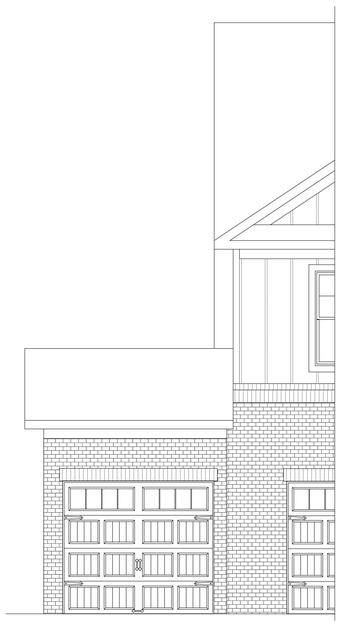


LEFT

REAR



RIGHT



Optional 3-Car Garage

ELEV I

ELEVATION CALCULATIONS		
FRONT ELEV TOTAL SF		501 SF
BRICK	49 %	245 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	51 %	256 SF

COVE



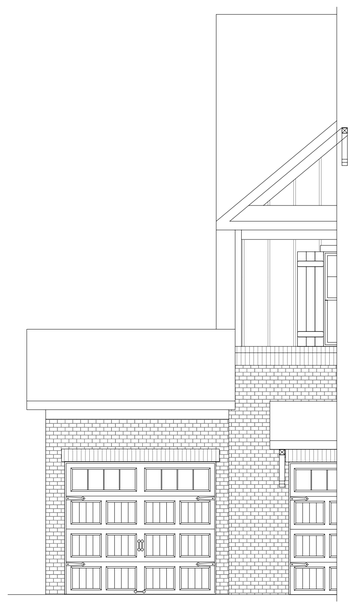
LEFT



REAR



RIGHT



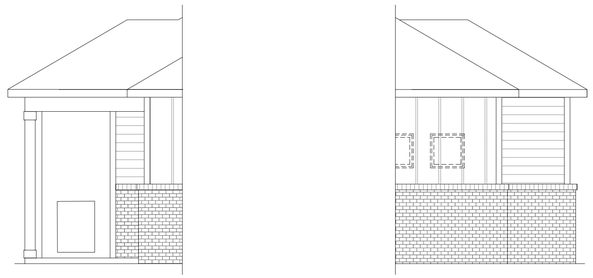
Optional 3-Car Garage



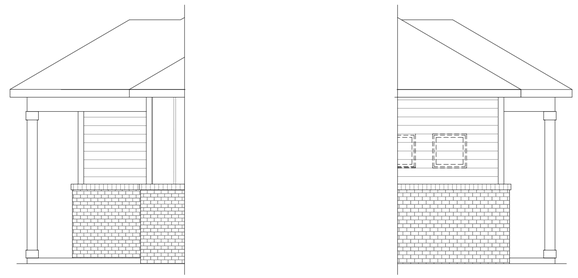
ELEV PB3

FRONT ELEV TOTAL SF		617 SF
BRICK	52 %	320 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	48 %	297 SF

COVE



Optional Extended
Covered Patio w/ Fireplace - Left & Right



Optional Extended
Covered Patio - Left & Right

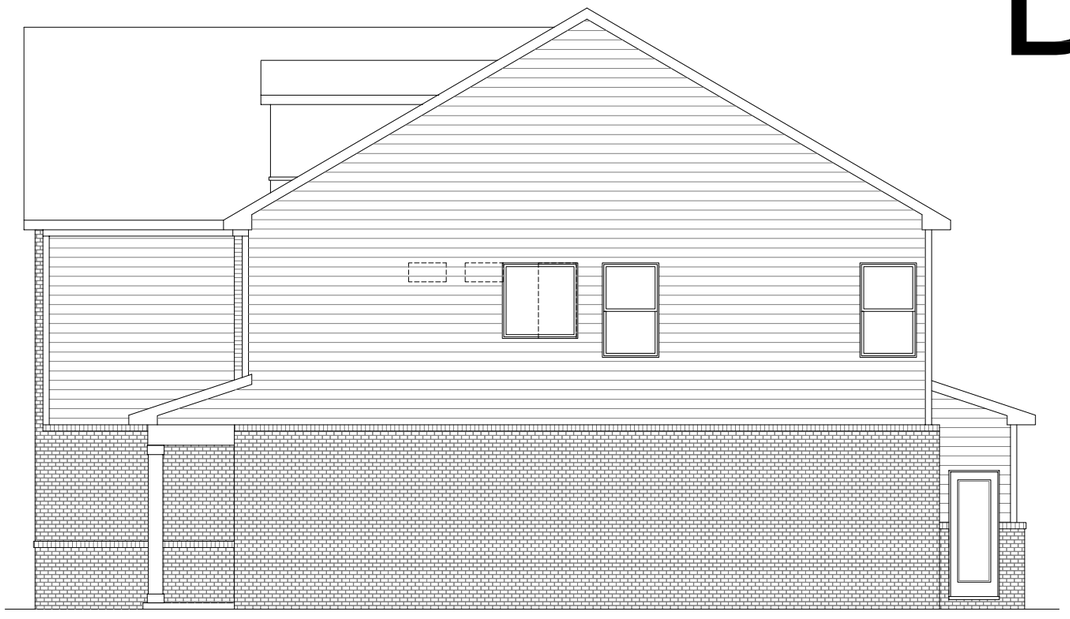


Optional Extended Covered Patio
w/ Fireplace - Rear



Optional Extended Covered Patio - Rear

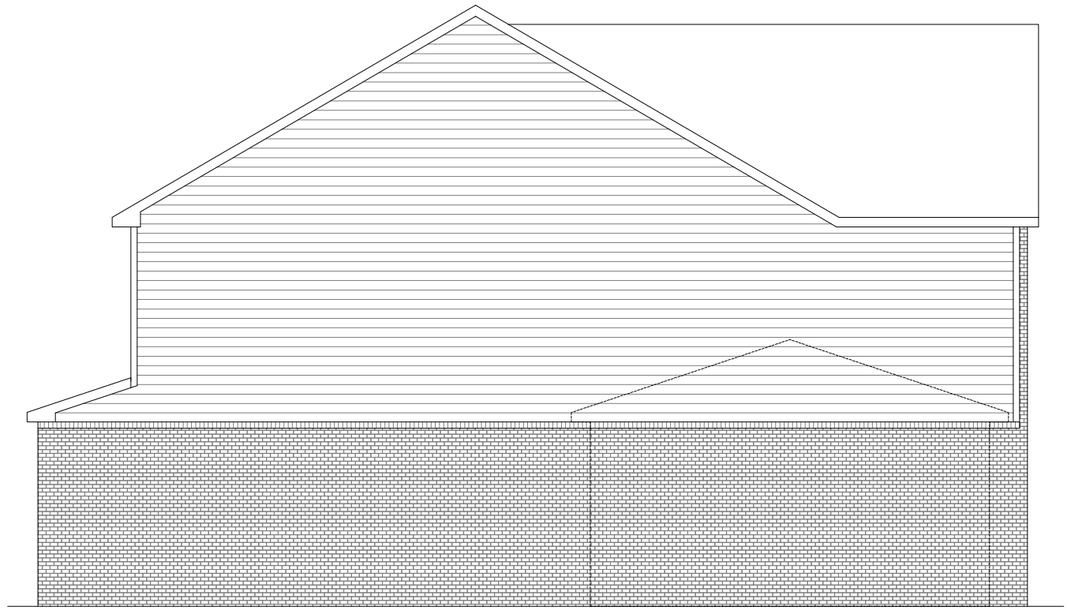
DELTA



Right Elevation 'L'



Rear Elevation 'L'



Left Elevation 'L'



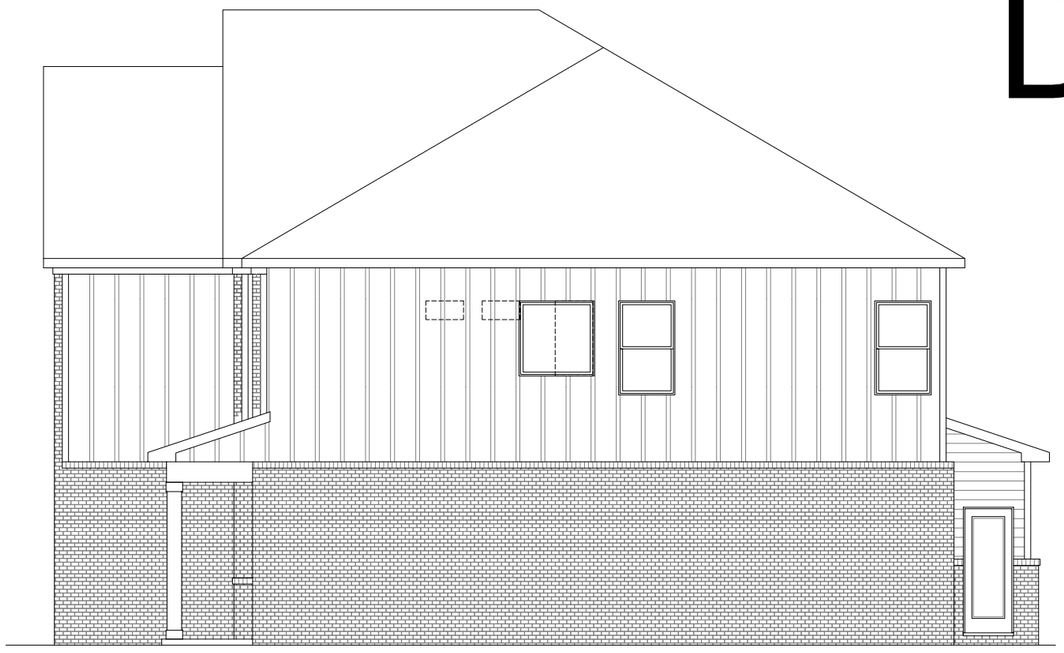
Front Elevation
3-Car Garage



Front Elevation 'L'

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		630 SF
BRICK	86 %	542 SF
STONE	0 %	0 SF
SIDING	14 %	88 SF
SHAKE	0 %	0 SF
B-N-B	0 %	0 SF

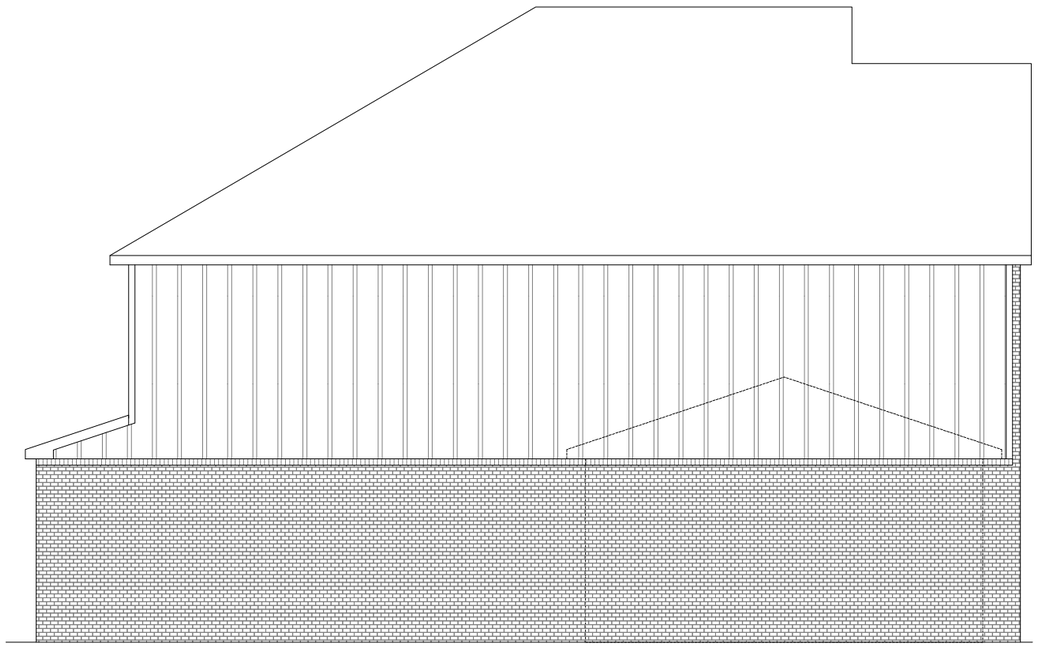
DELTA



Right Elevation 'O'



Rear Elevation 'O'



Left Elevation 'O'



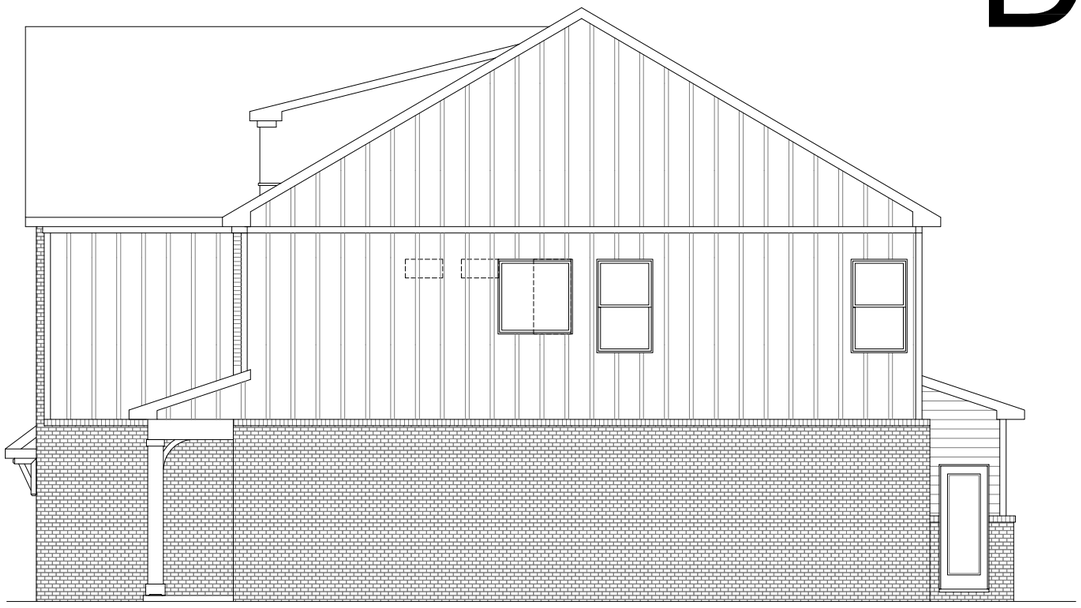
Front Elevation
3-Car Garage



Front Elevation 'O'

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		723 SF
BRICK	78 %	565 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	22 %	158 SF

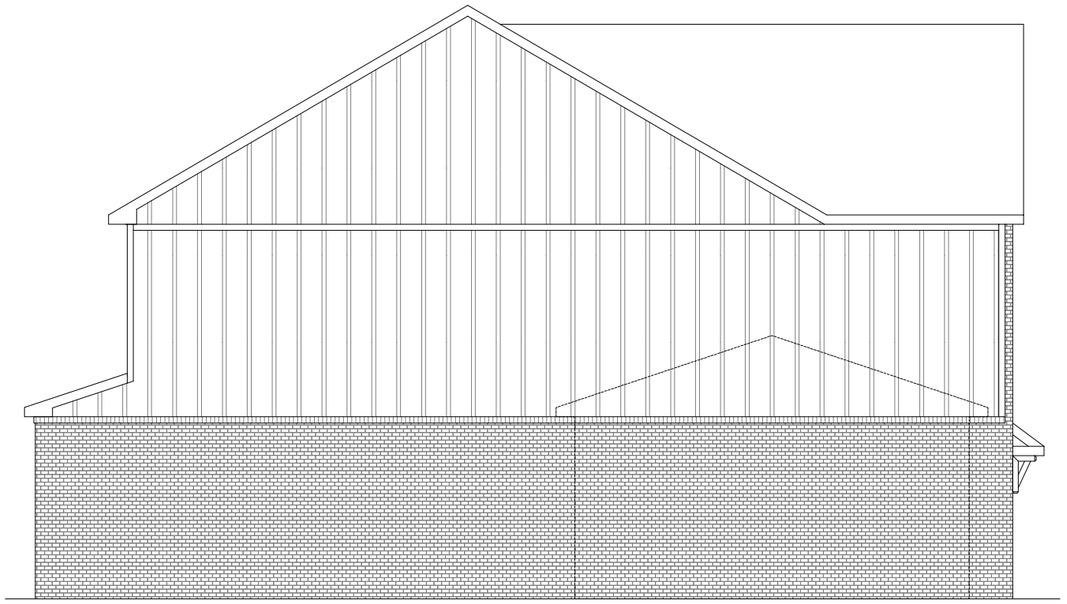
DELTA



Right Elevation 'PB2'



Rear Elevation 'PB2'



Left Elevation 'PB2'



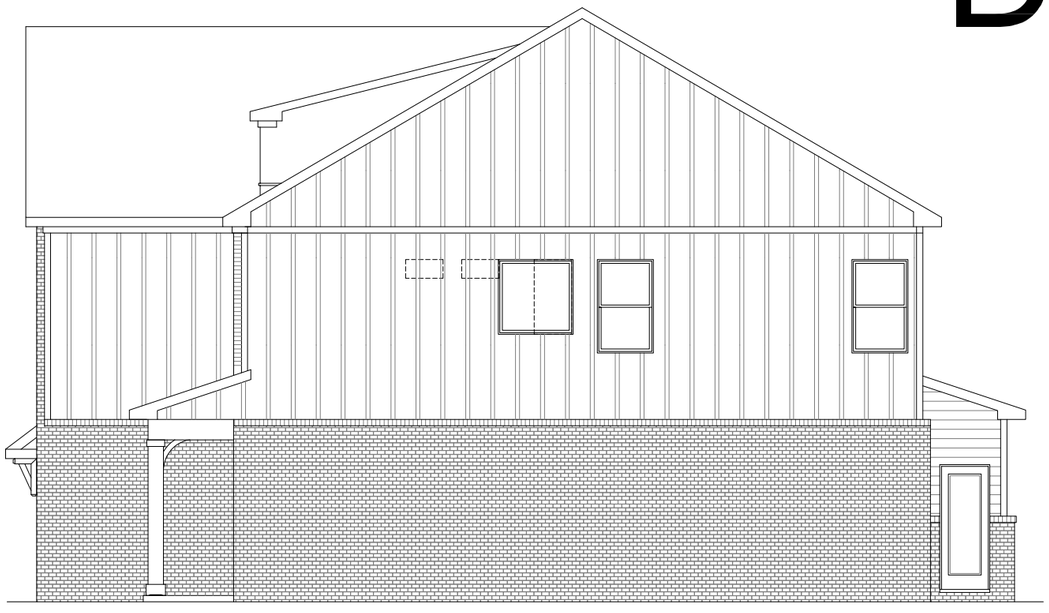
Front Elevation
3-Car Garage



Front Elevation 'PB2'

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		670 SF
BRICK	84 %	560 SF
STONE	0 %	0 SF
SIDING	2 %	12 SF
SHAKE	0 %	0 SF
B-N-B	15 %	98 SF

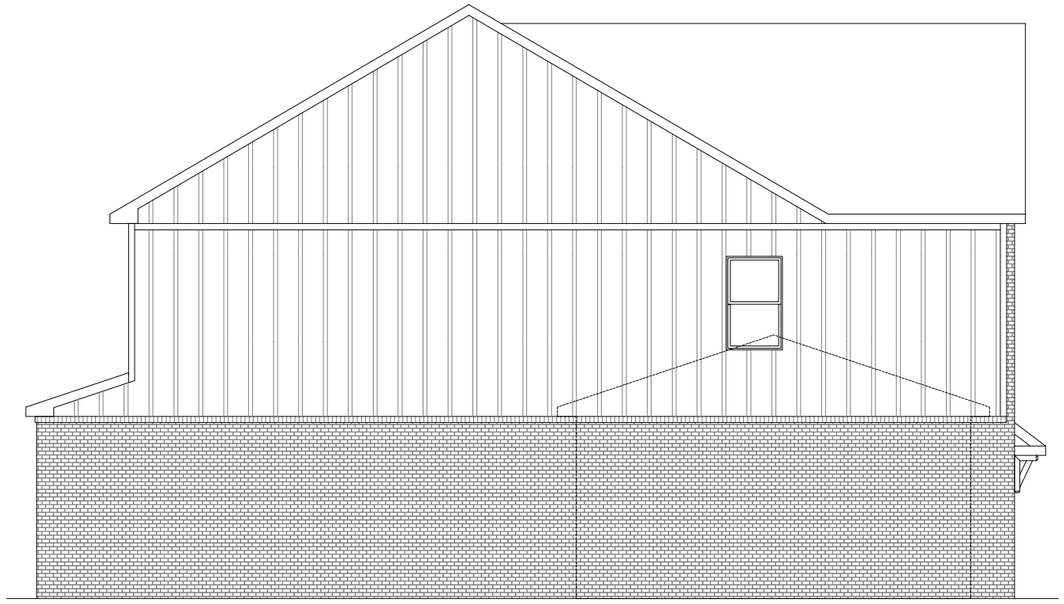
DELTA



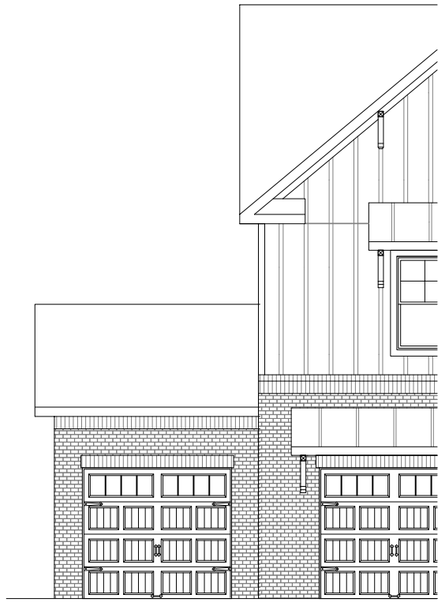
Right Elevation 'PB3'



Rear Elevation 'PB3'



Left Elevation 'PB3'



Front Elevation
3-Car Garage



Front Elevation 'PB3'

FRONT ELEV TOTAL SF		576 SF
BRICK	36 %	206 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	64 %	370 SF

DELTA



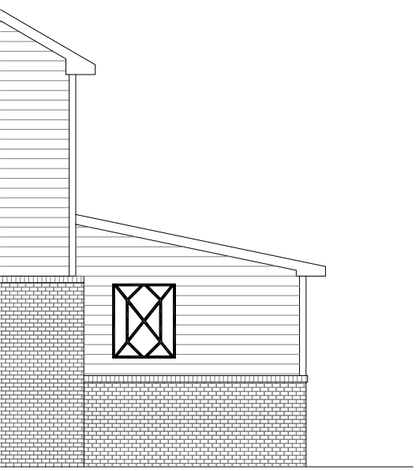
Rear Elevation w/
Opt. Covered Patio



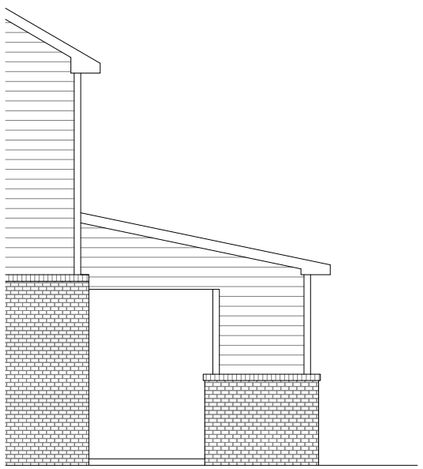
Rear Elevation
w/ Opt. Covered Patio
& Fireplace



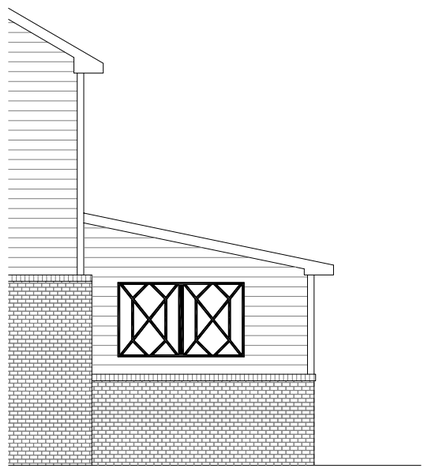
Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall



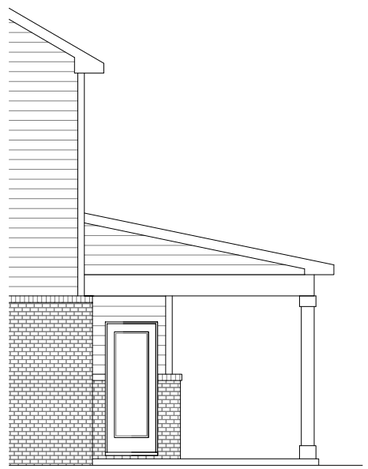
Partial Elevation
w/ Opt. Covered Patio
Fireplace & Privacy Wc



Partial Elevation
w/ Opt. Covered Patio
& Fireplace

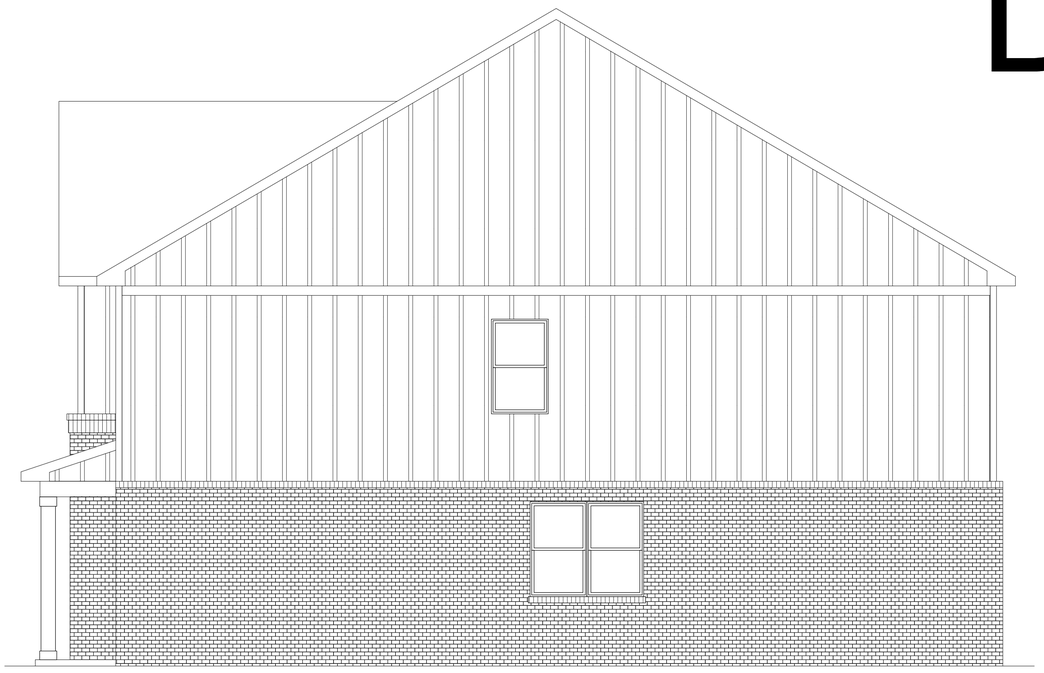


Partial Elevation
w/ Opt. Covered Patio
& Privacy Wall



Partial Elevation
w/ Opt. Covered Patio

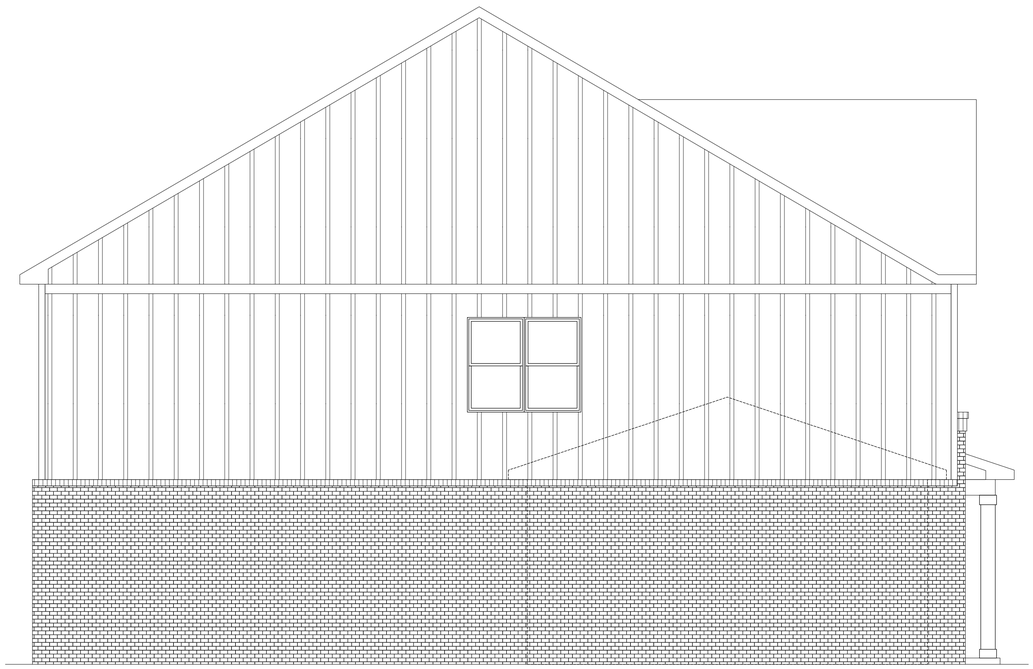
DENALI



Right Elevation 'L'



Rear Elevation 'L'



Left Elevation 'L'



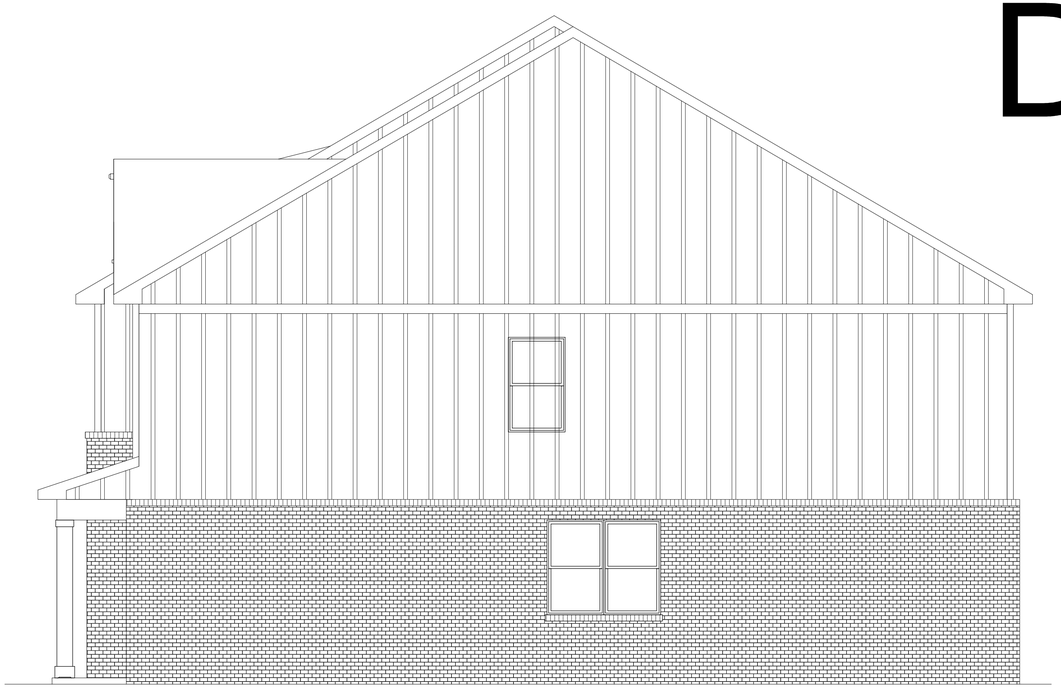
Front Elevation
3-Car Garage



Front Elevation 'L'

FRONT ELEV TOTAL SF		810 SF
BRICK	67 %	542 SF
STONE	0 %	0 SF
SIDING	1 %	6 SF
SHAKE	0 %	0 SF
B-N-B	32 %	262 SF

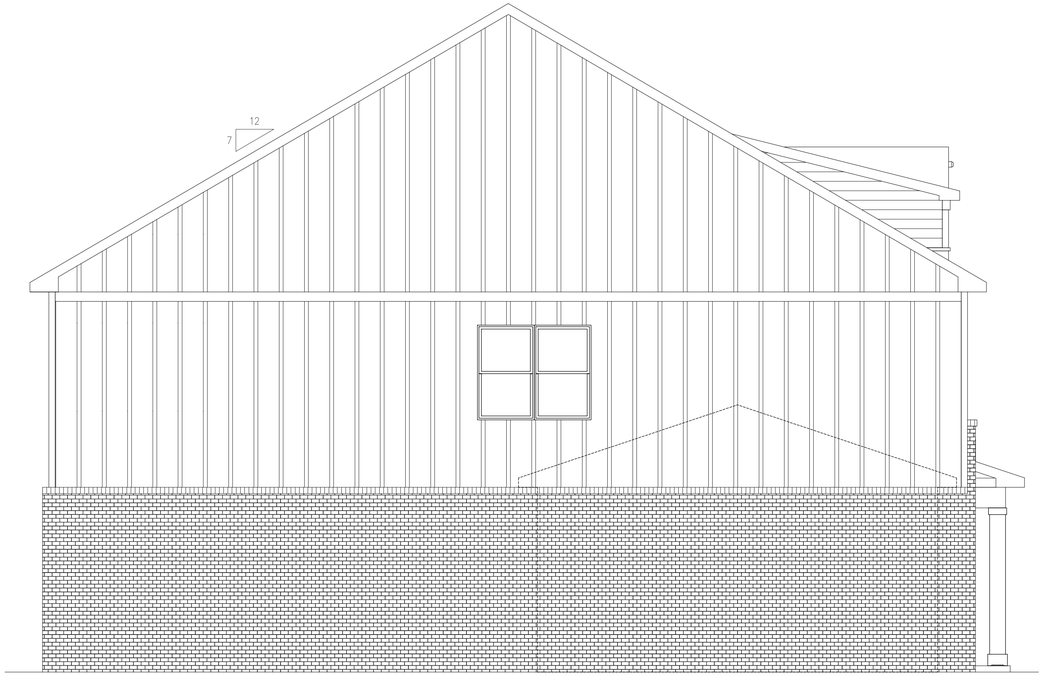
DENALI



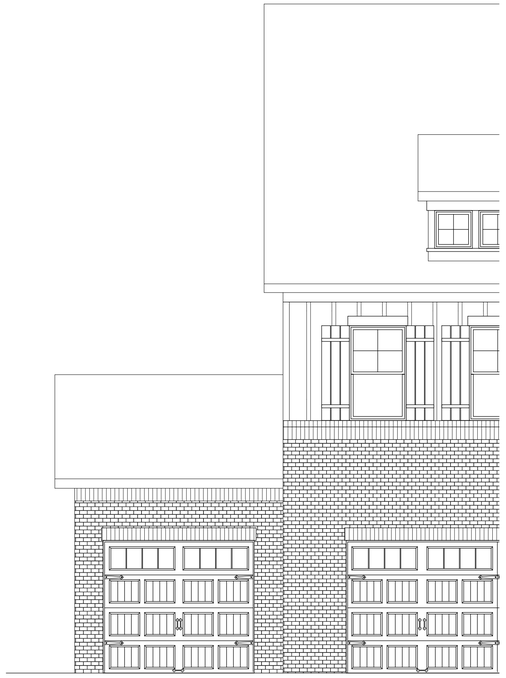
Right Elevation 'PB1'



Rear Elevation 'PB1'



Left Elevation 'PB1'



Front Elevation
3-Car Garage



Front Elevation 'PB1'

FRONT ELEV TOTAL SF		656 SF
BRICK	63 %	411 SF
STONE	0 %	0 SF
SIDING	1 %	6 SF
SHAKE	0 %	0 SF
B-N-B	36 %	239 SF

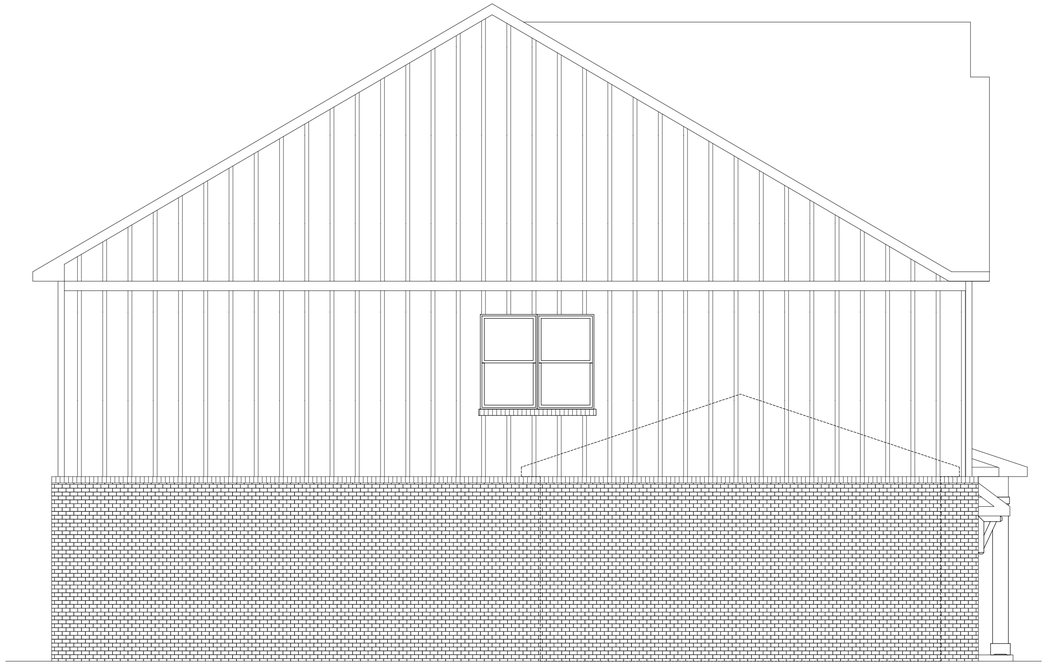
DENALI



Right Elevation 'PB2'



Rear Elevation 'PB2'



Left Elevation 'PB2'



Front Elevation
3-Car Garage



Front Elevation 'PB2'

FRONT ELEV TOTAL SF		642 SF
BRICK	71 %	457 SF
STONE	0 %	0 SF
SIDING	1 %	5 SF
SHAKE	0 %	0 SF
B-N-B	28 %	180 SF

DENALI



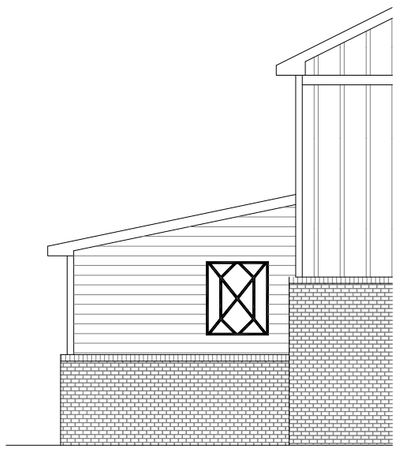
Rear Elevation w/
Opt. Covered Patio



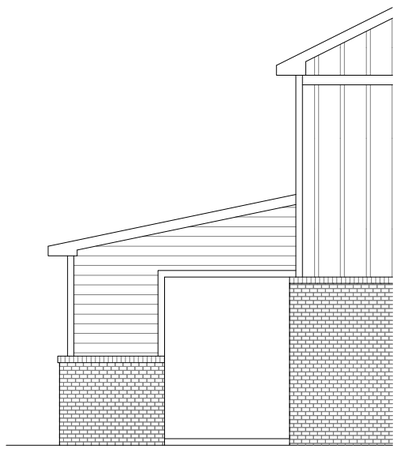
Rear Elevation
w/ Opt. Covered Patio
& Fireplace



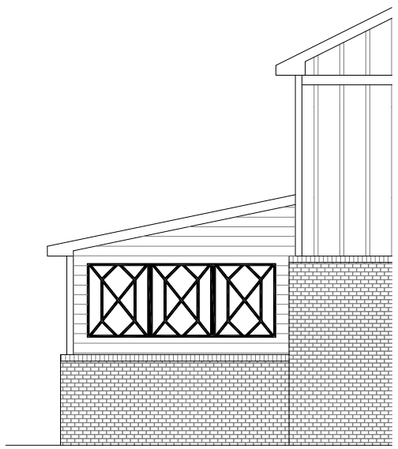
Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall



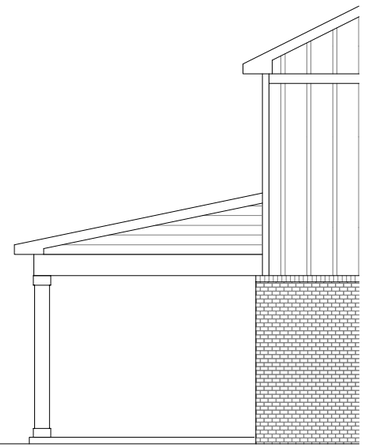
Partial Elevation
w/ Opt. Covered Patio
Fireplace & Privacy Wal



Partial Elevation
w/ Opt. Covered Patio
& Fireplace

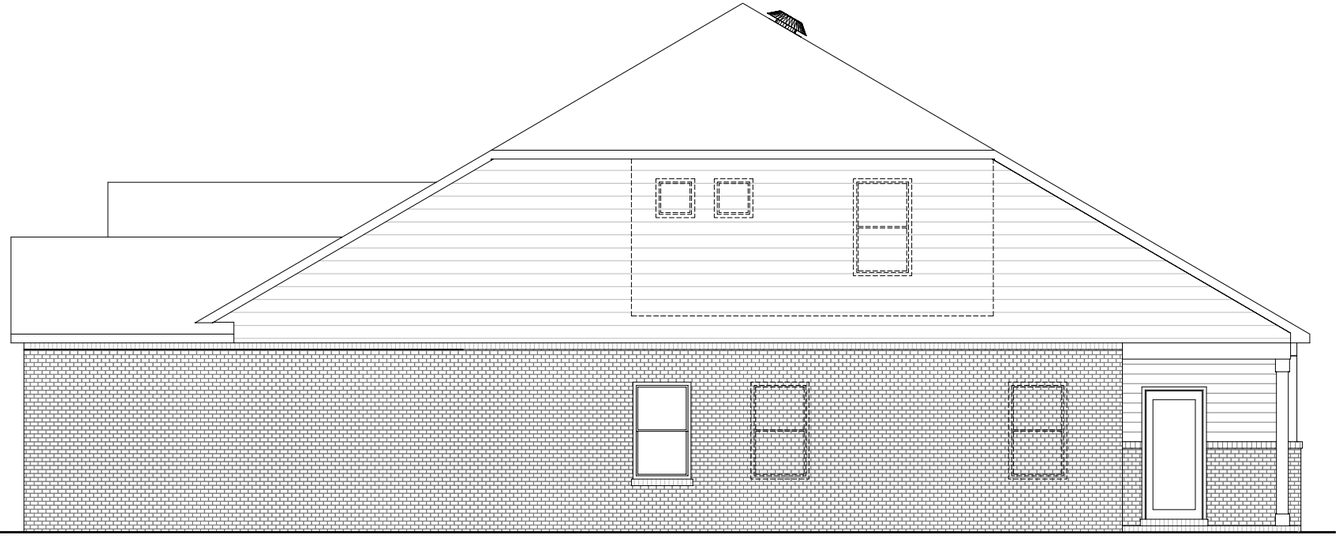


Partial Elevation
w/ Opt. Covered Patio
& Privacy Wall

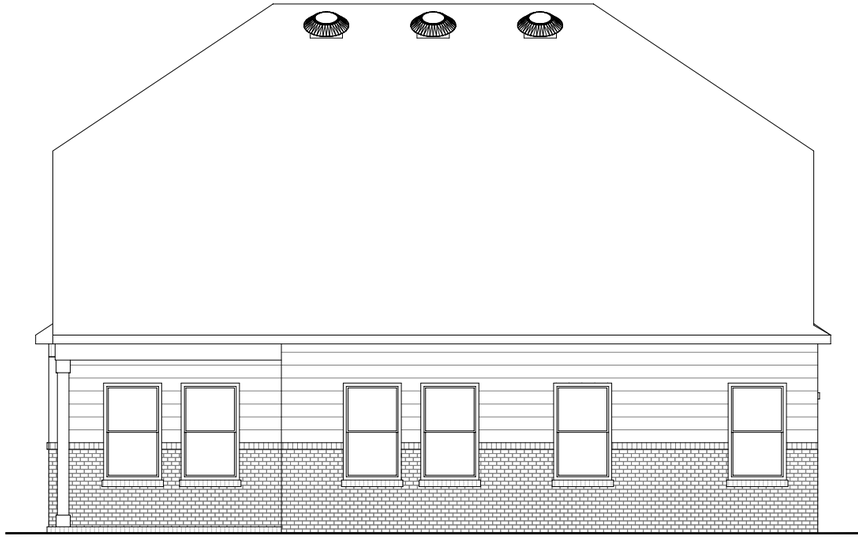


Partial Elevation
w/ Opt. Covered Patio

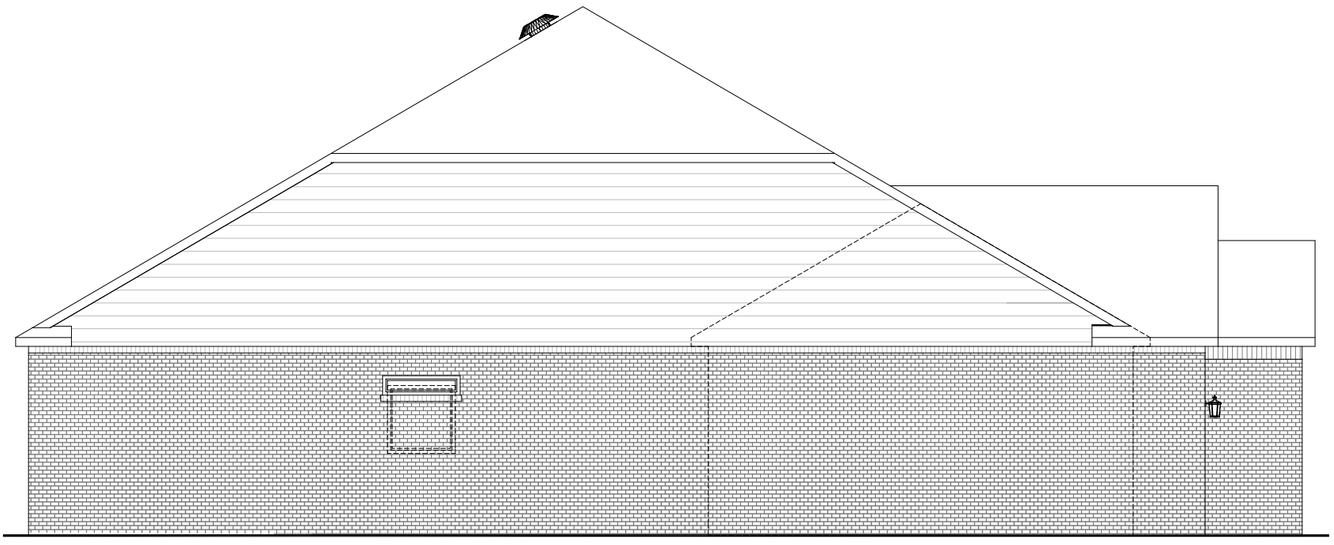
HEARTLAND



Right Elevation
Craftsman 2



Rear Elevation
Craftsman 2



Left Elevation
Craftsman 2



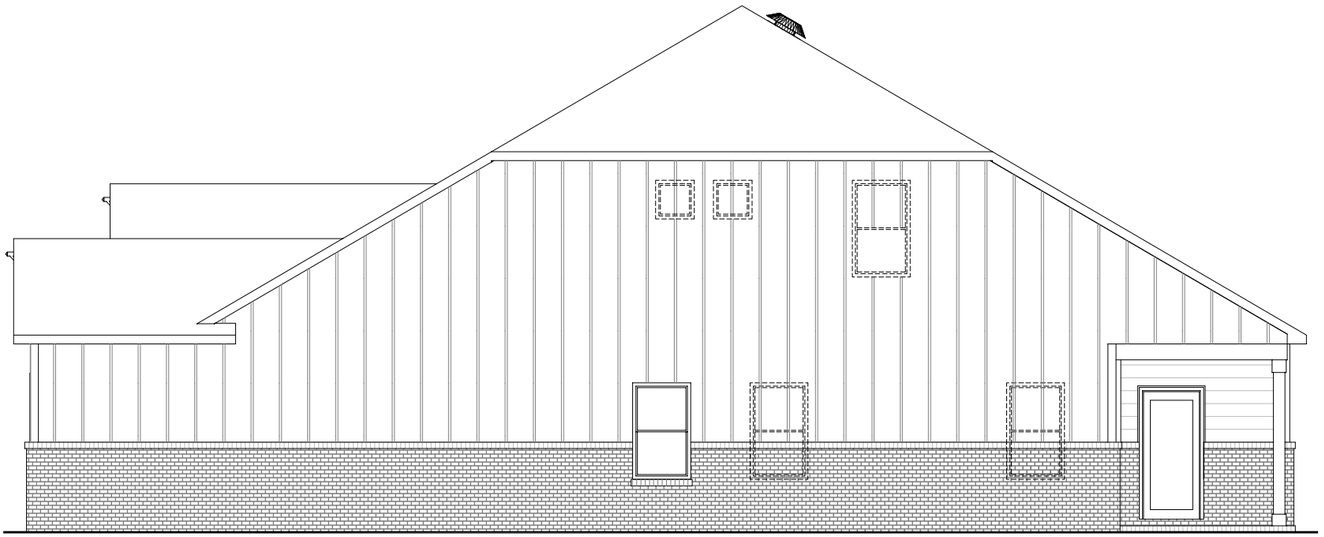
Front Elevation
3-Car Garage



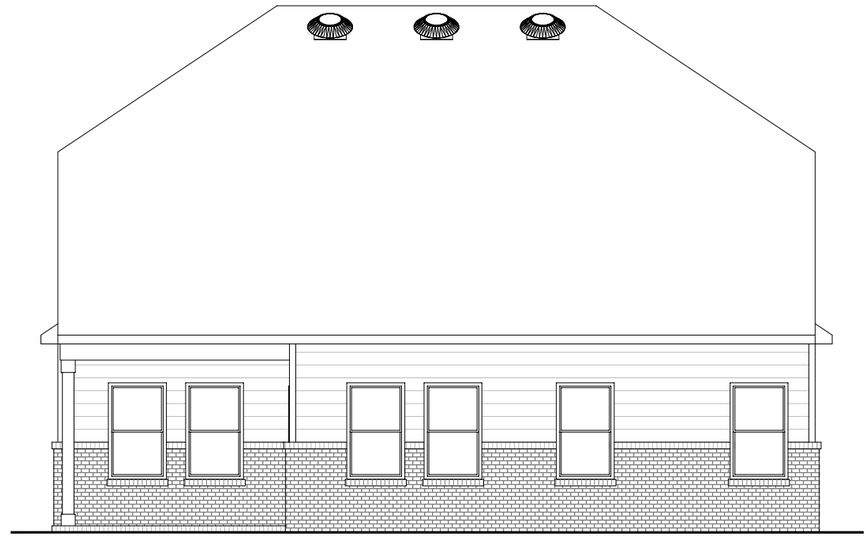
Front Elevation
Craftsman 2

FRONT ELEV TOTAL SF		339 SF
BRICK	63 %	214 SF
STONE	0 %	0 SF
SIDING	37 %	125 SF
SHAKE	0 %	0 SF
B-N-B	0 %	0 SF

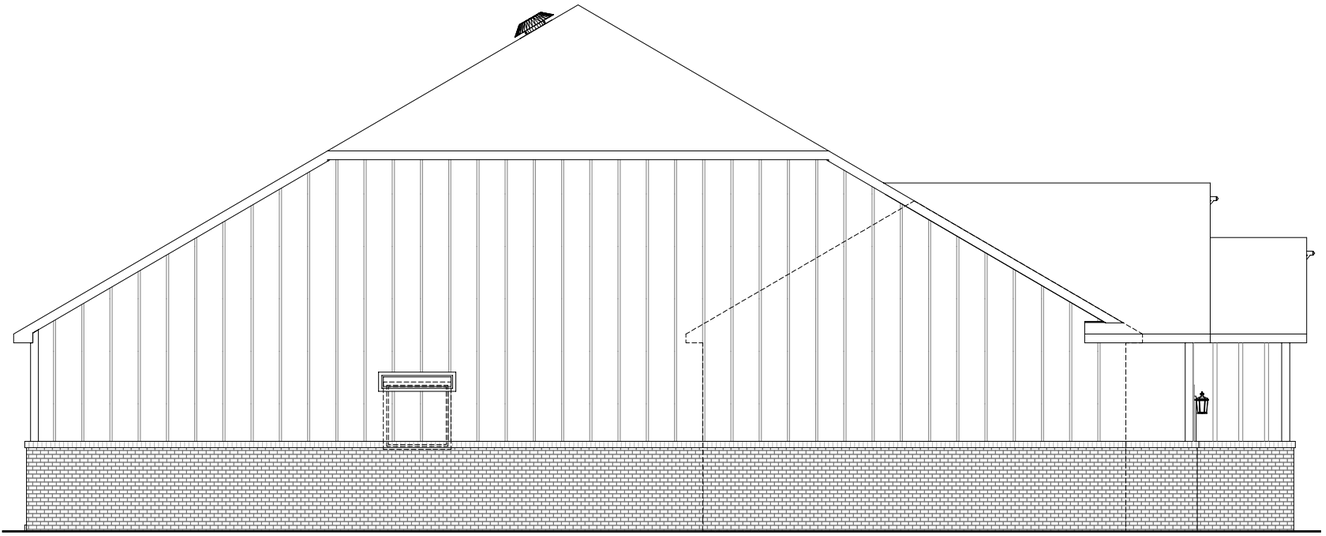
HEARTLAND



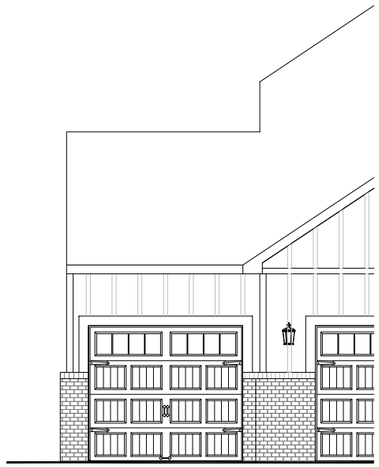
Right Elevation
Cratsman 4



Rear Elevation
Cratsman 4



Left Elevation
Cratsman 4



Front Elevation
3-Car Garage



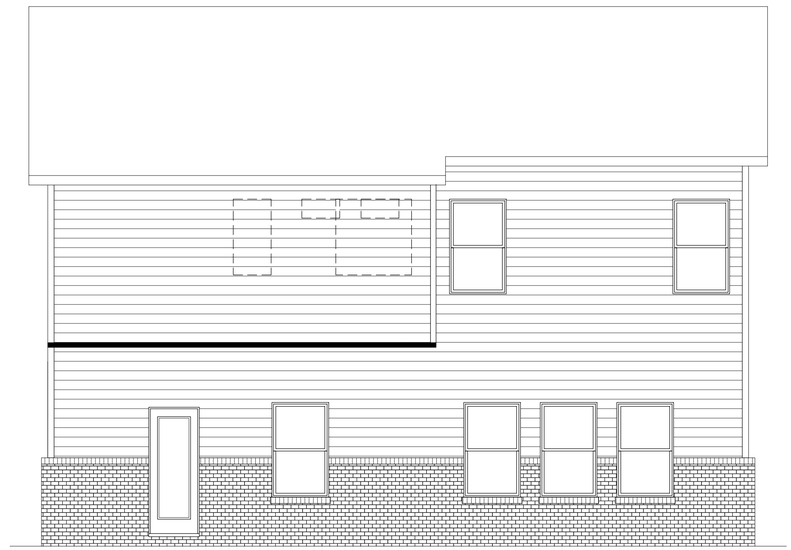
Front Elevation
Cratsman 4

FRONT ELEV TOTAL SF		353 SF
BRICK	25 %	89 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	75 %	264 SF

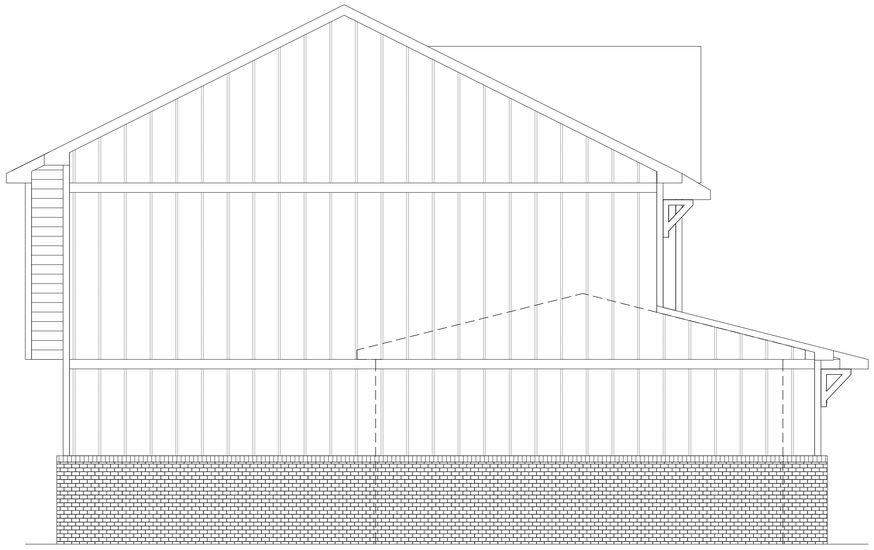
STANFORD



Right Elevation 'J'



Rear Elevation 'J'



Left Elevation 'J'



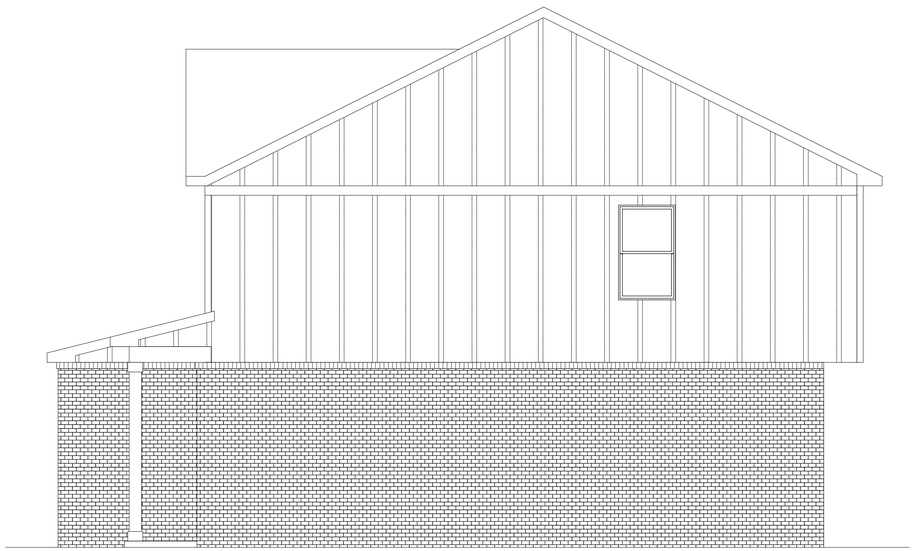
Front Elevation 'J'
3-Car Front Load Garage



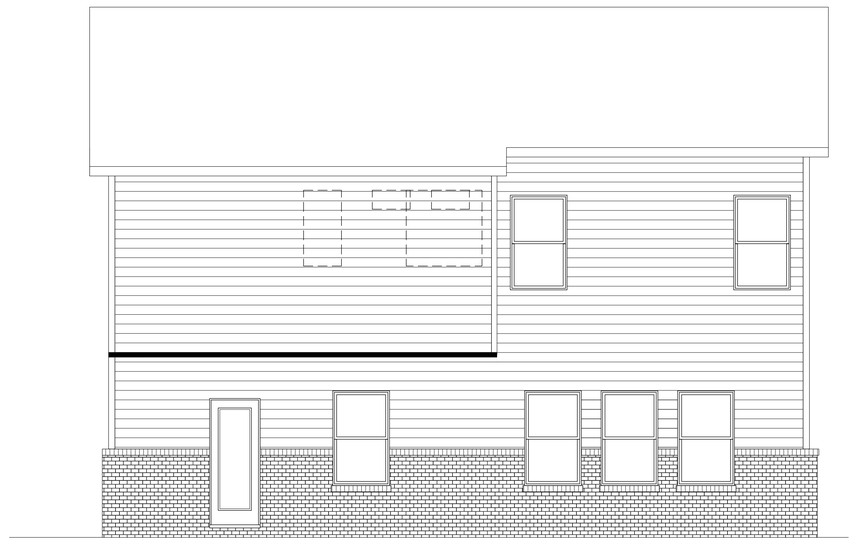
Front Elevation 'J'

FRONT ELEV TOTAL SF		404 SF
BRICK	17 %	69 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	83 %	335 SF

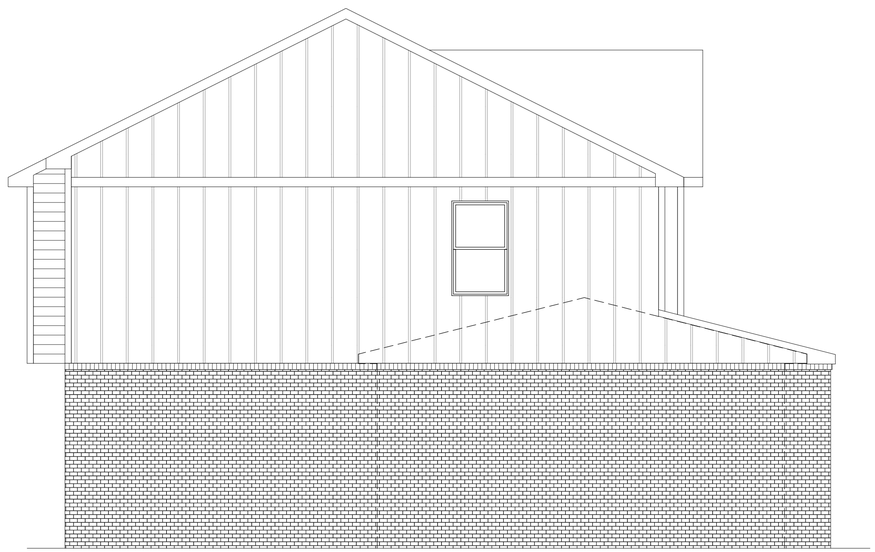
STANFORD



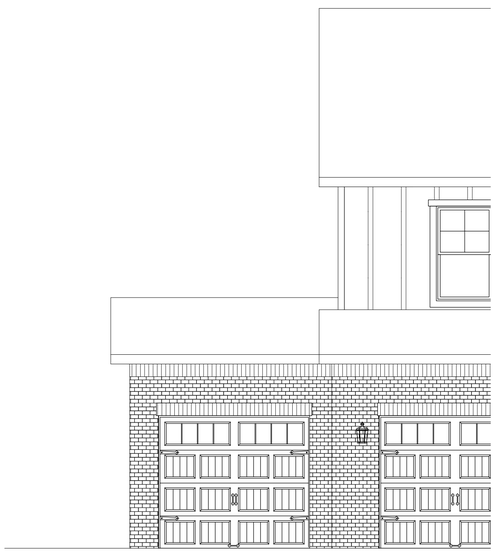
Right Elevation 'K'



Rear Elevation 'K'



Left Elevation 'K'



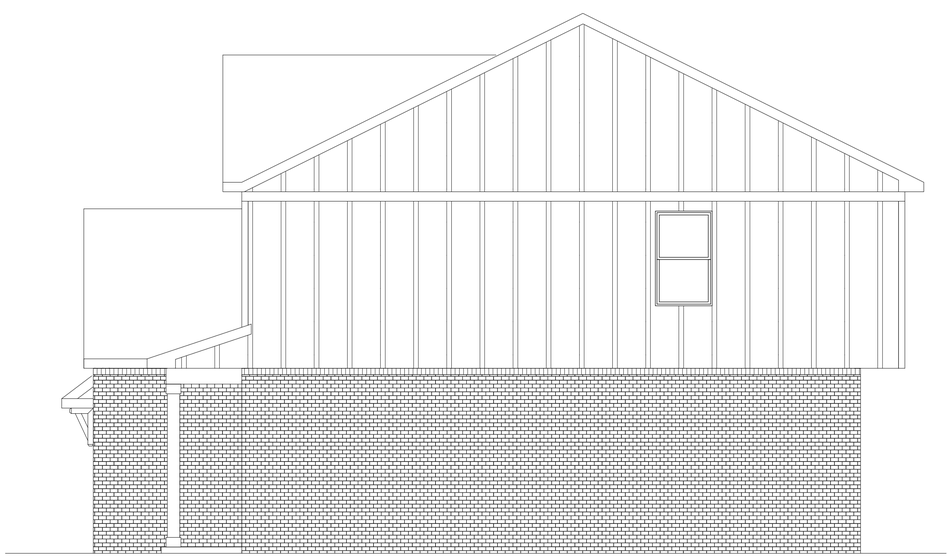
Front Elevation 'K'
3-Car Front Load Garage



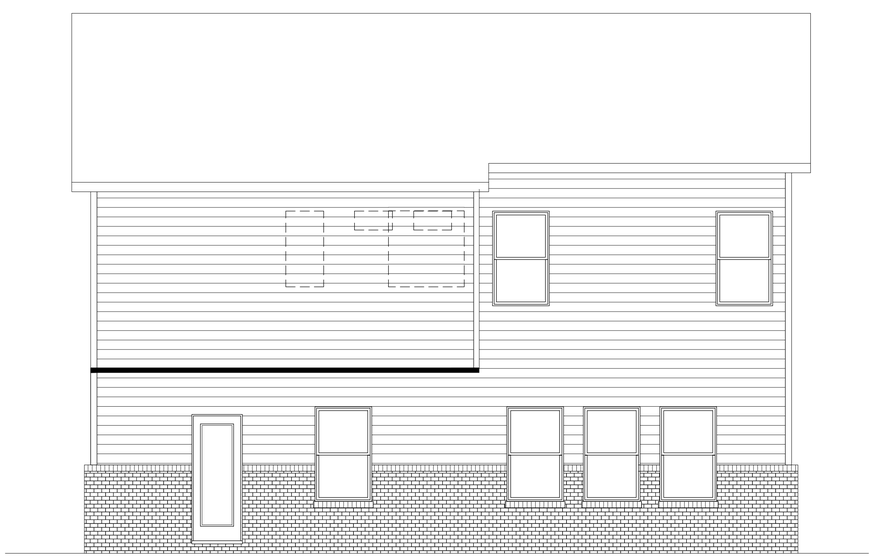
Front Elevation 'K'

FRONT ELEV TOTAL SF		419 SF
BRICK	45 %	187 SF
STONE	0 %	0 SF
SIDING	1 %	6 SF
SHAKE	0 %	0 SF
B-N-B	54 %	226 SF

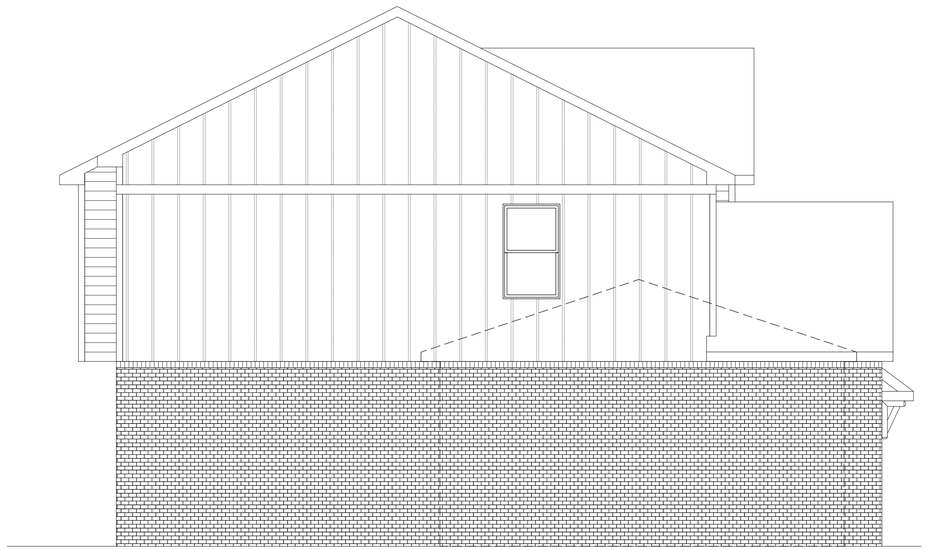
STANFORD



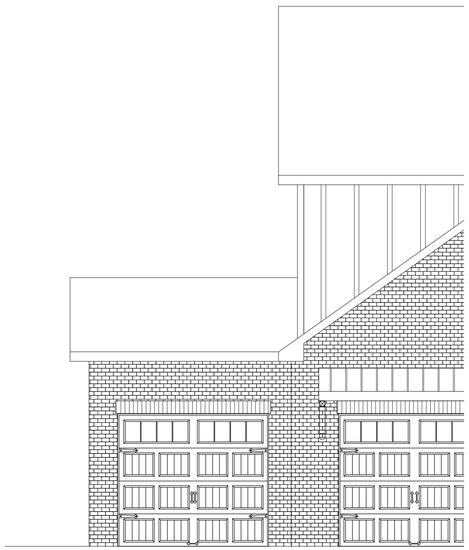
Right Elevation 'L'



Rear Elevation 'L'



Left Elevation 'L'



Front Elevation 'L'
3-Car Front Load Garage



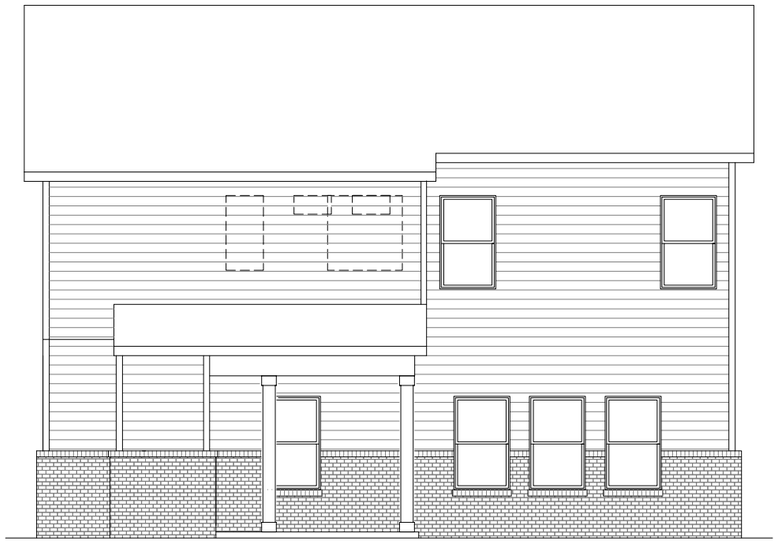
Front Elevation 'L'

FRONT ELEV TOTAL SF		433 SF
BRICK	48 %	206 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	52 %	227 SF

STANFORD



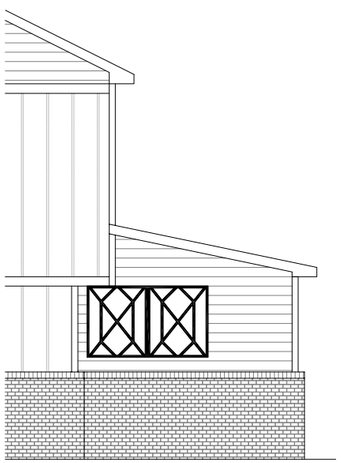
Rear Elevation w/
Opt. Covered Patio



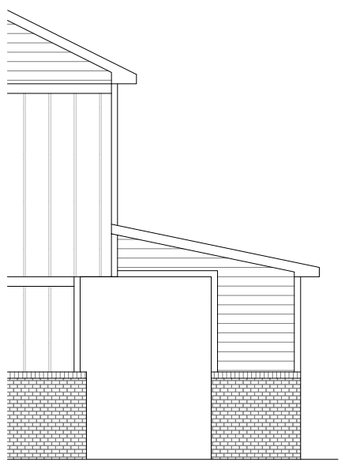
Rear Elevation
w/ Opt. Covered Patio
& Fireplace



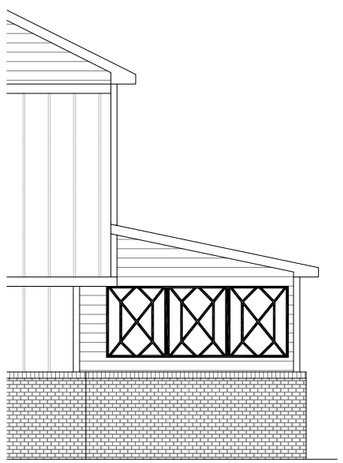
Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall



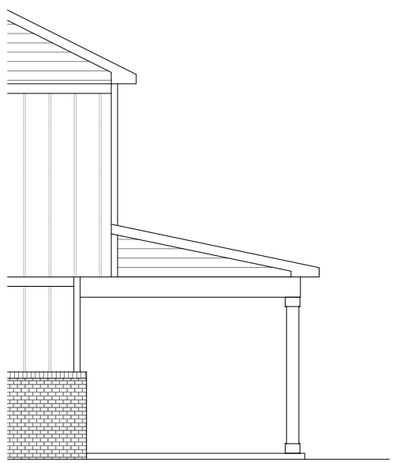
Partial Right Elevati
w/ Opt. Covered Pa
Fireplace & Privacy



Partial Right Elevation
w/ Opt. Covered Patio
& Fireplace



Partial Right Elevation
w/ Opt. Covered Patio
& Privacy Wall



Partial Right Elevation
w/ Opt. Covered Patio

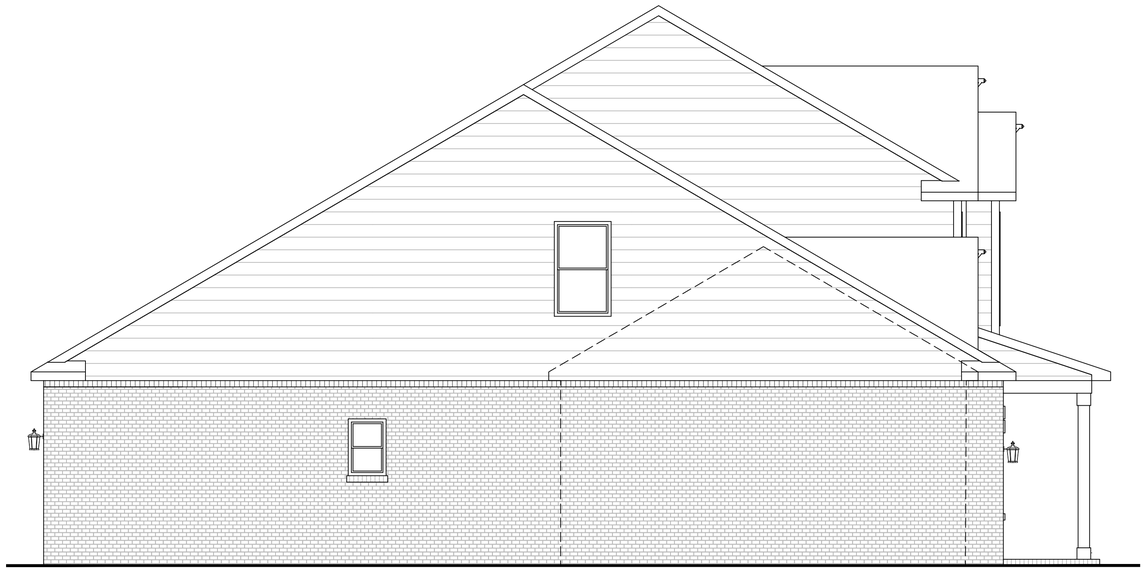
SUTHERLAND



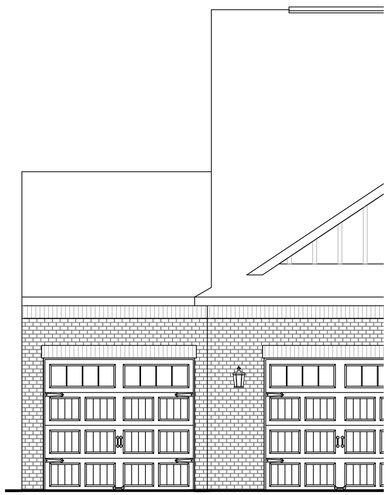
Right Elevation
Craftsman 2



Rear Elevation
Craftsman 2



Left Elevation
Craftsman 2



Front Elevation
3-Car Garage



Front Elevation
Craftsman 2

FRONT ELEV TOTAL SF		392 SF
BRICK	51 %	199 SF
STONE	0 %	0 SF
SIDING	35 %	136 SF
SHAKE	0 %	0 SF
B-N-B	15 %	57 SF

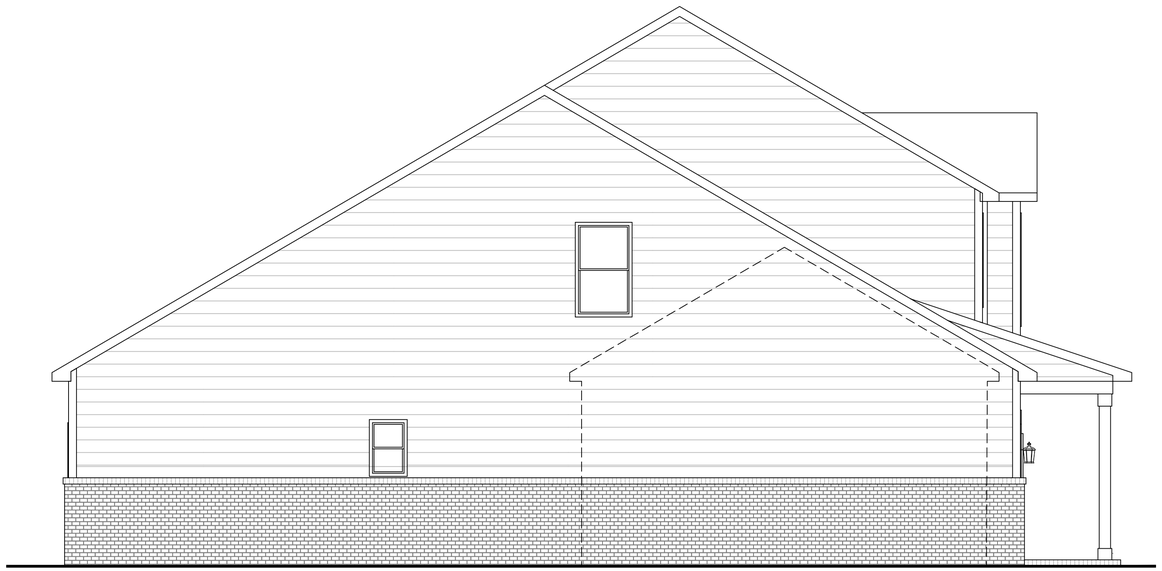
SUTHERLAND



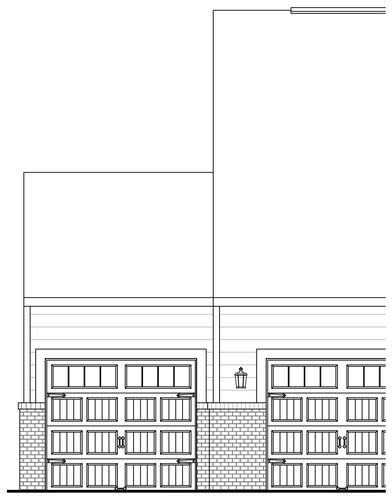
Right Elevation
Craftsman 4



Rear Elevation
Craftsman 4



Left Elevation
Craftsman 4



Front Elevation
3-Car Garage



Front Elevation
Craftsman 4

FRONT ELEV TOTAL SF		313 SF
BRICK	27 %	86 SF
STONE	0 %	0 SF
SIDING	73 %	227 SF
SHAKE	0 %	0 SF
B-N-B	0 %	0 SF

SUTHERLAND



Rear Elevation w/
Opt. Covered Patio

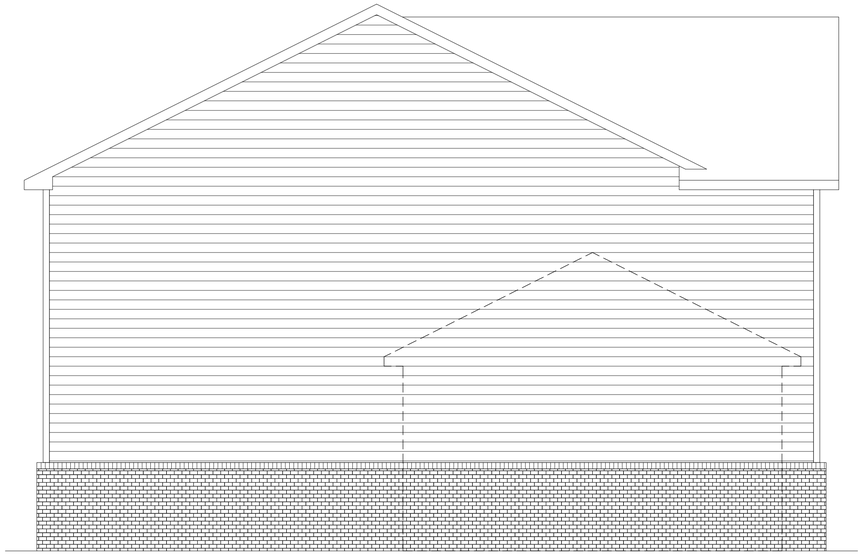
WINSTON



Right Elevation 'I'



Rear Elevation 'I'



Left Elevation 'I'



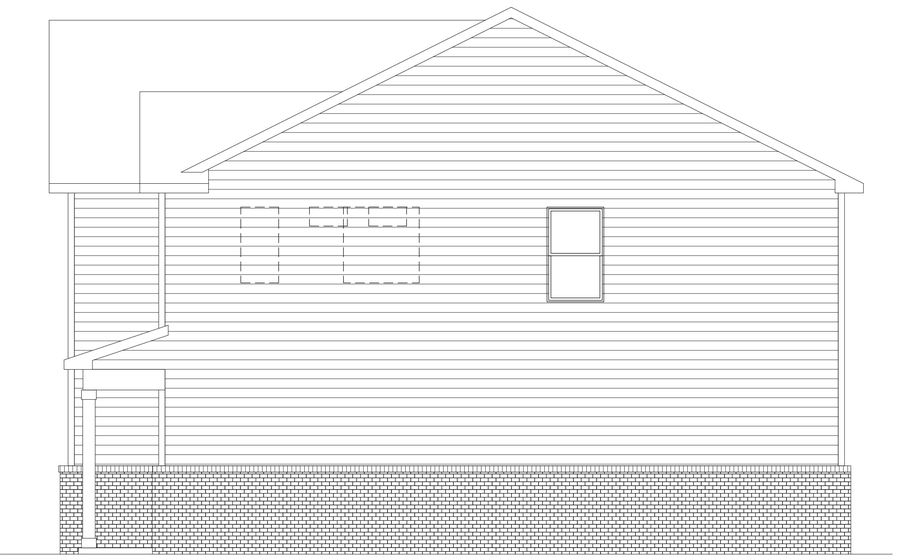
Front Elevation 'I'
3-Car Front Load Garage



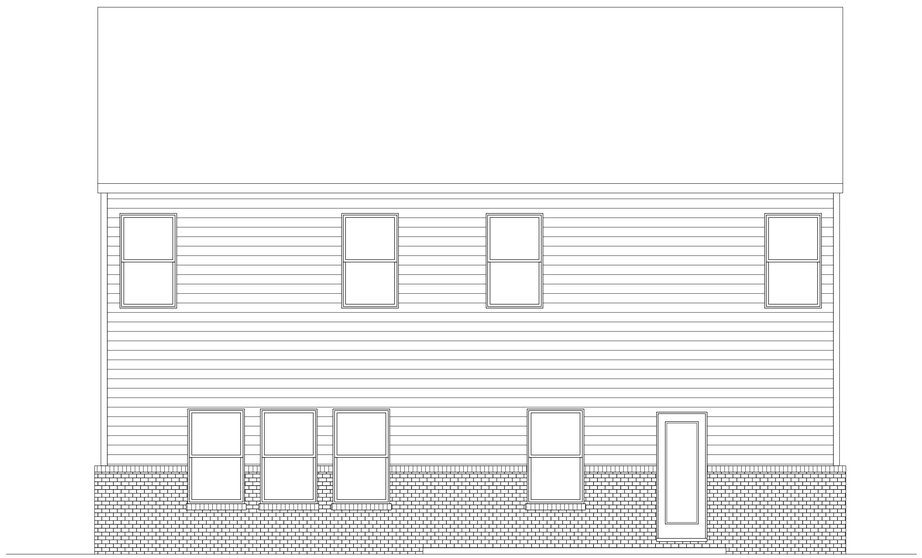
Front Elevation 'I'

FRONT ELEV TOTAL SF		534 SF
BRICK	15 %	78 SF
STONE	0 %	0 SF
SIDING	69 %	368 SF
SHAKE	0 %	0 SF
B-N-B	16 %	88 SF

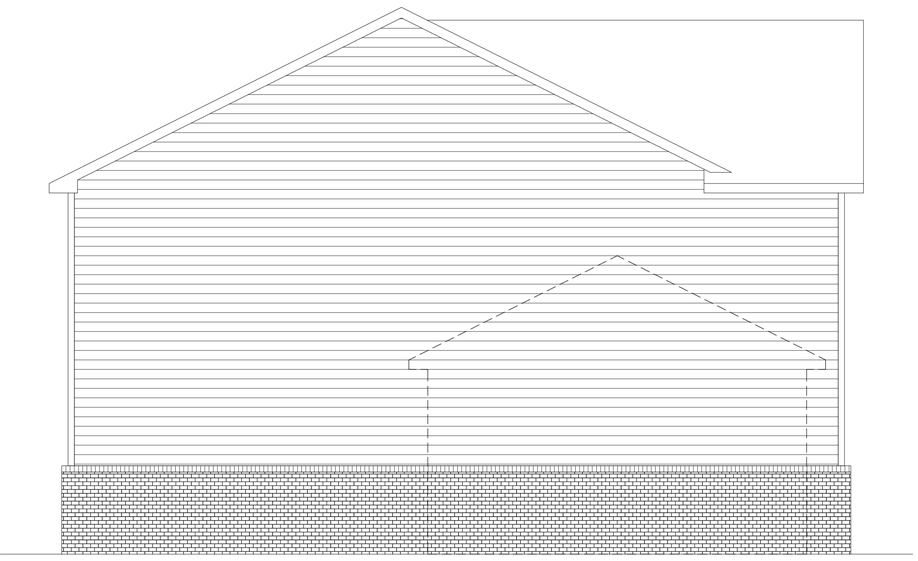
WINSTON



Right Elevation 'J'



Rear Elevation 'J'



Left Elevation 'J'



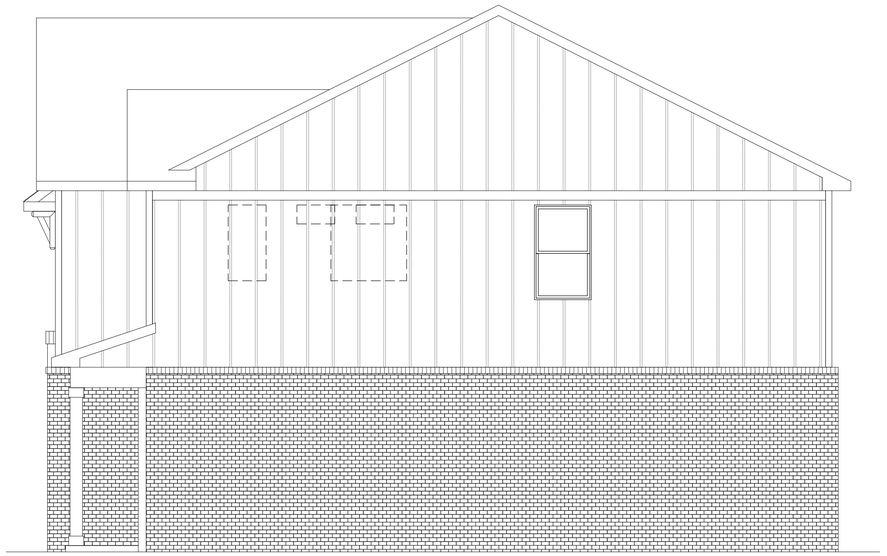
Front Elevation 'J'
3-Car Front Load Garage



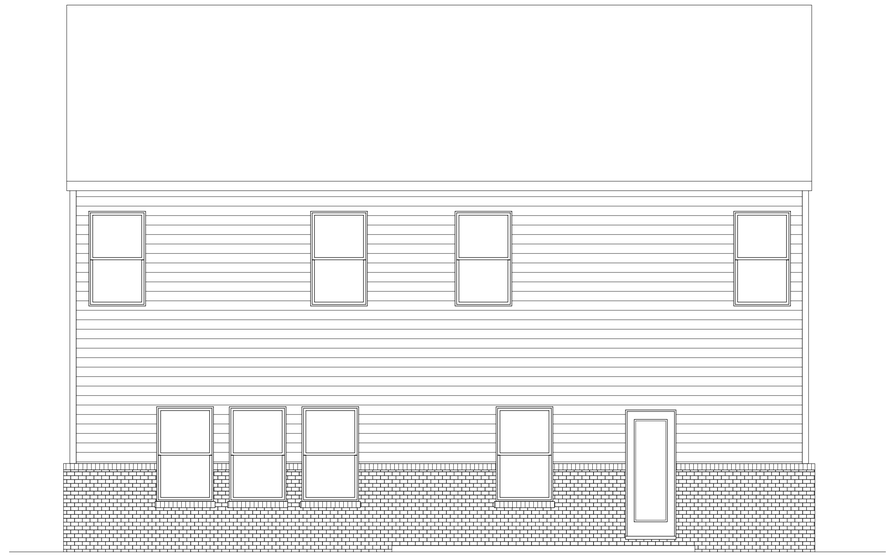
Front Elevation 'J'

FRONT ELEV TOTAL SF		534 SF
BRICK	15 %	78 SF
STONE	0 %	0 SF
SIDING	69 %	368 SF
SHAKE	16 %	88 SF
B-N-B	0 %	0 SF

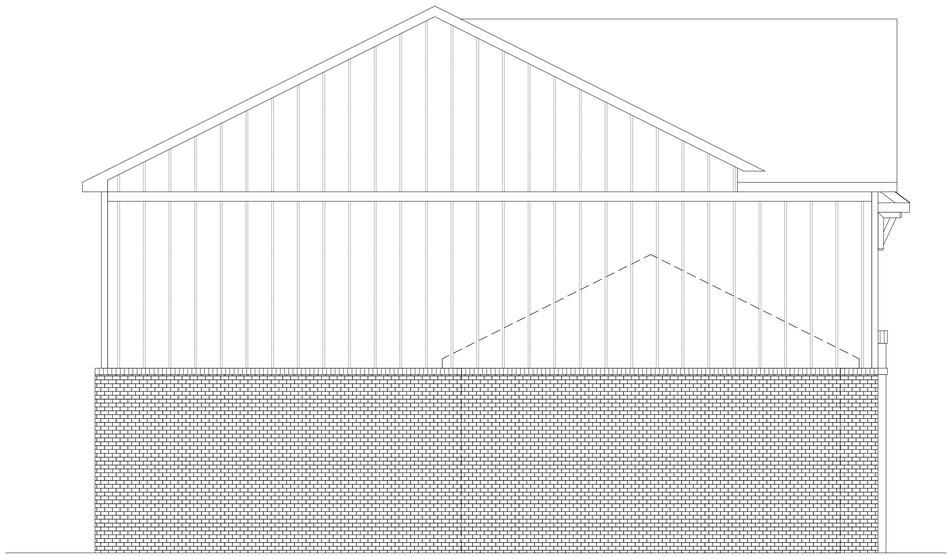
WINSTON



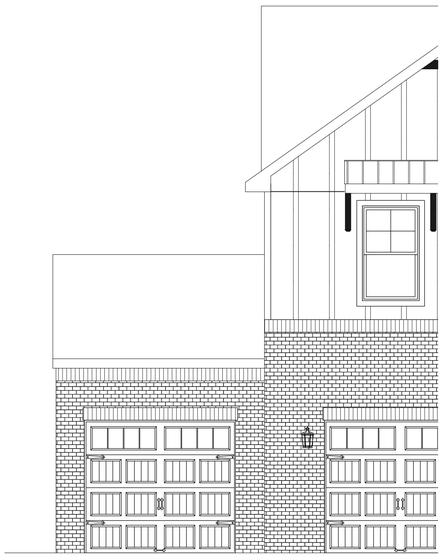
Right Elevation 'K'



Rear Elevation 'K'



Left Elevation 'K'



Front Elevation 'K'
3-Car Front Load Garage



Front Elevation 'K'

FRONT ELEV TOTAL SF		543 SF
BRICK	45 %	247 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	55 %	296 SF

WINSTON



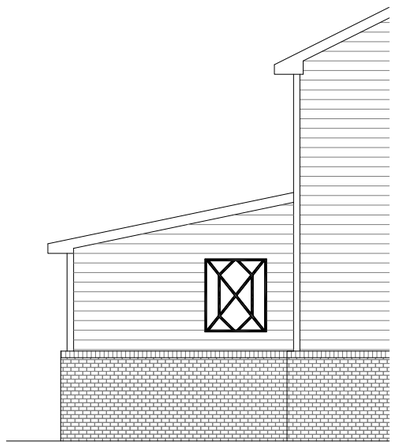
Rear Elevation w/
Opt. Covered Patio



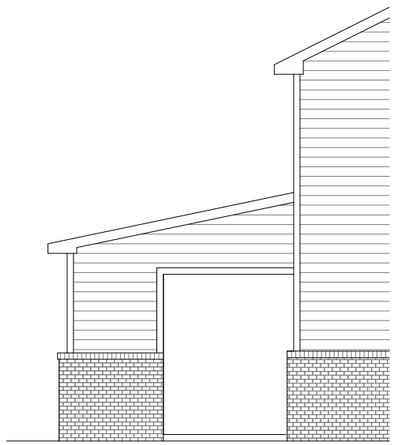
Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall



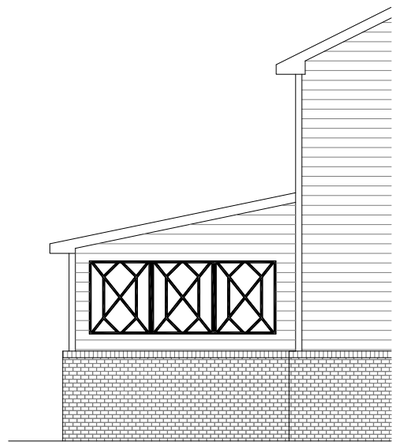
Rear Elevation
w/ Opt. Covered Patio
& Privacy Wall



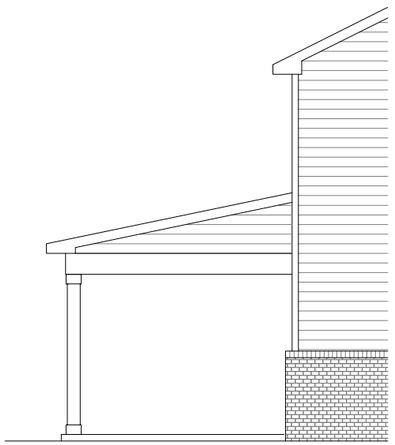
Partial Elevation
w/ Opt. Covered Patio
Fireplace & Privacy Wal



Partial Elevation
w/ Opt. Covered Patio
& Fireplace



Partial Elevation
w/ Opt. Covered Patio
& Privacy Wall



Partial Elevation
w/ Opt. Covered Patio

Optional window placement (Model 9605 only)



Flush panel, White finish with Clear Long windows.

Clear windows may be arranged vertically or horizontally on Short, Long and Flush panels. Windows placed in the bottom section of a door must use DSB 1/8" or tempered glass.

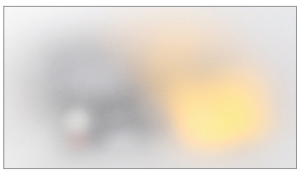
Glass Options



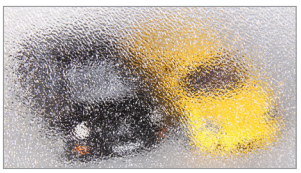
Clear



Gray Tinted Tempered

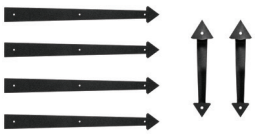


Satin Etched Privacy

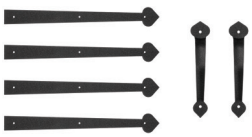


Obscure

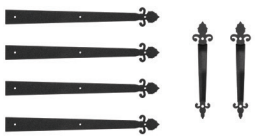
4 Choose Your Decorative Hardware



Arrow



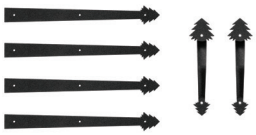
Aspen



Barcelona



Bean



Conifer



Fleur-de-Lis



Spear



Model 9605, Vertical Short panel, Sandstone finish, Stockbridge windows, Decorative hardware

September 08, 2025

City of Columbia Planning & Zoning
700 N Garden St.
Columbia, TN 38401

Floorplan Change Discussion – The Landings at Greens Mill Road

The purpose of this letter is to clarify whether or not a change in floorplan for some of the lots in the Landings at Greens Mill development would have a negative impact on the drainage mitigation design on the site. It is the current understanding that the change in some floorplans would involve additional garage space which results in an increase in impervious area. The approved drainage calculations for the entire site found in our Drainage Report assumed 70% impervious area coverage per lot. It can be safely stated that the increase in impervious area based on a revised floorplan would have no affect on the stormwater mitigation for this site since each lot will remain under 70% impervious area coverage.

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC

To Whom It May Concern,

Goodall Homes respectfully requests a revision of the existing Planned Unit Development (PUD) for the Greens Mill subdivision. This request includes proposed amendments to the approved elevations and an increase in the allowable driveway width within the Minimum Building Setback Line (M.B.S.L.).

The previously approved plans and elevations for Greens Mill have been discontinued from Goodall Homes' current catalog. We are seeking approval for updated plans and elevations that continue to meet the architectural intent and quality standards of the original approvals. To support this request, we have submitted a presentation that includes side-by-side elevation comparisons, material calculations, and examples of proposed 3-car garage elevations for your review.

Additionally, Goodall Homes requests an increase in the maximum driveway width from 25'-0" to 28'-6" for future 3-car garage homes. This change is intended to maintain visual consistency and align with the existing streetscape along Bluestem Road.

We appreciate your consideration of this request and look forward to working with the City of Columbia to implement these updates.

Sincerely,

Damon D. Hill
Director of Product Development
615-466-3121 (Office
404-295-5071 (Mobile)
Damon.hill@goodallhomes.com

City Approval Form

Community: Greens Mill

Date Submitted: 01/01/22

Comments:TBD

TCG 5 - 40' (Landon Collection)

Plan 1: Montgomery (1,658 SQFT)
Elevations Submitted: Traditional 1, Craftsman 1, Traditional 2

Plan 2: Dunbar (1,776 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 3: Ashland (1,986 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 4: Cooper (2,071 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 5: Richland (2,263 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 6: Shelby (2,301 SQ FT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

TCG 5 - 50' (Harpeth Collection)

Plan 7: Donelson (1,869 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 8: Acadia (2,130 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 9: Loudon (2,131 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 11: Stapleton (2,253 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 12: Wilburn (2,596 SQ FT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 10: Portland (2,907 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Traditional 2

TCG 7 - 50' FLEX (Cordell Collection)

Plan 13: Spencer (2,645 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 14: Madison (3,516 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 15: Vincent (3,733 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 16: Quincy (3,999 SQ FT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 17: Bryant (4,263 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 18: Marshall (3.007 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 19: Hamilton (2,928 SQ FT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

City Official: _____

_____ Approved Date: _____/_____/_____

Authorized Signature

TCG 5 - 40'
(Landon Collection)



The Montgomery



Traditional 1

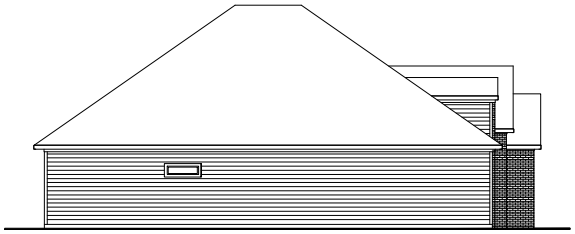


Traditional 2

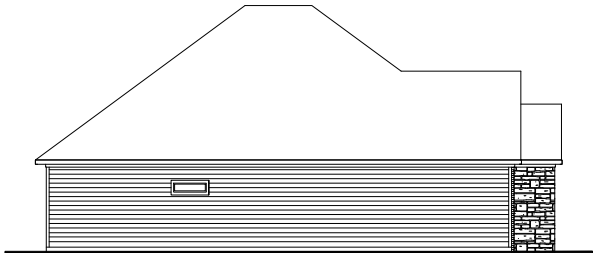


Craftsman

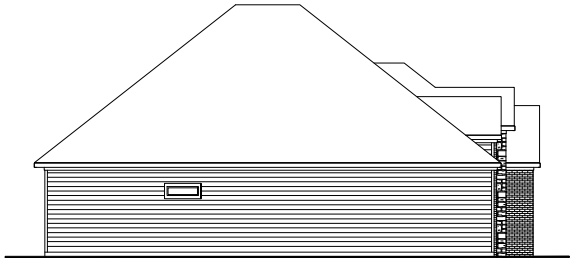
The Montgomery (Side Elevations)



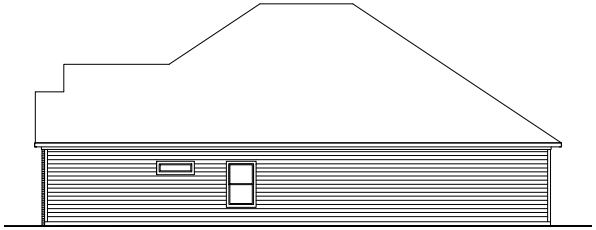
Traditional 1 - Left Elevation



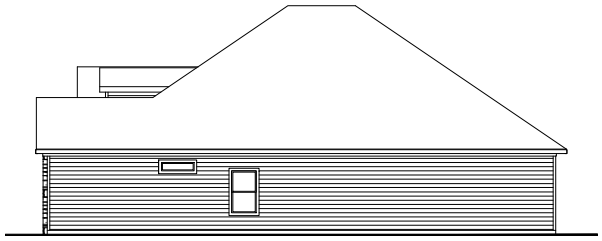
Craftsman - Left Elevation



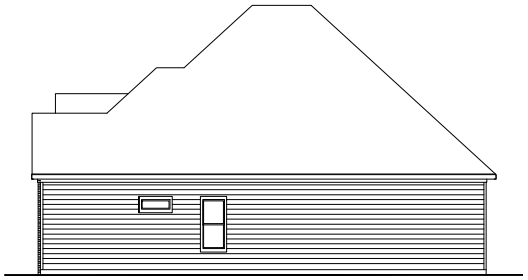
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Montgomery (Side Entry)



Traditional 1



Traditional 2



Craftsman

The Dunbar



Craftsman 1

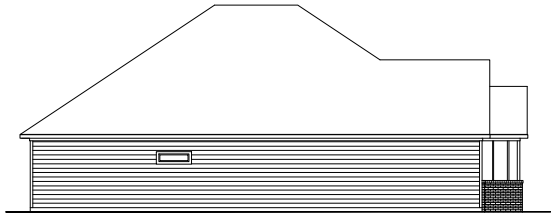


Craftsman 2

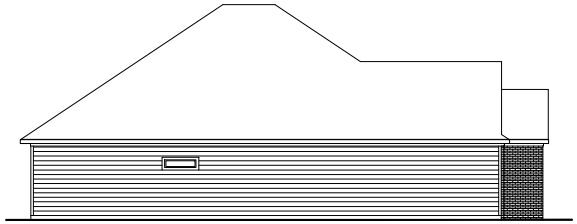


Traditional

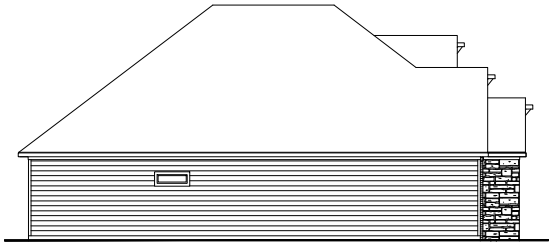
The Dunbar (Side Elevations)



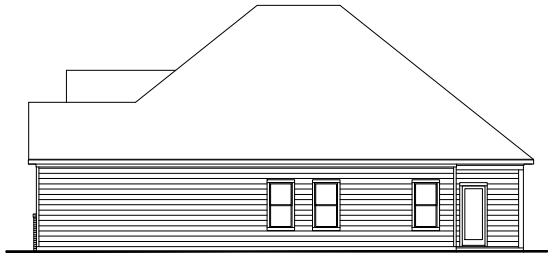
Craftsman 1 - Left Elevation



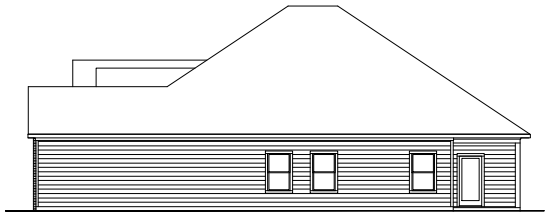
Traditional - Left Elevation



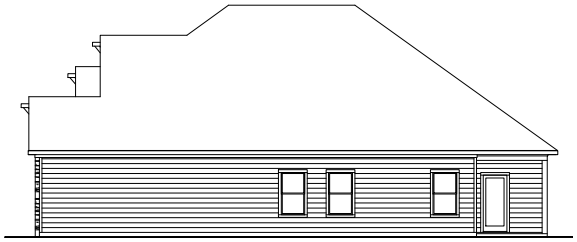
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Dunbar (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Ashland



Craftsman 1

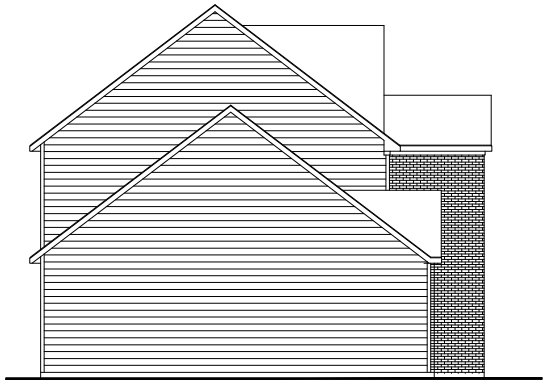


Craftsman 2

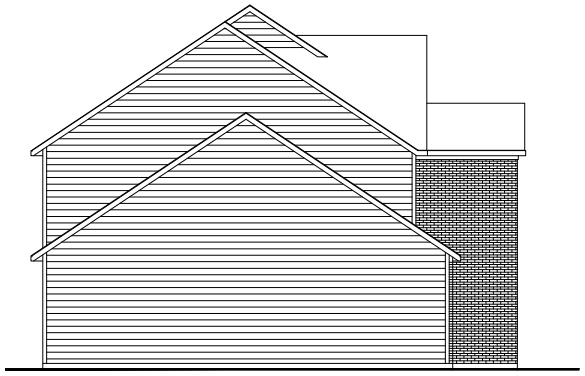


Traditional

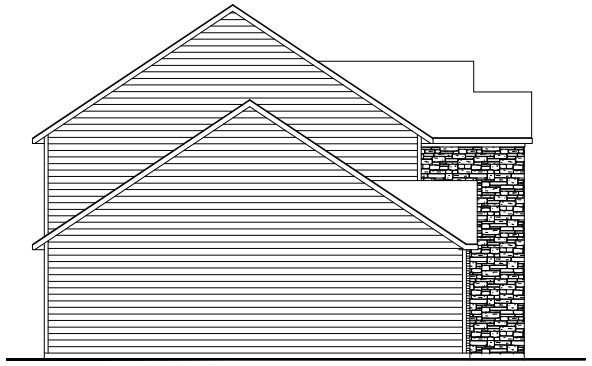
The Ashland (Side Elevations)



Craftsman 1 - Left Elevation



Traditional - Left Elevation



Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Ashland (Side Entry)



Craftsman 1



Craftsman 2

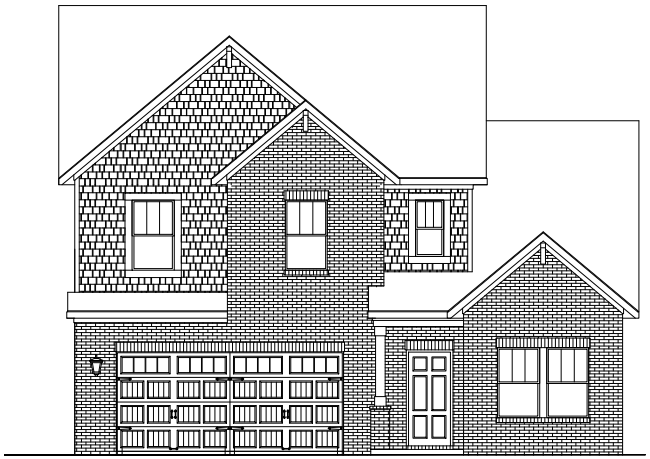


Traditional

The Cooper



Craftsman 1

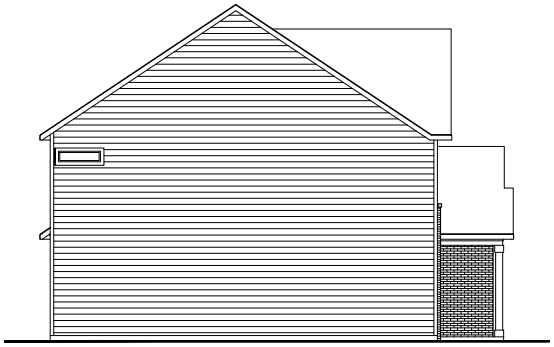


Craftsman 2

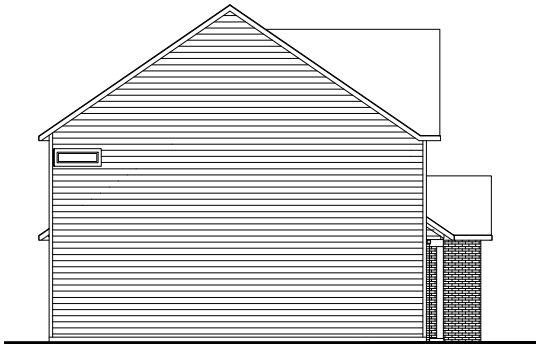


Traditional

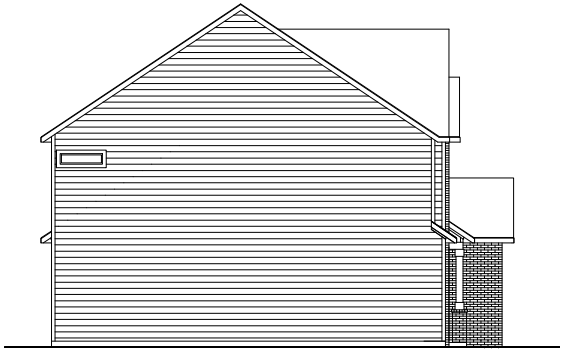
The Cooper (Side Elevations)



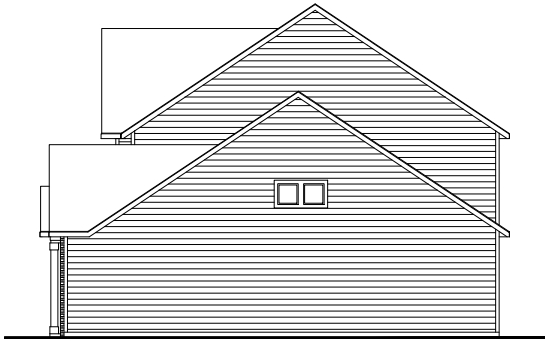
Craftsman 1 - Left Elevation



Traditional - Left Elevation



Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Cooper (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Richland



Craftsman 1

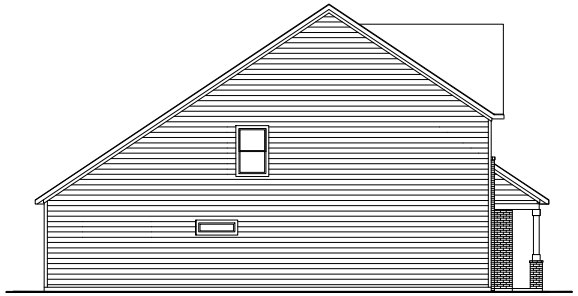


Craftsman 2

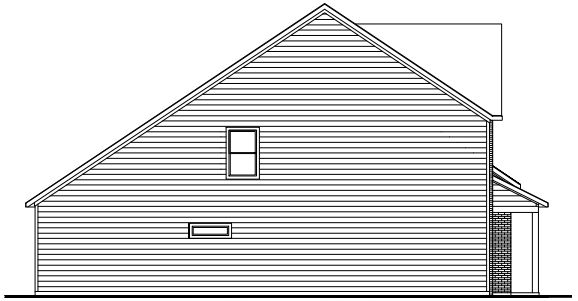


Traditional

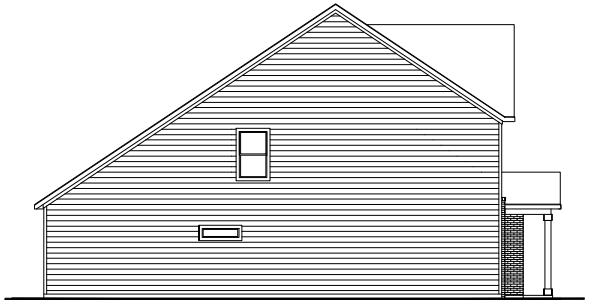
The Richland (Side Elevations)



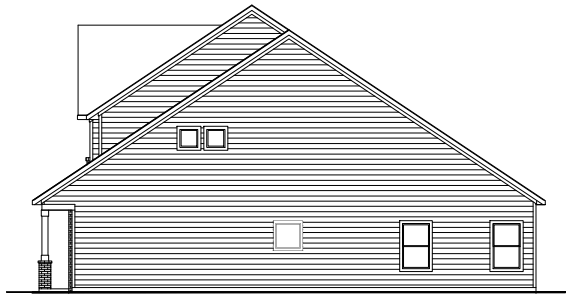
Craftsman 1 - Left Elevation



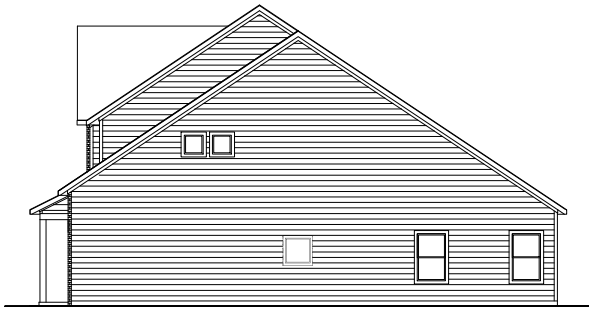
Traditional - Left Elevation



Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Richland (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Shelby



Craftsman 1

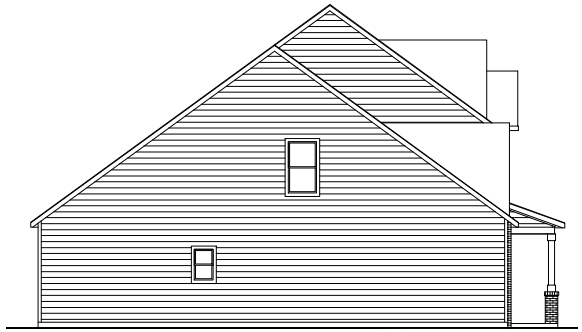


Craftsman 2

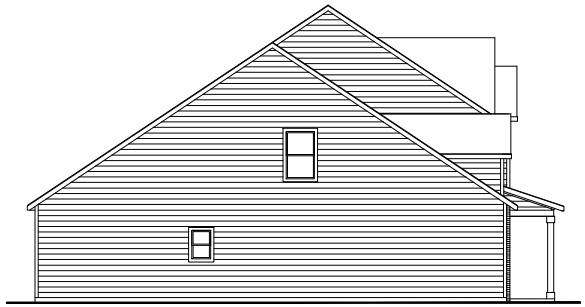


Traditional

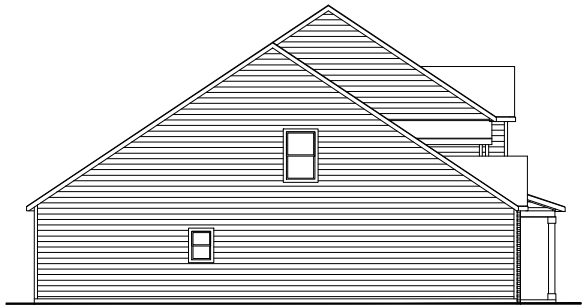
The Shelby (Side Elevations)



Craftsman 1 - Left Elevation



Traditional - Left Elevation



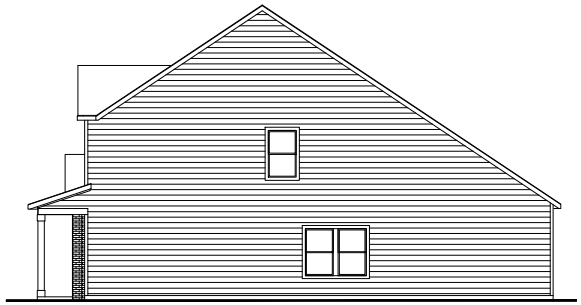
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Shelby (Side Entry)



Craftsman 1



Craftsman 2



Traditional

TCG 5 - 50'
(Harpeth Collection)



The Donelson



Craftsman 1

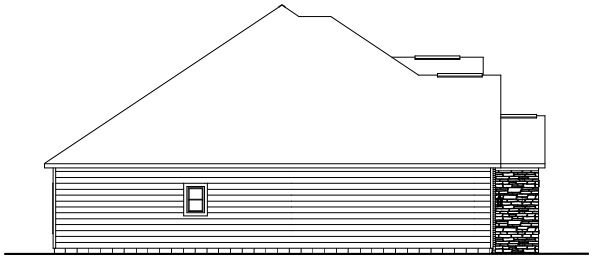


Craftsman 2

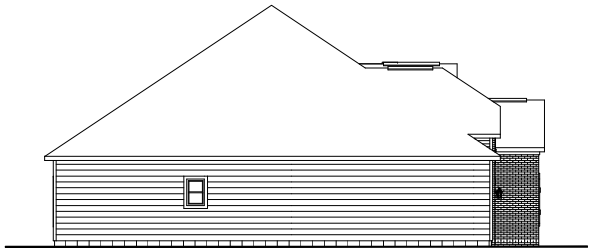


Traditional

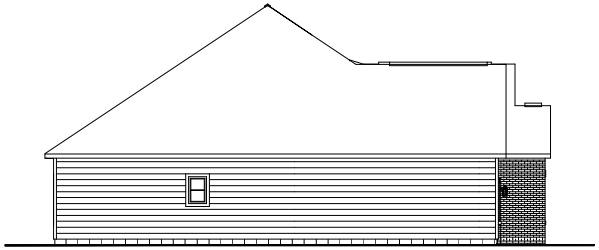
The Donelson (Side Elevations)



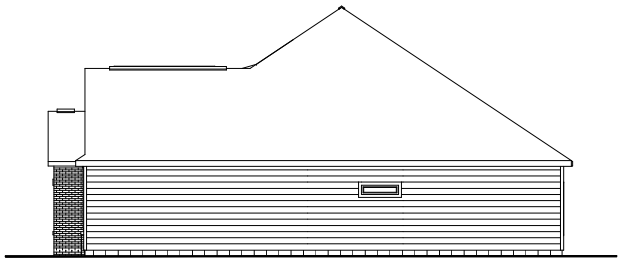
Craftsman 1 - Left Elevation



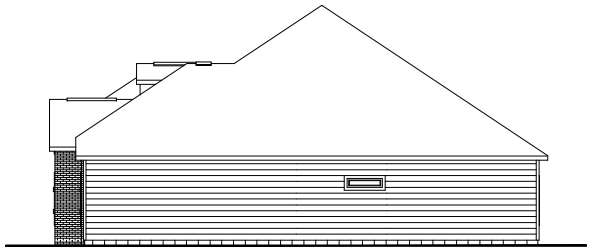
Traditional - Left Elevation



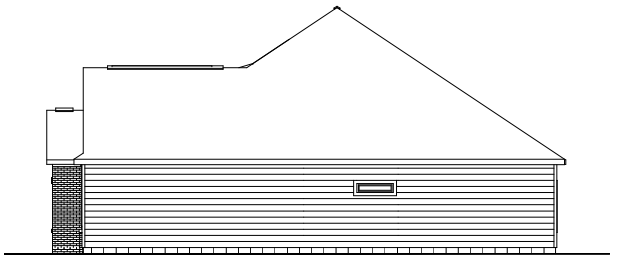
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Donelson (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Acadia



Craftsman 1



Craftsman 2



Traditional

The Donelson



Craftsman 1

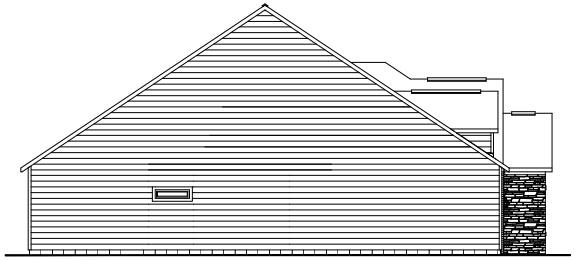


Craftsman 2

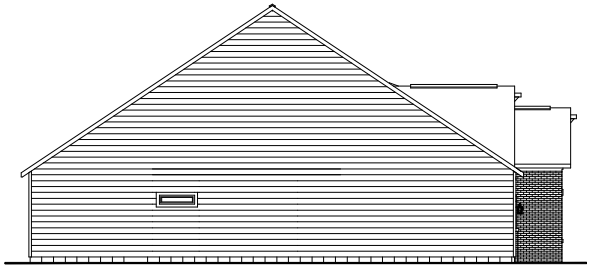


Traditional

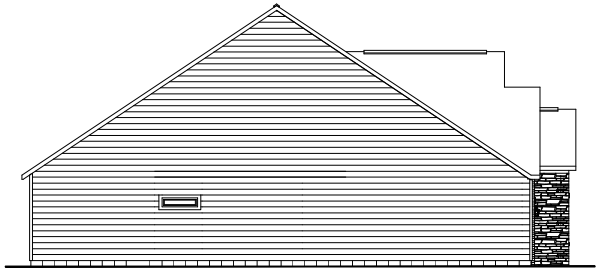
The Acadia (Side Elevations)



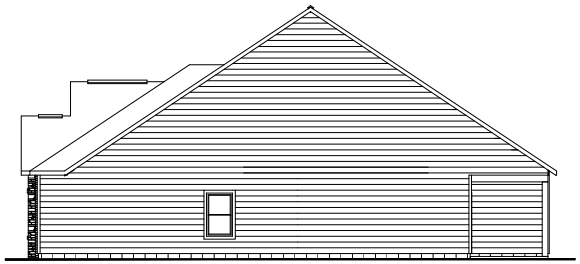
Craftsman 1 - Left Elevation



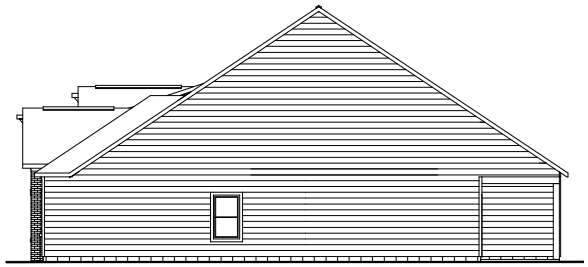
Traditional - Left Elevation



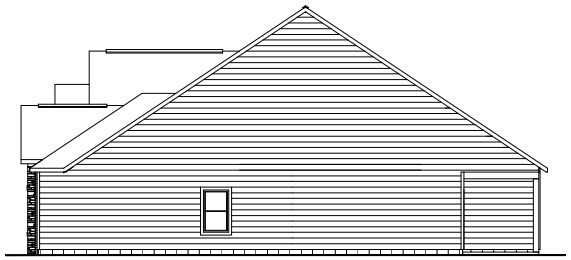
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Acadia (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Loudon



Craftsman

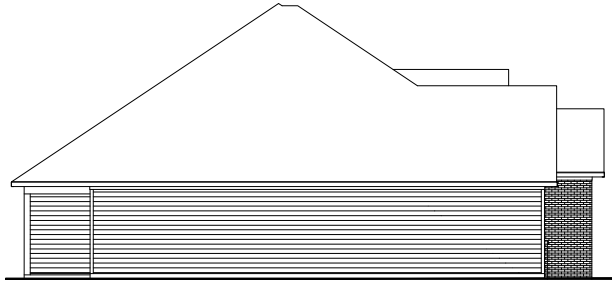


Traditional 2

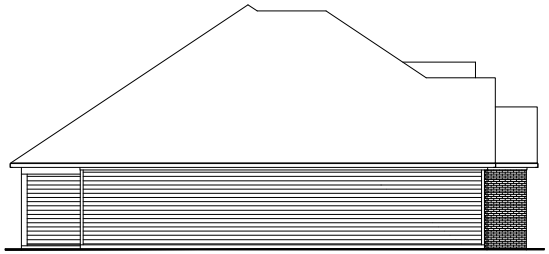


Traditional

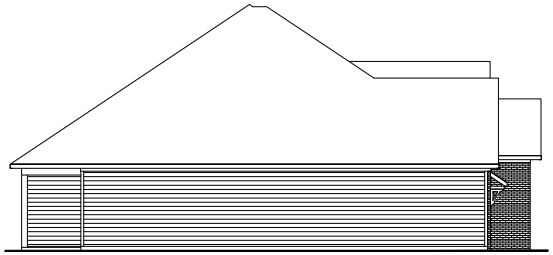
The Loudon (Side Elevations)



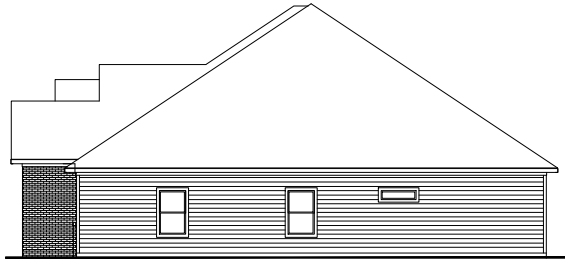
Traditional - Left Elevation



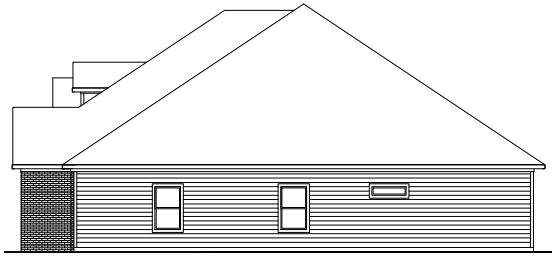
Craftsman - Left Elevation



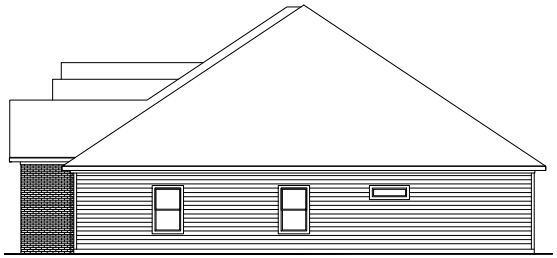
Traditional 2 - Left Elevation



Traditional - Right Elevation

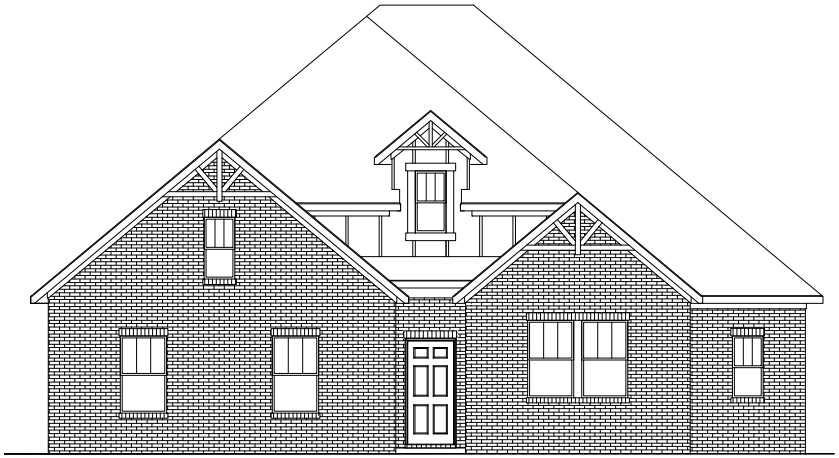


Craftsman - Right Elevation

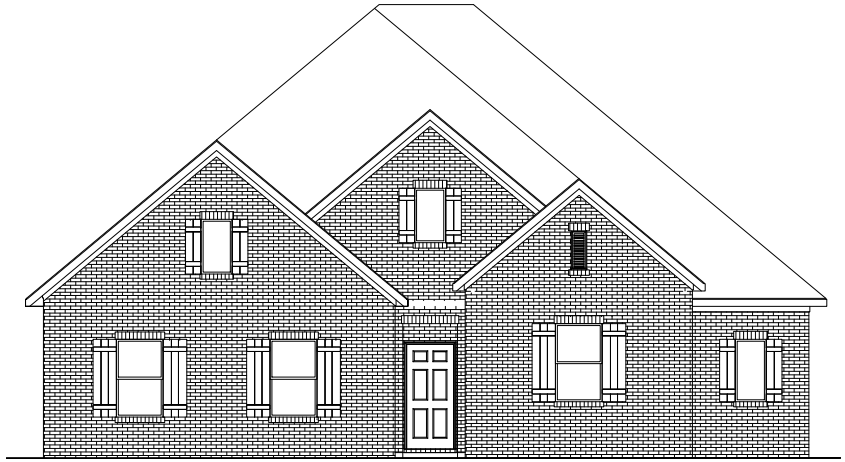


Traditional 2 - Right Elevation

The Loudon (Side Entry)



Craftsman



Traditional 2



Traditional 1

The Stapleton



Craftsman 1

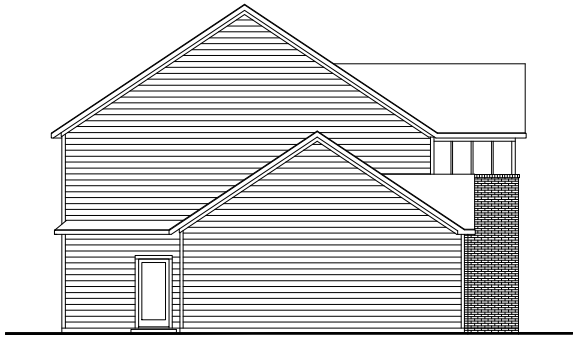


Craftsman 2

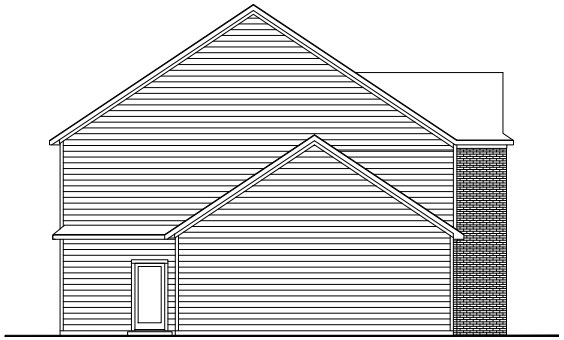


Traditional

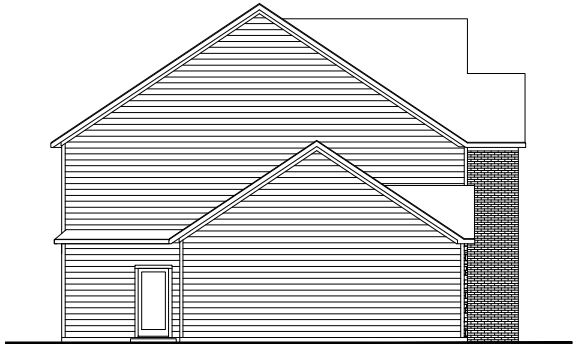
The Stapleton (Side Elevations)



Craftsman 1 - Left Elevation



Traditional - Left Elevation



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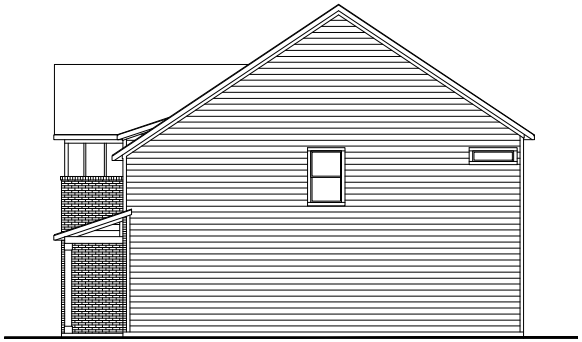
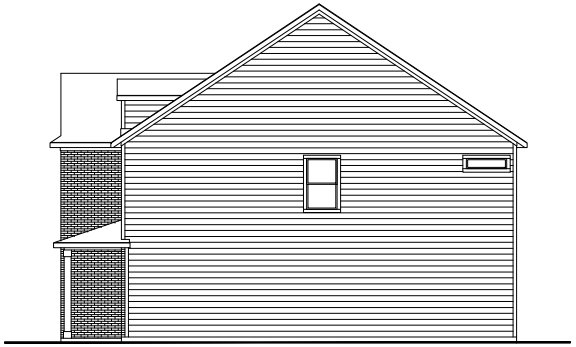
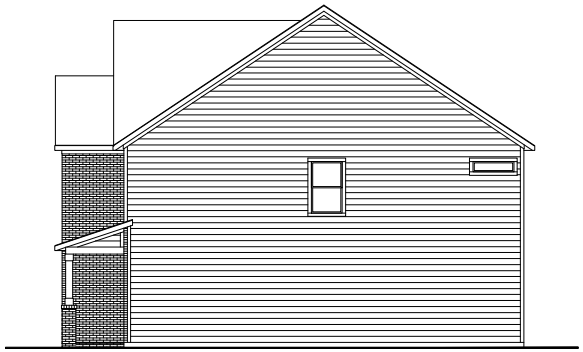


Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Stapleton (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Wilburn



Craftsman 1

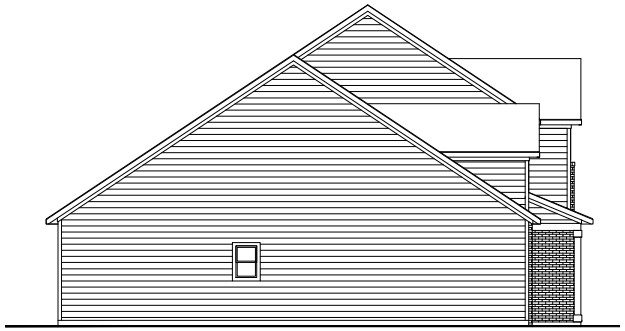


Craftsman 2

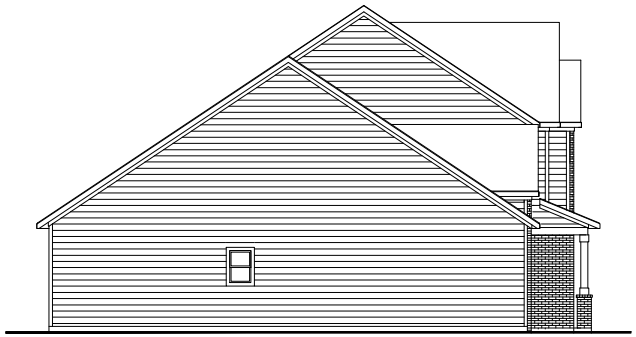


Traditional

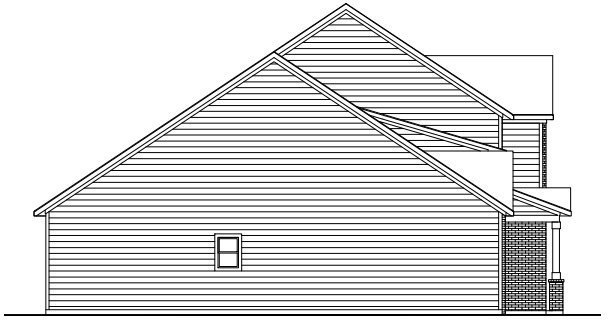
The Wilburn (Side Elevations)



Craftsman 1 - Left Elevation



Traditional - Left Elevation



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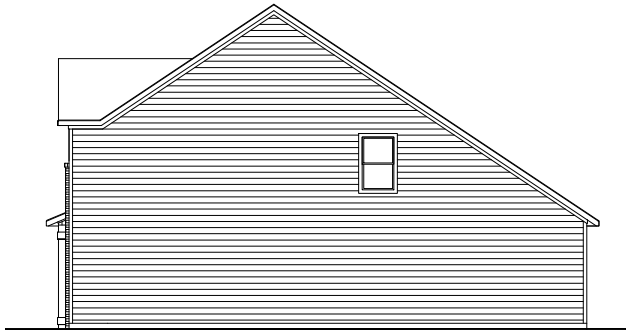
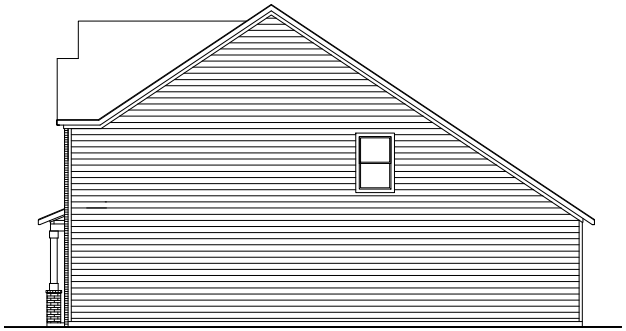
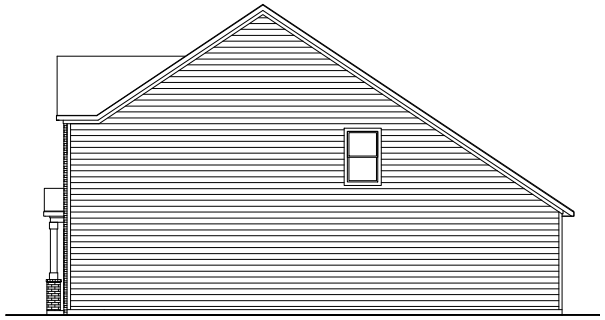


Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Wilburn (Side Entry)



Craftsman 1



Craftsman 2



Traditional

The Portland



Craftsman

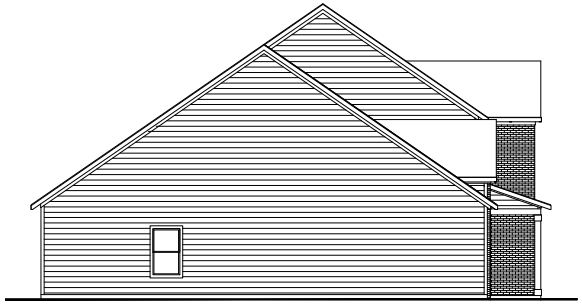


Traditional 2

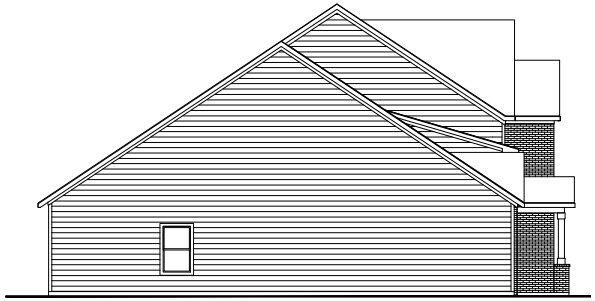


Traditional 1

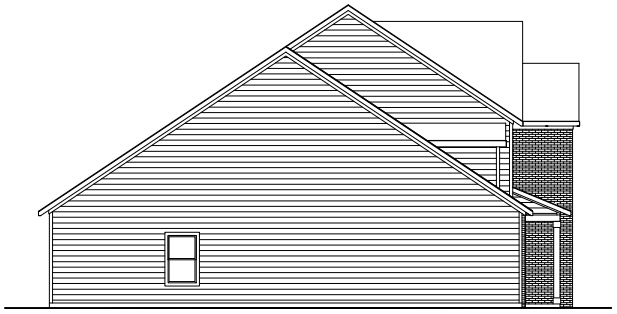
The Portland (Side Elevations)



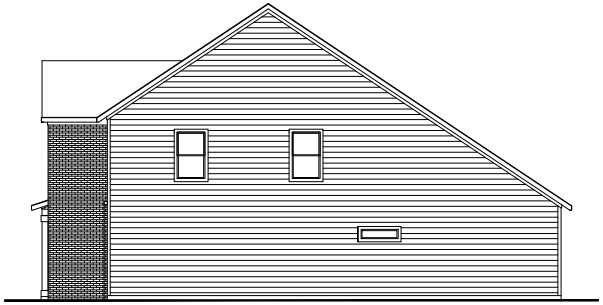
Traditional 1 - Left Elevation



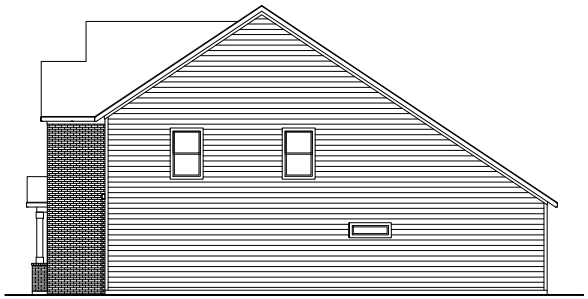
Craftsman - Left Elevation



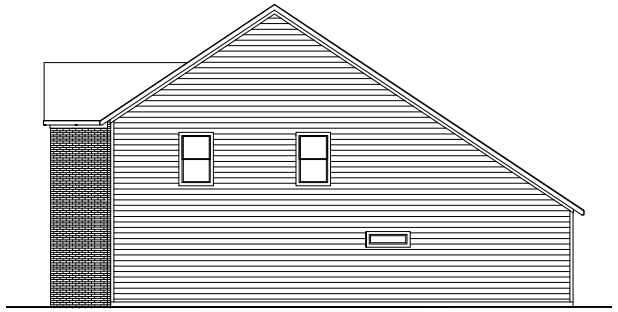
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Portland (Side Entry)



Craftsman



Traditional 2



Traditional 1

TCG 7 - 50' FLEX
(Cordell Collection)



The Spencer



Craftsman

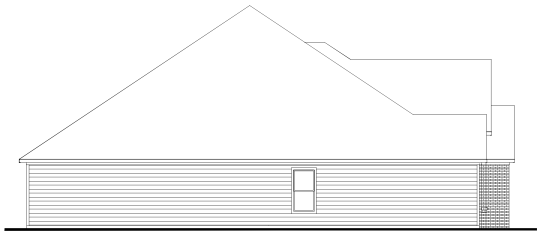


Traditional 2

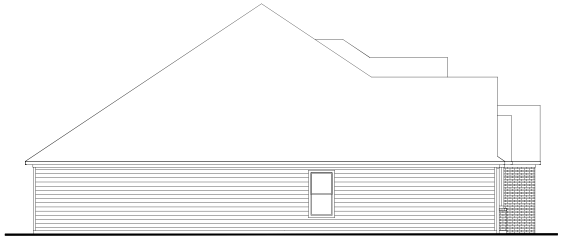


Traditional 1

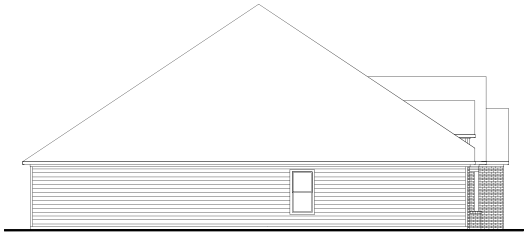
The Spencer (Side Elevations)



Traditional 1 - Left Elevation



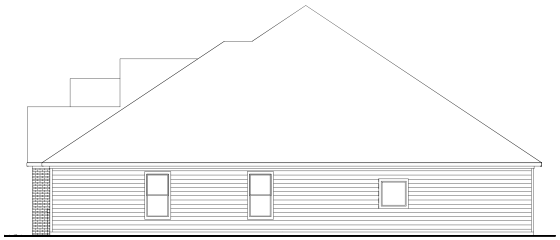
Craftsman - Left Elevation



Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Spencer (Side Entry)



Craftsman



Traditional 2



Traditional 1

The Madison



Craftsman



Traditional 2



Traditional 1

The Madison (Side Elevations)



Traditional 1 - Left Elevation



Craftsman - Left Elevation



Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Madison (Side Entry)



Craftsman



Traditional 2



Traditional 1

The Vincent



Craftsman

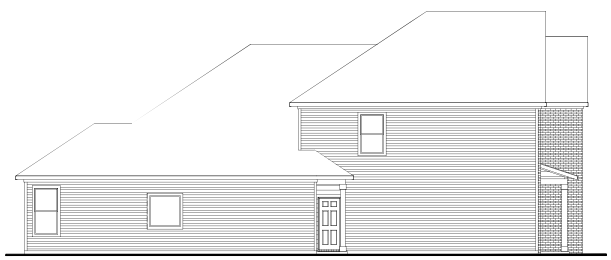


Traditional 2



Traditional 1

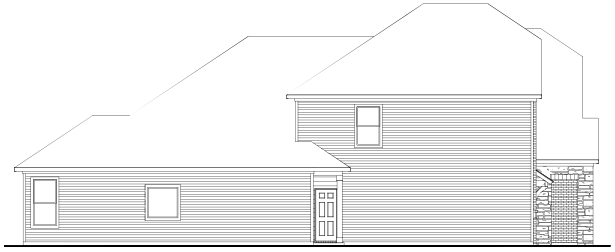
The Vincent (Side Elevations)



Traditional 1 - Left Elevation



Craftsman - Left Elevation



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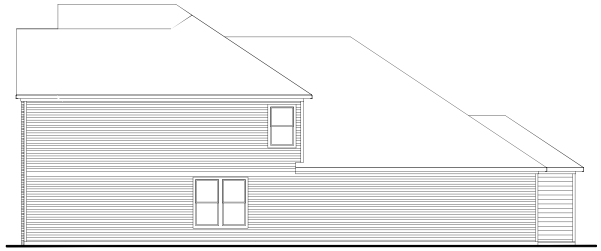
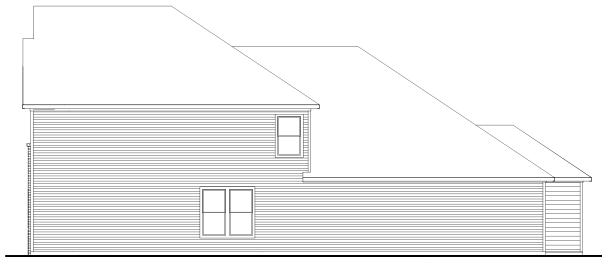
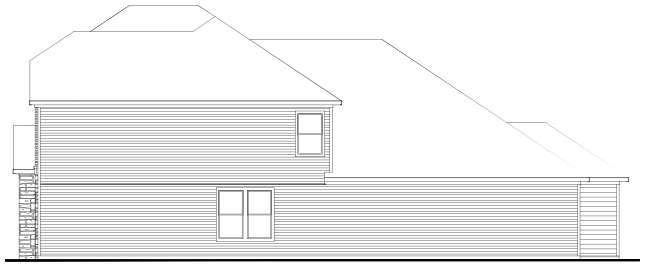


Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Vincent (Side Entry)



Craftsman



Traditional 2



Traditional 1

The Quincy



Craftsman



Traditional 2



Traditional 1

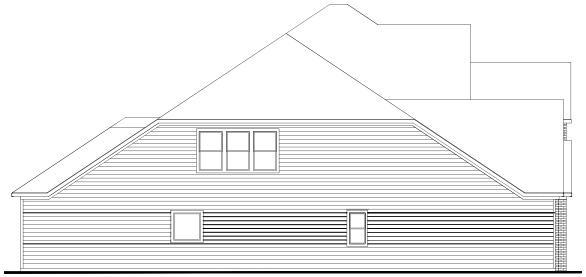
The Quincy (Side Elevations)



Traditional 1 - Left Elevation



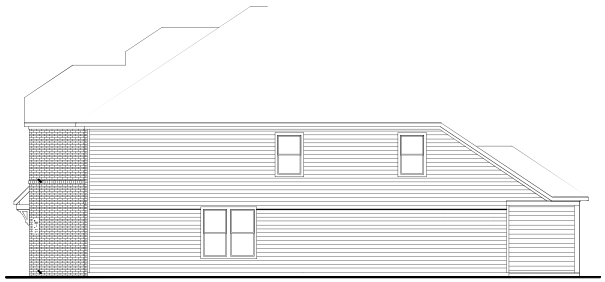
Craftsman - Left Elevation



Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Quincy (Side Entry)



Craftsman



Traditional 2



Traditional 1

The Bryant



Craftsman



Traditional 2



Traditional 1

The Bryant (Side Elevations)



Traditional 1 - Left Elevation



Craftsman - Left Elevation



Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Bryant (Side Entry)



Craftsman



Traditional 2



Traditional 1

The Hamilton



Craftsman



Traditional 2



Traditional 1

The Marshall



Craftsman



Traditional 2



Traditional 1

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: The Landing at Greens Mill Road

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

General

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

Lots and Land-Use

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

Structures

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

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TENNESSEE

DEVELOPMENT SERVICES
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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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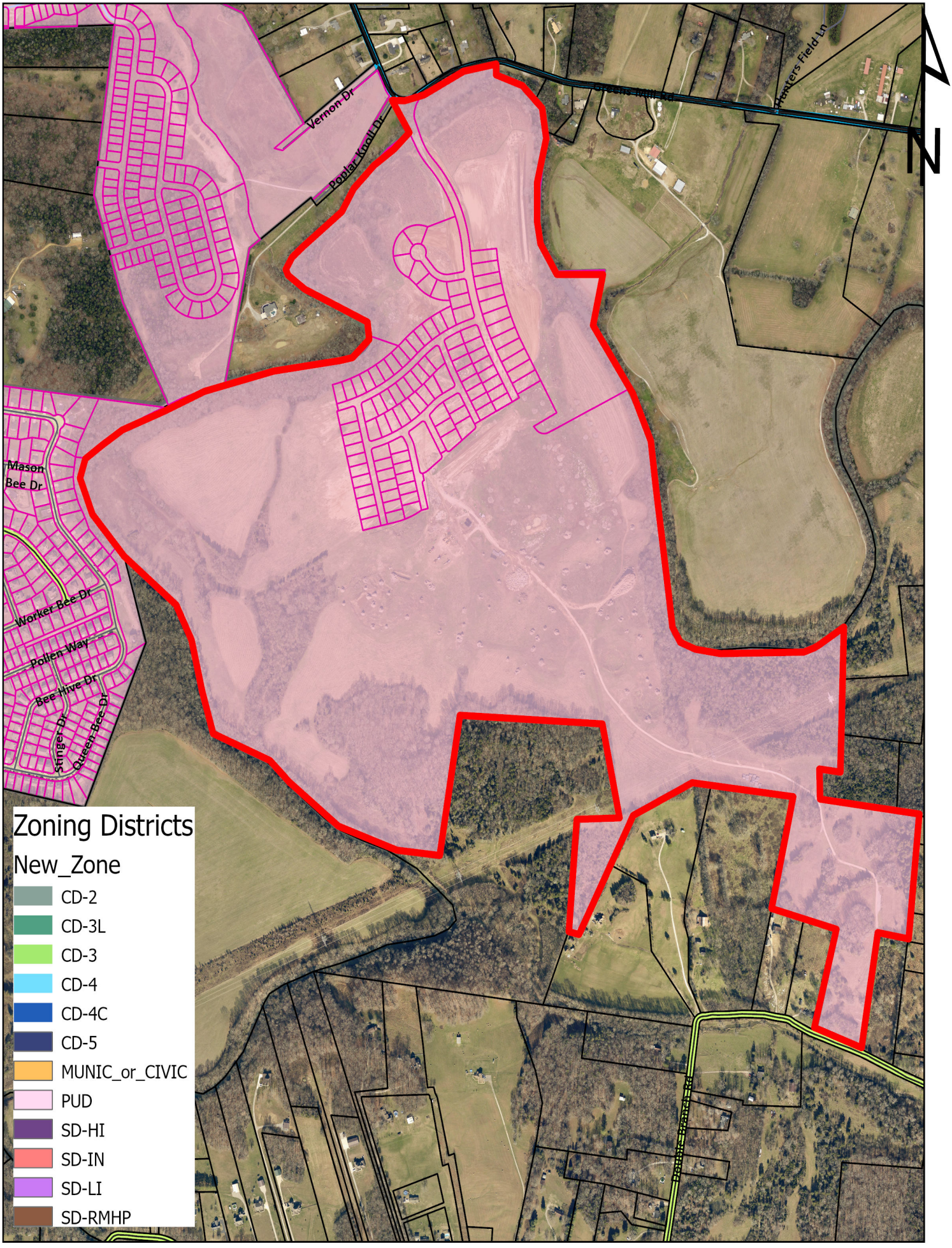
PUD Specific Items

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

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

Checklist Completed By:

Damon D. Hill		05/19/2025
Print Name	Signature	Date



25-0206
Greens Mill PUD
The Landing at Greens Mill

Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

Bear Springs 1449 Rock Springs Rd. Final PUD Master Plan Revision

Project #:	25-0244	**Location:**	Map 092 Parcel 012.00
Applicant:	Hunter Fred	**Case Type(s):**	Final PUD Revision
Staff Planner:	Jeremy Humphrey, Planner II	**Proposed Use:**	Single Family & Town Homes

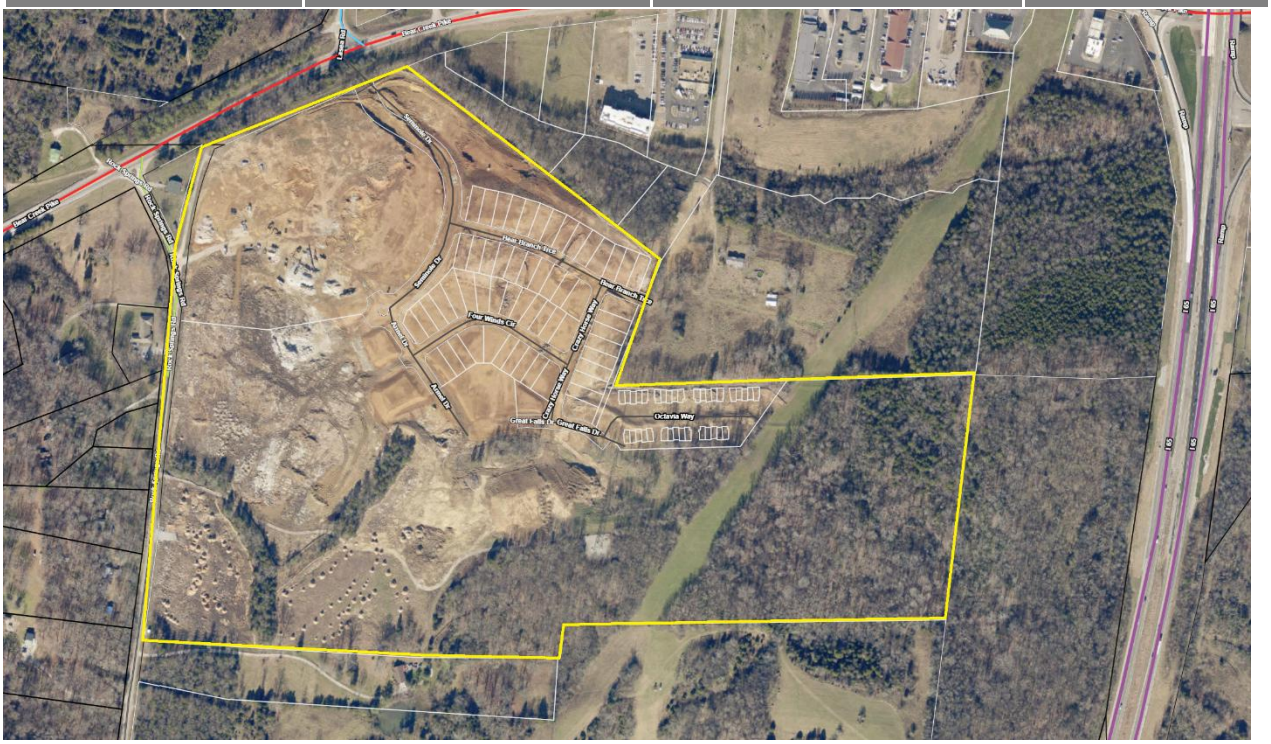
PROJECT SUMMARY

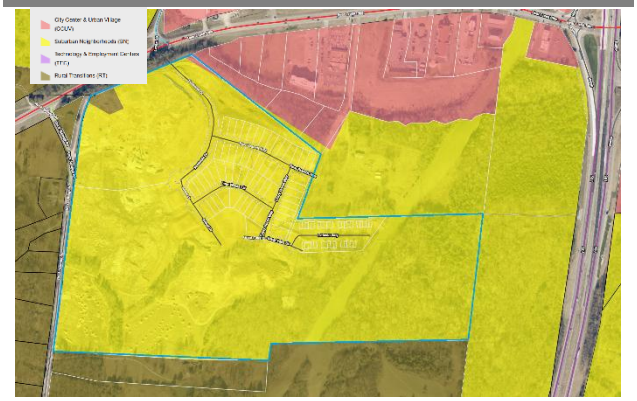
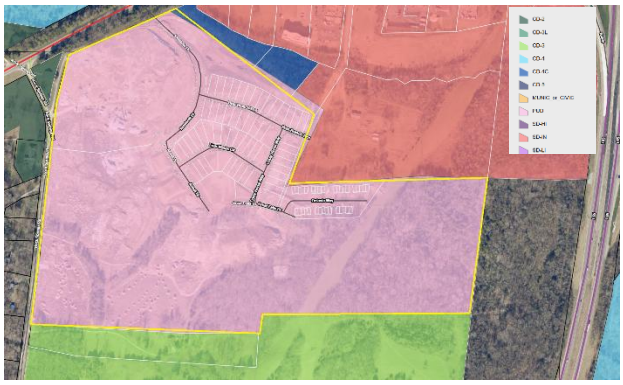
The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan to modify the architectural elevations for Bear Springs (1449 Rock Springs Rd.). This request amends architectural elevations for 121 single-family homes and 221 townhome lots that were previously approved (21-0076) by City Council on August 12, 2021. This request applies to Phases 1A, 1B, 2A, 2B, 2C, and 3A of the development.

- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on standards of the previous Zoning Ordinance (3638).
- The DRC reviewed this proposal at its July 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- This PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- The Planning Commission serves as the Architectural Design Review Commission when reviewing all Planned Unit Developments under the current and previous Zoning Ordinance.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan, any modifications to approved elevations, and any deviations from driveway width standards as defined in this request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	Under Development	+ /- 105 acres



FUTURE LAND USE MAP	ZONING MAP
	

REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

> ***§8.3.6-C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.***

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its July 2025 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D.3,** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

a. *Compatibility with the surrounding Structures; and*
b. *Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3(a)** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development

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

Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

(1) Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to Final Master PUD Development Plan; or
(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The applicant is requesting approval of revised architectural elevations for the Bear Springs Planned Unit Development. The previously approved elevations (2021) reflected a Craftsman-inspired style characterized by varied rooflines, a combination of masonry and cementitious siding, and balanced fenestration for single-family homes and townhome products. These designs incorporated masonry base treatments, side façade articulation, and porch-oriented entries to create a cohesive neighborhood character.

The revised elevations (2025) maintain a generally compatible traditional architectural character, with continued use of pitched gable roofs and cementitious siding. All proposed roof pitches exceed 6:12, maintaining appropriate proportions and consistency with the approved style. The revisions also introduce multiple plan types and elevation “schemes” (e.g., Autumn, Dallas, Kirkwood, Paisley, Rockwell, and Sydney), which represent a broader range of façade options and provide greater streetscape diversity than the original submittal. This increased variety helps to reduce visual repetition across the neighborhood.

However, the revised elevations also reflect several notable changes. Masonry treatments have been significantly reduced, with many elevations relying primarily on horizontal cementitious siding and limited stone or brick accents. Decorative roof elements and façade projections have been simplified, and some footprints, particularly garage-forward townhome products, display fewer side windows and less articulation than the 2021 approvals. These modifications result in a more production-oriented appearance and reduce the architectural richness previously anticipated.

Overall, the proposed revisions maintain compatibility with the approved PUD design with intent and provide enhanced variety in elevation options, which is beneficial for neighborhood character. However, the reduction in masonry detailing and simplification of architectural features represent a modest downgrade in material quality and façade articulation compared to the 2021 approvals. Staff finds the revised elevations are consistent with the overall PUD framework, but not an improvement in architectural quality relative to the originally approved plans.

REVISED COMMENTARY FOR SEPTEMBER 11, 2025 PC MEETING

The applicant first submitted elevation materials titled "25-0244_PPT Presentation" for Planning Commission’s review. The Commission deferred action at the August 13, 2025 meeting, citing a need for more architectural detail, variety, and quality. Concerns included limited elevation diversity, partial brick treatments, and reliance on baseline commitments over clear standards.

In response, the applicant submitted "Bear Springs PC Meeting" with several changes over the original, including:

- Expanded Elevation Variety: The new submittal increases elevations from about seven to approximately twenty-seven, providing more architectural diversity.
- Roof Pitch Standards: While the original submittal committed to a minimum 6:12 pitch, the updated elevations that incorporate slightly steeper slopes of 7:12.
- Brick Treatment: The original package limited brick water table application to the front façade, with sides and rear partially treated below the finished floor elevation. The new submittal provides for a brick water table that wraps all four sides of the dwelling, as well as brick bases on porch columns.
- Garage Standards: The applicant now commits to 100% of single-family units containing two-car garages, an increase over the prior proposal. Garage doors are also upgraded with decorative hardware and glass inserts.
- Materials: The updated package confirms the exclusive use of brick, stone, and cementitious siding, with no vinyl siding permitted or shown.
- Corner Lot Enhancements: Whereas the original package showed optional renderings, the new submittal requires brick side treatments and window grids for corner lot conditions.
- Staff would like clarification on water table heights that are shown in the revised elevation presentation. It is recommended that the heights of these tables be noted by applicant.
- Front loaded Townhome elevations have changed from the August 13, 2025 presentation in the form of garage glazing and garage door styles. These changes appear to be a movement toward general production in style and a downgrade from what was presented in August and previously approved for the PUD.
- Staff would like clarification on double vs. single windows on townhomes as shown in the revised elevation presentation for “Parc Townhomes.” The current presented elevation shows alternating double and single windows on the lower levels. Staff recommends double windows on all townhouses for overall cohesiveness.
- Consistency with Ordinance 4400: The updated elevations more fully align with architectural requirements outlined in the current zoning ordinance, ensuring long-term quality and visual appeal over the developments vested Ordinance 3638.

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

Meritage Homes®

LIFE. BUILT. BETTER.®

BEAR SPRINGS

Single Family & Townhomes

Architectural Features for Bear Springs

- Main roof pitch minimum of 6:12
- Use of cementitious siding, brick, and stone for all elevations (no vinyl siding)
- Shutters appear functional and proportioned to cover entire window width, with shutter brackets
- Brick water table to 2’ above FFE on all 4 sides
- Corner lots* with brick sides and window grids
- Coach light at garage
  - 2 lights for single family
  - 1 light for townhomes
- Glass inserts and decorative hardware on garage doors
- ¾ lite glass front entry doors
- All single-family homes are 2-car garage
- Architectural shingles
- Mix of brick, stone, and cementitious material

Comparison to Approved PUD

- Increased percentage of 2-car garages/driveways to 100% on single family homes
  - 30% increase
- Increased assortment of 1 & 2 story homes
  - 30% increase
- Increased variety of architectural elevations
  - 27 elevations vs. 7 elevations
- Corner lots with brick sides and window grids

LIFE. BUILT. BETTER.®

Enhancements in Alignment with Ordinance 4400

- Main roof pitch minimum of 6:12
- Shutters are functional and proportioned to cover entire window width, with shutter brackets
- Brick water table wraps around all sides of home
- Brick base front columns

SITE MAP

CORNER LOT ELEVATIONS DESIGNATED

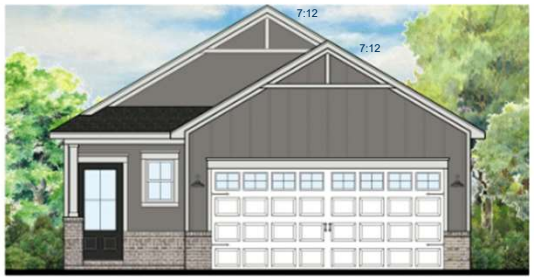


Corner Lot Elevations *

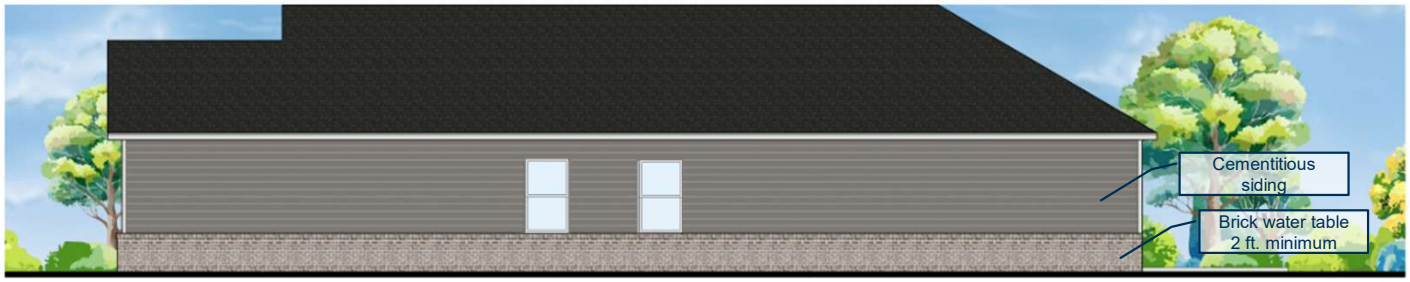
17% SF homes have corner lot elevation (19/114)
19% Front-Load TH's have corner lot elevation (18/94)
20% Surface Park TH's have corner lot elevation (28/137)

AUTUMN – 340 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



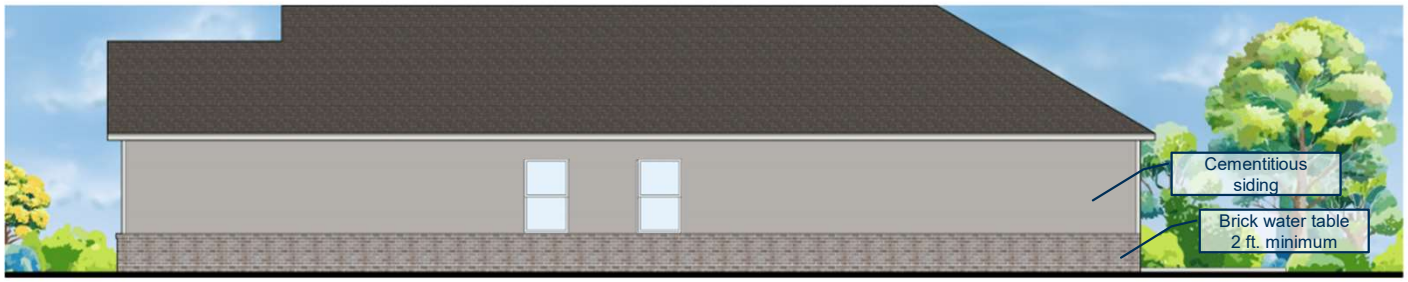
LEFT

AUTUMN – 340 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



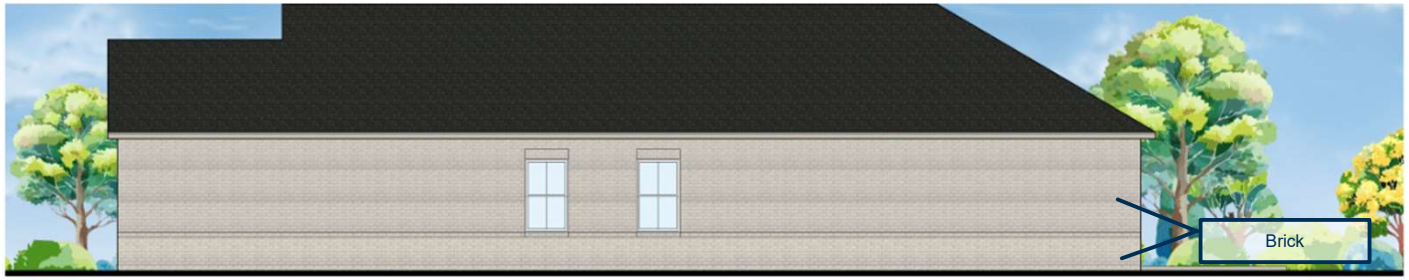
LEFT

AUTUMN – 340 – ELEVATION X

CORNER LOT ELEVATION *



FRONT



RIGHT



REAR



LEFT

DALLAS – 342 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

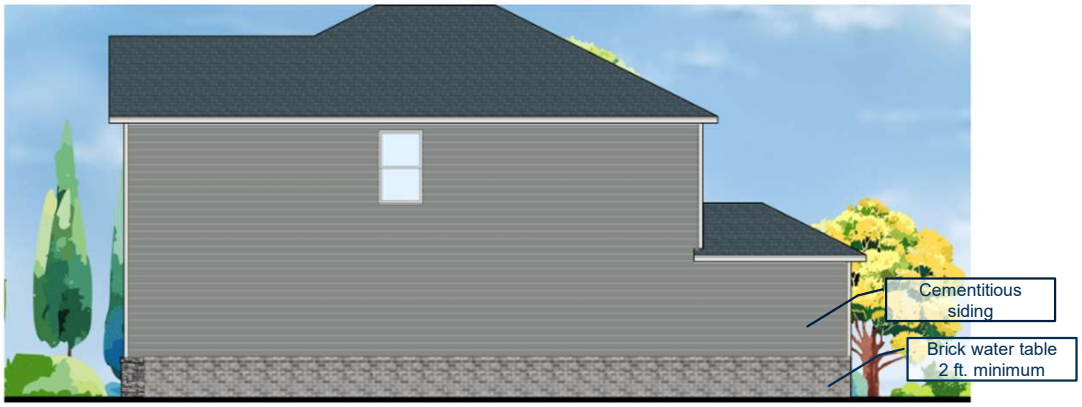
TER. 9

DALLAS – 342 – ELEVATION H

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

DALLAS – 342 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

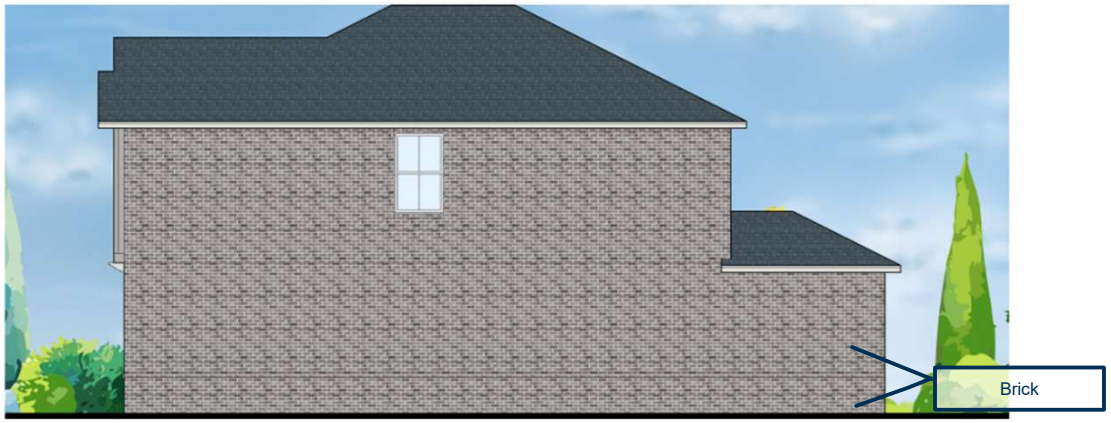
TTER. 11

DALLAS – 342 – ELEVATION X

CORNER LOT ELEVATION *



FRONT



RIGHT



REAR



LEFT

TER. 12

LENNON – 343 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

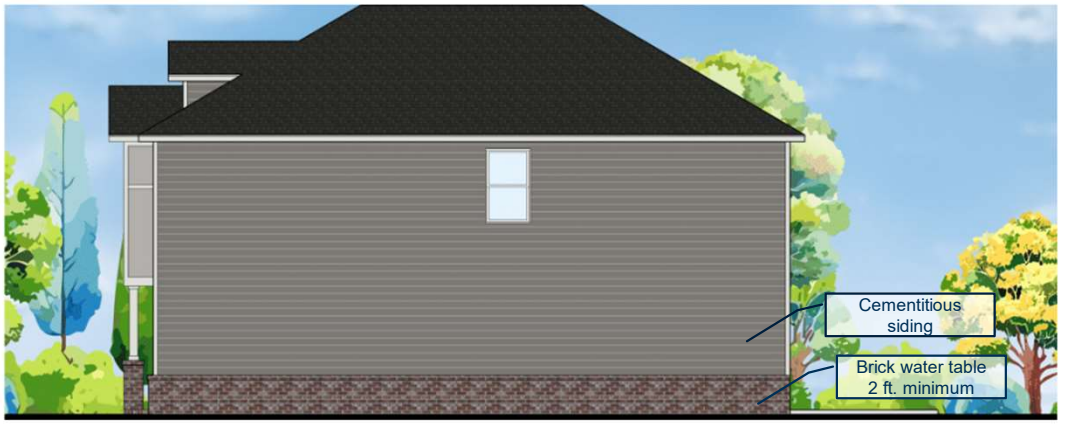
ER: 13

LENNON – 343 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

LENNON – 343 – ELEVATION U

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

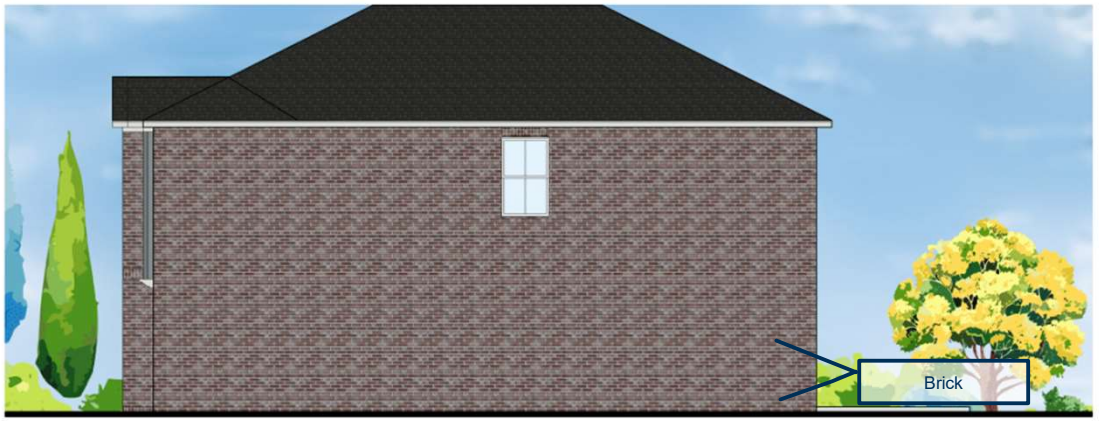
ER: 15

LENNON – 343 – ELEVATION W

CORNER LOT ELEVATION *



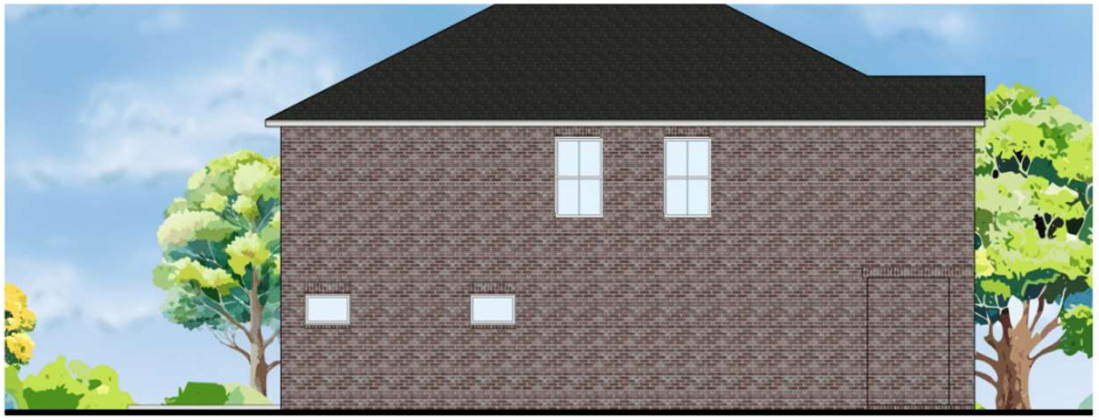
FRONT



RIGHT



REAR



LEFT

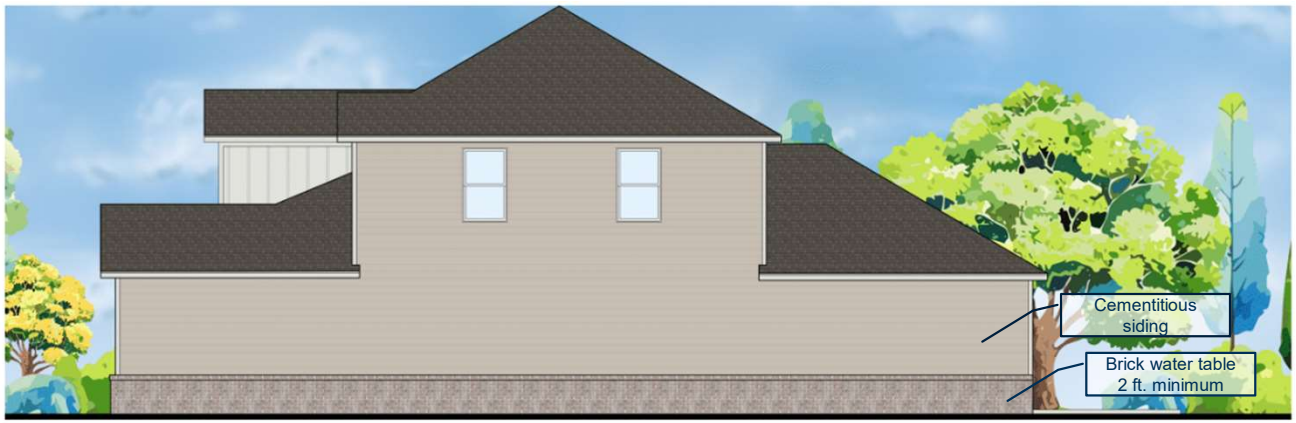
E R. 16

SYDNEY – 344 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



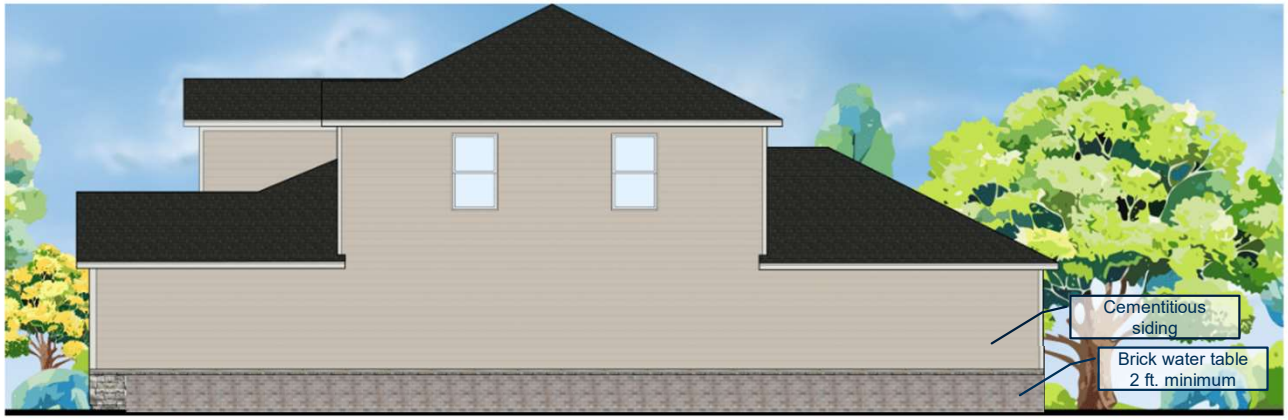
LEFT

SYDNEY – 344 – ELEVATION K

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

SYDNEY – 344 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

SYDNEY – 344 – ELEVATION U

CORNER LOT CONDITION *



FRONT



RIGHT



REAR



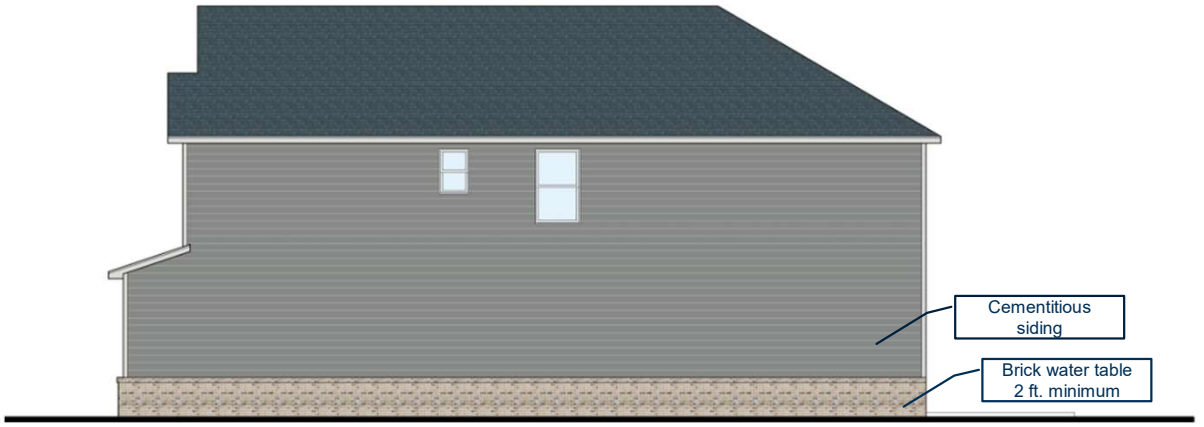
LEFT

PAISLEY – 346 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

PAISLEY – 346 – ELEVATION K

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

R.: 22

PAISLEY – 346 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



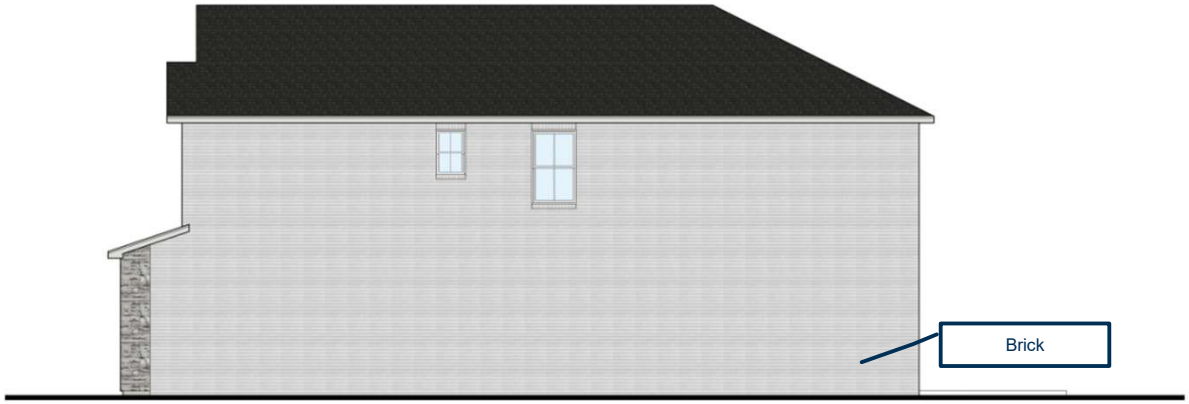
LEFT

PAISLEY – 346 – ELEVATION Y

CORNER LOT CONDITION *



FRONT



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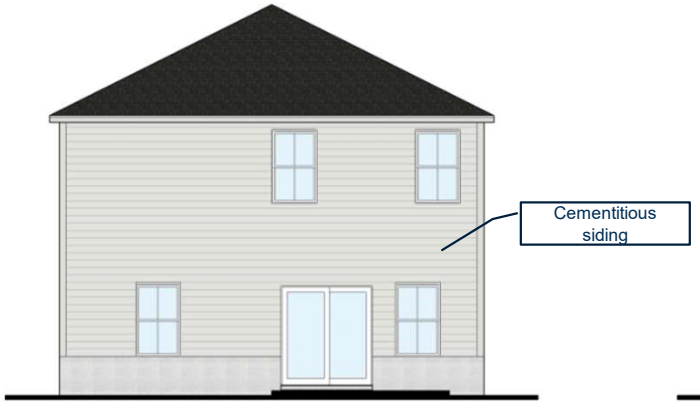


REAR



LEFT

ER. 24

VIENNA – 384 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



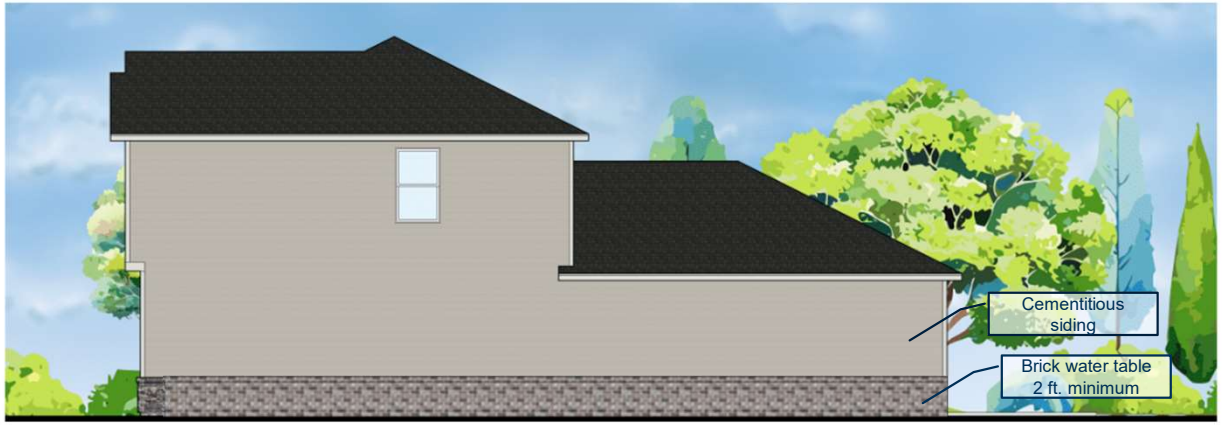
LEFT

VIENNA – 384 – ELEVATION H

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

VIENNA – 384 – ELEVATION S

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



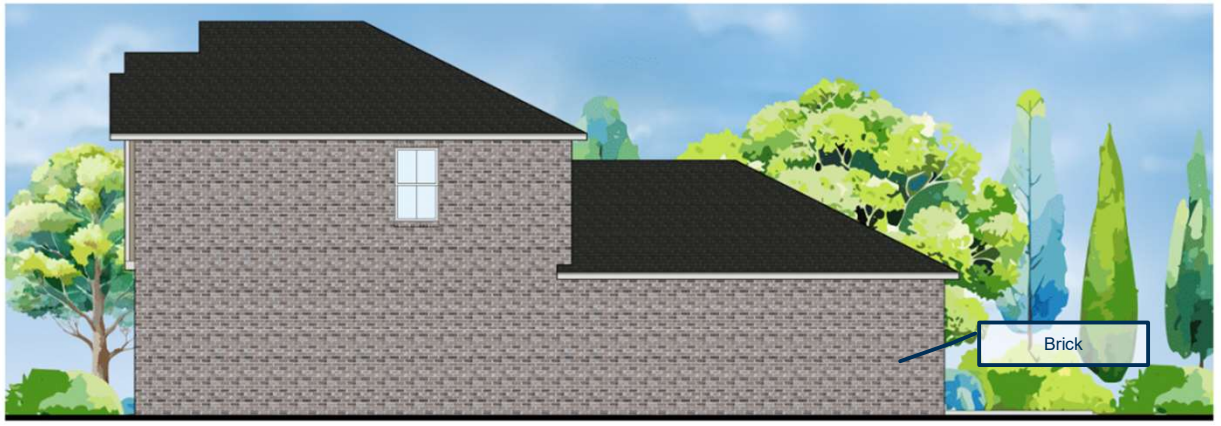
LEFT

VIENNA – 384 – ELEVATION W

CORNER LOT CONDITION *



FRONT



RIGHT



REAR



LEFT

ROCKWELL – 446 –ELEVATION F

INTERIOR LOT ELEVATION



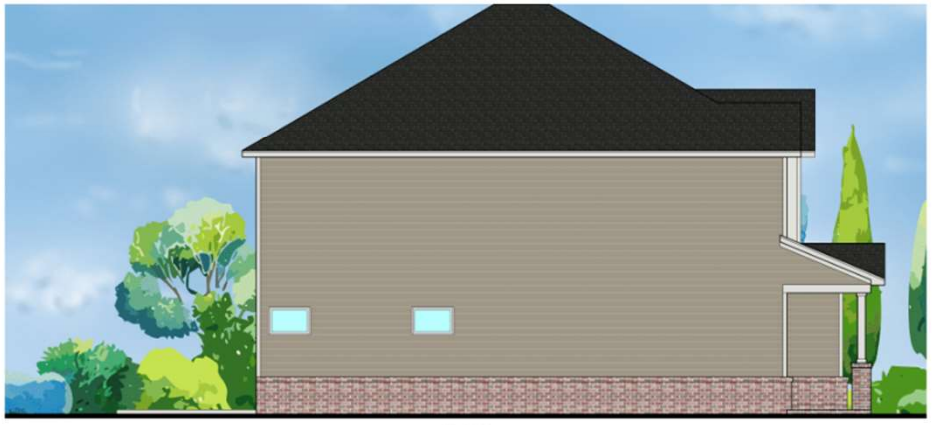
FRONT



RIGHT



REAR



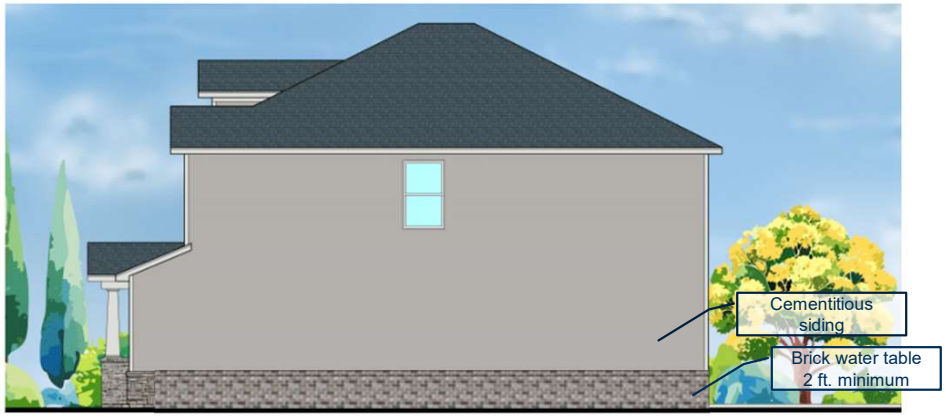
LEFT

ROCKWELL – 446 –ELEVATION H

INTERIOR LOT ELEVATION



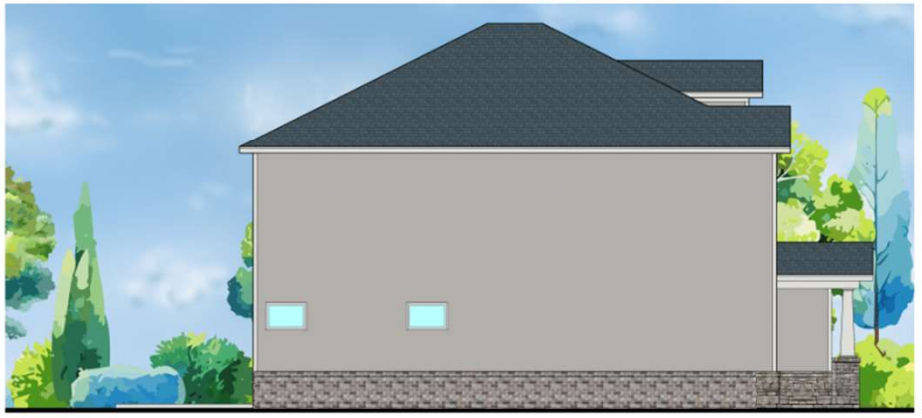
FRONT



RIGHT



REAR



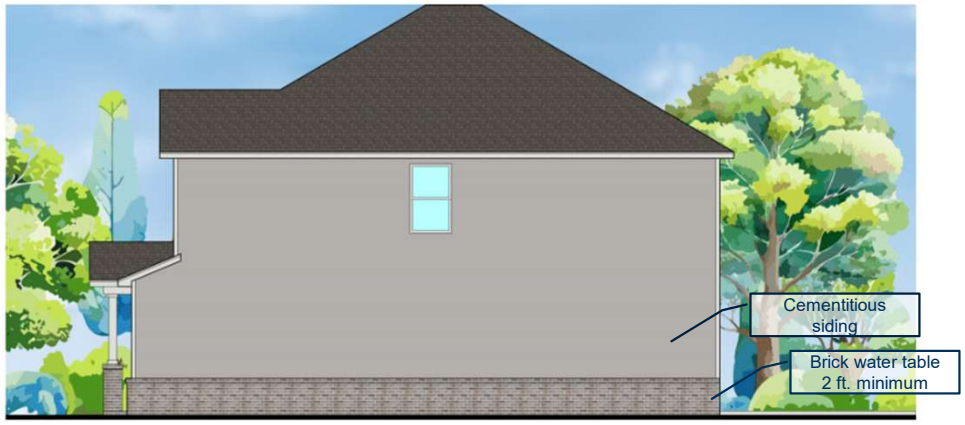
LEFT

ROCKWELL – 446 –ELEVATION T

INTERIOR LOT ELEVATION



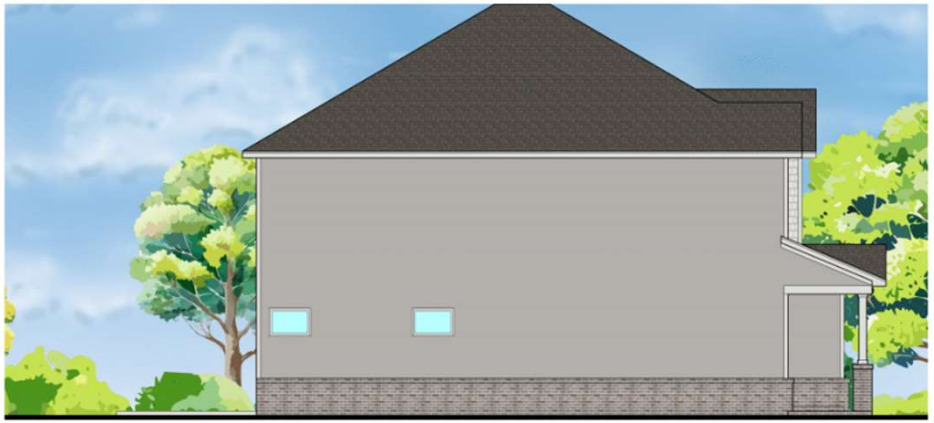
FRONT



RIGHT



REAR



LEFT

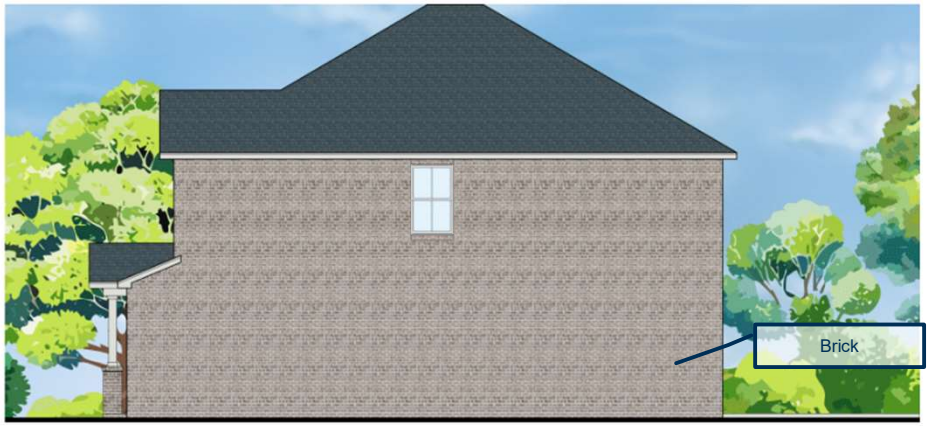
TTER. 31

ROCKWELL – 446 –ELEVATION Z

CORNER LOT ELEVATION *



FRONT



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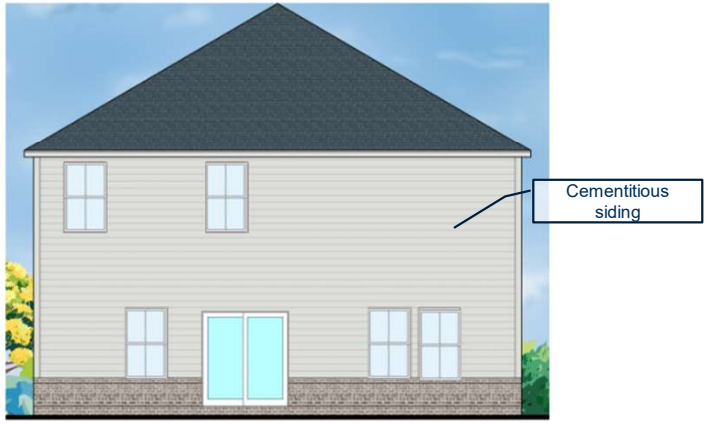
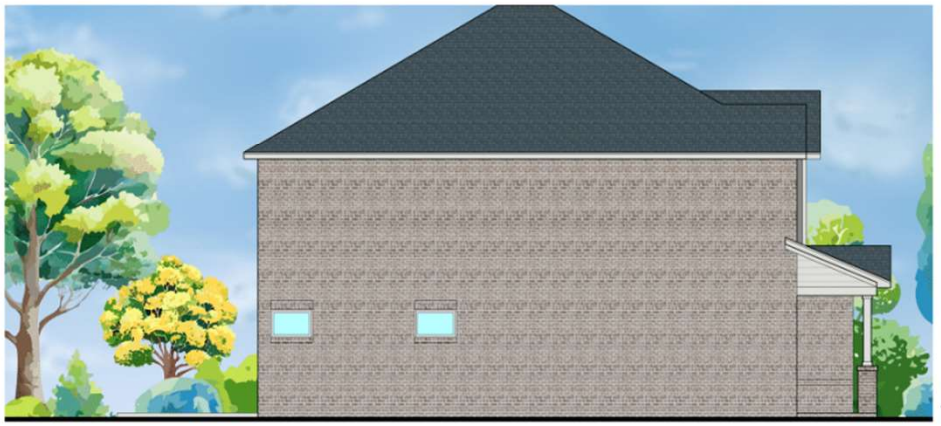


REAR



LEFT

SINGLE FAMILY STREETSCAPE



CLUB TOWNHOMES (GARAGE)



LEFT



RIGHT



OPAL - M ANDERSON - A ANDERSON - B ANDERSON - A OPAL - M

FRONT



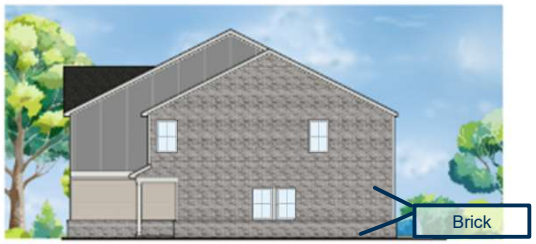
REAR

CLUB TOWNHOMES (GARAGE)
CORNER LOT CONDITION *



OPAL - M | ANDERSON - A | ANDERSON - B | ANDERSON - A | OPAL - M

FRONT



RIGHT - CORNER LOT *



REAR - CORNER LOT *

PARC TOWNHOMES (NO GARAGE)



LEFT



T212 - B T211 - E T212 - C T211 - A T211 - E T212 - B

FRONT



RIGHT



REAR

PARC TOWNHOMES (NO GARAGE)

CORNER LOT CONDITION *

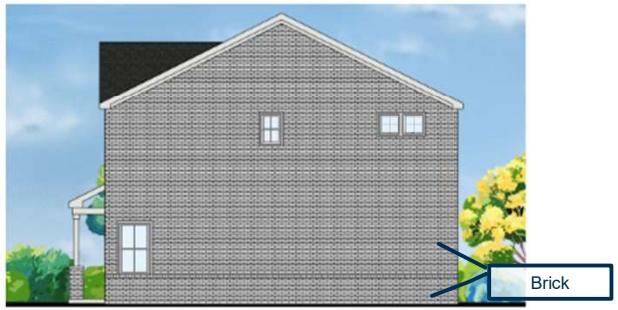


LEFT (CORNER LOT)



T212 - B T211 - E T212 - C T211 - A T211 - E T212 - B

FRONT



RIGHT (CORNER LOT)



REAR

Melissa Sanders

From: Moore, Joshua Daniel (2004) <moorejd@rose-hulman.edu>
Sent: Sunday, September 7, 2025 9:43 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders; Charles Rush
Subject: [Caution External Email] - Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)
Attachments: Moore_Joshua_Planning_Commission_Bear_Springs_PUD_Opposition_September_2025_small.pdf

Dear Planning Commission Members,

See attached for my full opposition letter.

Please deny the Bear Springs Final PUD Master Plan until Meritage resolves ongoing problems at Taylor Landing. Meritage missed the extended August 31 Taylor Landing punch-list deadline, and recent repairs show poor quality (cracked curbs even after epoxy; drains with epoxy washout; EPSC devices still in place).

At Taylor Landing, Meritage has failed to perform stormwater inspections and repairs required by the agreement with the City. Our stormwater infrastructure in phases already accepted remains in disrepair. Environmental problems Meritage created at Taylor Landing have already spread to Bear Springs, with TDEC issuing a Compliance Review Meeting notice just last month, after Meritage failed to perform sediment removal at Bear Springs for six months.

Meritage has not delivered on the promises made to Taylor Landing homeowners. Future Bear Springs homeowners should not face the same nightmare we have. The City should not grant new approvals to a developer whose basic obligations remain unmet and enforcement issues persist.

Respectfully,

Joshua Moore
360 Coleman Ct.
Columbia, TN 38401

Joshua D. Moore
President, Taylor Landing Homeowner Advocacy
360 Coleman Ct.
Columbia, TN 38401

September 7, 2025

City of Columbia Planning Commission
700 North Garden Street
Columbia, TN 38401

RE: Opposition to Final PUD Master Plan - Bear Springs (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

I strongly oppose approval of the Bear Springs Final PUD Master Plan. Since last month's meeting, Meritage has demonstrated once again that it does not take City regulations, State environmental regulations, or its obligations to homeowners seriously. While some punch list work has been performed, the developer has missed yet another City deadline of August 31, 2025, and what work has been done shows poor quality and disregard for code and environmental protection.

1. **Missed August 31 Deadline for Punch Lists**

Despite repeated extensions, Meritage failed to meet the City's latest deadline of August 31, 2025 for completing Taylor Landing punch lists. This is a continuing pattern: deadlines come and go, while infrastructure remains incomplete. Rewarding this developer with new approvals at Bear Springs only enables further delay and neglect.

2. **Poor Quality and Noncompliant Punch List Work**

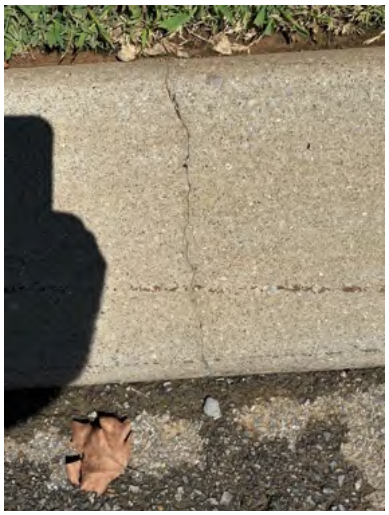
Recent repairs why the City should be cautious with any development built by Meritage Homes:

- **Curb repairs** still show cracks in unrepaired areas, and cracks remain even where epoxy was applied. How could City of Columbia Development Services Engineers approve these repairs?









Curb repairs at Taylor Landing by Meritage Homes and their subcontractor show cracks still present, including where epoxy was applied. Development Services Director Paul Keltner conveyed these repairs were considered complete and apparently accepted by City of Columbia Engineers.

- **Storm drains**: Last month, I documented a drain with concrete washout. I have since filed another TDEC complaint regarding this drain, EPSC devices left in Phase 1A, and Meritage's submission of a false CGP Notice of Termination. I have now identified yet another drain that appears to have had epoxy washout into it, and another with an EPSC still in place long after construction. Both conditions reflect disregard for City ESS and MS4 requirements.





Left: Epoxy washout into a storm drain labeled "Drains to River" (Duck River) after a recent curb repair by Meritage Homes at Taylor Landing. Right: An EPSC device still present in a storm drain months after Meritage filed a Notice of Termination (NOT) with TDEC, falsely certifying site stabilization and removal of construction materials.

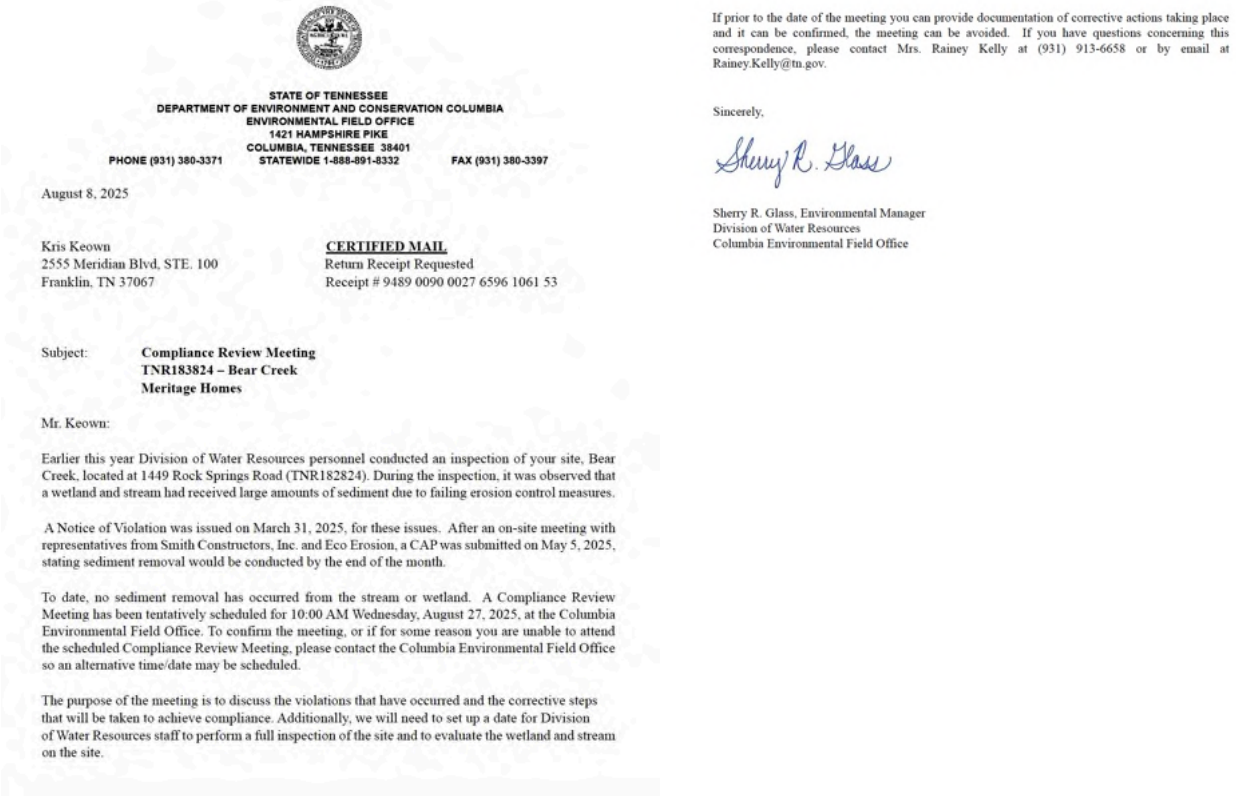
- These practices not only fail to resolve problems but also risk polluting Columbia's stormwater system and the Duck River.

This is what the City should expect from Meritage at Bear Springs: incomplete, substandard work done by unlicensed contractors, leaving long-term risks for homeowners and taxpayers.

3. TDEC Compliance Review at Bear Springs

On August 8, 2025, the Tennessee Department of Environment & Conservation (TDEC) issued Meritage a **Compliance Review Meeting** notice for Bear Springs. TDEC had already issued a **Notice of Violation** on March 31, 2025, after finding that wetlands and a stream received large amounts of sediment due to failing erosion controls. Although a Corrective Action Plan was submitted no sediment removal had occurred by August – nearly six months later.

This triggered a Compliance Review Meeting scheduled for August 27, 2025, to address Meritage's continued noncompliance. This is not a minor paperwork issue but a clear regulatory violation at the very Bear Springs site now before you for approval.



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION COLUMBIA
ENVIRONMENTAL FIELD OFFICE
1421 HAMPSHIRE PIKE
COLUMBIA, TENNESSEE 38401
PHONE (931) 380-3371 STATEWIDE 1-888-891-8332 FAX (931) 380-3397

August 8, 2025

Kris Keown
2555 Meridian Blvd, STE. 100
Franklin, TN 37067

CERTIFIED MAIL
Return Receipt Requested
Receipt # 9489 0090 0027 6596 1061 53

Subject: **Compliance Review Meeting**
TNR183824 – Bear Creek
Meritage Homes

Mr. Keown:

Earlier this year Division of Water Resources personnel conducted an inspection of your site, Bear Creek, located at 1449 Rock Springs Road (TNR182824). During the inspection, it was observed that a wetland and stream had received large amounts of sediment due to failing erosion control measures.

A Notice of Violation was issued on March 31, 2025, for these issues. After an on-site meeting with representatives from Smith Constructors, Inc. and Eco Erosion, a CAP was submitted on May 5, 2025, stating sediment removal would be conducted by the end of the month.

To date, no sediment removal has occurred from the stream or wetland. A Compliance Review Meeting has been tentatively scheduled for 10:00 AM Wednesday, August 27, 2025, at the Columbia Environmental Field Office. To confirm the meeting, or if for some reason you are unable to attend the scheduled Compliance Review Meeting, please contact the Columbia Environmental Field Office so an alternative time/date may be scheduled.

The purpose of the meeting is to discuss the violations that have occurred and the corrective steps that will be taken to achieve compliance. Additionally, we will need to set up a date for Division of Water Resources staff to perform a full inspection of the site and to evaluate the wetland and stream on the site.

If prior to the date of the meeting you can provide documentation of corrective actions taking place and it can be confirmed, the meeting can be avoided. If you have questions concerning this correspondence, please contact Mrs. Rainey Kelly at (931) 913-6658 or by email at Rainey.Kelly@tn.gov.

Sincerely,

Sherry R. Glass

Sherry R. Glass, Environmental Manager
Division of Water Resources
Columbia Environmental Field Office

Compliance Review Meeting Notice issued to Meritage Homes for Bear Springs on August 8, 2025. The original can be found here:
https://dataviewers.tdec.tn.gov/dataviewers/apex_util.count_click?p_url=BGWPC.GET_WPC_DOCUMENTS?p_file=64668565115938634 6&p_cat=DOCS&p_id=64668565115938634 6&p_user=GUEST&p_workspace=1983372251525 8996

4. Stormwater Maintenance Failures at Taylor Landing

As I explained in recent correspondence with Development Services staff and the City Attorney, the stormwater maintenance agreement for Taylor Landing signed in 2019 requires annual inspections and a five-year comprehensive inspection, independent of bond release or HOA turnover. To date, there is no evidence that Meritage conducted any such inspections. TDEC confirmed during its May 2025 inspection that no documentation existed on site.

The City has its own obligations under its MS4 permit to enforce these agreements. By not requiring compliance, the City itself is not compliant with its state MS4 permit, an issue likely to be examined in my

current case, *Joshua D. Moore v. Tennessee Department of Environment and Conservation*, before the Tennessee Secretary of State, Administrative Procedures Division.

Multiple areas of stormwater infrastructure at Taylor Landing are clearly not in compliance, have been neglected for years, and remain in need of repair. Development Services has not enforced these despite the 2019 Stormwater Maintenance Agreement and their MS4 permit requirements.



Recent photos of stormwater infrastructure in Taylor Landing phases already accepted by the City of Columbia. These images show that Meritage Homes has not upheld its 2019 Stormwater Agreement, allowing infrastructure to fall into disrepair.

5. Pattern of Noncompliance and Disregard for Law

Meritage's record is consistent:

- Missed deadlines for punch list completion.
- Poor quality, environmentally harmful curb and drain repairs.
- TDEC violations at Bear Springs itself, requiring compliance review.
- Failure to carry out stormwater inspections required since 2019.
- A demonstrated pattern of ignoring safety, code, and environmental obligations until compelled by outside agencies.

Together, this shows a company that cannot be trusted to follow City regulations, State Law, or State environmental regulations without constant outside pressure.

Requested Action

I respectfully request that the Planning Commission **deny approval of the Bear Springs Final PUD Master Plan** until Meritage demonstrates:

- Completion of all punch list items at Taylor Landing, with quality work properly inspected and verified by the City.
- Proper, code-compliant repair of curbs, drains, and stormwater facilities.
- Compliance with all stormwater inspection requirements under the 2019 maintenance agreement.
- Resolution of the ongoing TDEC compliance issues at Bear Springs.

Approving Meritage's revised PUD Master Plan now would reward a developer with a documented pattern of noncompliance, regulatory violations, and poor-quality/substandard work. The City must hold Meritage accountable before granting further entitlements. Until Meritage demonstrates compliance at Taylor Landing and Bear Springs, approval would undermine public trust, weaken the City of Columbia's enforcement credibility, and risk further environmental and safety violations.

Respectfully,

Joshua D. Moore
President, Taylor Landing Homeowner Advocacy

Melissa Sanders

From: Susan Fox <fox0558@gmail.com>
Sent: Monday, September 8, 2025 8:25 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders; Charles Rush
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

Please deny the Bear Springs Final PUD Master Plan until Meritage resolves ongoing problems at Taylor Landing. Meritage missed the extended August 31 Taylor Landing punch-list deadline, and recent repairs show poor quality (cracked curbs even after epoxy; drains with epoxy washout; EPSC devices still in place).

At Taylor Landing, Meritage has failed to perform stormwater inspections and repairs required by the agreement with the City. Our stormwater infrastructure in phases already accepted remains in disrepair. Environmental problems Meritage created at Taylor Landing have already spread to Bear Springs, with TDEC issuing a Compliance Review Meeting notice just last month, after Meritage failed to perform sediment removal at Bear Springs for six months.

Meritage has not delivered on the promises made to Taylor Landing homeowners. Future Bear Springs homeowners should not face the same nightmare we have. The City should not grant new approvals to a developer whose basic obligations remain unmet and enforcement issues persist.

Respectfully,

Susan Fox

844 Longleaf Lane

Columbia, TN 38401

Melissa Sanders

From: Kyle Prock <jpkp1022@gmail.com>
Sent: Tuesday, September 9, 2025 2:53 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders; Charles Rush
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At Taylor Landing, Meritage has failed to perform stormwater inspections and repairs required by the agreement with the City. Our stormwater infrastructure in phases already accepted remains in disrepair. Environmental problems Meritage created at Taylor Landing have already spread to Bear Springs, with TDEC issuing a Compliance Review Meeting notice just last month, after Meritage failed to perform sediment removal at Bear Springs for six months.

Meritage has not delivered on the promises made to Taylor Landing homeowners. Future Bear Springs homeowners should not face the same nightmare we have. The City should not grant new approvals to a developer whose basic obligations remain unmet and enforcement issues persist.

Respectfully,
Kyle Anne Prock

662 Taylor Bend Road

Melissa Sanders

From: heavens 711 <jettontawana3@gmail.com>
Sent: Tuesday, September 9, 2025 8:48 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders; Charles Rush
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Environmental problems Meritage created at Taylor Landing have already spread to Bear Springs, with TDEC issuing a Compliance Review Meeting notice just last month, after Meritage failed to perform sediment removal at Bear Springs for six months.
Meritage has not delivered on the promises made to Taylor Landing homeowners. Future Bear Springs homeowners should not face the same nightmare we have. The City should not grant new approvals to a developer whose basic obligations remain unmet and enforcement issues persist.
Respectfully,
[Your Name & Address]

Melissa Sanders

From: Arnel Tirones <a.tirones@yahoo.com>
Sent: Tuesday, September 9, 2025 7:29 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; dhardison@columbiatn.gov; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan

Dear Planning Commission Members,

Please deny the Bear Springs Final PUD until Meritage resolves ongoing issues at Taylor Landing. They missed the extended August 31 punch-list deadline, and recent repairs are poor—cracked curbs, failing drains, and leftover EPSC devices.

Meritage hasn't completed required stormwater inspections or repairs. Problems at Taylor Landing have already spread to Bear Springs, prompting a TDEC Compliance Review last month after six months of ignored sediment removal.

They've broken promises to Taylor Landing homeowners. Bear Springs shouldn't face the same. The City shouldn't approve new projects from a developer with unresolved obligations.

Respectfully,
Arnel and Abegail Tirones

of sediment due to failing erosion controls. Although a Corrective Action Plan was submitted no sediment removal had occurred by August – nearly six months later. This triggered a Compliance Review Meeting scheduled for August 27, 2025, to address Meritage's continued noncompliance. This is not a minor paperwork issue but a clear regulatory violation at the very Bear Springs site now before you for approval. Compliance Review Meeting Notice issued to Meritage Homes for Bear Springs on August 8, 2025. The original can be found here: https://dataviewers.tdec.tn.gov/dataviewers/apex_util.count_click?p_url=BGWPC.GET_WPC_DOCUMENTS?p_file=6466856511593863 46&p_cat=DOCS&p_id=6466856511593863 46&p_user=GUEST&p_workspace=1983372251525 8996 4. Stormwater Maintenance Failures at Taylor Landing As I explained in recent correspondence with Development Services staff and the City Attorney, the stormwater maintenance agreement for Taylor Landing signed in 2019 requires annual inspections and a five-year comprehensive inspection, independent of bond release or HOA turnover. To date, there is no evidence that Meritage conducted any such inspections. TDEC confirmed during its May 2025 inspection that no documentation existed on site. The City has its own obligations under its MS4 permit to enforce these agreements. By not requiring compliance, the City itself is not compliant with its state MS4 permit, an issue likely to be examined in my 3 current case, Joshua D. Moore v. Tennessee Department of Environment and Conservation, before the Tennessee Secretary of State, Administrative Procedures Division. Multiple areas of stormwater infrastructure at Taylor Landing are clearly not in compliance, have been neglected for years, and remain in need of repair. Development Services has not enforced these despite the 2019 Stormwater Maintenance Agreement and their MS4 permit requirements. Recent photos of stormwater infrastructure in Taylor Landing phases already accepted by the City of Columbia. These images show that Meritage Homes has not upheld its 2019 Stormwater Agreement, allowing infrastructure to fall into disrepair. 5. Pattern of Noncompliance and Disregard for Law Meritage's record is consistent: • Missed deadlines for punch list completion. • Poor quality, environmentally harmful curb and drain repairs. • TDEC violations at Bear Springs itself, requiring compliance review. • Failure to carry out stormwater inspections required since 2019. • A demonstrated pattern of ignoring safety, code, and environmental obligations until compelled by outside agencies. 4 Together, this shows a company that cannot be trusted to follow City regulations, State Law, or State environmental regulations without constant outside pressure. Requested Action I respectfully request that the Planning Commission deny approval of the Bear Springs Final PUD Master Plan until Meritage demonstrates: • Completion of all punch list items at Taylor Landing, with quality work properly inspected and verified by the City. • Proper, code-compliant repair of curbs, drains, and stormwater facilities. • Compliance with all stormwater inspection requirements under the 2019 maintenance agreement. • Resolution of the ongoing TDEC compliance issues at Bear Springs. Approving Meritage's revised PUD Master Plan now would reward a developer with a documented pattern of noncompliance, regulatory violations, and poor-quality/substandard work. The City must hold Meritage accountable before granting further entitlements. Until Meritage demonstrates compliance at Taylor Landing and Bear Springs, approval would undermine public trust, weaken the City of Columbia's enforcement credibility, and risk further environmental and safety violations.

Respectfully,
Warren C. Humphreys,
Taylor Landing Homeowner

Melissa Sanders

From: Craig Humphreys <humphreyscraig@yahoo.com>
Sent: Wednesday, September 10, 2025 1:36 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; dhardison@columbiatn.gov; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders; Douglas Toney
Subject: [External - USE CAUTION] Meritage's Bear Springs Final PUD Master Plan

Warren C Humphreys,
Taylor Landing Homeowner
910 Oakridge Ln. Columbia, TN 38401
September 7, 2025
City of Columbia Planning Commission 700 North Garden Street Columbia, TN 38401

RE: Opposition to Final PUD Master Plan - Bear Springs (Mark Merrill, Ragan Smith, and M

eritage Homes) Dear Planning Commission Members, I strongly oppose approval of the Bear Springs Final PUD Master Plan. Since last month's meeting, Meritage has demonstrated once again that it does not take City regulations, State environmental regulations, or its obligations to homeowners seriously. While some punch list work has been performed, the developer has missed yet another City deadline of August 31, 2025, and what work has been done shows poor quality and disregard for code and environmental protection. 1. Missed August 31 Deadline for Punch Lists Despite repeated extensions, Meritage failed to meet the City's latest deadline of August 31, 2025 for completing Taylor Landing punch lists. This is a continuing pattern: deadlines come and go, while infrastructure remains incomplete. Rewarding this developer with new approvals at Bear Springs only enables further delay and neglect. 2. Poor Quality and Noncompliant Punch List Work Recent repairs why the City should be cautious with any development built by Meritage Homes: • Curb repairs still show cracks in unrepaired areas, and cracks remain even where epoxy was applied. How could City of Columbia Development Services Engineers approve these repairs? 1 Curb repairs at Taylor Landing by Meritage Homes and their subcontractor show cracks still present, including where epoxy was applied. Development Services Director Paul Keltner conveyed these repairs were considered complete and apparently accepted by City of Columbia Engineers. • Storm drains: Last month, I documented a drain with concrete washout. I have since filed another TDEC complaint regarding this drain, EPSC devices left in Phase 1A, and Meritage's submission of a false CGP Notice of Termination. I have now identified yet another drain that appears to have had epoxy washout into it, and another with an EPSC still in place long after construction. Both conditions reflect disregard for City ESS and MS4 requirements. Left: Epoxy washout into a storm drain labeled "Drains to River" (Duck River) after a recent curb repair by Meritage Homes at Taylor Landing. Right: An EPSC device still present in a storm drain months after Meritage filed a Notice of Termination (NOT) with TDEC, falsely certifying site stabilization and removal of construction materials. • These practices not only fail to resolve problems but also risk polluting Columbia's stormwater system and the Duck River. This is what the City should expect from Meritage at Bear Springs: incomplete, substandard work done by unlicensed contractors, leaving long-term risks for homeowners and taxpayers. 2 3. TDEC Compliance Review at Bear Springs On August 8, 2025, the Tennessee Department of Environment & Conservation (TDEC) issued Meritage a Compliance Review Meeting notice for Bear Springs. TDEC had already issued a Notice of Violation on March 31, 2025, after finding that wetlands and a stream received large amounts

Melissa Sanders

From: Christy Daus
Sent: Wednesday, September 10, 2025 2:18 PM
To: Melissa Sanders
Subject: OPPOSE BEAR SPRINGS FINAL PUD MASTER PLAN (MARK MERRILL, RAGAN SMITH AND MERITAGE HOMES)

Importance: High

Please add this as well as you said you did not receive it from my gmail account:

Dear Planning Commission Members,

Please deny the Bear Springs Final PUD Master Plan until Meritage resolves ongoing problems at Taylor Landing. Meritage missed the extended August 31 Taylor Landing punch-list deadline, and recent repairs show poor quality (cracked curbs even after epoxy; drains with epoxy washout; EPSC devices still in place).

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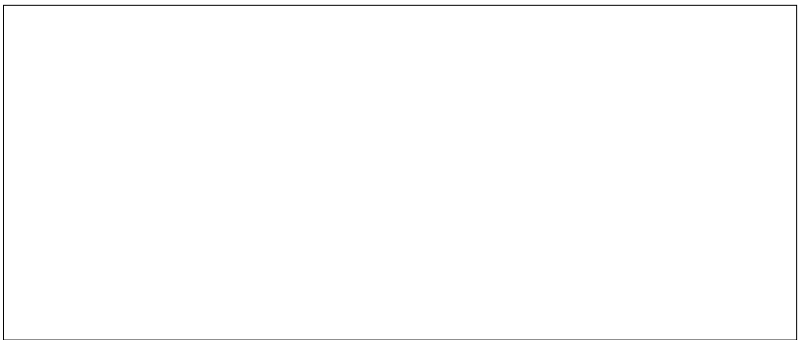
Respectfully,
Christy Daus
710 Taylor Bend Rd



Meritage Homes®

LIFE. BUILT. BETTER.®

BEAR SPRINGS

Single Family & Townhomes

Architectural Features for Bear Springs

- Main roof pitch minimum of 6:12
- Use of cementitious siding, brick, and stone for all elevations (no vinyl siding)
- Shutters appear functional and proportioned to cover entire window width, with shutter brackets
- Brick water table to 2’ above FFE on all 4 sides
- Corner lots* with brick sides and window grids
- Coach light at garage
  - 2 lights for single family
  - 1 light for townhomes
- Glass inserts and decorative hardware on garage doors
- ¾ lite glass front entry doors
- All single-family homes are 2-car garage
- Architectural shingles
- Mix of brick, stone, and cementitious material

Comparison to Approved PUD

- Increased percentage of 2-car garages/driveways to 100% on single family homes
  - 30% increase
- Increased assortment of 1 & 2 story homes
  - 30% increase
- Increased variety of architectural elevations
  - 27 elevations vs. 7 elevations
- Corner lots with brick sides and window grids

LIFE. BUILT. BETTER.®

Enhancements in Alignment with Ordinance 4400

- Main roof pitch minimum of 6:12
- Shutters are functional and proportioned to cover entire window width, with shutter brackets
- Brick water table wraps around all sides of home
- Brick base front columns

LIFE. BUILT. BETTER.®

SITE MAP

CORNER LOT ELEVATIONS DESIGNATED



Corner Lot Elevations *

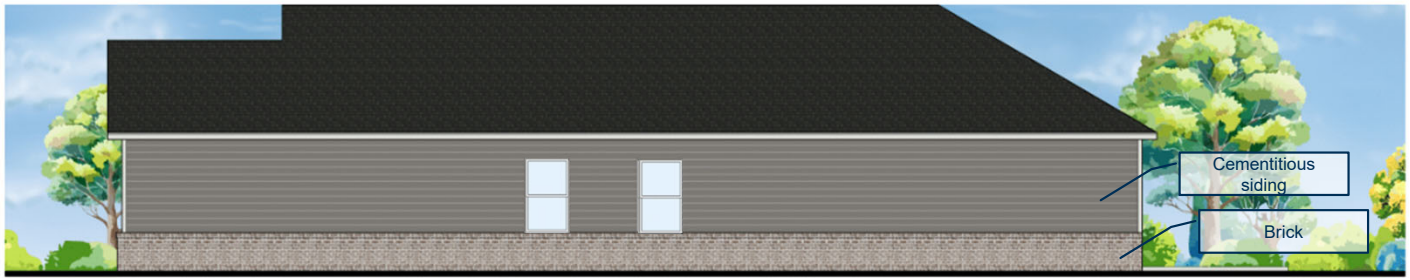
17% SF homes have corner lot elevation (19/114)
19% Front-Load TH's have corner lot elevation (18/94)
20% Surface Park TH's have corner lot elevation (28/137)

AUTUMN – 340 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR

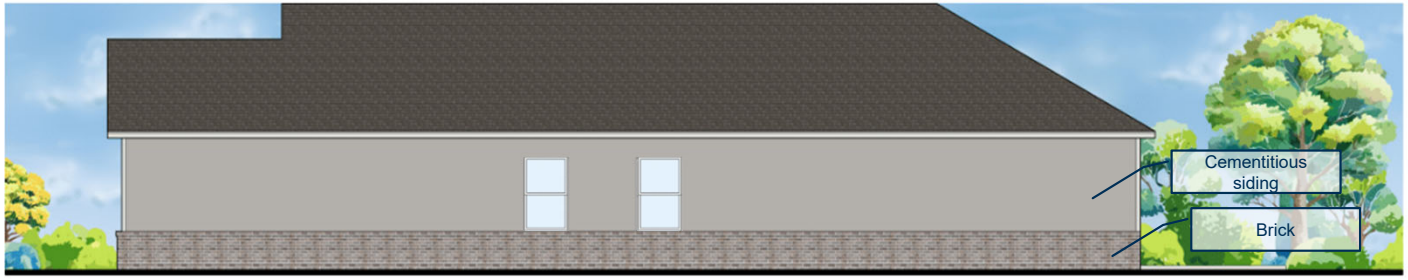


LEFT

AUTUMN – 340 – ELEVATION T
INTERIOR LOT ELEVATION



FRONT



RIGHT



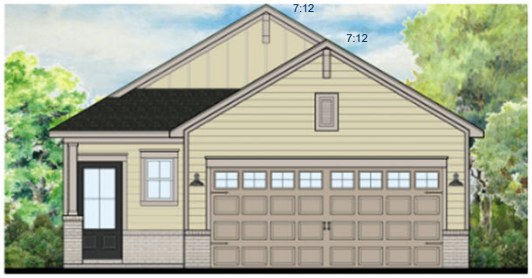
REAR



LEFT

AUTUMN – 340 – ELEVATION X

CORNER LOT ELEVATION *



FRONT



RIGHT



REAR



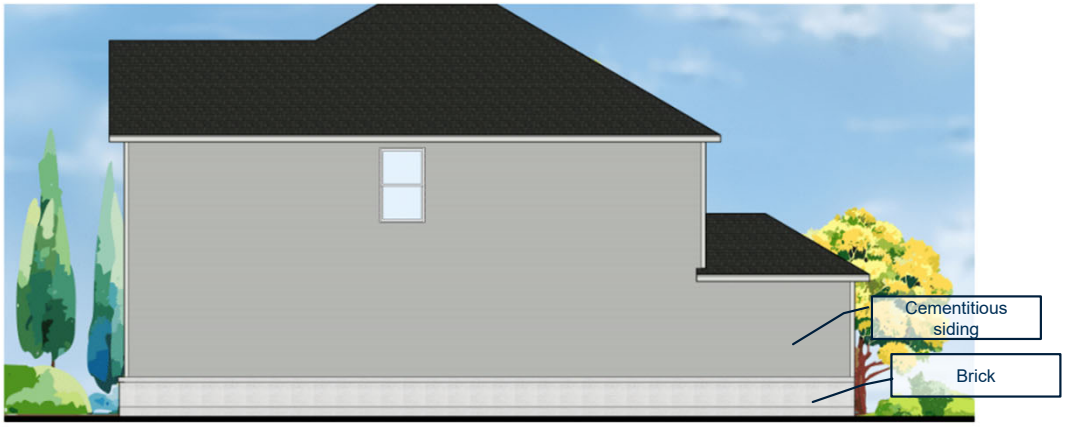
LEFT

DALLAS – 342 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



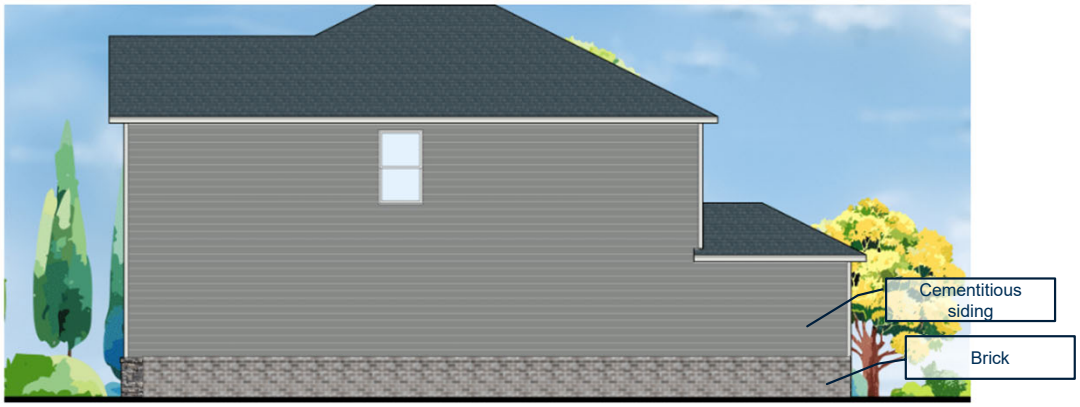
LEFT

DALLAS – 342 – ELEVATION H

INTERIOR LOT ELEVATION



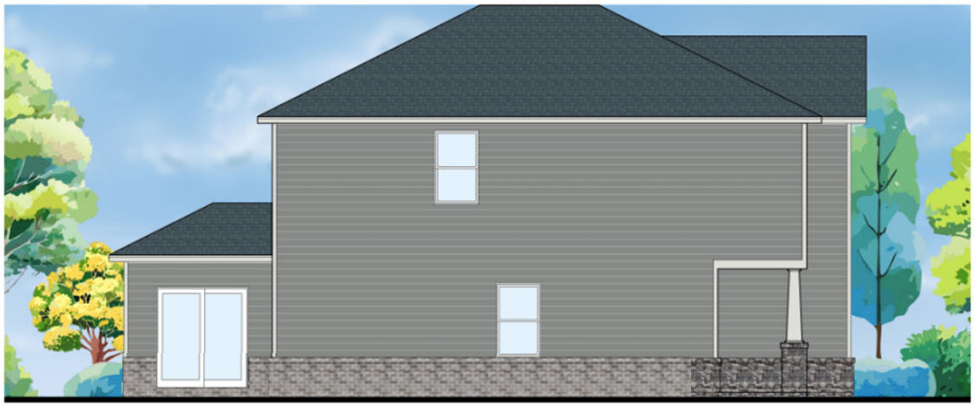
FRONT



RIGHT



REAR



LEFT

DALLAS – 342 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

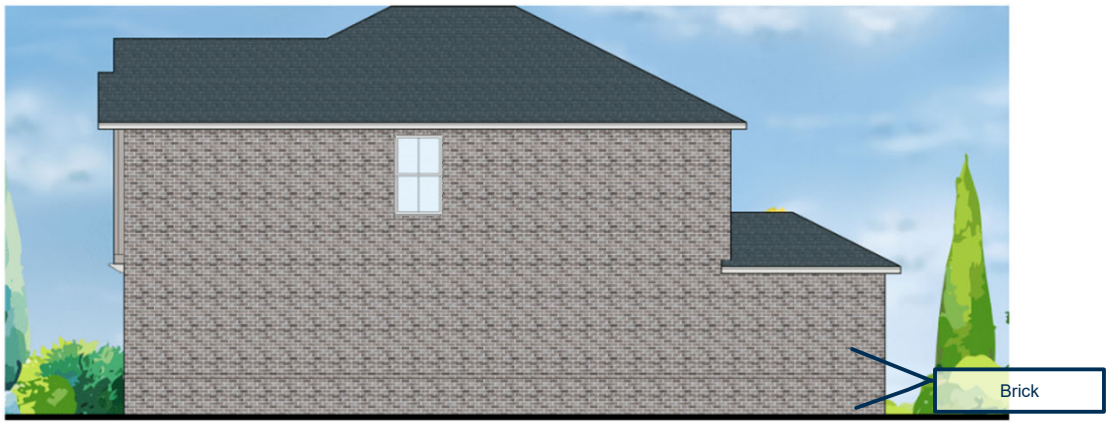
TTER. 11

DALLAS – 342 – ELEVATION X

CORNER LOT ELEVATION *



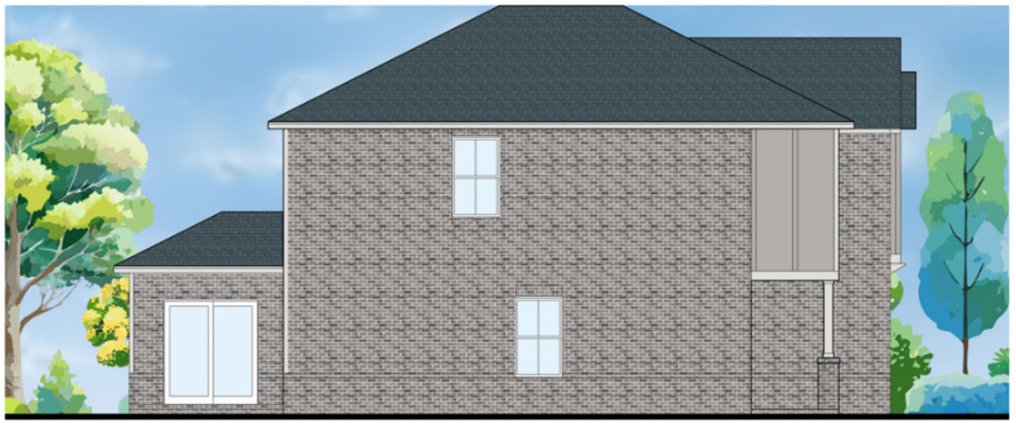
FRONT



RIGHT



REAR



LEFT

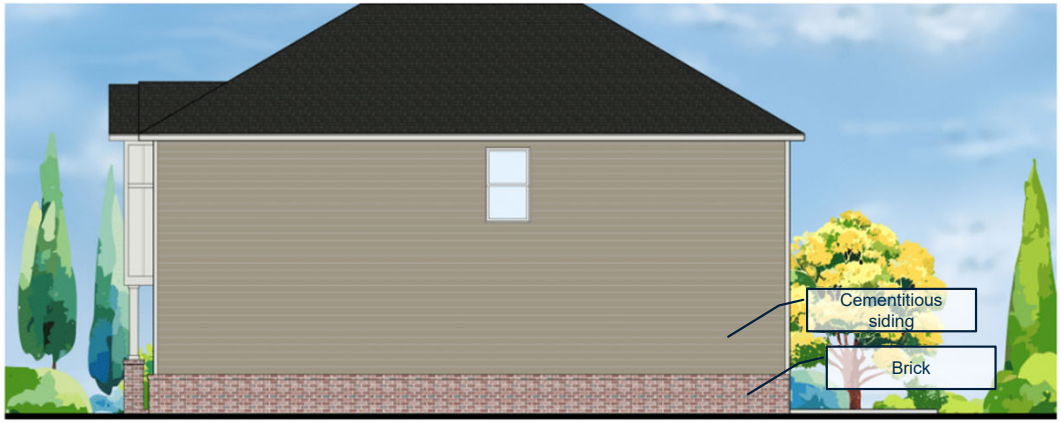
TER. 12

LENNON – 343 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



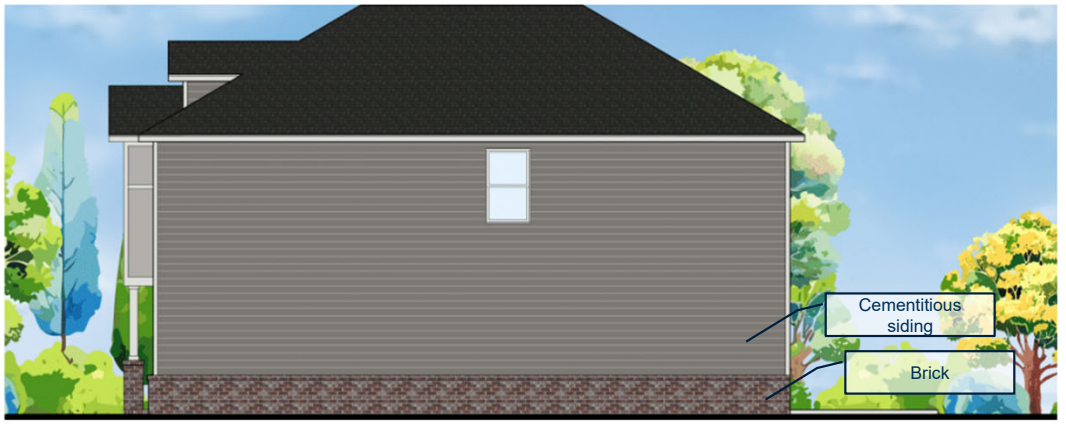
LEFT

LENNON – 343 – ELEVATION T

INTERIOR LOT ELEVATION



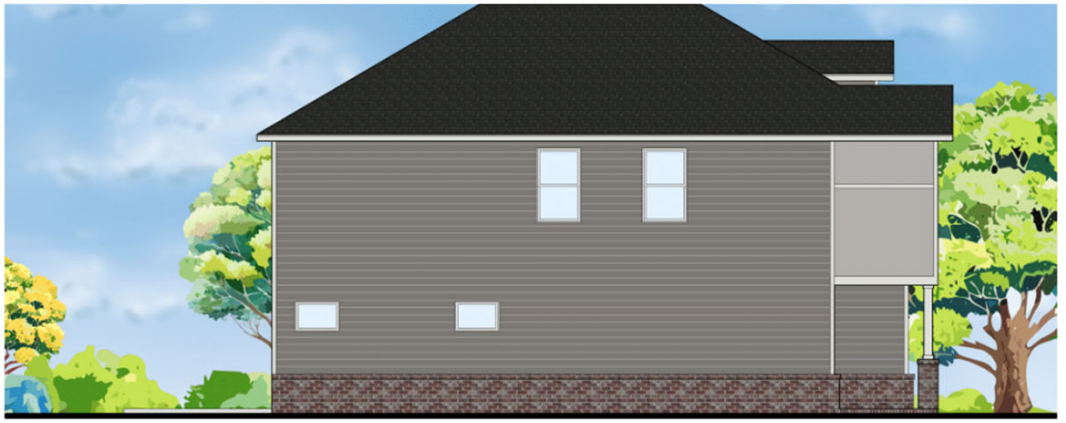
FRONT



RIGHT



REAR



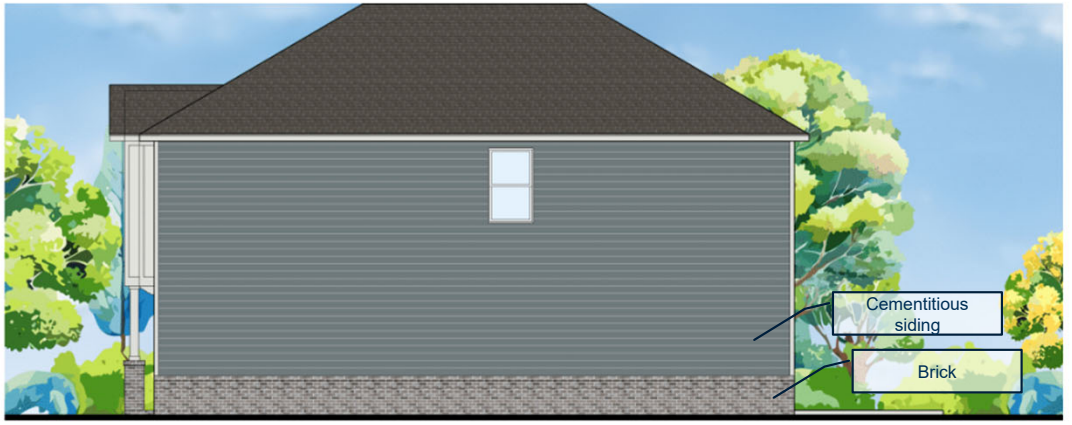
LEFT

LENNON – 343 – ELEVATION U

INTERIOR LOT ELEVATION



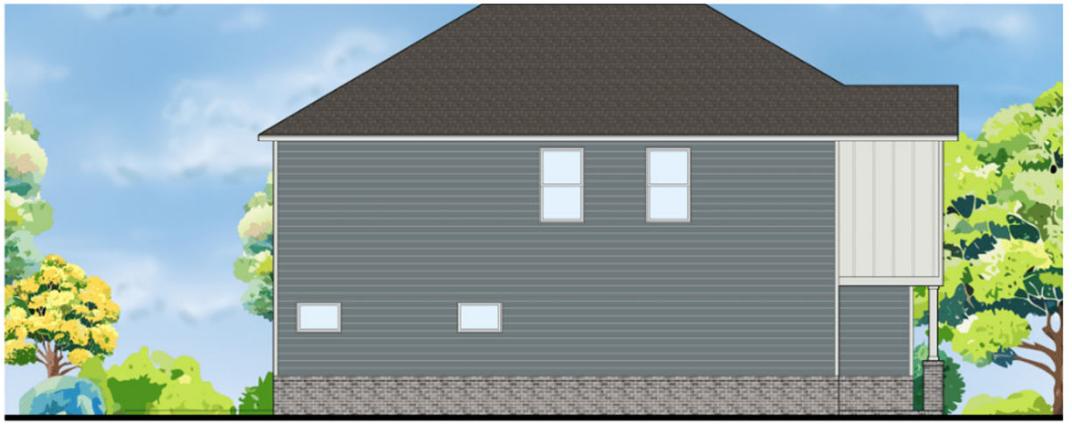
FRONT



RIGHT



REAR



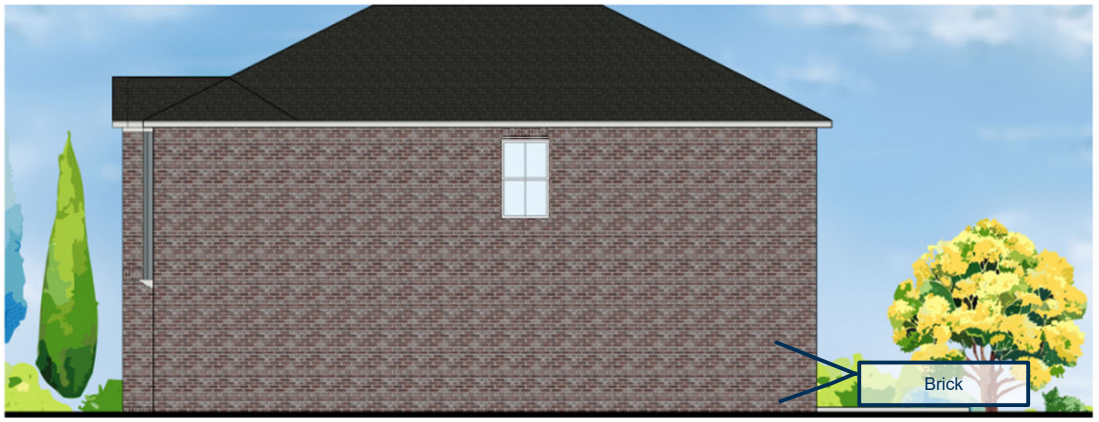
LEFT

LENNON – 343 – ELEVATION W

CORNER LOT ELEVATION *



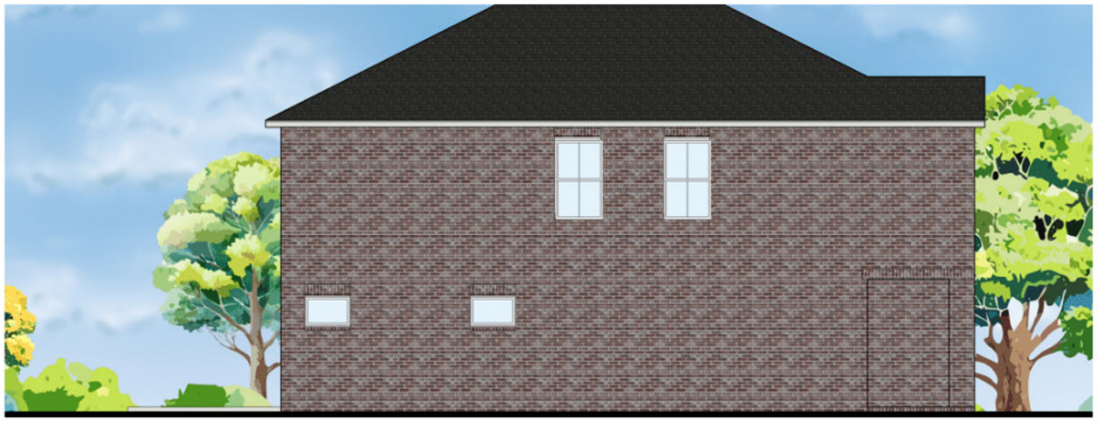
FRONT



RIGHT



REAR



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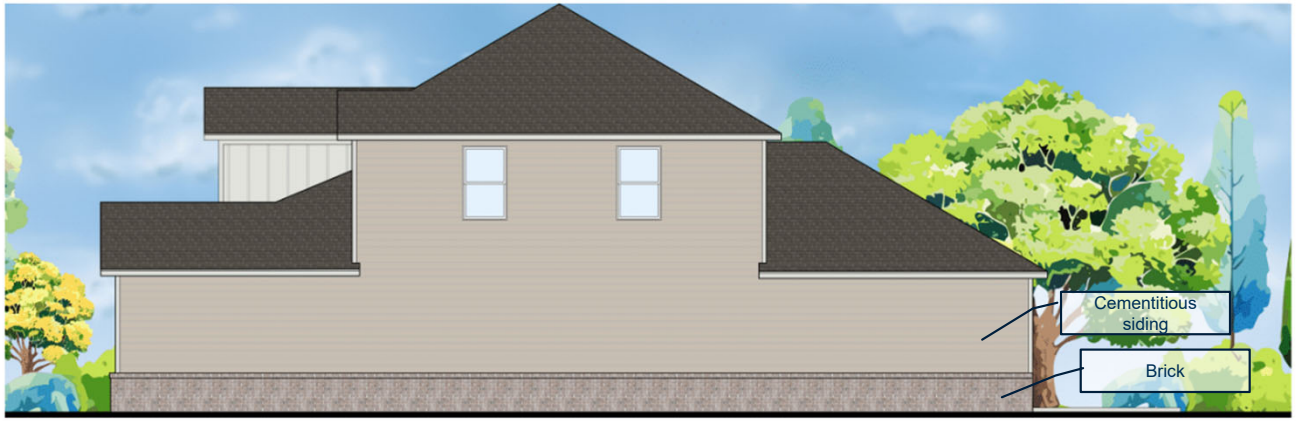
E R. 16

SYDNEY – 344 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



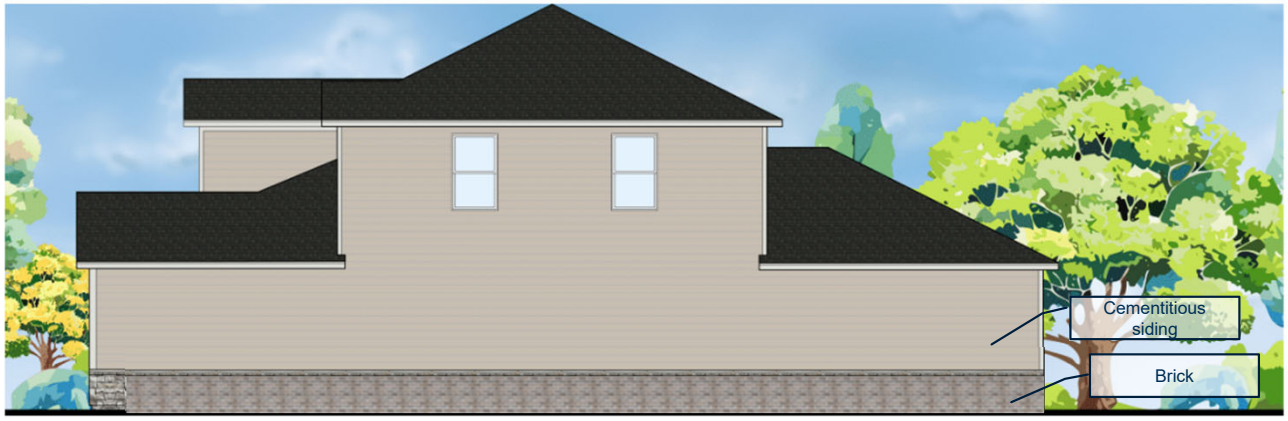
LEFT

SYDNEY – 344 – ELEVATION K

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

SYDNEY – 344 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



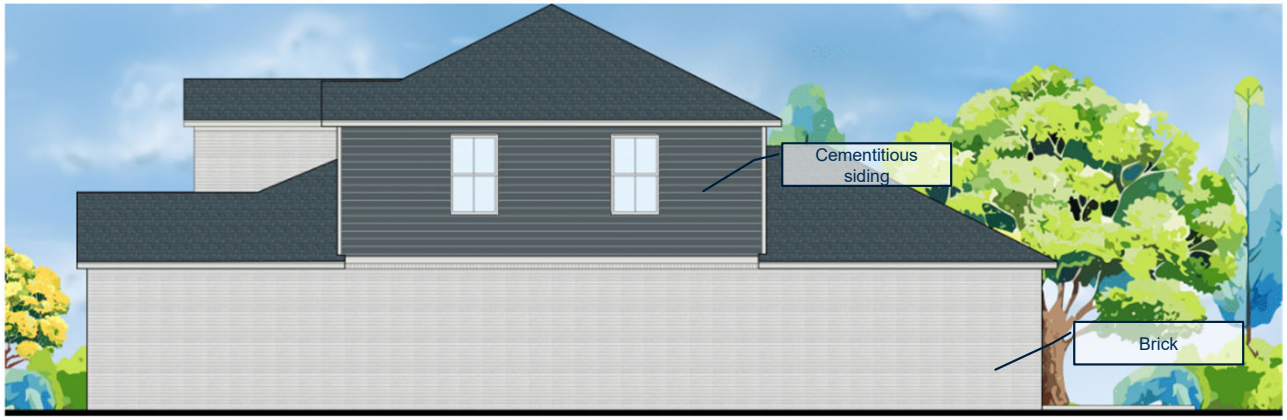
LEFT

SYDNEY – 344 – ELEVATION U

CORNER LOT CONDITION *



FRONT



RIGHT



REAR



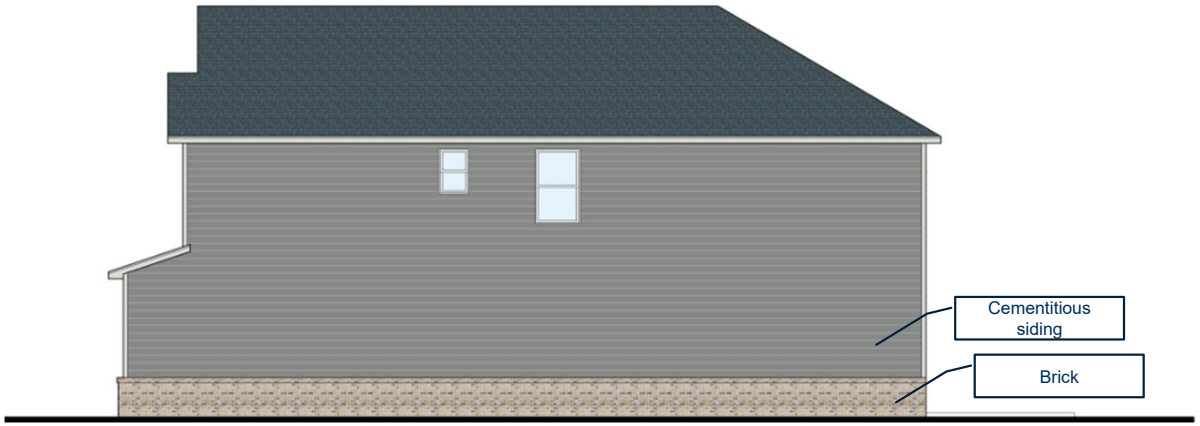
LEFT

PAISLEY – 346 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



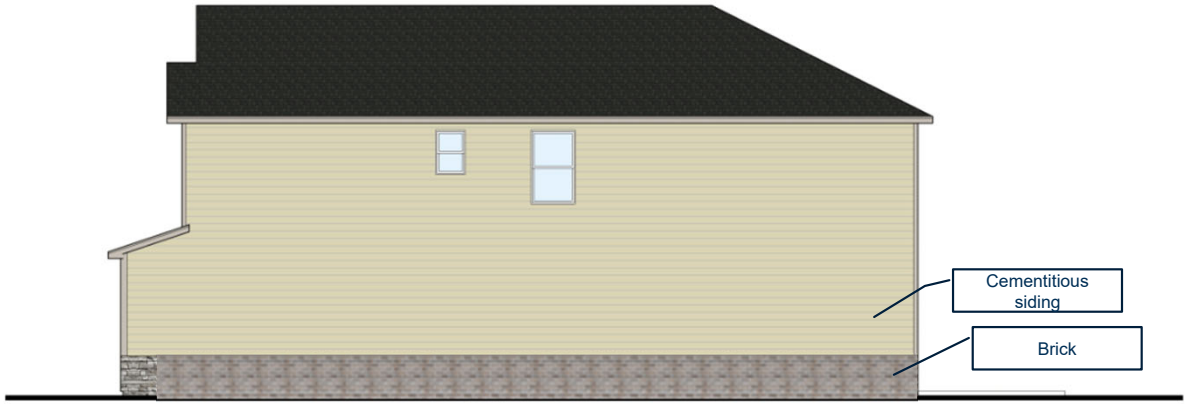
LEFT

PAISLEY – 346 – ELEVATION K

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

R. 22

PAISLEY – 346 – ELEVATION T

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



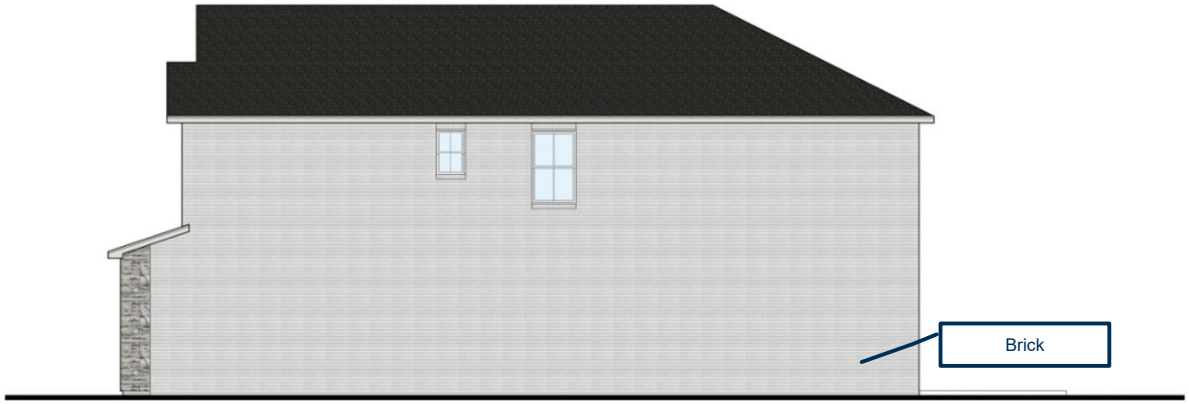
LEFT

PAISLEY – 346 – ELEVATION Y

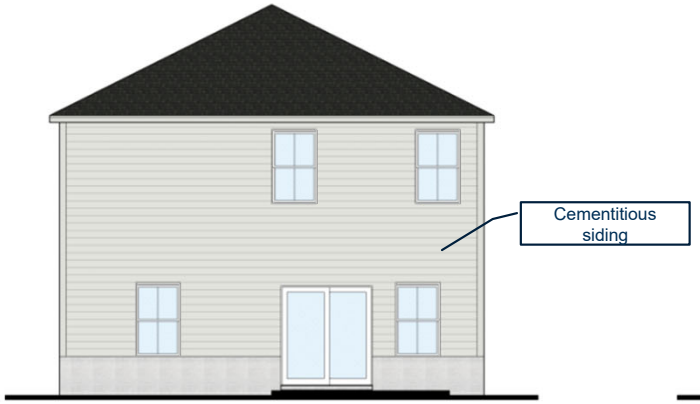
CORNER LOT CONDITION *



FRONT



RIGHT



REAR



LEFT

E R. 24

VIENNA – 384 – ELEVATION F

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



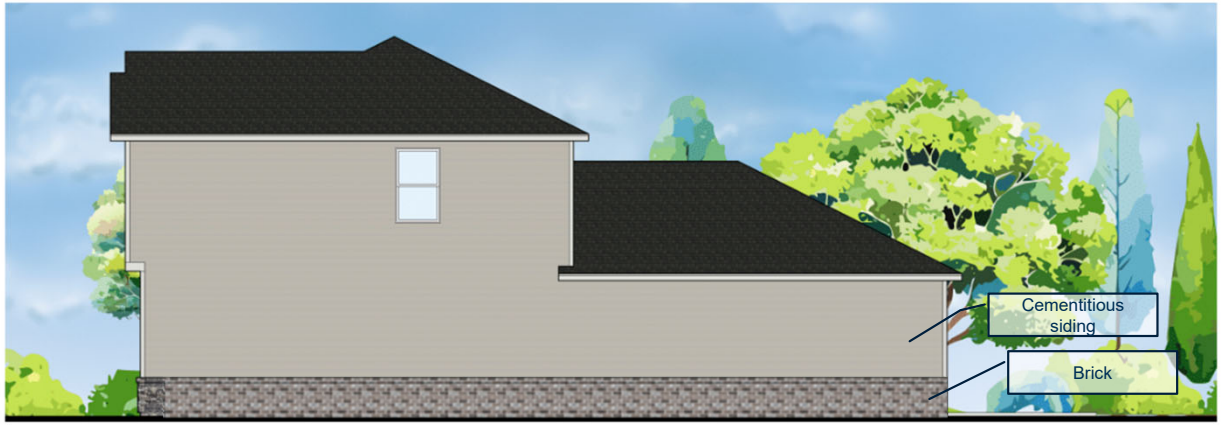
LEFT

VIENNA – 384 – ELEVATION H

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

26

VIENNA – 384 – ELEVATION S

INTERIOR LOT ELEVATION



FRONT



RIGHT



REAR



LEFT

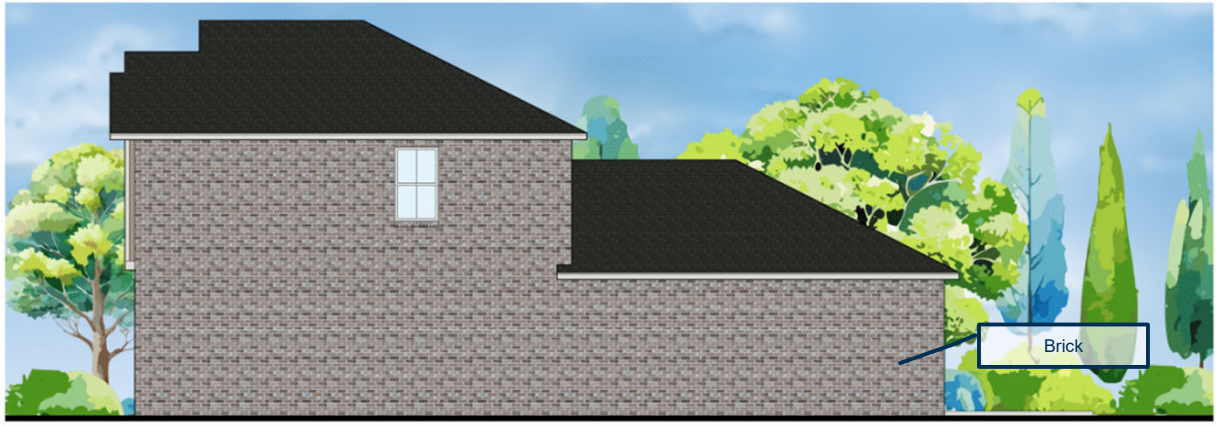
27

VIENNA – 384 – ELEVATION W

CORNER LOT CONDITION *



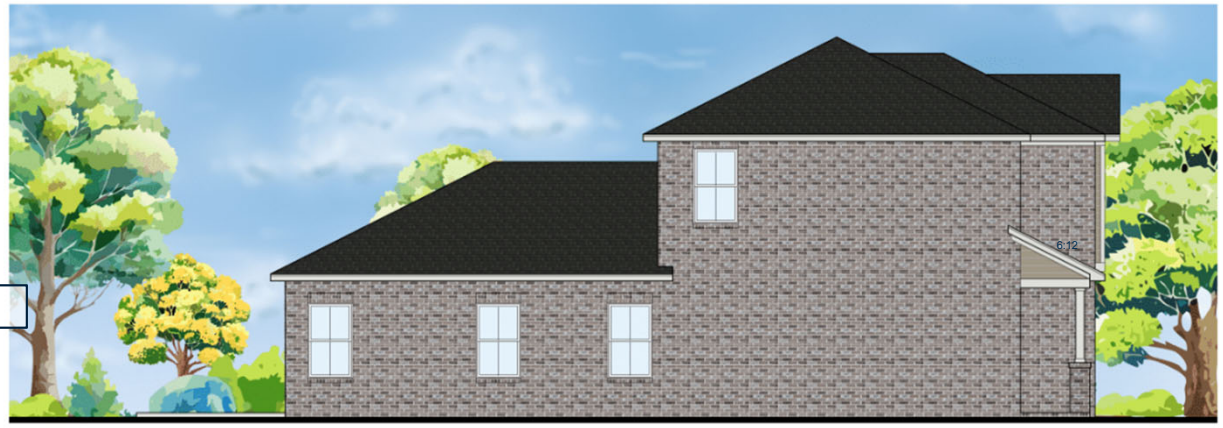
FRONT



RIGHT



REAR



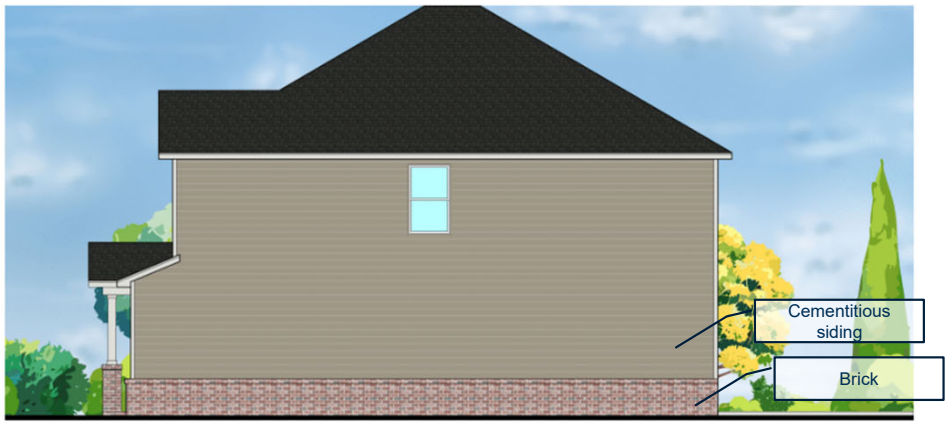
LEFT

ROCKWELL – 446 –ELEVATION F

INTERIOR LOT ELEVATION



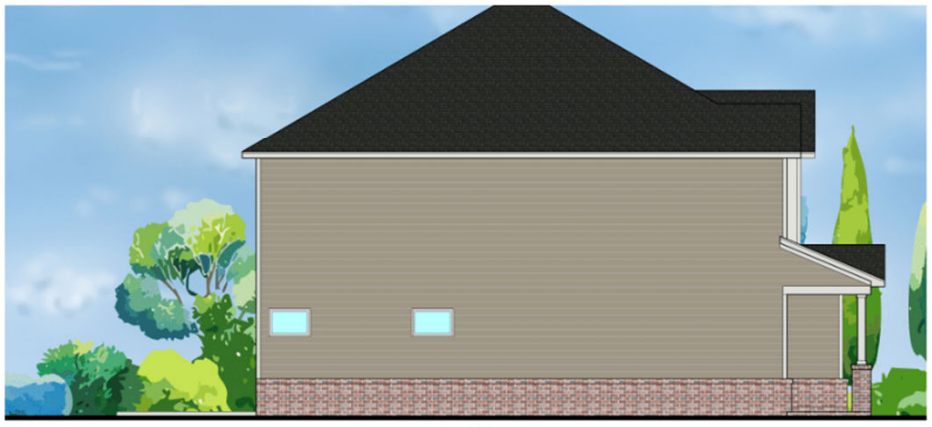
FRONT



RIGHT



REAR



LEFT

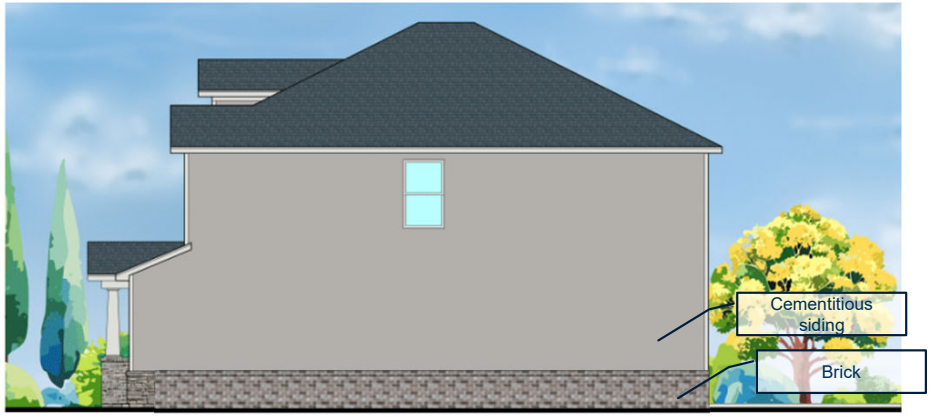
TTER. 29

ROCKWELL – 446 –ELEVATION H

INTERIOR LOT ELEVATION



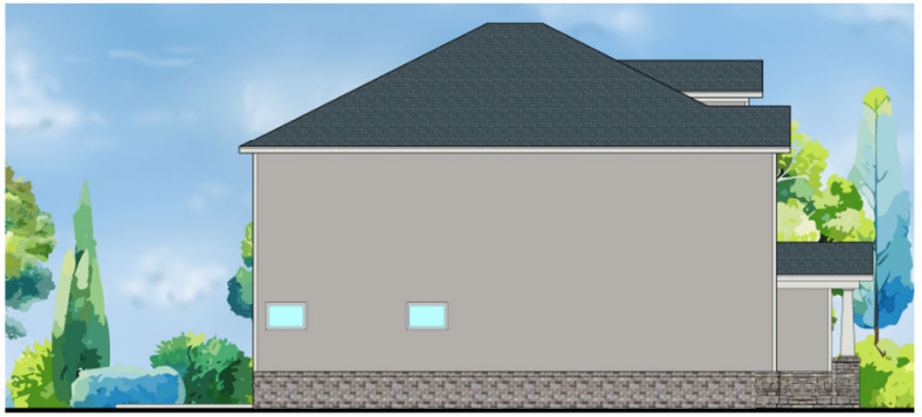
FRONT



RIGHT



REAR



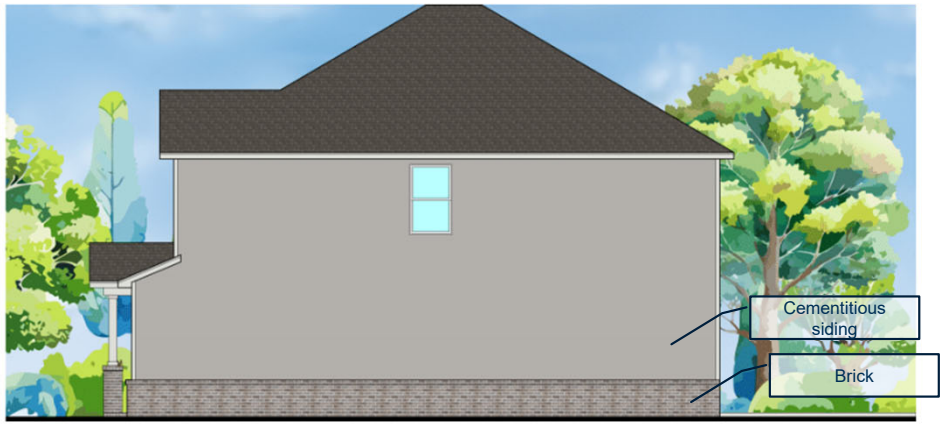
LEFT

ROCKWELL – 446 –ELEVATION T

INTERIOR LOT ELEVATION



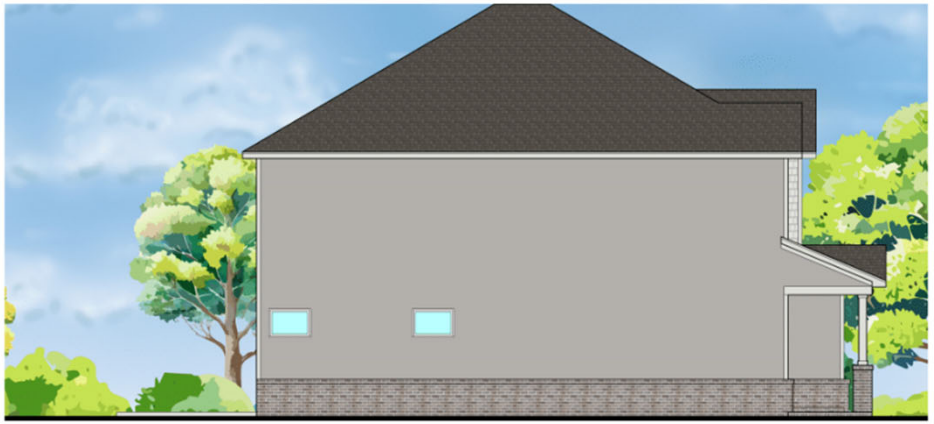
FRONT



RIGHT



REAR



LEFT

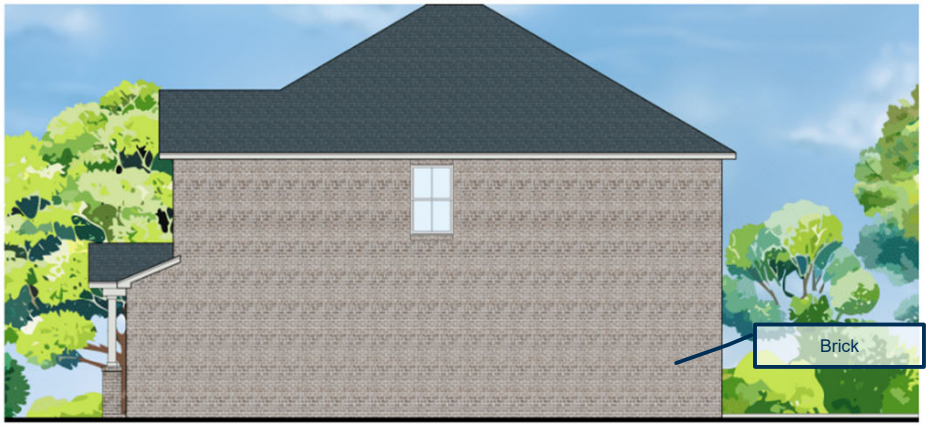
TTER. 31

ROCKWELL – 446 –ELEVATION Z

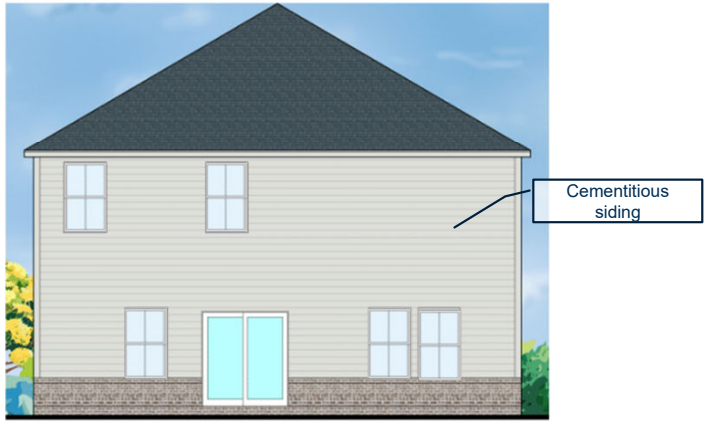
CORNER LOT ELEVATION *



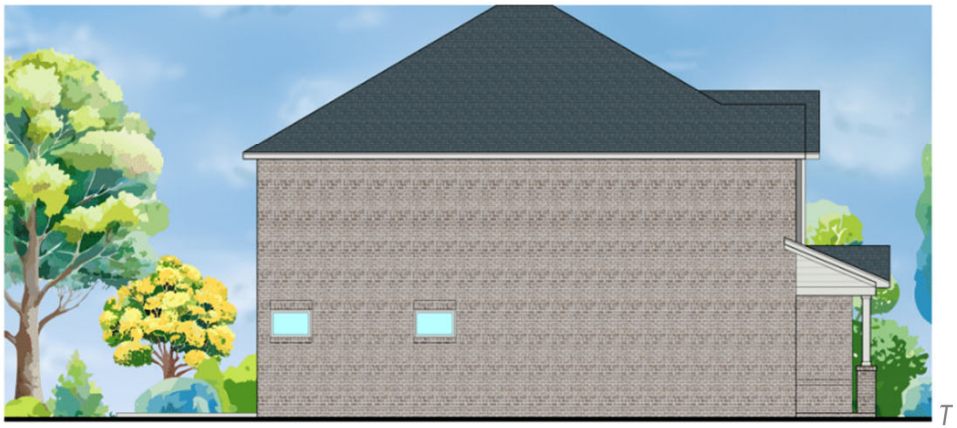
FRONT



RIGHT



REAR



LEFT

TTER. 32

SINGLE FAMILY STREETSCAPE



CLUB TOWNHOMES (GARAGE)



LEFT



RIGHT



OPAL - M | ANDERSON - A | ANDERSON - B | ANDERSON - A | OPAL - M

FRONT



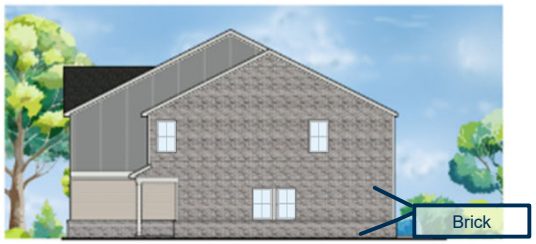
REAR

CLUB TOWNHOMES (GARAGE)
CORNER LOT CONDITION *



OPAL - M | ANDERSON - A | ANDERSON - B | ANDERSON - A | OPAL - M

FRONT



RIGHT - CORNER LOT *



REAR - CORNER LOT *

PARC TOWNHOMES (NO GARAGE)



LEFT



T212 - B T211 - E T212 - C T211 - A T211 - E T212 - B

FRONT



RIGHT



REAR

PARC TOWNHOMES (NO GARAGE)

CORNER LOT CONDITION *

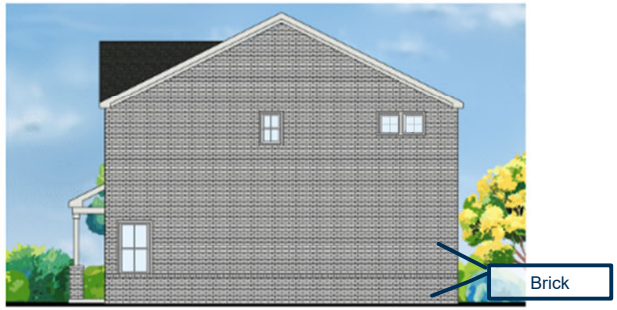


LEFT (CORNER LOT)



T212 - B T211 - E T212 - C T211 - A T211 - E T212 - B

FRONT



RIGHT (CORNER LOT)



REAR

Meritage Homes®

LIFE. BUILT. BETTER.®

BEAR SPRINGS

Single Family & Townhomes

Architectural Features for Bear Springs

- Minimum roof pitch of 6:12
- Brick base front columns
- Shutters are functional and proportioned to cover entire window width, with shutter brackets
- Brick water table on front facade of home
  - Brick below FFE line on sides and rear of the home
- Single family homes with brick sides (corner lots)
- Coach light at garage
  - 2 lights for single family
  - 1 light townhomes
- Architectural shingles
- Glass inserts and decorative hardware on garage doors
- ¾ lite glass front entry doors

AUTUMN - 340

Reference elevation from approved PUD:





ELEVATION F
SCHEME 1

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	341
GLAZING (SQ FT)	39
GLAZING PERCENTAGE	10 %

Subsequent Elevations:



ELEVATION T
SCHEME 28

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	351
GLAZING (SQ FT)	35
GLAZING PERCENTAGE	10 %



ELEVATION X
SCHEME 12

GLAZING CALCULATIONS	
	ELEV X
FRONT SURFACE (SQ FT)	347
GLAZING (SQ FT)	35
GLAZING PERCENTAGE	10 %

DALLAS - 342

Reference elevation from approved PUD:



GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	548
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



ELEVATION F

Subsequent Elevations:



ELEVATION H

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	555
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



ELEVATION T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	532
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	14 %



ELEVATION X

GLAZING CALCULATIONS	
	ELEV X
FRONT SURFACE (SQ FT)	541
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %

LENNON - 343

Reference elevation from approved PUD:





ELEVATION T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	67
GLAZING PERCENTAGE	13 %

Subsequent Elevations:



ELEVATION F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



ELEVATION U

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	521
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



ELEVATION W

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	537
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %

SYDNEY - 344

Reference elevation from approved PUD:



GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	477
GLAZING (SQ FT)	53
GLAZING PERCENTAGE	11 %



ELEVATION T

Subsequent Elevations:



ELEVATION F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %



ELEVATION K

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %



ELEVATION U

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	468
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	10 %

PAISLEY - 346

Reference elevation from approved PUD:





SCHEME 20
PLAN 346 | PAISLEY
ELEVATION T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	500
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	16 %

Subsequent Elevations:



SCHEME 13
PLAN 346 | PAISLEY
ELEVATION F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	551
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %



SCHEME 12
PLAN 346 | PAISLEY
ELEVATION K

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	535
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	15 %



SCHEME 21
PLAN 346 | PAISLEY
ELEVATION Y

GLAZING CALCULATIONS	
	ELEV Y
FRONT SURFACE (SQ FT)	545
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %

KIRKWOOD - 382

Reference elevation from approved PUD:



GLAZING CALCULATIONS	
	ELEV S
FRONT SURFACE (SQ FT)	580
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	14 %



ELEVATION S

Subsequent Elevations:



ELEVATION F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	524
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	15 %



ELEVATION H

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	521
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %



ELEVATION W

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	511
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %

ROCKWELL - 446

Reference elevation from approved PUD:





ELEVATION Z

GLAZING CALCULATIONS	
	ELEV Z
FRONT SURFACE (SQ FT)	583
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

Subsequent Elevations:



ELEVATION F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %



ELEVATION H

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	604
GLAZING (SQ FT)	91
GLAZING PERCENTAGE	15 %

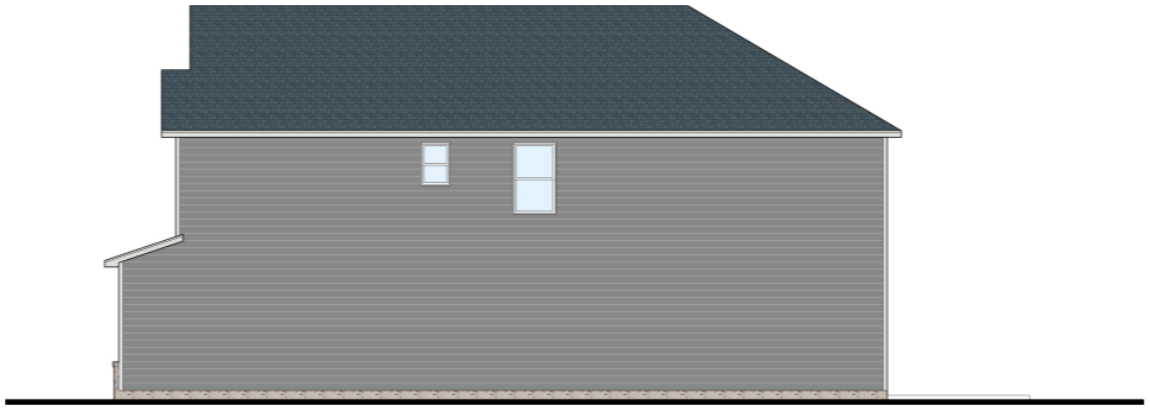


ELEVATION T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

PAISLEY ELEVATION F SIDE & REAR RENDERINGS





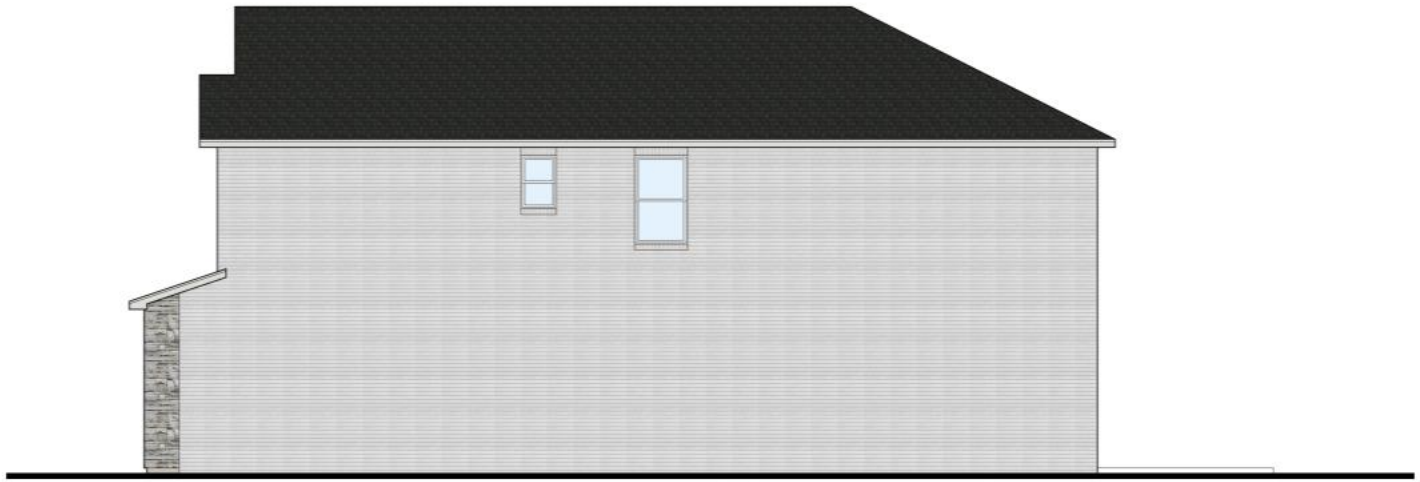
RIGHT





REAR

OPTIONAL BRICK SIDE & REAR SIDING RENDERING



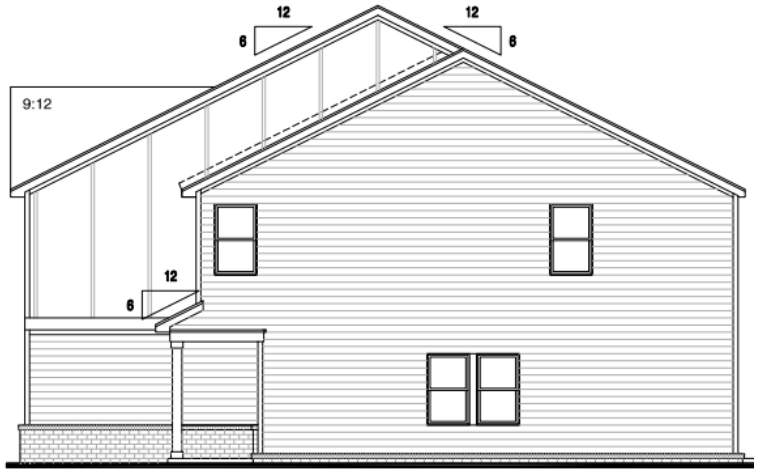


FRONT-LOAD TOWNHOMES

Reference elevation from approved PUD:









SURFACE PARK TOWNHOMES



Reference elevation from approved PUD:



Melissa Sanders

From: Moore, Joshua Daniel (2004) <moorejd@rose-hulman.edu>
Sent: Sunday, August 10, 2025 7:27 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [Caution External Email] - Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)
Attachments: Moore_Joshua_Planning_Commission_Bear_Springs_PUD_Opposition_August_2025.pdf; Moore_Joshua_Planning_Commission_Bear_Springs_PUD_Opposition_August_2025_small.pdf

Dear Planning Commission Members,

See attached for my full opposition letter.

I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system has been broken for over a month, and landscaping continues to be in disrepair.

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to face at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Respectfully,

Joshua Moore
360 Coleman Ct.
Columbia, TN 38401

Joshua D. Moore
President, Taylor Landing Homeowner Advocacy
360 Coleman Ct.
Columbia, TN 38401

August 10, 2025

City of Columbia Planning Commission
700 North Garden Street
Columbia, TN 38401

RE: Opposition to Final PUD Master Plan - Bear Springs (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

I strongly oppose approval of the "Request from Mark Merrill for Final PUD Master Plan of Bear Springs Subdivision Phases 1A-B, 2A-C, and 3A being a portion of Tax Map 92 Parcel 12 off Bear Creek Pike." This is a **Meritage Homes** development being submitted by Ragan Smith. The City should not approve new large-scale projects for a developer that continues to demonstrate systemic safety violations, regulatory noncompliance, environmental disregard, and failure to meet existing obligations to Columbia homeowners at Taylor Landing.

Ongoing Safety and Code Violations at Taylor Landing

Meritage, as declarant, remains in complete control of both Taylor Landing and it's HOA, and has failed to resolve serious, well-documented problems:

- **Missed August 11, 2025 Deadline**: After years of inaction on punch list repairs, Taylor Landing homeowners had to campaign to secure a City deadline of August 11 for Meritage to complete six (6) outstanding punch lists. This came after multiple Meritage bonds expired on June 30, 2025. Even with this deadline, Meritage has still not completed all required work.
- **Electrical Fire Hazards**: For years, multiple homes at Taylor Landing have reported burnt attic disconnect boxes. In April, I asked Meritage (through our property manager, Ghertner & Company) to take immediate action on this life-threatening issue. Meritage did nothing for months until I worked with the Tennessee State Fire Marshal's Office (SFMO), which initiated safety inspections. Only after the safety inspections found violations in homes, did Meritage offer repairs, an apparent belated attempt to avoid greater liability.



Burnt attic HVAC disconnect box found in Taylor Landing home in January 2024; SFMO found more homes with this and other electrical fire hazards during their recent 2025 inspections; Over 30 occupied homes failed state inspection years after the City allowed them to be being occupied.

This is not an isolated problem. Similar issues have been documented in at least **four Meritage developments across two states**, two in South Carolina and two in Tennessee. At Taylor Landing alone, more than 30 homes failed 2025 SFMO inspections, with violations stemming from Meritage's and its subcontractors' installation errors, including **oversized breakers, missing labels, and burnt HVAC disconnect boxes**.

A permit audit revealed that **90 homes** in Taylor Landing appear to have never been originally inspected for HVAC, a violation of Tennessee state law. This occurred because Meritage **did not include HVAC on their main electrical permits**, allowing HVAC systems to be installed without proper permits or inspections. The City had a duty to ensure HVAC and final electrical inspections were both completed before issuing Certificates of Occupancy, and failed to do so.

A recent review of Bear Springs permits already shows concerning similarities in HVAC permitting practices. If the City allows Meritage to proceed building homes at Bear Springs, it must ensure HVAC systems are properly permitted, installed, and inspected as required by state law before any more homes are built.

- **Trash, Landscaping, and Irrigation Failures**: The City has recently issued code violations at Taylor Landing for trash accumulation that went uncollected for nearly a year and overgrown weeds, including weeds several feet tall between homes. Despite these violations being reported nearly a month ago, Meritage, as declarant, has still not brought the development into compliance with City Code. The community irrigation system has been down for over a month (and failed repeatedly in past years as well), following a CPWS-reported leak that led to nearly **$40,000 in water bills** between May-July of this year. This has caused even further widespread plant and turf loss, after our landscaping had been in disrepair for years due to Meritage's neglect while in declarant control of the HOA, and strained our HOA's financials even more than they already were,



Trash and weeds at Taylor Landing that have led to recent City Code violations.

- **Environmental and Contractor Licensing Concerns:** In addition to the safety and code violations described above, Meritage's construction practices on their recent punch list work have raised additional environmental concerns and questions about contractor licensing.





Curb repair at Taylor Landing by Meritage, showing concrete near or in a storm drain leading to the Duck River.

This practice risks discharging construction debris, including concrete, directly into Columbia's MS4 stormwater system and ultimately the Duck River, a designated water source of critical importance to the region. Such discharges may violate both local MS4 requirements and stormwater regulations.

Meritage, as the licensed general contractor, bears full responsibility for ensuring its subcontractors perform work to code and in compliance with environmental regulations. The proximity of this repair to a storm drain and its apparent substandard quality show a troubling lack of oversight.

Neither MS4 enforcement nor TDEC has acted on any of the environmental concerns raised at Taylor Landing, despite photographic evidence.

This lack of accountability reinforces the need for the City to pause approvals for new Meritage projects until compliance with all applicable safety, code, and environmental standards is demonstrated.

- **City Enabling Ongoing Problems:** Despite these unresolved issues, Development Services has allowed Meritage to begin building at Bear Springs, even without an approved Final PUD Master Plan, and continues issuing permits and conducting inspections (that have apparently been failing in multiple homes) even as Meritage fails to bring Taylor Landing into basic safety, code, and environmental compliance. Meritage has even apparently significantly changed the elevations of the homes in the Bear Springs' PUD Master Plan, requesting approval for lower quality materials, expecting the City of Columbia to rubber stamp their changes.

No Approval Without Accountability

Before approving Meritage's Bear Springs Final PUD Master Plan, the City should require Meritage to:

1. Complete all six outstanding punch list items at Taylor Landing.
2. Resolve all landscaping and irrigation failures at Taylor Landing, including those cited in City code violations.

3. Demonstrate compliance with stormwater and environmental protection requirements, including MS4 and TDEC regulations.
4. Ensure all subcontracted work is properly supervised and meets code and quality standards.

Approving this PUD now would reward a developer with a documented pattern of noncompliance, undermine public trust, and weaken the credibility of the City's planning and inspection processes.

I urge the Planning Commission to deny approval until Meritage demonstrates full compliance and accountability at Taylor Landing.

Respectfully,

Joshua D. Moore
President, Taylor Landing Homeowner Advocacy

Melissa Sanders

From: Greg Wood <g.a.wood@outlook.com>
Sent: Sunday, August 10, 2025 9:28 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system has been broken for over a month, and landscaping continues to be in disrepair.

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to face at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Respectfully,

Greg Wood
414 Palmetto Dr
Columbia, TN

Melissa Sanders

From: Kristina Dickson <kdickson1112@gmail.com>
Sent: Sunday, August 10, 2025 8:36 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. I unfortunately had to use, hard earned paid time off for these repairs - with calls dropped on me less than 24 hours before the contractors were due to arrive. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system has been broken for over a month, and landscaping continues to be in disrepair. I pay $206 per month for HOA Fees and I have resorted to watering my own lawn nightly and maintaining the landscaping. The mowers cut ruts in my yard, when I reached out to our liaison for Ghertner, I was told two weeks later someone would be by to make it right - that was in May - no one has come by to date. They hired a company to pressure wash the homes in the community, in turn they bleached my flowers. I asked repeatedly for the MSDS sheets and again, no avail.

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to face at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them. Please do what is right and deny this company of any future communities in this beautiful county.

Respectfully & Fed up with Meritage,
Kristina R. Dickson
Taylor Landing
758 Prairie View Drive
Columbia, TN 38401
615.335.5894

Melissa Sanders

From: Robert Migliavacca <rwmiglia@gmail.com>
Sent: Monday, August 11, 2025 11:12 AM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
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Respectfully,

Robert W Migliavacca
767 Foxland Dr
Columbia, TN 38401

Melissa Sanders

From: Craig Humphreys <humphreyscraig@yahoo.com>
Sent: Monday, August 11, 2025 11:19 AM
To: vcgoatz@columbiatn.gov; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
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Respectfully,

Warren Humphreys

908 Oak Ridge Taylor landing

Columbia, Tn 38401

Melissa Sanders

From: Kristina Dickson <kdickson1112@gmail.com>
Sent: Sunday, August 10, 2025 8:36 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
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Respectfully & Fed up with Meritage,
Kristina R. Dickson
Taylor Landing
758 Prairie View Drive
Columbia, TN 38401
615.335.5894

Melissa Sanders

From: Tim Davis <tim347davis@gmail.com>
Sent: Monday, August 11, 2025 12:57 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION]

Subject: Oppose Bear Springs Final PUD Master Plan (Mark Merrill, RaganSmith, and Meritage Homes)

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Respectfully,

Tim J Davis
334 Seaton Way
Columbia, TN 38401

Melissa Sanders

From: Tim Davis <tim347davis@gmail.com>
Sent: Monday, August 11, 2025 1:01 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Subject: Oppose Bear Springs Final PUD Master Plan (Mark Merrill, RaganSmith, and

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Respectfully,

Tim Davis
334 Seaton Way
Columbia, TN 38401

Melissa Sanders

From: donna todd <dtodd3695@gmail.com>
Sent: Monday, August 11, 2025 6:28 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

In reference to any new development by the Meritage Home Development company vote NO. This company is unethical and dishonest. They do subpar work, cut corners, avoid inspections and lie to everyone. I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. You as the City Commission gave until August 11 to finish all the unfinished punch items and mess they have left in our neighborhood. From what I understand they have not met this deadline. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system has been broken for over a month, and landscaping continues to be an eyesore because of their mismanagement and lack of concern for the homeowners and the city of Columbia. Do you really want these people to continue to invade our community with their track record? PLEASE HELP US!!!

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to face at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Respectfully,

Donna Todd

203 River Rd.

Columbia, Tn. 38401t

DD

Melissa Sanders

From: Rose Marie Arnold <rma.walker@yahoo.com>
Sent: Monday, August 11, 2025 6:41 PM
To: Melissa Sanders
Subject: [External - USE CAUTION] Oppose Bear Springs PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

Meritage Homes should not win approval for any further building in Columbia! Ever! They delay, ignore and turn their backs on current homeowners. Their promises mean nothing.

I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system has been broken for over a month, and landscaping continues to be in disrepair.

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to face at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Respectfully,

Rose Marie Arnold
Taylor Landing Homeowner
734 Prairie View Dr.
Columbia. TN 38401

Melissa Sanders

From: Bonnie <bonniewhat@gmail.com>
Sent: Tuesday, August 12, 2025 10:14 AM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Deny Meritage

Dear Planning Commission Members,

I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system was broken for over a month, and landscaping continues to be in disrepair.

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to live in at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Respectfully,

Bonnie Froehlich
714 Taylor Bend Rd

Sent from my iPhone

Melissa Sanders

From: Patrick Bennie <patrickbennie@me.com>
Sent: Tuesday, August 12, 2025 2:10 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [Caution External Email] - Oppose Bear Springs Final PUD

Dear Planning Commission Members,

I urge you to deny approval of the Bear Springs Final PUD Master Plan until Meritage Homes resolves ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists. Over 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system was broken for over a month, and landscaping continues to be in disrepair.

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to live in at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Respectfully,

and... I totally agree with the above
Patrick Bennie
756 Prairie View Drive, Columbia, 38401

Melissa Sanders

From: Arnel Tirones <a.tirones@yahoo.com>
Sent: Tuesday, August 12, 2025 5:15 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Oppose the Bear Springs final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

My wife and I are writing, along with many of our neighbors, to ask you not to approve the Final PUD Master Plan for the Bear Springs Subdivision (Phases 1A-B, 2A-C, and 3A), submitted by Mark Merrill for Meritage Homes and Ragan Smith. This project, located off Bear Creek Pike (Tax Map 92 Parcel 12), shouldn't move forward while Meritage continues to ignore serious problems—especially at Taylor Landing.

Ongoing Issues at Taylor Landing

Meritage still runs Taylor Landing and its HOA, and homeowners are stuck dealing with big problems:
• Missed Repairs: The City gave Meritage until August 11, 2025 to fix six things they've been putting off for years. Their bonds have already expired—and the work still isn't done.
• Fire Hazards: Some homes had burnt HVAC boxes in their attics for years. Meritage didn't fix anything until the State Fire Marshal got involved. Over 30 homes failed inspections in 2025 because of serious electrical issues.
• Missing Permits: About 90 homes didn't get proper HVAC inspections because Meritage left HVAC off the electrical permits. That breaks state law, and the City shouldn't have signed off on those homes.

Now, the same permit problems are showing up at Bear Springs. The City needs to make sure HVAC systems are properly permitted and inspected before any more homes go up.

Neglect and Environmental Concerns

• Trash and Weeds: Taylor Landing has had trash piling up and weeds everywhere. The City gave them violations, but Meritage still hasn't cleaned it up.
• Broken Sprinklers: The irrigation system has been broken for over a month. A leak caused nearly $40,000 in water bills, the landscaping is dying, and the HOA is struggling to pay for it.
• Stormwater Risks: Meritage's recent curb work shows concrete near storm drains that lead to the Duck River. This might break MS4 and TDEC rules, but nothing's been done—even with photo proof.

Don't Approve Until Meritage Follows Through

Meritage shouldn't get the green light for Bear Springs until they:
• Finish the six repairs at Taylor Landing
• Fix the landscaping and irrigation issues
• Follow all stormwater and environmental rules

• Make sure subcontractors do quality work that meets code

Letting this project move forward now would send the wrong message—it rewards a developer that hasn't followed the rules, makes people lose trust in the City, and weakens oversight. Please hold off on approving anything until Meritage shows they've fixed the problems at Taylor Landing.

Respectfully,

Arnel and Abegail Tirones



Virus-free.www.avast.com

Melissa Sanders

From: patriciamims1950@gmail.com
Sent: Tuesday, August 12, 2025 5:59 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

Please deny approval of Bear Springs Final PUD Master Plan.
Meritage Homes has not resolved ongoing problems at Taylor Landing, where they remain in full control. Meritage has missed the City's August 11 deadline to finish six outstanding punch lists.
My home was one of 30 Taylor Landing homes recently failed State Fire Marshal inspections, where electrical fire hazards were found. The City has also recently issued code violations for trash and overgrown weeds. Our irrigation system was broken for over a month, and landscaping continues to be in disrepair. All these things are costly to the homeowners

Meritage has not delivered on the promises they made to homeowners. The City should not subject future Bear Springs homeowners to the same nightmare we continue to live in at Taylor Landing, nor reward a developer with such an egregious record of failures by rubber stamping another large-scale development for them.

Thank you for your time.

Patricia Sawatzki
601 Taylor Bend
Columbia, TN 38401

Melissa Sanders

From: Jennifer Fite <jenniferfite@rocketmail.com>
Sent: Wednesday, August 13, 2025 10:14 AM
To: Charlie Goatz; Randy McBroom; James Shannon; James Sloan; Nancy Williams; cmartin@columbitn.gov; Davena Hardison; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders
Subject: [External - USE CAUTION] Bear Springs PUD

Good Morning,
I am writing this letter to inform you of the neglect Meritage Homes has caused in my community, Taylor Landing. Upon hearing their request of approval for the Bear Springs PUD Master Plan, I immediately thought of the outstanding punch lists here in my community including problems with fire hazards in HVAC units, the non existent landscaping and irrigation issues, garbage neglect and so much more. Their negligence has caused my property value to go down due to all of these problems, problems that the City of Columbia are well aware of due to Meritage's various city code violations. The list is a long one. How can this city approve of yet another community from this company while they can hardly do a competent job at this one. Mark my words if this committee allows this, another nightmare of a neighborhood will be produced. I'm sure you, the city council would not want another crop of new homeowners to bombard your office with more problems this company will most certainly cause.
I am asking, no pleading with you to deny approval until Meritage completes their promises to the good people of Taylor Landing. We are a united community that will continue to fight against this council for not thinking of the well being of our City and its residents instead choosing to allow these companies to defy city laws showing they do not have Columbia's best interest. Please do the right thing.

Respectfully,
Jennifer Fite
724 Prairie View Drive
Columbia, TN 38401

Sent from my iPhone

Melissa Sanders

From: Susan Fox <fox0558@gmail.com>
Sent: Monday, September 8, 2025 8:25 PM
To: Charlie Goatz; Chaz Molder; Randy McBroom; James Shannon; James Sloan; Nancy Williams; Christa Martin; Charlie Huffman; Cheryl Secrest; Kenny Marshall; Brian McKelvy; Tony Massey; Thad Jablonski; Paul Keltner; Douglas Toney; Neil Scruggs; Glenn Harper; Travis Neas; Austin Brass; Melissa Sanders; Charles Rush
Subject: [External - USE CAUTION] Oppose Bear Springs Final PUD Master Plan (Mark Merrill, Ragan Smith, and Meritage Homes)

Dear Planning Commission Members,

Please deny the Bear Springs Final PUD Master Plan until Meritage resolves ongoing problems at Taylor Landing. Meritage missed the extended August 31 Taylor Landing punch-list deadline, and recent repairs show poor quality (cracked curbs even after epoxy; drains with epoxy washout; EPSC devices still in place).

At Taylor Landing, Meritage has failed to perform stormwater inspections and repairs required by the agreement with the City. Our stormwater infrastructure in phases already accepted remains in disrepair. Environmental problems Meritage created at Taylor Landing have already spread to Bear Springs, with TDEC issuing a Compliance Review Meeting notice just last month, after Meritage failed to perform sediment removal at Bear Springs for six months.

Meritage has not delivered on the promises made to Taylor Landing homeowners. Future Bear Springs homeowners should not face the same nightmare we have. The City should not grant new approvals to a developer whose basic obligations remain unmet and enforcement issues persist.

Respectfully,

Susan Fox

844 Longleaf Lane

Columbia, TN 38401



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	341
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %



Elevation T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	331
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %



Elevation X

GLAZING CALCULATIONS	
	ELEV X
FRONT SURFACE (SQ FT)	347
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION - 07/24/2025

ISSUE DATE: XX-XX-2025

REVISIONS

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER COPYRIGHT LAWS AND ARE THE EXCLUSIVE OWNERSHIP OF BSH AND ALL RIGHTS ARE RESERVED.

Meritage Homes

Autumn
Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM

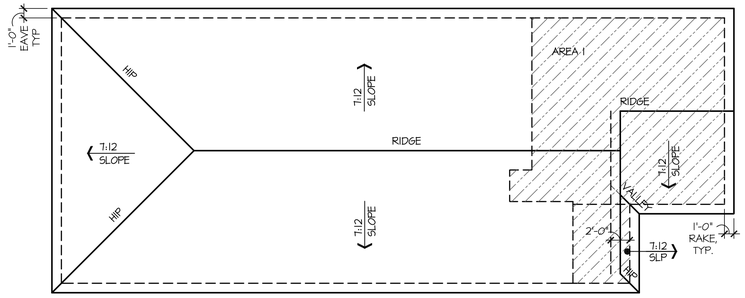
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

ELEVATION MATRIX

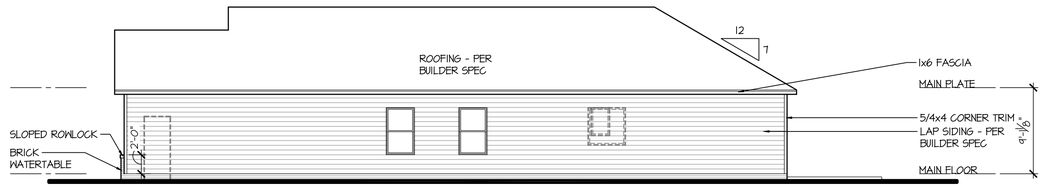
340

AGN0.2



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

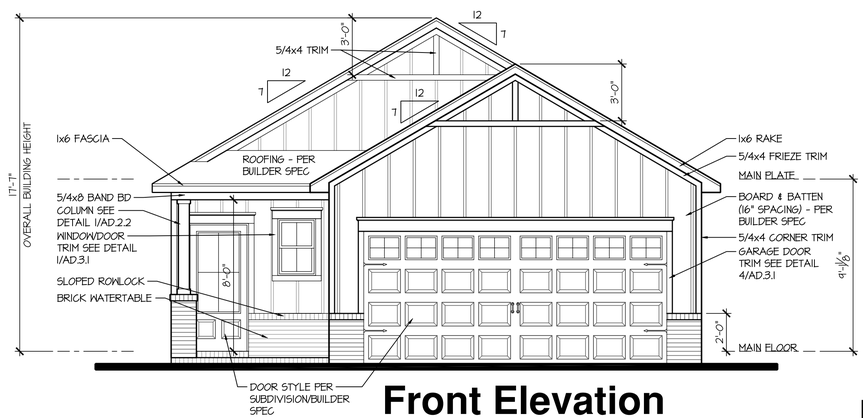
ATTIC VENTILATION

AREA 1:	
ATTIC AREA:	456 SQ.FT.
VENT RATIO:	1/300
REQUIRED VENTILATION:	219 SQ. IN.
50% LOW:	109 SQ. IN.
50% HIGH:	109 SQ. IN.

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - F

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS; SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS

	ELEV F
FRONT SURFACE (SQ FT)	341
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

ISSUE DATE: XX-XX-2025
REVISIONS

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER THE COPYRIGHT LAWS AND ARE THE EXCLUSIVE OWNERSHIP OF BSCH AND ALL RIGHTS ARE RESERVED.

Meritage Homes

Autumn
Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

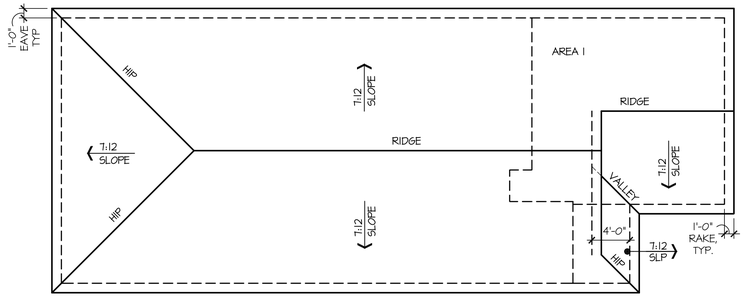
BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

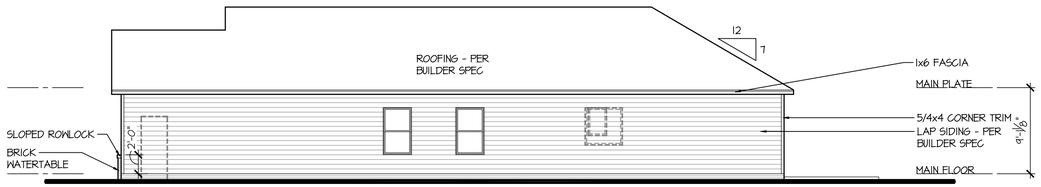
340

A3.1.1F



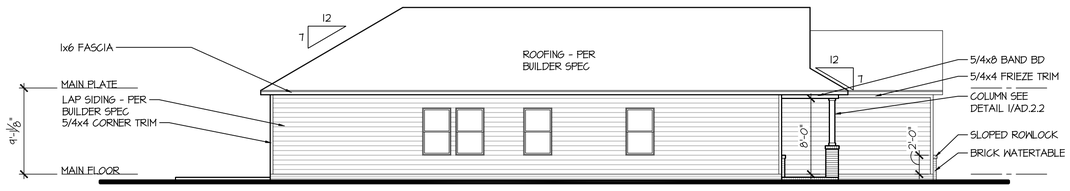
Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



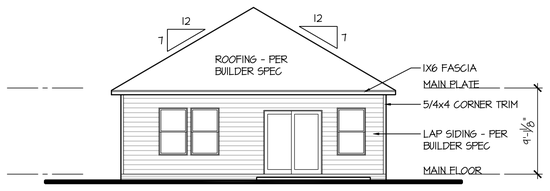
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

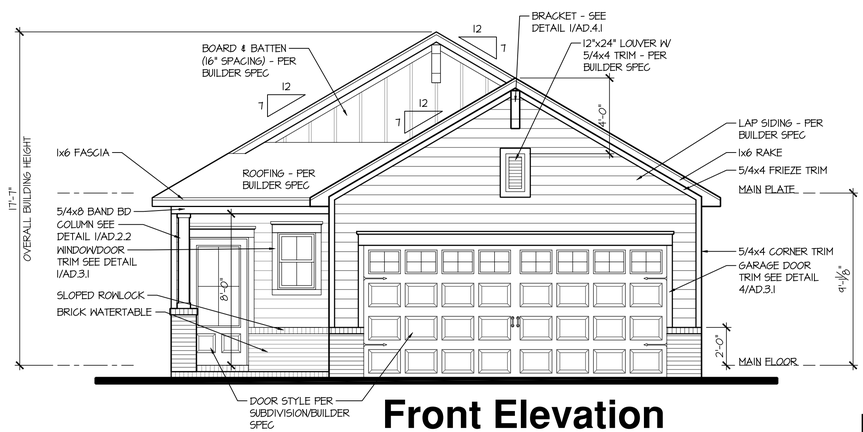
ATTIC VENTILATION

AREA 1:	
ATTIC AREA:	**456 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**219 SQ. IN.**
50% LOW:	**109 SQ. IN.**
50% HIGH:	**109 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - T

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
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C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
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D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS; SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
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KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS

	ELEV T
FRONT SURFACE (SQ FT)	331
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

ISSUE DATE: XX-XX-2025

REVISIONS

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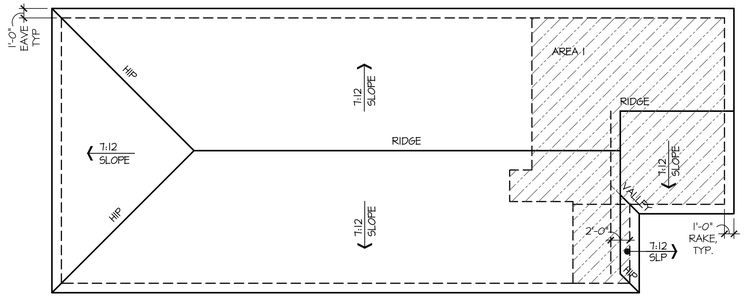
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

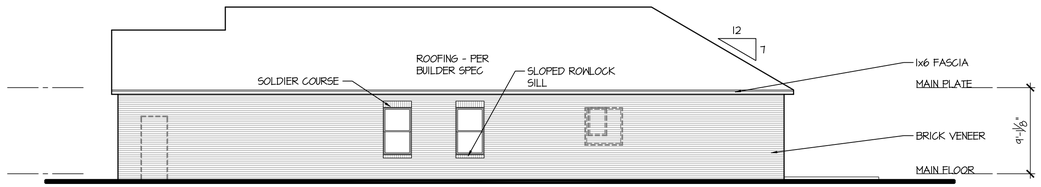
340

A3.1.1T



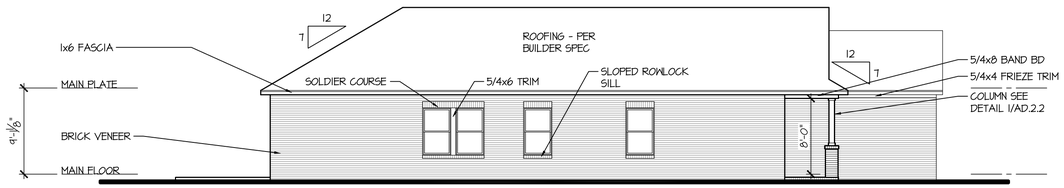
Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



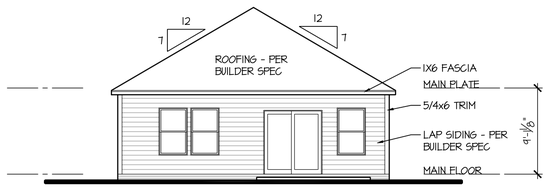
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

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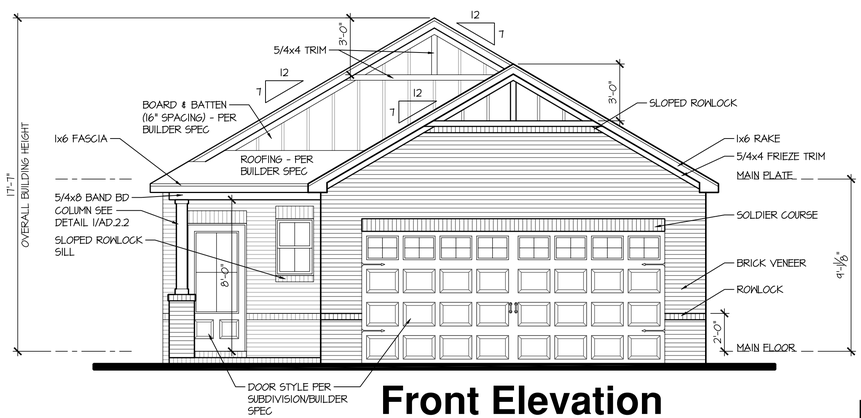

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

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INTERIOR: ½" GYPSUM BOARD

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VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS

	ELEV X
FRONT SURFACE (SQ FT)	347
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %

Elevation - X

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

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REVISIONS

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515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

340

A3.1.1X



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	548
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



Elevation H

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	555
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



Elevation T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	532
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	14 %



Elevation X

GLAZING CALCULATIONS	
	ELEV X
FRONT SURFACE (SQ FT)	541
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %

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BSB DESIGN
BSBDESIGN.COM

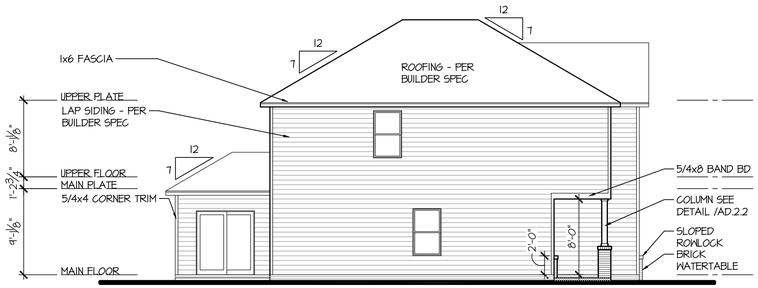
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

ELEVATION MATRIX

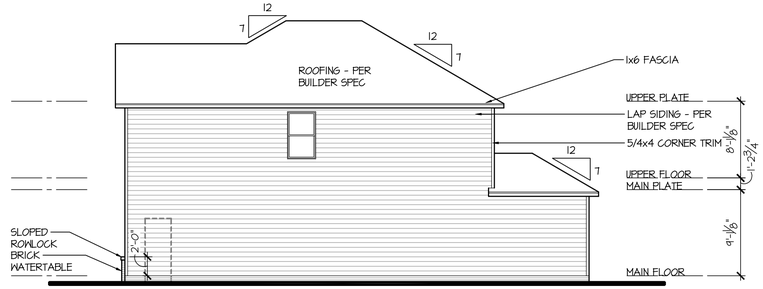
342

AGN0.2



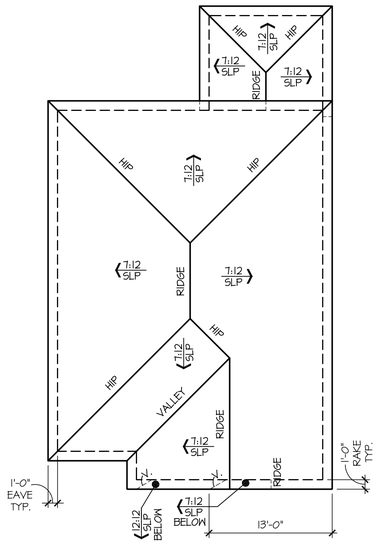
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



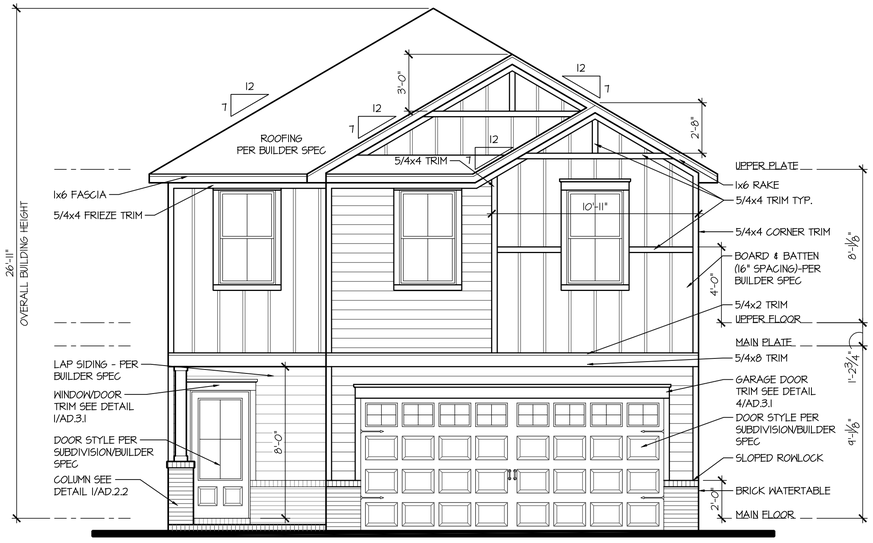
Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

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GLAZING CALCULATIONS

	ELEV F
FRONT SURFACE (SQ FT)	548
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13.1%

ISSUE DATE: XX-XX-2025
REVISIONS

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JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

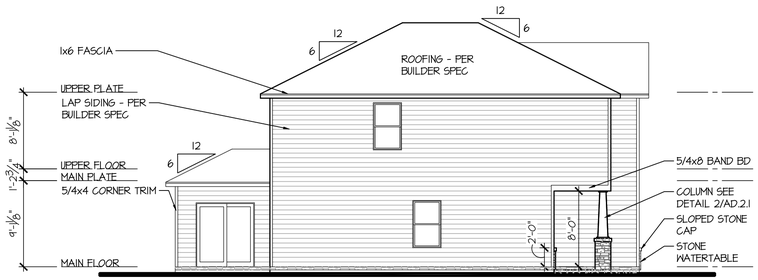
EXTERIOR ELEVATIONS
ROOF PLAN

342

A3.1.1F

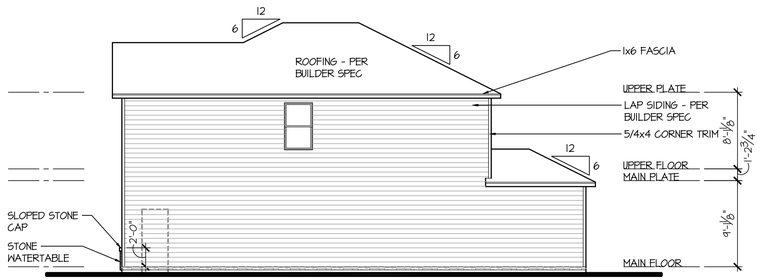
Elevation - F

ELEVAITON REVIEW - NOT FOR CONSTRUCTION - 07/24/2025



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



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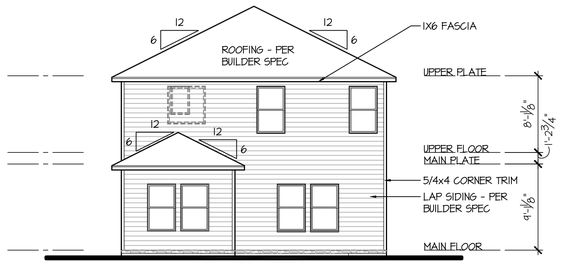
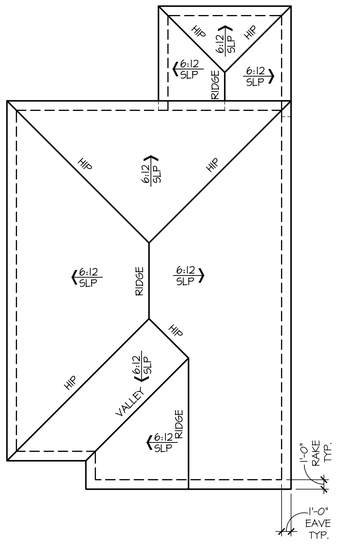


Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

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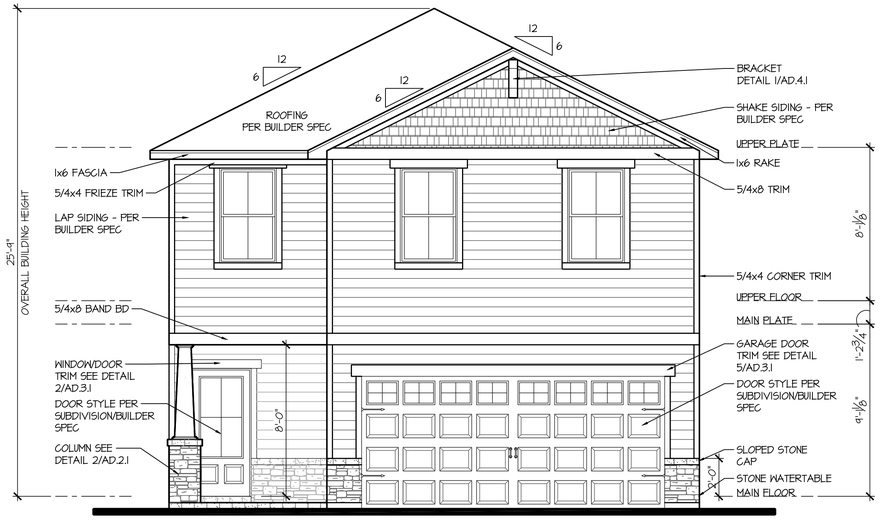

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - H

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GLAZING CALCULATIONS

	ELEV H
FRONT SURFACE (SQ FT)	555
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

ISSUE DATE: XX-XX-2025
REVISIONS

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Meritage Homes

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Bear Springs
Refined 30' & 40' Single Family

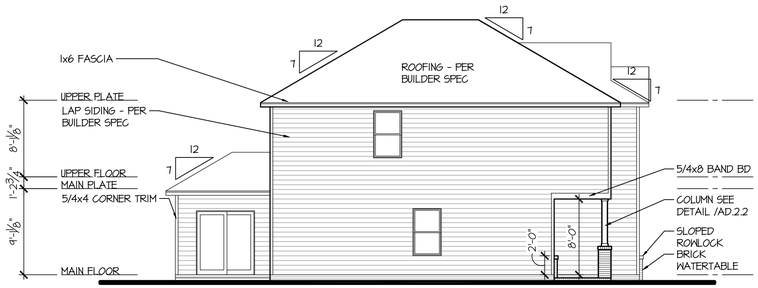
BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

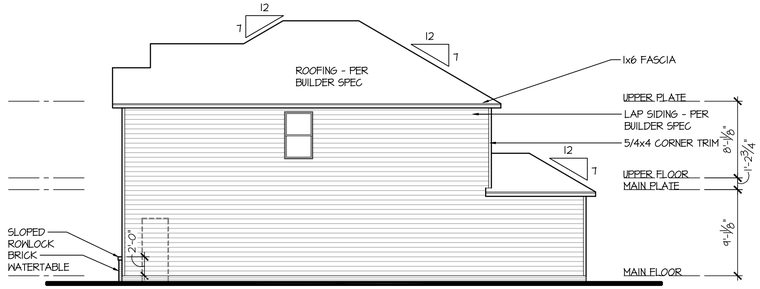
342

A3.1.1H



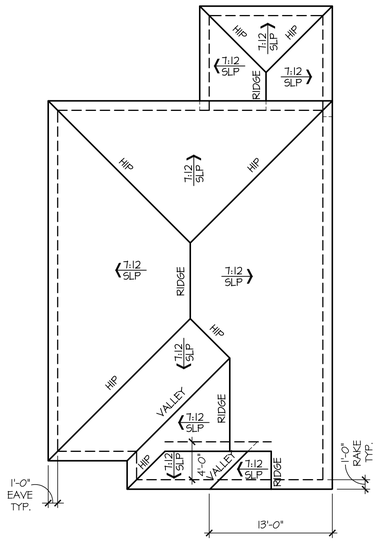
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



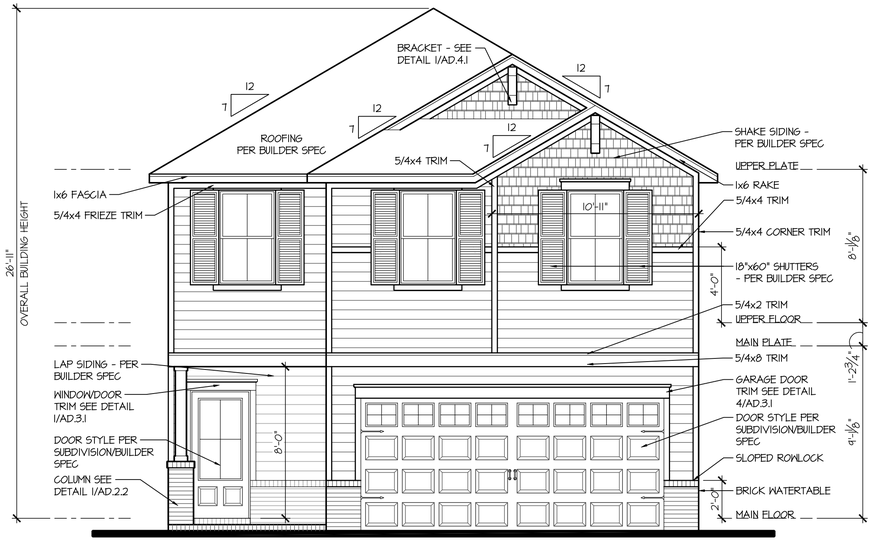
Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

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- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS; SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

GLAZING CALCULATIONS

	ELEV T
FRONT SURFACE (SQ FT)	532
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	14 %

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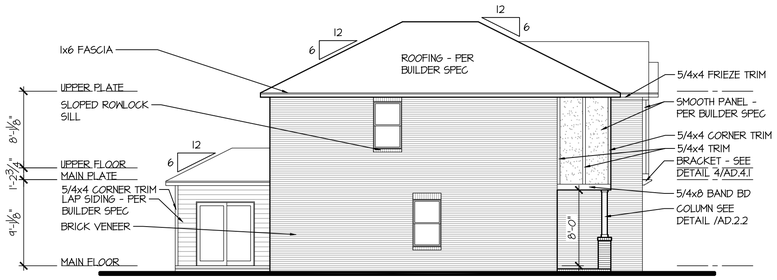
EXTERIOR ELEVATIONS
ROOF PLAN

342

A3.1.1T

Elevation - T



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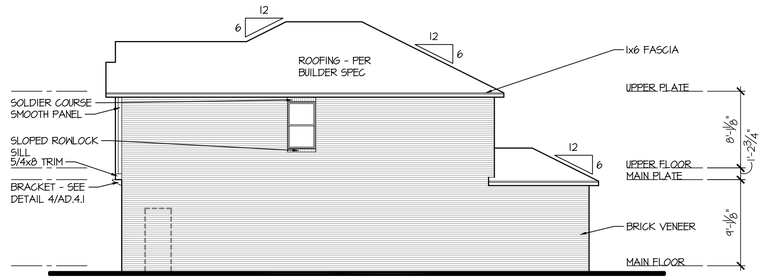

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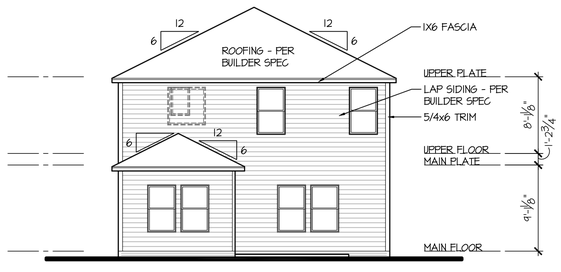
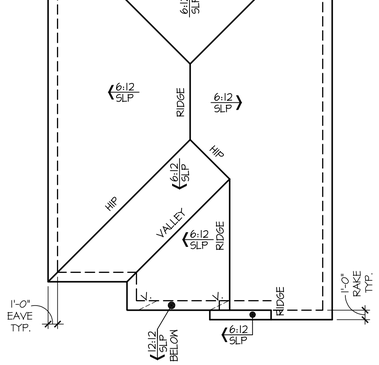


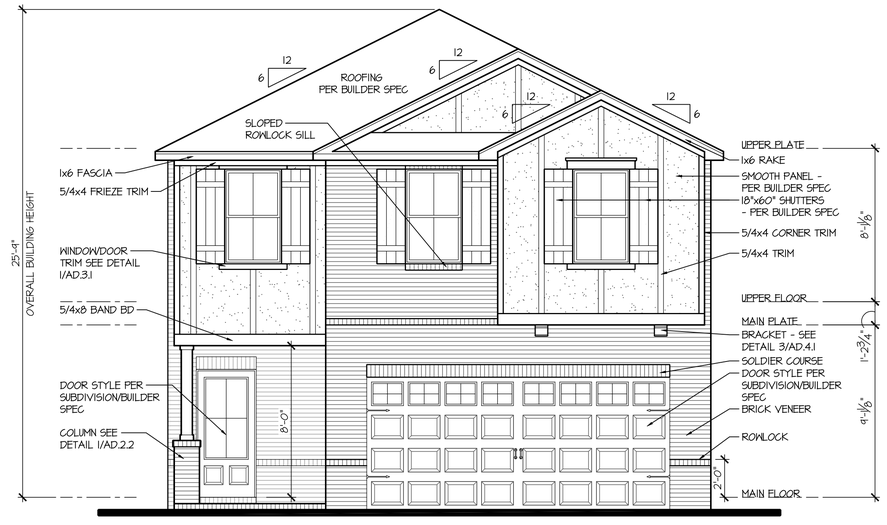
Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

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GLAZING CALCULATIONS

	ELEV X
FRONT SURFACE (SQ FT)	541
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %

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515.273.3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

342

A3.1.1X

Elevation - X



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



Elevation T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	67
GLAZING PERCENTAGE	13 %



Elevation U

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	527
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



Elevation W

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	537
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %

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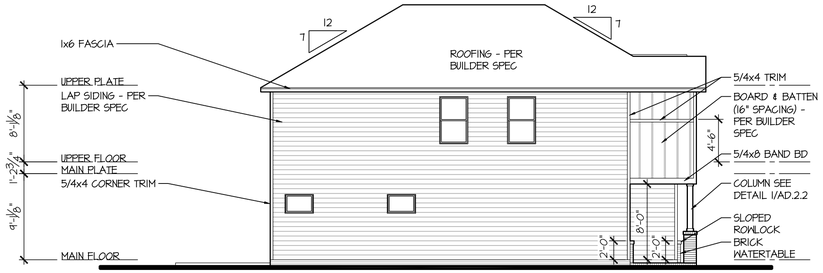
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

ELEVATION MATRIX

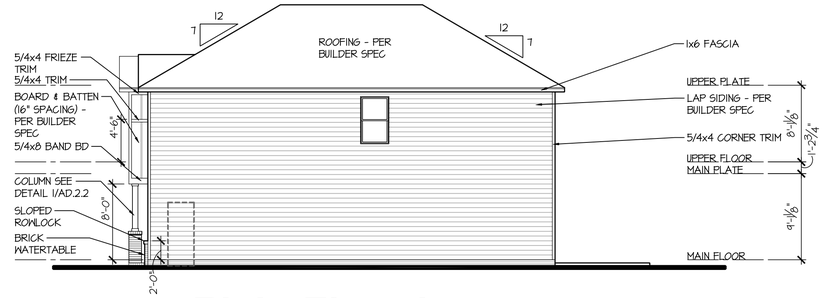
343

AGN0.2



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



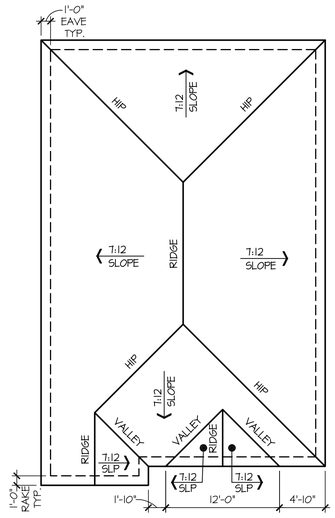
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

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SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

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GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12.%

Elevation - F

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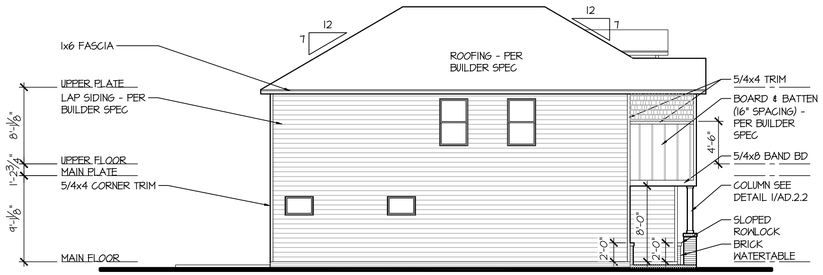
EXTERIOR ELEVATIONS
ROOF PLAN

343

A3.1.1F



Left Elevation

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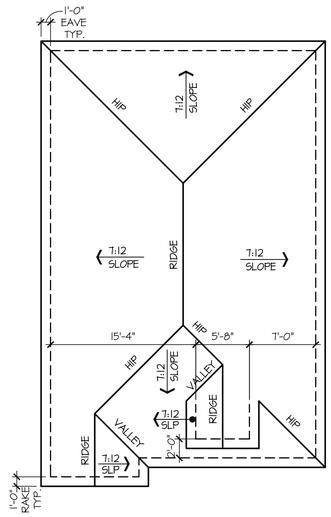

Roof Plan

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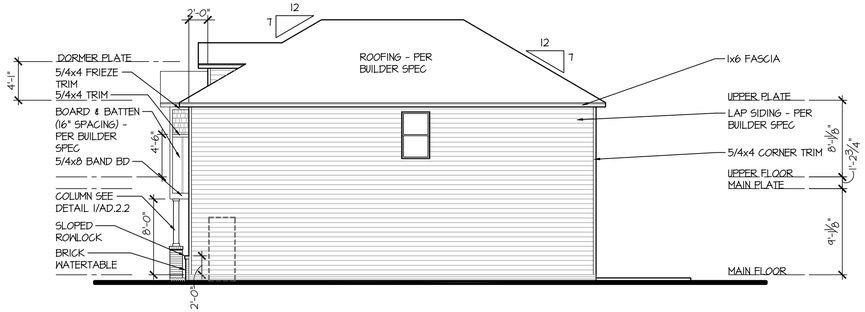

Right Elevation

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Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

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	ELEV T
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	67
GLAZING PERCENTAGE	13.%

Elevation - T

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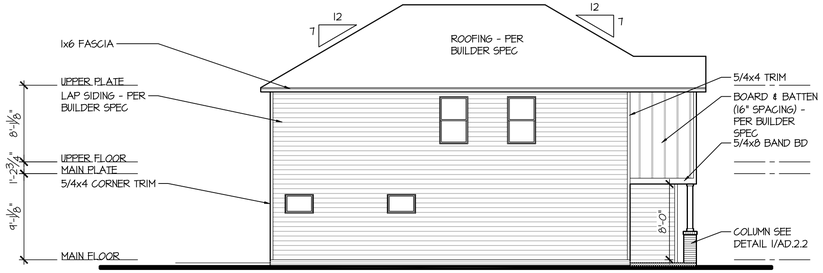
ROOF PLAN

343

A3.1.1T



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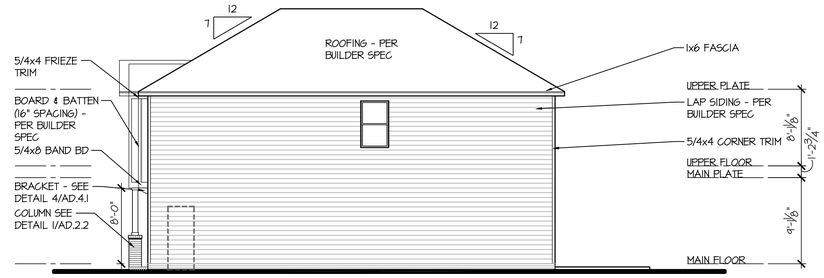

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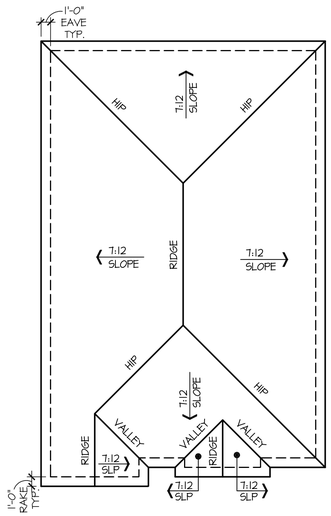

Roof Plan

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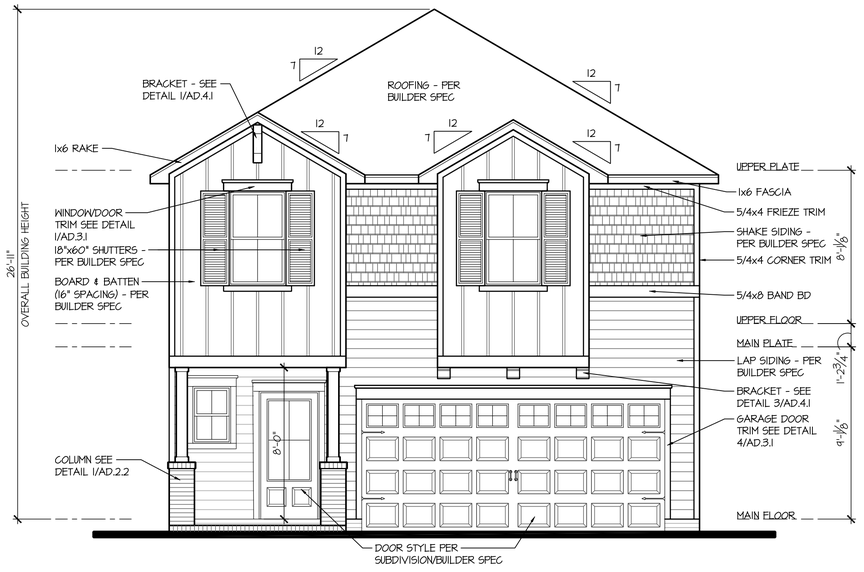

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INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS; SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	527
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12.%

Elevation - U

ELEVAITON REVIEW - NOT FOR CONSTRUCTION - 07/24/2025

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Meritage Homes

Lennon
Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

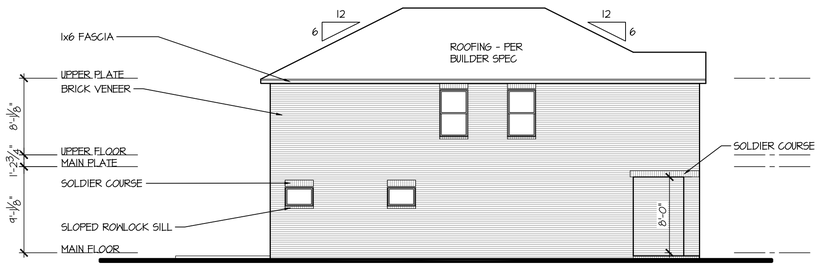
BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

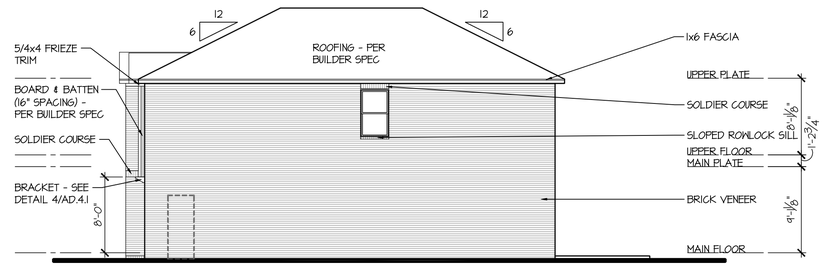
343

A3.1.1U



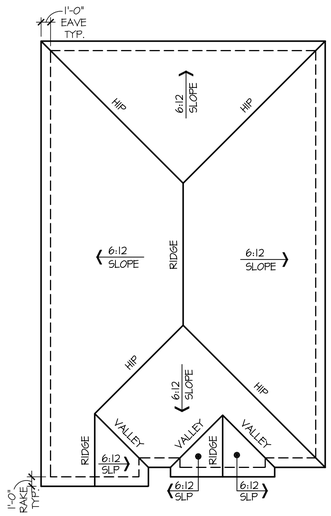
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



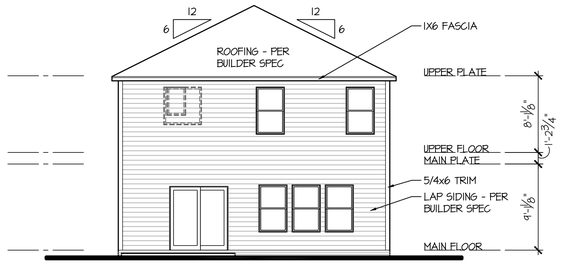
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
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- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS; SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

GLAZING CALCULATIONS

	ELEV N
FRONT SURFACE (SQ FT)	531
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12.%

ELEVAITON REVIEW - NOT FOR CONSTRUCTION - 07/24/2025

ISSUE DATE: XX-XX-2025
REVISIONS

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Meritage Homes

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West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

343

A3.1.1W

Elevation - W



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %



Elevation K

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %



Elevation T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	477
GLAZING (SQ FT)	53
GLAZING PERCENTAGE	11 %



Elevation U

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	468
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	10 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION - 07/24/2025

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REVISIONS

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND OWNERSHIP OF SUCH ARE ALL RIGHTS AND PRIVILEGES.

Meritage Homes

Sydney
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Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM

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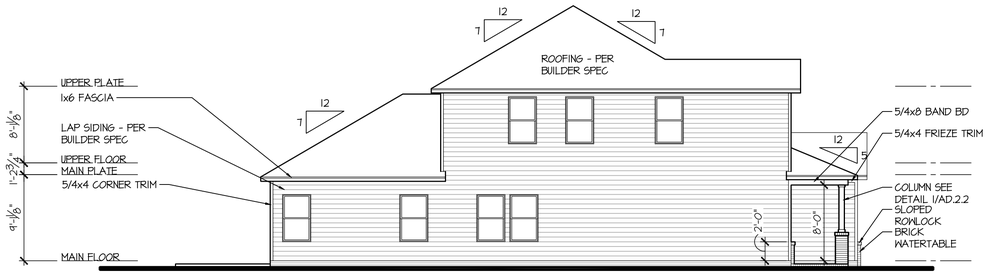
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

ELEVATION MATRIX

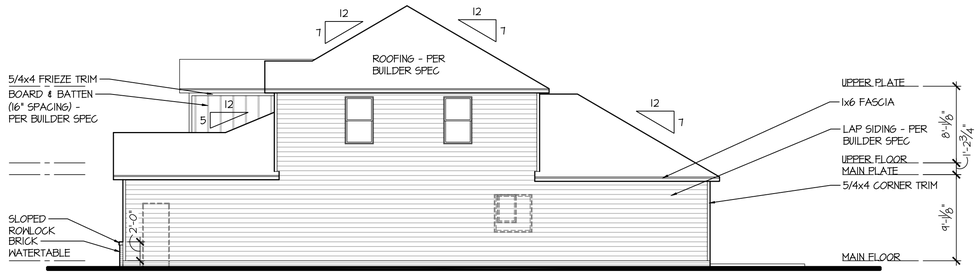
344

AGN0.2



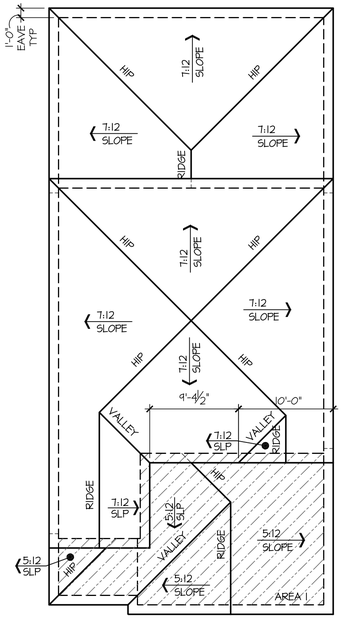
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

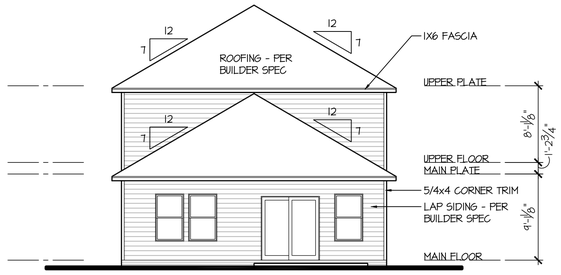
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**382 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**174 SQ. IN.**
50% LOW:	**87 SQ. IN.**
50% HIGH:	**87 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

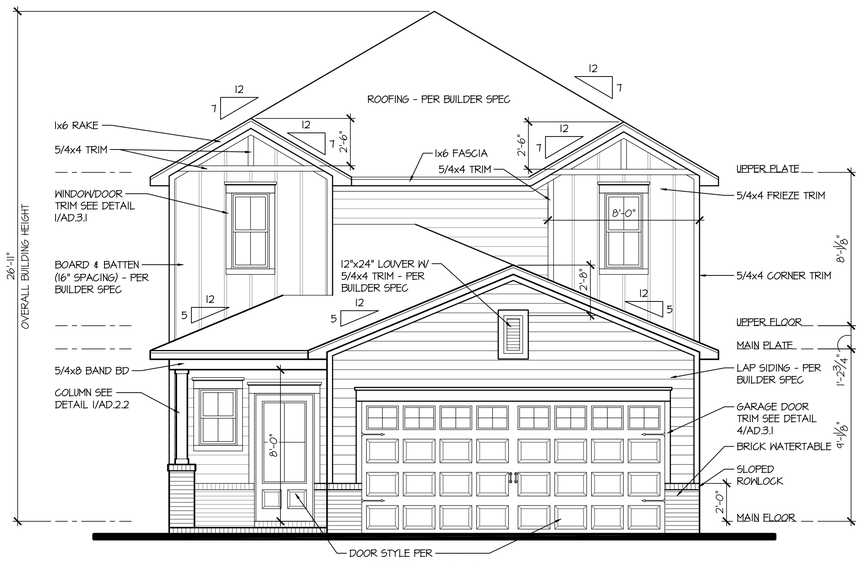
CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

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- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL, PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %

Elevation - F

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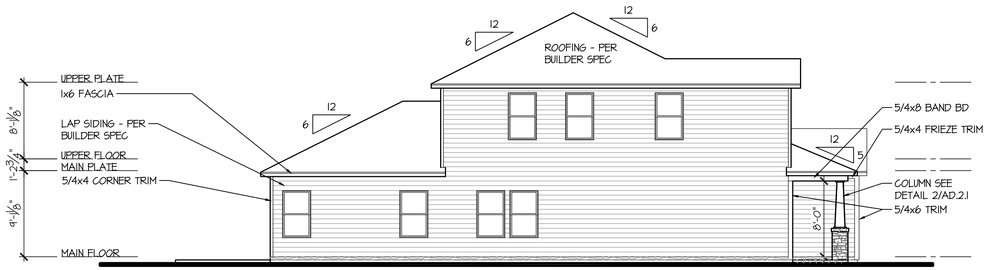
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

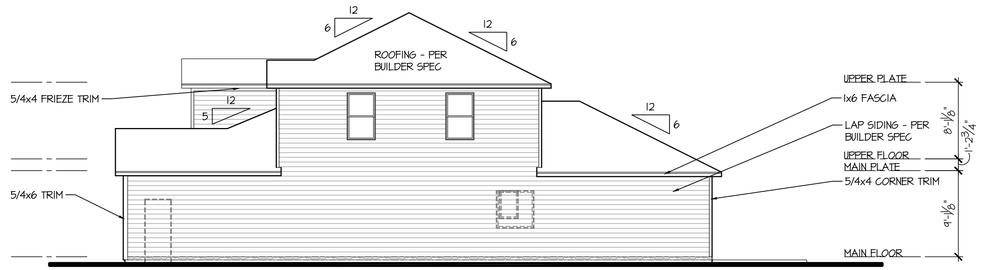
344

A3.1.1F



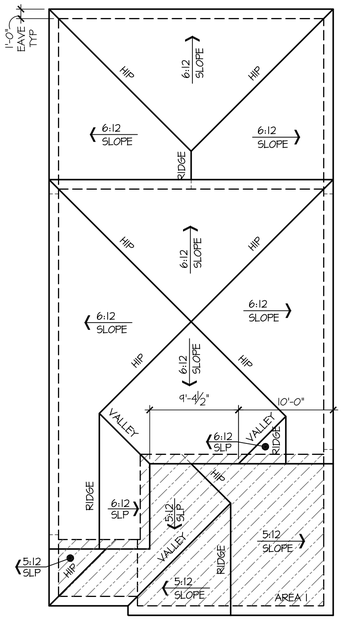
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**362 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**174 SQ. IN.**
50% LOW:	**87 SQ. IN.**
50% HIGH:	**87 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

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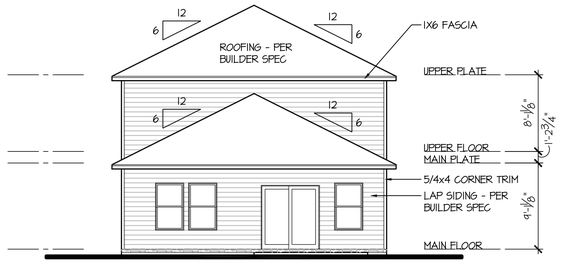
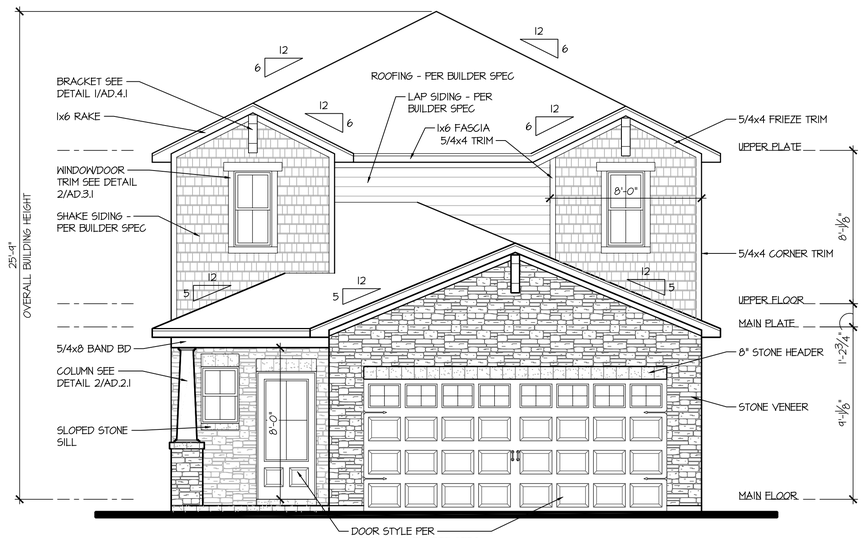


Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
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B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

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VINYL, PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %

Elevation - K

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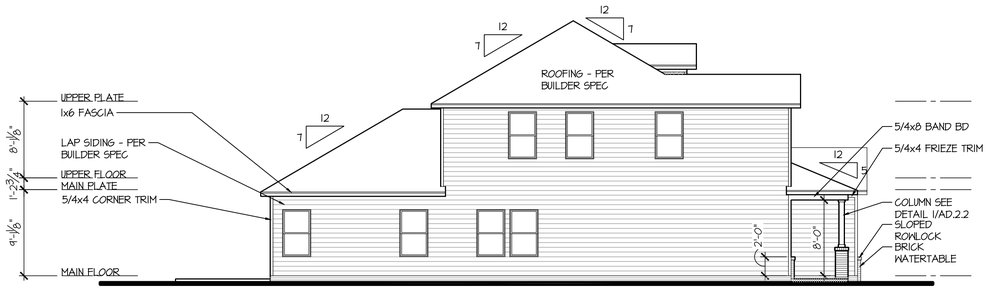
JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

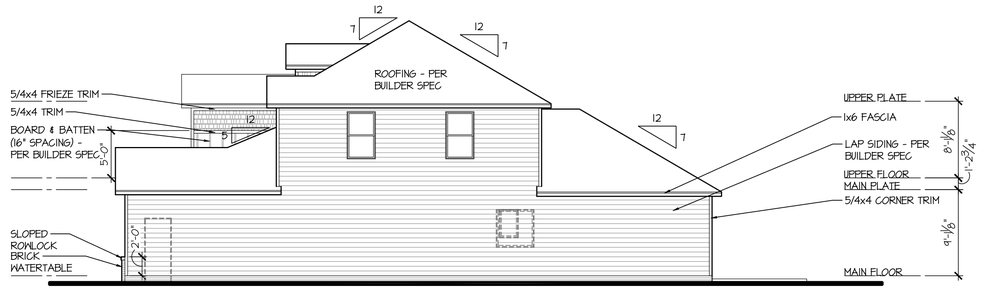
344

A3.1.1K



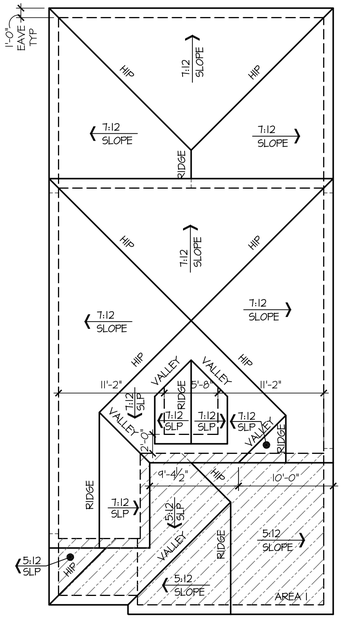
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**382 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**174 SQ. IN.**
50% LOW:	**87 SQ. IN.**
50% HIGH:	**87 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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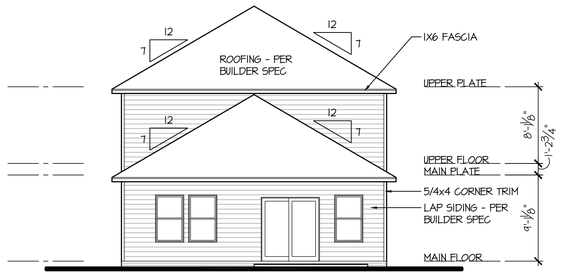
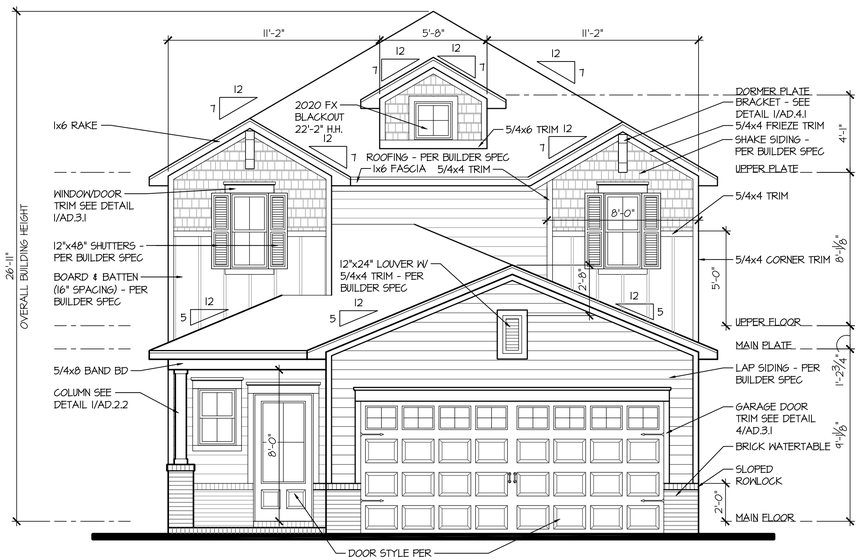


Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	477
GLAZING (SQ FT)	53
GLAZING PERCENTAGE	11 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

ISSUE DATE: XX-XX-2025
REVISIONS

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Meritage Homes

Sydney Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

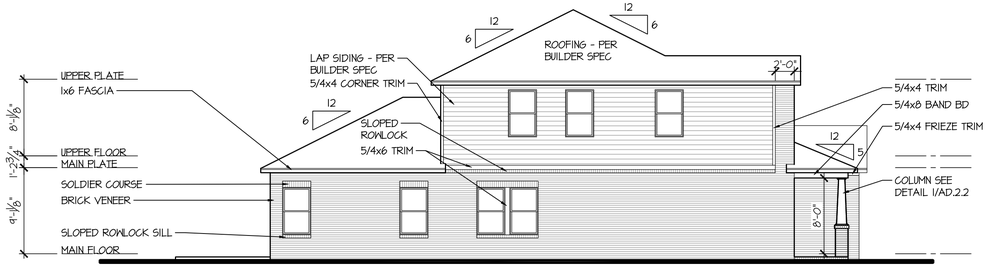
JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

344

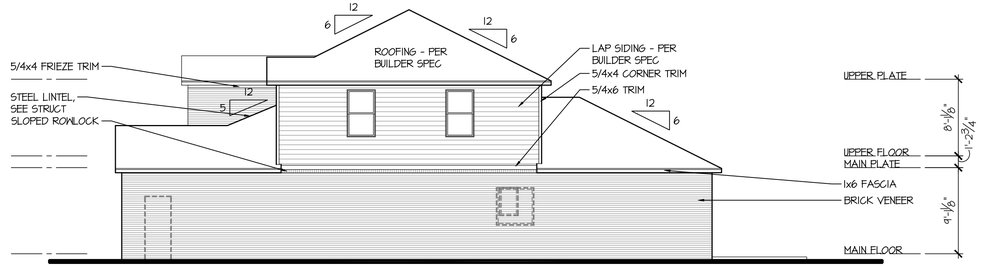
A3.1.1T

Elevation - T



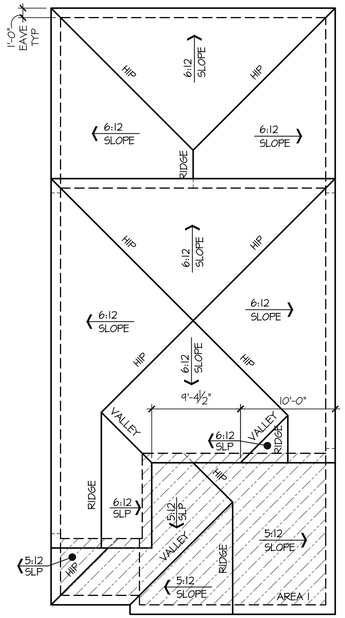
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

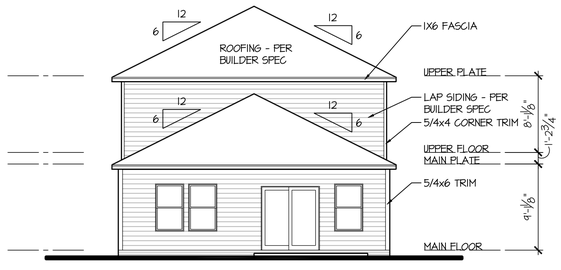
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**382 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**174 SQ. IN.**
50% LOW:	**87 SQ. IN.**
50% HIGH:	**87 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

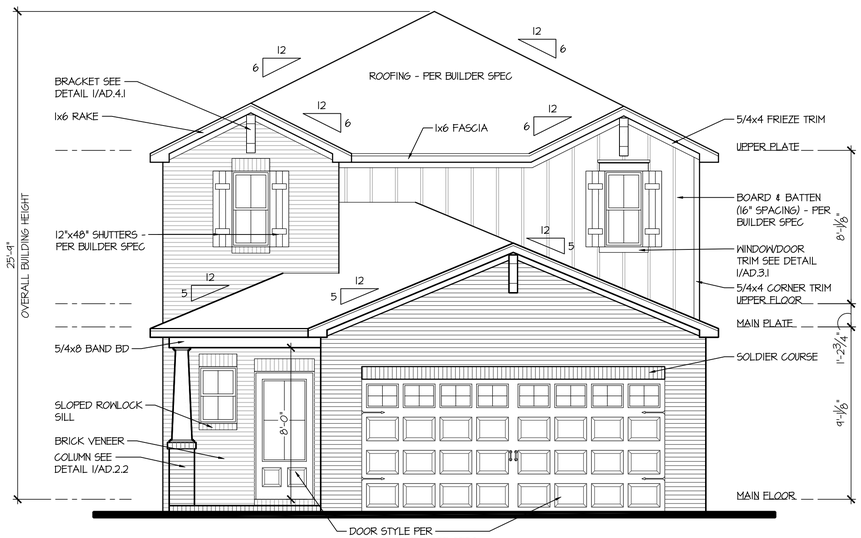
CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL, PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	468
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	10 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

ISSUE DATE: XX-XX-2025
REVISIONS

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Meritage Homes

Sydney Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: RB **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

344

A3.1.1U

Elevation - U



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	551
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %



Elevation K

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	535
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	15 %



Elevation T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	500
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	16 %



Elevation Y

GLAZING CALCULATIONS	
	ELEV Y
FRONT SURFACE (SQ FT)	545
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION - 07/24/2025

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REVISIONS

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Meritage Homes

Paisley
Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM

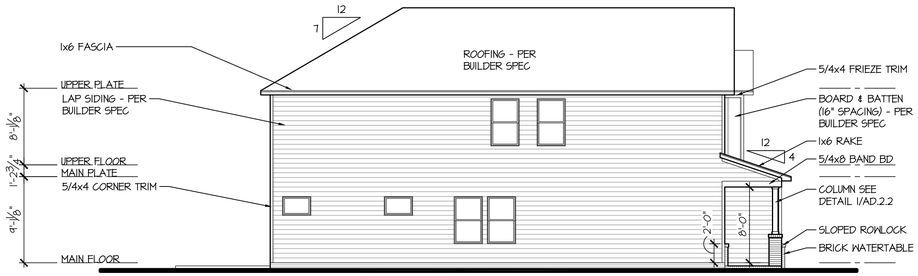
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

ELEVATION MATRIX

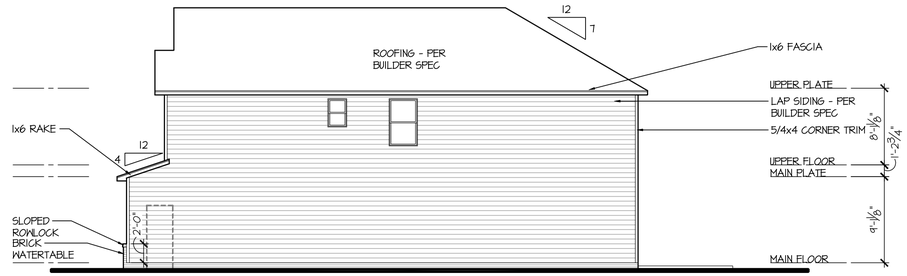
346

AGN0.2



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

Roof Plan

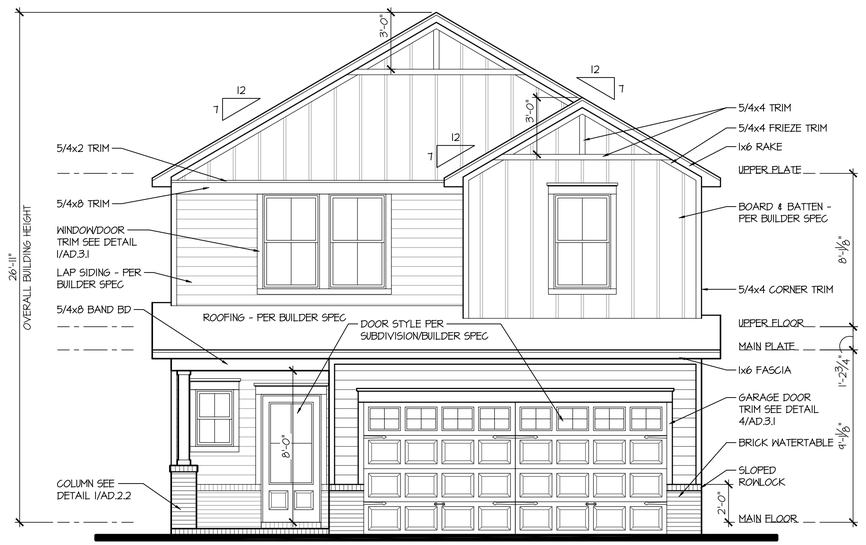
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**143 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**69 SQ. IN.**
50% LOW:	**34 SQ. IN.**
50% HIGH:	**34 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	551
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %

NOTE:
- ROOF PITCHES 4:12 OR LESS, REQ 2 LAYERS OF UNDERLAYMENT

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

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West Des Moines, Iowa 50266
515 273 3020

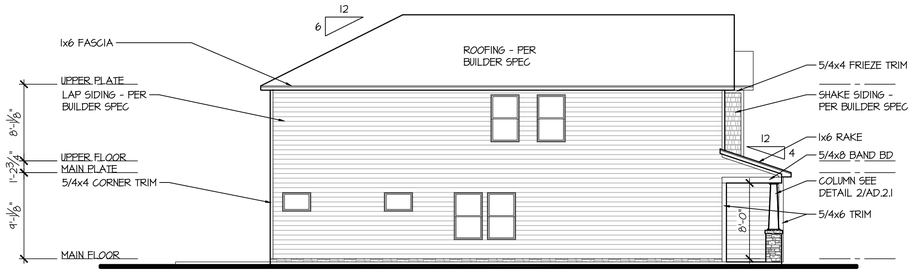
JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

346

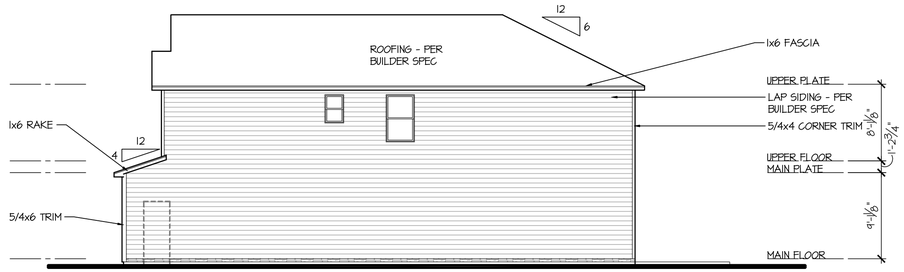
A3.1.1F

Elevation - F



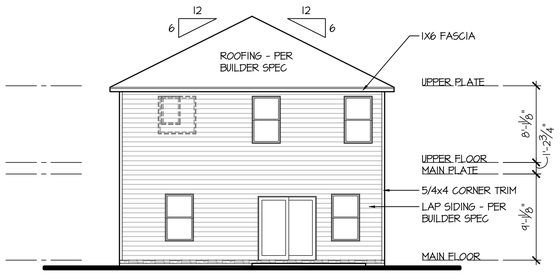
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**143 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**69 SQ. IN.**
50% LOW:	**34 SQ. IN.**
50% HIGH:	**34 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

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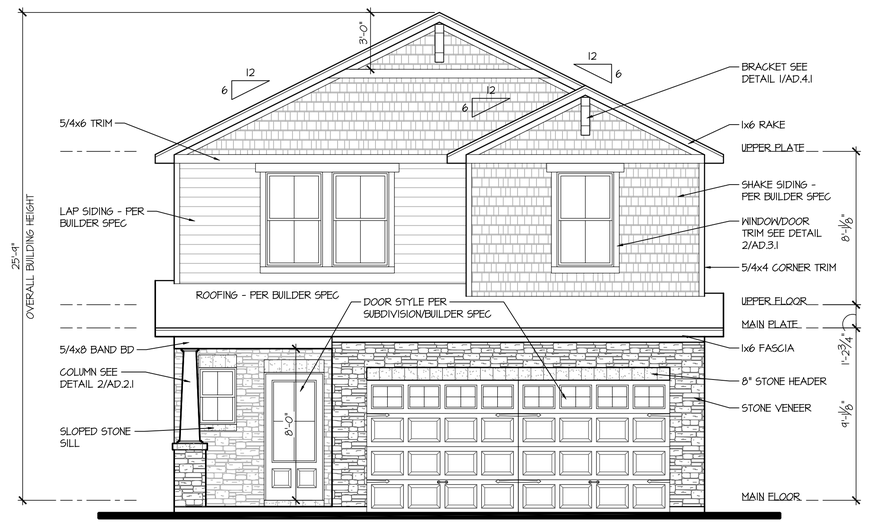

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

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A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
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MAIN FLOOR CEILING: ½" GYPSUM BOARD.

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GENERAL EXTERIOR ELEVATION NOTES:

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VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	535
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	15 %

NOTE:
- ROOF PITCHES 4:12 OR LESS, REQ 2 LAYERS OF UNDERLAYMENT

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

Elevation - K

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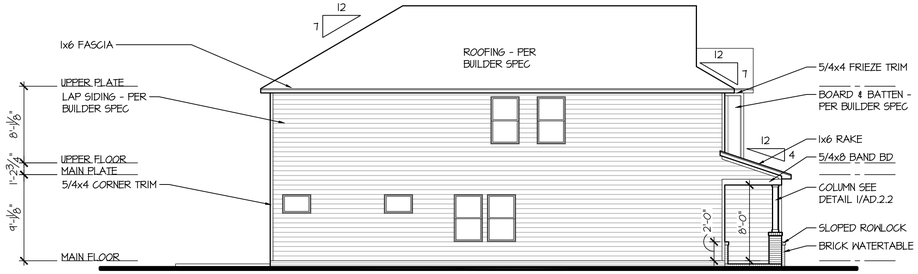
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

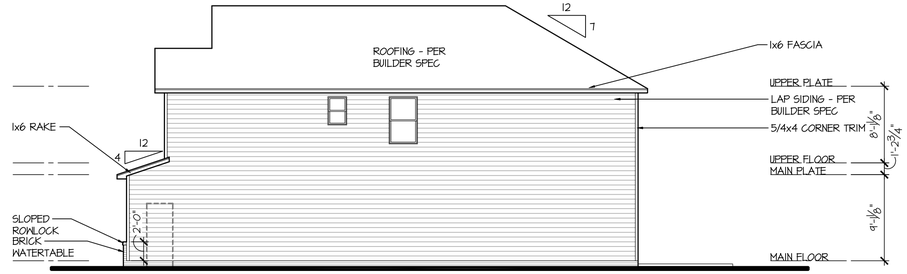
346

A3.1.1K



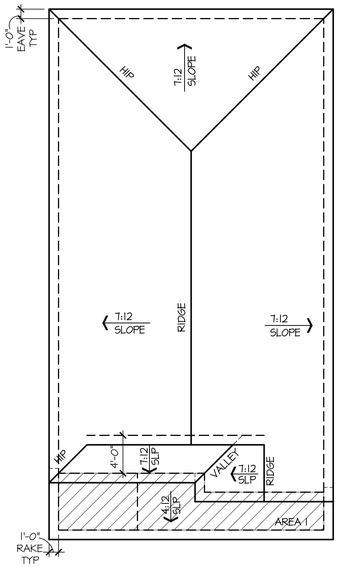
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**143 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**69 SQ. IN.**
50% LOW:	**34 SQ. IN.**
50% HIGH:	**34 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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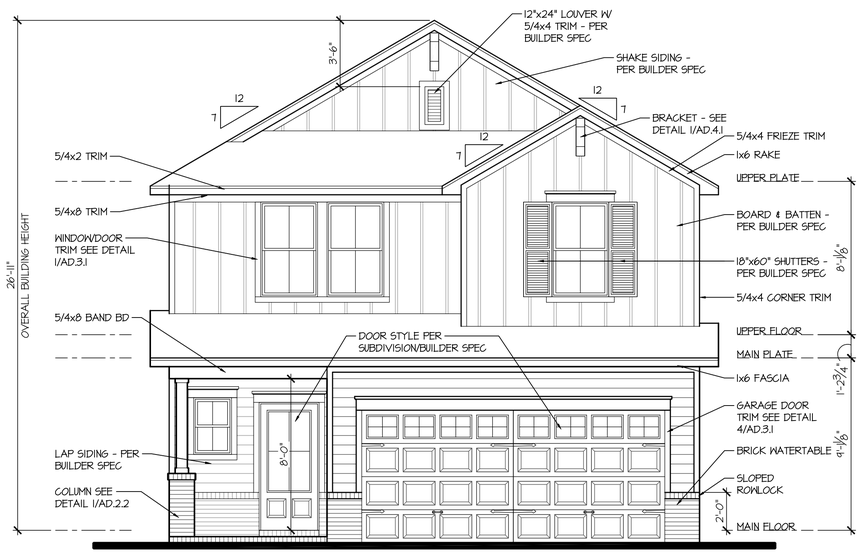
ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
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C. TYPICAL FLOOR CONSTRUCTION:
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D. CONCRETE SLAB CONSTRUCTION:
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GENERAL EXTERIOR ELEVATION NOTES:

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KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	500
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	16 %

NOTE:
- ROOF PITCHES 4:12 OR LESS, REQ 2 LAYERS OF UNDERLAYMENT

Elevation - T

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Bear Springs
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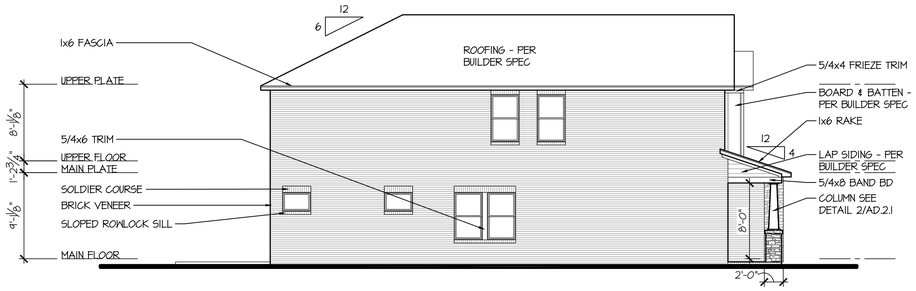
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

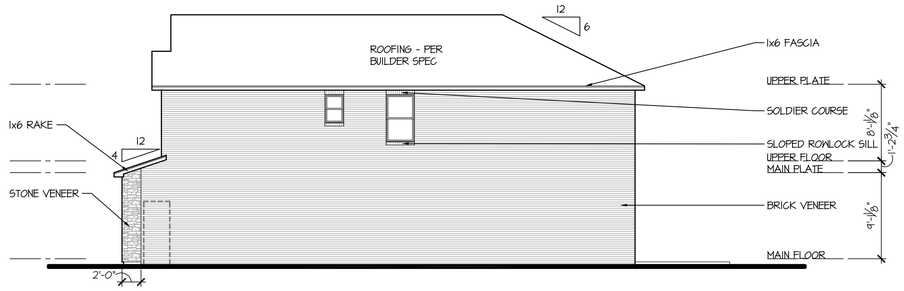
346

A3.1.1T



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



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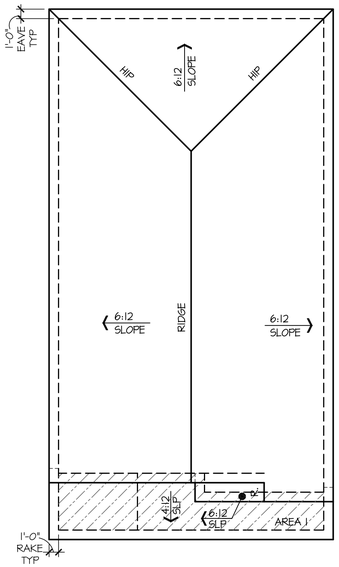

Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

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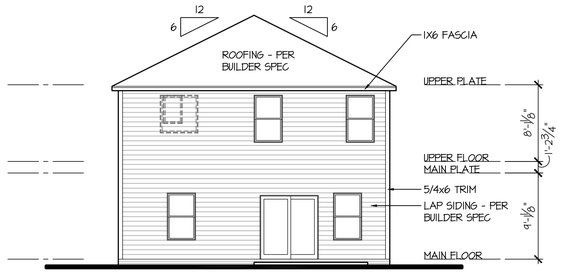

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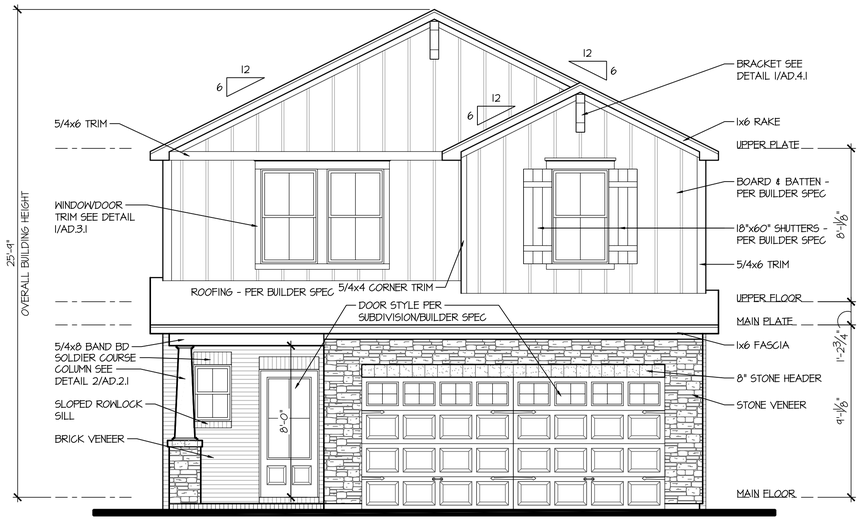

Front Elevation

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KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV Y
FRONT SURFACE (SQ FT)	545
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %

NOTE:
- ROOF PITCHES 4:12 OR LESS, REQ 2 LAYERS OF UNDERLAYMENT

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BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

EXTERIOR ELEVATIONS
ROOF PLAN

346

A3.1.1Y

Elevation - Y



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	524
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	15 %



Elevation H

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	521
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %



Elevation S

GLAZING CALCULATIONS	
	ELEV S
FRONT SURFACE (SQ FT)	580
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	14 %



Elevation W

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	511
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %

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BSBDESIGN.COM

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West Des Moines, Iowa 50266
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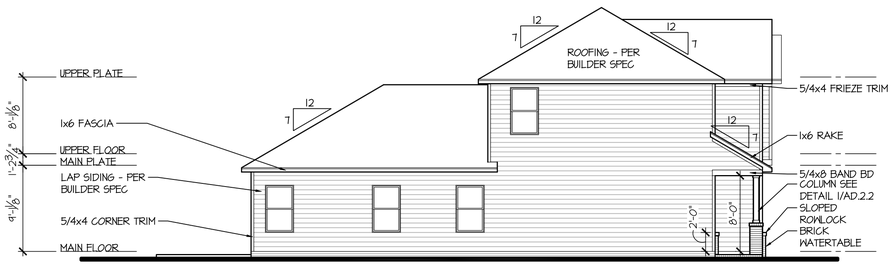
JOB NO: 25-0360 **PROJ MGR:** KR
DRAWN: ST **CHECKED:** ST

ELEVATION MATRIX

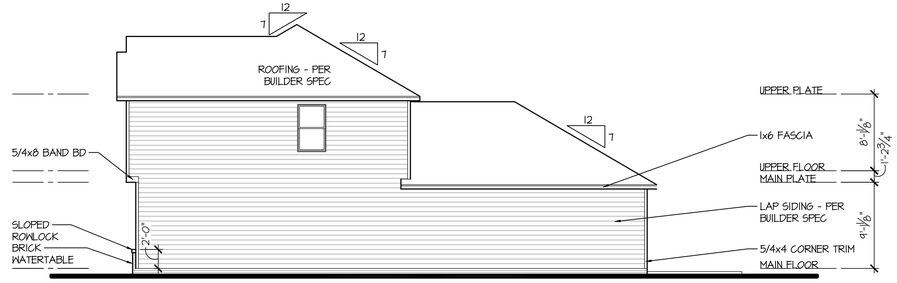
382

AGN0.2



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

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KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV F
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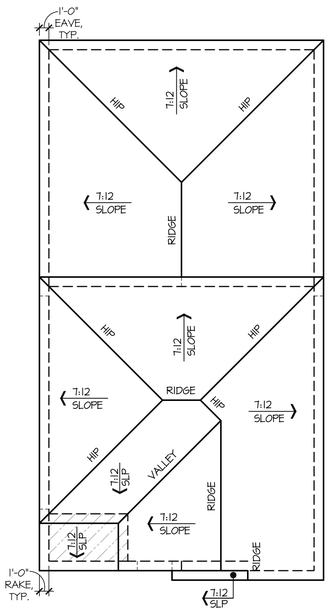

Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	42 SQ.FT.
VENT RATIO:	1/300
REQUIRED VENTILATION:	20 SQ. IN.
50% LOW:	10 SQ. IN.
50% HIGH:	10 SQ. IN.

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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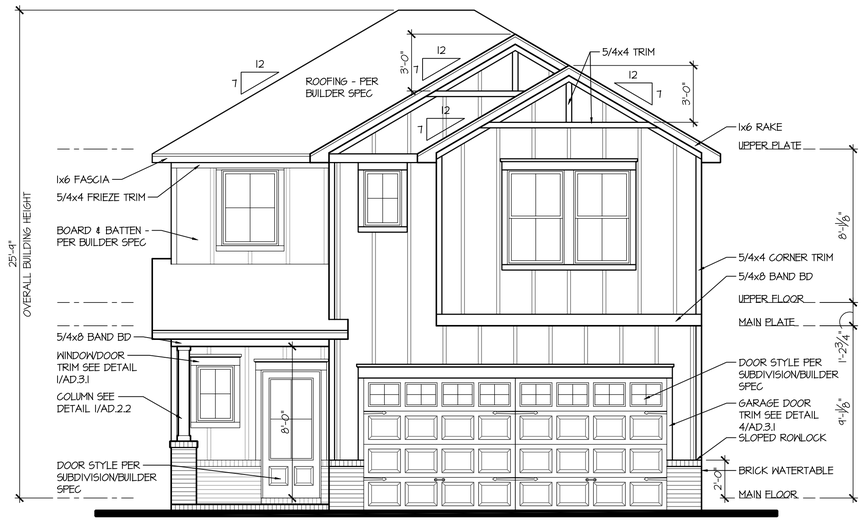

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - F

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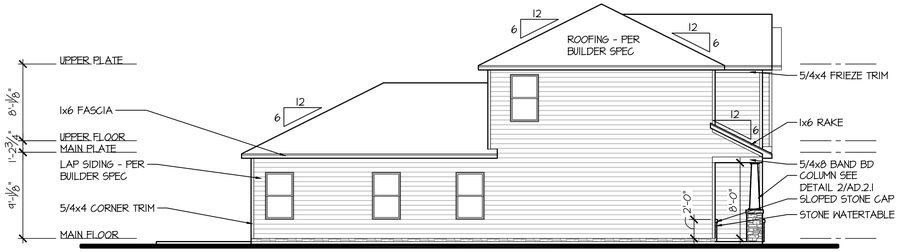
JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

382

A3.1.1F



Left Elevation

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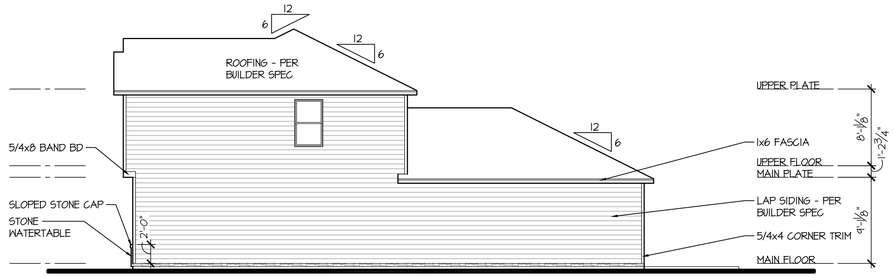

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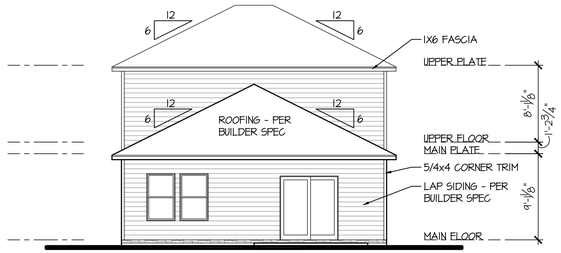

Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	521
GLAZING (SQ FT)	81
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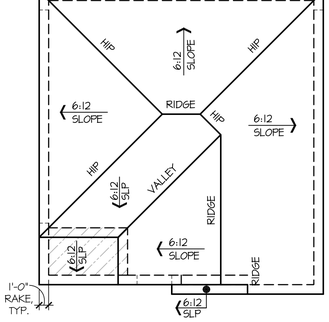

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Elevation - H

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JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

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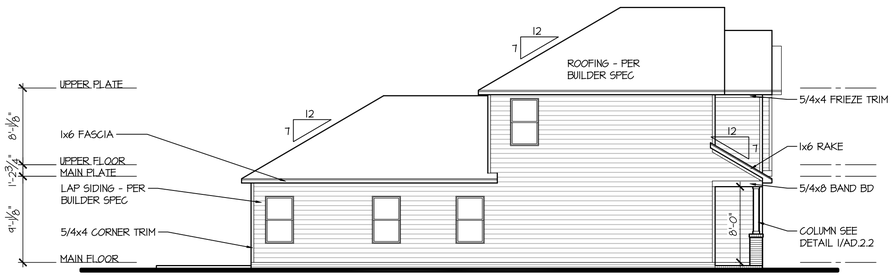
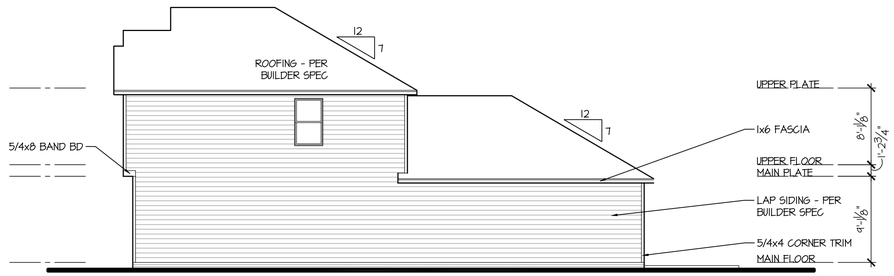
A3.1.1H



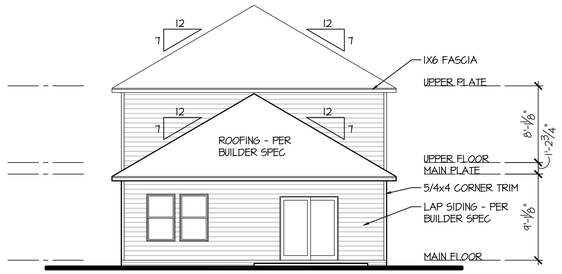
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



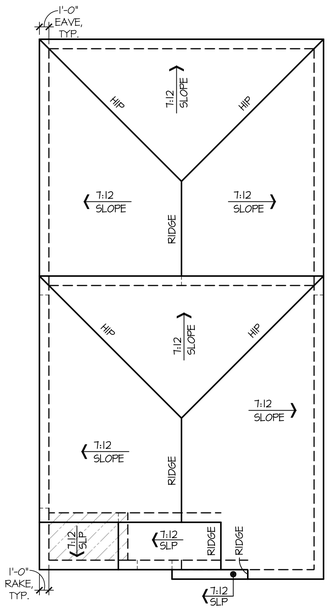
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

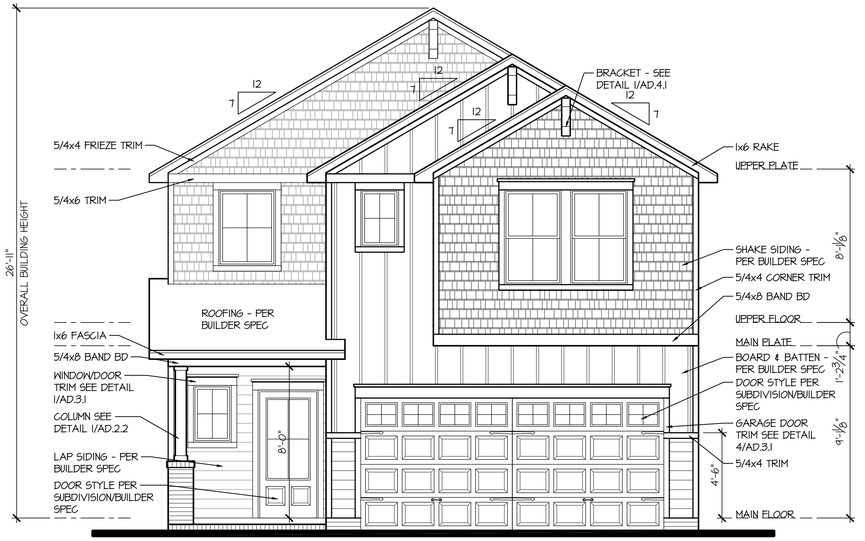
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**42 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**20 SQ. IN.**
50% LOW:	**10 SQ. IN.**
50% HIGH:	**10 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV 5
FRONT SURFACE (SQ FT)	580
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	14 %

Elevation - S

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PLANS & AND SPECIFICATIONS ARE PROTECTED UNDER COPYRIGHT LAWS AND REMAIN THE PROPERTY OWNERSHIP OF BSDH AND ALL RIGHTS ARE PRIVILEGED.

Meritage Homes

Kirkwood Slab/Stem Wall/Crawl Space

Bear Springs

Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM

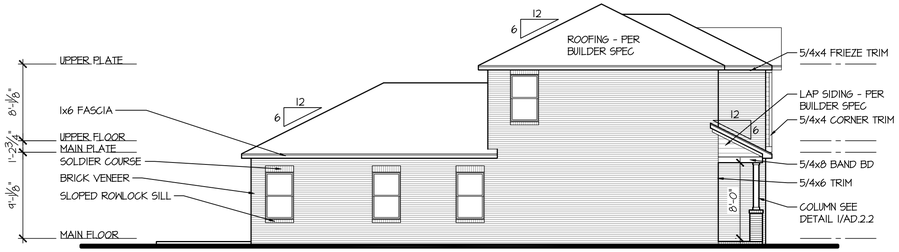
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

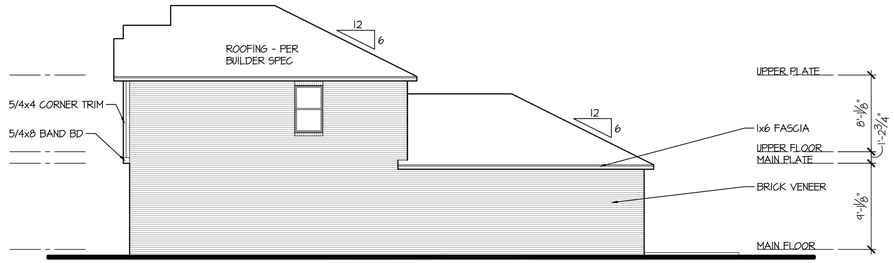
382

A3.1.1S



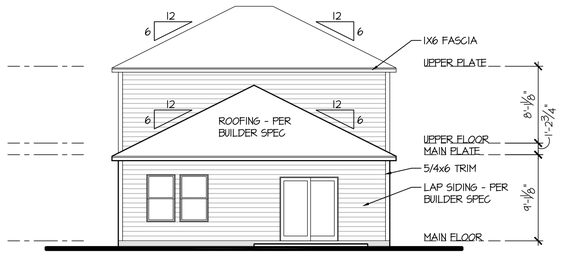
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



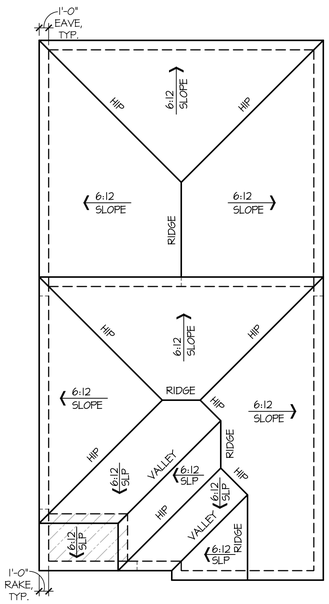
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**42 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**20 SQ. IN.**
50% LOW:	**10 SQ. IN.**
50% HIGH:	**10 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

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FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	511
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

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REVISIONS

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Meritage Homes

Kirkwood Slab/Stem Wall/Crawl Space

Bear Springs

Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM

4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: ST CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

382

A3.1.1W

Elevation - W



Elevation F

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %



Elevation H

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	604
GLAZING (SQ FT)	91
GLAZING PERCENTAGE	15 %



Elevation T

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %



Elevation Z

GLAZING CALCULATIONS	
	ELEV Z
FRONT SURFACE (SQ FT)	583
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

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REVISIONS

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Meritage Homes

Rockwell
Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM

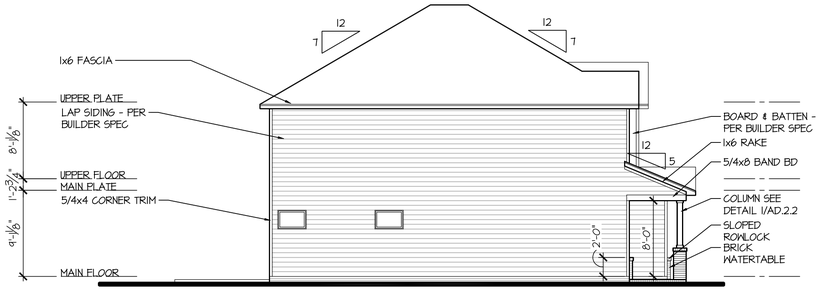
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

ELEVATION MATRIX
STANDARD PORCH

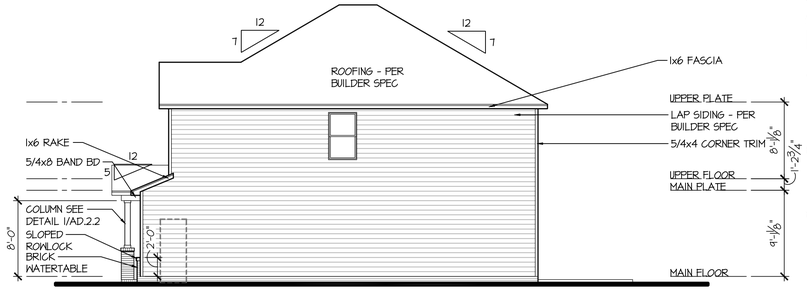
446

AGN0.2



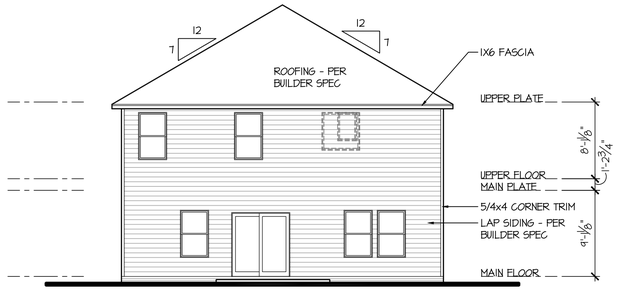
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



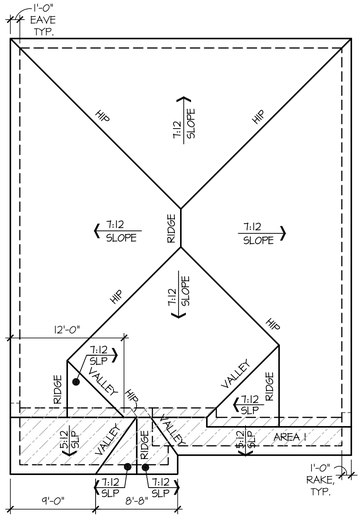
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**154 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**74 SQ. IN.**
50% LOW:	**37 SQ. IN.**
50% HIGH:	**37 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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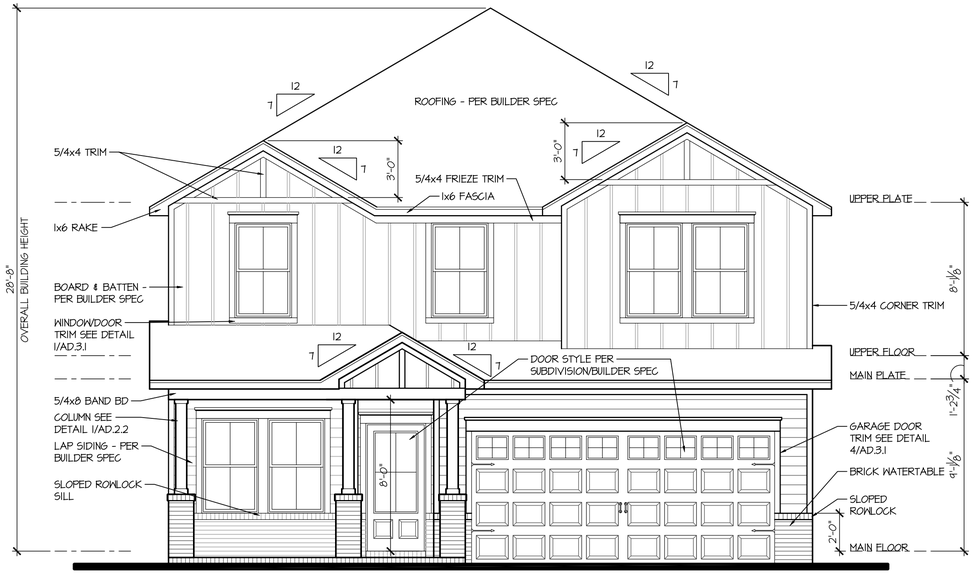

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

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BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

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VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	513
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

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West Des Moines, Iowa 50266
515 273 3020

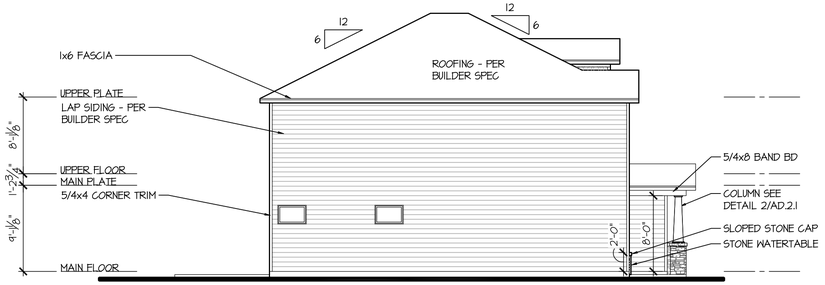
JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

446

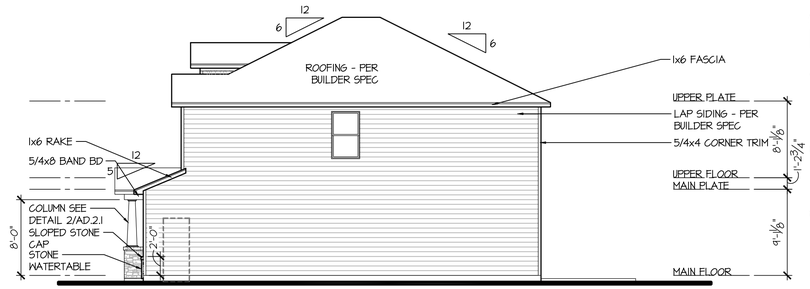
A3.1.1F

Elevation - F



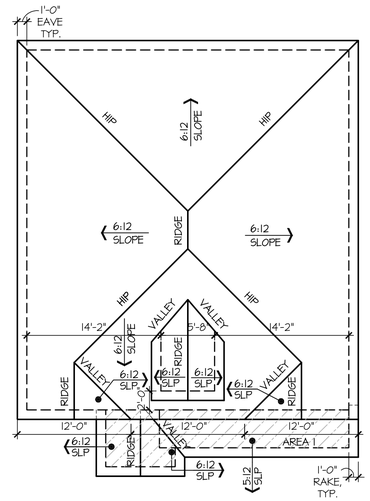
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	**117 SQ.FT.**
VENT RATIO:	**1/300**
REQUIRED VENTILATION:	**56 SQ. IN.**
50% LOW:	**28 SQ. IN.**
50% HIGH:	**28 SQ. IN.**

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

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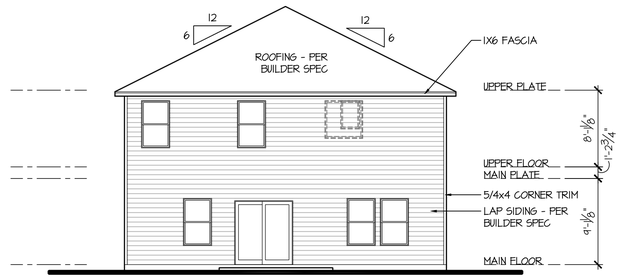
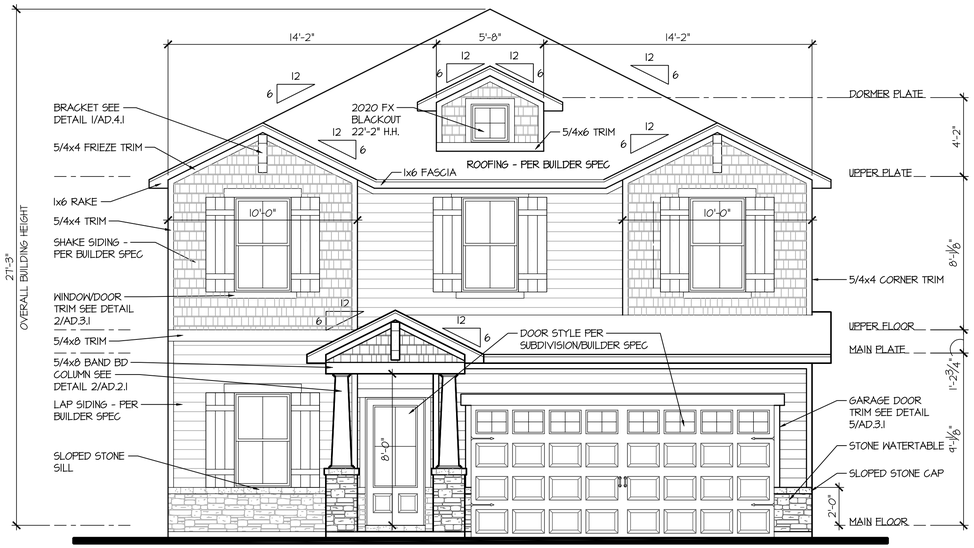


Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

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B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

B3. TYPICAL BRICK WALL CONSTRUCTION:
BRICK VENEER W/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2X4 OR 2X6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD

C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: ½" GYPSUM BOARD.

D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

FOR EXTERIOR FINISH MATERIALS, SIDING, MASONRY AND TRIM PACKAGES REFER TO BUILDER'S SPECIFICATIONS.
VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	604
GLAZING (SQ FT)	91
GLAZING PERCENTAGE	15 %

ELEVAITON REVIEW - NOT FOR CONSTRUCTION 07/24/2025

ISSUE DATE: XX-XX-2025
REVISIONS

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Meritage Homes

Rockwell
Slab/Stem Wall/Crawl Space
Bear Springs
Refined 30' & 40' Single Family

BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

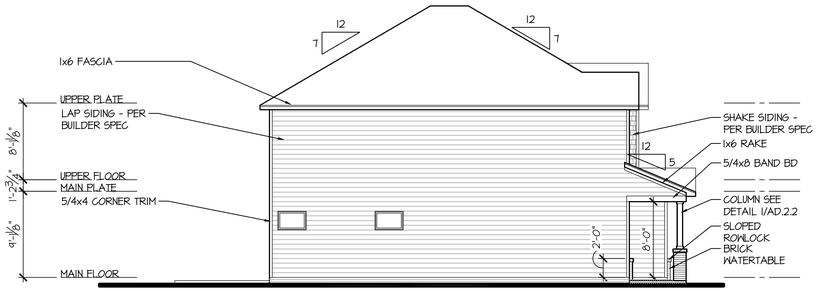
JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

446

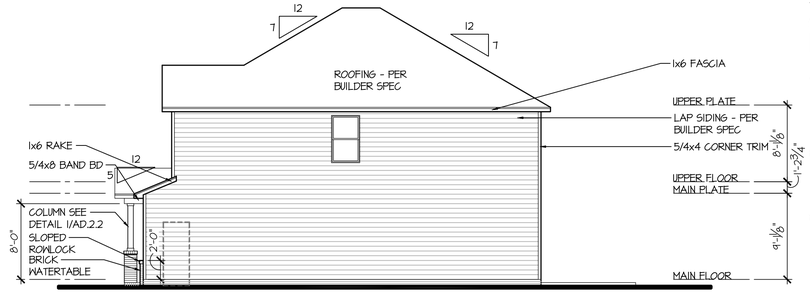
A3.1.1H

Elevation - H



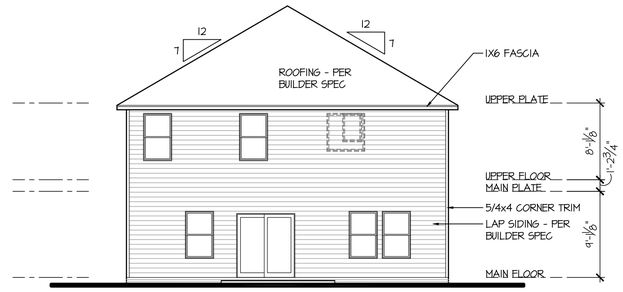
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



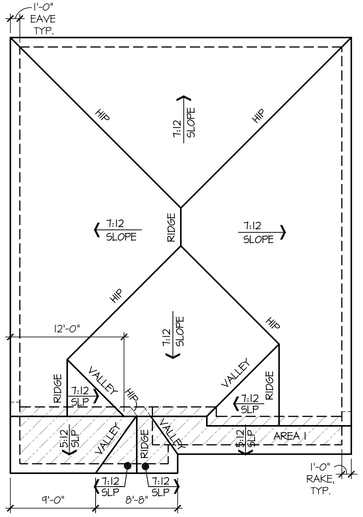
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION	
AREA 1:	
ATTIC AREA:	154 SQ.FT.
VENT RATIO:	1/300
REQUIRED VENTILATION:	74 SQ. IN.
50% LOW:	37 SQ. IN.
50% HIGH:	37 SQ. IN.

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED WHICH MEETS THE REQUIRED VENTILATION. PROVIDE INSULATION STOPS SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE SCOPE OF THE WORK AND THE BUILDING OFFICIAL.

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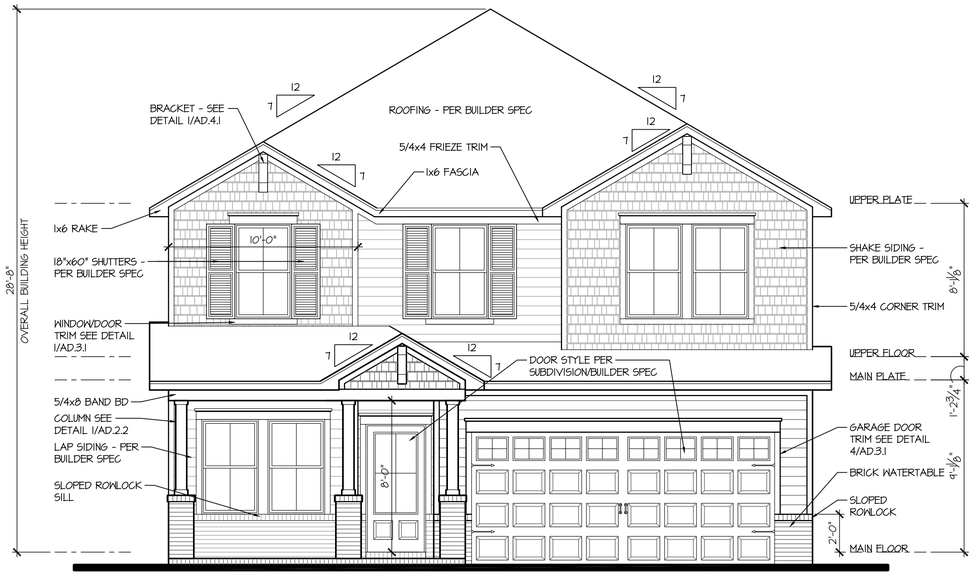

Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

A. ROOF CONSTRUCTION:
ROOFING PER BUILDER SPEC ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS.
CEILING: ½" GYPSUM BOARD WITH INSULATION ABOVE.

B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: ½" GYPSUM BOARD.

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C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON ¾" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
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D. CONCRETE SLAB CONSTRUCTION:
SEE STRUCTURAL DRAWINGS.

GENERAL EXTERIOR ELEVATION NOTES:

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VINYL/ PVC AND FIBER CEMENT BOARD ARE INTERCHANGEABLE PER COMMUNITY.

KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

Elevation - T

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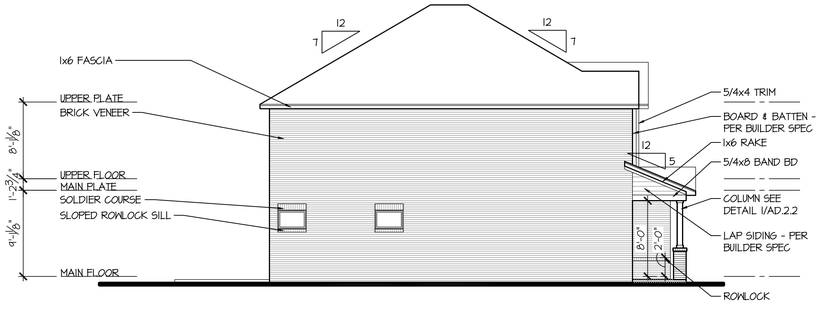
BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

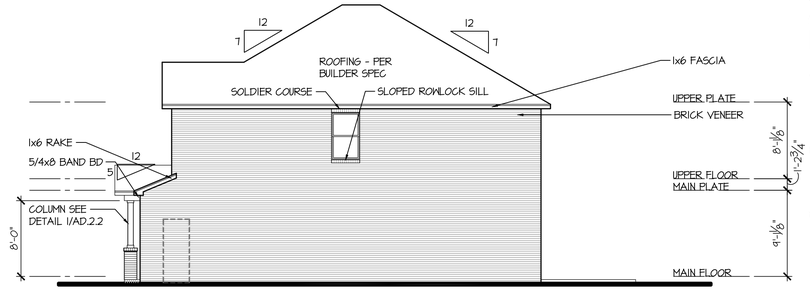
446

A3.1.1T



Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



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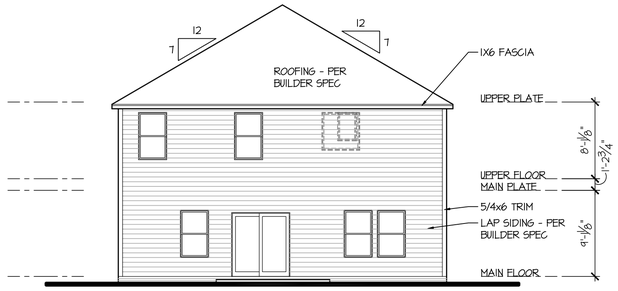
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

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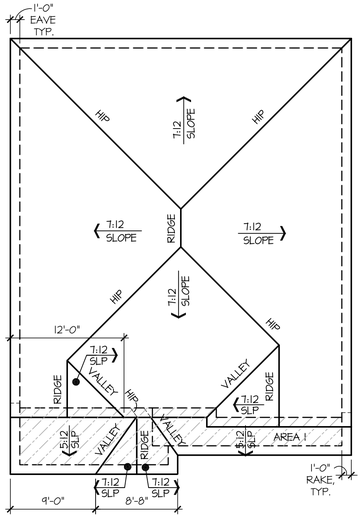

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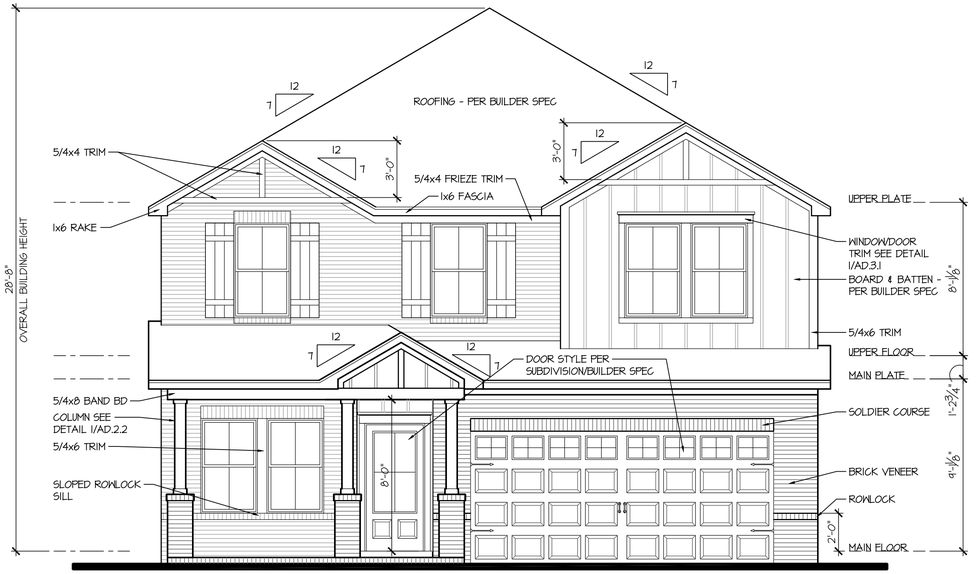

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KEY:
UNCONDITIONED SPACE

GLAZING CALCULATIONS	
	ELEV Z
FRONT SURFACE (SQ FT)	583
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

Elevation - Z

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Refined 30' & 40' Single Family

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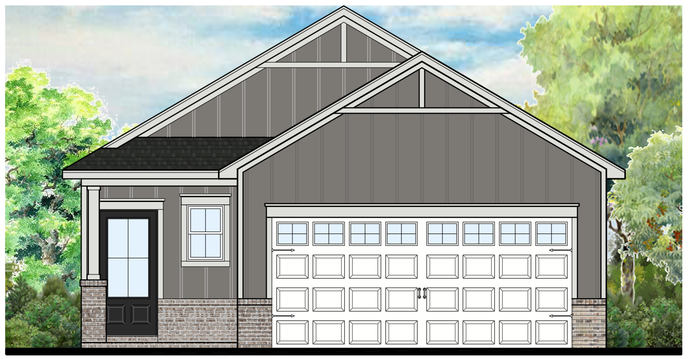
BSBDESIGN.COM
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 25-0360 PROJ MGR: KR
DRAWN: RB CHECKED: ST

EXTERIOR ELEVATIONS
ROOF PLAN

446

A3.1.1Z



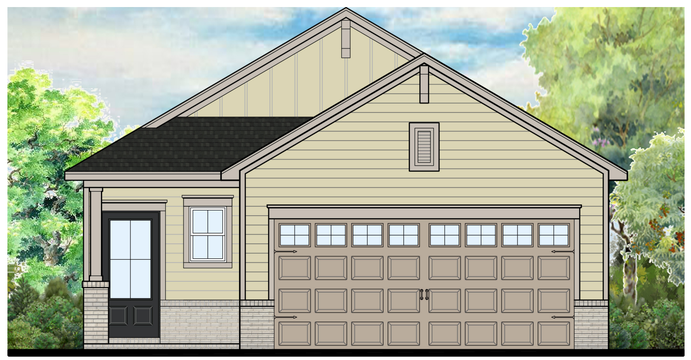
ELEVATION F
SCHEME 1

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	341
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %



ELEVATION T
SCHEME 28

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	331
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %



ELEVATION X
SCHEME 12

GLAZING CALCULATIONS	
	ELEV X
FRONT SURFACE (SQ FT)	347
GLAZING (SQ FT)	33
GLAZING PERCENTAGE	10 %

PLAN 340 | AUTUMN

BEAR SPRINGS
COLUMBIA, TN

NOTE:

ALL PITCHES EXCEED 6:12

Meritage Homes®

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	548
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



ELEVATION F
SCHEME 21

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	555
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



ELEVATION H
SCHEME 13

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	532
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	14 %



ELEVATION T
SCHEME 2

GLAZING CALCULATIONS	
	ELEV X
FRONT SURFACE (SQ FT)	541
GLAZING (SQ FT)	72
GLAZING PERCENTAGE	13 %



ELEVATION X
SCHEME 27

NOTE:

ALL PITCHES EXCEED 6:12

PLAN 342 | DALLAS

BEAR SPRINGS
COLUMBIA, TN

Meritage Homes®

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



ELEVATION F
SCHEME 25

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	533
GLAZING (SQ FT)	67
GLAZING PERCENTAGE	13 %



ELEVATION T
SCHEME 3

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	527
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



ELEVATION U
SCHEME 4

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	537
GLAZING (SQ FT)	63
GLAZING PERCENTAGE	12 %



ELEVATION W
SCHEME 6

NOTE:

ALL PITCHES EXCEED 6:12

PLAN 343 | LENNON

BEAR SPRINGS
COLUMBIA, TN

Meritage Homes®

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %



ELEVATION F
SCHEME 8



ELEVATION K
SCHEME 9

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	458
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	11 %

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	477
GLAZING (SQ FT)	53
GLAZING PERCENTAGE	11 %



ELEVATION T
SCHEME 10



ELEVATION U
SCHEME 11

GLAZING CALCULATIONS	
	ELEV U
FRONT SURFACE (SQ FT)	468
GLAZING (SQ FT)	49
GLAZING PERCENTAGE	10 %

NOTE:

ALL PITCHES EXCEED 6:12

PLAN 344 | SYDNEY

BEAR SPRINGS
COLUMBIA, TN

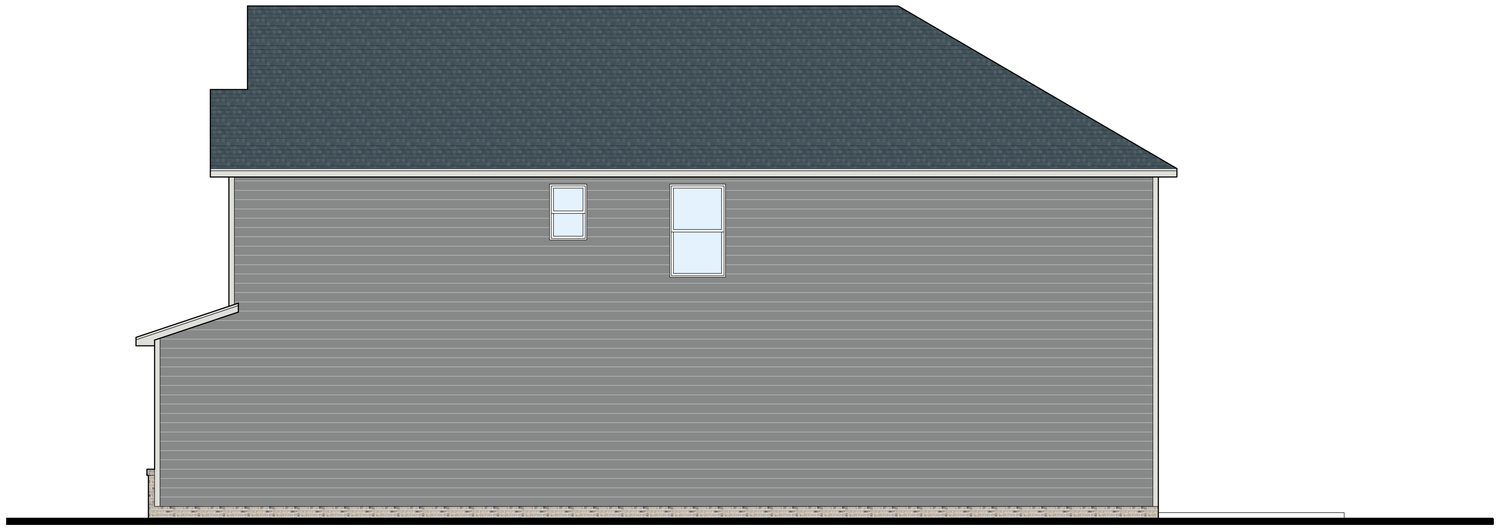
Meritage Homes®



FRONT



REAR



RIGHT

SCHEME 13
PLAN 346 | PAISLEY
ELEVATION F

BEAR SPRINGS
COLUMBIA, TN

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	551
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %

NOTE:

ALL PITCHES EXCEED 6:12

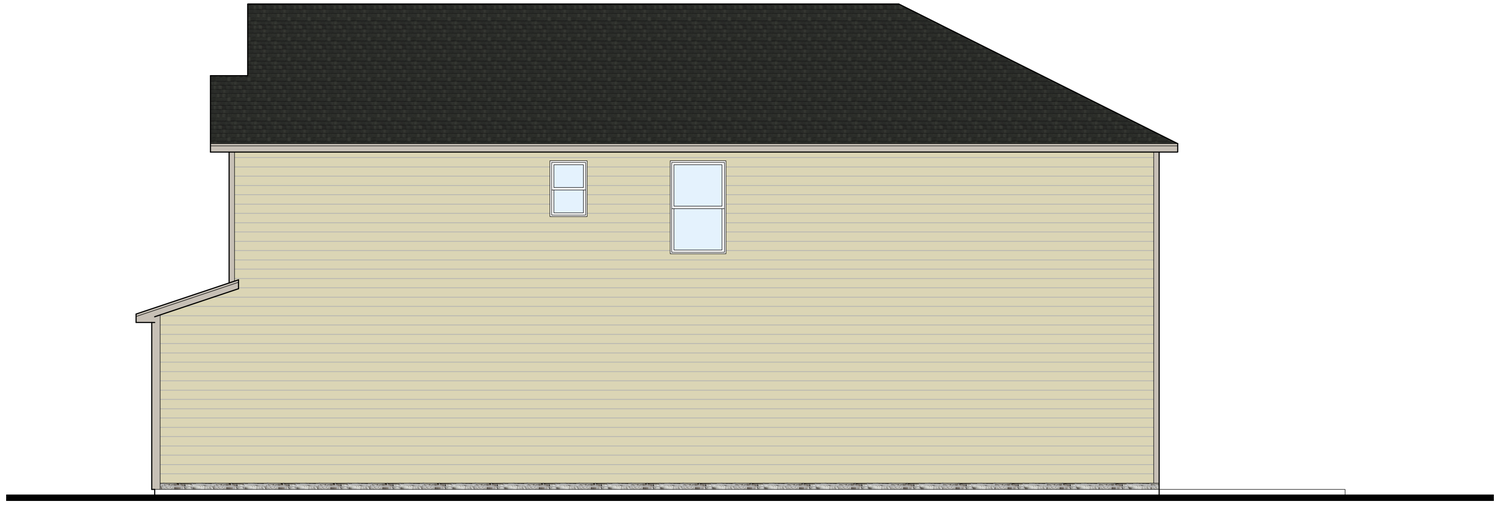
Meritage Homes®



FRONT



REAR



RIGHT

SCHEME 12
PLAN 346 | PAISLEY
ELEVATION K

BEAR SPRINGS
COLUMBIA, TN

GLAZING CALCULATIONS	
	ELEV K
FRONT SURFACE (SQ FT)	535
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	15 %

NOTE:

ALL PITCHES EXCEED 6:12

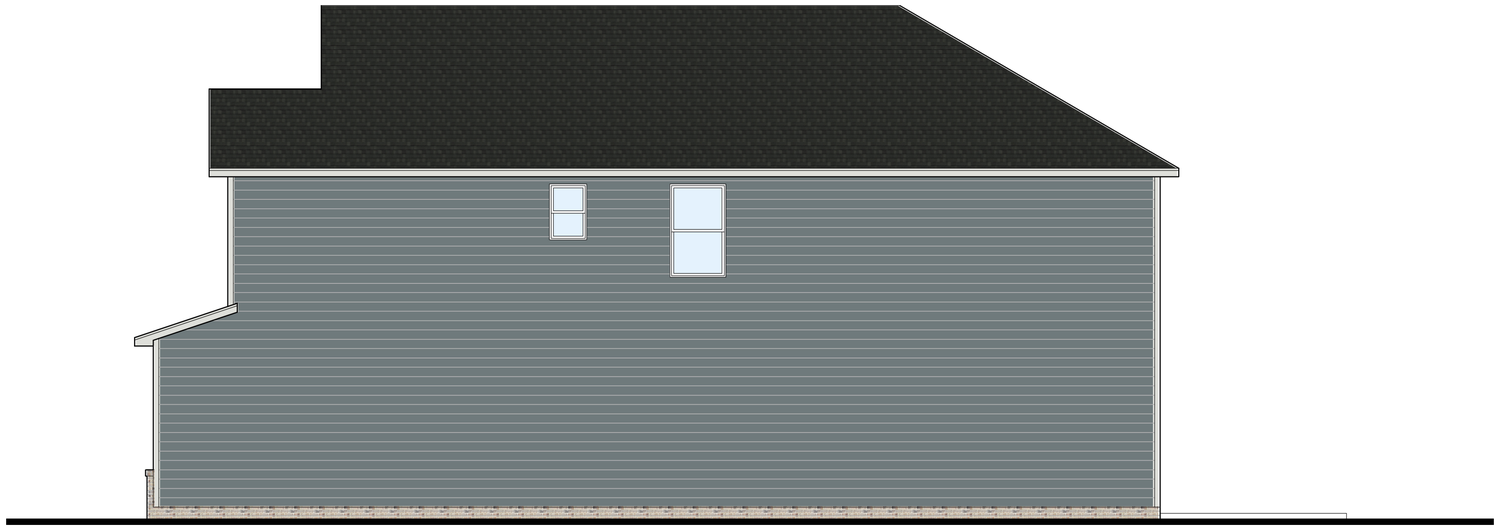
Meritage Homes®



FRONT



REAR



RIGHT

SCHEME 20
PLAN 346 | PAISLEY
ELEVATION T

BEAR SPRINGS
COLUMBIA, TN

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	500
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	16 %

NOTE:

ALL PITCHES EXCEED 6:12

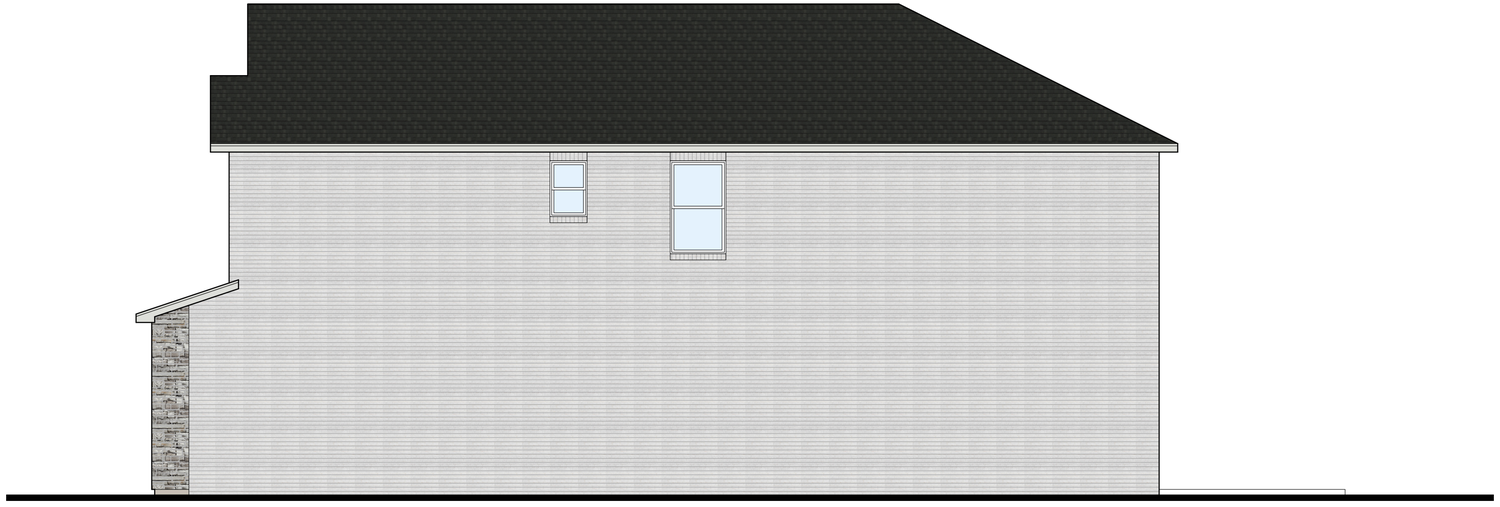
Meritage Homes®



FRONT



REAR



RIGHT

SCHEME 21
PLAN 346 | PAISLEY
ELEVATION Y

BEAR SPRINGS
COLUMBIA, TN

GLAZING CALCULATIONS	
	ELEV Y
FRONT SURFACE (SQ FT)	545
GLAZING (SQ FT)	78
GLAZING PERCENTAGE	14 %

NOTE:

ALL PITCHES EXCEED 6:12

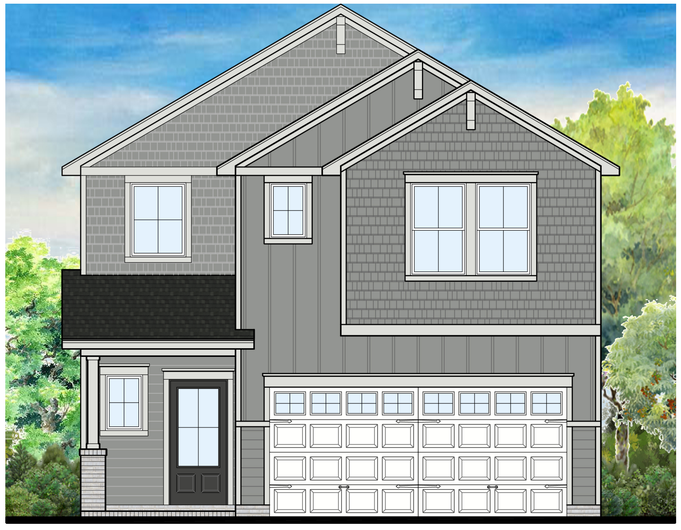
Meritage Homes®

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	524
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	15 %



ELEVATION F
SCHEME 14

GLAZING CALCULATIONS	
	ELEV S
FRONT SURFACE (SQ FT)	580
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	14 %



ELEVATION S
SCHEME 22



ELEVATION H
SCHEME 15

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	521
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %



ELEVATION W
SCHEME 24

GLAZING CALCULATIONS	
	ELEV W
FRONT SURFACE (SQ FT)	511
GLAZING (SQ FT)	81
GLAZING PERCENTAGE	16 %

NOTE:

ALL PITCHES EXCEED 6:12

PLAN 382 | KIRKWOOD

BEAR SPRINGS
COLUMBIA, TN

Meritage Homes®

GLAZING CALCULATIONS	
	ELEV F
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %



ELEVATION F
SCHEME 25



ELEVATION H
SCHEME 27

GLAZING CALCULATIONS	
	ELEV H
FRONT SURFACE (SQ FT)	604
GLAZING (SQ FT)	91
GLAZING PERCENTAGE	15 %

GLAZING CALCULATIONS	
	ELEV T
FRONT SURFACE (SQ FT)	573
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %



ELEVATION T
SCHEME 28



ELEVATION Z
SCHEME 14

GLAZING CALCULATIONS	
	ELEV Z
FRONT SURFACE (SQ FT)	583
GLAZING (SQ FT)	117
GLAZING PERCENTAGE	20 %

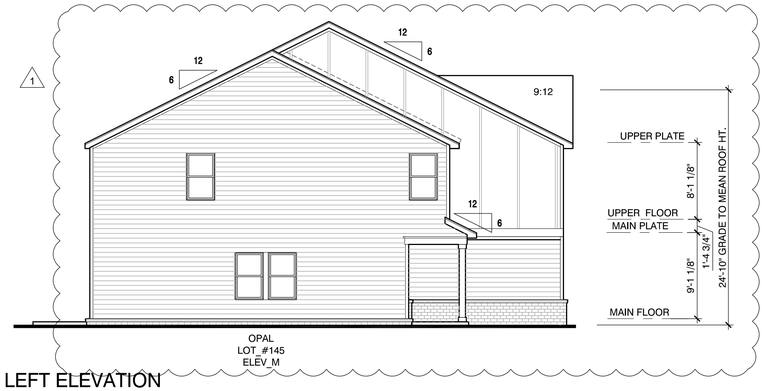
NOTE:

ALL PITCHES EXCEED 6:12

PLAN 446 | ROCKWELL

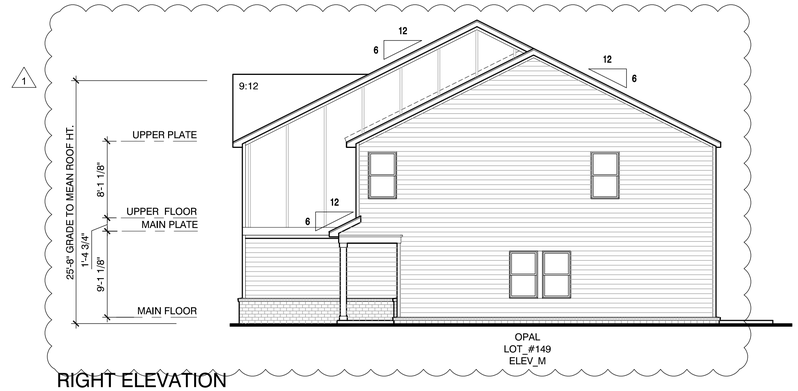
BEAR SPRINGS
COLUMBIA, TN

Meritage Homes®



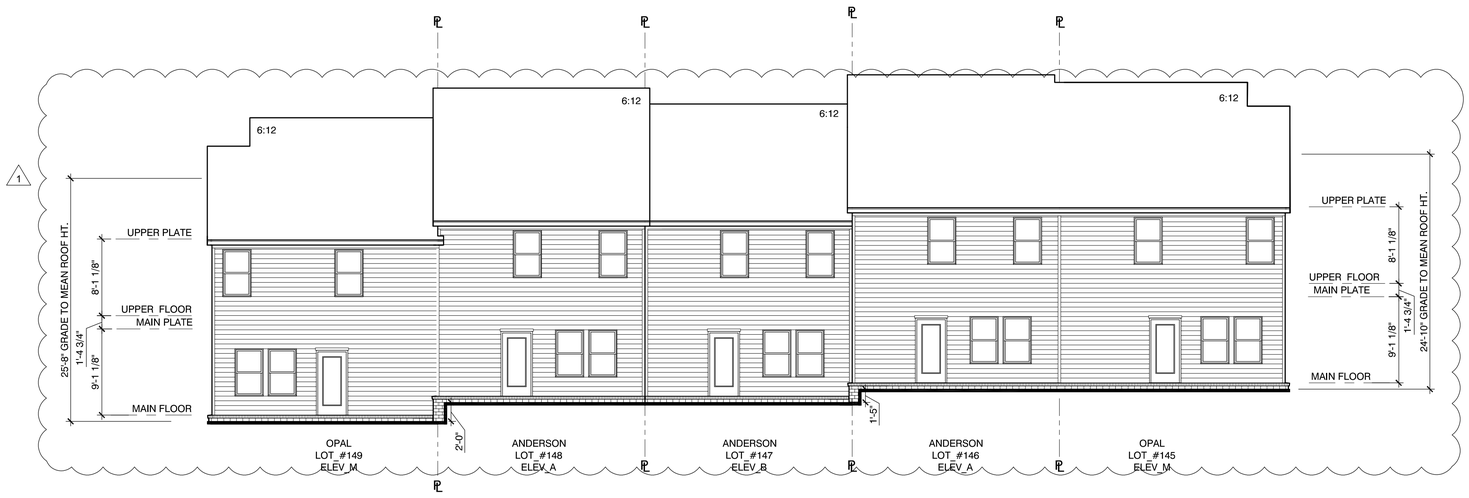
LEFT ELEVATION

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



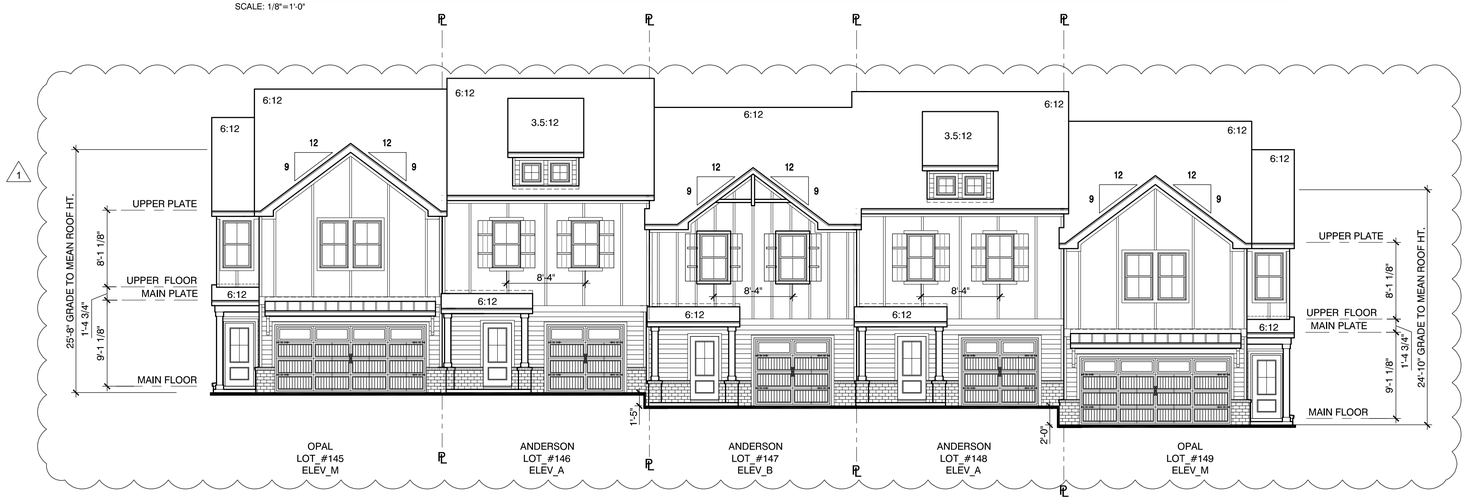
RIGHT ELEVATION

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



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"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6:12
6:12
6:12
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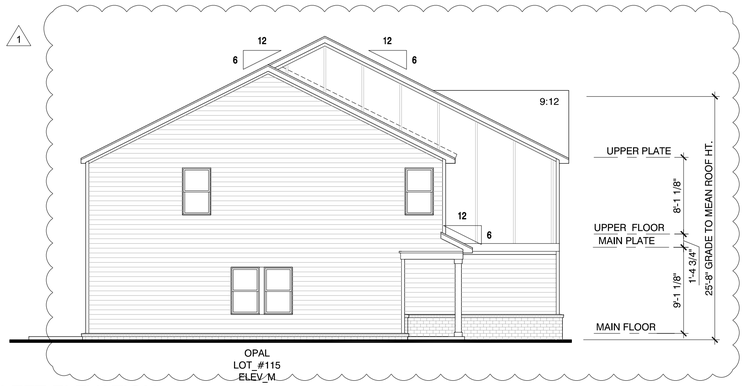
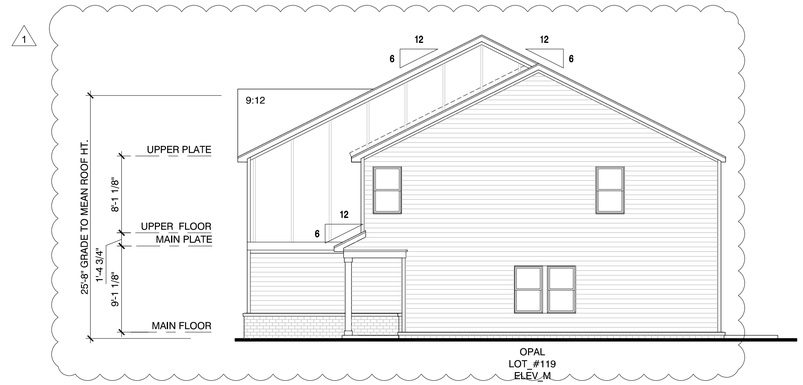


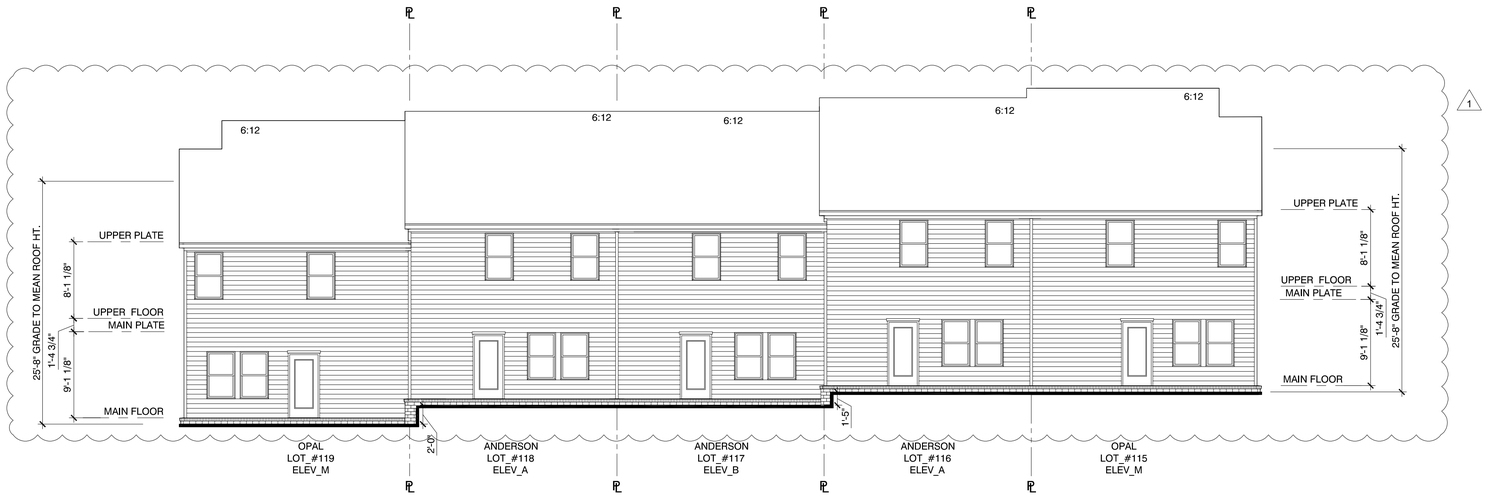
LEFT ELEVATION

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



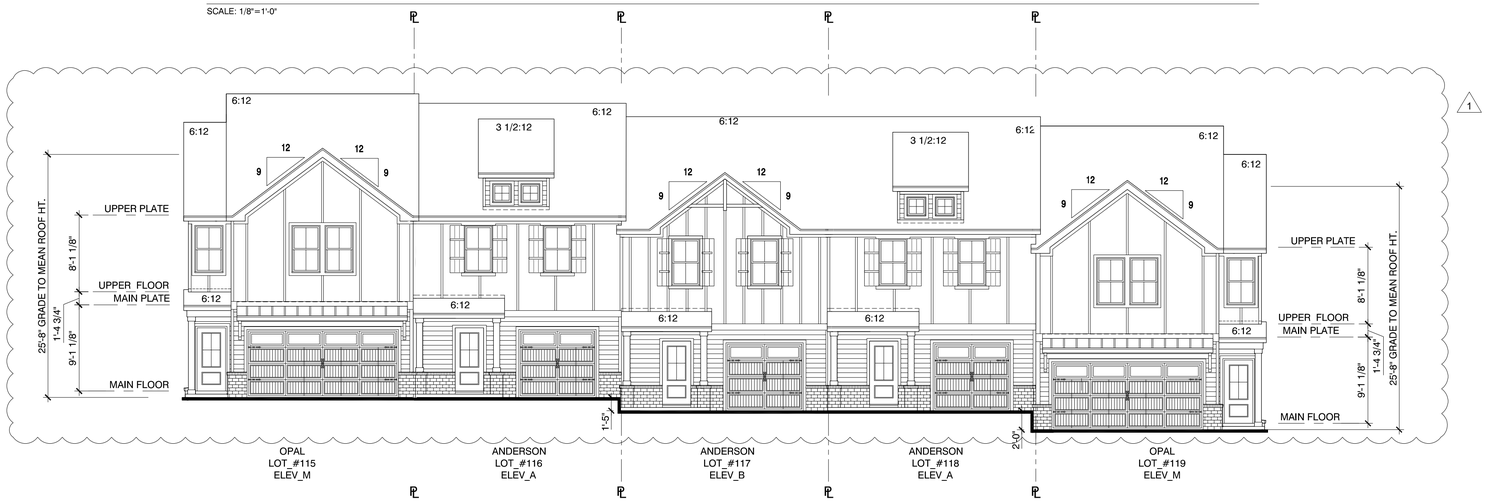
RIGHT ELEVATION

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



REAR ELEVATION COMPOSITE

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



FRONT ELEVATION COMPOSITE

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

Meritage Homes

PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: COLUMBIA
COUNTY: MAURY COUNTY
STATE: TENNESSEE

BUILDING 07
LOTS_115-119

CONTROL
RELEASE DATE: 05.22.25

REV #	DATE / DESC.
0	05.22.25 FOR REVIEW
1	08.01.25 CLIENT COMMENTS

Project Title
BEAR SPRINGS FRONT LOAD TOWNHOMES

Sheet Title
COMPOSITE ELEVATIONS

DO NOT SCALE DRAWINGS

Sheet No.
B1.3

C:\Users\fgarcia\appdata\local\temp\AcPublish_29684\2.0_2025_04_10_Bear Springs_Building 07_Lots 115-119 (5 plex)_Composites.dwg , Plot Date: Monday , August 04, 2025, 2:49 PM, Plotted By:fgarcia



T212-B
Left Hand

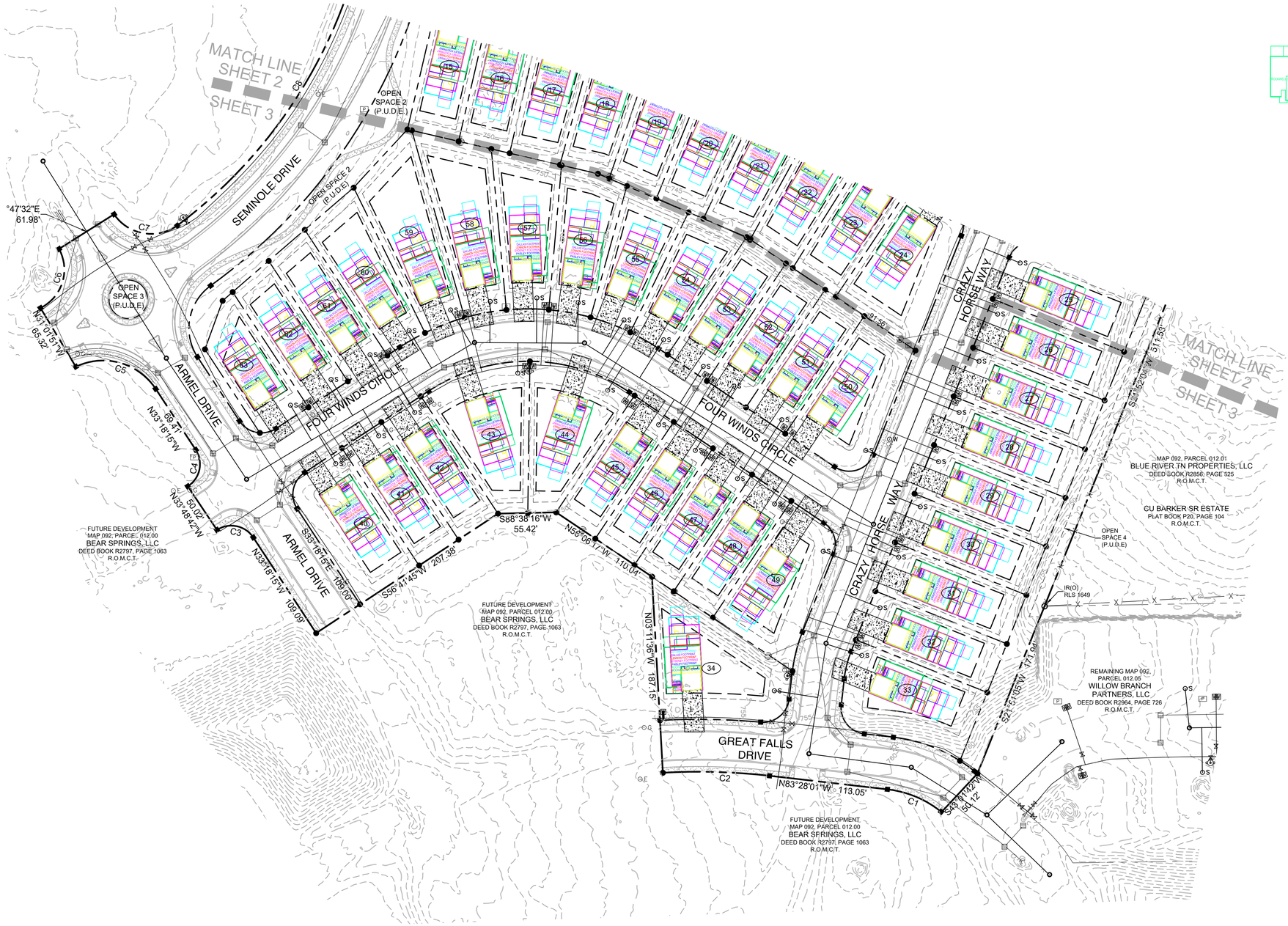
T211-E
Left Hand

T212-C
Left Hand

T211-A
Left Hand

T212-F
Right Hand

T212-B
Right Hand



RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 00114589
STATE OF TENNESSEE
08 04 2025

BEAR SPRINGS SUBDIVISION PH. 1A

FOR

MERITAGE HOMES

SMYRNA, TENNESSEE

Scale: 1"=50'

Date: 2025.08.04

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

LOT FIT EXHIBIT

Drawing No.

SHEET 2

Project No.

21-0311

F:\21\0311\CIVIL ENGINEERING\LOT FIT\PHASE 1A\21-0311 - PHASE 1A LOT FIT.DWG
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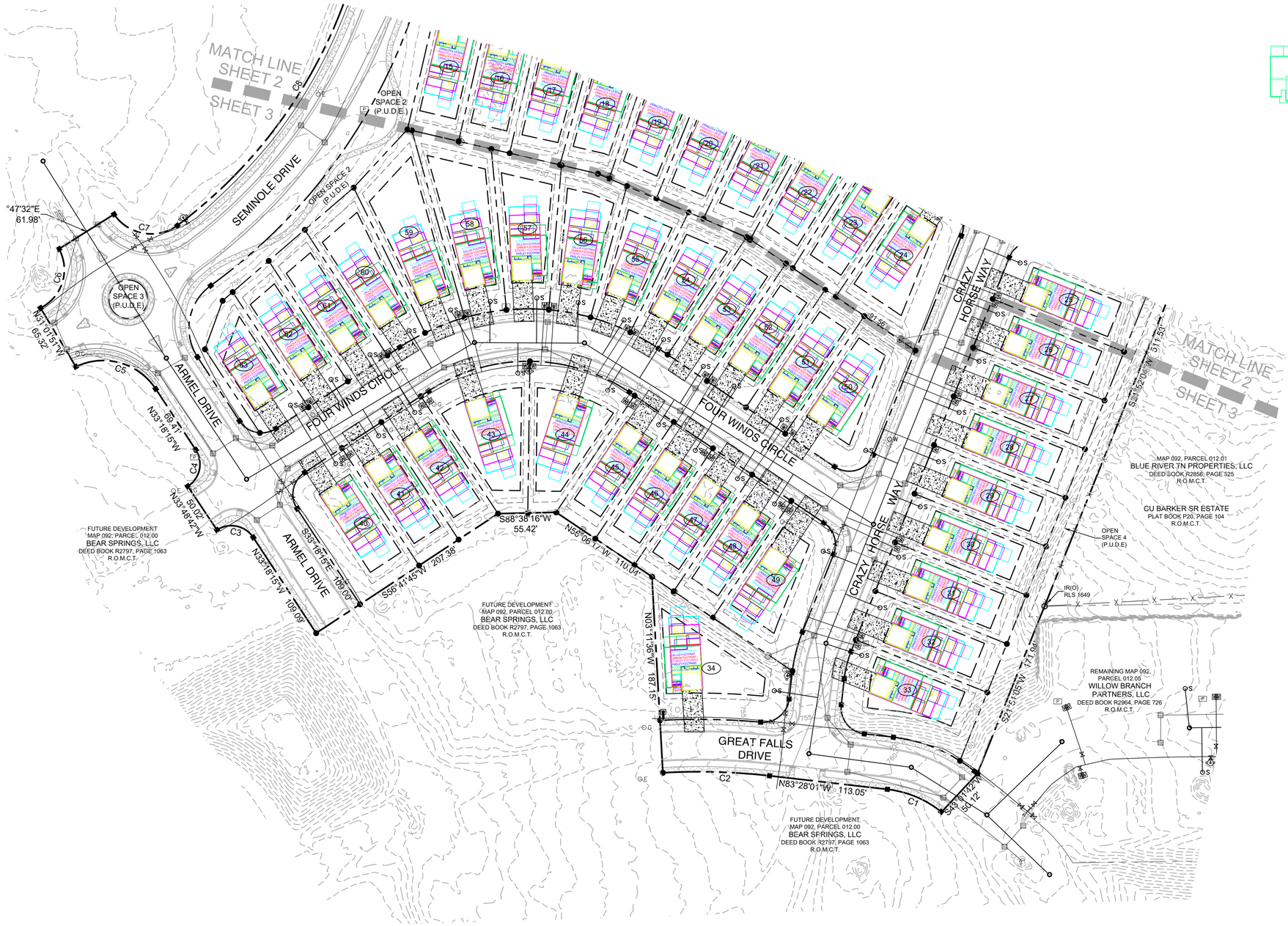

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 00114589
STATE OF TENNESSEE
08 04 2025

BEAR SPRINGS SUBDIVISION PH. 1A

FOR

MERITAGE HOMES

SMYRNA, TENNESSEE

Scale: 1"=50'

Date: 2025.08.04

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

LOT FIT EXHIBIT

Drawing No.

SHEET 2

Project No.

21-0311

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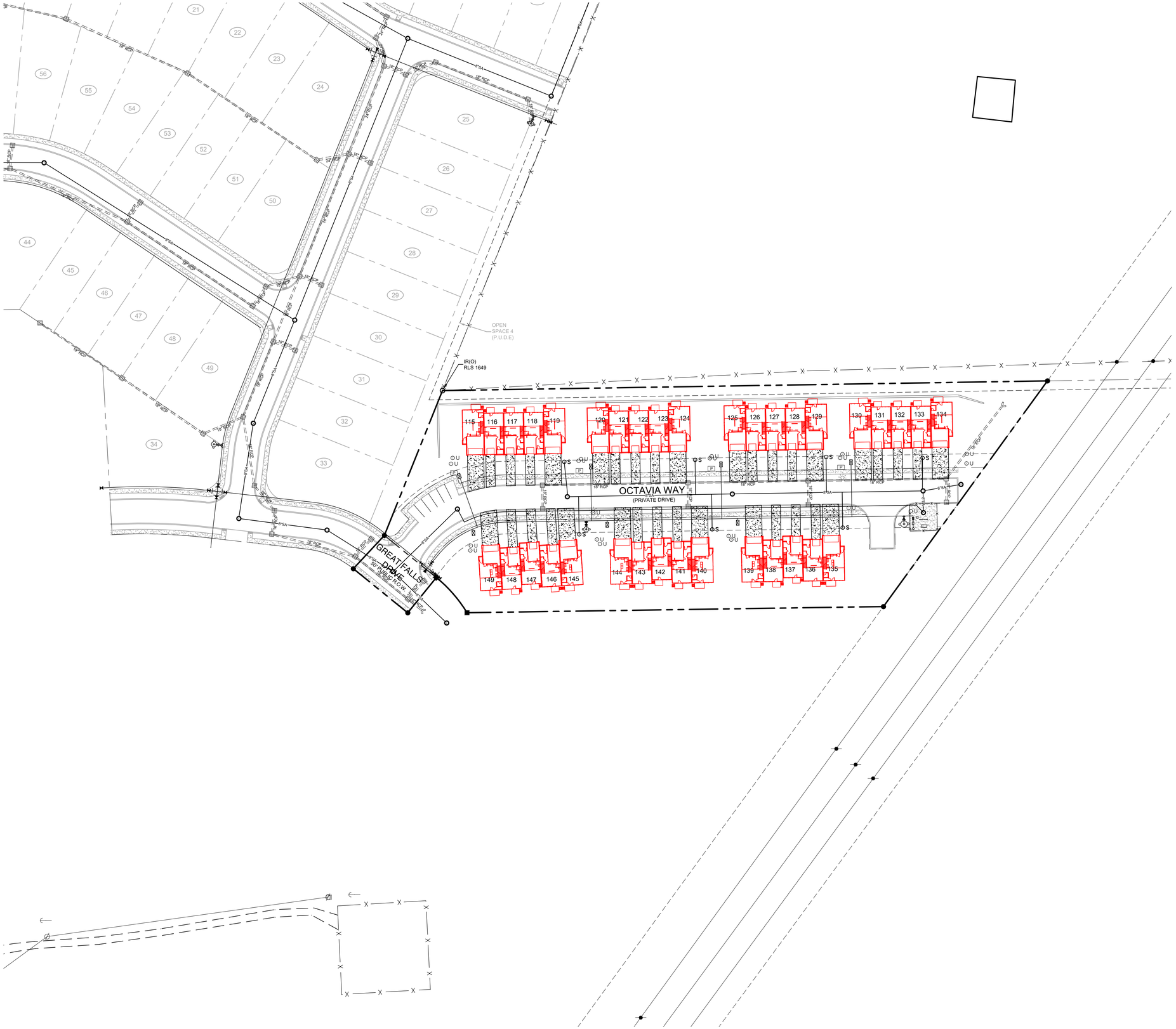



RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
08 04 2025
NO. 0011439
STATE OF TENNESSEE

BEAR SPRINGS PHASE 1B

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 08.04.2025

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

LOT FIT EXHIBIT

Drawing No.

SHEET 1

Project No.

21-0311

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

0 50 100

D:\C-3D\11-CIVIL ENGINEERING\04-LOT FITS\PHASE 1B\BEAR SPRINGS PH 1B LOT FIT.DWG
PLOTTED BY HUNTER FRED ON 8/4/2025 7:13 PM LAST UPDATED BY HFRED ON 8/4/2025 7:09 PM

RaganSmith
a Pape-Dawson company

Memorandum

TO:	City of Columbia Planning Commission	FROM:	Hunter Fred
		DATE:	July 21, 2025
		REFERENCE:	Bear Springs 1449 Rock Springs Rd Response to Comment Letter
		JOB NUMBER:	25-0244

Dear Members of the City of Columbia Planning Commission,

Thank you for your review and comments on the Final PUD of the Proposed Architectural Elevation Adjustments for Bear Springs Single Family and Townhomes. Please find below our responses to the comments provided. We have addressed each item and adjusted where appropriate to align with the City of Columbia's planning goals and requirements.

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II; he will prepare the staff report for this item. Please contact jhumphrey@columbiatn.gov with question about the development review process or technical comments.

   ACKNOWLEDGED

2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, please simply note that the information has been acknowledged.

   ACKNOWLEDGED

3. Please compare approved elevations to proposed elevations. Include justification as to how new submittal applies.

   AS PREVIOUSLY DISCUSSED WITH STAFF THE REVISED ELEVATIONS/PATTERN BOOK WILL BE SUBMITTED BY 8/4

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

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

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

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

4. Callout building material(s) for planning commission.

   AS PREVIOUSLY DISCUSSED WITH STAFF THE REVISED ELEVATIONS/PATTERN BOOK WILL BE SUBMITTED BY 8/4

5. Staff suggests to show multiple elevations that could be built on all lots in matrix to avoid being limited to one particular elevation. Please note the materials proposed should be equivalent to or improved from the materials originally proposed.

   ACKNOWLEDGED

6. Advisory note: As-Approved Pattern Book will be required at a later date.

   ACKNOWLEDGED

Engineering

7. No comment on proposed revised home architectural elevations all previous PUD comments and requirements stand.

   ACKNOWLEDGED

Public Works

8. For 231 townhomes, we recommend six 8-yard dumpsters with three times a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.

   ACKNOWLEDGED

9. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS
   GENERAL
   All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
   GUIDELINES FOR DUMPSTERS
   The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per

week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily
accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

ACKNOWLEDGED

10. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet
apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck’s path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

ACKNOWLEDGED

Police

11. No comments provided.

    ACKNOWLEDGED

City Attorney

12. No comments provided.

    ACKNOWLEDGED

Building

13. No comments provided.

    ACKNOWLEDGED

Wastewater

14. Columbia Wastewater has laid out requirements for Final Plat in the availability letter.

    ACKNOWLEDGED

Columbia Power

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

    ACKNOWLEDGED

Fire

16. No comments

    ACKNOWLEDGED

Duck River Electric Membership Corp

17. DREMC will be the local power provider for Bear Springs Subdivision Phase 1A-B, 2A-C, and 3A. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.

    ACKNOWLEDGED

Maury County Highway Dept.

18. Rock Springs Road ROW and roadway shall be annexed by the City of Columbia from Bear Creek Pike to the full extents of the subject property as part of this development.

    ACKNOWLEDGED

Columbia Water

19. No comments, architectural changes to previously approved project.

    ACKNOWLEDGED

Atmos Energy

20. No comment provided.

    ACKNOWLEDGED

Maury County E911

21. No comment provided.

    ACKNOWLEDGED

Maury County Schools

22. Howell Elementary, Cox Middle School, Battle Creek High School 25-26 SY 9-11th 9-12 (26/27 SY). Spring Hill High School-12 (24/25 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.

    ACKNOWLEDGED

ATT

23. No comments provided.

    ACKNOWLEDGED

We look forward to continuing to work with you and staff as the review process moves forward.

Sincerely,

RaganSmith
a Pape-Dawson company

Hunter Fred
EI
CIVIL DESIGNER
office: (615) 244-8591
mobile: (615) 621-5319
ragansmith.com

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.
25-0244

DESCRIPTION: Bear Springs 1449 Rock Springs Rd

COMMENTS:

Planning

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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

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Police

11. No comments provided.

City Attorney

12. No comments provided.

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COLUMBIA, TN 38401
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ATT

23. No comments provided.

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 pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

PUD ARCHITECTURAL ELAVATION ADJUSTMENTS

FOR

BEAR SPRINGS - SINGLE FAMILY AND TOWNHOMES

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

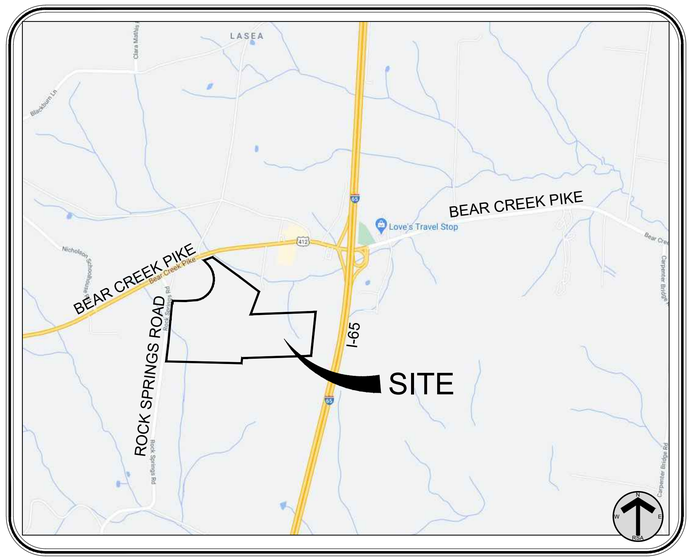
MARK MERRILL
RAGAN SMITH ASSOCIATES
4068 RURAL PLAINS CIR
#290, NASHVILLE, TN 37064
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

TYLOR FISCHER
RAGAN SMITH ASSOCIATES
4068 RURAL PLAINS CIR #290,
NASHVILLE, TN 37064
(615) 244-8591
TFISCHER@RAGANSMITH.COM

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.0	ANTICIPATED PHASING PLAN
ARCHITECTURAL PLANS	
--	ARCHITECTURAL IMAGERY
--	ARCHITECTURAL IMAGERY CONT.



LOCATION MAP
NOT TO SCALE

SITE DATA	
SITE INFORMATION	
Project Name:	1449 Rock Springs Road
Address:	1449 Rock Springs Road
	Columbia, Maury County
Map / Parcel:	92 / PO 012.00
Acreage of Site:	89.14± Ac.
Internal Right of Way Dedication	8.5± Ac.
Adjusted Site Acreage:	80.64± Ac.
REGULATIONS	
Base Zoning:	RS-40
Proposed Zoning:	HDRPUD (MRC Base Zone)
Setbacks:	
Street Yard (Bear Creek Road):	100'
Street Yard (Rock Springs):	20'
Street Yard (Single Family):	25'
Side Yard (Single Family):	7.5'
Rear Yard (Single Family):	20'
Street Yard (Townhouses):	22'
Side Yard (Townhouses):	0' Shared Sidewall, 20'
Rear Yard (Townhouses):	20'
Dwelling Unit Count, By Type:	
Townhouse:	231 Units
Single Family:	114 Lots
Building Height:	
Townhouse:	2-Stories

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. OC.114.0
STATE OF TENNESSEE
06 16 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.06.16
Approved By: JFV
Revisions:
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Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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PLOTTED BY HUNTER.FRIEDLON, 6/16/2025 5:03 PM LAST UPDATED BY HFRIED ON 6/16/2025 4:23 PM

Meritage Homes®

LIFE. BUILT. BETTER.®

BEAR SPRINGS
PLANS, ELEVATIONS, & RENDERINGS

Single Family & Townhomes

BEAR SPRINGS SINGLE FAMILY PLANS & ELEVATIONS

Plan Name	Plan Number	Elevations
Autumn	340	A, E, F, Q
Dallas	342	A, E, F, Q
Lennon	343	A, E, F, Q
Sydney	344	A, E, F, Q
Paisley	346	A, E, F, Q
Rockwell	446	A, E, F, R

LIFE. BUILT. BETTER.®

AUTUMN - 340



Elevation A



Elevation E



Elevation F



Elevation Q

DALLAS - 342



Elevation A



Elevation E



Elevation F



Elevation Q

LENNON - 343



Elevation A



Elevation E



Elevation F



Elevation Q

SYDNEY - 344



Elevation A



Elevation E



Elevation F



Elevation Q

PAISLEY - 346



Elevation A



Elevation E



Elevation F



Elevation Q

ROCKWELL - 446



Elevation A



Elevation E



Elevation F



Elevation R

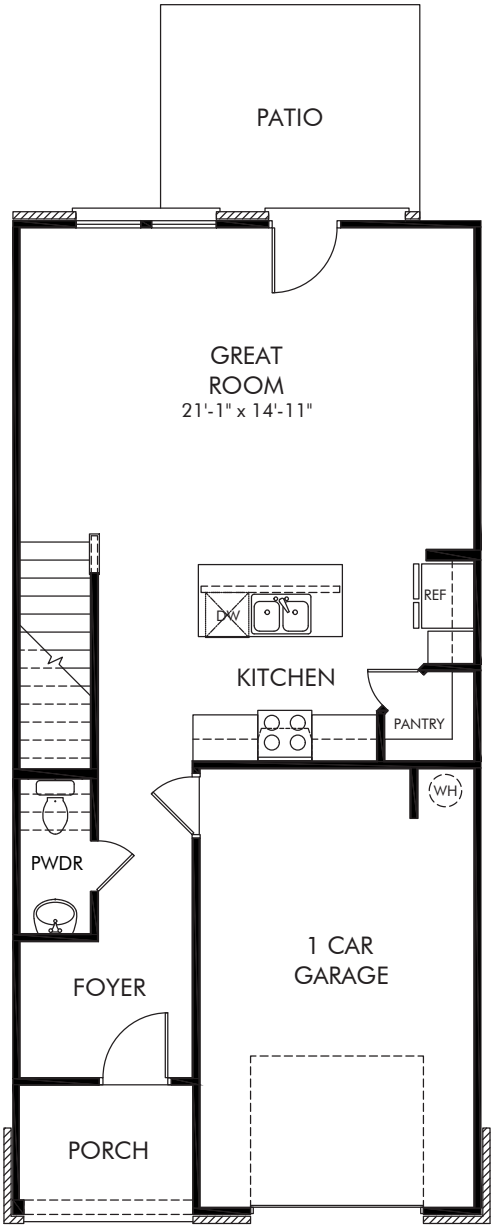
BEAR SPRINGS TOWNHOMES PLANS & ELEVATIONS

Plan Name	Plan Number	Elevations
Anderson	I219	E, F
Opal	E242	F

5-PLEX



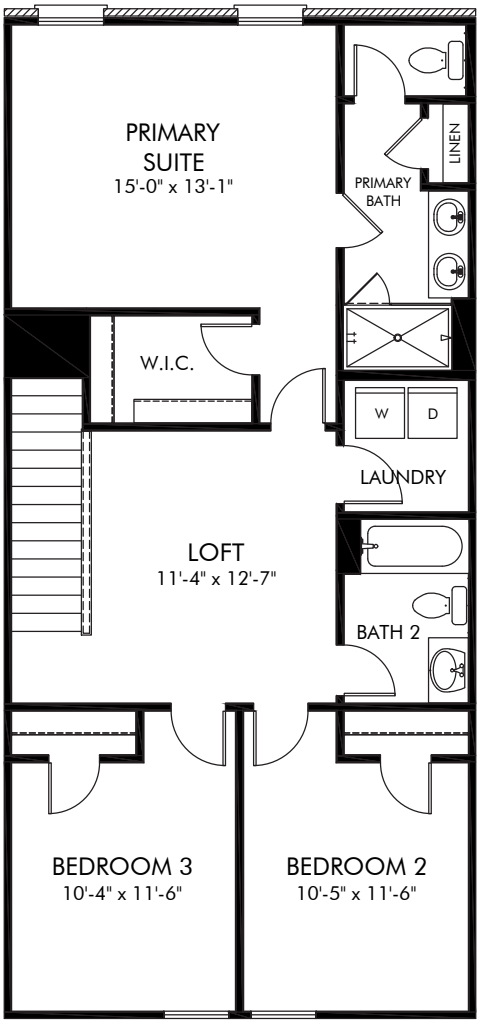




Bear Springs Townhomes | Anderson | First Floor

Approx. 1,625 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs Townhomes | Anderson | Second Floor

Approx. 1,625 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

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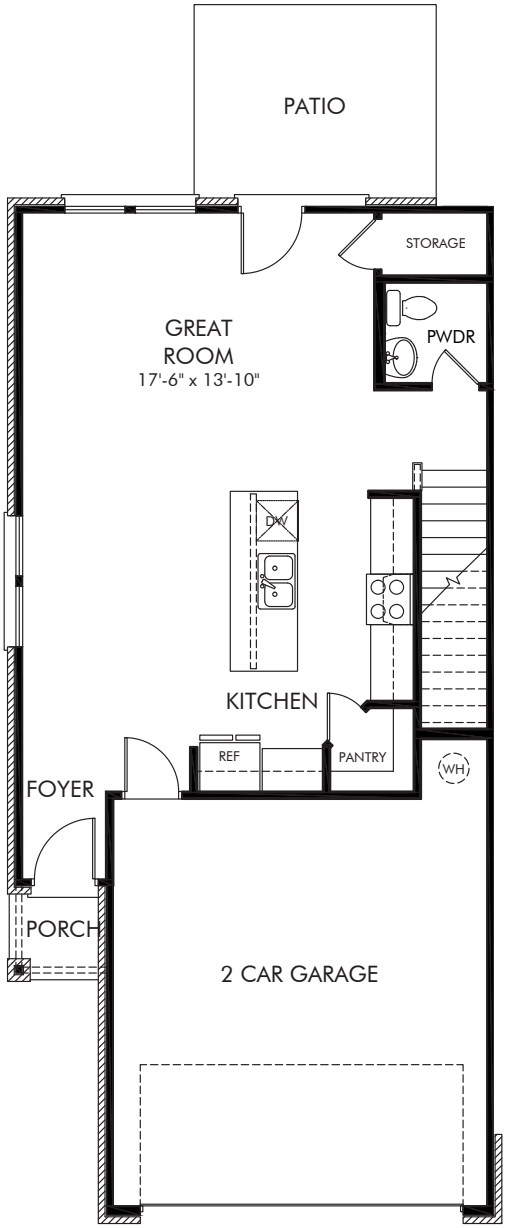
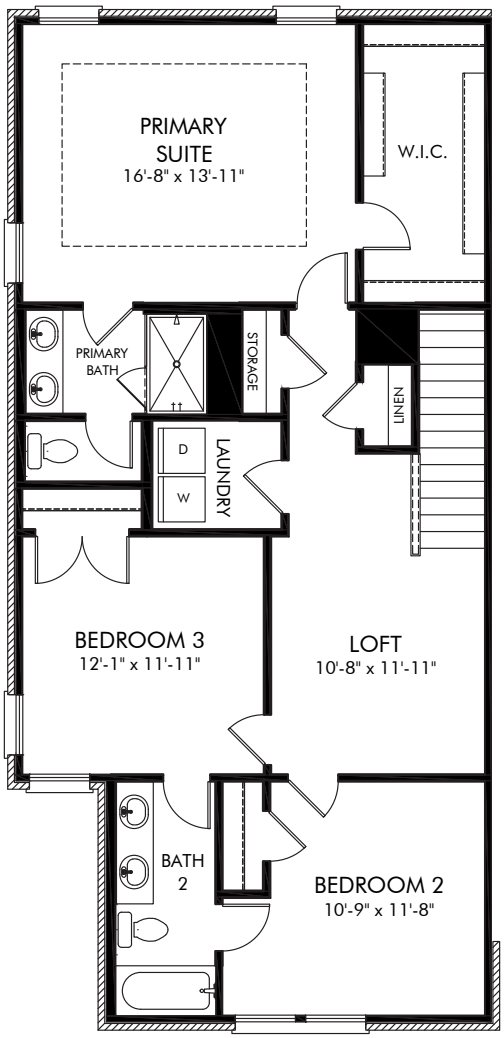


Bear Springs Townhomes | Opal | First Floor

Approx. 1,791 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

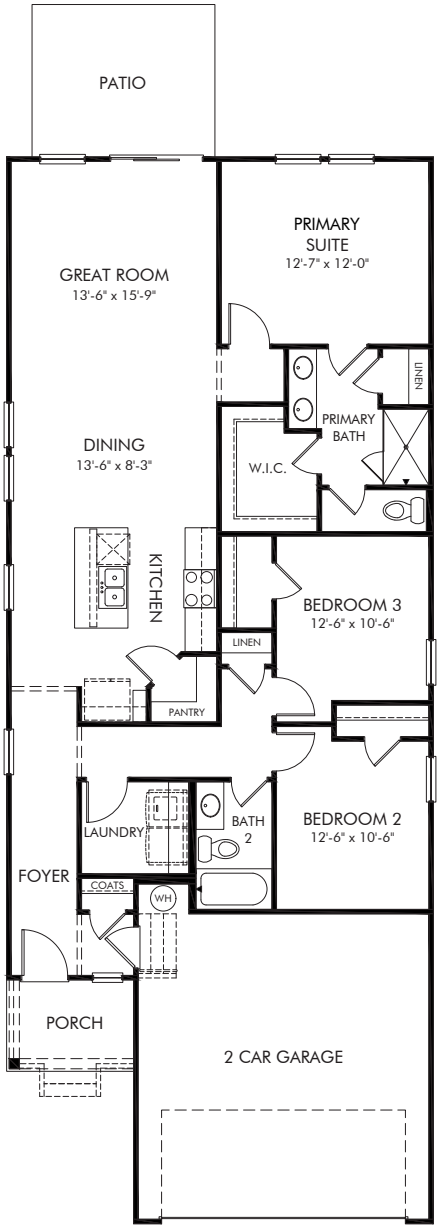
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs Townhomes | Opal | Second Floor

Approx. 1,791 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

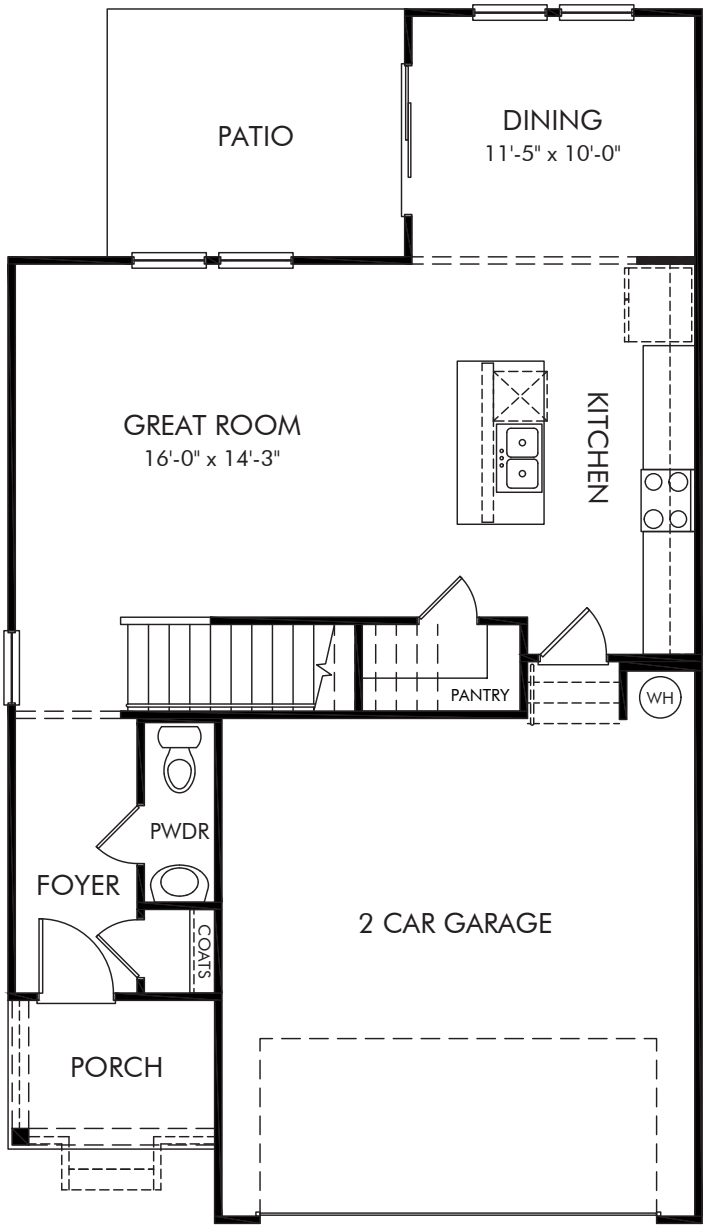
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2025 Meritage Homes Corporation. All rights reserved.



Bear Springs | Autumn/Plan 340 | First Floor

Approx. 1,420 sq. ft. | 3 Bed | 2 Bath | 2 Car Garage | 1 Story

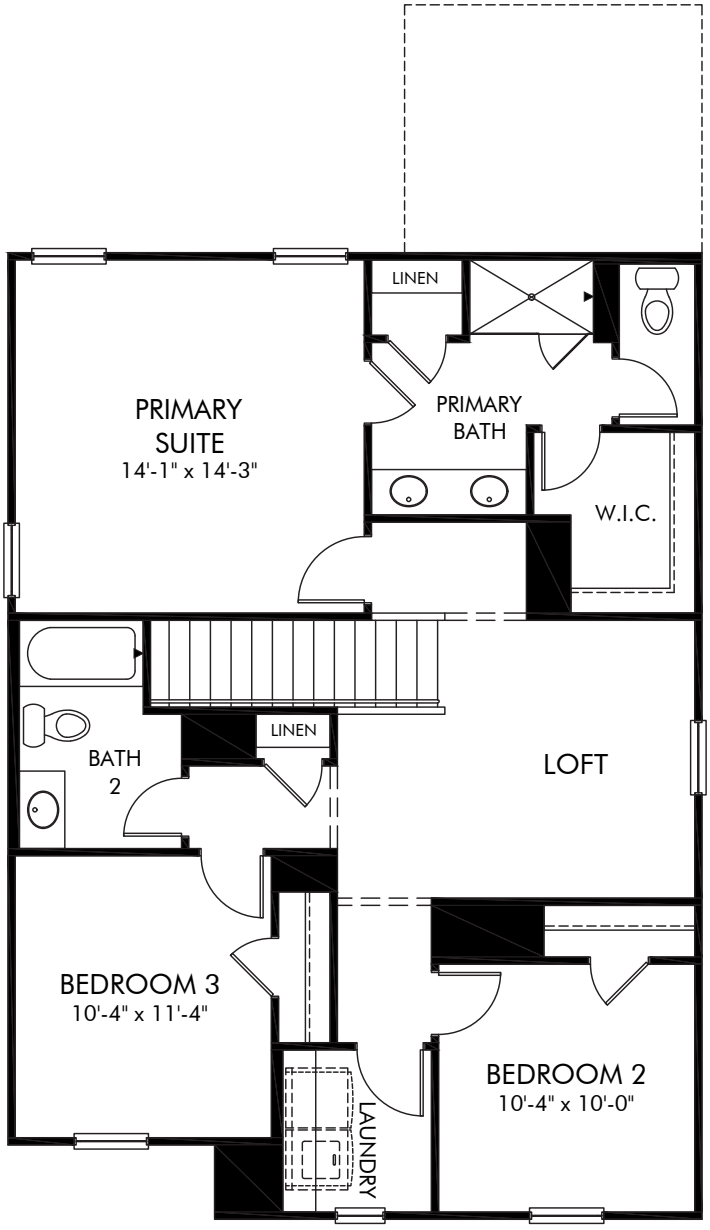
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Dallas/Plan 342 | First Floor

Approx. 1,749 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

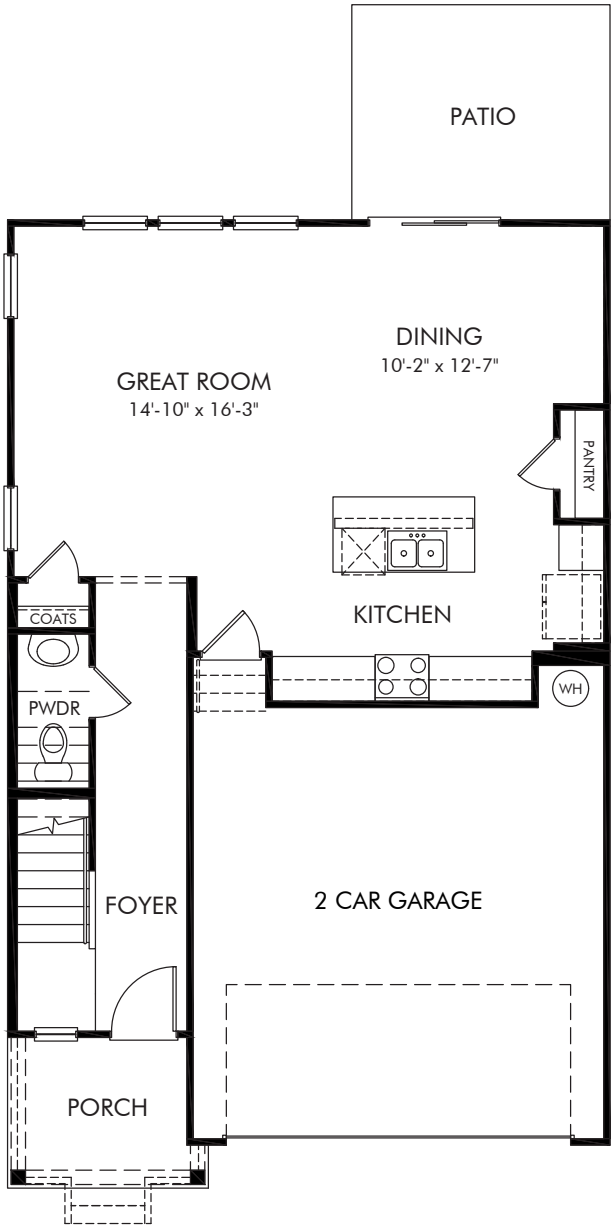
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Dallas/Plan 342 | Second Floor

Approx. 1,749 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

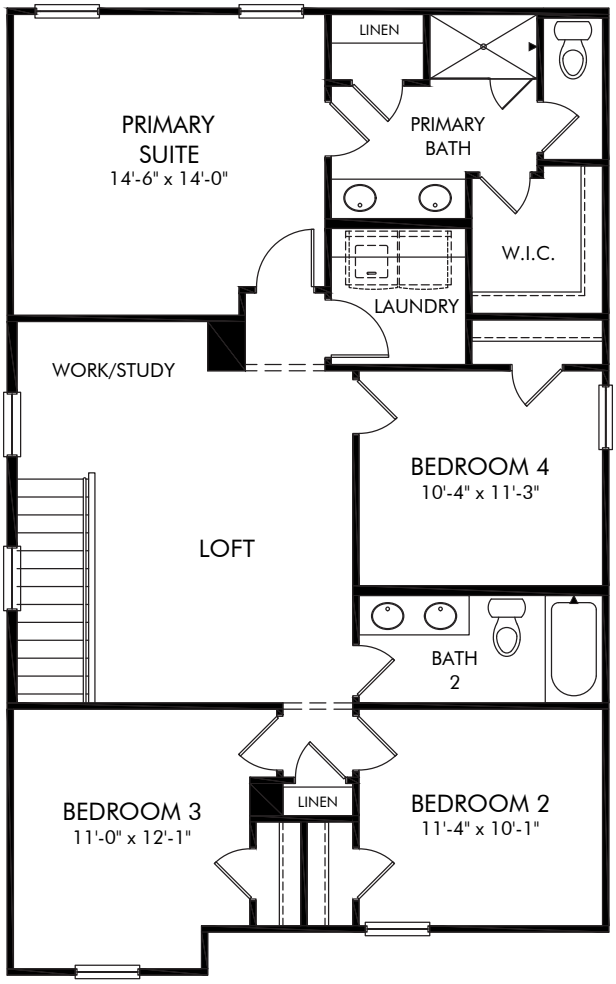
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Lennon/Plan 343 | First Floor

Approx. 1,934 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Lennon/Plan 343 | Second Floor

Approx. 1,934 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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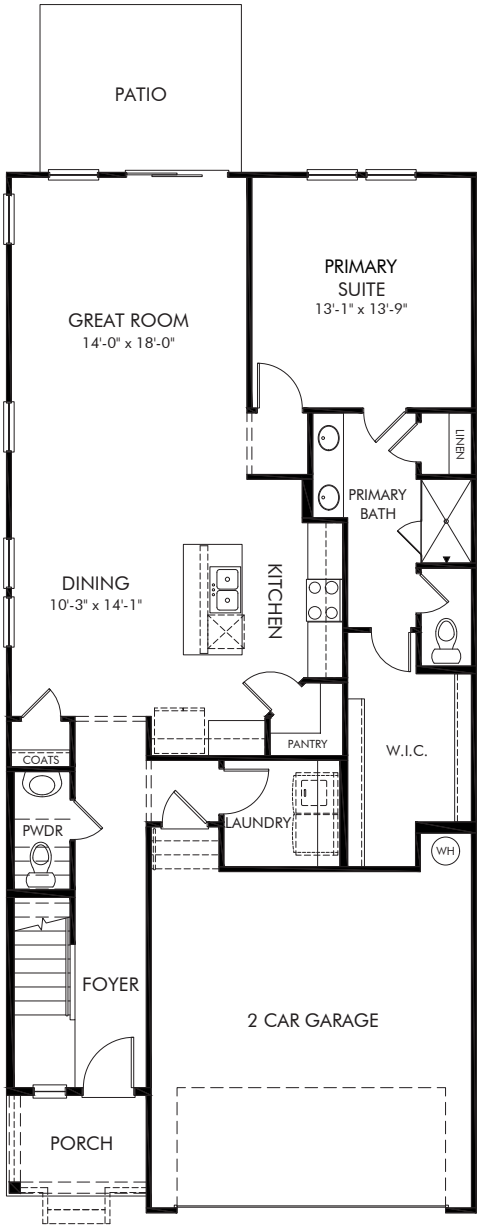
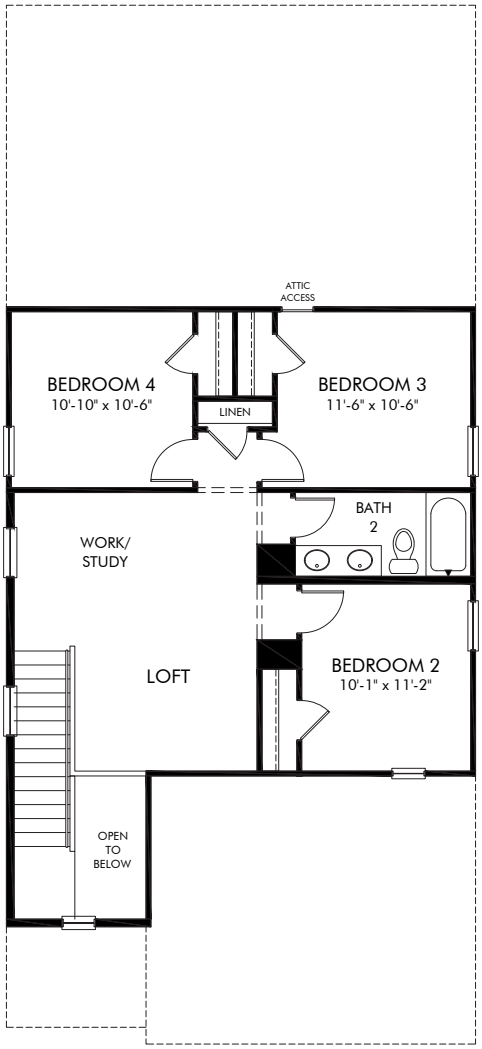


Bear Springs | Sydney/Plan 344 | First Floor

Approx. 2,018 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Sydney/Plan 344 | Second Floor

Approx. 2,018 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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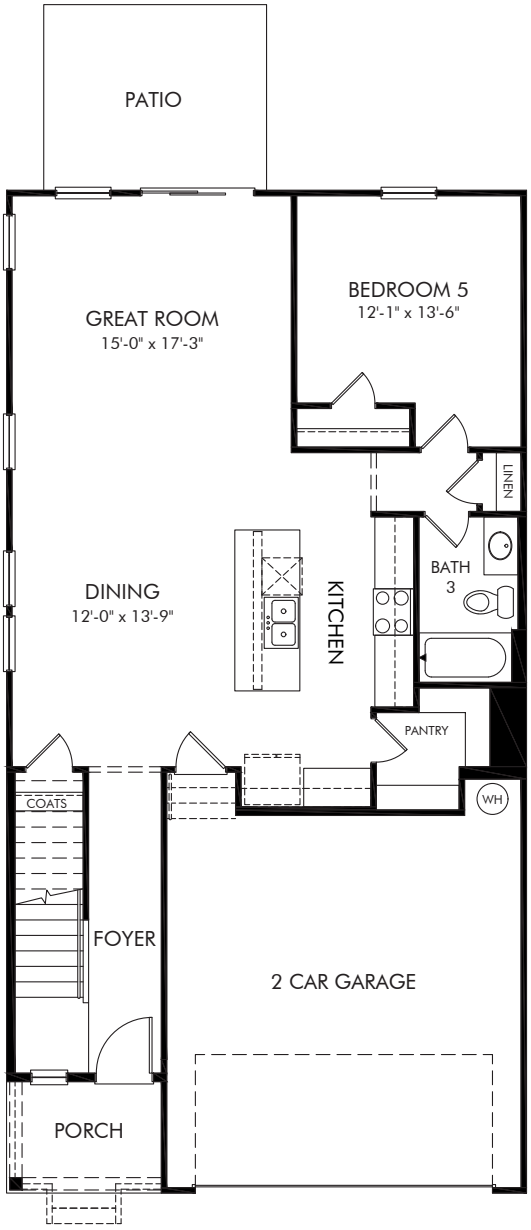

Bear Springs | Paisley/Plan 346 | First Floor

Approx. 2,352 sq. ft. | 5 Bed | 3 Bath | 2 Car Garage | 2 Story

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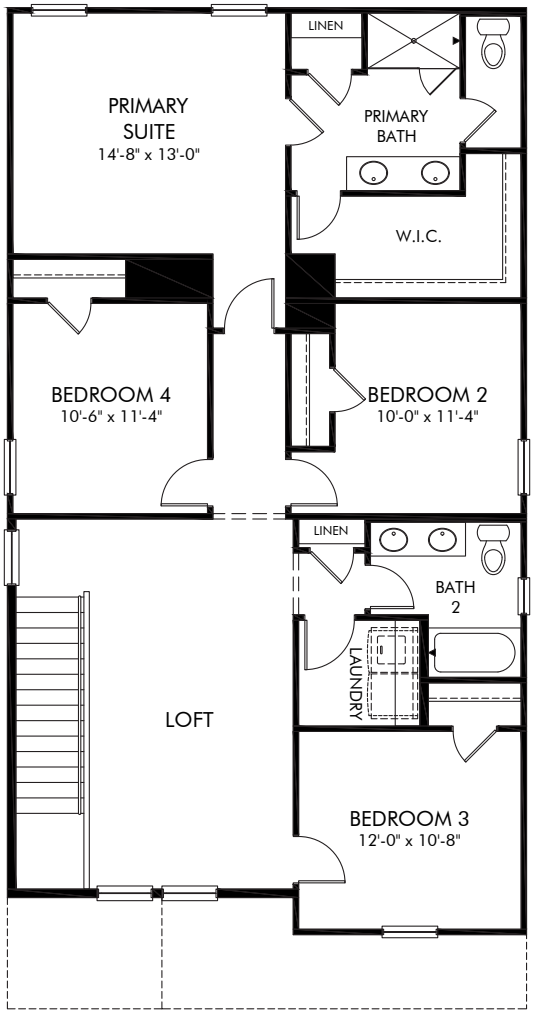

Bear Springs | Paisley/Plan 346 | Second Floor

Approx. 2,352 sq. ft. | 5 Bed | 3 Bath | 2 Car Garage | 2 Story

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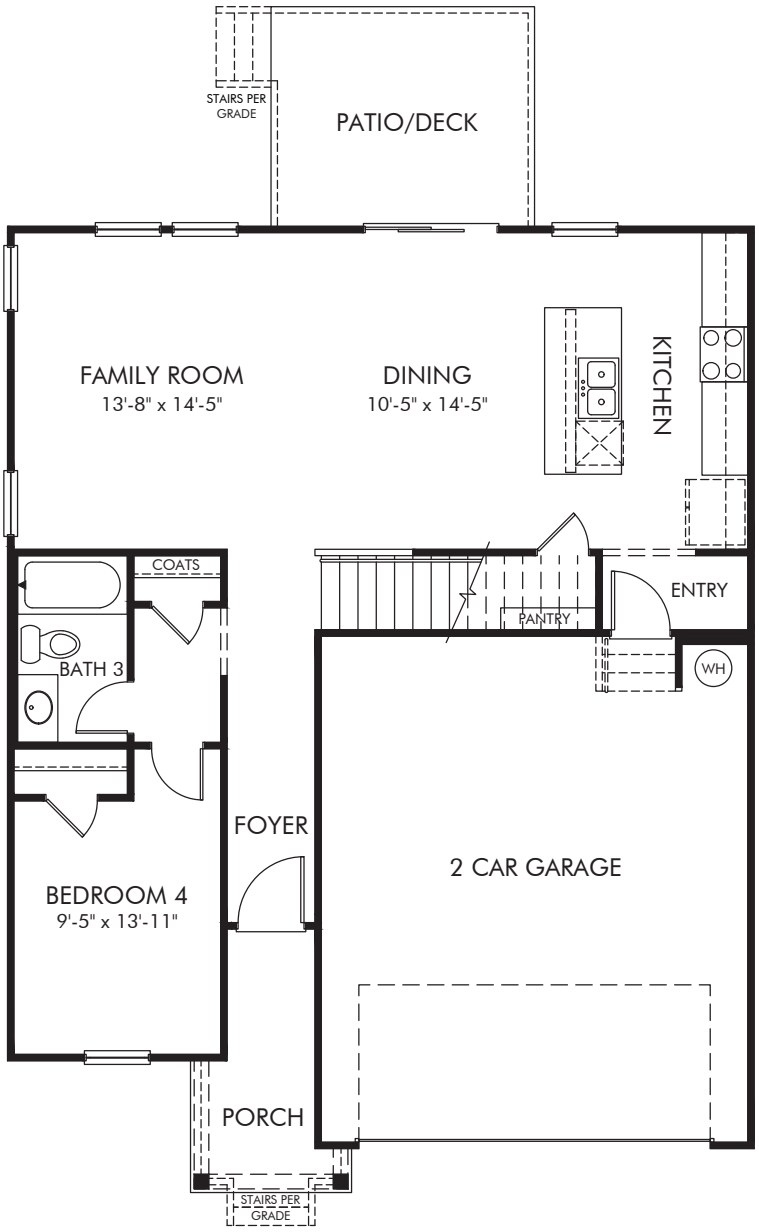

Bear Springs | Rockwell/Plan 446 | First Floor

Approx. 2,135 sq. ft. | 4 Bed | 3 Bath | 2 Car Garage | 2 Story

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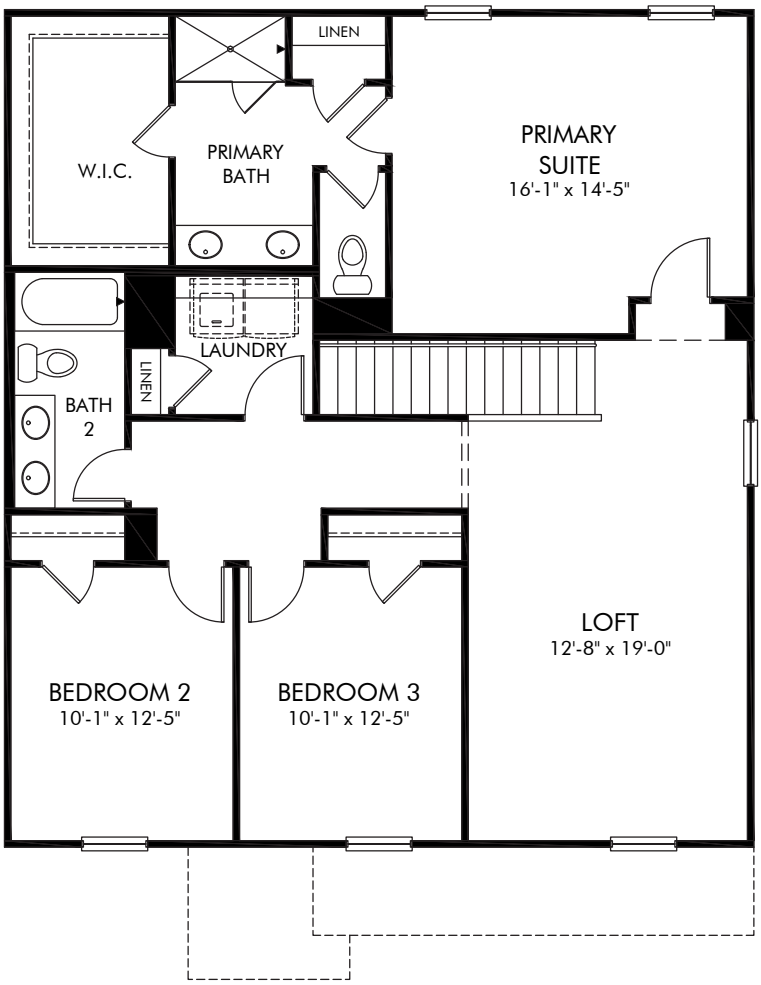
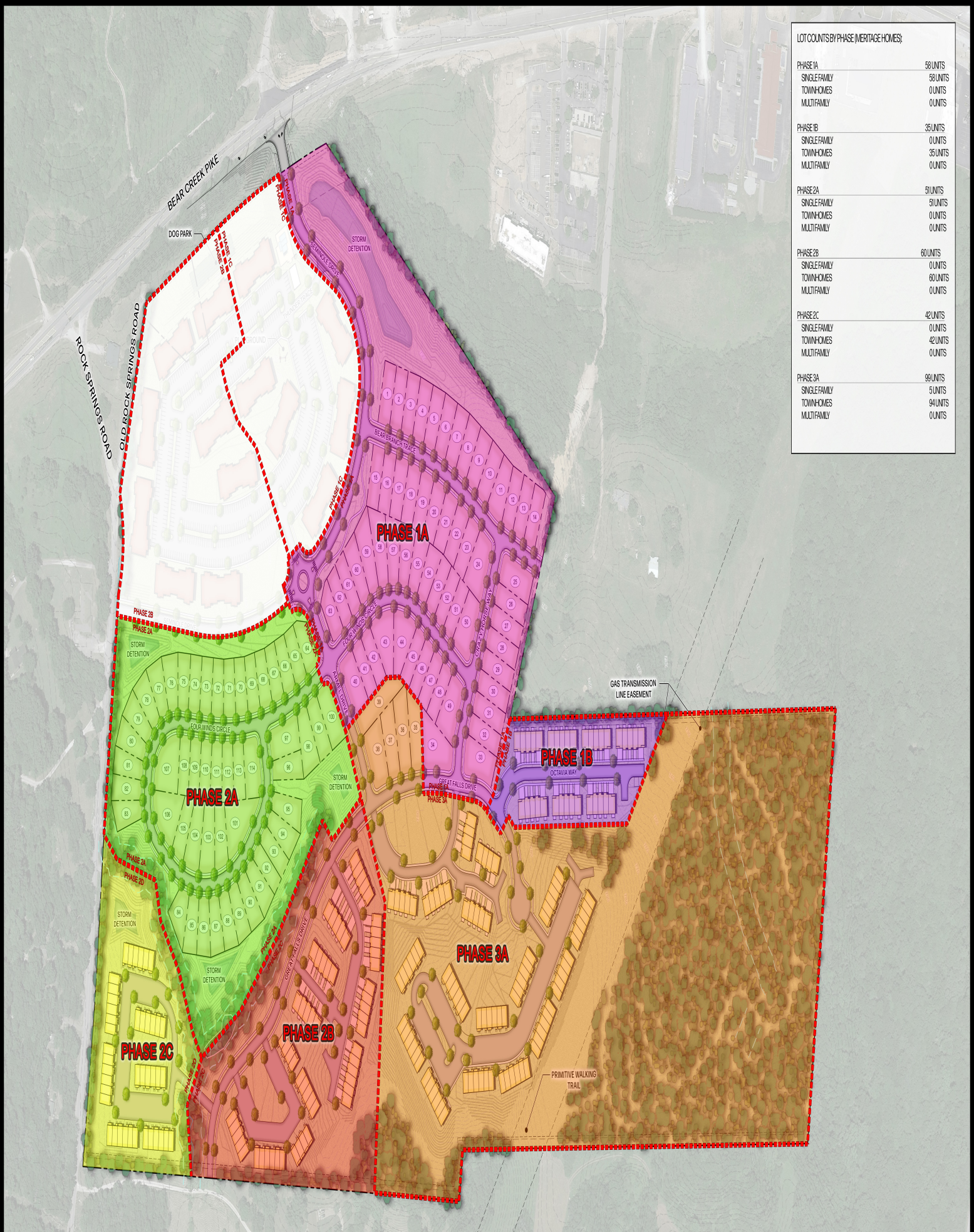


Bear Springs | Rockwell/Plan 446 | Second Floor

Approx. 2,135 sq. ft. | 4 Bed | 3 Bath | 2 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



LOT COUNTS BY PHASE (MERITAGE HOMES):

PHASE 1A	58 UNITS
SINGLE FAMILY	58 UNITS
TOWNHOMES	0 UNITS
MULTI FAMILY	0 UNITS
PHASE 1B	35 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	35 UNITS
MULTI FAMILY	0 UNITS
PHASE 2A	51 UNITS
SINGLE FAMILY	51 UNITS
TOWNHOMES	0 UNITS
MULTI FAMILY	0 UNITS
PHASE 2B	60 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	60 UNITS
MULTI FAMILY	0 UNITS
PHASE 2C	42 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	42 UNITS
MULTI FAMILY	0 UNITS
PHASE 3A	99 UNITS
SINGLE FAMILY	5 UNITS
TOWNHOMES	94 UNITS
MULTI FAMILY	0 UNITS

RaganSmith

Meritage Homes LIFE. BUILT. BETTER.

BEAR SPRINGS

OVERALL PHASING PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

11 June 2025

Hunter Fred
Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

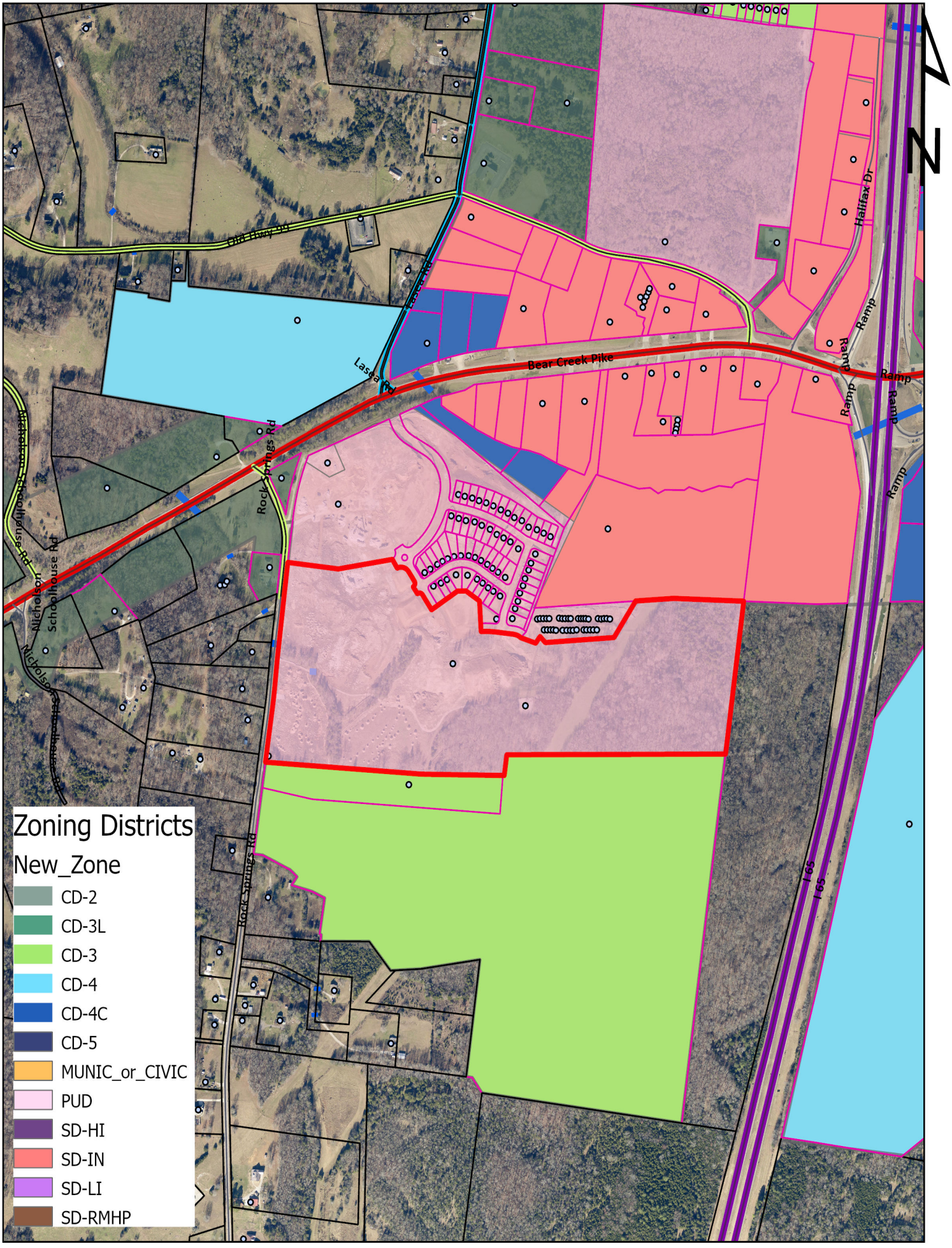
RE: 1449 Rock Springs Road, Columbia, TN 38401; Bear Springs Phase 2A

Hunter,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Final Plat signature for Bear Springs 2A or similar is dependent upon the Pump Station and Final Plat signature of the Rock Springs Cove subdivision because the subject property cannot have sanitary sewer access without it.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



25-0244
Bear Springs PUD
Bear Creek Pike & Rock Springs Rd.

Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

June 7, 2022

Mr. Andrew Ethridge
Encompass Land Group
1718 General George Patton Dr.
Brentwood, TN 37027
Sent via email: aethridge@elg-tn.com

RE: Water Availability Letter
Bear Springs – 678 Units
1449 Rock Springs Rd
Tax Map 92, Parcel 12
Columbia, Maury, TN

Dear Mr. Ethridge:

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

The proposed development consists of 678 units. This development is within the CPWS service area, and CPWS can provide service meeting the attached fire flow requirements from Columbia Fire & Rescue subject to off-site infrastructure improvements. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.

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

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

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

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

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

Sincerely,

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

cc: Jonathan Hardin, CPWS
File 22-048

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 2025.06.10
Name: Hunter Fred
Phone: 615-540-7971
Email: hfred@ragansmith.com
Address/Parcel ID: Map 092, Parcel 012.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: V-B
Enclosed Area (ft²): 2,306

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/12/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply



RaganSmith
a Pape-Dawson company

BEAR SPRINGS 2A

FOR

MERITAGE HOMES

COLUMBIA, TENNESSEE

Scale:	1"=50'
Date:	2025.06.10
Approved By:	XXX

Revisions:

Drawing Title:

SITE EXHIBIT

Drawing No.

1 OF 1

Project No.

21-0311

Columbia Fire & Rescue

Fire Flow Requirements

Date: 5/25/2022 **Water Purveyor:** CPWS

Address/Parcel Number: 1449 Rock Springs Road

Property Type: Residential X Commercial/Industrial X Construction Type VB sq. ft. 31,800

NFPA Sprinkler Type: NFPA 13, NFPA 13D, & NFPA 13R

PUBLIC WATER SYSTEM DEMAND

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 4,750 gpm **Duration:** 4 hours *without sprinkler credit
Fire Flow: 1,500 gpm **Duration:** 2 hours *with sprinkler credit

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

a. Minimum number of hydrants: 5

b. Average spacing between hydrants: 300 ft

c. Maximum distance from frontage to hydrant: 180 ft

PRIVATE FIRE SYSTEM DEMAND

DCDA Required: Yes **Locations:** TBD

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

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

a. Minimum number of hydrants: N/A

b. Average spacing between hydrants: N/A ft

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

Fire Plan Reviewer: Stephen Otero, Fire Marshal **Date:** 5/25/2022



BEAR CREEK PIKE / HIGHWAY 99
LASEA RD
ROCK SPRINGS ROAD
ROCK SPRINGS ROAD
DOG PARK
AMENITY
STORM
MULTI-FAMILY APARTMENTS
16.90± ACRES
336 UNITS
SINGLE FAMILY
35.27± ACRES
121 UNITS
TOWNHOMES
33.23± ACRES
221 UNITS
OPEN SPACE
20.33± ACRES
PRIMITIVE NATURE TRAIL (TYP.)
APPROX. EASEMENT LOCATION GAS TRANSMISSION LINE
APPROX. WATER LINE EASEMENT LOCATION
TYPICAL 50' R.O.W. CROSS SECTION
TYPICAL LANDSCAPE BUFFER PLANTING
TYPICAL SINGLE FAMILY LOT
SINGLE FAMILY LEGEND
40' LOT
45' LOT
50' LOT
RAGAN•SMITH
1449 ROCK SPRINGS ROAD
FOR
CPS LAND, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
OVERALL MASTERPLAN
C4.0

June 13, 2025

To Whom It May Concern:

This letter serves as confirmation that Duck River Electric Membership Corporation (DREMC) will be the local power provider for Bear Springs Phase 2A in Columbia, Tn. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations, and cooperative bylaws as regulated by the Tennessee Valley Authority.

Sincerely,



Scott Dahlstrom
Chief Engineering Officer
DREMC

1411 Madison Street | PO Box 89 | Shelbyville, TN 37162 | 931.684.4621

(3)

2024-1103

This Instrument Prepared by and Return to:
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $6,300,000.00

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My Commission expires: 11/20/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner:	**Send Tax Bill to:**	Map/Parcel No.
TPG AG EHC III (MTH) Multi State 2, LLC c/o Essential Housing Asset Management, LLC 8585 East Hartford Drive, Suite 118 Scottsdale, AZ 85255	MTH 18655 North Claret Drive Suite 400 Scottsdale, AZ 85255	092-012

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by Grantee (defined below), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bear Springs, LLC**, a Tennessee limited liability company **("Grantor")**, has bargained and sold, and does hereby transfer and convey to **TPG AG EHC III (MTH) Multi State 2, LLC**, a Delaware limited liability company **("Grantee")**, its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in MAURY County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

Subject to the matters set forth on **Exhibit B** attached hereto.

This is unimproved property known as Lots & Land, Columbia, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this the 12th day of February, 2025.

GRANTOR:

Bear Springs, LLC
a Tennessee limited liability company

By: _____
Henry P. Ingram, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Henry P. Ingram, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Bear Springs, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/10/25

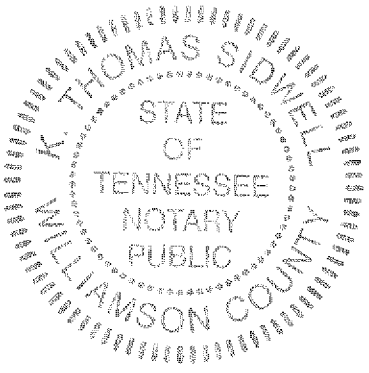


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-1103

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and it described as follows:

The southern portion of a certain parcel of land known as 1449 Rock Springs Road, Columbia, Maury County, Tennessee, said land being situated on the easterly side of Rock Springs Road, and said land being previously described along with the northerly portion in deed book R2797, page 1063, in the Register of Deeds Office of Maury County (R.O.M.C., TN.), and is more particularly bounded and described as follows:

BEGINNING at a found iron rod with a geographical position of TN SPC N: 475492.098 E: 1698823.803, said iron rod being in the easterly margin of said Rock Springs Road and the northwesterly corner of Castlerock Communities Tennessee, LLC property. Found in deed book R3002, page 67, R.O.M.C., TN.;

THENCE following the easterly margin of said Rock Springs Road the following five courses, N08°22'29"E 299.44 feet to a point;

THENCE a curve with a radius of 3682.73 feet, an arc length of 170.71 feet, a chord bearing of N07°05'30"E, and a chord length of 170.70 feet to a found iron rod;

THENCE N05°43'29"E 201.11 feet to a found iron rod;

THENCE N07°02'29"E 425.28 feet to a point;

THENCE N06°46'57"E 132.87' feet to a found iron rod and cap stamped with RLS 1649;

THENCE leaving the margin of Rock Springs Road and following the line that will divide this property but is not yet of record the following two courses, S83°12'50"E 334.91 feet to a point;

THENCE a curve with a radius of 667.50 feet, an arc length of 371.83 feet, a chord bearing of N80°49'40"E, and a chord length of 367.04 feet to a point;

THENCE leaving the dividing line and following the southerly line of Willow Branch Partners, LLC property, of record in deed book R2964, page 726, R.O.M.C., TN., the following 19 courses, S31°01'51"E 65.32 feet to a point;

THENCE a curve with a radius of 60.00 feet, an arc length of 86.23 feet, a chord bearing of S74°28'48"E, and a chord length of 79.00 feet to a point;

THENCE S33°18'15"E 69.41 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.72 feet, a chord bearing of S12°12'13"W, and a chord length of 35.67 feet to a point;

THENCE S33°48'42"E 50.02 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.28 feet, a chord bearing of S78°18'15"E, and a chord length of 35.36' to a point;

THENCE S33°18'15"E 109.09 feet to a point;

THENCE N56°41'45"E 207.38 feet to a point;

THENCE N88°38'16"E 55.42 feet to a point;

THENCE S56°06'17"E 110.04 feet to a point;

THENCE S03°11'36"E 187.15 feet to a point;

THENCE a curve with a radius of 600.00 feet, an arc length of 101.85 feet, a chord bearing of S88°19'48"E, and a chord distance of 101.73 feet to a point;

THENCE S83°28'01"E 113.05 feet to a point;

THENCE a curve with a radius of 100.00 feet, an arc length of 56.71 feet, a chord bearing of S67°13'13"E, and a chord length of 55.95 feet to a point;

THENCE S50°58'25"E 77.11 feet to a point;

THENCE N39°01'35"E 50.00 feet;

THENCE a curve with a radius of 150.00 feet, an arc length of 51.71 feet, a chord bearing of S41°05'55"E, and a chord length of 51.45 feet to a point;

THENCE N89°09'09"E 458.49 feet to a point;

THENCE N35°59'40"E 307.26 feet to a point;

THENCE leaving the southerly line of said Willow Branch Partners, LLC property, and following the southerly line of Blue River TN Properties, LLC property, of record in deed book R2856, page 525, R.O.M.C., TN., and passing an Enbridge natural gas pipeline of record in Deed Book 433, Page 23, R.O.M.C. TN., N89°04'56"E 709.94 feet to a found iron rod with a RLS cap number of 1649 laying next to it, said iron rod being the common corner between said Blue River TN Properties LLC property to the northwest, King Land Investments, LLC property, of record in Deed Book R2607, Page 149, R.O.M.C. to the northeast, and Holt, Mattie Lorene property, of record in Deed Book R1750, Page 61, R.O.M.C. TN., to the southeast;

THENCE following the westerly line of said Holt, Mattie Lorene property, S07°14'22"W 935.35 feet to a found iron rod with a RLS cap number of 1335 where a fence intersection used to be, said iron rod being the northeast corner of Castlerock Communities Tennessee, LLC property, of record in Deed Book R3002, Page 61, R.O.M.C., TN.;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, and passing through the same Enbridge natural gas pipeline, S89°29'25"W 1457.65 feet to a wooden stake where a fence post used to be;

THENCE following the west line of said Castlerock Communities Tennessee, LLC property, S08°05'52"W 110.99 feet to a found iron pipe, said pipe being the common corner to said Castlerock Communities Tennessee, LLC property, to the southeast and the same Castlerock Communities Tennessee, LLC property, however in Deed Book R3002, Page 67, R.O.M.C., TN., to the southwest;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, N87°19'36"W 1591.00 feet to the point of beginning. Containing 67.634 acres, more or less.

Being the same property conveyed to Bear Springs, LLC, a Tennessee limited liability company by General Warranty Deed from Timothy Alan Jefferson and Lisa Ann Duvall of record in Record Book 2797, Page 1063, Register's Office for Maury County, Tennessee dated December 8, 2021 and recorded on December 9, 2021.

Easement Parcel:
Easement rights in favor of Bear Springs, LLC in the Joint Access and Maintenance Agreement of record in Book 3032, page 635, Register's Office for Maury County, Tennessee.

Exhibit B
Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Easement for Pipe Lines, recorded in Book 233, Page 613, Book 433, Page 23.

3. Easement for Water Line, recorded in Record Book 1964, Page 1357.

4. Easement for Right of Way, recorded in Record Book 2946, Page 856.

5. Easement for Sanitary Sewers, Gas Lines, and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Record Book 2978, Page 1.

6. Easement for Joint Access and Maintenance Agreement, recorded in Record Book 3032, Page 635.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1228.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1253.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

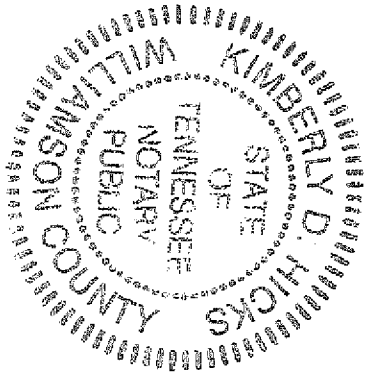
Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

BK/PG:R3047/646-651
25002072

6 PGS : WARRANTY DEED	
BECKY BUCHANAN 345477 - 25002072	
02/14/2025 - 08:03 AM	
VALUE	6300000.00
MORTGAGE TAX	0.00
TRANSFER TAX	23310.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	23343.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



RaganSmith
a Pape-Dawson company

Memorandum

TO:	City of Columbia Planning Commission	FROM:	Hunter Fred
		DATE:	June 16, 2025
		REFERENCE:	Bear Springs Architectural Elevation Adjustments for Single Family and Townhomes
		JOB NUMBER:	21-0311

This Preliminary PUD proposes adjustments to the architectural elevations and floor plans of the previously proposed single family and town homes in the Bear Springs Project, located along 1449 Rock Springs Road.

Attached is the previous utility service letters, and corresponding adjustments to the site. This includes the cover sheet, architectural elevations, floor plans, phasing plan, and current utility service letters.

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

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

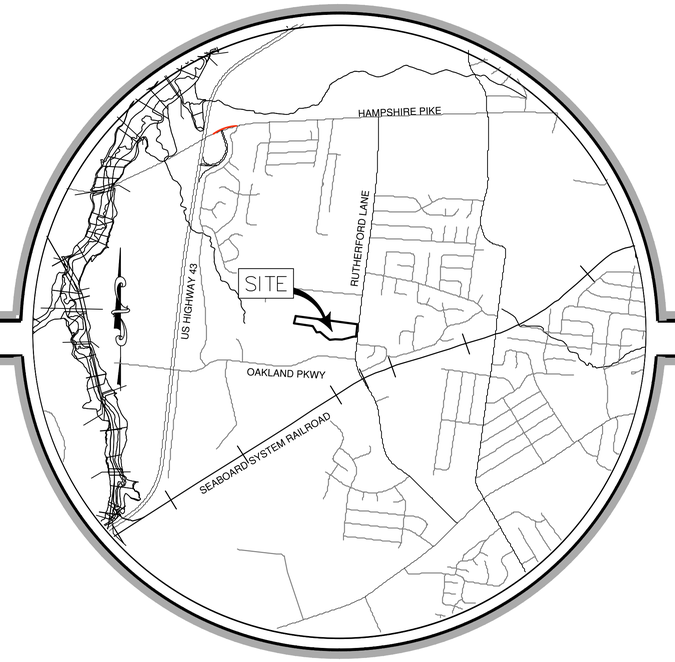
MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

A SITE PLAN FOR

WOODWARD ESTATES

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



LOCATION MAP
NOT TO SCALE
COLUMBIA, MAURY COUNTY, TENNESSEE

SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

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

UTILITY COMPANIES:

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

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

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

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

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

PRIMARY CONTRACTOR INFORMATION:

COMPANY NAME: _____
CONTACT PHONE: _____

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

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

© 2025

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

SHEET INDEX

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

GENERAL NOTES

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

SITE DATA

PARCEL NUMBER	TAX MAP 101, PARCEL 036.03 & 036.06 DEED BOOK: R3015, PG 1155
PARCEL ADDRESS:	415 RUTHERFORD LANE COLUMBIA, TENNESSEE 38401
EXISTING ZONING:	CD-2
ACREAGE OF SITE:	±21.98 ACRES
DISTURBED ACREAGE:	±13.85 ACRES
MINIMUM REQUIRED BUILDING SETBACK LINES:	
	30' FRONT (MINOR) 30' REAR 20' SIDE
PROPERTY OWNER:	A-1 HOME BUILDERS INC. 2020 FIELDSTONE PKWY STE 900-220 FRANKLIN, TN 37069

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, TENNESSEE

PROPRIETOR

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

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

WOODWARD ESTATES
415 RUTHERFORD LANE
COLUMBIA, TENNESSEE 38401

ENGINEER'S SEAL

GERALD W. RICKS — 9/25 — No. 107415 — STATE OF TENNESSEE — REGISTERED ENGINEER — AGRICULTURE — CONSULTANT

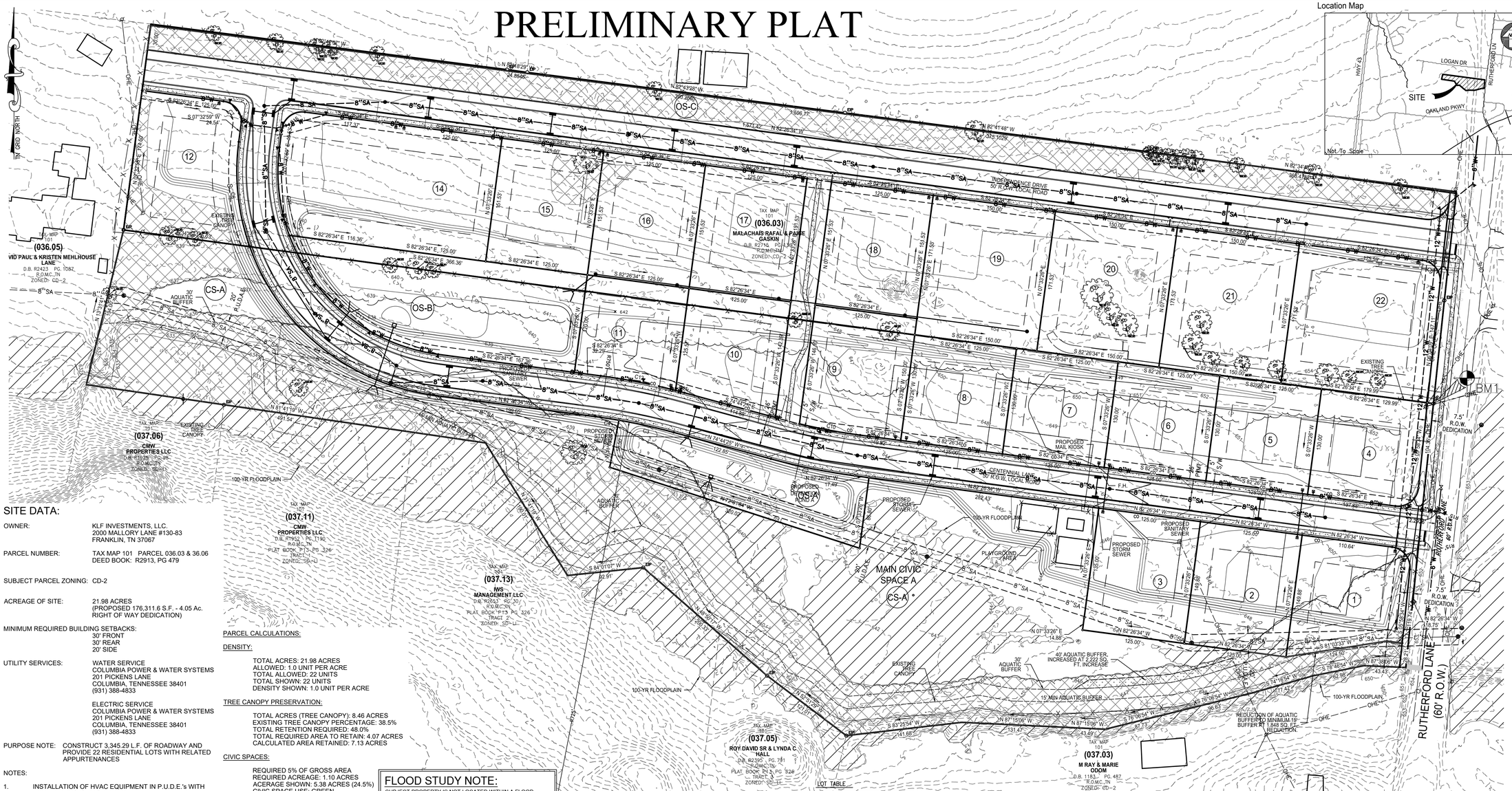
REVISIONS	DATE
Addressed Staff Comments	9/26/25

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

24-0545-SCP - 25-0309

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

PRELIMINARY PLAT



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SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
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PURPOSE NOTE: CONSTRUCT 3,345.29 L.F. OF ROADWAY AND PROVIDE 22 RESIDENTIAL LOTS WITH RELATED APPURTENANCES

NOTES:

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

PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

FLOOD STUDY NOTE:

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

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

WARNING! UTILITY LINES!

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

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

LEGEND

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

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

LOT TABLE

LOT #	S.F.	Acre
1	17,622.1	0.40
2	18,735.0	0.43
3	18,735.0	0.43
4	16,989.5	0.39
5	16,250.0	0.37
6	16,250.0	0.37
7	16,250.0	0.37
8	16,250.0	0.37
9	18,852.6	0.43
10	16,742.3	0.38
11	15,171.8	0.35
12	22,529.6	0.52
13	0	0.00
14	39,491.7	0.91
15	18,941.3	0.43
16	18,941.3	0.43
17	18,941.3	0.43
18	18,541.3	0.43
19	25,729.5	0.59
20	25,729.5	0.59
21	25,729.5	0.59
22	30,359.0	0.70
CS-A	234,567.3	5.38
OS-A	22,152.1	0.51
OS-B	37,107.4	0.85
OS-C	54,260.4	1.25

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	38.58'	N 38°14'00" W	88°25'07"	25.00'
C2	104.19'	N 78°35'29" W	7°42'09"	775.00'
C3	68.33'	N 77°26'29" W	5°24'01"	725.00'
C4	29.13'	N 81°17'30" W	2°18'08"	725.00'
C5	302.21'	S 50°57'38" E	62°57'52"	275.00'
C6	129.73'	S 05°57'52" E	27°01'41"	275.00'
C7	39.27'	S 37°26'47" E	89°59'33"	25.00'
C8	39.96'	N 51°46'00" E	91°34'53"	25.00'
C9	38.74'	N 38°03'16" W	88°46'35"	25.00'
C10	75.21'	N 79°28'15" W	5°56.38"	725.00'
C11	11.25'	S 75°09'22" E	0°49'54"	775.00'
C12	92.94'	S 79°00.27" E	6°52'14"	775.00'
C13	220.90'	S 54°19'02" E	56°15'04"	225.00'
C14	132.50'	S 09°19'16" E	33°44'29"	225.00'
C15	39.27'	S 52°33'13" W	90°00'27"	25.00'
C16	39.80'	N 51°56'44" E	91°13'25"	25.00'

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2025

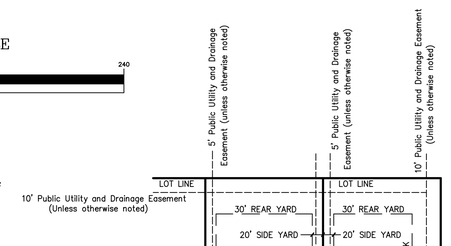
ACTIVITY	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES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

GRAPHIC SCALE

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

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.



SUBDIVISION TYPICAL LOT LAYOUT

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

gerald@wesengineers.com

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ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Addressed CPWS Comments	9/8/2025
Addressed CPWS Comments	9/25/2025
Addressed Staff Comments	9/26/2025

WOODWARD ESTATES

RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

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

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

1 OF 1

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

SITE DEVELOPMENT PLAN

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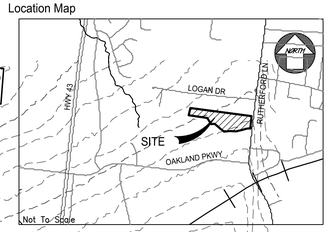
Location Map



TN GRID NORTH

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BENCHMARK

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

WARNING! UTILITY LINES!

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WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
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GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

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STORM STRUCTURE LABEL (ST1)
ASPHALT
CONCRETE
PARKING SPACES (14)

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2000 MALLORY LANE #130-83
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(PROPOSED 176,311.6 S.F. - 4.05 Ac. RIGHT OF WAY DEDICATION)

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30' REAR
20' SIDE

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

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TOTAL ALLOWED: 22 UNITS
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TOTAL REQUIRED AREA TO RETAIN: 4.07 ACRES
CALCULATED AREA RETAINED: 7.13 ACRES

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

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OPEN/CIVIC SPACE AREA TABLE

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

STATE OF TENNESSEE
GERALD W. BLOCK
NO. 107415
REGISTERED ENGINEER
AURORA
9/26/25

geraldb@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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WES ENGINEERS & SURVEYORS

WOODWARD ESTATES
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SITE DEVELOPMENT PLAN

Client
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REVISIONS	DATE
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Approved: GW
Date: 8/18/2025

Job. no. 24538
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Vertical: 1"=60'
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SD-1

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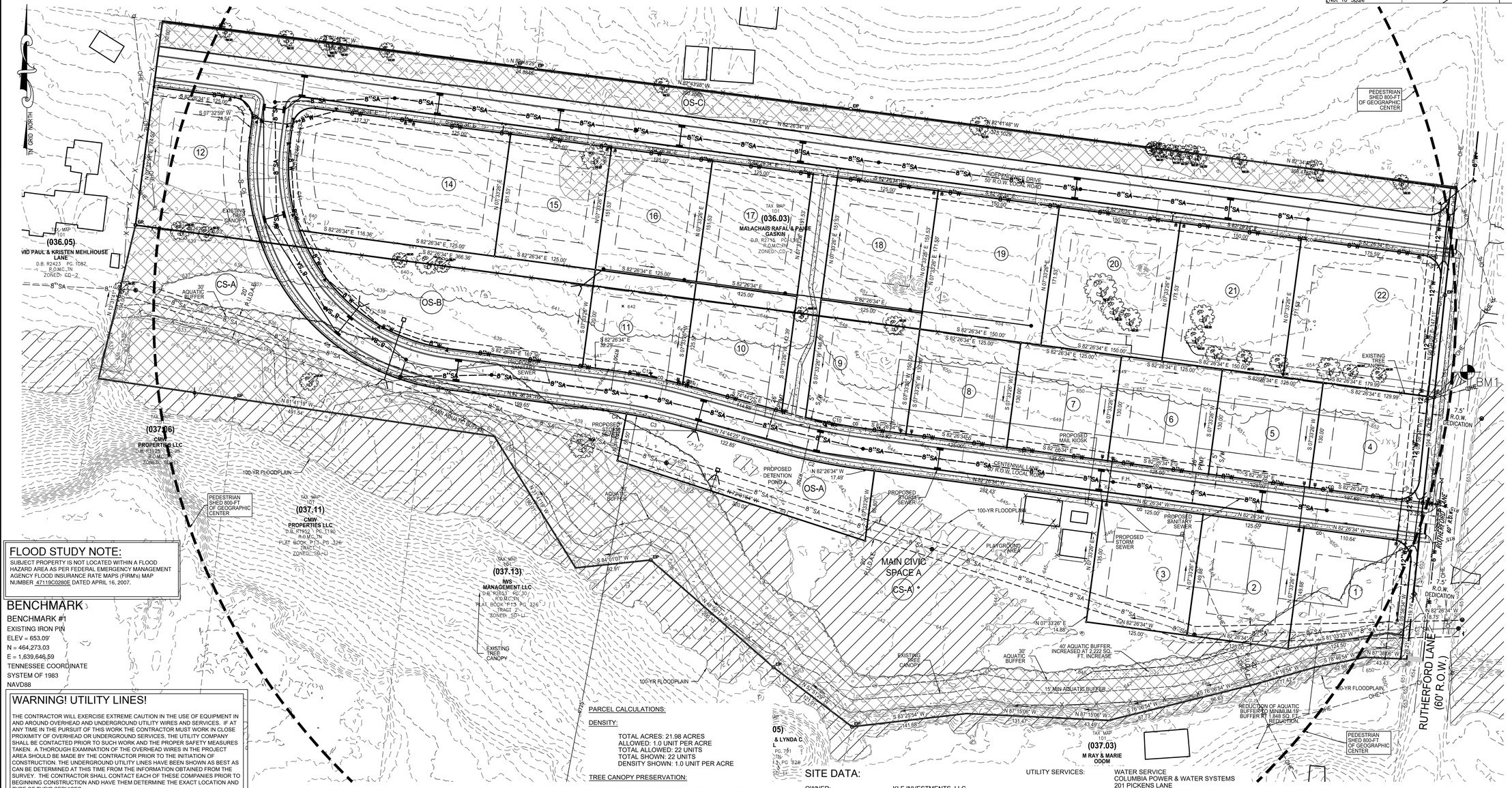
PEDESTRIAN SHED PLAN



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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	SA	SA
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
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LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
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ASPHALT		
CONCRETE		
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OPEN SPACE C	54,260.4	1.25	OPEN SPACE

GEOTECHNICAL NOTE:

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

PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

SITE BENCHMARK NOTE:

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

NOTES:

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

OPEN SPACE NOTE:

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gerald@wesengineers.com

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

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

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

REVISIONS	DATE
Addressed CPWS Comments	9/8/2025
Addressed CPWS Comments	9/25/2025
Addressed Staff Comments	9/26/2025

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

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

SD-2

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

PLAYGROUND SHED PLAN

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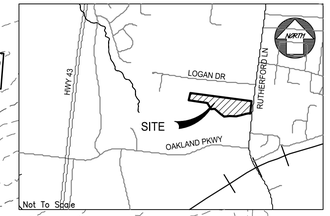
Location Map



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PLAYGROUND SHED 1300-FT BOUNDARY

TN GRID NORTH

(036.05)
DAVID PAUL & KRISTEN MEHLHOUSE LANE
D.B. R1023, PG. 1082
R.M.C.,TN
ZONED: CD-2

EXISTING TREE CANOPY

CS-A

30' AQUATIC BUFFER

OS-B

OS-C

(037.06)
CMW PROPERTIES LLC
D.B. R1935, PG. 95
R.M.C.,TN
ZONED: SD-LI

100-YR FLOODPLAIN

(037.11)
CMW PROPERTIES LLC
D.B. R1952, PG. 1190
R.M.C.,TN
PLAT BOOK P13, PG. 326
TRACT 1
ZONED: SD-LI

(037.13)
IWS MANAGEMENT LLC
D.B. R2663, PG. 30
R.M.C.,TN
PLAT BOOK P13, PG. 326
TRACT 2
ZONED: SD-LI

EXISTING TREE CANOPY

100-YR FLOODPLAIN

(037.05)
ROY DAVID SR & LYNDA C HALL
D.B. 62395, PG. 751
R.M.C.,TN
PLAT BOOK P13, PG. 326
TRACT 3
ZONED: SD-LI

PROPOSED DETENTION POND A

PROPOSED SYSTEM MANHOLE

PROPOSED 8" SEWER

AQUATIC BUFFER

OS-A

MAIN CIVIC SPACE A
CS-A

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PLAYGROUND AREA

EXISTING TREE CANOPY

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

30' AQUATIC BUFFER

15' MIN AQUATIC BUFFER

REDUCTION OF AQUATIC BUFFER TO MINIMUM 15' BUFFER AT 1,848 SQ. FT. REDUCTION

100-YR FLOODPLAIN

(037.03)
M RAY & MARIE ODOM
D.B. 1183, PG. 487
R.O.M.C.,TN
ZONED: CD-2

INDEPENDENCE DRIVE
50' R.O.W. LOCAL ROAD

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

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

PROPOSED MAIL KIOSK

7.5' R.O.W. DEDICATION

12' PUBLIC ALLEY

EXISTING TREE CANOPY

BM1

(036.03)
MALACHAIS RAFAL & PAIGE GASKIN
D.B. R2716, PG. 1
R.O.M.C.,TN
ZONED: CD-2

TAX MAP 101

BENCHMARK

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

WARNING! UTILITY LINES!

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Tennessee811
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LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	DP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (P-1)
ASPHALT
CONCRETE
PARKING SPACES (14)

OPEN/CIVIC SPACE AREA TABLE

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

GEOTECHNICAL NOTE:

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

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ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Addressed CFNG Comments	9/8/2025
Addressed CFNG Comments	9/25/2025
Addressed Staff Comments	9/26/2025

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

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

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

SD-3



gerald@wesengineers.com

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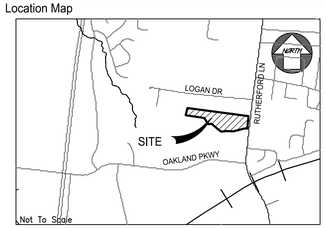
WITH MUNICIPAL APPROVAL

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

TREE CANOPY RETENTION PLAN

Location Map



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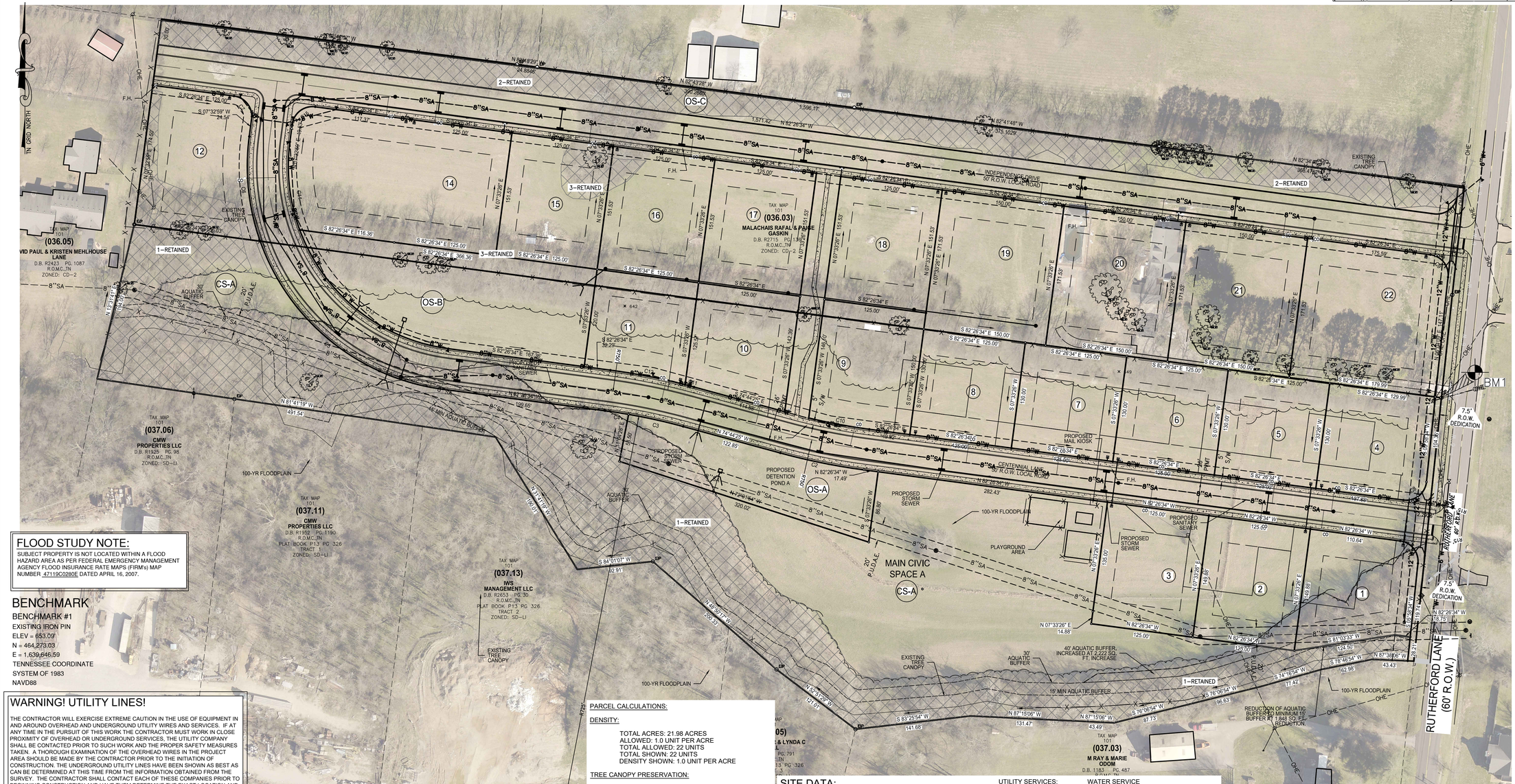
WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
TREE CANOPY RETENTION PLAN

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

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

TR-1



FLOOD STUDY NOTE:

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

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BENCHMARK #1
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	EXISTING	PROPOSED
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FENCE		
GAS	G	G
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IPS
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (P1)
ASPHALT
CONCRETE
PARKING SPACES (14)

CANOPY RETENTION TABLE

		SQ. FT.	ACRES
EXISTING CANOPY A		368,701.3	8.46
% OF CANOPY	38.5%		
CANOPY RETENTION (TABLE 4.3.16.L IN ZONING ORDINANCE)	48%		
RETAINED CANOPY 1		138,012.20	3.17
RETAINED CANOPY 2		49,549.91	1.14
RETAINED CANOPY 3		4,252.45	0.10
RETAINED CANOPY TOTAL		191,814.56	4.10
PROPOSED RETAINED	52.0%		

PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 21.98 ACRES
ALLOWED: 1.0 UNIT PER ACRE
TOTAL ALLOWED: 22 UNITS
TOTAL SHOWN: 22 UNITS
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(931) 388-2329

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

ELECTRIC SERVICE
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GRAPHIC SCALE

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

GERALD W. STICK 9/25 REGISTERED ENGINEER No. 107415 STATE OF TENNESSEE
gerald@wesengineers.com

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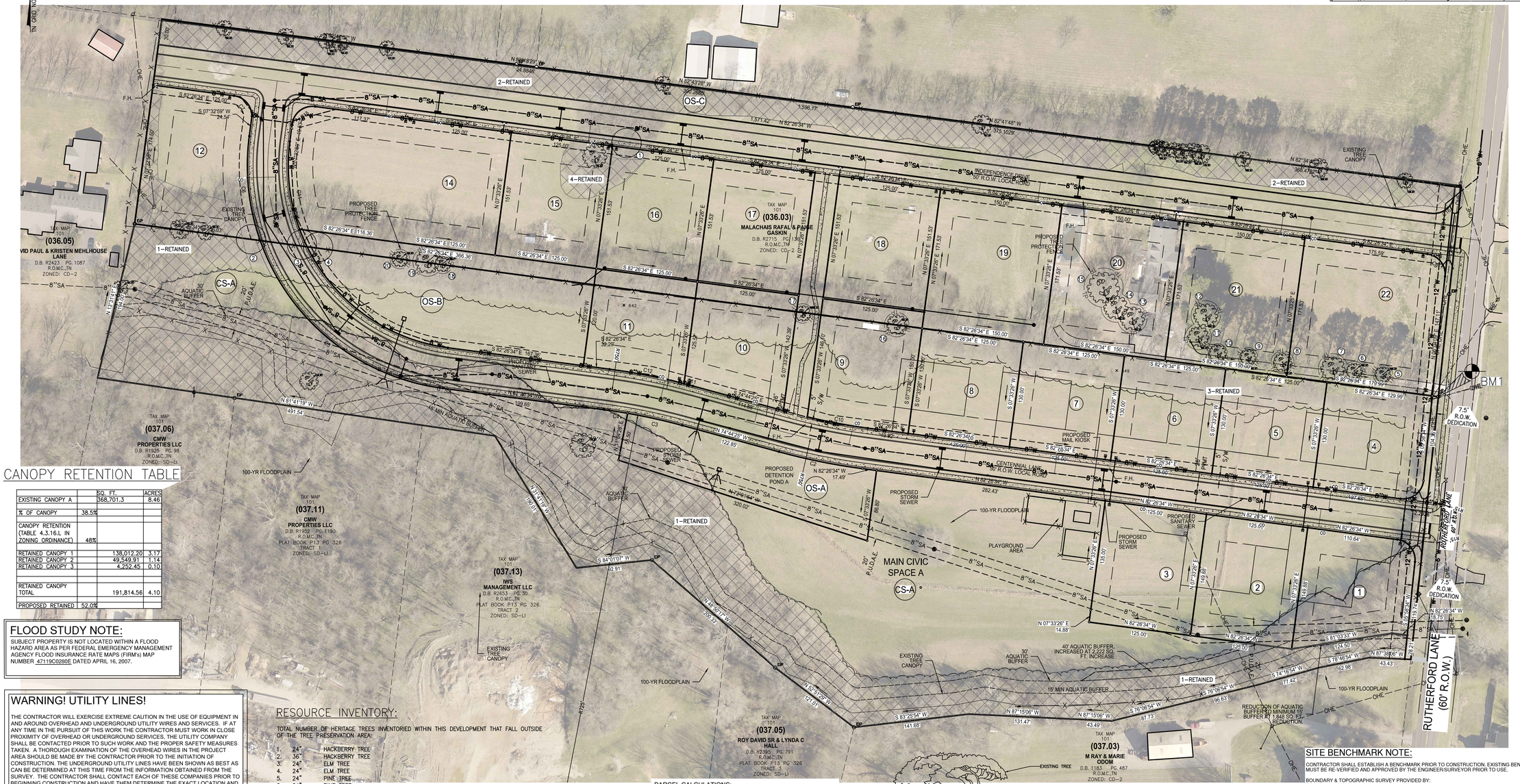
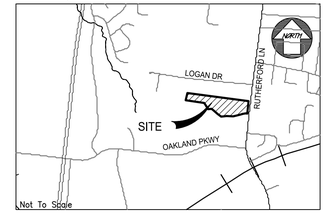
FILE: J:_WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

TREE RESOURCE PROTECTION PLAN



Location Map



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LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)

RESOURCE INVENTORY:

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

1.	24"	HACKBERRY TREE
2.	36"	HACKBERRY TREE
3.	24"	ELM TREE
4.	24"	ELM TREE
5.	24"	PINE TREE
6.	24"	PINE TREE
7.	36"	PINE TREE
8.	28"	PINE TREE
9.	24"	PINE TREE
10.	24"	PINE TREE
11.	32"	PINE TREE
12.	36"	PINE TREE
13.	36"	OAK TREE
14.	36"	OAK TREE
15.	48"	OAK TREE
16.	30"	OAK TREE
17.	24"	CHERRY TREE
18.	24"	OAK TREE
19.	36"	OAK TREE
20.	24"	ASH TREE

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

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

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

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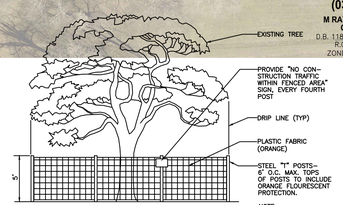


Tree Protection Fencing Detail

NOTE:
POSTS TO BE PLACED AT DRIP LINE– SEE PLANS FOR FENCE LOCATION.

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS

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

GRAPHIC SCALE

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

STATE OF TENNESSEE — GERALD W. STOCK — No. 107415 — REGISTERED ENGINEER — AGRICULTURAL STAMP — 9/25

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

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

ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Addressed DPWS Comments	9/8/2025
Addressed DPWS Comments	9/25/2025
Addressed Staff Comments	9/26/2025

WOODWARD ESTATES

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

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

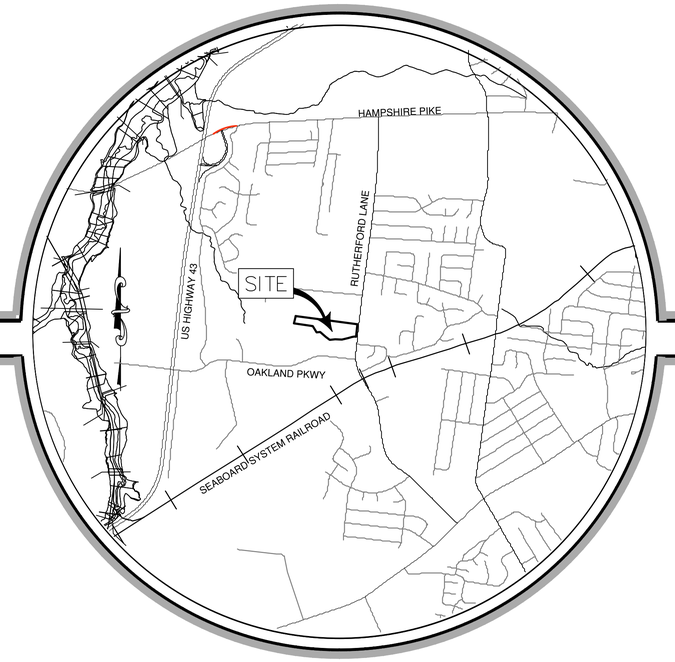
Job. no. 24538 | Scale: Vertical: — Horizontal: 1"=60' | TR-2

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

A SITE PLAN FOR

WOODWARD ESTATES

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



LOCATION MAP
NOT TO SCALE
COLUMBIA, MAURY COUNTY, TENNESSEE

SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

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

UTILITY COMPANIES:

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

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

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

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

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

PRIMARY CONTRACTOR INFORMATION:

COMPANY NAME: _____
CONTACT PHONE: _____

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

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

© 2025

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

SHEET INDEX

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

GENERAL NOTES

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

SITE DATA

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

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, TENNESSEE

PROPRIETOR

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

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

WOODWARD ESTATES
415 RUTHERFORD LANE
COLUMBIA, TENNESSEE 38401

ENGINEER'S SEAL

GERALD W. HERRICK — REGISTERED ENGINEER — AGRICULTURAL — No. 107415 — STATE OF TENNESSEE — 12-17-25

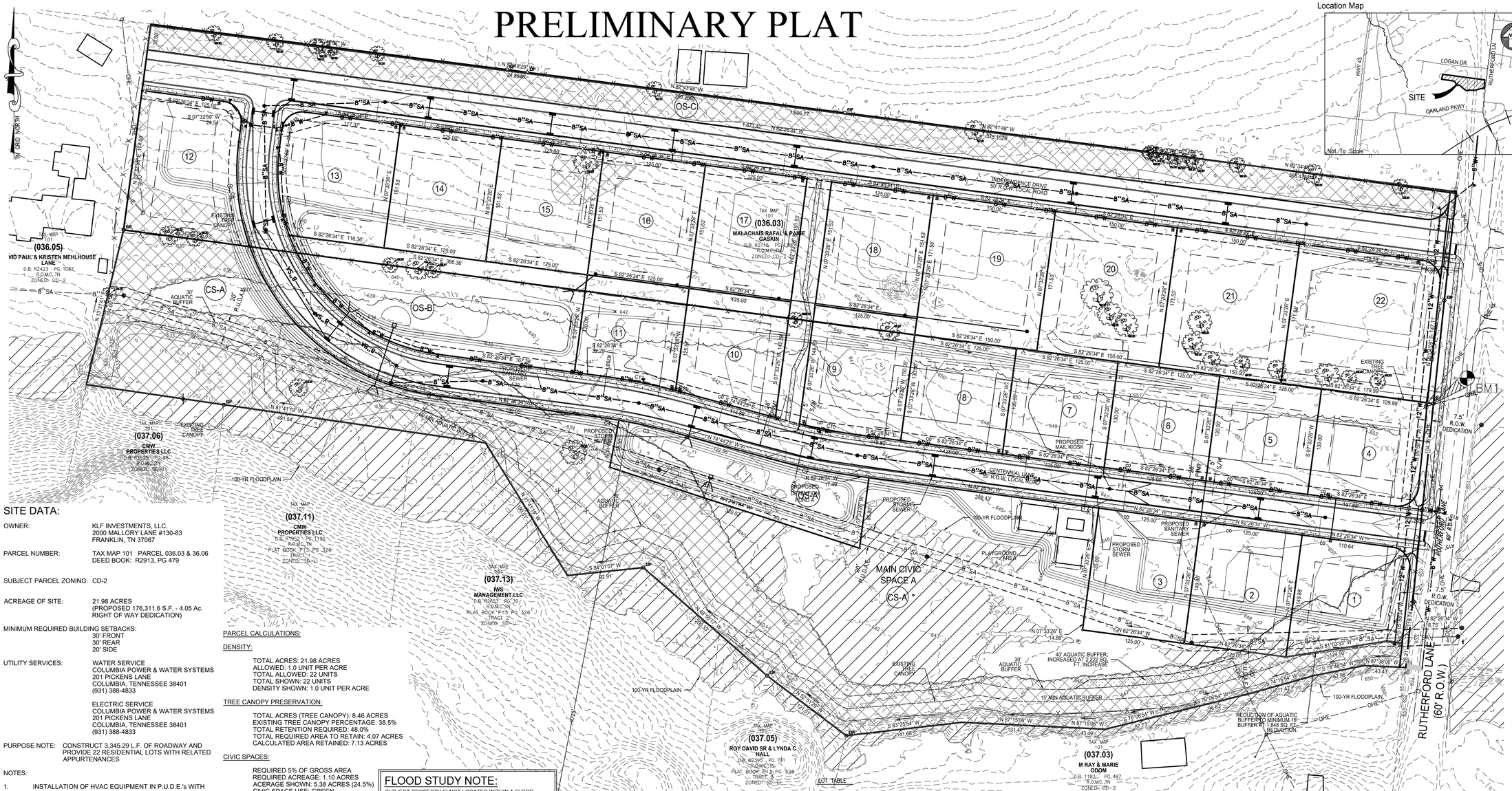
REVISIONS	DATE

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

24-0545-SCP

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

PRELIMINARY PLAT



© 2025

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

NOTES:

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

PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

WARNING! UTILITY LINES!

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

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN	W	W
SANITARY SEWER	SA	SA
STORM SEWER		
OVERHEAD FENCE	OHE	OHE
GAS	G	G
DRAINAGE DITCH		
TREE PROTECTION FENCE	TPF	TPF
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		ST1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

FLOOD STUDY NOTE:

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

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2025

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

LOT TABLE

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

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	38.58'	N 38°14'00" W	88°25'07"	25.00'
C2	104.19'	N 78°35'29" W	7°42'09"	775.00'
C3	68.33'	N 77°26'29" W	5°24'01"	725.00'
C4	29.13'	N 81°17'30" W	2°18'08"	725.00'
C5	302.21'	S 50°57'38" E	62°57'52"	275.00'
C6	129.73'	S 05°57'52" E	27°01'41"	275.00'
C7	39.27'	S 37°26'47" E	89°59'33"	25.00'
C8	39.96'	N 51°46'00" E	91°34'53"	25.00'
C9	38.74'	N 38°03'16" W	88°46'35"	25.00'
C10	75.21'	N 79°28'15" W	5°56.38"	725.00'
C11	11.25'	S 75°09'22" E	0°49'54"	775.00'
C12	92.94'	S 79°00.27" E	6°52'14"	775.00'
C13	220.90'	S 54°19'02" E	56°15'04"	225.00'
C14	132.50'	S 09°19'16" E	33°44'29"	225.00'
C15	39.27'	S 52°33'13" W	90°00'27"	25.00'
C16	39.80'	N 51°56'44" E	91°13'26"	25.00'

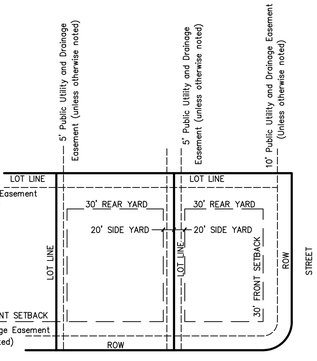
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.



SUBDIVISION
TYPICAL LOT LAYOUT



gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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

ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Addressed DPW Comments	9/8/2025

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

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

WOODWARD ESTATES

RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

1 OF 1

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

SITE DEVELOPMENT PLAN

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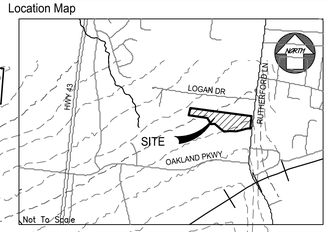
Location Map



TN GRID NORTH

FLOOD STUDY NOTE:

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

BENCHMARK

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

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Tennessee811
Know what's **below**
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LEGEND

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

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

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GEOTECHNICAL NOTE:

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PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS

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

GRAPHIC SCALE

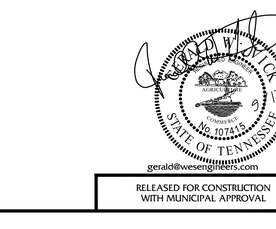
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

OPEN/CIVIC SPACE AREA TABLE

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



gerald@wesengineers.com

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www.wesengineers.com

ENGINEERS & SURVEYORS

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

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

REVISIONS	DATE
Addressed DPW Comments	9/8/2025

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

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

SD-1

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

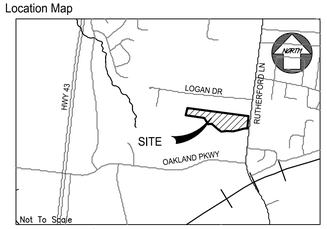
PEDESTRIAN SHED PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Location Map



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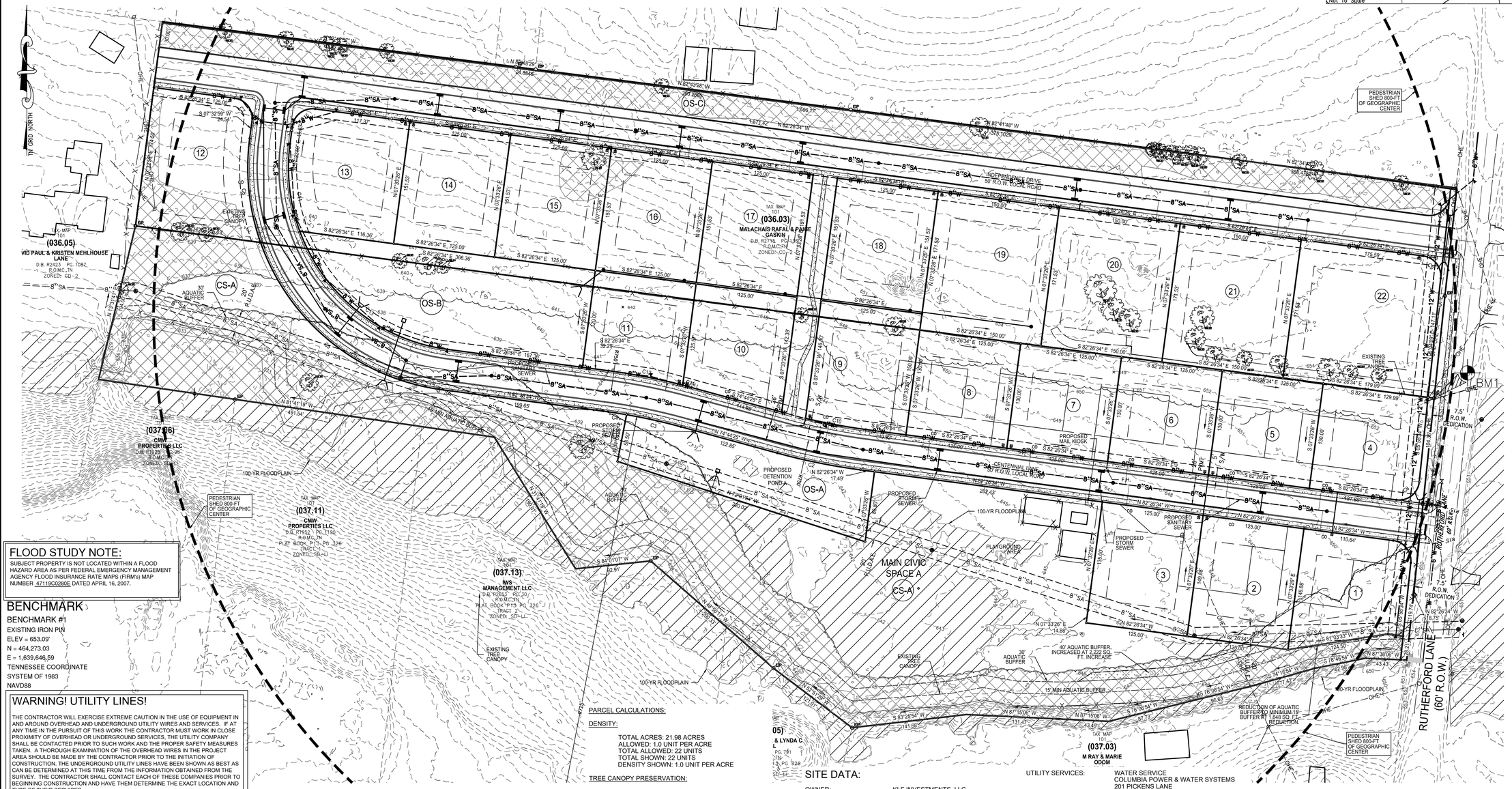
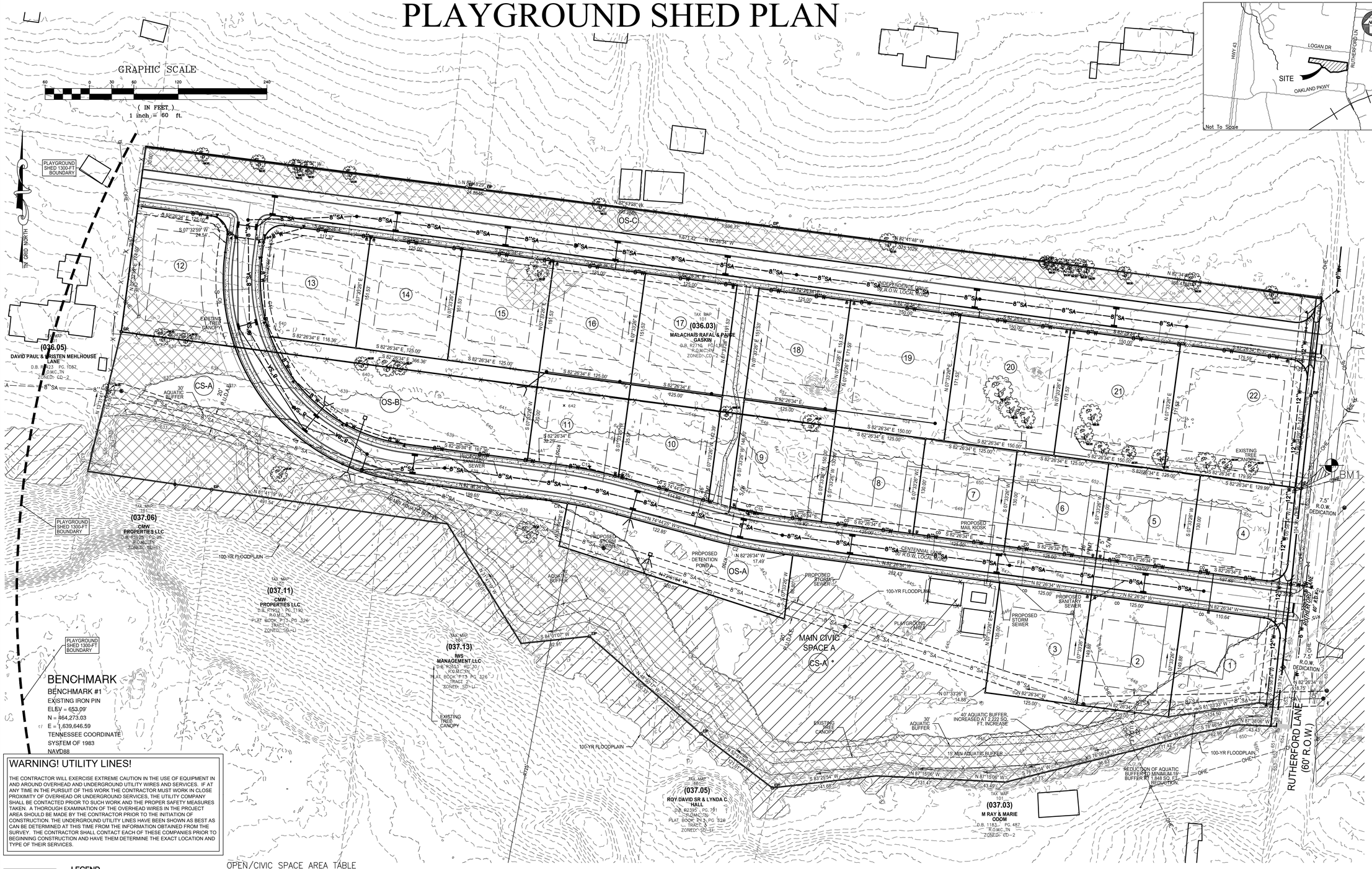

PEDESTRIAN SHED 800-FT OF GEOGRAPHIC CENTER
OS-C
OS-B
OS-A
CS-A
MAIN CIVIC SPACE A
(036.05) DAVID PAUL & KRISTEN MEHLHOUSE LANE D.B. R2423, PG. 1082 R.O.M.C.,TN ZONED: CD-2
(036.03) MALACHAIS RAFAL & PAIGE GASKIN D.B. R2718, PG. 1 R.O.M.C.,TN ZONED: CD-2
(037.06) CMW PROPERTIES LLC D.B. R1975, PG. 1 R.O.M.C.,TN PARCEL 036.01
(037.11) CMW PROPERTIES LLC D.B. R1962, PG. 1190 R.O.M.C.,TN PLAT BOOK P13, PG. 326 TRACT 1 ZONED: SD-U
(037.13) WS MANAGEMENT LLC D.B. R2653, PG. 30 R.O.M.C.,TN PLAT BOOK P13, PG. 326 TRACT 2 ZONED: SD-U
(037.03) M RAY & MARIE ODOM
INDEPENDENCE DRIVE 50' R.O.W. LOCAL ROAD
RUTHERFORD LANE (60' R.O.W.)
CENTENNIAL LANE 50' R.O.W. LOCAL ROAD
EXISTING TREE CANOPY
30' AQUATIC BUFFER
40' AQUATIC BUFFER, INCREASED AT 2,222 SQ. FT. INCREASE
15' MIN AQUATIC BUFFER
REDUCTION OF AQUATIC BUFFER TO MINIMUM 15' BUFFER AT 1,848 SQ. FT. REDUCTION
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER MANHOLE
PROPOSED DETENTION POND A
PROPOSED MAIL KIOSK
PROPOSED STORM SEWER
PLAYGROUND AREA
100-YR FLOODPLAIN
BM1
7.5' R.O.W. DEDICATION
12' R.O.W. DEDICATION
5' R.O.W. DEDICATION
OHE
N 82°41'48" W 372.10'
N 82°43'28" W 200.08'
N 82°43'28" W 44.84'
N 82°34'34" W 366.47'
N 82°26'34" W 671.42'
N 82°26'34" W 696.72'
N 74°44'25" W 122.85'
N 74°44'25" W 380.00'
N 81°41'19" W 491.54'
S 84°01'07" W 92.91'
N 74°44'25" W 262.43'
N 82°26'34" W 17.49'
N 07°33'26" E 14.88'
N 82°26'34" W 110.64'
N 82°26'34" W 125.00'
N 82°26'34" W 125.00'
N 82°26'34" W 125.00

PLAYGROUND SHED PLAN



Location Map

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WARNING! UTILITY LINES!

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

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

LEGEND

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

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

OPEN/CIVIC SPACE AREA TABLE

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OPEN SPACE A	22,152.1	0.51	OPEN SPACE
OPEN SPACE B	37,107.4	0.85	OPEN SPACE
OPEN SPACE C	54,260.4	1.25	OPEN SPACE

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

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ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Addressed CPWS Comments	9/8/2025

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

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

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

SD-3



gerald@wesengineers.com

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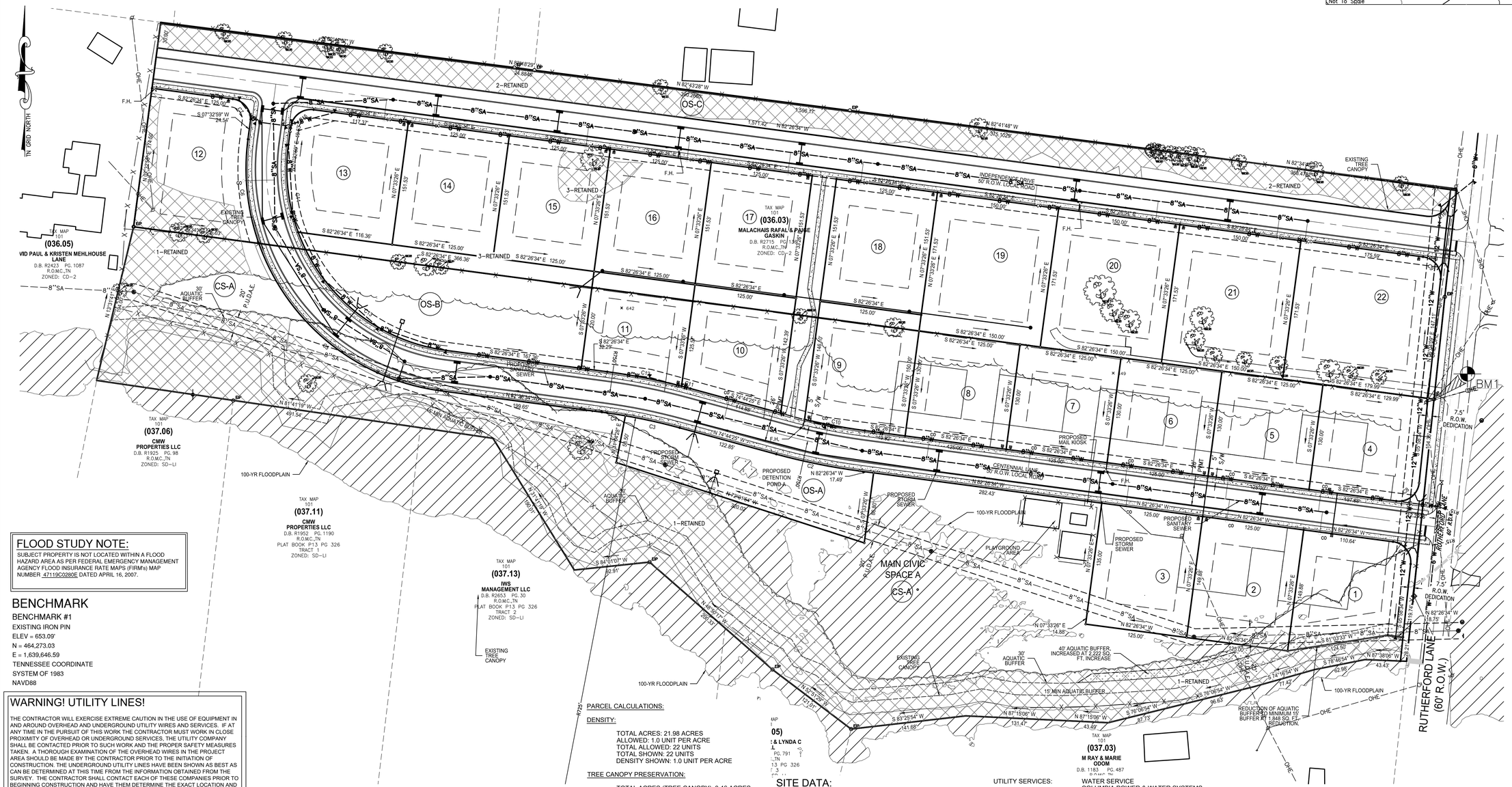
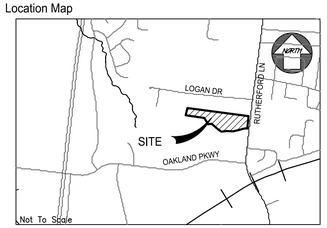
FILE: J:\ WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

TREE CANOPY RETENTION PLAN



Location Map



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WES A ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Addressed DPW Comments	9/8/2025

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

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

TR-1

WOODWARD ESTATES

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

FLOOD STUDY NOTE:

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

BENCHMARK

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

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LEGEND

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

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

CANOPY RETENTION TABLE

		SQ. FT.	ACRES
EXISTING CANOPY A		368,701.3	8.46
% OF CANOPY	38.5%		
CANOPY RETENTION (TABLE 4.3.16.L IN ZONING ORDINANCE)	48%		
RETAINED CANOPY 1		138,012.20	3.17
RETAINED CANOPY 2		49,549.91	1.14
RETAINED CANOPY 3		4,252.45	0.10
RETAINED CANOPY TOTAL		191,814.56	4.10
PROPOSED RETAINED	52.0%		

PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

SITE BENCHMARK NOTE:

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

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

NOTES:

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

OPEN SPACE NOTE:

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GRAPHIC SCALE

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

GERALD W. VICK
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
geraldv@wesengineers.com

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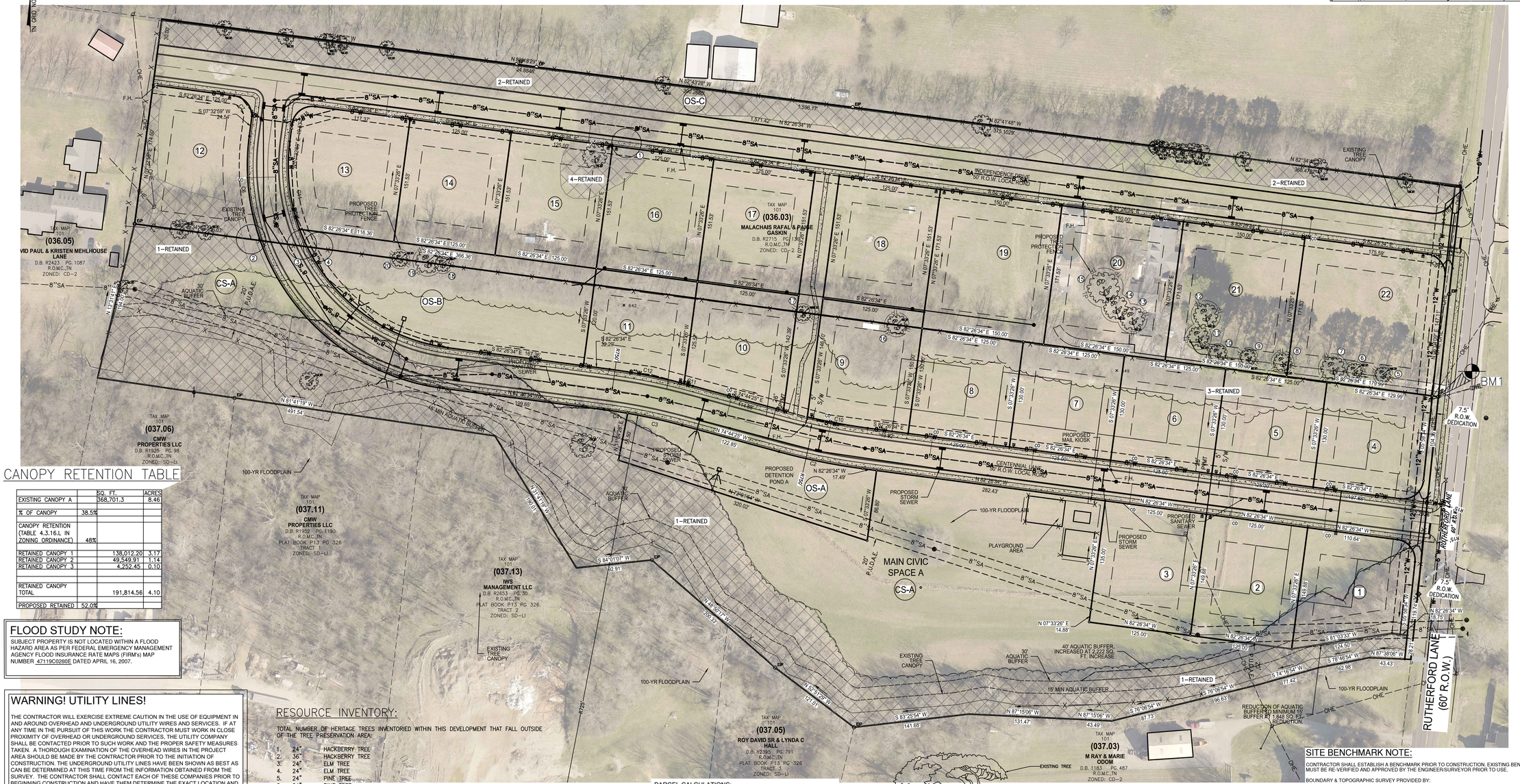
FILE: J:\ WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

TREE RESOURCE PROTECTION PLAN



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LEGEND

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WATER MAIN		
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STORM SEWER		
OVERHEAD FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		P-1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

RESOURCE INVENTORY:

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

1.	24"	HACKBERRY TREE
2.	36"	HACKBERRY TREE
3.	24"	ELM TREE
4.	24"	ELM TREE
5.	24"	PINE TREE
6.	24"	PINE TREE
7.	36"	PINE TREE
8.	28"	PINE TREE
9.	24"	PINE TREE
10.	24"	PINE TREE
11.	30"	PINE TREE
12.	36"	PINE TREE
13.	36"	OAK TREE
14.	36"	OAK TREE
15.	48"	OAK TREE
16.	30"	OAK TREE
17.	24"	CHERRY TREE
18.	24"	OAK TREE
19.	36"	OAK TREE
20.	24"	ASH TREE

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

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

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

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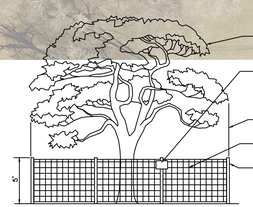

Tree Protection Fencing Detail

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

SITE BENCHMARK NOTE:

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

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GRAPHIC SCALE

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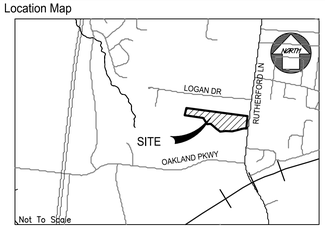
(IN FEET)
1 inch = 60 ft.

STATE OF TENNESSEE
GERALD W. WOLCH
No. 107415
REGISTERED LAND SURVEYOR
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

Location Map



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

REVISIONS	DATE
Addressed DPW Comments	9/8/2025

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

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

WOODWARD ESTATES

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

TR-2

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

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

21 August 2025

Gerald Vick
WES Engineers & Surveyors
2486 Nashville Hwy
Columbia, TN 38401

RE: 413 & 415 Rutherford Lane, Columbia, TN 38401; 10 units, Woodward Estates Ph 2

Gerald,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

September 17, 2025

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

RE: Rutherford Lane – Woodward Estates Phase 2 – Preliminary Plat / Site Development Plan

On behalf of the owner for the proposed development, WES Engineers & Surveyors would like to resubmit the documents attached to the City of Columbia for the Preliminary Plat / Site Development Plan. Staff comments have been addressed below in GREEN.

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
   Acknowledged.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   Please see this document.
3. Complete the checklist and sign at the bottom
   The checklist has been completed and signed, included as a part of this resubmittal.
4. Wastewater Will Serve is due by resubmittal
   Document is in hand and has been uploaded as a part of this resubmittal.
5. Per Subdivision Regs regarding preliminary plat (15) The approximate location of all existing structures adjacent to the property.
   approximate location of adjacent structures has been included as a part of the resubmittal. Some structures are some distance away but most show up either on the Preliminary Plat or the Site Development Plan.
6. Per Subdivision Regs regarding preliminary plat (16) FIRM map parcel number, date, and flood insurance zone
   FEMA FIRM map information added to the Preliminary Plat

Engineering

1. Subject to Site Construction Plans
   Acknowledged.

2. Contact E-911 for addressing.
   Acknowledged, received approval of road names and subdivision name, will work on addressing as we approach final plat.
3. Provide sidewalk connection between lots 4 and 22.
   Proposed 5-ft sidewalk added as a part of the resubmittal.
4. Tree retainage area 3 is within an area of grading.
   Tree retainage area 3 has been eliminated as a part of the resubmittal as it is unnecessary to account for the required retention. Retention area 4 has been renumbered to Retention Area 3.
5. See lots 5-11. Surface drainage channels within a subdivision providing drainage for the following shall be located on a common or open space lot a minimum of ten (10) feet in width within a public drainage easement or public right-of-way.
   1. Eight (8) or more lots, either in whole or a portion of;
   2. Public infrastructure; or
   3. A contributing drainage area of two (2.0) or more acres.
   We propose rear lot drains as shown on the resubmittal to alleviate this concern.

Maury County Schools

12. Woodard Elementary, Whitthorne Middle, Central High School The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.
    Acknowledged.

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.
    Acknowledged.

Wastewater

16. The sanitary sewer main will be required to be at least 10 ft from water and not run alongside it for a distance on the west side of the property.
    The plan has been revised to provide separation between the water and sewer line of at least 10-feet except where crossings encroach.

Columbia Water

18. A water availability letter was issued on May 28, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow

requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
We have a revised WAL that was issued on August 11, 2025 and should remain valid until December 9, 2025. This WAL has been included as a part of the resubmittal.

ATTACHMENTS: Preliminary Plat, Site Development Plan

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

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

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, September 9, 2025

ITEM NO.
25-0309

DESCRIPTION: Woodward Estates

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Complete the checklist and sign at the bottom
4. Wastewater Will Serve is due by resubmittal
5. Per Subdivision Regs regarding preliminary plat (15) The approximate location of all existing structures adjacent to the property.
6. Per Subdivision Regs regarding preliminary plat (16) FIRM map parcel number, date, and flood insurance zone

Fire

7. No comments

Engineering

1. Subject to Site Construction Plans
2. Contact E-911 for addressing.
3. Provide sidewalk connection between lots 4 and 22.
4. Tree retainage area 3 is within an area of grading.
5. See lots 5-11. Surface drainage channels within a subdivision providing drainage for the following shall be located on a common or open space lot a minimum of ten (10) feet in width within a public drainage easement or public right-of-way.

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

1. Eight (8) or more lots, either in whole or a portion of;
2. Public infrastructure; or
3. A contributing drainage area of two (2.0) or more acres.

Building

8. No comment.

Police

9. No comment provided.

Public Works

10. No comment.

City Attorney

11. No comment provided.

Maury County Schools

12. Woodard Elementary, Whitthorne Middle, Central High School The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.

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.

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

Duck River Electric Membership Corp

14. No comments.

Maury County Highway Dept.

15. No comment.

Wastewater

16. The sanitary sewer main will be required to be at least 10 ft from water and not run alongside it for a distance on the west side of the property.

ATT

17. NO COMMENT.

Columbia Water

18. A water availability letter was issued on May 28, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Atmos Energy

19. No comment provided.

Maury County E911

20. No comments provided.

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 pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

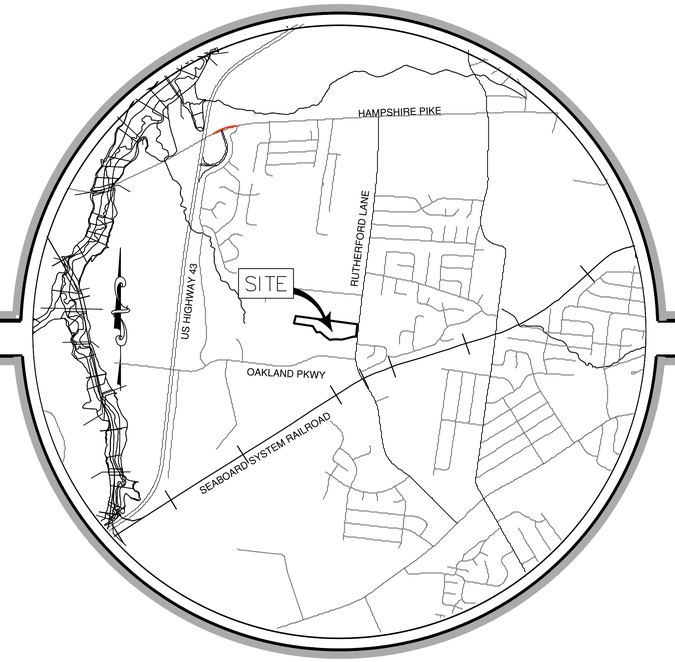
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

A SITE PLAN FOR

WOODWARD ESTATES

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



LOCATION MAP
NOT TO SCALE
COLUMBIA, MAURY COUNTY, TENNESSEE

SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

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

UTILITY COMPANIES:

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

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

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

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

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

PRIMARY CONTRACTOR INFORMATION:

COMPANY NAME: _____
CONTACT PHONE: _____

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

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

© 2025

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

SHEET INDEX

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

GENERAL NOTES

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

SITE DATA

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

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, TENNESSEE

PROPRIETOR

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

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

WOODWARD ESTATES
415 RUTHERFORD LANE
COLUMBIA, TENNESSEE 38401

ENGINEER'S SEAL

GERALD W. NICK
REGISTERED
AGRICULTURAL
ENGINEER
No. 107345
STATE OF TENNESSEE

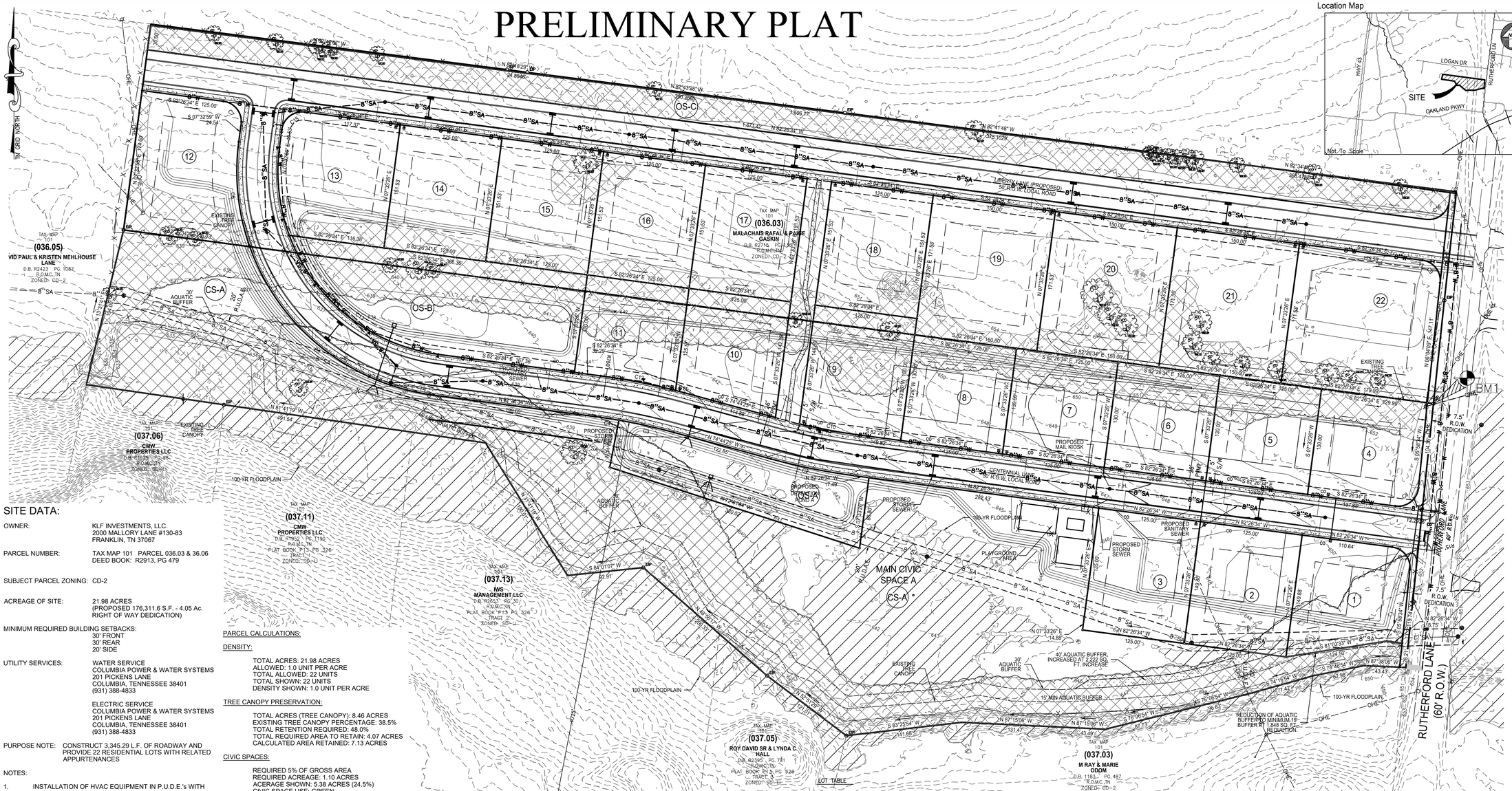
REVISIONS	DATE

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

24-0545-SCP

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

PRELIMINARY PLAT



Location Map

© 2025

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

NOTES:

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

PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

WARNING! UTILITY LINES!

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

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK		

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

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2025

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

LOT TABLE

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

CURVE TABLE

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

GRAPHIC SCALE

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

OPEN SPACE NOTE:

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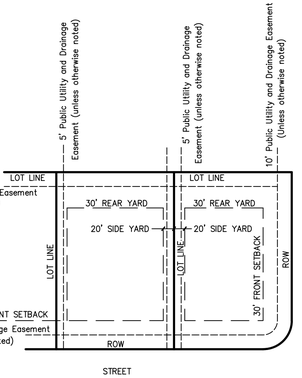

SUBDIVISION
TYPICAL LOT LAYOUT

GERALD W. WOLICK II
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE & PARKS
PRINCETON
NO. 1074.15
STATE OF TENNESSEE

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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

ENGINEERS & SURVEYORS

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

REVISIONS	DATE

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

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

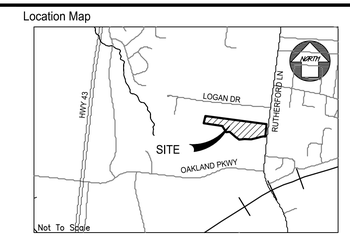
WOODWARD ESTATES

RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

1 OF 1

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

SITE DEVELOPMENT PLAN



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RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
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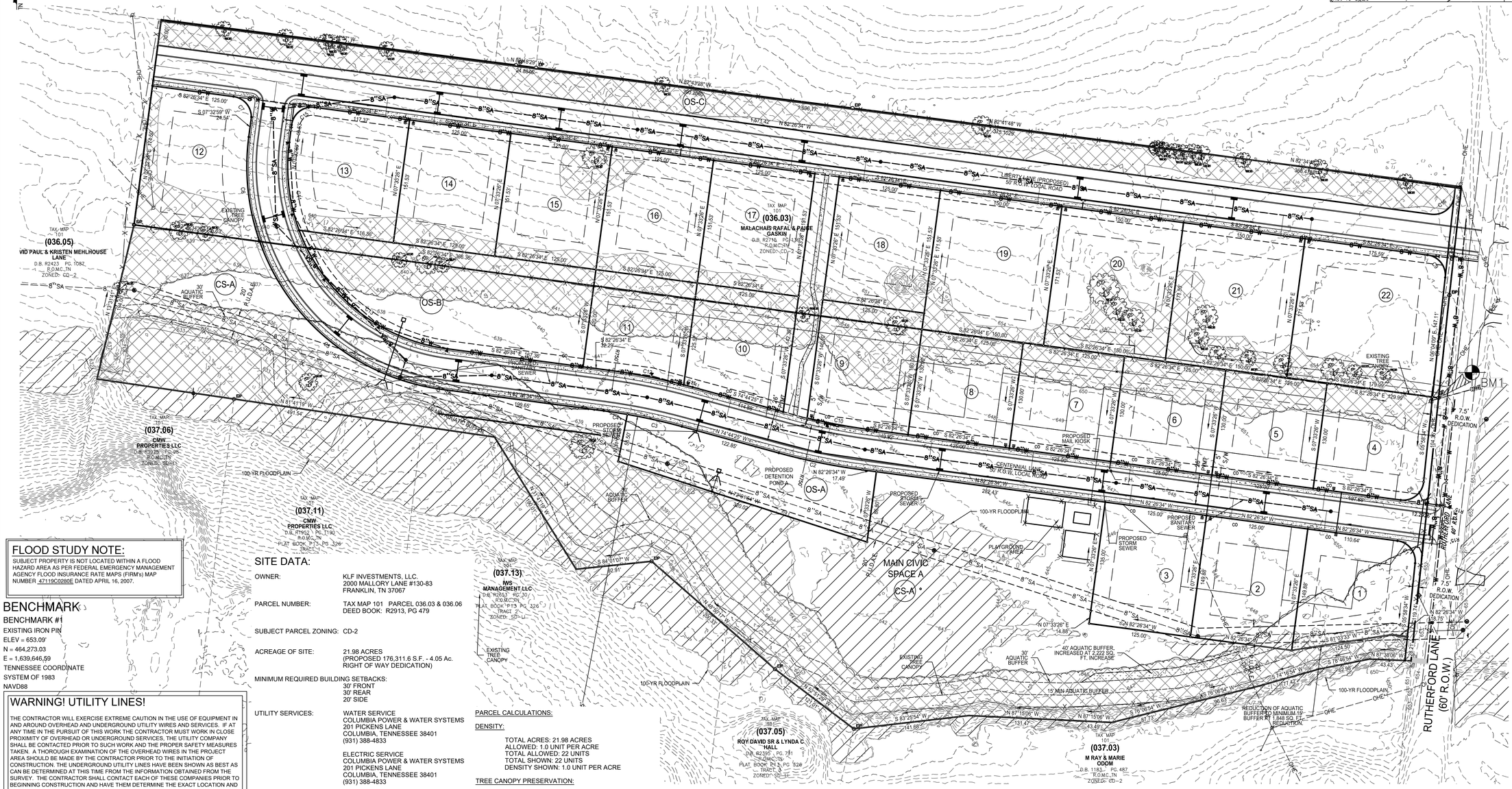
SD-1


TN GRID NORTH
(036.05)
DAVID PAUL & KRISTEN MEHLHOUSE
LANE
D.B. R2423 PG. 1082
R.O.M.C.,TN
ZONED: CD-2
(037.06)
CMW
PROPERTIES 5 LLC
D.B. 1378 PG. 495
R.O.M.C.,TN
TAX MAP 101
PARCEL 036.03 & 036.06
DEED BOOK: R2913, PG 479
(037.11)
CMW
PROPERTIES LLC.
D.B. R1942 PG. 1190
R.O.M.C.,TN
PLAT BOOK P13 PG 326
(037.13)
AWS
MANAGEMENT LLC
D.B. R2653 PG. 30
R.O.M.C.,TN
PLAT BOOK P13 PG 326
TRACT 2
ZONED: SD-LI
(037.05)
ROY DAVID SR & LYNDA C.
HALL
D.B. 623P PG. 731
R.O.M.C.,TN
PLAT BOOK P13 PG 326
TRACT 1
ZONED: CD-TH
(037.03)
M RAY & MARIE
ODOM
D.B. 1183 PG. 487
R.O.M.C.,TN
ZONED: CD-2
(036.03)
MALACHAIS RAFAL & PAIGE
GASKIN
D.B. R2716 PG. 1
R.O.M.C.,TN
ZONED: CD-2
LIBERTY WAY (PROPOSED)
50' R.O.W. LOCAL ROAD
CENTENNIAL LANE
50' R.O.W. LOCAL ROAD
RUTHERFORD LANE
(60' R.O.W.)
CS-A
CS-B
OS-A
OS-B
OS-C
MAIN CIVIC SPACE A
PROPOSED DETENTION POND A
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED MAIL KIOSK
PLAYGROUND AREA
EXISTING TREE CANOPY
30' AQUATIC BUFFER
40' AQUATIC BUFFER, INCREASED AT 2,222 SQ. FT. INCREASE
15' MIN AQUATIC BUFFER
REDUCTION OF AQUATIC BUFFER TO MINIMUM 15' BUFFER AT 1,848 SQ. FT. REDUCTION
100-YR FLOODPLAIN
7.5' R.O.W. DEDICATION
BM1
N 82°26'34" W 1496.72'
N 82°43'28" W 390.05'
N 82°41'48" W 372.10'
N 82°34'48" W 366.47'
N 82°26'34" W 671.42'
N 82°26'34" W 1496.72'
N 81°41'19" W 491.54'
N 74°44'25" E 122.85'
N 74°44'25" E 447.94'
N 74°44'25" E 360.00'
N 74°44'25" W 447.94'
N 74°44'25" W 360.00'
N 82°26'34" W 17.49'
N 82°26'34" W 262.43'
N 82°26'34" W 110.64'
N 82°26'34" W 125.00'
N 82°26'34" W 175.99'
N 82°26'34" W 179.99'
N 82°26'34" W 129.99'
N 82°26'34" W 125.00'
N 82°26'34" W 150.00'
N 82°26'34" W 125.00'
N 82°26'34" W 125.00'
N 82°26'34" W 125

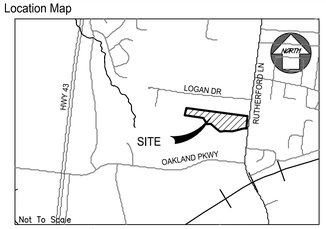
PEDESTRIAN SHED PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Location Map



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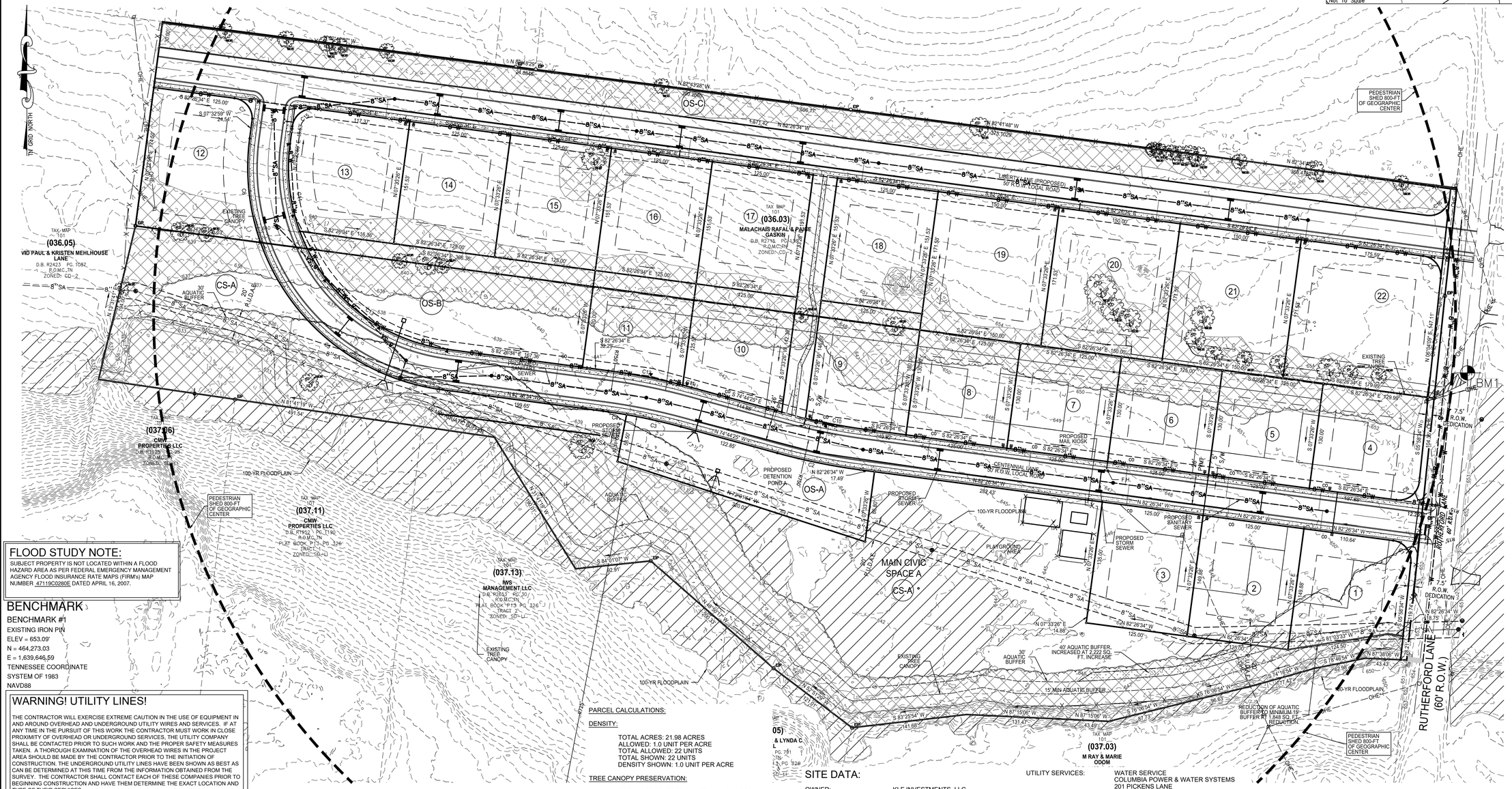

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BENCHMARK

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

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		8"W
SANITARY SEWER	8"SA	8"SA
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (ST1)
ASPHALT
CONCRETE
PARKING SPACES (14)

OPEN/CIVIC SPACE AREA TABLE

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

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TOTAL ALLOWED: 22 UNITS
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TREE CANOPY PRESERVATION:

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TOTAL REQUIRED AREA TO RETAIN: 4.07 ACRES
CALCULATED AREA RETAINED: 7.13 ACRES

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

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
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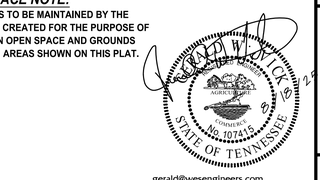

gerald@wesengineers.com

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www.wesengineers.com
ENGINEERS & SURVEYORS

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

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

REVISIONS	DATE

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

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

SD-2

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

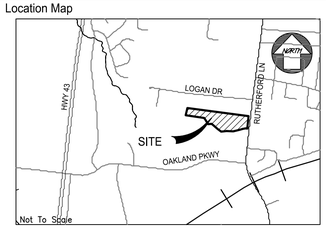
PLAYGROUND SHED PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Location Map



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ENGINEERS & SURVEYORS

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

DATE

REVISIONS

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

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

Job no. 24538
Scale:
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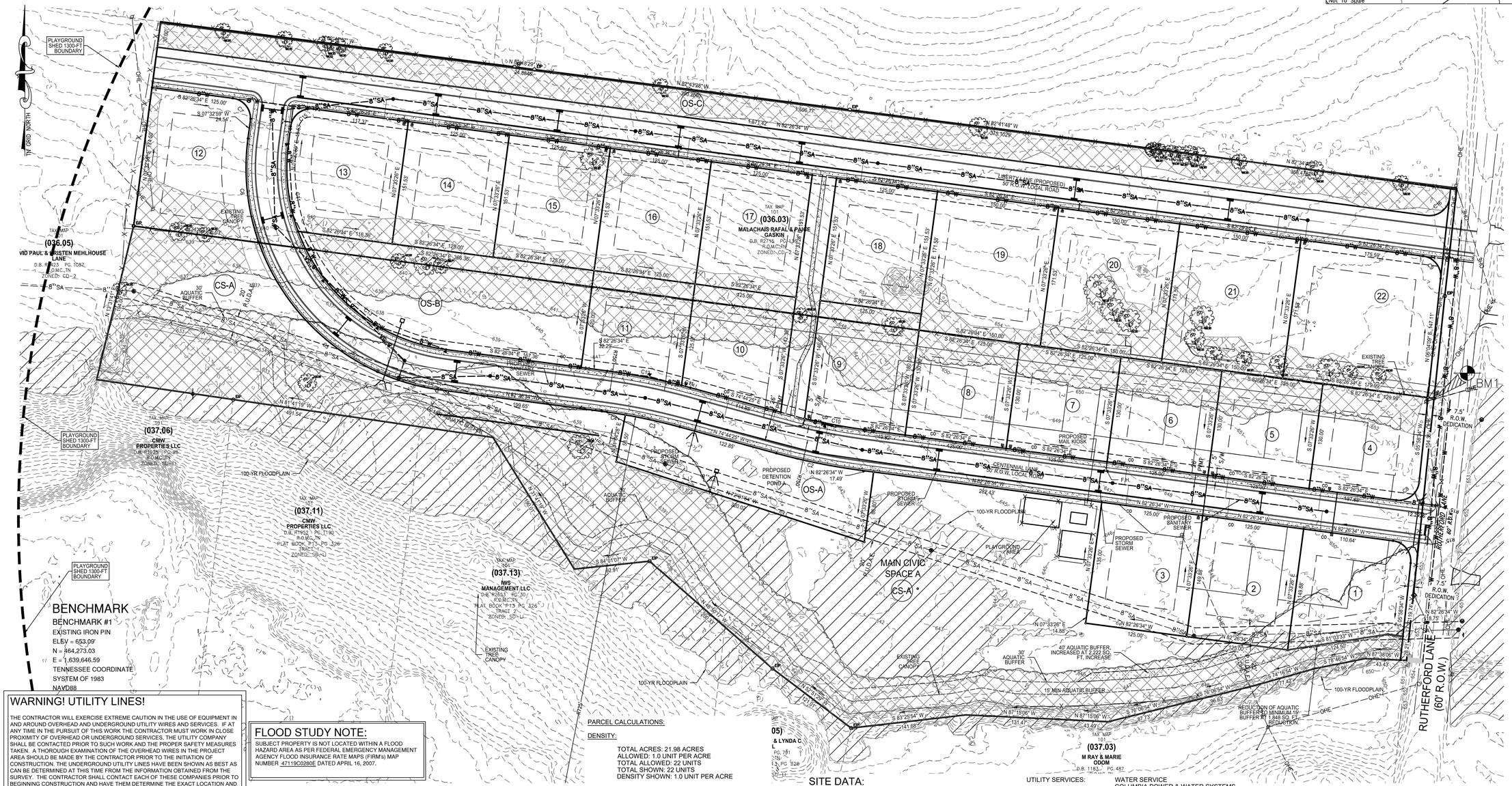
Horizontal:

SD-3



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	EXISTING	PROPOSED
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SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHE	OHE
FENCE		
GAS	GAS	GAS
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IPS
EXISTING IRON PIN	EIP	
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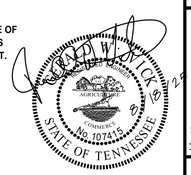

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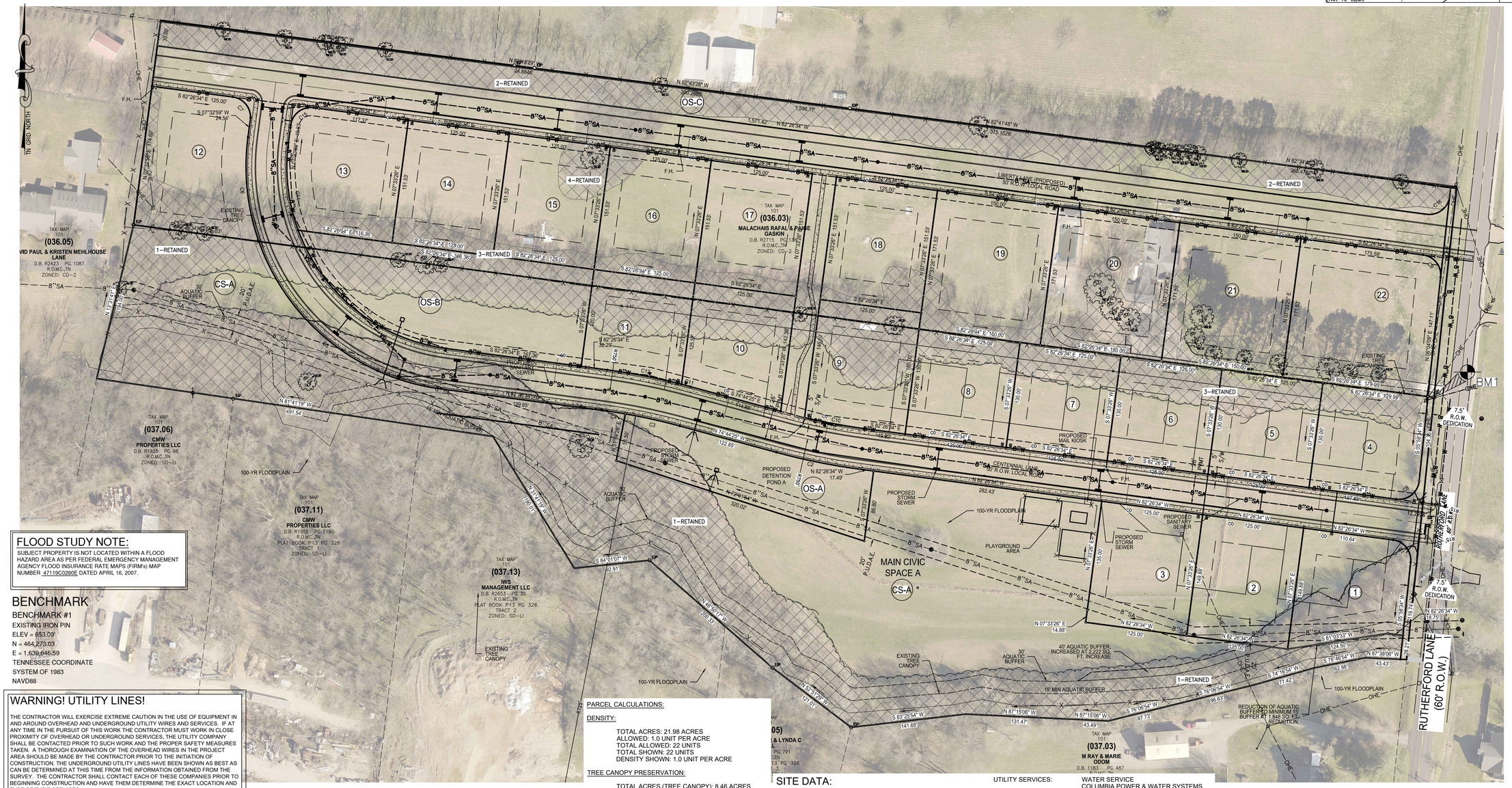
TREE CANOPY RETENTION PLAN



Location Map

Not To Scale

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NAVD88

WARNING! UTILITY LINES!

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

Tennessee811 Know what's below Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHE	OHE
FENCE		
GAS	G	G
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		(ST)
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)

CANOPY RETENTION TABLE

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

PARCEL CALCULATIONS:

DENSITY:

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

TREE CANOPY PRESERVATION:

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

CIVIC SPACES:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

SITE DATA:

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

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

SUBJECT PARCEL ZONING: CD-2

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

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

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

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

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

NOTES:

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

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GERALD W. WICKS JR. LICENSED PROFESSIONAL ENGINEER No. 107415 STATE OF TENNESSEE

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

© 2025

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

WES ENGINEERS & SURVEYORS

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

REVISIONS | DATE

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

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

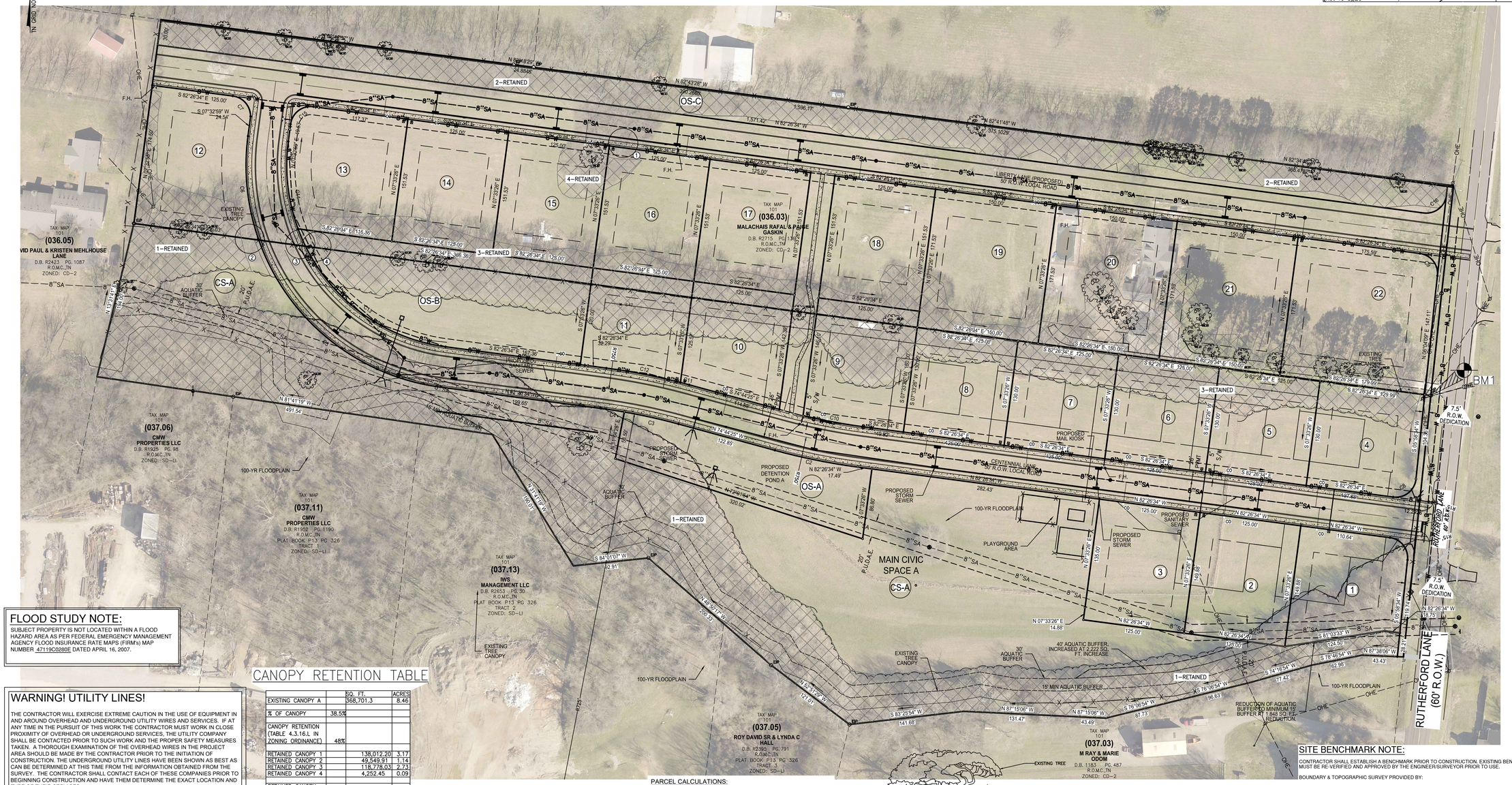
WOODWARD ESTATES

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

TR-1

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

TREE RESOURCE PROTECTION PLAN


TN STATE NORTH
TAX MAP 101 (036.05) DAVID PAUL & KRISTEN MEHLHOUSE LANE D.B. R2423 PG. 1087 R.O.M.C.,TN ZONED: CD-2
TAX MAP 101 (037.06) CMW PROPERTIES LLC D.B. R1925 PG. 95 R.O.M.C.,TN ZONED: SD-LI
TAX MAP 101 (037.11) CMW PROPERTIES LLC D.B. R1952 PG. 1190 R.O.M.C.,TN PLAT BOOK P13 PG 326 TRACT 1 ZONED: SD-LI
TAX MAP 101 (037.13) IWS MANAGEMENT LLC D.B. R2653 PG. 50 R.O.M.C.,TN PLAT BOOK P13 PG 326 TRACT 2 ZONED: SD-LI
TAX MAP 101 (037.05) ROY DAVID SR & LYNDA C HALL D.B. R2395 PG. 791 R.O.M.C.,TN PLAT BOOK P13 PG 326 TRACT 3 ZONED: SD-LI
TAX MAP 101 (037.03) M RAY & MARIE ODOM D.B. 1183 PG. 487 R.O.M.C.,TN ZONED: CD-2
TAX MAP 101 (036.03) MALACHAIS RAFAL & PAIGE GASKIN D.B. R2715 PG. 1361 R.O.M.C.,TN ZONED: CD-2
1-RETAINED
2-RETAINED
3-RETAINED
4-RETAINED
OS-A
OS-B
OS-C
CS-A
MAIN CIVIC SPACE A
LIBERTY LANE (PROPOSED) 50' R.O.W. LOCAL ROAD
CENTENNIAL LANE 50' R.O.W. LOCAL ROAD
RUTHERFORD LANE (60' R.O.W.)
PROPOSED DETENTION POND A
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED MAIL KIOSK
PLAYGROUND AREA
EXISTING TREE CANOPY
30' AQUATIC BUFFER
40' AQUATIC BUFFER, INCREASED AT 2,222 SQ. FT. INCREASE
15' MIN AQUATIC BUFFER
REDUCTION OF AQUATIC BUFFER TO MINIMUM 15' BUFFER AT 1,848 SQ FT. REDUCTION.
100-YR FLOODPLAIN
20' P.U.D.A.E.
7.5' R.O.W. DEDICATION
BM1
S 82°26'34" E 125.00'
N 82°26'34" W 1,571.42'
N 82°43'28" W 396.08'
N 82°41'48" W 375.10'
N 82°34'39" W 365.47'
N 81°41'15" W 491.54'
N 74°44'25" W 122.85'
N 84°01'07" W 92.91'
N 48°30'17" W 230.43'
N 87°15'06" W 131.47'
S 83°25'54" W 141.85'
S 74°44'25" E 447.29'
S 82°29'34" E 150.00'
S 82°29'34" E 175.99'
S 81°03'33" W 124.50'
S 76°48'54" W 62.95'
S 74°18'54" W 17.42'
S 76°06'54" W 96.63'
S 76°06'54" W 87.13'
N 87°38'06" W 43.43'
N 82°26'34" W 18.75'
S 05°36'54" W 10.74'
S 05°36'54" W 15.43'
N 06°10'06" E 147.11'
N 07°33'26" E 151.53'
N 07°33'26" E 171.53'
N 07°33'26" E 14.88'
S 07°33'26" W 130.00'
S 07°33'26" W 135.00'
S 07°33'26" W 88.89'
N 07°33'26" E 135.00'
N 07°33'26" E 148.88'
S 07°32'59" W 24.54'
N 88°19'22" W 24.88'
S 82°26'34" E 116.36'
S 82°26'34" E 386.36'
S 82°26'34" E 175.99'
S 82°26'34" E 110.64'
S 82°26'34" E 122.85'
N 82°26'34" W 262.43'
N 82°26'34" W 125.00'
N 82°26'34" W 150.00'
N 82°26'34" W 125.00'
N 82°26'34" W 125.00'
N 82°26'34" W 125

August 11, 2025

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

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

Dear Mr. Vick:

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

The proposed development consists of 11 single family units designated as the second phase of a 2-phase residential development. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

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

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

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

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

- Upon payment of Impact Fees & Meter Fees and Construction Drawing approval by CPWS, applicant may schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
    - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	10	$540	$5,400
Current Impact Fee for ¾" Service Meter	10	$5,500	$55,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$60,400**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

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

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

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Woodward Estates

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

General

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

Lots and Land-Use

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

Structures

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

CITY OF COLUMBIA TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

CITY OF
COLUMBIA
TENNESSEE

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

PUD Specific Items

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

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

Checklist Completed By:

Print Name	Signature	Date

August 18, 2025

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

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

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

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

ATTACHMENTS: Preliminary Plat, Site Development Plan

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

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

2486 Nashville Hwy | Columbia, Tennessee 38401 | Phone: 931.388.2329 | Fax: 931.548.2013 | www.wesengineers.com

2008 S Main Street

Project #:	25-0306	Location:	Map 100M Parcel N 002.00
Applicant:	Darryl Todd Shirk	Case Type(s):	Preliminary Plat/Final Plat
Staff Planner:	Robert Archibald, Principal Planner	Proposed Use:	Commercial

PROJECT SUMMARY

The applicant requests approval of a Preliminary Plat and Final Plat for the creation and dedication of a proposed sewer line easement and abandonment of an existing easement associated with the construction of a new commercial building.

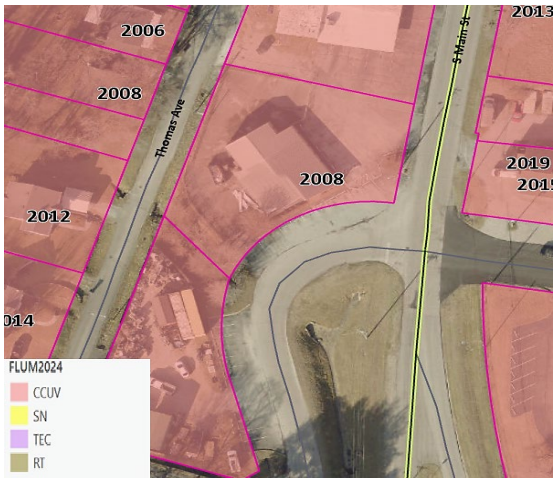
- The development is subject to the current Zoning Ordinance and CD-4C District Standards.
- The DRC reviewed this proposal at its September 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

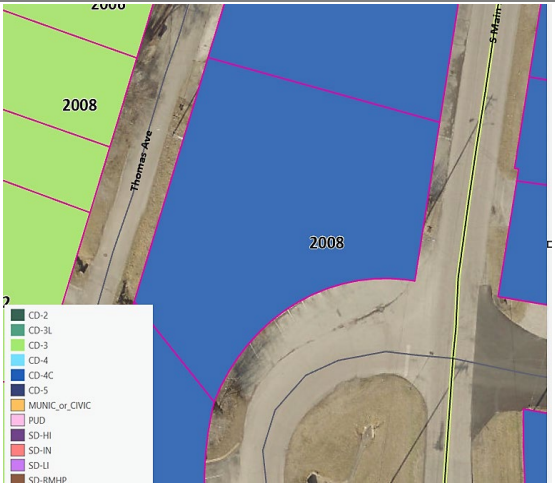
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C	Vacant	Infrastructure for Development	+/-0.43 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-4C	Vacant/Developing
North	City Center Urban Village	CD-4C	Commercial
South	City Center Urban Village	CD-4C	Commercial
East	City Center Urban Village	CD-4C	Commercial
West	City Center Urban Village	CD-3	Single-family

The subject site is a single lot redevelopment parcel surrounded by a mix of existing commercial and residential properties. The property is bounded on the north, south, and east by existing commercial businesses. Existing single-family residential property borders the site on the west. This property is an existing lot of record that is being proposed to be redeveloped for commercial use.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Preliminary Plat.

- The proposed structure conforms to the setbacks and other bulk standards of the CD-4C District Standards.
- CD-4C Architectural standards will be applied at the time of building permit, if approved.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its September 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed, and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Preliminary Plats and Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.2 and § 2.3** of the Subdivision Regulations.

Section **2.2.6** of the Subdivision Regulations establishes review criteria for approval of a Preliminary Plat.

Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:

A. *Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts.*

B. *Whether the proposed Preliminary Plat is consistent with the standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and,*

C. *Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

Section **2.3.6** of the Subdivision Regulations establishes review criteria for approval of Final Plats.

A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:

1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;

2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and

3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

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

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- W — WATER LINE
- SAN — SANITARY SEWER
- OHW — OVERHEAD WIRES
- X — CHAIN LINK FENCE
- STORM DRAIN
- IRF — IRON ROD FOUND
- CRF — CAPPED REBAR FOUND
- PKF — PK NAIL FOUND
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- SIGN
- ELECTRICAL BOX
- FIBER OPTIC BOX
- WM — WATER METER
- WV — WATER VALVE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- FDC — FIRE DEPT. CONNECTION
- DRAINAGE INLET
- SANITARY MANHOLE
- CO San — SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT # R2982 PG 370 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

CERTIFICATE OF APPROVAL 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

T.S.P.C.S.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF 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

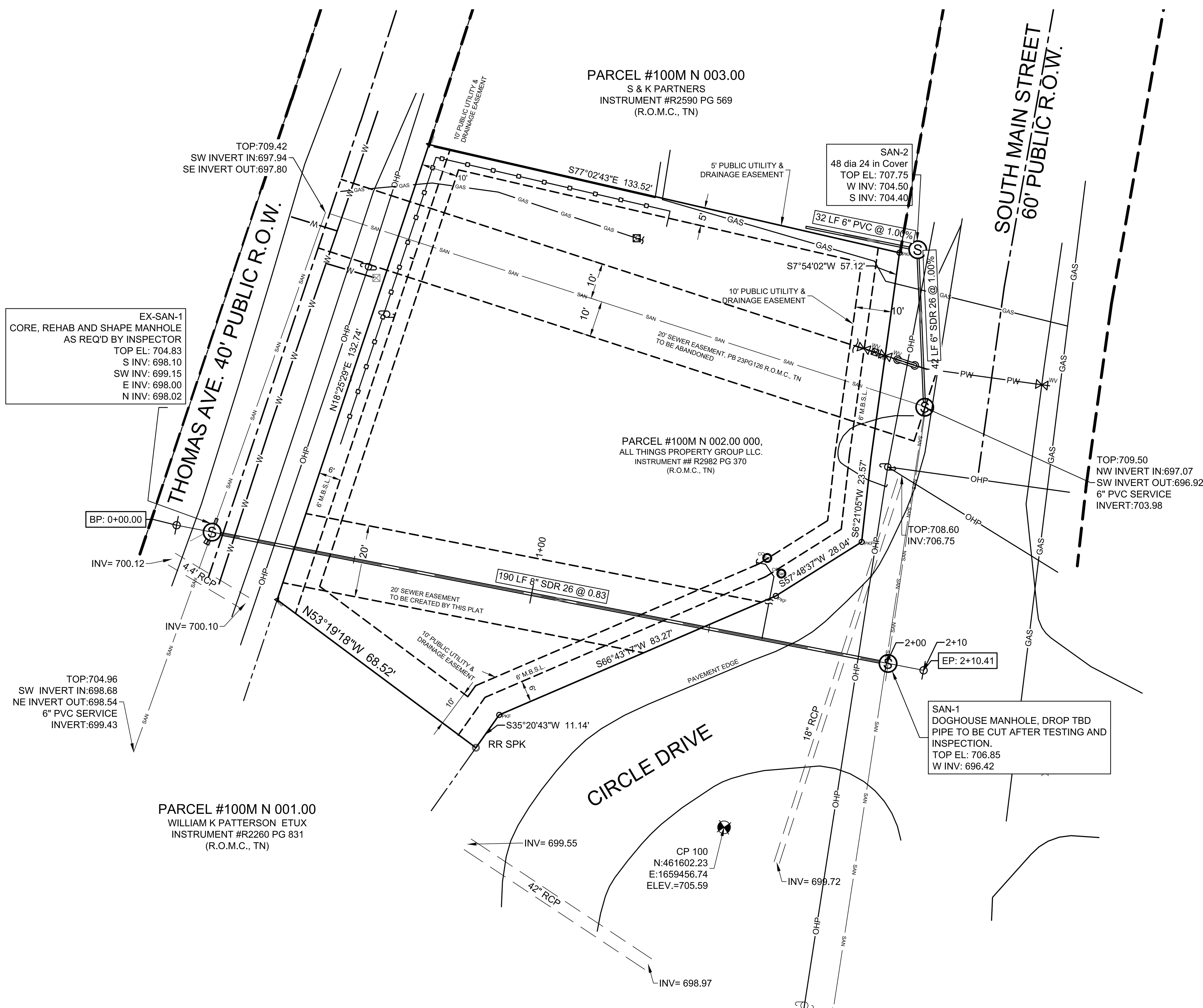
CERTIFICATE OF SANITARY SEWER SYSTEM

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



VICINITY MAP



0 40 80 Feet

SCALE: 1" = 20'

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

DEED REFERENCE

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

PLAT REFERENCE

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

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO IS TO CREATE AND DEDICATE A PROPOSED SEWER LINE EASEMENT AND ABANDON AN EXISTING EASEMENT ASSOCIATED WITH THE CONSTRUCTION OF NEW COMMERCIAL BUILDING.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF THE SOUTHERNMOST LOT AS SHOWN ON IN PLAT BOOK 23 PAGE 126 IN THE R.O.R.C.,TN.
3. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED AS PER FEMA FLOOD MAP 47119C0285E WITH AN EFFECTIVE DATE ON 4/16/2007 . ZONE "X" UNSHADED IS DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOODPLAIN.
4. PROPERTIES CURRENTLY ZONED: CD-4C (GENERAL URBAN CORRIDOR)
   FRONT SETBACK 6' MIN, 40' MAX PRINCIPAL,
   20' FOR ACCESSORY BLD.
   6' SECONDARY FRONTAGE
   SIDE LINE SETBACK 0'
   5' ACCESSORY BLD.
   REAR SETBACK 3' MIN
   15' MIN FROM CENTERLINE OF REAR ALLEY
   5' MIN IF GARAGE DOOR FACES REAR ALLEY
5. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT 10' IN WIDTH ON THE FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS UNLESS OTHERWISE SHOWN.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
7. THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2018 EDITION.
8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
9. THE PROPERTY HEREON IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
10. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
11. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
12. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
13. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
14. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 11/30/2024 UTILIZING TRIMBLE R12 AND R12i DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A GREATER THAN 2 HOUR STATIC OBSERVATION AN OPUS POST-PROCESSING SOLUTION WITH AN OVERALL RMS VALUE OF 0.017(m), HORIZONTAL NETWORK ACCURACY ERROR DOES NOT EXCEED 0.02', VERTICAL ACCURACY ERROR DOES NOT EXCEED 0.03', REFERENCED TO THE NORTH AMERICAN DATUM OF 1983,NAVD 83 (2011) (EPOCH) (2010.) GEOID 18, FOR ON-SITE CONTROL POINT.
15. THE SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT FOR THE PARCELS SHOWN HEREON AND ARE THEREFOR SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS AND /OR EASEMENTS EITHER BY RECORD AND/OR PRESCRIPTION, OR ANY OTHER FACTS THAT AN ACCURATE AND COMPLETE TITLE SEARCH MAY REVEAL.
16. THE NETWORK ACCURACY VALUES REPRESENT THE UNCERTAINTY IN THE COORDINATES WITH RESPECT TO THE GEODETIC DATUM AT THE 95-PERCENT CONFIDENCE LEVEL.
17. THE PROPERTY HEREON IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA STREET CUT ORDINANCE AND GUIDELINES FOR STREET CUT REPAIRS.
18. THE PROPERTY HEREON IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS.
19. OWNER INFORMATION IS AS FOLLOWS:
   ALL THINGS ENTERPRISES, C/O STEVE ANDREWS
   PHONE 615.500.6407
   2479 GOOSE CREEK BYPASS
   FRANKLIN, TN 37064
   ALLTHINGSENTCOM.WORDPRESS.COM

SURVEYOR'S CERTIFICATION:

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

William T. Meagher 9/09/2025

WILLIAM T. MEAGHER, TN RLS #3137
WILLIAM.MEAGHER@GSEENG.COM

ALL THINGS ENTERPRISES
2479 GOOSE CREEK BYPASS
FRANKLIN, TN 37064

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
A	9/09/25	ISSUED FOR FINAL RECORDING	WTM	SHS	WTM

SHEET 1 OF 1

www.GSEeng.com
GSE
Gulf States Engineering, Inc.
Gulfport Mobile Nashville
176 Thompson LN., Suite 200
Nashville, TN 37211
(T)615-933-7888 (F)615-829-8491

SEAL
WILLIAM T. B. MEAGHER, REGISTERED LAND SURVEYOR, STATE OF TENNESSEE, 3137
9/9/2025

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

DRAWN:	CHECKED:	APPROVED:
WTM	SHS	WTM

DATE:	SCALE:
9/9/25	1" = 20'

DRAWING NUMBER:	REVISION
TNE240061 V1.0	A

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

LEGEND:

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

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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

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NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF COMPLIANCE

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CITY ENGINEER DATE
COLUMBIA, TENNESSEE

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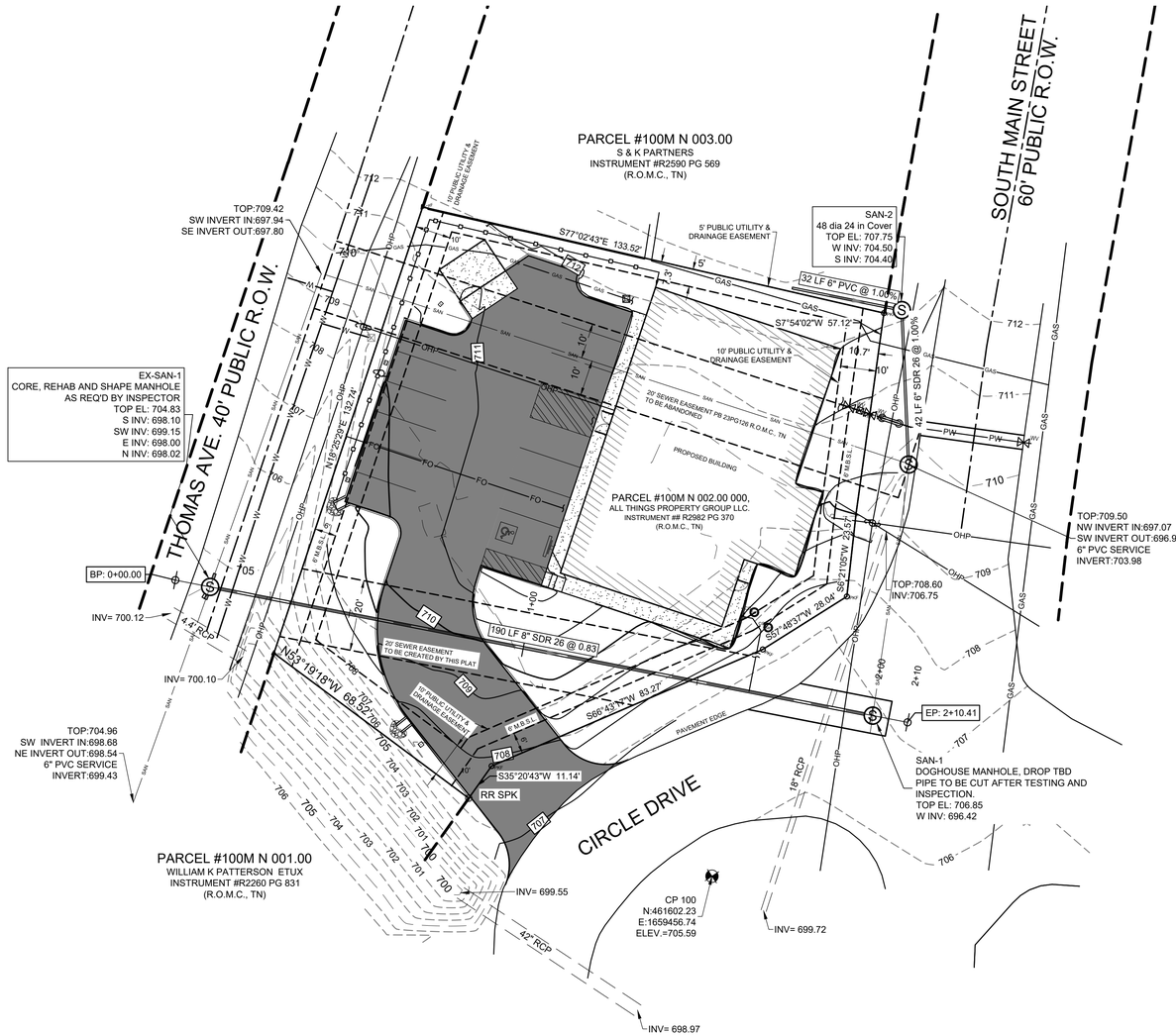
DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE



SCALE: 1" = 20'

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

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

T.S.P.C.S.



VICINITY MAP COLUMBIA, TENNESSEE

DEED REFERENCE

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

PLAT REFERENCE

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19. OWNER INFORMATION IS AS FOLLOWS:
    ALL THINGS ENTERPRISES, C/O STEVE ANDREWS
    PHONE 615.500.6407
    2479 GOOSE CREEK BYPASS
    FRANKLIN, TN 37064
    ALLTHINGSENTCOM.WORDPRESS.COM

SURVEYOR'S CERTIFICATION:

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

William T. Meagher 9/09/2025

WILLIAM T. MEAGHER, TN RLS #3137
WILLIAM.MEAGHER@GSEENG.COM

ALL THINGS ENTERPRISES
2479 GOOSE CREEK BYPASS
FRANKLIN, TN 37064

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
A	9/9/25	ISSUED FOR REVIEW	WTM	SHS	WTM

SHEET 1 OF 1

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

SEAL

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

DRAWN	CHECKED	APPROVED
WTM	SHS	WTM

DATE:	SCALE:
9/09/25	1" = 20'

DRAWING NUMBER: TNE240061 V1.0 REVISION: A

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



VICINITY MAP
SCALE: 1" = 500'

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

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

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

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

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

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

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

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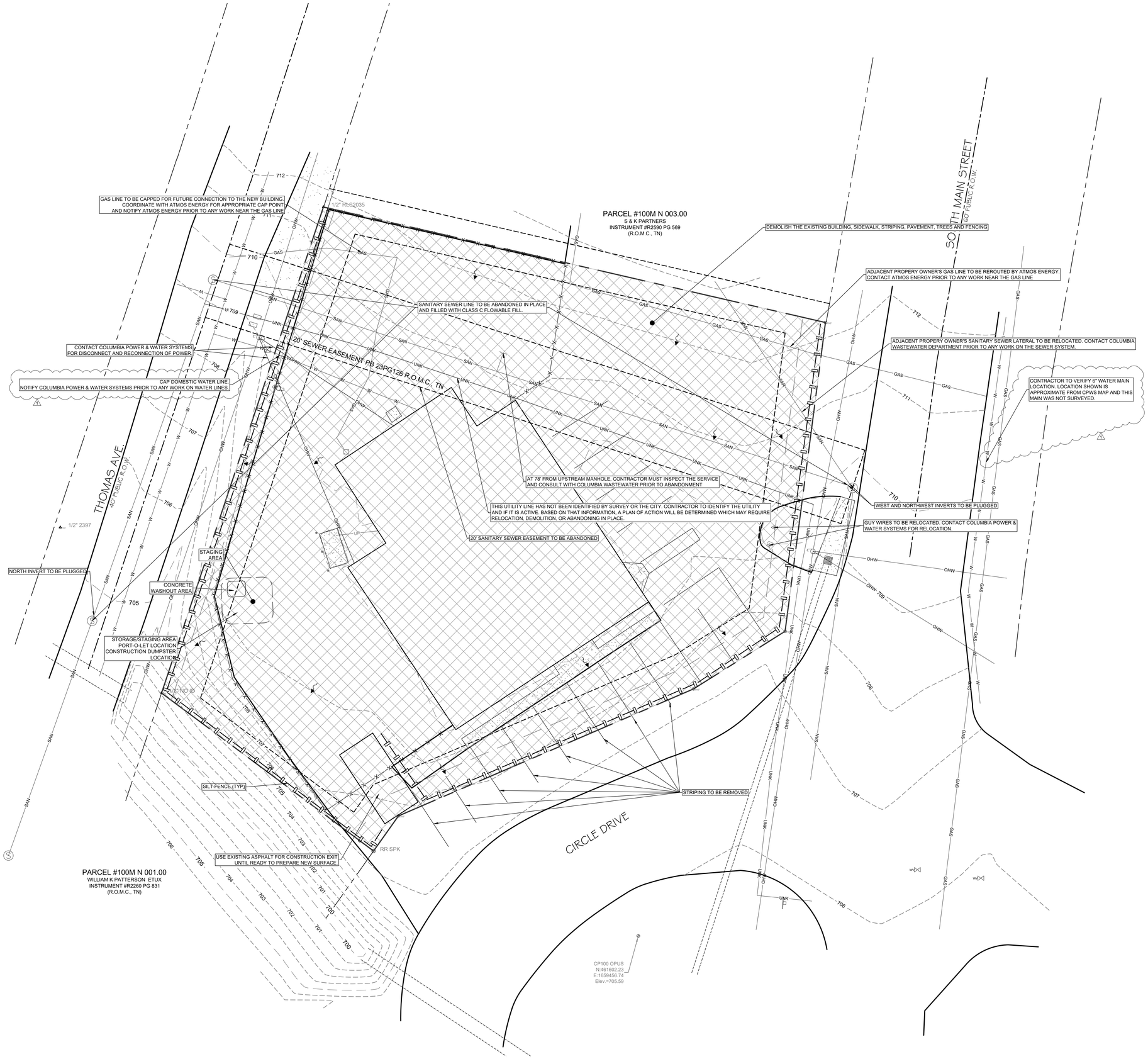
GSE Gulf States Engineering, Inc.
Gulfport Mobile Nashville
176 Thompson Ln, Ste 200, Nashville, TN
(T)615-933-7888 (F)615-829-8491

SEAL
DENVIL TODD SHIRK
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

THE WASH HOUSE
CIVIL
COVER SHEET

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



0 10 20 Feet

SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- W — WATER LINE
- SAN — SANITARY SEWER
- OHW — OVERHEAD WIRES
- X — X — CHAIN LINK FENCE
- STORM DRAIN
- 45' — EX. INDEX CONTOUR
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- SIGN
- E ELECTRICAL BOX
- F FIBER OPTIC BOX
- WM WATER METER
- WV WATER VALVE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- DRAINAGE INLET
- S SANITARY MANHOLE
- SC SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

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

EROSION CONTROL LEGEND:

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

DISTURBED ACREAGE:

0.43 ACRES (18,847 SF.)

DEMOLITION NOTES:

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

CONSTRUCTION PHASE SEQUENCE:

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

PHASE TWO
-GRADE TO ROUGH GRADES

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

PHASE FOUR
-REMOVE BMP MEASURES

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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SEAL

DARYL TODD SHAW
REGISTERED
PROFESSIONAL
ENGINEER
No. 125705
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
EXISTING CONDITIONS, DEMOLITION
EROSION & SEDIMENTATION CONTROL PLAN

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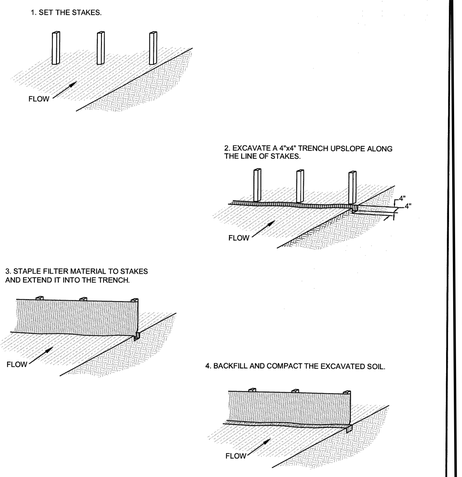


CONSTRUCTION OF A FILTER BARRIER

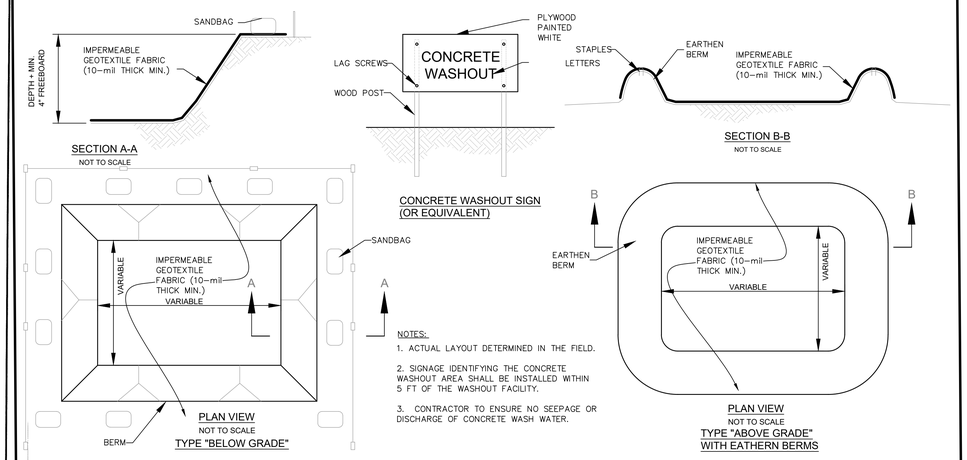
SILTATION FENCE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMBM 21101

STANDARD SEWER DETAIL NO: S24

SILT FENCE DETAIL N.T.S. | 1



NOTES:

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

CONCRETE WASHOUT N.T.S. | 2

DISTURBED ACREAGE:

0.43 ACRES (18,847 SF.)

EROSION CONTROL NOTES:

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

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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GULFPORT MOBILE NASHVILLE
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SEAL

DARRYL TODD SHIRLEY — REGISTERED ENGINEER — STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

DRAWN:	CHECKED:	APPROVED:
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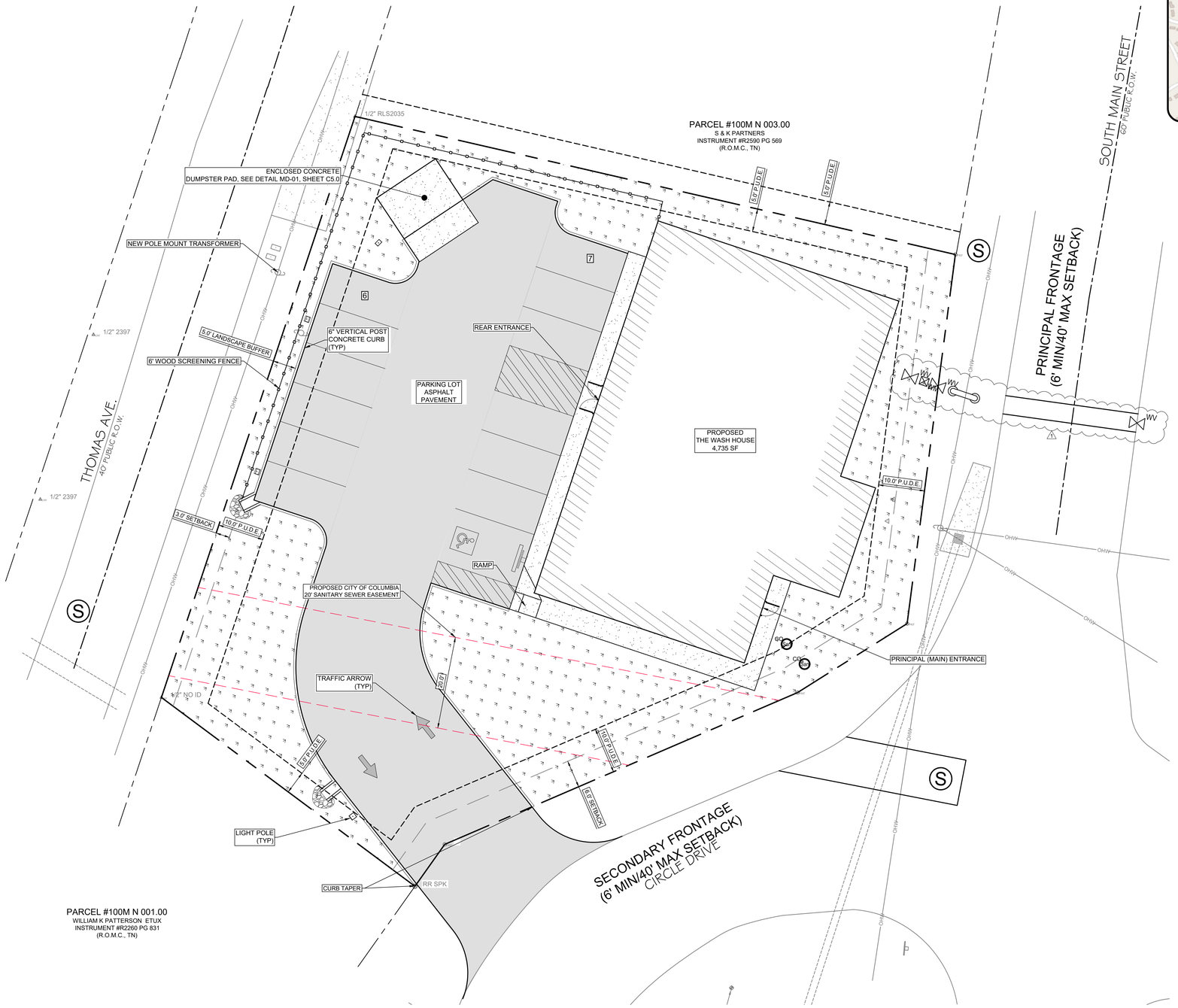



VICINITY MAP
SCALE: 1" = 500'

0 10 20 Feet
SCALE: 1" = 10'

LEGEND:

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- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

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

DESCRIPTION:
DEED REFERENCE

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

PLAT REFERENCE

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

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

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

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

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

Zoning Source: COLUMBIA, TN, ZONING WEBSITE

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

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

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

NOTE:
SEE HORIZONTAL CONTROL PLAN FOR ALL DIMENSIONS

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SEAL
DARRELL TODD SHAW
REGISTERED PROFESSIONAL ENGINEER
NUMBER 127113
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
SITE PLAN

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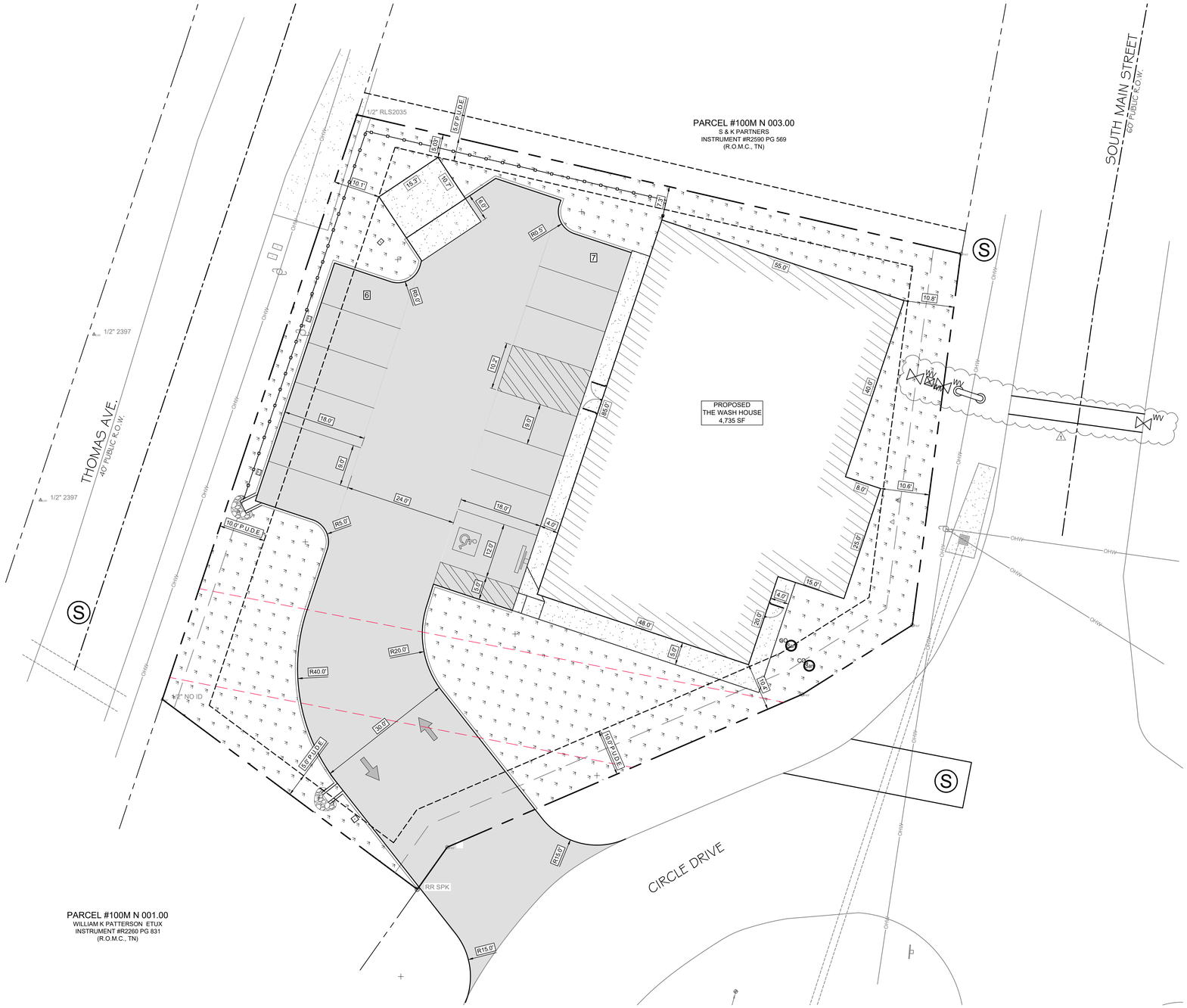

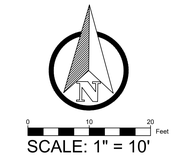

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- CO — SANITARY CLEANOUT
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- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

NOTE:
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CONSTRUCTION NOTES:

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

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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SEAL

DARRYL TODD SHIRK
REGISTERED ENGINEER
AUGUST 12, 1975
COMMERCE
No. 123-0-2525
STATE OF TENNESSEE

TITLE:

THE WASH HOUSE

CIVIL
HORIZONTAL CONTROL PLAN

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS

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

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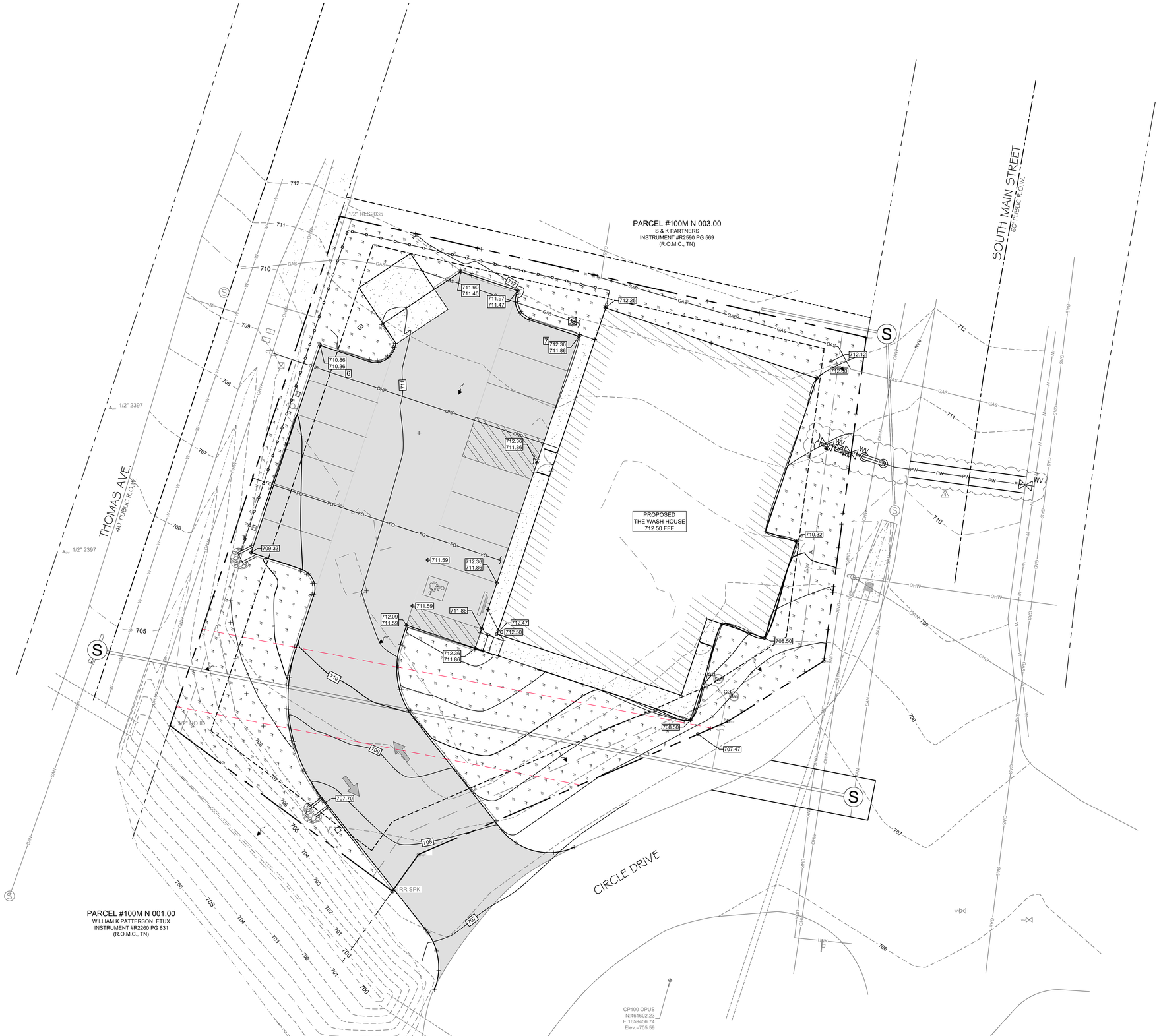

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DRAINAGE CALCULATIONS

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

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

CONSTRUCTION NOTES:

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

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SEAL

DANIEL TODD SHAW
REGISTERED ENGINEER
NUMBER 121313
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
SITE GRADING & DRAINAGE PLAN

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C3.0	1	

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

SCALE: 1" = 10'

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- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

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

PARCEL #100M N 003.00
S & K PARTNERS
INSTRUMENT #R2590 PG 569
(R.O.M.C., TN)

1/2" RLS2035

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

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

32 LF 6" SDR 26 @ 1.00%

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

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

COORDINATE WITH ATMOS GAS TO RELOCATE GAS SERVICE LINE

2" COVERED BACKFLOW PREVENTER SEE DETAIL SHEET C5.2

2" GATE VALVE

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

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

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

2" DOMESTIC WATER SERVICE

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

42 LF 6" SDR 26 @ 1.00%

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

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

1/2" 2397

1/2" 2397

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

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

BP: 0+00.00

0+00

1+00

2+00

1/2" NO ID

190 LF 8" SDR 26 @ 0.83%

SANITARY SEWER STUB OUT
INV.=704.00

45° BEND
INV.=703.97

45° BEND
INV.=703.93

SERVICE REMAINDER INSTALLED AFTER BUILDING PERMIT APPROVAL

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

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

SAN-1
DOGHOUSE MANHOLE, DROP TBD
PIPE TO BE CUT AFTER TESTING AND INSPECTION
TOP EL.:706.85
W INV: 696.42

EP: 2+10.41

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

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

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

8" LATERAL CONNECTION TO NEW 8" SEWER MAIN

RR SPK

CIRCLE DRIVE

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

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

CONSTRUCTION NOTES:

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

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

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
2	09/15/25	REVISED PER DEV. REVIEW COMMENTS	THK	DTS	DTS
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
0	04/02/25	ISSUED FOR PERMIT	THK	DTS	DTS

ISSUED FOR PERMIT

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

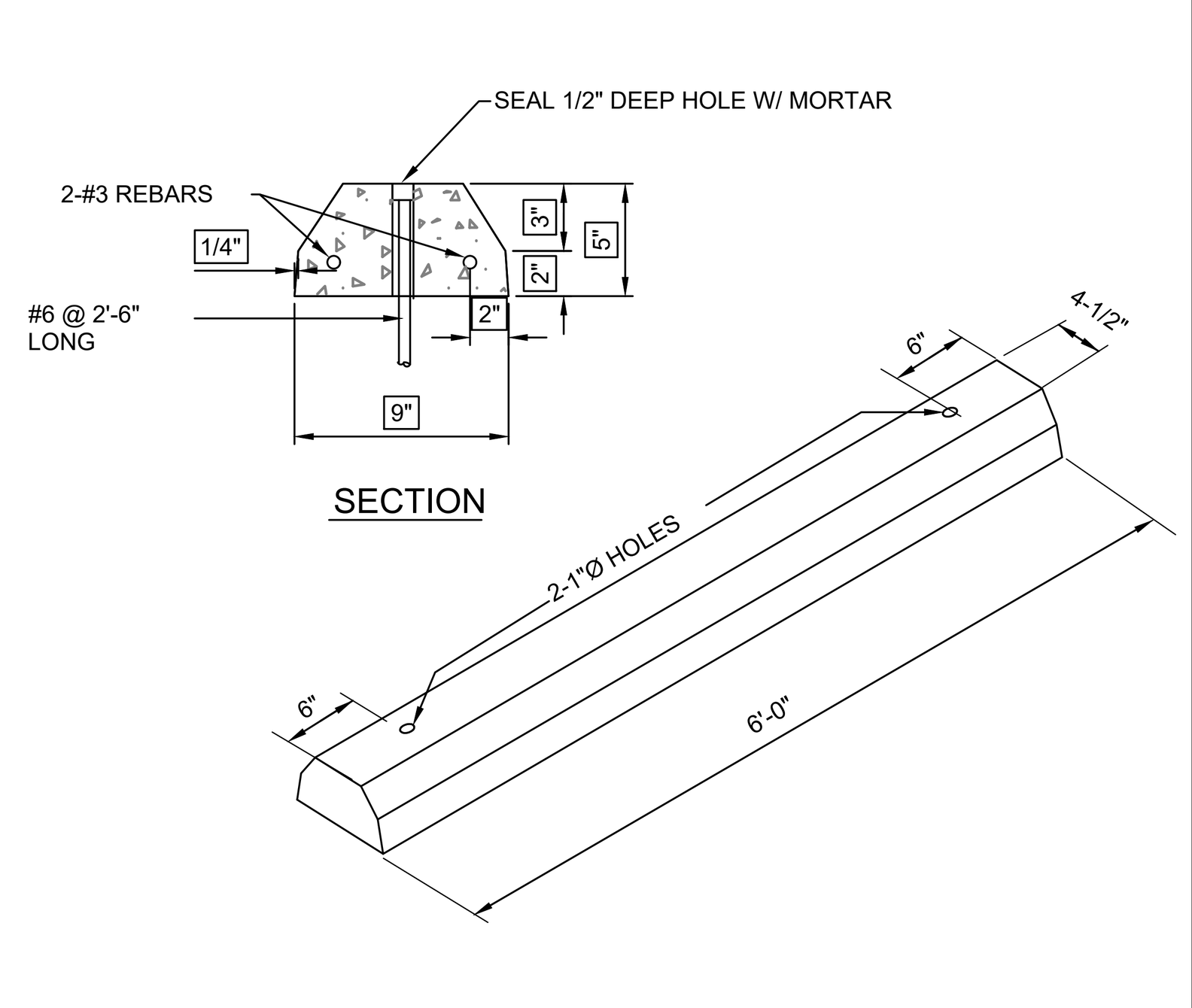
SEAL

DEREK TODD MILK — REGISTERED ENGINEER — AGRICULTURAL & BIOSYSTEMS — 121615 — STATE OF TENNESSEE

THE WASH HOUSE

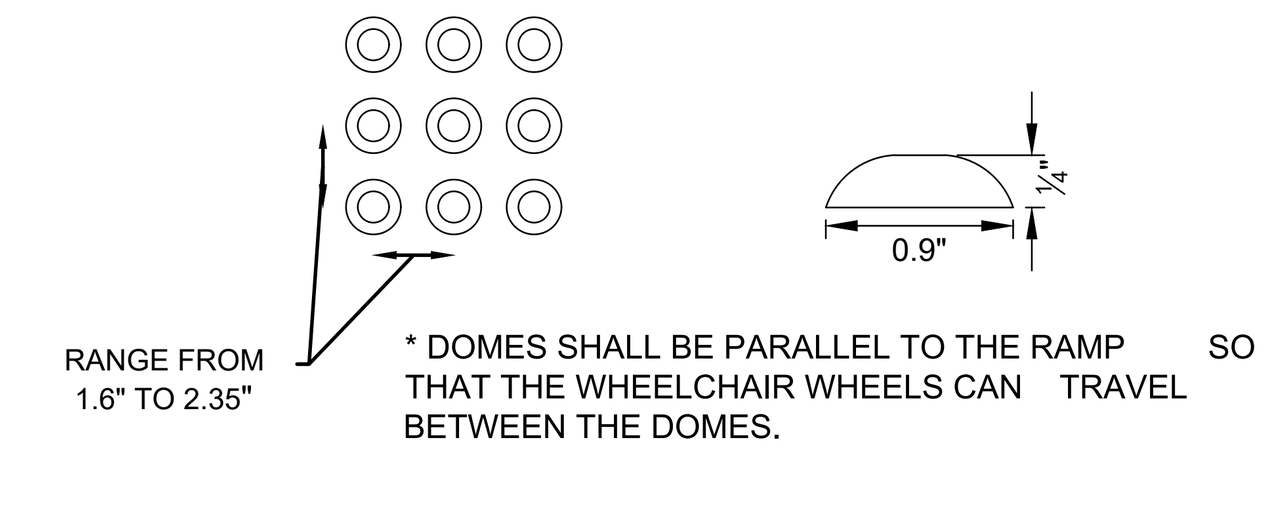
CIVIL
SITE UTILITIES PLAN

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS
DATE:		SCALE:
01/28/25		1" = 10'
DRAWING NUMBER:		REVISION
C4.0		2



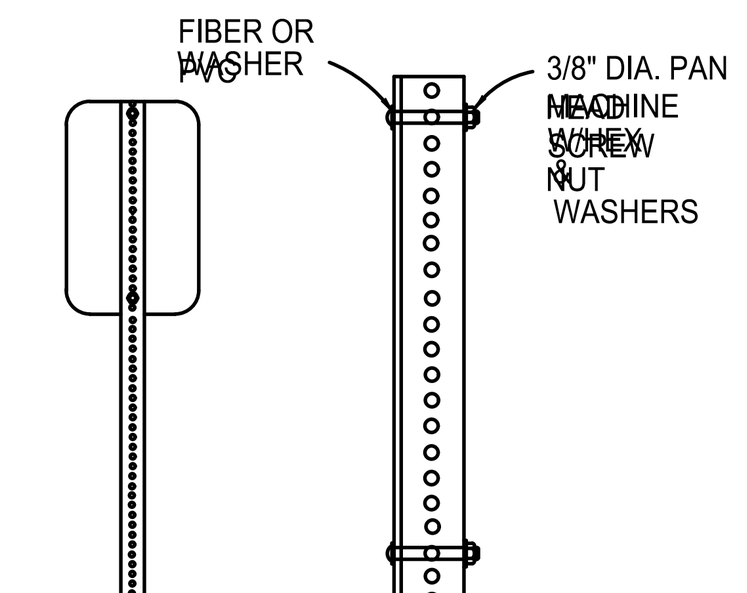
TYPICAL PARKING WHEELSTOP 1
N.T.S.

NOTE:
DETECTABLE WARNING (TRUNCATED DOMES) SHALL EXTEND THE FULL WIDTH MIN. 36" DEEP THE CURB RAMP

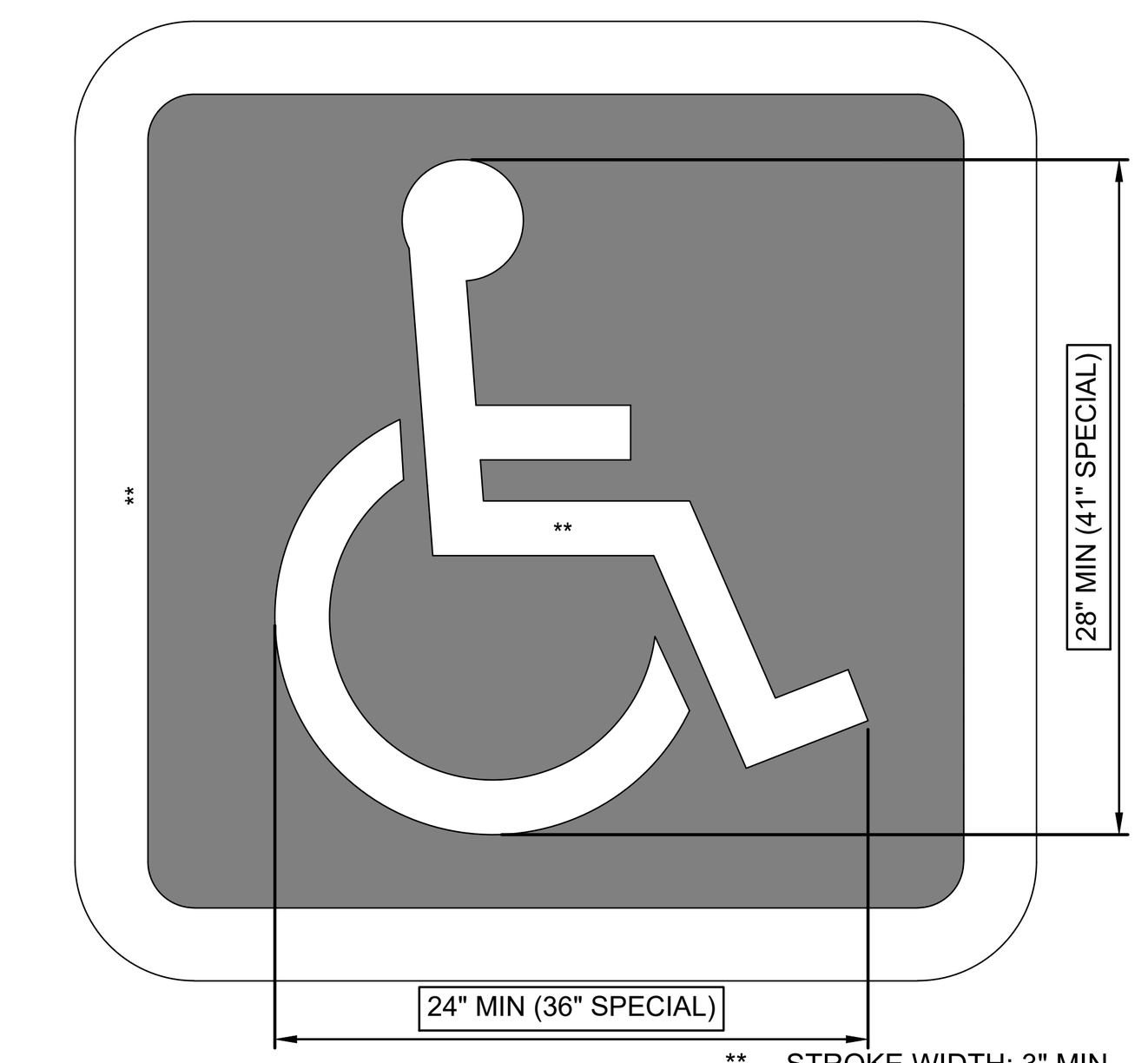


* DOMES SHALL BE PARALLEL TO THE RAMP SO THAT THE WHEELCHAIR WHEELS CAN TRAVEL BETWEEN THE DOMES.

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

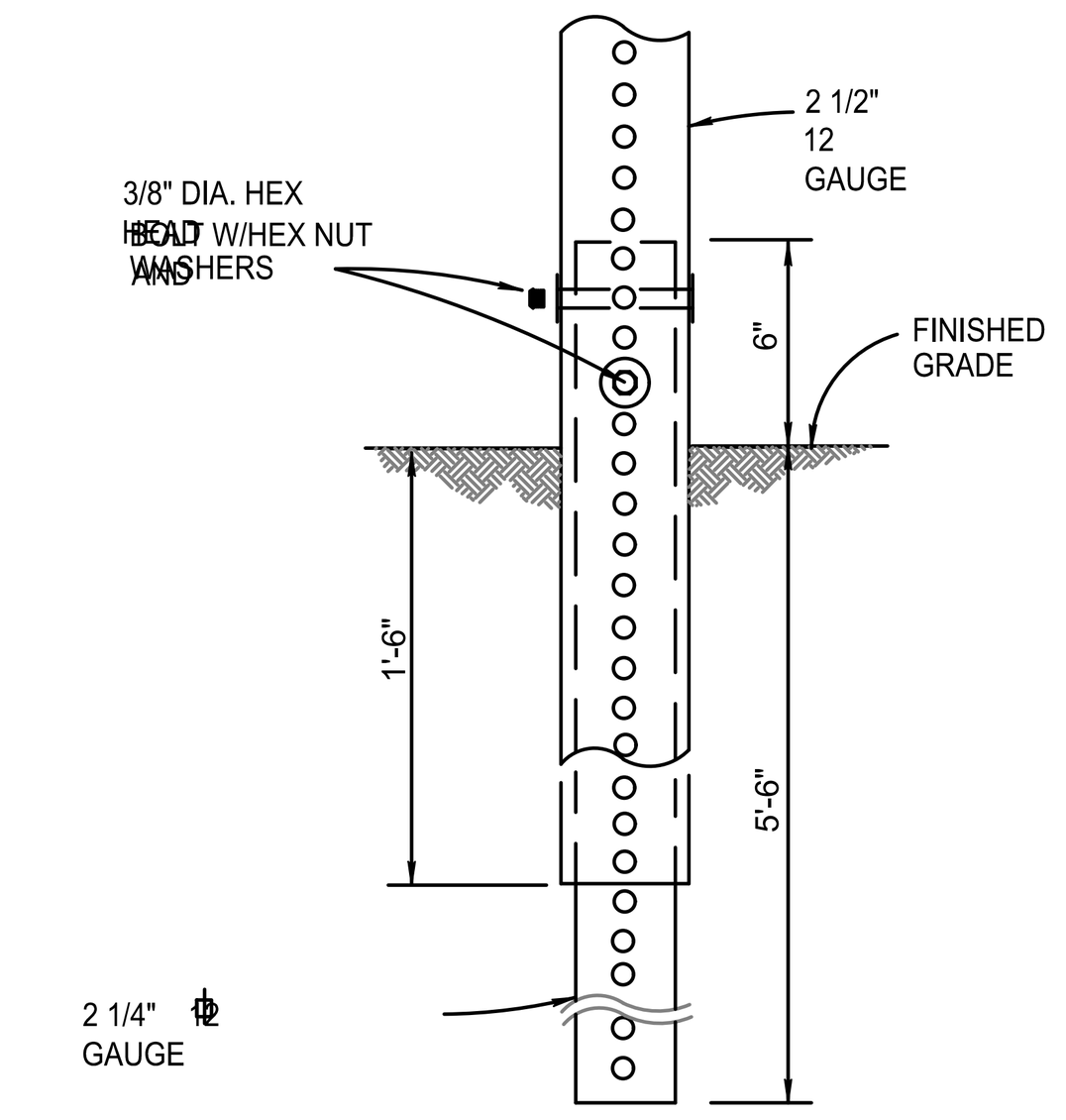


SIGN PANEL ATTACHMENT 3
N.T.S.

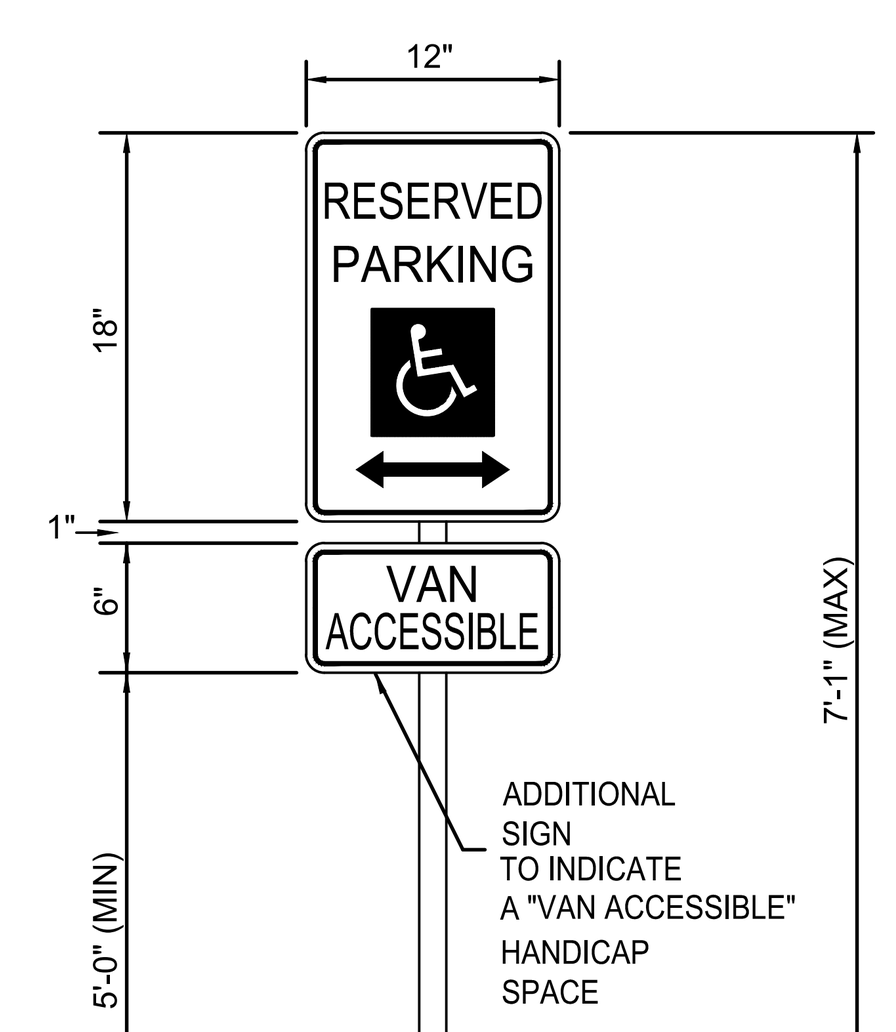


** STROKE WIDTH: 3" MIN (4" SPECIAL)

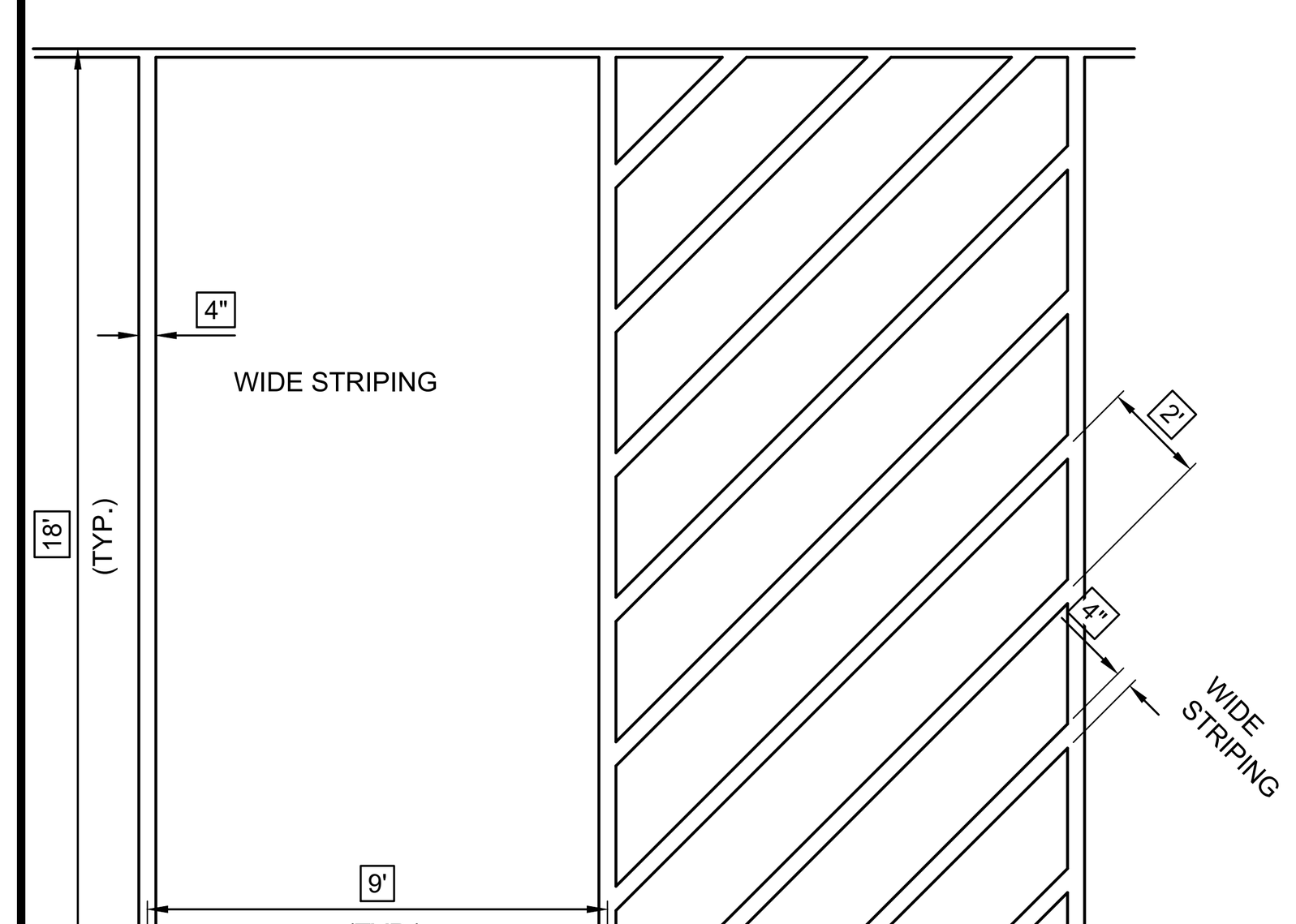
HANDICAP PARKING SYMBOL 4
N.T.S.



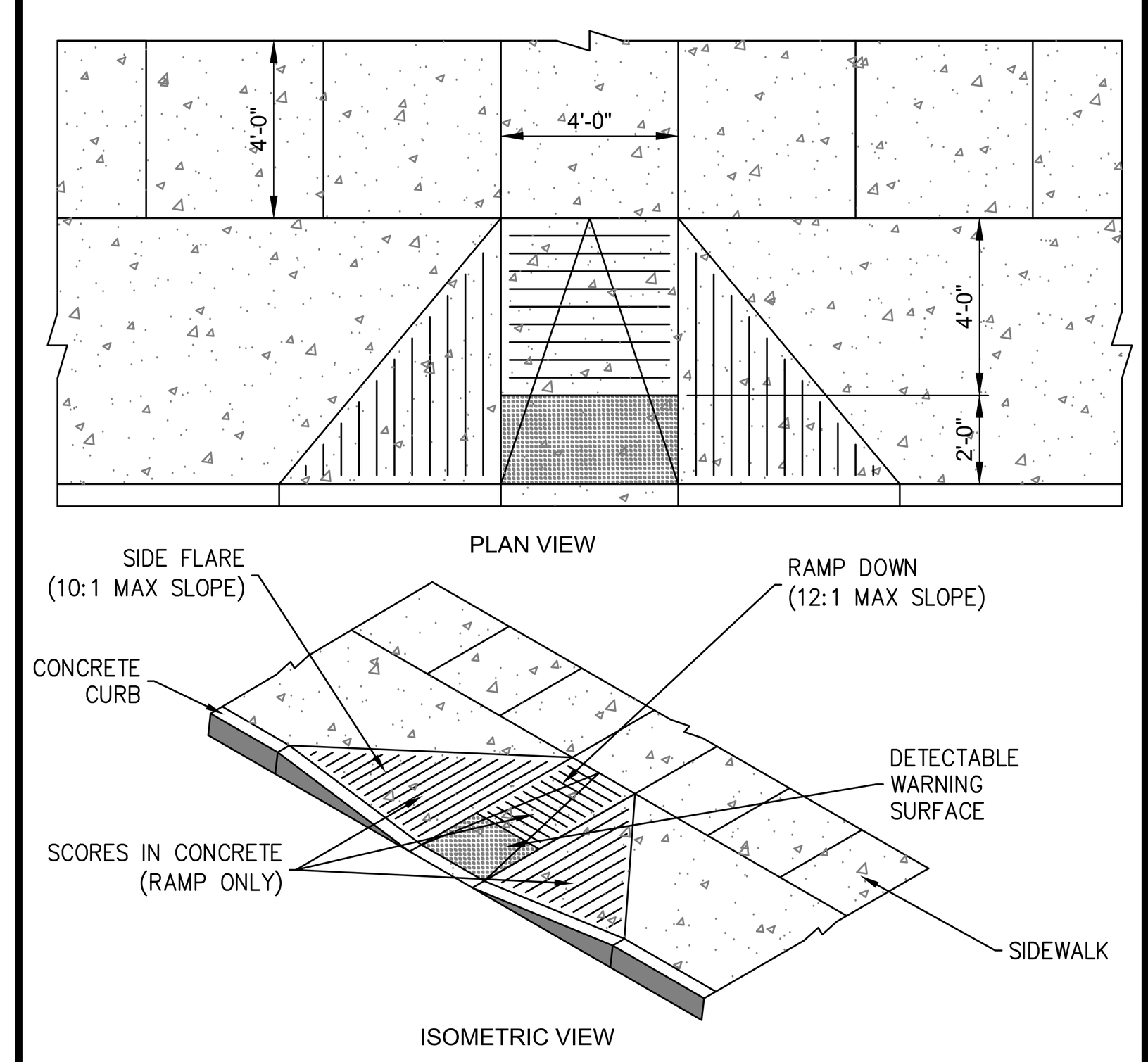
BREAK-AWAY [SIGN] DETAIL 5
N.T.S.



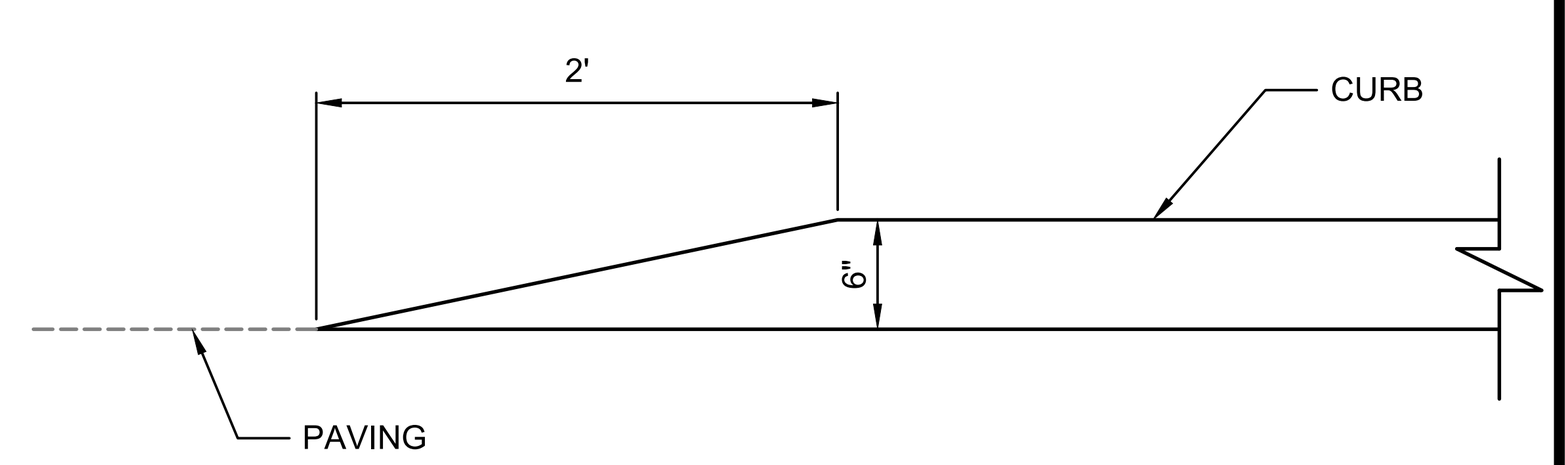
HANDICAP SIGN 6
N.T.S.



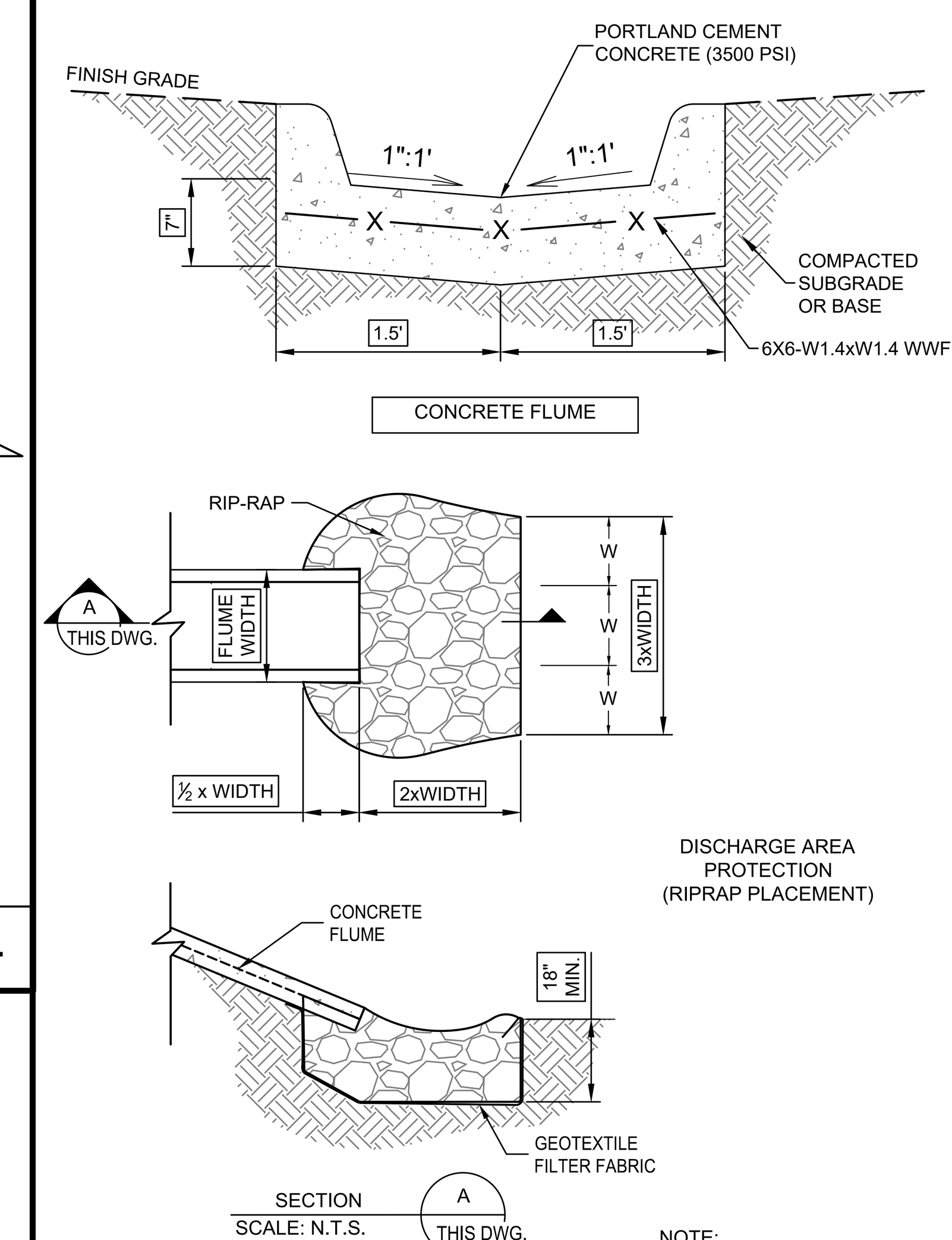
TYPICAL PARKING STRIPING 7
1/4" = 1'



SIDEWALK HANDICAP RAMP (PERPENDICULAR) 8
SCALE: NTS

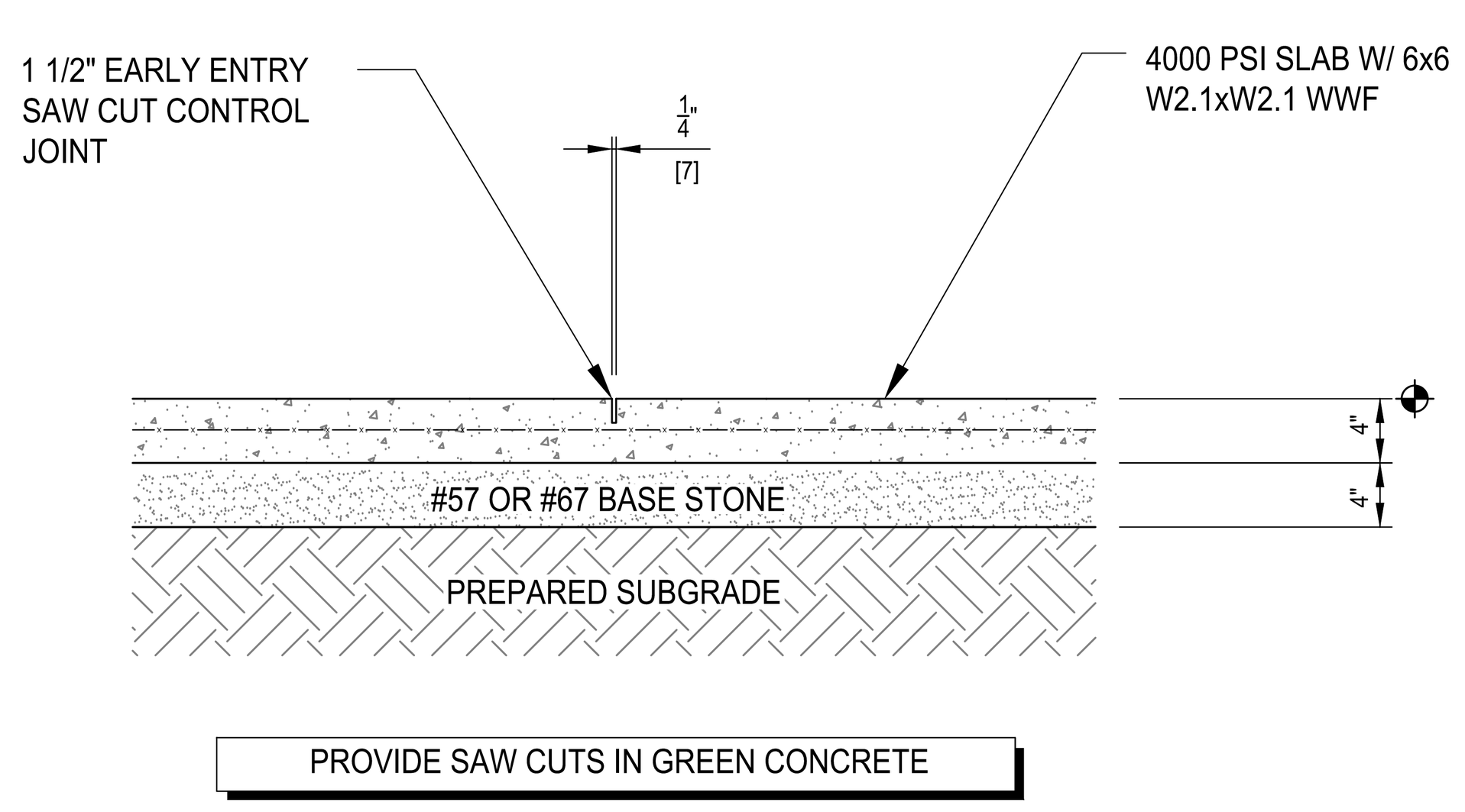


CURB TAPER DETAIL 4
N.T.S.

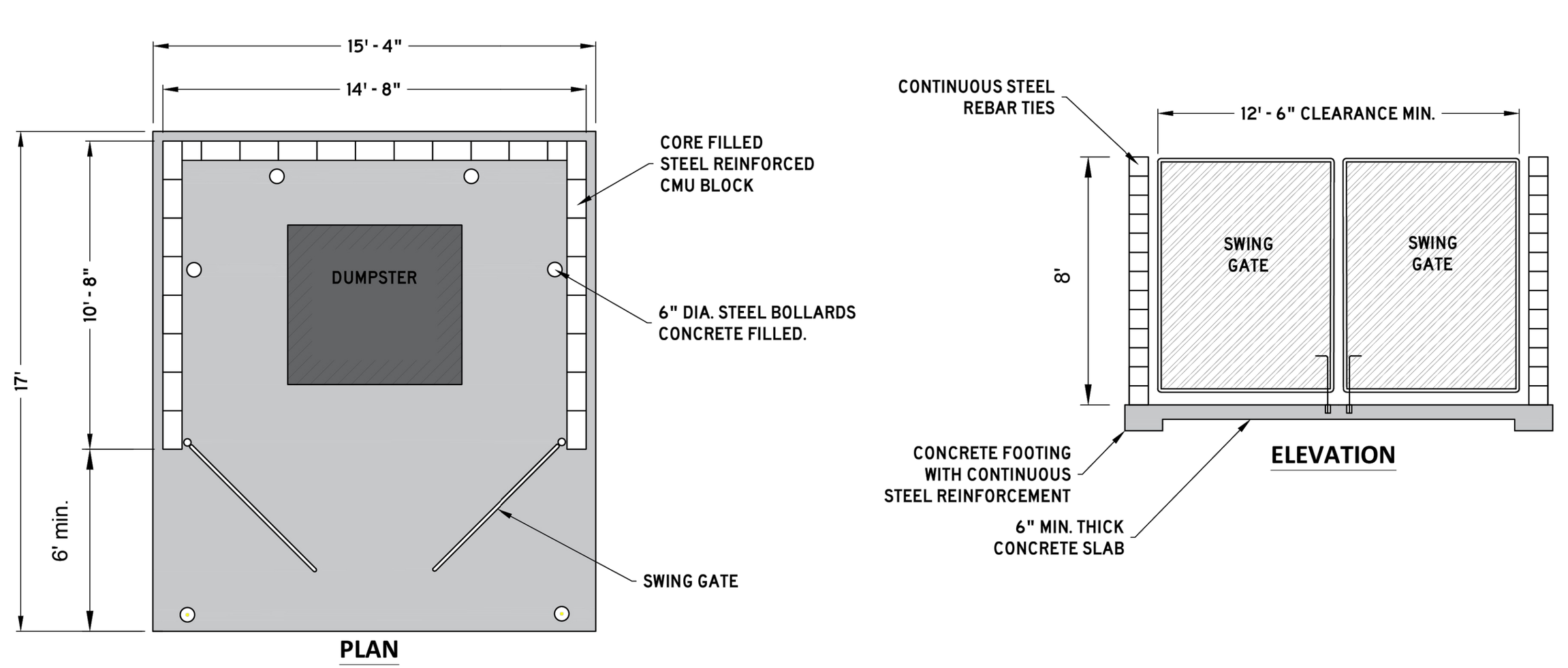


NOTE:
RIPRAP SHALL BE CLASS 1 UNLESS OTHERWISE STATED

CONCRETE DRAINAGE FLUME 11
1" = 1'



4" CONCRETE SIDEWALK 10
1" = 1'



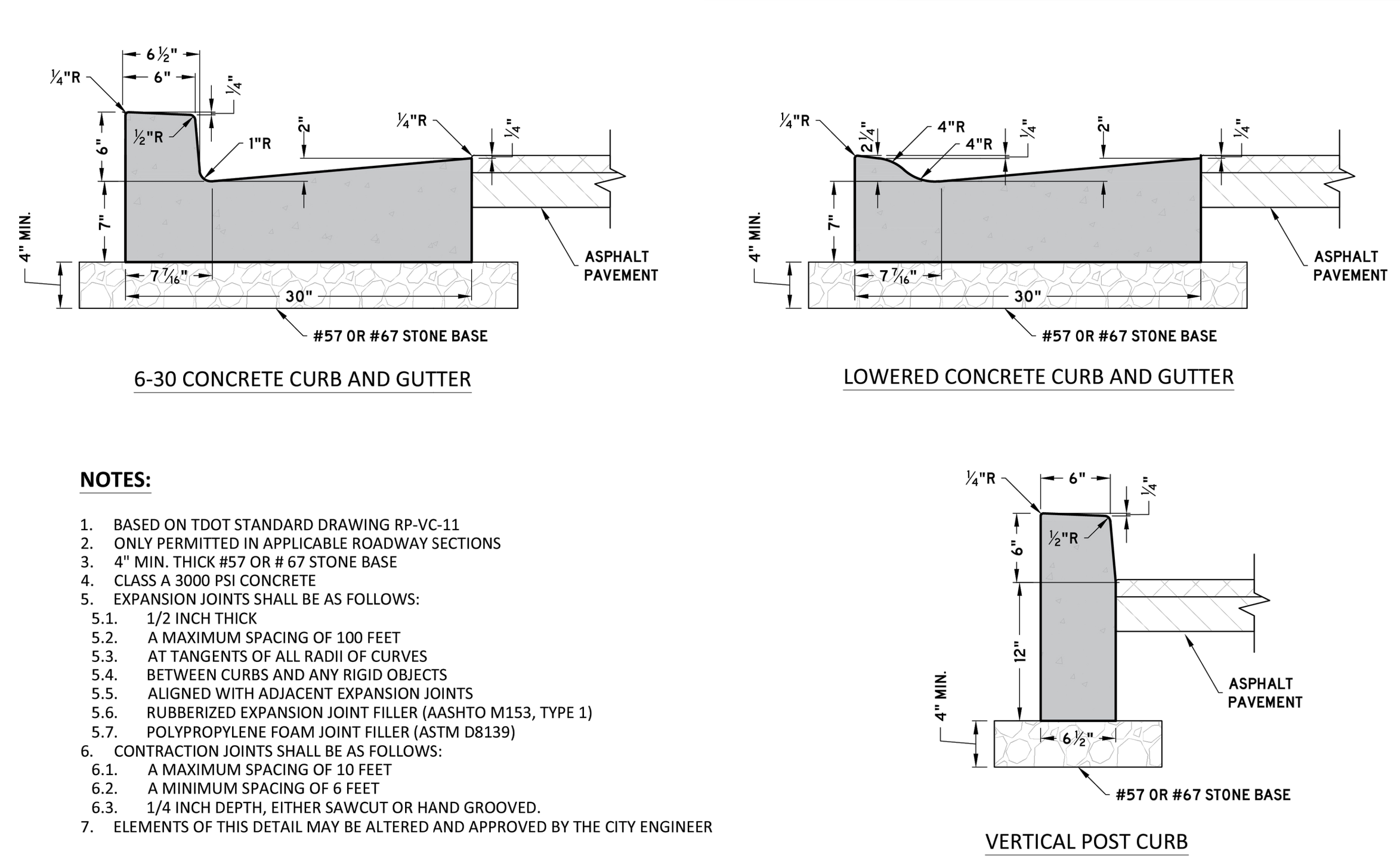
NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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

CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

DUMPSTER PAD AND ENCLOSURE
(NTS)
DATE 6/9/2022
MD-01

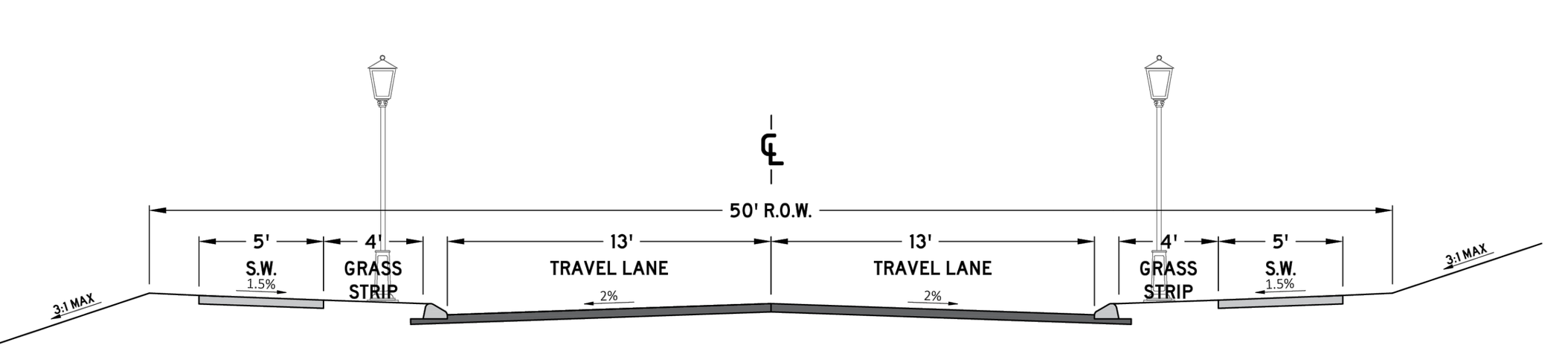


NOTES:

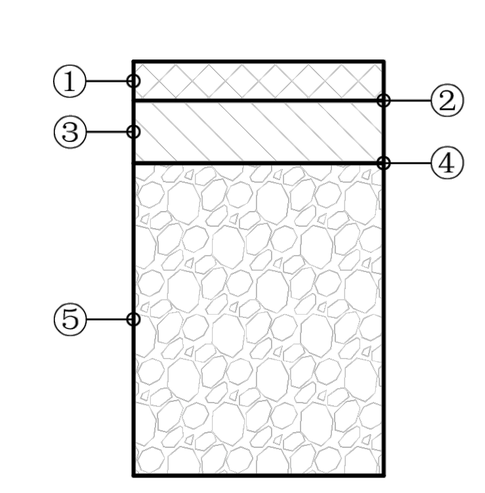
1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII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

CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

CURB AND GUTTER AND POST CURB
(NTS)
DATE 6/9/2022
SD-01



PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 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 307-01.08 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



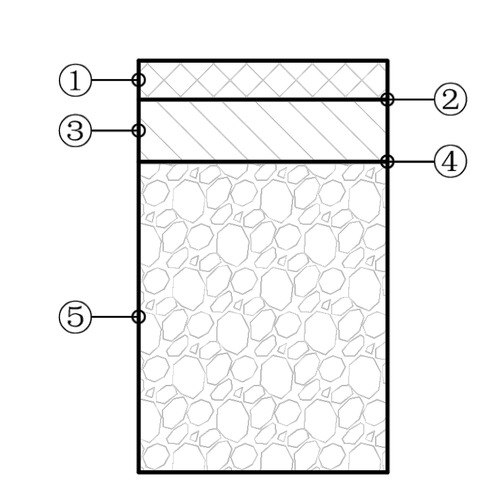
NOTES:

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

PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 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 307-01.08 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 @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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

CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

PARKING LOT PAVEMENT SECTION
(NTS)
DATE 6/9/2022
MD-02

SITE/CONSTRUCTION NOTES:

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

    BACKFILL: INITIAL BACKFILL MATERIAL SHALL BE SELECT EARTH MATERIALS OR CRUSHED STONE AS SPECIFIED FOR BEDDING AND HAUNCHING MATERIALS. SELECT BACKFILL MATERIALS SHALL CONSIST OF FINELY DIVIDED EARTH, STONE, DUST, SAND, CRUSHED STONE, OR OTHER APPROVED MATERIAL CAREFULLY PLACED ABOUT THE PIPE IN UNIFORM SUCCEEDING LAYERS NOT EXCEEDING SIX (6) INCHES IN THICKNESS. EACH LAYER SHALL BE UNIFORMLY PLACED AND TAMPED WITH PROPER HAND TOOLS IN A MANNER WHICH WILL NOT DISTURB OR INJURE THE PIPE. BACKFILLING SHALL BE CARRIED ON SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE IN A MANNER WHICH WILL PREVENT INJURIOUS SIDE PRESSURES FROM OCCURRING. IF SUITABLE SELECT MATERIALS ARE NOT AVAILABLE FROM TRENCH EXCAVATION, THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEM ELSEWHERE. EARTH MATERIALS UTILIZED FOR INITIAL BACKFILL SHALL BE SUITABLE MATERIALS SELECTED FROM MATERIALS EXCAVATED FROM THE TRENCH. SUITABLE MATERIALS SHALL BE CLEAN AND FREE OF ROCK LARGER THAN 2-INCHES AT ITS LARGEST DIMENSION, ORGANICS, CINDERS, STUMPS, LIMBS, FROZEN EARTH OR MUD, MAN-MADE WASTES AND OTHER UNSUITABLE MATERIALS. SHOULD THE MATERIAL EXCAVATED FROM THE TRENCH BE SATURATED, THE SATURATED MATERIAL MAY BE USED AS EARTH MATERIAL, PROVIDED IT IS ALLOWED TO DRY PROPERLY AND IT IS CAPABLE OF MEETING THE SPECIFIED COMPACTION REQUIREMENTS. WHEN NECESSARY, INITIAL BACKFILL MATERIALS SHALL BE MOISTENED TO FACILITATE COMPACTION BY TAMPING. IF MATERIALS EXCAVATED FROM THE TRENCH ARE NOT SUITABLE FOR USE AS INITIAL BACKFILL MATERIAL, PROVIDE SELECT MATERIAL CONFORMING TO THE REQUIREMENTS OF THIS SECTION.

28. CONTRACTOR SHALL PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT, OR CONTRACTOR GRADE ACRYLIC, ALKYD OR CHLORINATED RUBBER STRIPING PAINT FOR EXISTING ASPHALT AND CONCRETE PAVEMENTS OR RESTRIPING. STRIPING AREA SHALL BE PREPPED AND STRIPING MATERIAL INSTALLED PER MFG. SPECIFICATIONS. MARKING PAINT SHALL BE APPLIED IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE 50°F OR ABOVE (OR PER MFG. SPECIFICATIONS) AND ARE ANTICIPATED TO REMAIN ABOVE 50°F FOR 4 HOURS AFTER COMPLETING APPLICATION.

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

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176 Thompson Ln, Ste 200, Nashville, TN
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SEAL
DARRYL TODD SHIRK REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

TITLE: THE WASH HOUSE

CIVIL
SITE/CONSTRUCTION NOTES AND DETAILS

DRAWN:	CHECKED:	APPROVED:
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DATE:	SCALE:
01/28/25	AS NOTED

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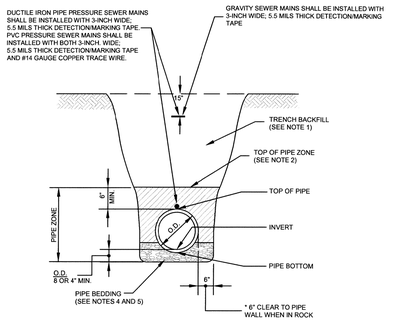
C5.0	0

NOTES:

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

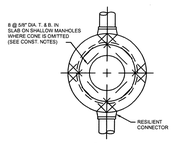


TYPICAL SEWER INSTALLATION
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S1

NOTE: ALL MANHOLES SHALL BE MANUFACTURED WITH XYPEX ADMIX C-1000C-2500 IN CONCRETE FOR WATERPROOFING AND PROTECTION AGAINST HYDROGEN SULFIDE DETERIORATION. XYPEX ADMIX SHALL BE AS SUPPLIED BY TOM WILLIAMS, 1231 ANTIOCH PIKE, NASHVILLE. PRECAST MANHOLES SHALL BE AS SUPPLIED BY CLOUD CONCRETE PRODUCTS OR ENGINEER APPROVED EQUAL.

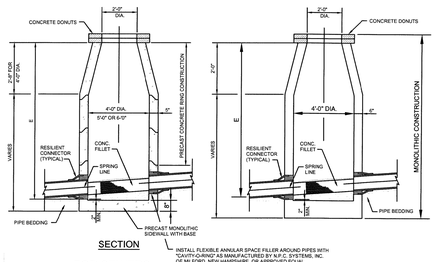


PLAN

CONSTRUCTION NOTES

CYLINDRICAL AND CONICAL SECTIONS OF ALL MANHOLES SHALL BE CONSTRUCTED OF EITHER MONOLITHIC CONCRETE OR PRECAST CONCRETE RINGS AS DESIGNED IN THE PROJECT SPECIFICATIONS OF THE CONTRACT DOCUMENT.
CONCENTRIC CONES SHALL BE USED ON PRECAST CONCRETE AND MONOLITHIC CONCRETE UNITS.
CONE HEIGHT "E" VARIES. WHEN LESS THAN 5-FEET CAN'T CONE AND EXTEND CYLINDRICAL MANHOLE SIDEWALL SECTION TO AN ELEVATION 8-INCHES BELOW BOTTOM OF ADJUSTING BRICK. CONSTRUCT 8-INCH THICK CONCRETE SLAB ON TOP OF CYLINDRICAL SECTION REINFORCED WITH 6/8-INCH DIA. BARS AS SHOWN. PROVIDE 24-INCH DIAMETER OPENING IN SLAB FOR MANHOLE'S FRAME AND BRICK ADJUSTMENT RINGS AS ON CONED MANHOLE. ADJUSTING BRICK SHALL BE SET IN MORTAR AND SHALL NOT EXCEED 12-INCHES TO BE BUILT UP TO THE THREE-QUARTER POINT ON PIPE. BENDING 21-INCHES TO 30-INCHES IN DIAMETER - 15-INCHES HIGH LARGER SEWERS TO SPRING LINE. NO BENCH WALLS REQUIRED IN DEAD END MANHOLES, ALTHOUGH BOTTOM TO BE PROPERLY DISHED.

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



SECTION

FOR SEWERS 36" DIAMETER & SMALLER
NOT TO SCALE

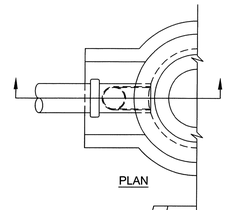
INSTALL FLEXIBLE ANNULAR SPACE FILLER AROUND PIPES WITH "CAVITY-O-RING" AS MANUFACTURED BY N.P.C. SYSTEMS, INC. OF MILFORD, NEW HAMPSHIRE, OR APPROVED EQUAL

POURED IN PLACE MANHOLE
NOT TO SCALE

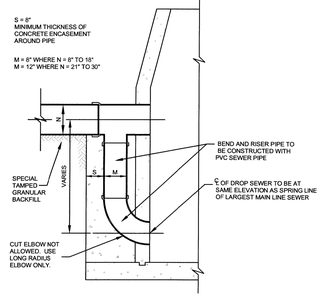
STANDARD MANHOLES
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S2



PLAN



SECTION

DROP PIPE FOR STANDARD MANHOLES
NOT TO SCALE

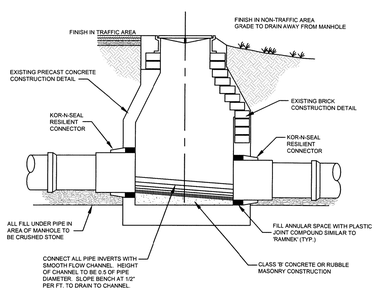
CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S3

SERVICE LINE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S4



CONNECTION TO EXISTING MANHOLE
NOT TO SCALE

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

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S5

TYPICAL CLEANOUT ASSEMBLY
NOT TO SCALE

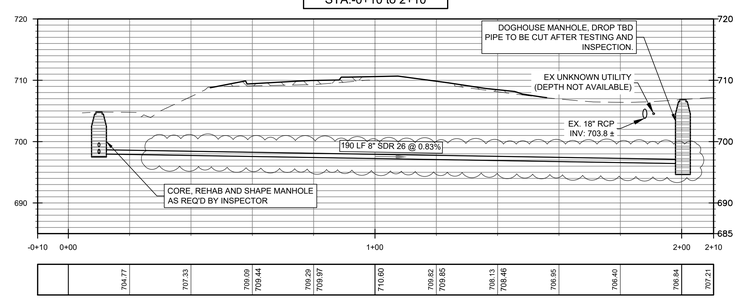
CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S19

SANITARY SEWER CONSTRUCTION DETAIL NOTES:

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

Prop SAN - (1) Alignment
STA:-0+10 to 2+10



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2	09/15/25	REVISED PER DEV. REVIEW COMMENTS	THK	DTS	DTS
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
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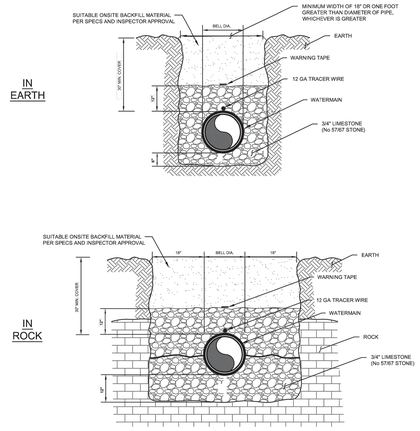
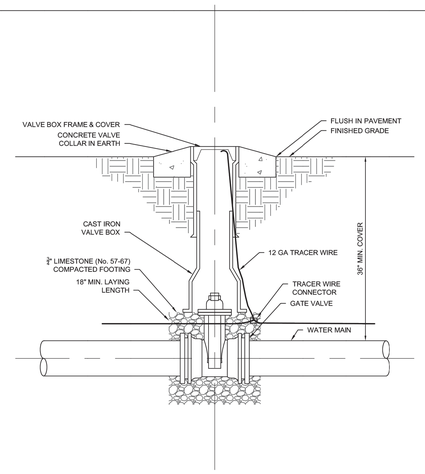


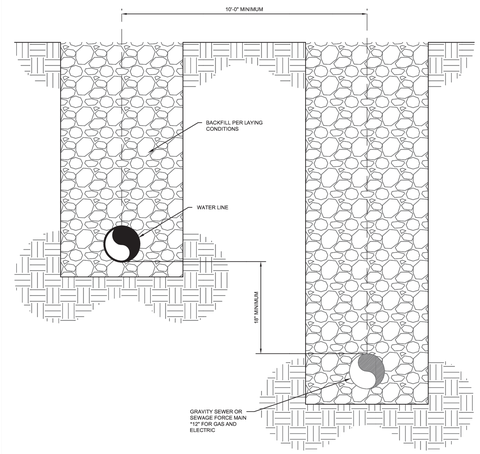
NOTES:
1. **30" MINIMUM COVER IN TRAFFIC AREAS.**
2. **UNSUITABLE EARTH MATERIALS MAY REQUIRE OVER-EXCAVATION AND GRAVEL BEDDING AND HAUNCHING.**

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



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

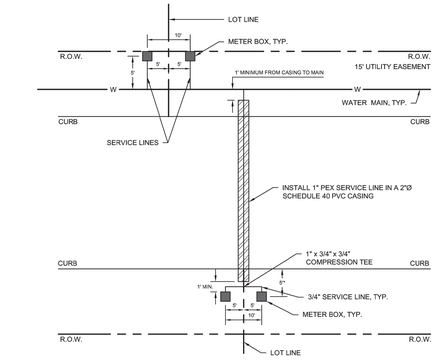
CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: LINE VALVE SETTING | FIGURE NO.: CWS-2



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

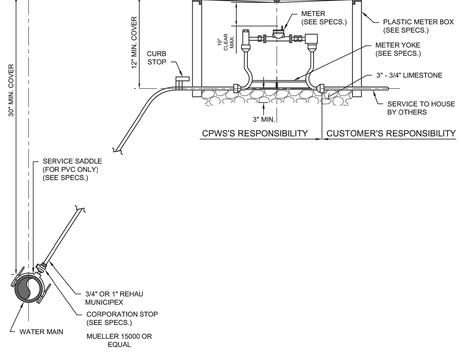
WATER LINE CONSTRUCTION DETAIL NOTES:

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



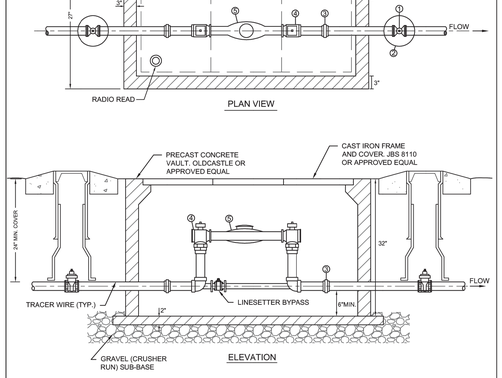
NOTES:
1. SEE APPROVED CONSTRUCTION PLANS FOR FINAL LOCATIONS OF WATER SERVICE LINES AS THEY MAY VARY FROM TYPICAL DETAIL DUE TO LOT/BUILDER REQUIREMENTS.
2. "METER BOX LOCATION MAY VARY DEPENDING ON ACTUAL SITE AND EASEMENT CONDITIONS. CONTRACTOR TO REFER TO APPROVED CONSTRUCTION DRAWINGS AND CONFIRM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

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



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

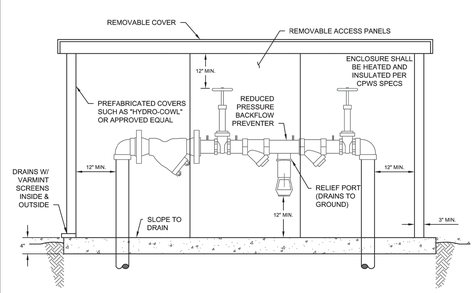
CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: STANDARD SETTING FOR SERVICE METER | FIGURE NO.: CWS-14



KEY NOTES
1. 2" GATE VALVE
2. VALVE BOX
3. 2" UNION
4. FORD MODEL #V BB 77-12B-11-77 METER SETTER
5. MASTER METER OCTAVE ULTRASONIC FLOW METER

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

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



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

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

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SEAL
BRYL TODD SHIRE
REGISTERED
NUMBER 127173
7/25/25
ENGINEER
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
WATER NOTES & DETAILS

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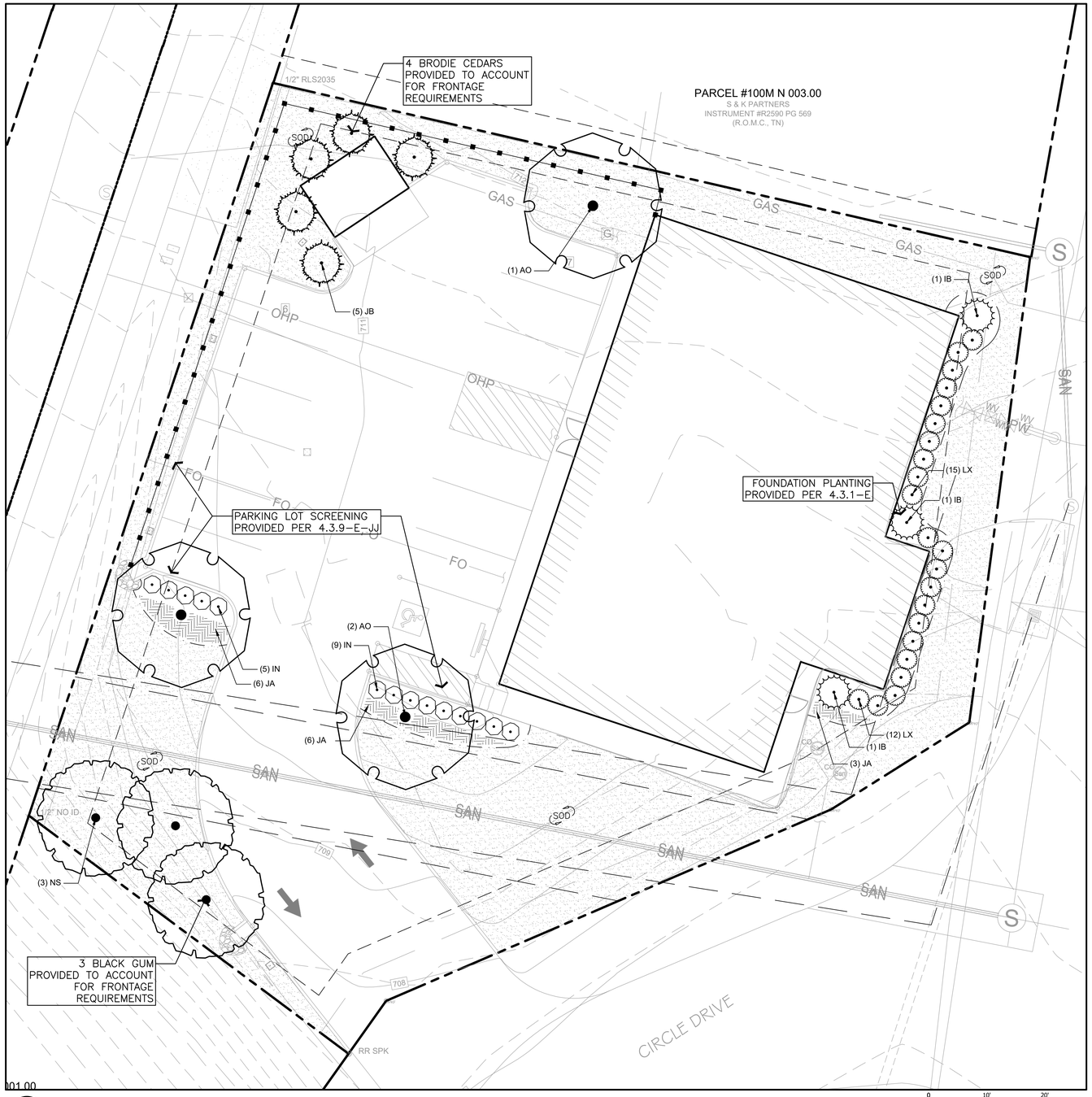
QUANTITY TAKEOFF DISCLAIMER:

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

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

Tennessee 811



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 10'

PLANT SCHEDULE

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

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

COLUMBIA, TENNEESEE LANDSCAPE REQUIREMENTS (ARTICLE 4):

STREET FRONTAGE: (4.3.1-E)
THOMAS AVE.

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

SOUTH MAIN ST.

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

CENTER DR.

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

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

PARKING LOT: (4.3.12.B)

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

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landscape architecture
land planning
placemaking
Foley, Alabama P. 251.948.7181
Mobile, Alabama P. 251.344.4023
Jackson, Mississippi P. 601.790.0781
Pensacola, Florida P. 850.203.4252
www.was-design.com

251053-045

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

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

ISSUED FOR REVIEW

www.GSEeng.com
GSE
Gulf States Engineering, Inc.
Gulfport Mobile Nashville
600 Azalea Rd. Mobile, AL 36609
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SEAL
JARED L. ACY REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE No. 1173

TITLE: THE WASH HOUSE
LANDSCAPE PLANTING PLAN

DRAWN:	CHECKED:	APPROVED:
JBS	DCT	JLA

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

DRAWING NUMBER:	REVISION
LP100	A

GENERAL CONDITIONS

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

LANDSCAPE AREA SOIL PREPARATION

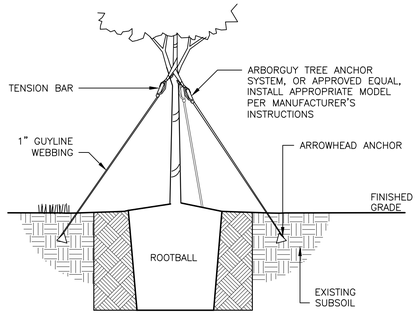
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT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

PLANT MATERIAL AND PLANTING

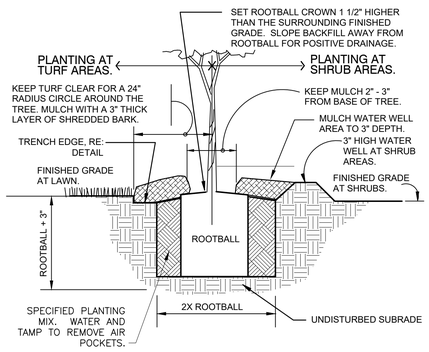
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS,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

6 GENERAL PLANTING NOTES

1" = 1" 329399-05



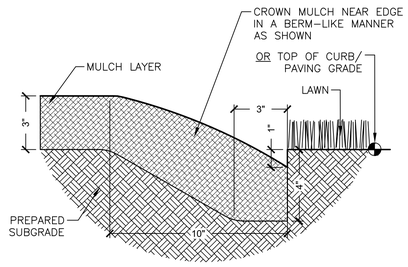
STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING - GUY STRAP

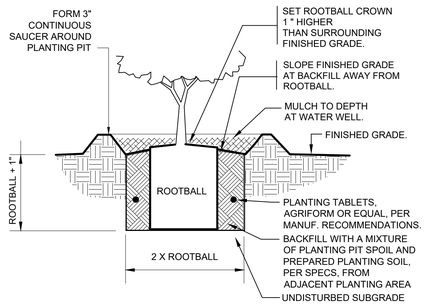
1" = 1'-0" 329343.26-01



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

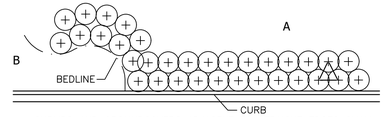
4 TRENCH EDGE

3" = 1'-0" 329413.23-02



2 SHRUB PLANTING

1" = 1'-0" 329333.13-01

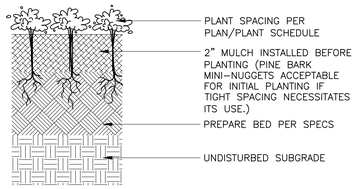


A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR – SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

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

5 TYPICAL PLANT SPACING

NOT TO SCALE 329399-04



3 GROUNDCOVER PLANTING

3" = 1'-0" PLNT-GR-03

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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

ISSUED FOR REVIEW

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(T)251-460-4646 (F)251-460-4649

SEAL

JARED L. ACY REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1173

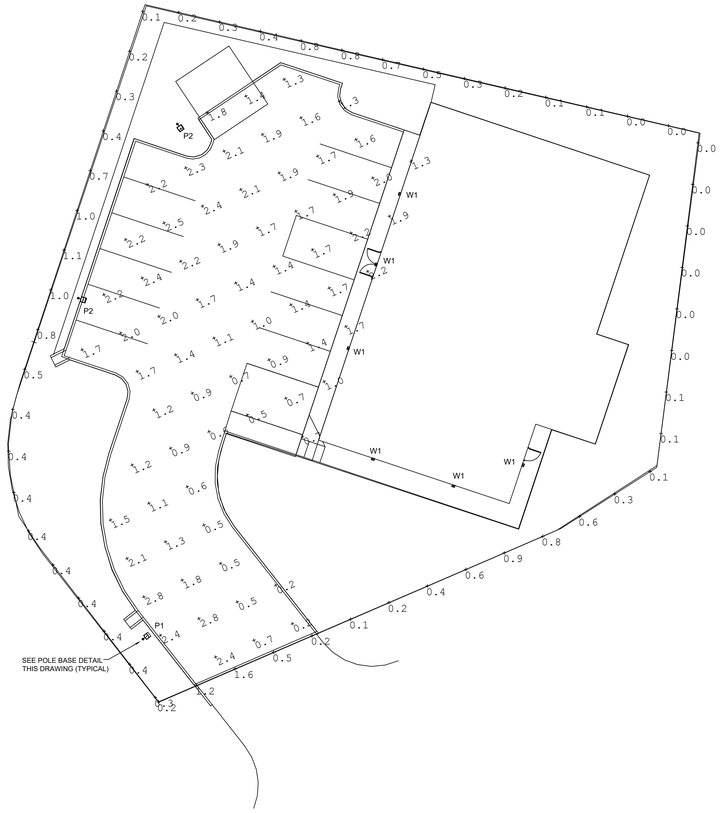
TITLE: THE WASH HOUSE

LANDSCAPE PLANTING DETAILS

DRAWN:	CHECKED:	APPROVED:
JBS	DCT	JLA

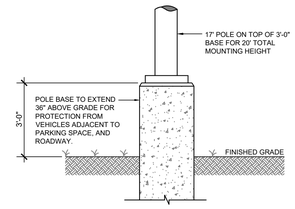
DATE:	SCALE:
01/28/25	1"=10'

DRAWING NUMBER:	REVISION
LP500	A



SITE PHOTOMETRIC CALCULATION

DO NOT SCALE



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

POLE BASE DETAIL

NO SCALE

LUMINAIRE SCHEDULE

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

CALCULATION SUMMARY

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

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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

ISSUED FOR PERMIT

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

SEAL

SHILOH GLEN CHRISTENSEN 120.001.0 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

08 / 29 / 2025

TITLE: THE WASH HOUSE

SITE LIGHTING PHOTOMETRIC

DRAWN:	CHECKED:	APPROVED:
SS	SG	SG

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

DRAWING NUMBER:	REVISION:
PH-1	0

September 15, 2025

Development Services
700 North Garden Street
Columbia, TN 38401

RE: 2008 S Main St Wash House
Comment Response Letter
Item Number: 25-0306

Dear Development Review Committee:

In response to the Development Review Committee Meeting Review from the September 9, 2025 meeting, please see responses below:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.

   Acknowledged.

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

   Acknowledged.

3. Submit a Final Plat matching the Preliminary Plat.

   Final Plat has been updated and uploaded.

4. Provide a clean version of the Final Plat meeting the requirements per Sub-Regs 2.3.10 and a clean Preliminary Plat meeting the requirements per Sub-Regs 2.2.8.

   Final Plat and Preliminary Plat have been updated and uploaded.

5. Remove outlines of structures and parking area from the Final Plat.

   Final Plat has been updated.

Engineering

6. Street cut repair subject to Street Cut Ordinance and Guidelines

   Acknowledged.

7. Provide Final Plat with following items addressed: remove proposed structures, remove certificate of streets, drainage, and utilities, remove contours. See final plat checklist in subdivision regulations.

GSE
Gulf States Engineering, Inc.

MOBILE
600 AZALEA ROAD
MOBILE, AL 36609
T: 251.460.4646
F: 251.460.4649

GULFPORT
1816 PASS ROAD
GULFPORT, MS 39501
T: 228.864.5050
F: 228.864.7744

NASHVILLE
176 THOMPSON LN #200
NASHVILLE, TN 37211
T: 615.933.7888
F: 615.829.8491

WWW.GSEENG.COM

Final Plat has been updated and uploaded.

8. Note 5 is missing the 5' denotation for the interior lot lines.

   Note 5 states the P.U.D.E. is 10' unless otherwise shown.

Fire

9. No comments

   Acknowledged.

Building

10. No comments.

    Acknowledged.

Police

11. No comments provided.

    Acknowledged.

Public Works

12. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.

    Acknowledged.

13. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

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

    DUMPSTER PAD REQUIREMENTS
    • The concrete dumpster pad shall be at least 12 feet by 12 feet.
    • The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
    • A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    • Clearance at each side of the dumpster must be at least 2 feet and 6 inches. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

• Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
• If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
• Access area, approach and pad must be level.
• Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

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

Acknowledged.

City Attorney

14. No comments provided.

Acknowledged.

Maury County Schools

15. No Comment.

Acknowledged.

Columbia Power

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

Acknowledged.

Duck River Electric Membership Corp

17. No comment.

Acknowledged.

Maury County Highway Dept.

18. No comment.

    Acknowledged.

Wastewater

19. Previous comments on 25-0249 in August were not addressed:
    Note 8 on C5.1 should say Columbia Wastewater department.
    Slope on the 190 LF line should be 1.5%. Slope of 0.35% does not meet specifications. Commercial sanitary sewer services required to be 6" SDR 26 or Sch 40. Contractor must notify the project engineer and the Wastewater engineer of any discrepancies between the plans and what is found in the field

    Sheet C5.1 has been updated. Sanitary sewer on C4.0 has been updated with new slope and pipe type. Requested note was added to C4.0.

20. In addition: the contractor selected for the job must provide three (3) references to the Columbia Wastewater Department, the references having inspected a job by the contractor of similar nature in a live sewer situation.

    Requested note was added to C4.0.

ATT

21. NO COMMENT.

    Acknowledged.

Columbia Water

22. No comments.

    Acknowledged.

Atmos Energy

23. No comments provided.

    Acknowledged.

Maury County E911

24. No comments provided.

    Acknowledged.

Kindest Regards,
Gulf States Engineering



D. Todd Shirk, PE
(251) 459-6429
todd.shirk@gseeng.com

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, October 14, 2025

ITEM NO.
25-0306

DESCRIPTION: 2008 S Main St Wash House

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Submit a Final Plat matching the Preliminary Plat.
4. Provide a clean version of the Final Plat meeting the requirements per Sub-Regs 2.3.10 and a clean Preliminary Plat meeting the requirements per Sub-Regs 2.2.8.
5. Remove outlines of structures and parking area from the Final Plat.

Engineering

6. Street cut repair subject to Street Cut Ordinance and Guidelines
7. Provide Final Plat with following items addressed: remove proposed structures, remove certificate of streets, drainage, and utilities, remove contours. See final plat checklist in subdivision regulations.
8. Note 5 is missing the 5' denotation for the interior lot lines.

Fire

9. No comments

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

Building

10. No comments.

Police

11. No comments provided.

Public Works

12. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
13. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

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

    DUMPSTER PAD REQUIREMENTS
    - The concrete dumpster pad shall be at least 12 feet by 12 feet.
    - The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
    - A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    - Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
      If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
    - Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.

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- If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
- Access area, approach and pad must be level.
- Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

City Attorney

14. No comments provided.

Maury County Schools

15. No Comment.

Columbia Power

16. 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.

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Duck River Electric Membership Corp

17. No comment.

Maury County Highway Dept.

18. No comment.

Wastewater

19. Previous comments on 25-0249 in August were not addressed:
    Note 8 on C5.1 should say Columbia Wastewater department.
    Slope on the 190 LF line should be 1.5%. Slope of 0.35% does not meet specifications.
    Commercial sanitary sewer services required to be 6" SDR 26 or Sch 40.
    Contractor must notify the project engineer and the Wastewater engineer of any discrepancies between the plans and what is found in the field
20. In addition: the contractor selected for the job must provide three (3) references to the Columbia Wastewater Department, the references having inspected a job by the contractor of similar nature in a live sewer situation.

ATT

21. NO COMMENT.

Columbia Water

22. No comments.

Atmos Energy

23. No comments provided.

Maury County E911

24. No comments provided.

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 pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

LEGEND:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT # R2982 PG 370 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $ __________ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

NAME DATE
COLUMBIA, TENNESSEE

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

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



VICINITY MA[P] COLUMBIA, TENNESSEE

DEED REFERENCE

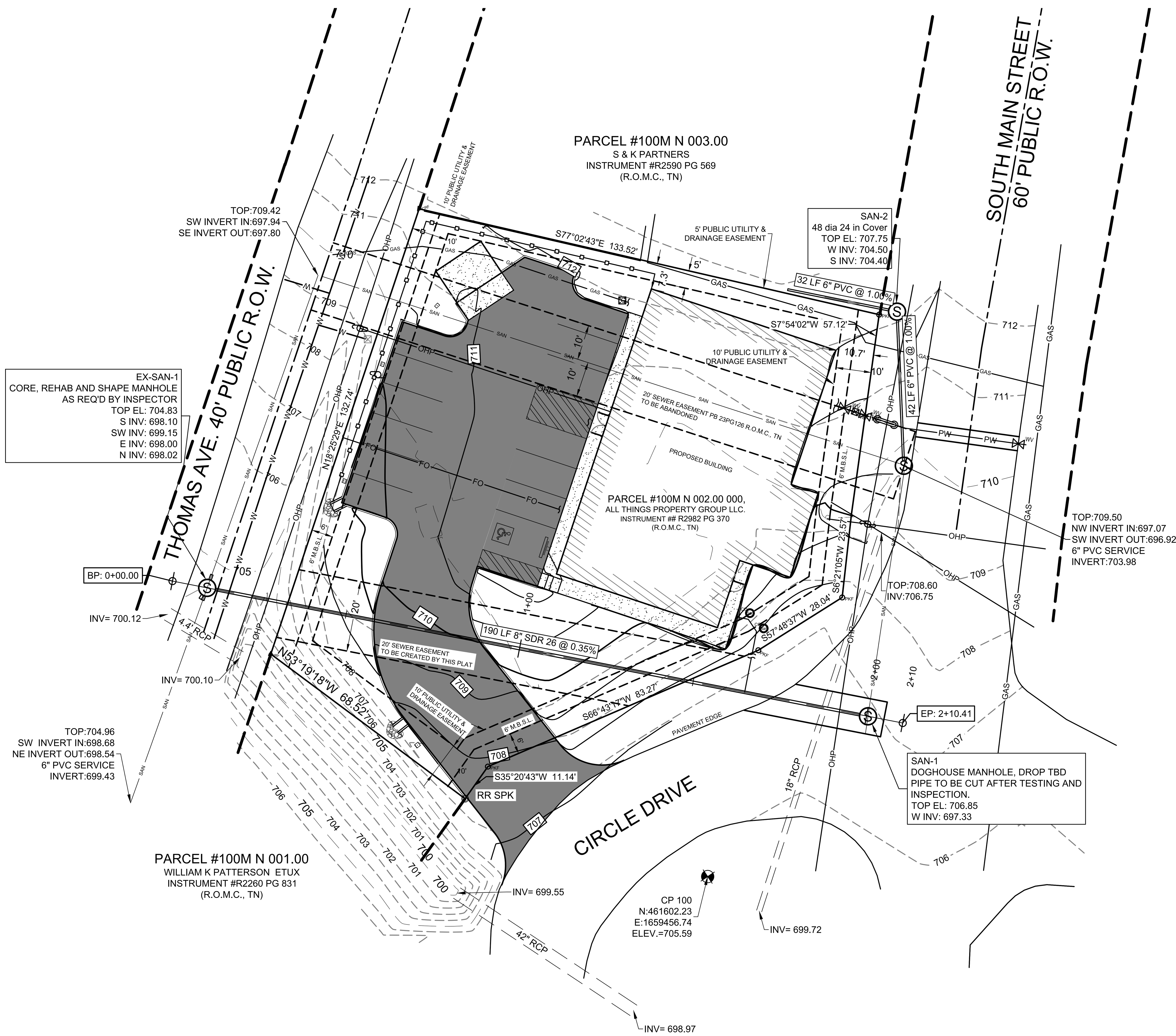
BEING PARCEL ID# 100M N 002.00 000, MAURY COUNTY. BEING THE SAME AS CONVEYED TO ALL THINGS PROPERTY GROUP LLC. AS RECORDED IN INSTRUMENT # R2982 PG 370 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

PLAT REFERENCE

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

GENERAL NOTES:

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



0 40 80
Feet

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

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

SURVEYOR'S CERTIFICATION:

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

William T. Meagher 8/14/2025
WILLIAM T. MEAGHER, TN RLS #3137

ALL THINGS ENTERPRISES
2479 GOOSE CREEK BYPASS
FRANKLIN, TN 37064

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

SHEET 1 OF 1

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

SEAL
WILLIAM T. B. MEAGHER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE 3137 — AGRICULTURE COMMERCE

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

DRAWN:	CHECKED:	APPROVED:
WTM	SHS	WTM

DATE:	SCALE:
8/14/25	1" = 20'

DRAWING NUMBER:	REVISION
TNE240061 V1.0	C

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



VICINITY MAP
SCALE: 1" = 500'

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

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

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

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

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

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

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

ISSUED FOR PERMIT

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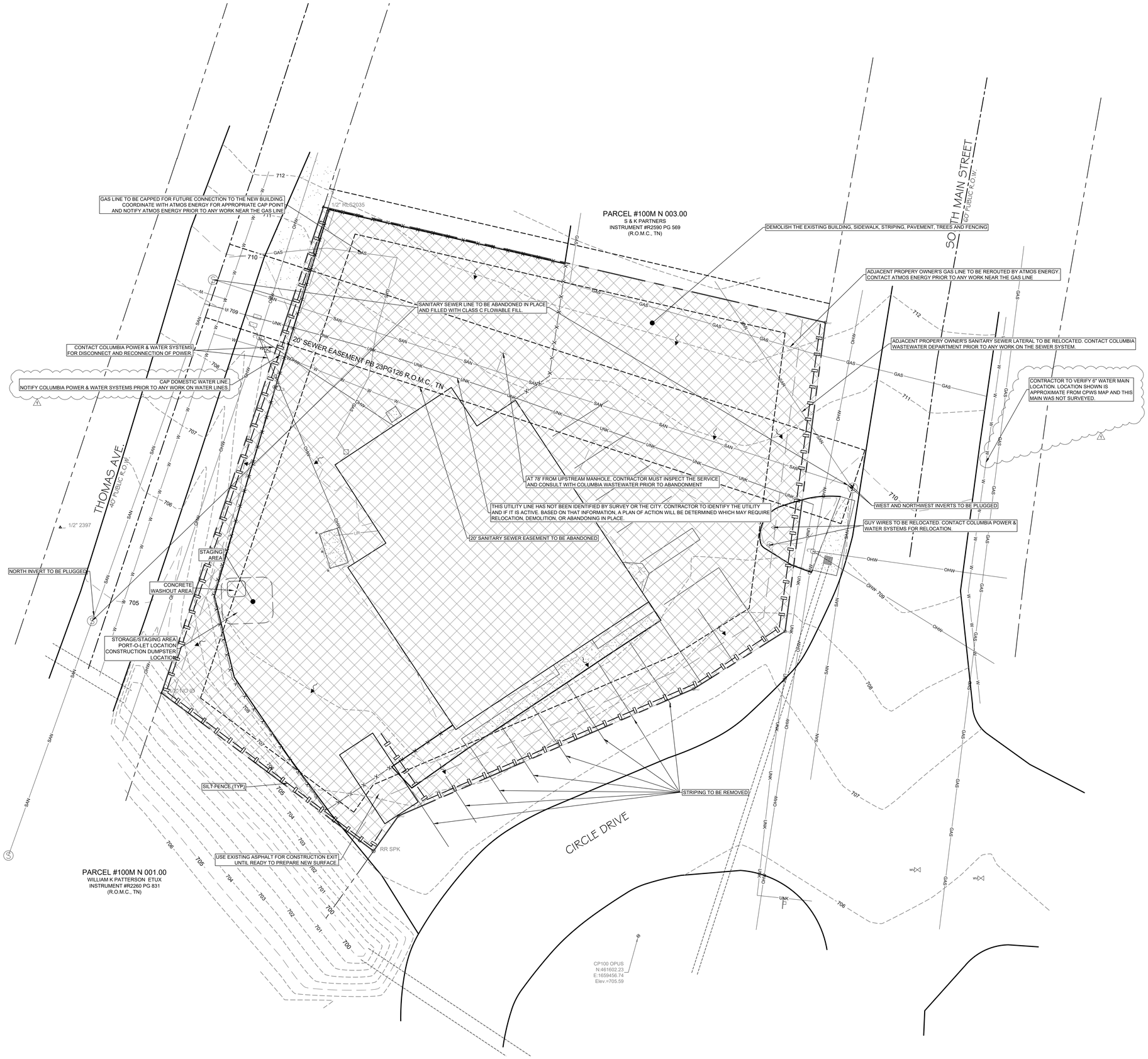
SEAL
DENVIL TODD SHIRK
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
COVER SHEET

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



0 10 20 Feet

SCALE: 1" = 10'

LEGEND:

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

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

EROSION CONTROL LEGEND:

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

DISTURBED ACREAGE:

0.43 ACRES (18,847 SF.)

DEMOLITION NOTES:

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

CONSTRUCTION PHASE SEQUENCE:

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

PHASE TWO
-GRADE TO ROUGH GRADES

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

PHASE FOUR
-REMOVE BMP MEASURES

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
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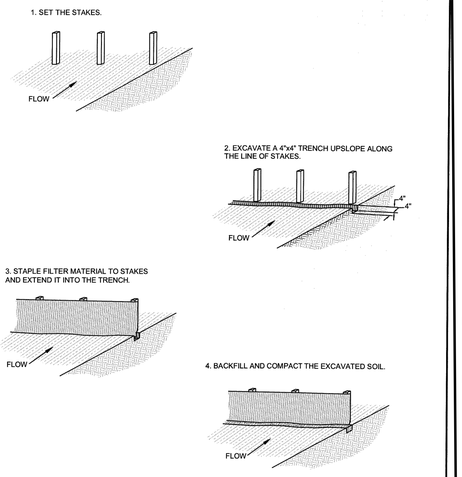
SEAL



THE WASH HOUSE

CIVIL
EXISTING CONDITIONS, DEMOLITION
EROSION & SEDIMENTATION CONTROL PLAN

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



CONSTRUCTION OF A FILTER BARRIER

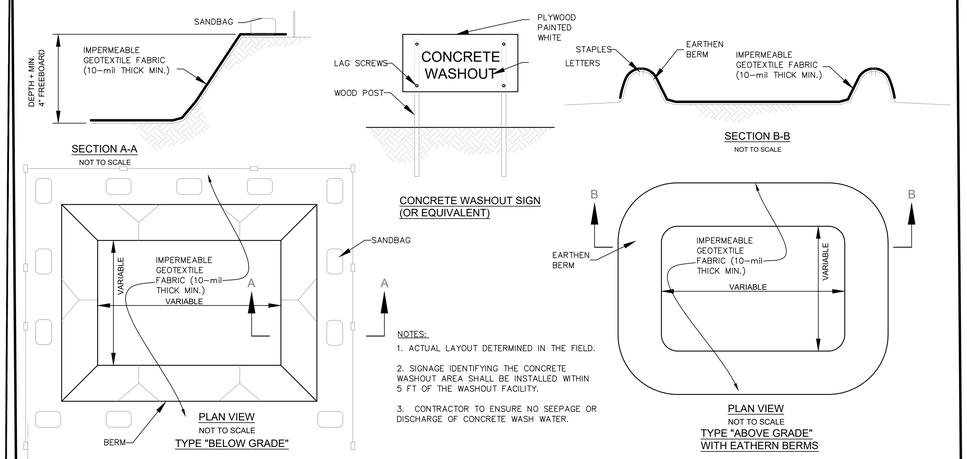
SILTATION FENCE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMSM 21101

STANDARD SEWER DETAIL NO: S24

SILT FENCE DETAIL N.T.S. | 1



NOTES:

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

CONCRETE WASHOUT N.T.S. | 2

DISTURBED ACREAGE:

0.43 ACRES (18,847 SF.)

EROSION CONTROL NOTES:

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

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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

ISSUED FOR PERMIT

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

SEAL



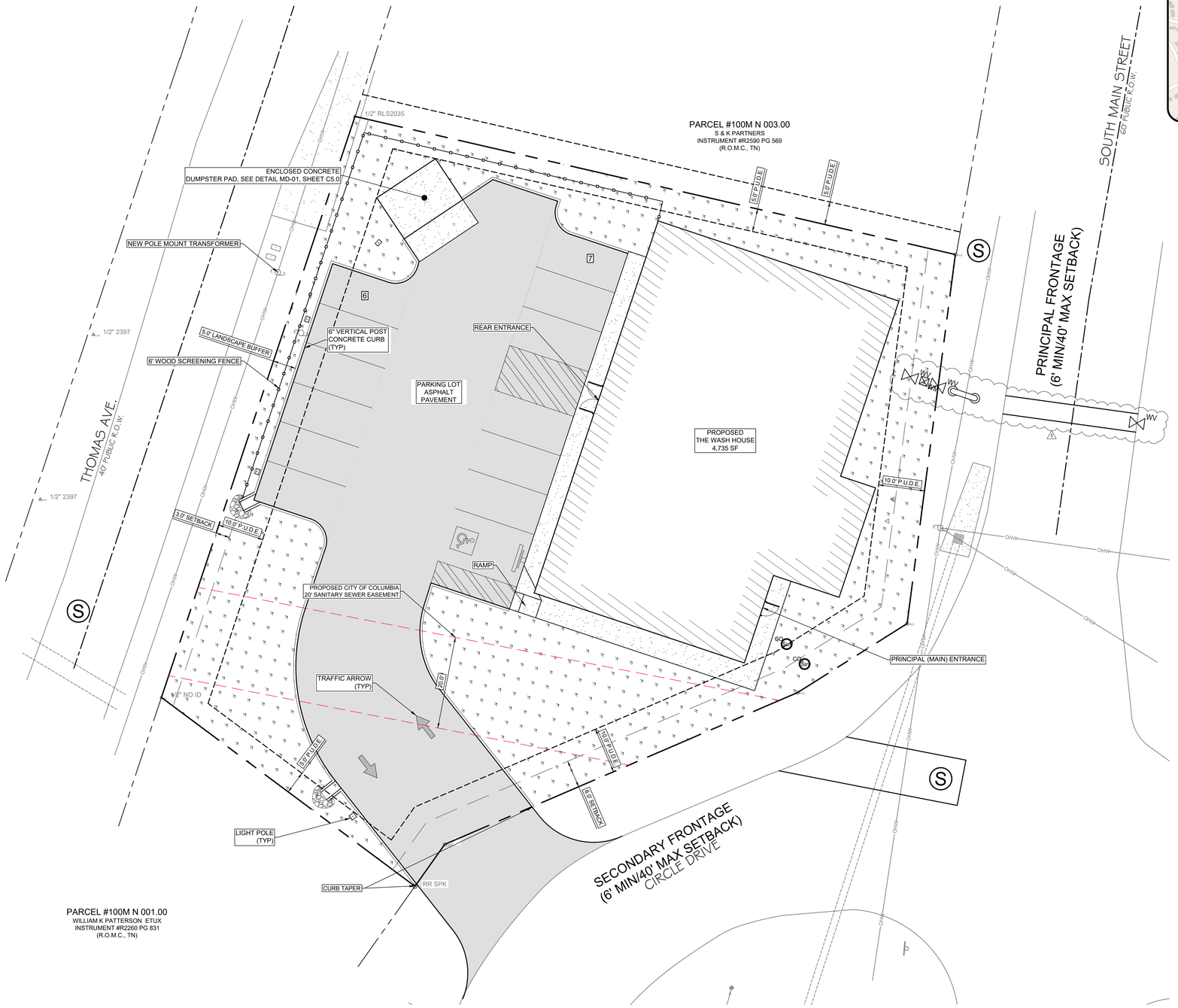
THE WASH HOUSE

CIVIL
EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

DRAWN	CHECKED	APPROVED
THK	DTS	DTS

DATE	SCALE
01/28/25	AS NOTED

DRAWING NUMBER	REVISION
C1.1	0





VICINITY MAP
SCALE: 1" = 500'

SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- W — WATER LINE
- SAN — SANITARY SEWER
- OHW — OVERHEAD WIRES
- X — X — CHAIN LINK FENCE
- STORM DRAIN
- 45' — EX. INDEX CONTOUR
- 44' — EX. INTERMEDIATE CONTOUR
- + 10.00 — EX. SPOT ELEVATION
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- M.E. — MATCH EXISTING
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- FIBER OPTIC BOX
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- DRAINAGE INLET
- S — SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

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

DESCRIPTION:
DEED REFERENCE

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

PLAT REFERENCE

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

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

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

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

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

Zoning Source: COLUMBIA, TN, ZONING WEBSITE

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

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

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

NOTE:
SEE HORIZONTAL CONTROL PLAN FOR ALL DIMENSIONS

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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ISSUED FOR PERMIT

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GULFPORT MOBILE NASHVILLE
176 Thompson Ln, Ste 200, Nashville, TN
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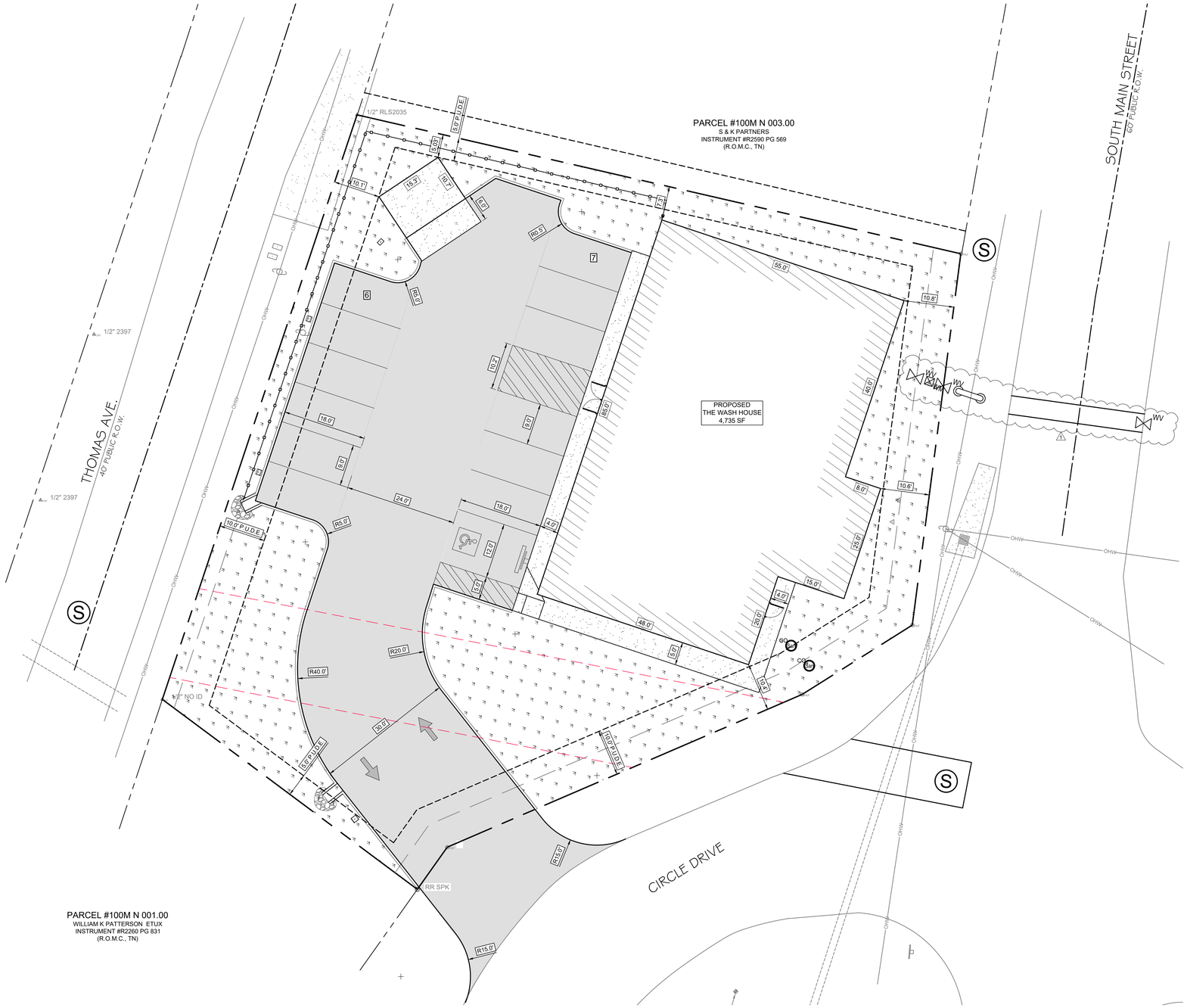
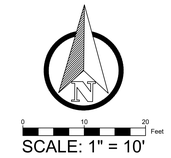
SEAL
DARRELL TODD SHAW
REGISTERED ENGINEER
NUMBER 121313
STATE OF TENNESSEE
01.13.25

THE WASH HOUSE

CIVIL
SITE PLAN

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





SCALE: 1" = 10'

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- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

NOTE:
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CONSTRUCTION NOTES:

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

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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ISSUED FOR PERMIT

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SEAL

DARRYL TODD SHIRK
REGISTERED ENGINEER
AUGUST 2025
NO. 123-2025
COMMERCE
STATE OF TENNESSEE

TITLE:

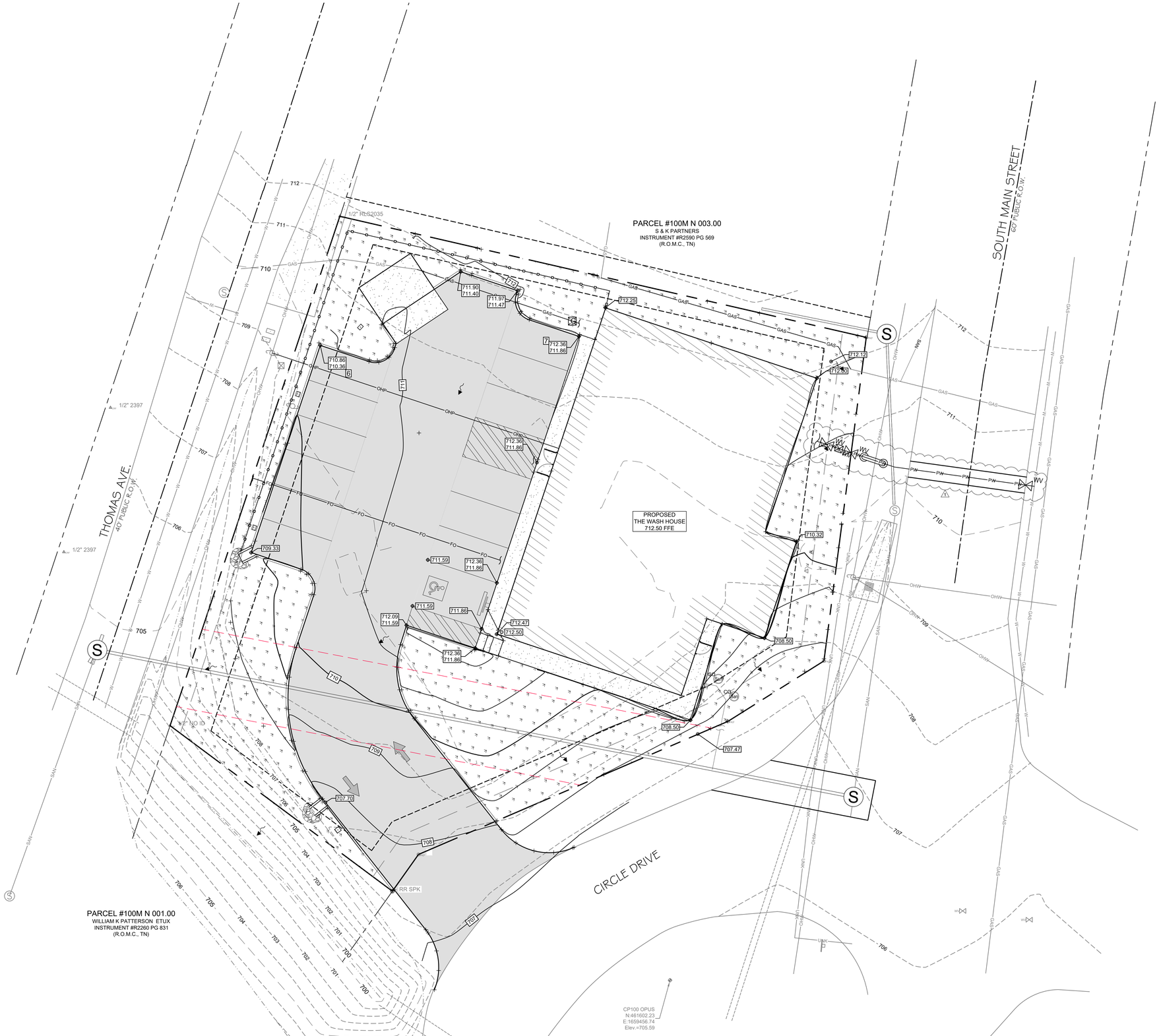
THE WASH HOUSE

CIVIL
HORIZONTAL CONTROL PLAN

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS

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

DRAWING NUMBER:	REVISION
C2.1	1



0 10 20 Feet

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DRAINAGE CALCULATIONS

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

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

CONSTRUCTION NOTES:

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

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SEAL

DANIEL TODD SHAW — REGISTERED PROFESSIONAL ENGINEER — 121613 — 7/25 — STATE OF TENNESSEE

THE WASH HOUSE

CIVIL

SITE GRADING & DRAINAGE PLAN

DRAWING:	CHECKED:	APPROVED:
THK	DTS	DTS

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

DRAWING NUMBER:	REVISION
C3.0	1

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

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

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

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

32 LF 6" PVC @ 1.00%

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

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

CONTRACTOR TO COORDINATE WITH COLUMBIA WATER & POWER SYSTEMS TO MATCH EXISTING 6" WATER MAIN

COORDINATE WITH ATMOS GAS TO RELOCATE GAS SERVICE LINE

2" COVERED BACKFLOW PREVENTER SEE DETAIL SHEET C5.2

2" GATE VALVE

2" DOMESTIC WATER SERVICE

42 LF 6" PVC @ 1.00%

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

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

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

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

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

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

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

1/2" RLS2035
1/2" 2397
1/2" 2397
1/2" NO ID

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

BP: 0+00.00
0+00
1+00
2+00

190 LF 8" SDR 26 @ 0.35%

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

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

SANITARY SEWER STUB OUT
INV.=704.00

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

8" LATERAL CONNECTION TO NEW 8" SEWER MAIN

45° BEND
INV.=703.97

45° BEND
INV.=703.93

SERVICE REMAINDER INSTALLED AFTER BUILDING PERMIT APPROVAL

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

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

EP: 2+10.41

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

RR SPK

CIRCLE DRIVE

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

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

CONSTRUCTION NOTES:

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

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

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SEAL

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

THE WASH HOUSE

CIVIL
SITE UTILITIES PLAN

DRAWN:	CHECKED:	APPROVED:
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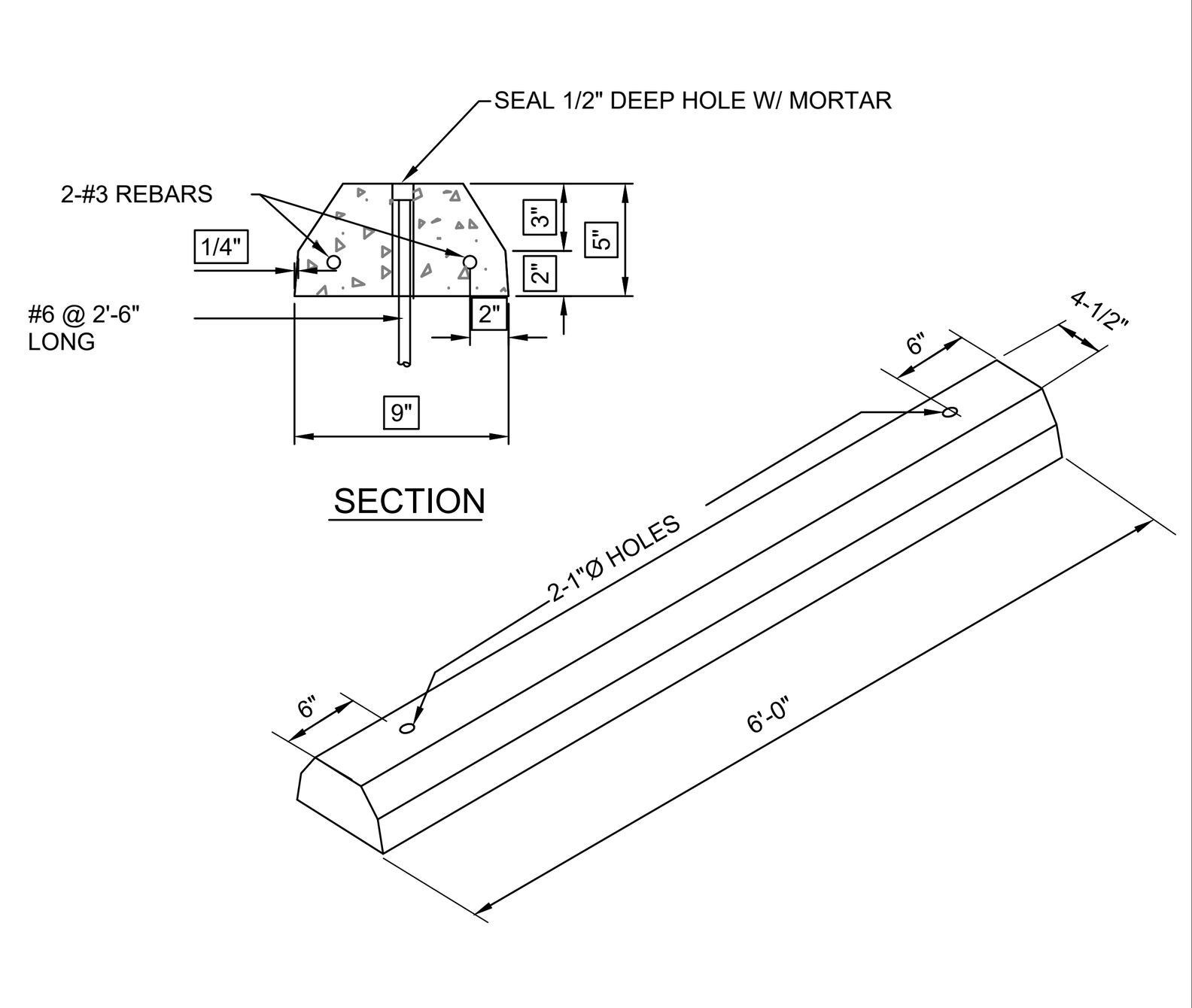
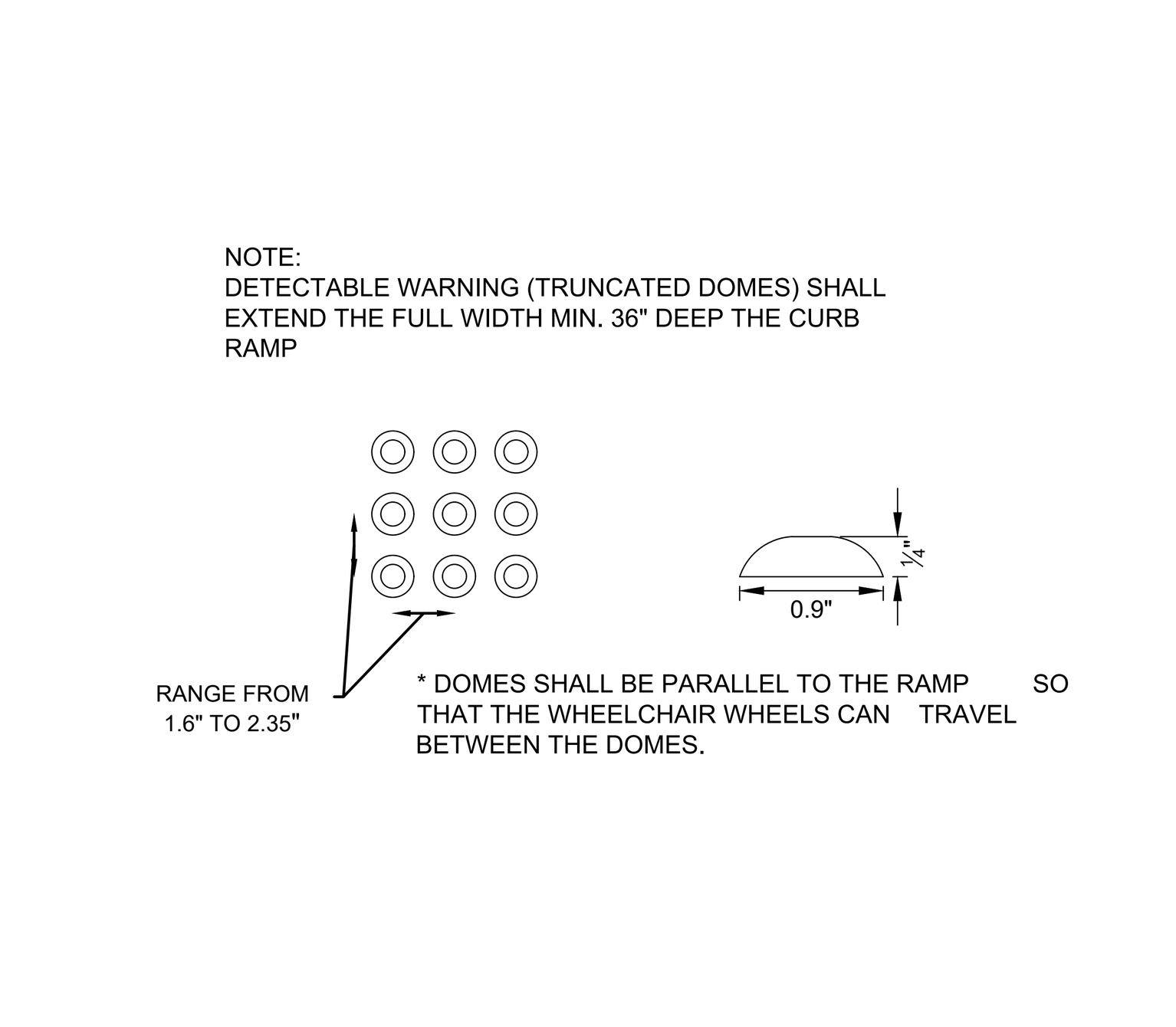
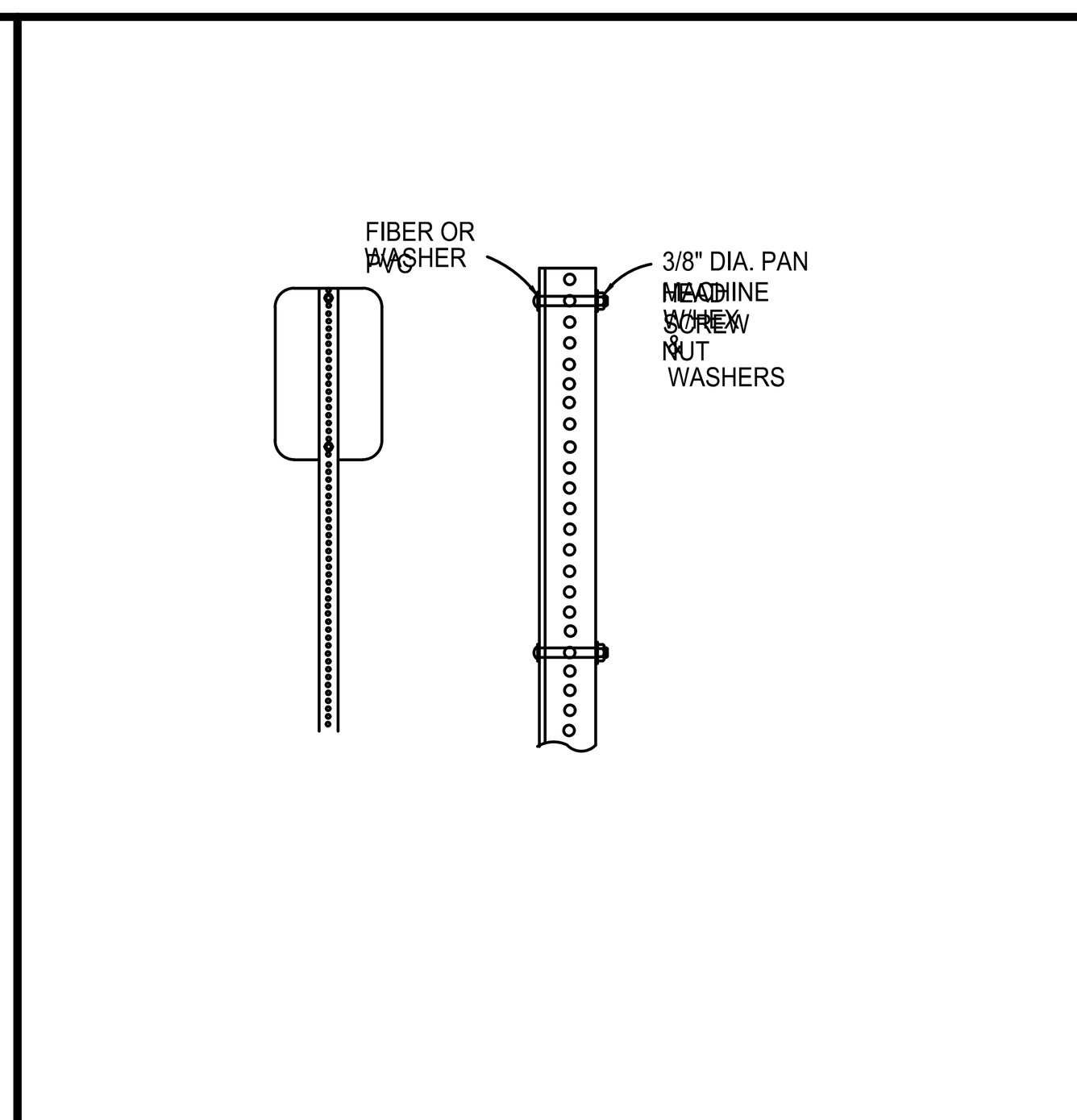
DRAWING NUMBER: C4.0		REVISION: 1



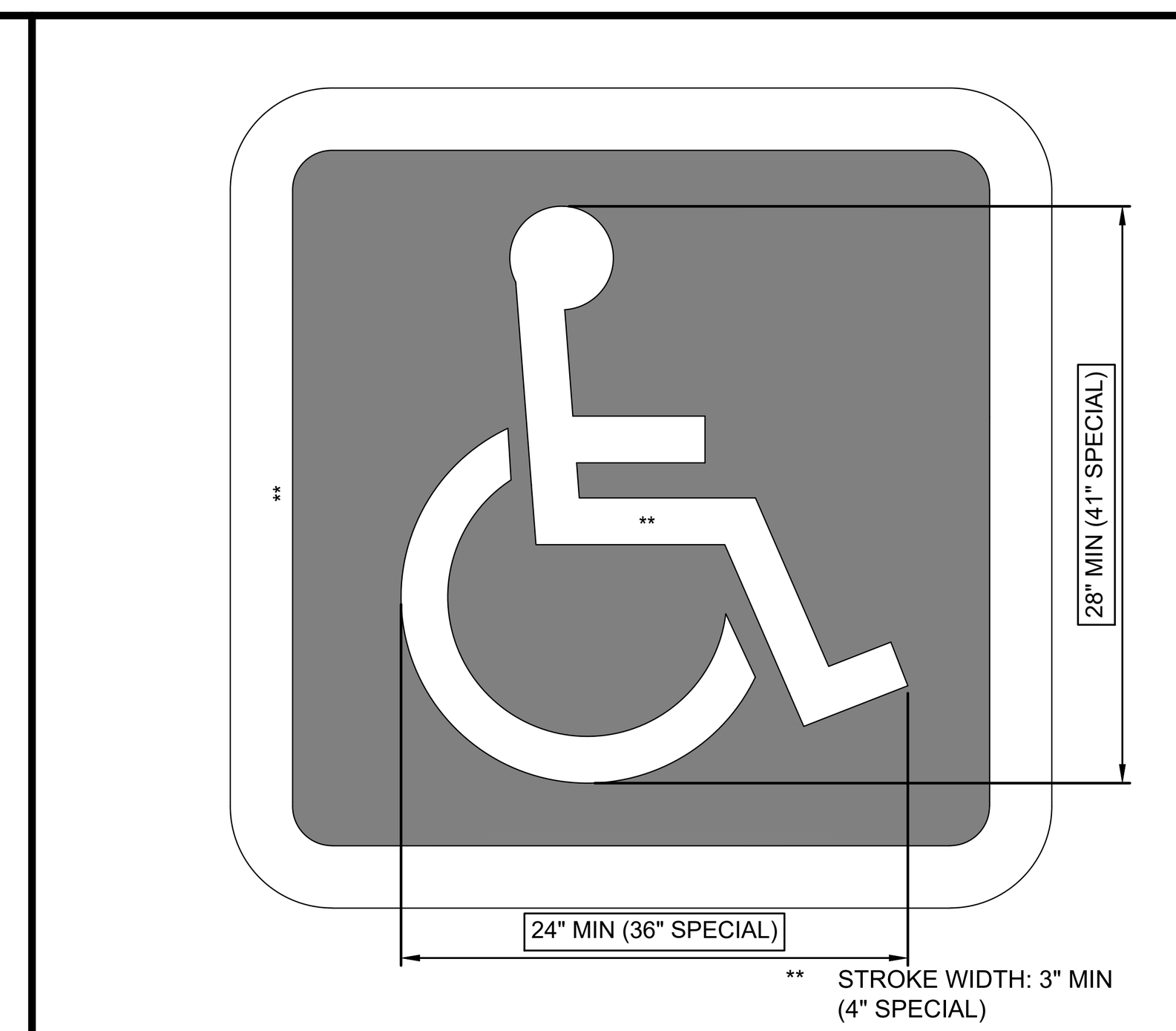
TYPICAL PARKING WHEELSTOP 1
N.T.S.



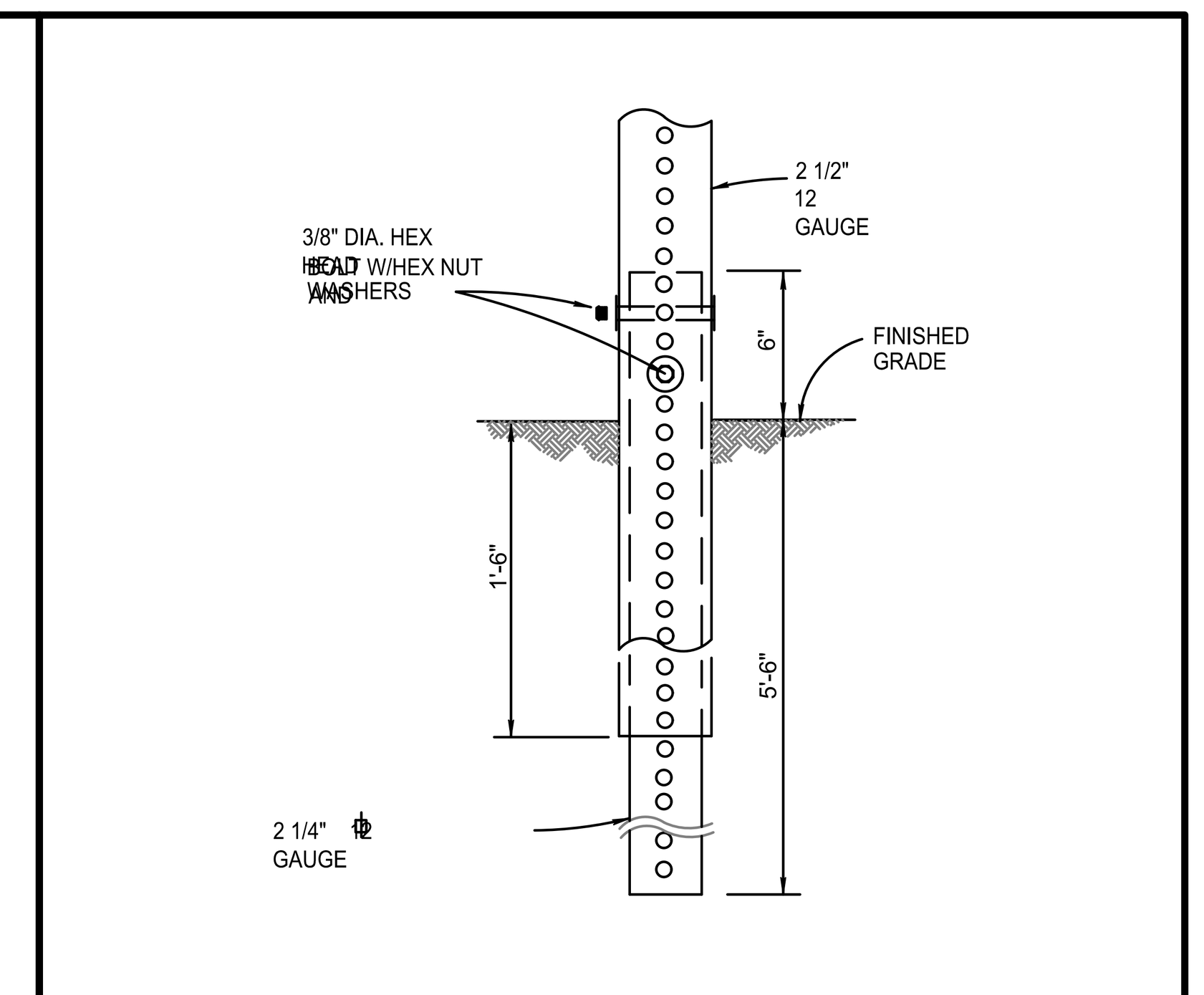
TRUNCATED DOMES (SQUARE PATTERN) 2
N.T.S.



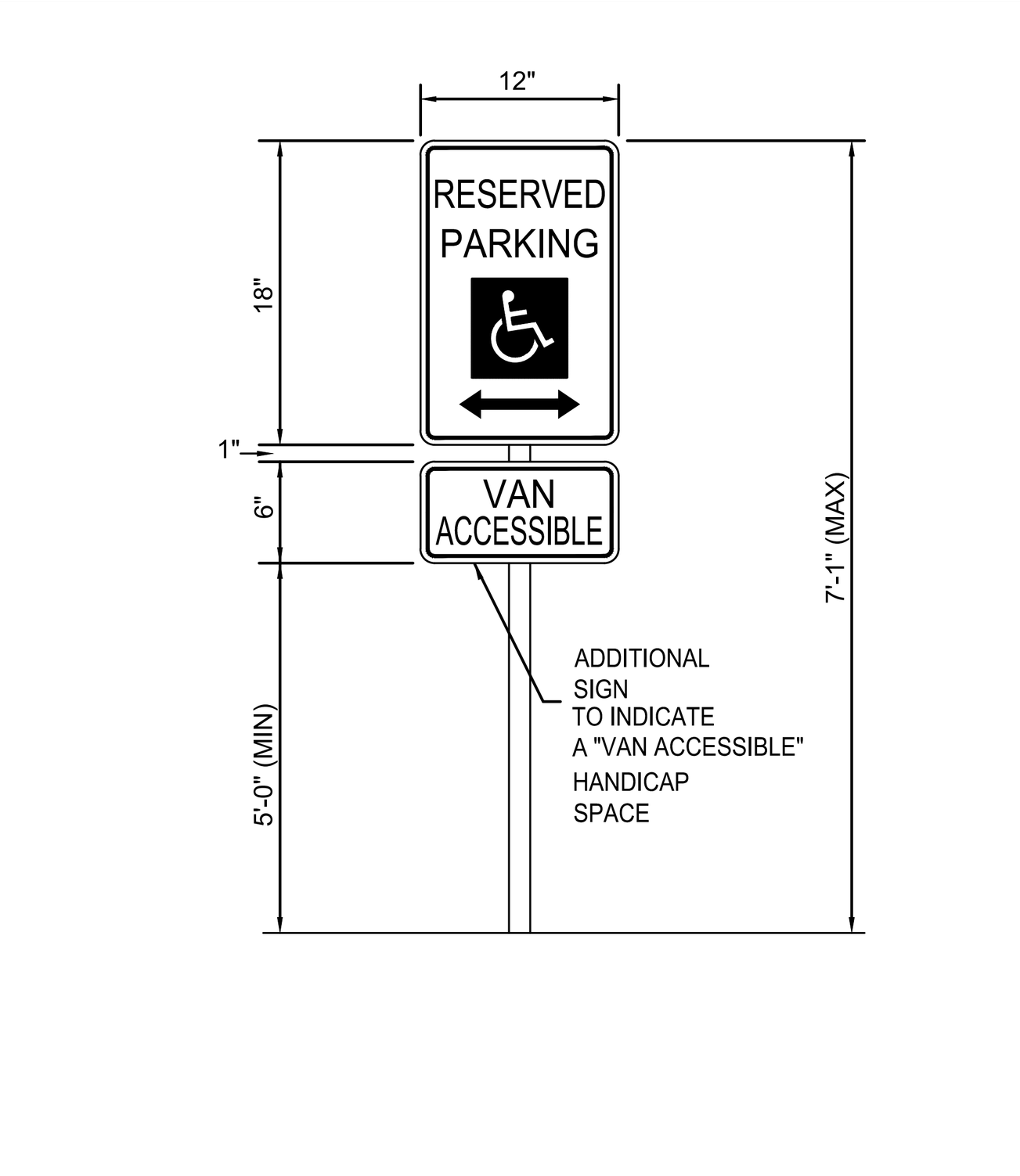
SIGN PANEL ATTACHMENT 3
N.T.S.



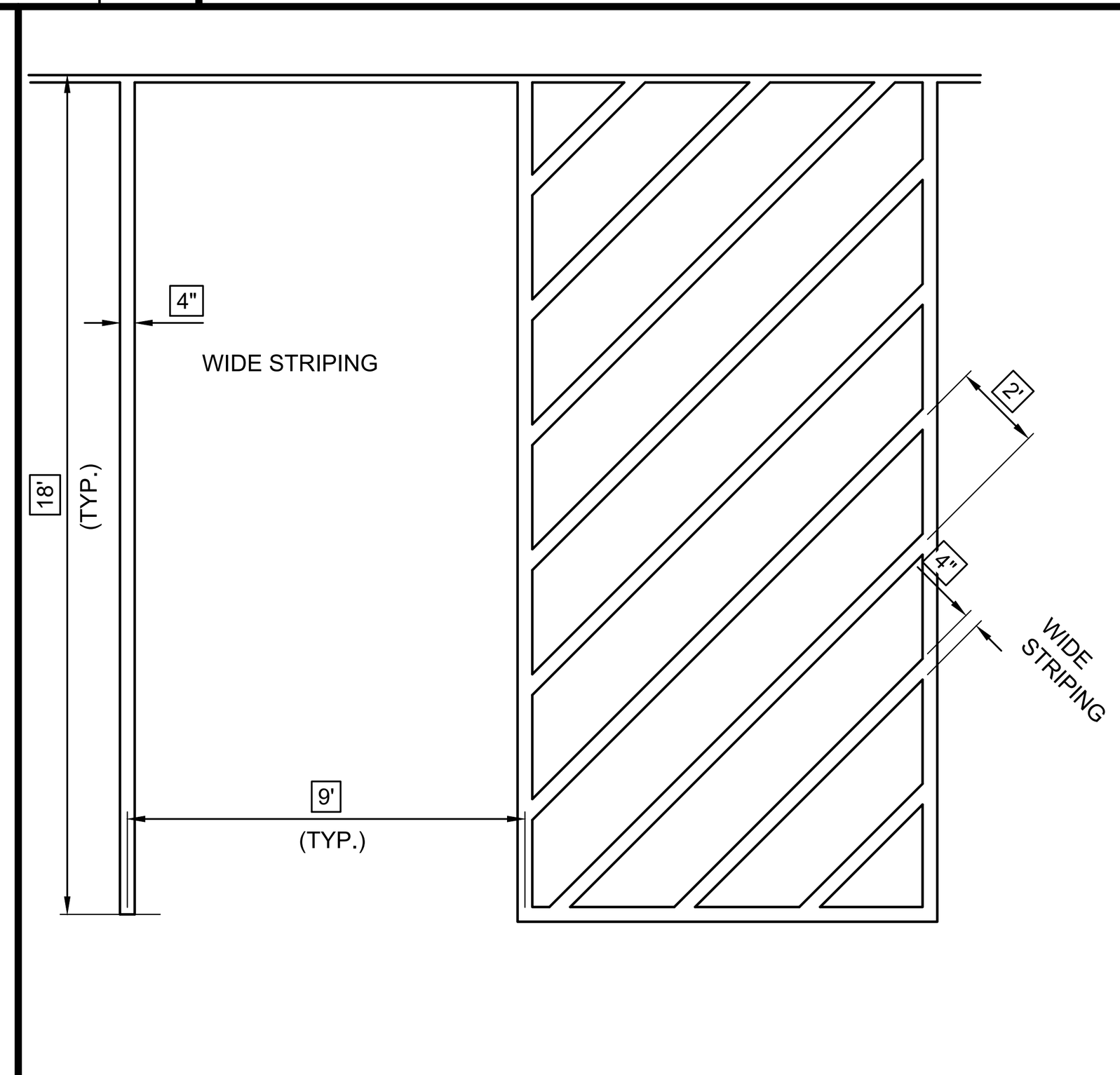
HANDICAP PARKING SYMBOL 4
N.T.S.



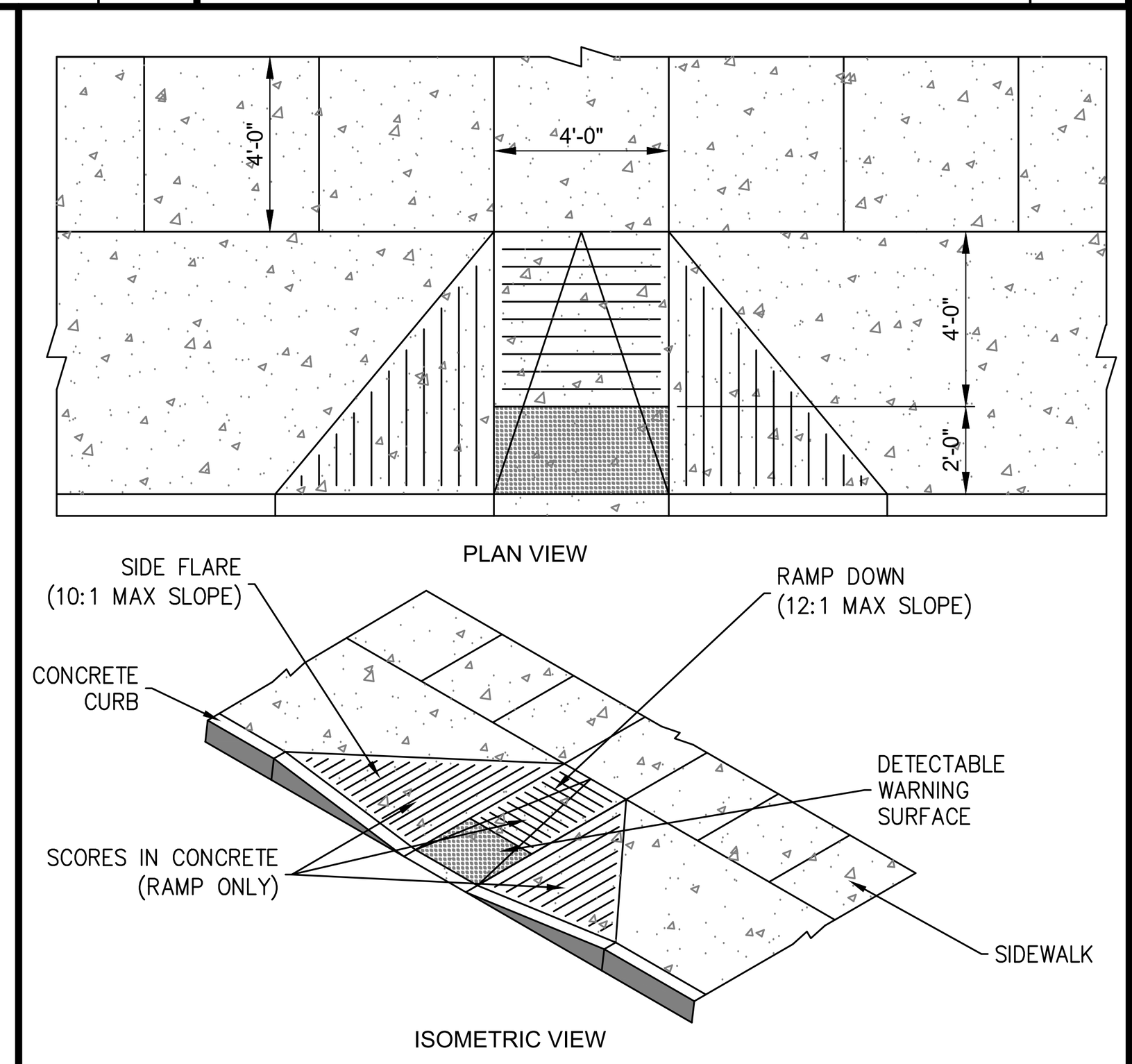
BREAK-AWAY [SIGN] DETAIL 5
N.T.S.



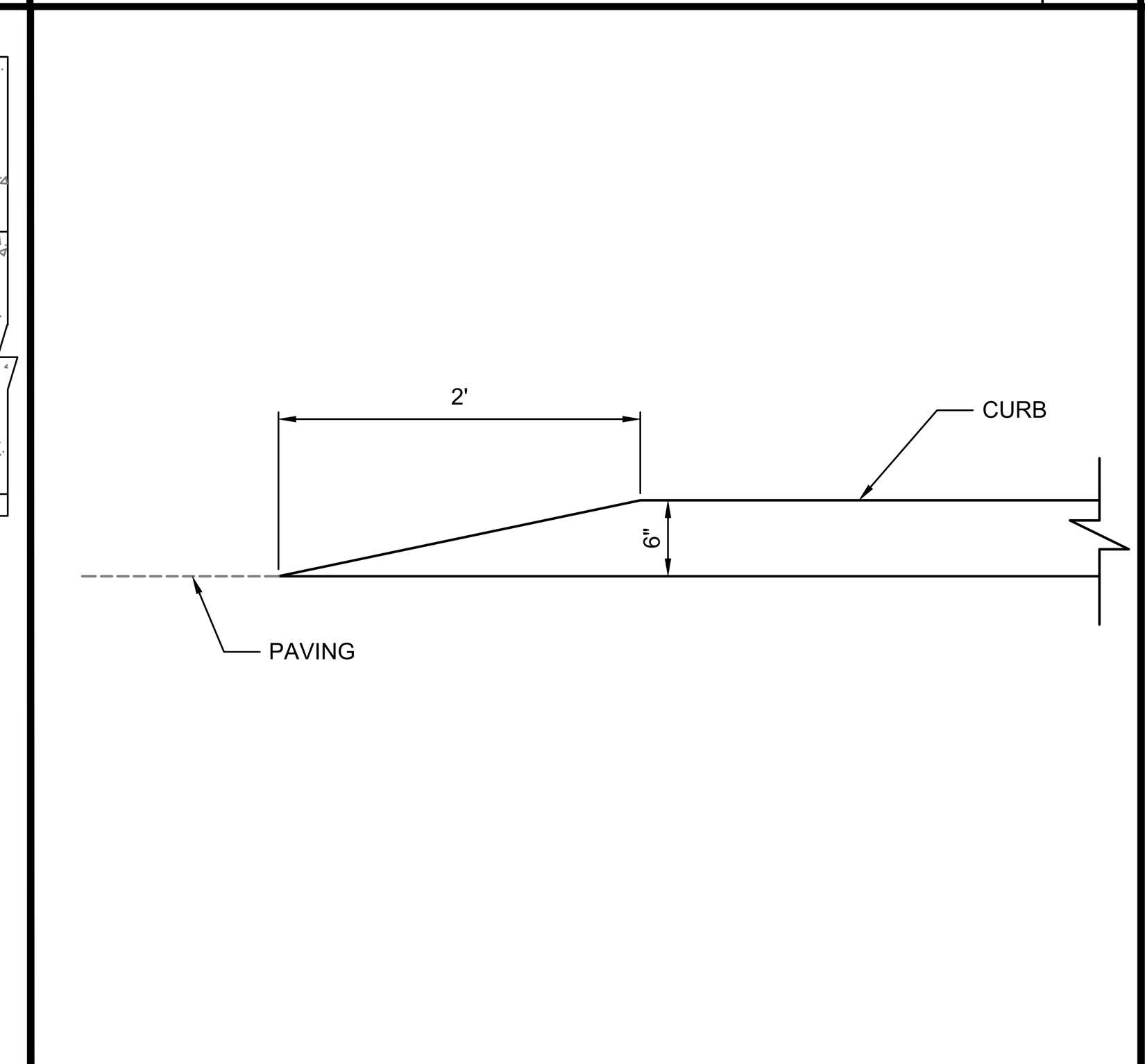
HANDICAP SIGN 6
N.T.S.



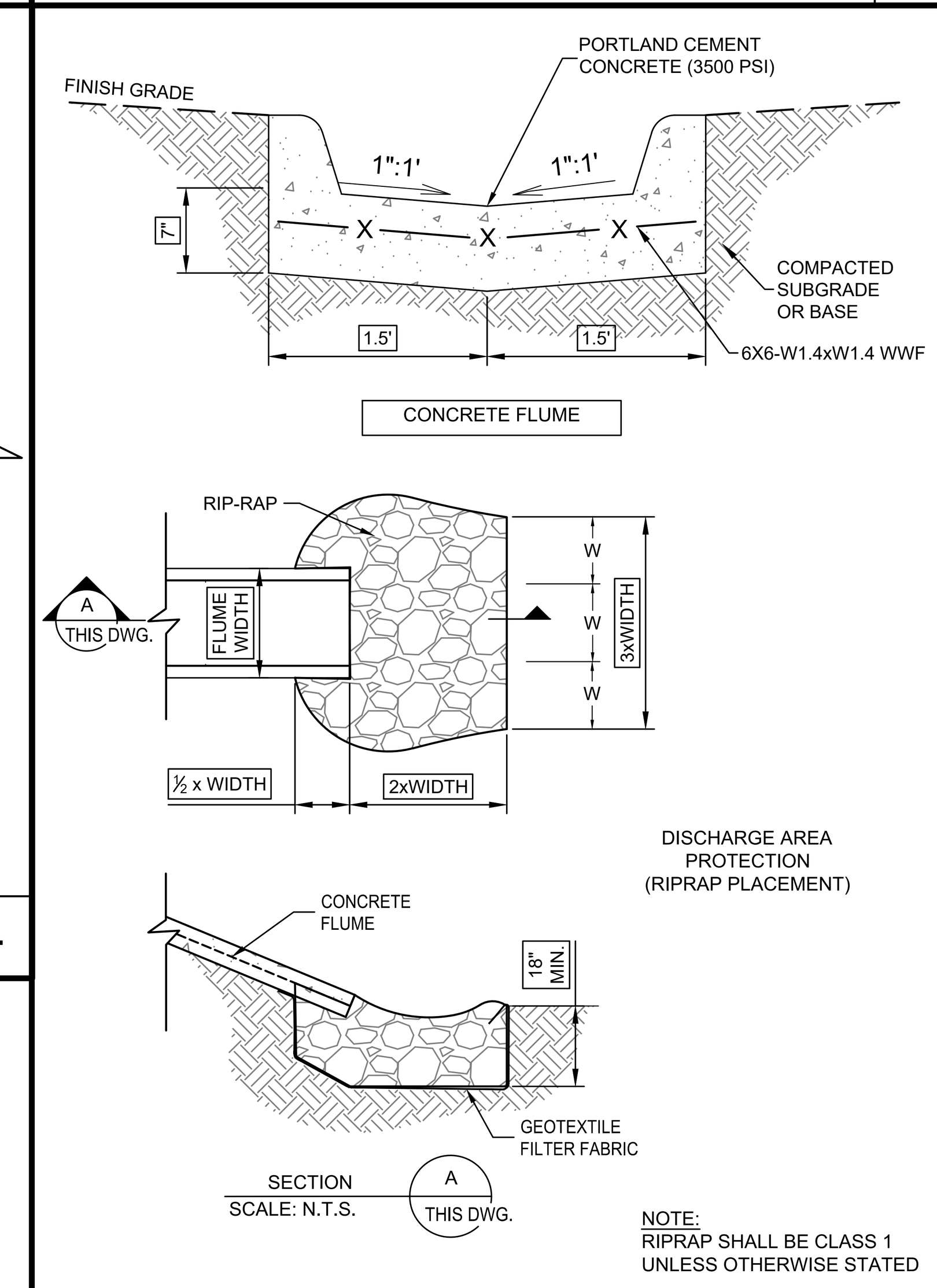
TYPICAL PARKING STRIPING 7
1/4" = 1'



SIDEWALK HANDICAP RAMP (PERPENDICULAR) 8
SCALE: NTS

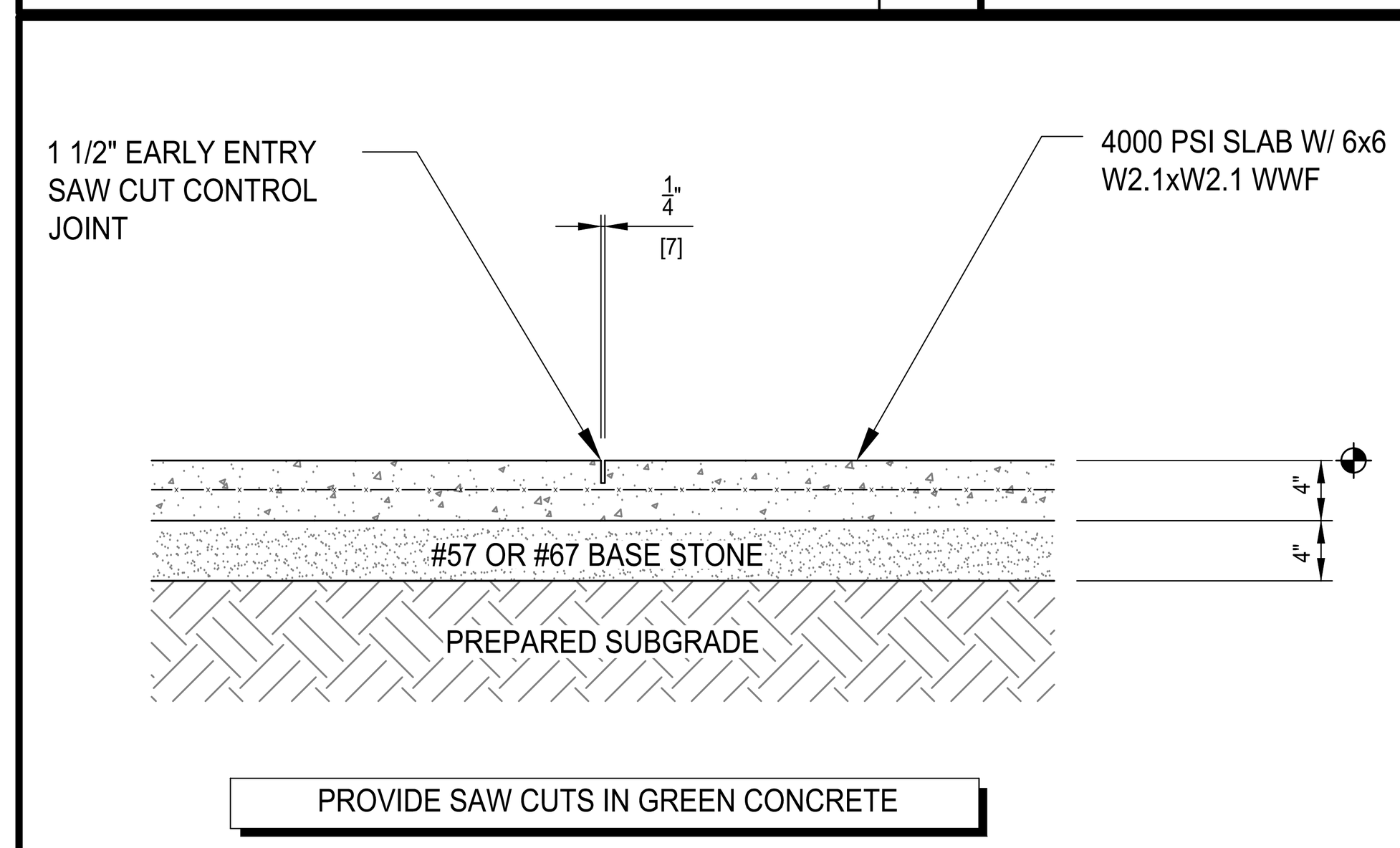


CURB TAPER DETAIL 4
N.T.S.

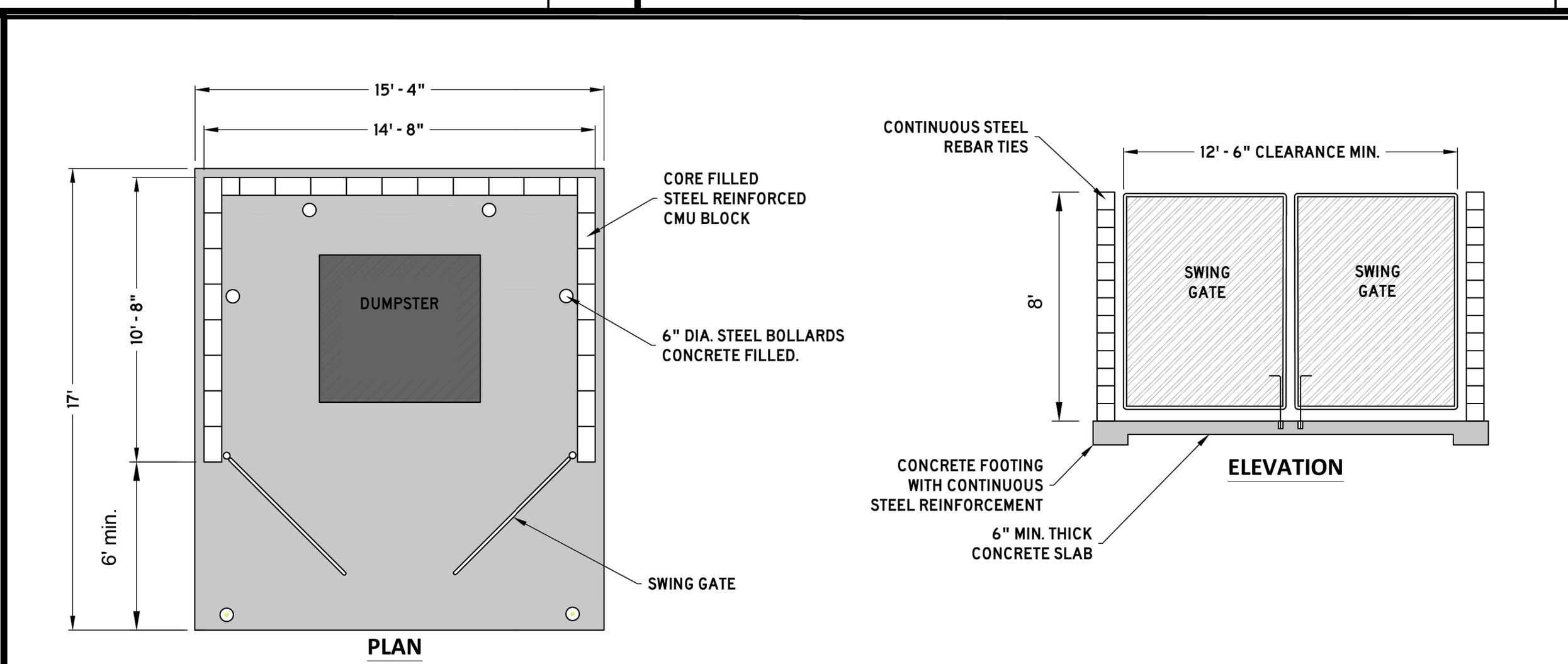


NOTE:
RIPRAP SHALL BE CLASS 1 UNLESS OTHERWISE STATED

CONCRETE DRAINAGE FLUME 11
1" = 1'



4" CONCRETE SIDEWALK 10
1" = 1'

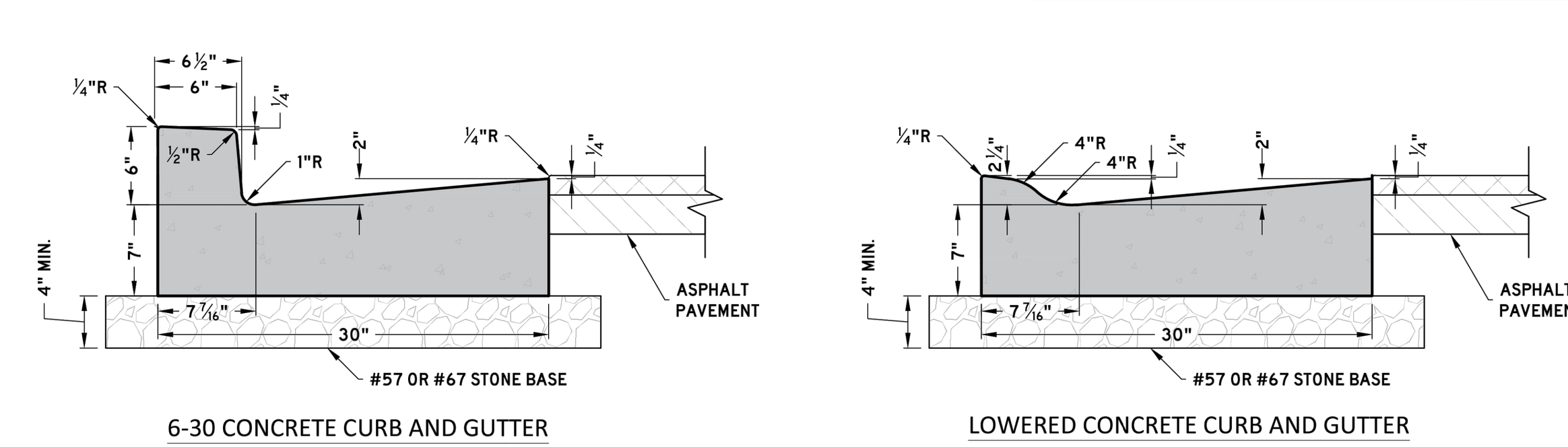


NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

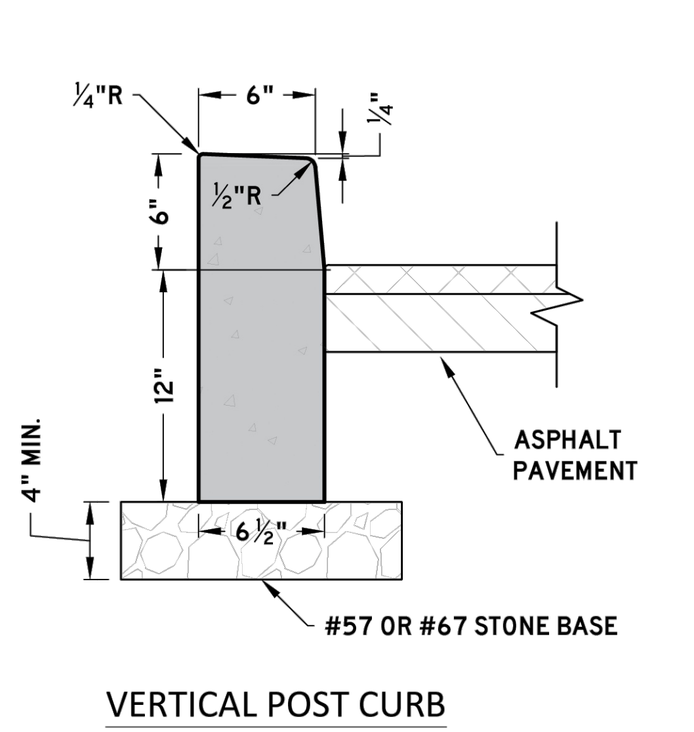
NOTE: CONTRACTOR TO CONSULT WITH A GEOTECHNICAL ENGINEER PRIOR TO PAVING FOR VERIFICATION AND/OR MODIFICATION OF PAVEMENT SECTION.

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



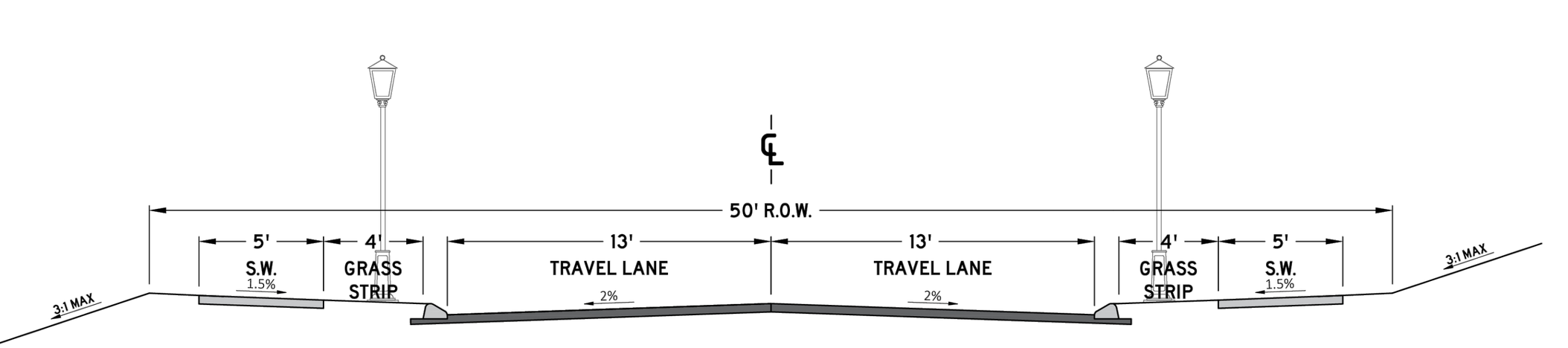
NOTES:

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

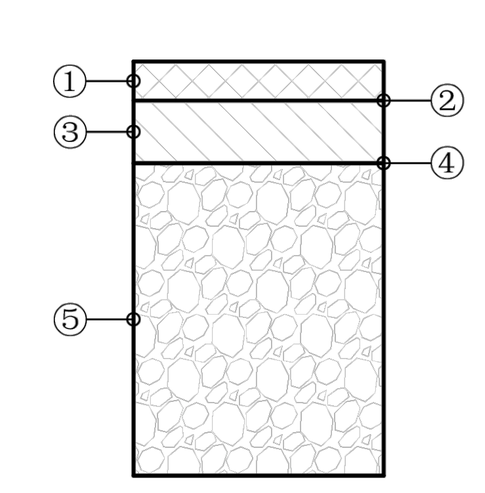


VERTICAL POST CURB

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



PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 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 307-01.08 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

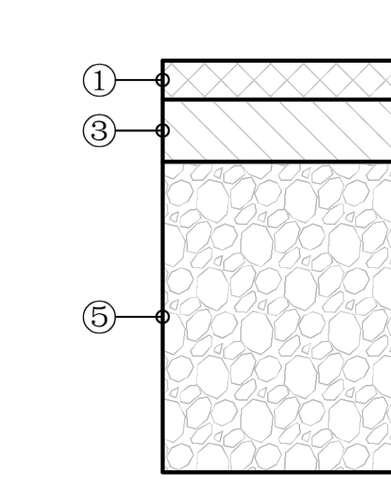


NOTES:

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

PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 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 307-01.08 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 @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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

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

SITE/CONSTRUCTION NOTES:

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

    BACKFILL: INITIAL BACKFILL MATERIAL SHALL BE SELECT EARTH MATERIALS OR CRUSHED STONE AS SPECIFIED FOR BEDDING AND HAUNCHING MATERIALS. SELECT BACKFILL MATERIALS SHALL CONSIST OF FINELY DIVIDED EARTH, STONE, DUST, SAND, CRUSHED STONE, OR OTHER APPROVED MATERIAL CAREFULLY PLACED ABOUT THE PIPE IN UNIFORM SUCCEEDING LAYERS NOT EXCEEDING SIX (6) INCHES IN THICKNESS. EACH LAYER SHALL BE UNIFORMLY PLACED AND TAMPED WITH PROPER HAND TOOLS IN A MANNER WHICH WILL NOT DISTURB OR INJURE THE PIPE. BACKFILLING SHALL BE CARRIED ON SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE IN A MANNER WHICH WILL PREVENT INJURIOUS SIDE PRESSURES FROM OCCURRING. IF SUITABLE SELECT MATERIALS ARE NOT AVAILABLE FROM TRENCH EXCAVATION, THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEM ELSEWHERE. EARTH MATERIALS UTILIZED FOR INITIAL BACKFILL SHALL BE SUITABLE MATERIALS SELECTED FROM MATERIALS EXCAVATED FROM THE TRENCH. SUITABLE MATERIALS SHALL BE CLEAN AND FREE OF ROCK LARGER THAN 2-INCHES AT ITS LARGEST DIMENSION, ORGANICS, CINDERS, STUMPS, LIMBS, FROZEN EARTH OR MUD, MAN-MADE WASTES AND OTHER UNSUITABLE MATERIALS. SHOULD THE MATERIAL EXCAVATED FROM THE TRENCH BE SATURATED, THE SATURATED MATERIAL MAY BE USED AS EARTH MATERIAL, PROVIDED IT IS ALLOWED TO DRY PROPERLY AND IT IS CAPABLE OF MEETING THE SPECIFIED COMPACTION REQUIREMENTS. WHEN NECESSARY, INITIAL BACKFILL MATERIALS SHALL BE MOISTENED TO FACILITATE COMPACTION BY TAMPING. IF MATERIALS EXCAVATED FROM THE TRENCH ARE NOT SUITABLE FOR USE AS INITIAL BACKFILL MATERIAL, PROVIDE SELECT MATERIAL CONFORMING TO THE REQUIREMENTS OF THIS SECTION.

28. CONTRACTOR SHALL PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT, OR CONTRACTOR GRADE ACRYLIC, ALKYD OR CHLORINATED RUBBER STRIPING PAINT FOR EXISTING ASPHALT AND CONCRETE PAVEMENTS OR RESTRIPING. STRIPING AREA SHALL BE PREPPED AND STRIPING MATERIAL INSTALLED PER MFG. SPECIFICATIONS. MARKING PAINT SHALL BE APPLIED IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE 50°F OR ABOVE (OR PER MFG. SPECIFICATIONS) AND ARE ANTICIPATED TO REMAIN ABOVE 50°F FOR 4 HOURS AFTER COMPLETING APPLICATION.

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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

ISSUED FOR PERMIT

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SEAL
DARRYL TODD SHIRK REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

TITLE: THE WASH HOUSE
CIVIL
SITE/CONSTRUCTION NOTES AND DETAILS

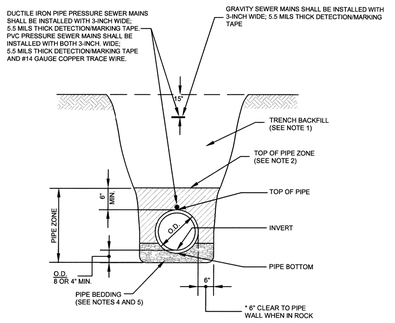
DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS

DATE:	SCALE:
01/28/25	AS NOTED

DRAWING NUMBER:	REVISION
C5.0	0

NOTES:

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

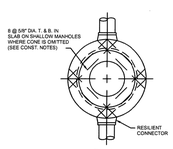


TYPICAL SEWER INSTALLATION
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 — STANDARD SEWER DETAIL NO: S1

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

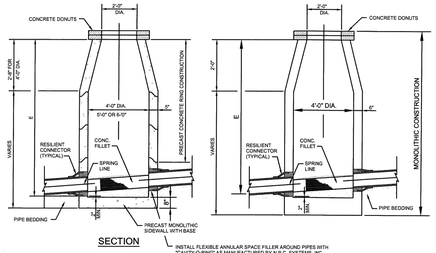


PLAN

CONSTRUCTION NOTES

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

NOTE: GRANULAR BACKFILL MATERIAL SHALL BE PLACED ADJACENT TO MANHOLE IN AREAS WHERE SWELLING CLAY EXIST.



SECTION

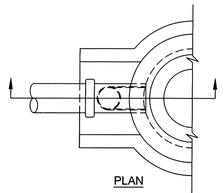
FOR SEWERS 36" DIAMETER & SMALLER
NOT TO SCALE

POURED IN PLACE MANHOLE
NOT TO SCALE

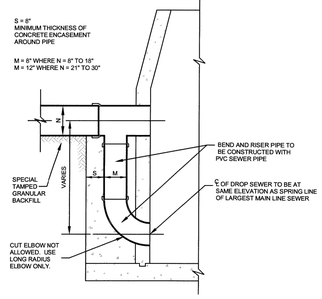
STANDARD MANHOLES
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 — STANDARD SEWER DETAIL NO: S2



PLAN

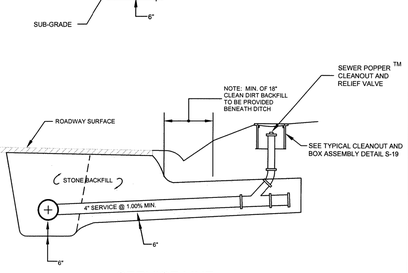


SECTION

DROP PIPE FOR STANDARD MANHOLES
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

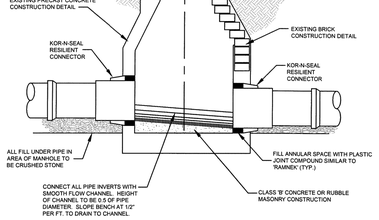
WMS# 21101 — STANDARD SEWER DETAIL NO: S3



SERVICE LINE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 — STANDARD SEWER DETAIL NO: S4

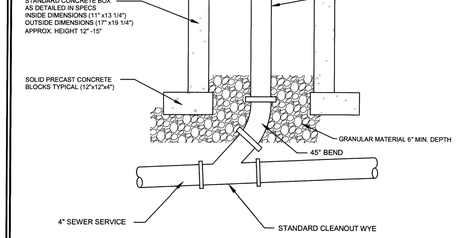


CONNECTION TO EXISTING MANHOLE
NOT TO SCALE

NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 — STANDARD SEWER DETAIL NO: S5



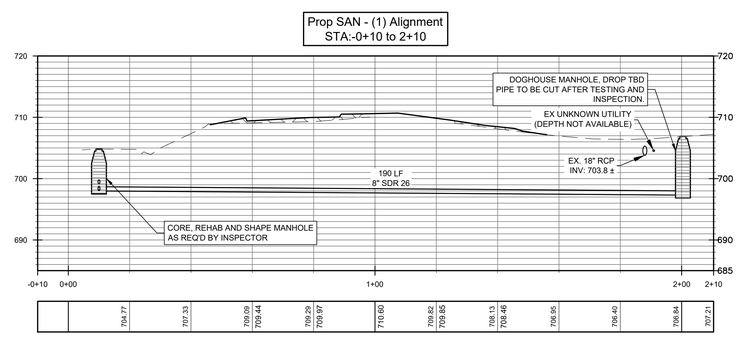
TYPICAL CLEANOUT ASSEMBLY
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 — STANDARD SEWER DETAIL NO: S19

SANITARY SEWER CONSTRUCTION DETAIL NOTES:

1. ALL CONCRETE USED MUST MEET 3,000 LBS PER SQUARE INCH MINIMUM COMPRESSIVE STRENGTH REQUIRED IN 28 DAYS.
2. ANY VARIATION IN GRADE WILL BE DEEMED SUFFICIENT REASON TO REJECT AND REBUILD AT CONTRACTOR'S EXPENSE.
3. EXCESS EXCAVATION WILL BE REMOVED AND PLACED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
4. UNIT BID PRICE FOR SEWER LATERALS SHALL BE FOR PIPE COMPLETE IN PLACE WITH PLUG FOR EACH LATERAL. LATERALS WILL BE PLACEED AS DIRECTED BY THE ENGINEER OR INSPECTOR AND AS SHOWN ON DRAWINGS.
5. PRICE BID ON EACH MANHOLE SHALL BE FOR ONE MANHOLE COMPLETE IN PLACE, REGARDLESS OF DEPTH.
6. BEFORE BACKFILLING ANY TRENCH, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR'S FOREMAN AND ENGINEER SHALL THEN EXAMINE THE LINES AND ALL JOINTS, AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES THAT EXIST.
7. ALL LABOR AND MATERIALS FOR SANITARY SEWERS SHALL CONFORM TO COLUMBIA WASTEWATER DEPARTMENT STANDARD SPECIFICATIONS FOR WATER MAINS, SANITARY SEWERS AND SEWAGE PUMPING STATIONS.
8. CONNECTION TO EXISTING COLUMBIA WASTEWATER DEPARTMENT LINES IS TO BE COORDINATED WITH CLARKSVILLE GAS & WATER OPERATING PERSONNEL.
9. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
10. AT POINTS OF SANITARY SEWER AND WATER LINE CROSSING, LOCATE PIPE SECTION SO THAT JOINTS ARE MAXIMUM POSSIBLE DISTANCE FROM CROSSING. USE 20-FOOT PIPE LENGTHS.
11. MAINTAIN 18" CLEAR DISTANCE BETWEEN WATER AND SEWER MAINS AT CROSSINGS OR PROVIDE CONCRETE ENCASEMENT OF THE SANITARY SEWER MAIN FOR A LENGTH OF 10 FEET EACH WAY AT SUCH CROSSINGS.
12. SANITARY SEWER WYES SHALL BE PLACED AT LOCATIONS IN THE SEWER LINE TO SERVE EACH CONNECTION AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY ADJUSTMENTS, AND THERE WILL BE NO ADDITIONAL COMPENSATION FOR THIS COORDINATION, OR ANY DELAYS RESULTING FROM UTILITY ADJUSTMENTS.



REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
0	04/02/25	ISSUED FOR PERMIT	THK	DTS	DTS

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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THE WASH HOUSE

CIVIL

SANITARY SEWER NOTES & DETAILS

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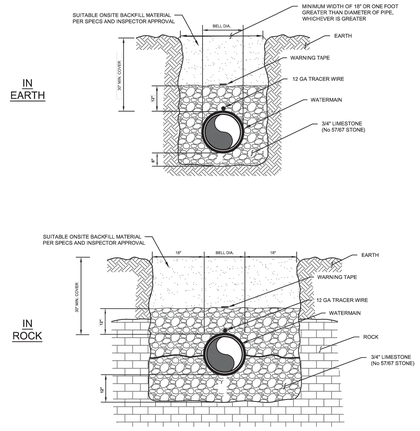
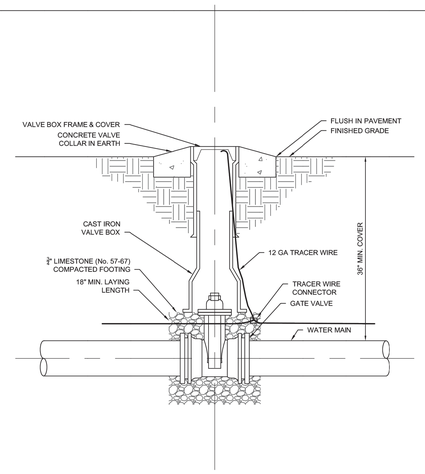
DRAWING NUMBER: C5.1 REVISION: 1



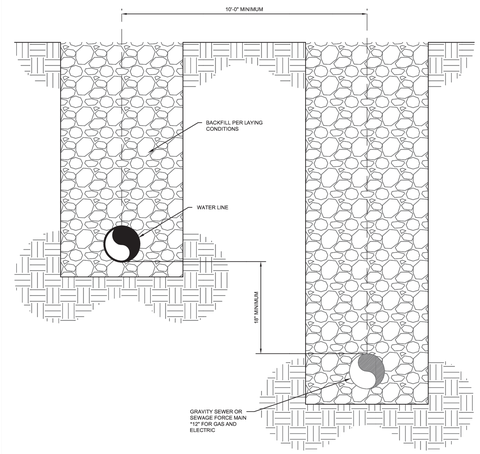
NOTES:
1. **30" MINIMUM COVER IN TRAFFIC AREAS.**
2. **UNSUITABLE EARTH MATERIALS MAY REQUIRE OVER-EXCAVATION AND GRAVEL BEDDING AND HAUNCHING.**

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: WATER LINE LAYING CONDITIONS IN ROCK OR EARTH | FIGURE NO.: CWS-1



NOTES:
1. ALL VALVE BOXES SHALL BE SET TO BE FLUSH WITH FINAL GRADES AND SHALL NOT BE COVERED WITH ANY PAVING, DIRT, SOD, GRASSING, AND/OR LANDSCAPING.
2. THIS DETAIL IS VALID FOR 16" AND SMALLER VALVE SIZES. FOR LARGER SIZES, SEE CONTRACT SPECS. OR CONFIRM WITH CPWS.

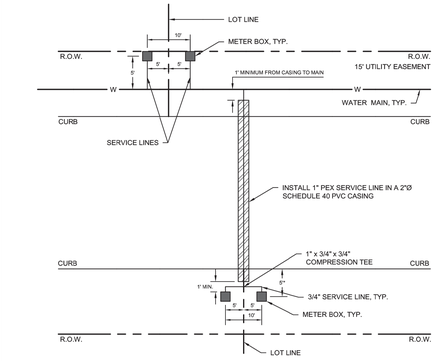
CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: LINE VALVE SETTING | FIGURE NO.: CWS-2



CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: UTILITY SEPARATION | FIGURE NO.: CWS-3

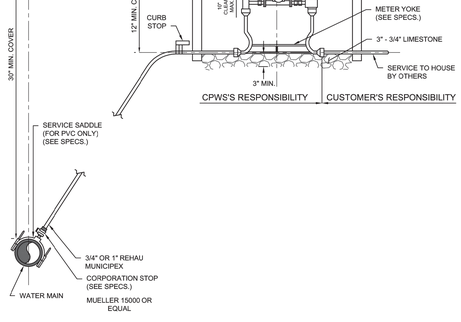
WATER LINE CONSTRUCTION DETAIL NOTES:

1. ALL CONCRETE USED MUST MEET 3,000 LBS PER SQUARE INCH MINIMUM COMPRESSIVE STRENGTH REQUIRED IN 28 DAYS.
2. ANY VARIATION IN GRADE WILL BE DEEMED SUFFICIENT REASON TO REJECT AND REBUILD AT CONTRACTOR'S EXPENSE.
3. EXCESS EXCAVATION WILL BE REMOVED AND PLACED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
4. PRICE BID FOR GATE VALVES SHALL BE FOR ONE GATE VALVE COMPLETE IN PLACE (INCLUDING VALVE STEM EXTENSIONS AND VALVE BOX). THE CONTRACTOR SHALL OPEN ALL VALVES BEFORE DEPARTING PROJECT (SEE VALVE COVER DETAIL).
5. 36" MINIMUM COVER WILL BE REQUIRED ON ALL WATER LINES.
6. ALL FITTINGS AND MATERIALS NECESSARY FOR THE PROPER INSTALLATION OF WATER LINES SHALL CONFORM TO THE REQUIREMENTS OF COLUMBIA POWER & WATER SYSTEMS.
7. BEFORE BACKFILLING ANY TRENCH, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR'S FOREMAN AND ENGINEER SHALL THEN EXAMINE THE LINES AND ALL JOINTS, AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES THAT EXIST.
8. ALL LABOR AND MATERIALS FOR WATER SERVICE SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF COLUMBIA WATER & POWER SYSTEMS.
9. CONNECTION TO EXISTING COLUMBIA WATER & POWER SYSTEMS WATER LINES IS TO BE COORDINATED WITH COLUMBIA WATER & POWER SYSTEMS OPERATING PERSONNEL.
10. CONTRACTOR MUST OPEN FLUSH LINES AND OPEN ALL VALVES BEFORE LEAVING JOB.
11. CONTRACTOR MUST CHLORINATE IN ACCORDANCE WITH AWWA C-600.
12. ALL WATER PIPE MUST BEAR NSF SEAL.
13. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14. STORM WATER DRAINAGE AND EROSION MUST BE CONTROLLED DURING CONSTRUCTION OF THE PROJECT. CONTRACTOR IS REQUIRED TO FOLLOW THE EROSION CONTROL PLAN. THE COST FOR PROVIDING TEMPORARY SEDIMENT CONTROL ITEMS SHALL BE INCLUDED IN THE ESTABLISHED PRICE FOR THE PROJECT AS A SUBSIDIARY OBLIGATION.
15. AT POINTS OF SANITARY SEWER AND WATER LINE CROSSING, LOCATE PIPE SECTION SO THAT JOINTS ARE MAXIMUM POSSIBLE DISTANCE FROM CROSSING. USE 20-FOOT PIPE LENGTHS.
16. MAINTAIN 18" CLEAR DISTANCE BETWEEN WATER AND SEWER MAINS AT CROSSINGS OR PROVIDE CONCRETE ENCASEMENT OF THE SANITARY SEWER MAIN FOR A LENGTH OF 10 FEET EACH WAY AT SUCH CROSSINGS.
17. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY ADJUSTMENTS, AND THERE WILL BE NO ADDITIONAL COMPENSATION FOR THIS COORDINATION, OR ANY DELAYS RESULTING FROM UTILITY ADJUSTMENTS.
18. AT NO TIME WILL A VALVE OF THE EXISTING WATER SYSTEM BE OPERATED WITHOUT THE PRESENCE AND AUTHORIZATION OF A COLUMBIA POWER & WATER SYSTEMS AUTHORIZED REPRESENTATIVE.
19. ALL CONSTRUCTION PERFORMED WITHIN THE EXISTING RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
20. FIRE HYDRANTS SHALL NOT BE FLUSHED INTO THE PUBLIC STREET RIGHT-OF-WAY.



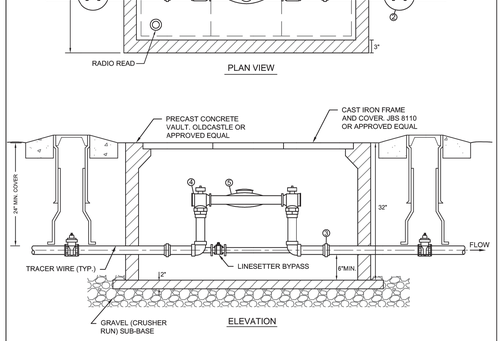
NOTES:
1. SEE APPROVED CONSTRUCTION PLANS FOR FINAL LOCATIONS OF WATER SERVICE LINES AS THEY MAY VARY FROM TYPICAL DETAIL DUE TO LOT/BUILDER REQUIREMENTS.
2. "METER BOX LOCATION MAY VARY DEPENDING ON ACTUAL SITE AND EASEMENT CONDITIONS. CONTRACTOR TO REFER TO APPROVED CONSTRUCTION DRAWINGS AND CONFIRM WITH INSPECTOR PRIOR TO INSTALLATION.
3. MAINTAIN 10' SEPARATION FROM ALL SEWAGE SERVICE LINES. REFER TO UTILITY SEPARATION DETAIL.

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: WATER SERVICE LINE LAYOUT (TYP.) | FIGURE NO.: CWS-13



NOTES:
1. SERVICES UNDER ROADWAY ARE TO BE INSTALLED INSIDE 3" DIA. SCH 40 PVC CARRIER PIPE, FROM A POINT 1' BEYOND CORPORATION STOP TO WITHIN 1' OF METER BOX, OR AS DIRECTED/APPROVED BY INSPECTOR.
2. TAP TO BE MADE ON SIDE OF WATER MAIN WITH FORD OR MUELLER CORPORATION STOP.
3. FOR 3/4" & 1" MUNICIPEX CONNECTIONS, ONLY PLASTICS INSERTS ARE PERMITTED.
4. FOR 2" CONNECTIONS, ONLY STAINLESS STEEL INSERTS ARE PERMITTED.
5. TRACER WIRE TO EXTEND TO METER.

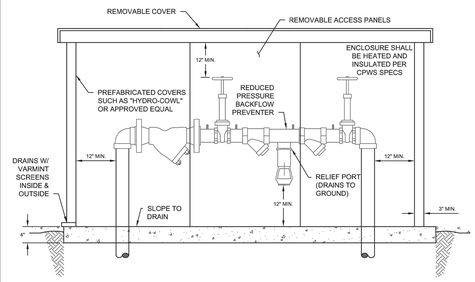
CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: STANDARD SETTING FOR SERVICE METER | FIGURE NO.: CWS-14



KEY NOTES
1. 2" GATE VALVE
2. VALVE BOX
3. 2" UNION
4. FORD MODEL #V BB 77-12B-11-77 METER SETTER
5. MASTER METER OCTAVE ULTRASONIC FLOW METER

NOTES:
1. PRECAST VAULT TO COMPLY WITH ASTM C-857 & C-858.
2. TRACER WIRE TO EXTEND TO METER.

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: 2" METER SETTING | FIGURE NO.: CWS-15



NOTES:
1. COVERS SHALL HAVE AN ALUMINUM LINING WITH HIGH PERFORMANCE CLOSED CELL INSULATION WHICH WILL NOT READILY ABSORB WATER.
2. THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE TYPE OF OUTSIDE FINISH IS OPTIONAL WITH OWNER.
3. PROVIDE 120V GFCI OUTLET

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: BACKFLOW PREVENTER - OUTDOOR INSTALLATION (DOUBLE DETECTOR CHECK BACKFLOW PREVENTER) | FIGURE NO.: CWS-20

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

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SEAL
BRYL TODD SHIRK
REGISTERED ENGINEER
NUMBER 127153
STATE OF TENNESSEE
12/5/25

THE WASH HOUSE

CIVIL
WATER NOTES & DETAILS

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01/28/25	AS NOTED

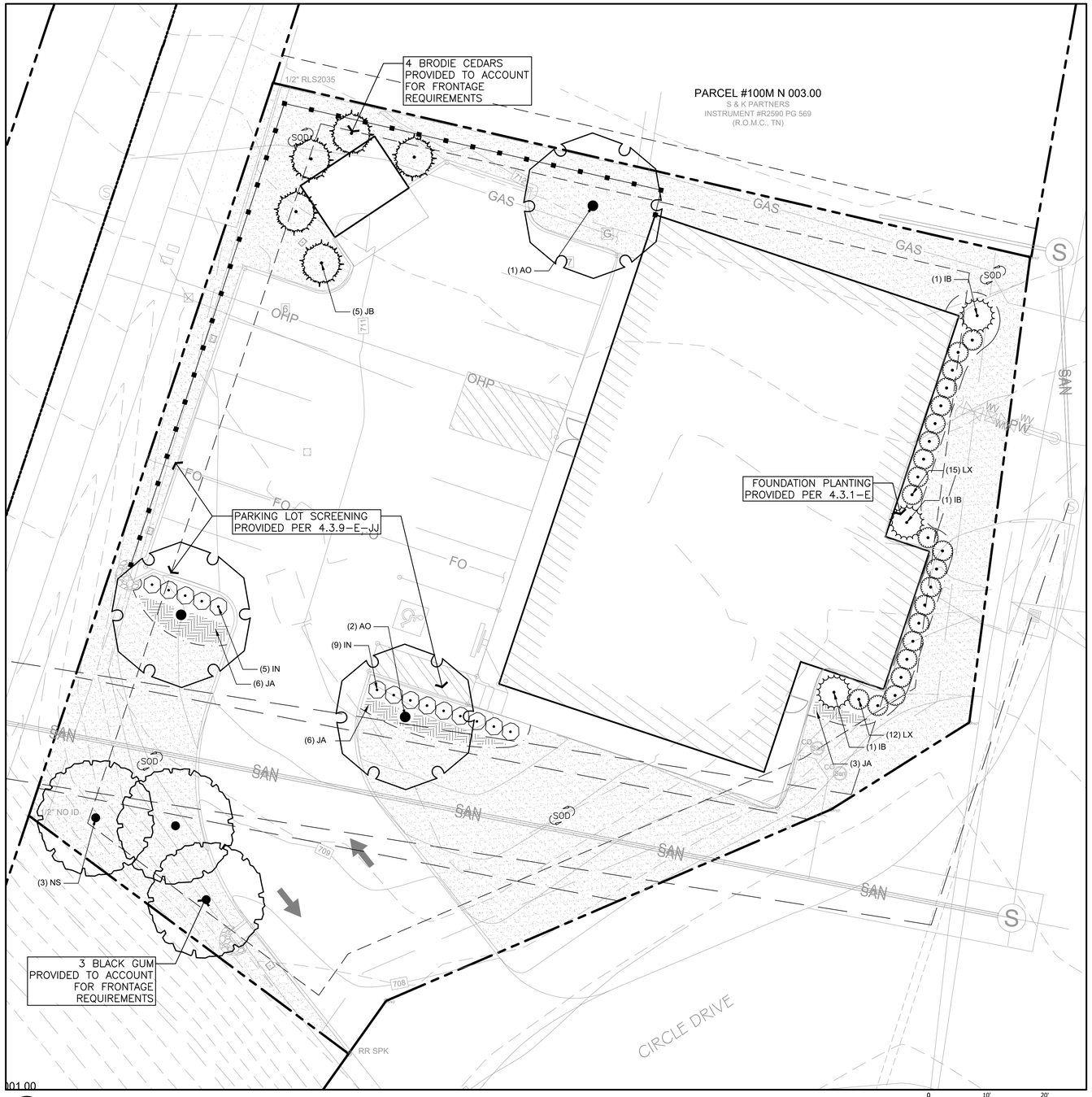
DRAWING NUMBER:	REVISION:
C5.2	0

QUANTITY TAKEOFF DISCLAIMER:

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE.

Tennessee 811



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 10'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	AO	3	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B OR CONT	2.5" CAL
	JB	5	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	B&B OR CONT	2.5" CAL
	NS	3	NYSSA SYLVATICA / BLACK GUM	B&B OR CONT	2.5" CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SHRUBS						
	IB	3	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL	30"	72" o.c.
	IN	14	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	30"	36" o.c.
	LX	22	LOROPETALUM X 'SHANG-WHITE' PP21738 / EMERALD SNOW LOROPETALUM	3 GAL	30"	42" o.c.
GROUND COVERS						
	JA	15	JUNIPERUS HORIZONTALIS `ANDORRA` / ANDORRA JUNIPER	1 GAL		36" o.c.
SOD						
	CD	5,877 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD		

COLUMBIA, TENNEESEE LANDSCAPE REQUIREMENTS (ARTICLE 4):

STREET FRONTAGE: (4.3.1-E)
THOMAS AVE.

1 TREE PER 50 LF @ 132.74 LF =	2.65 TREES
FRONTAGE TREES REQUIRED:	**3 TREES**
FRONTAGE TREES PROVIDED:	**3 TREES**

SOUTH MAIN ST.

1 TREE PER 50 LF @ 80.67 LF =	1.61 TREES
FRONTAGE TREES REQUIRED:	**2 TREES**
FRONTAGE TREES PROVIDED:	**2 TREES**

CENTER DR.

1 TREE PER 50 LF @ 90.43 LF =	1.81 TREES
FRONTAGE TREES REQUIRED:	**2 TREES**
FRONTAGE TREES PROVIDED:	**2 TREES**

TOTAL FONTAGE TREES REQUIRED: 7 TREES
***ALL FRONTAGE ZONES ARE LOCATED WITHIN UTILITY EASEMENTS**
FRONTAGE TREES HAVE BEEN PROPOSED ELSEWHERE ON SITE TO ACCOUNT FOR EASEMENTS

PARKING LOT: (4.3.12.B)

1 TREE PER ISLAND @ 4 ISLANDS =	4 TREES
PARKING ISLAND TREES REQUIRED:	**4 TREES**
PARKING ISLAND TREES PROVIDED:	**4 TREES**

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SEAL
JARED L. ACY REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE No. 1173

TITLE: THE WASH HOUSE
LANDSCAPE PLANTING PLAN

DRAWN:	CHECKED:	APPROVED:
JBS	DCT	JLA

DATE:	SCALE:
01/28/25	1"=10'

DRAWING NUMBER:	REVISION
LP100	A

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

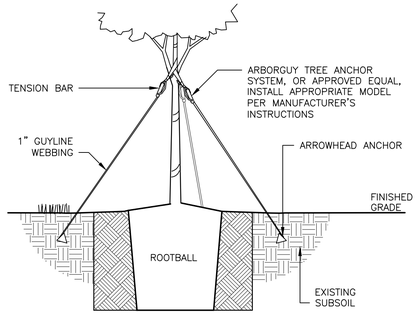
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

PLANT MATERIAL AND PLANTING

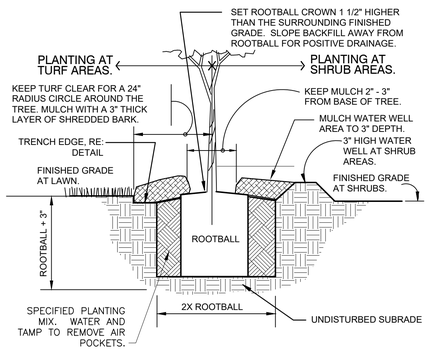
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OF DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
  - ☐ 3" DEPTH PINE BARK
  - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
  - ☒ 3" DEPTH LONGLEAF PINESTRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

6 GENERAL PLANTING NOTES

1" = 1" — 329399-05



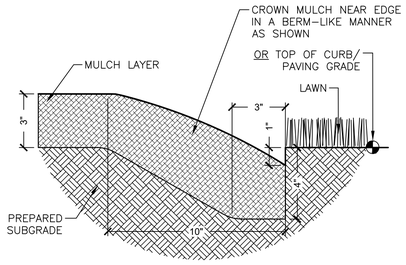
STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING - GUY STRAP

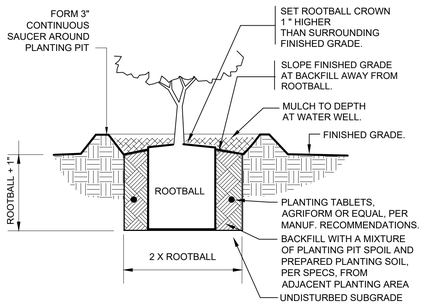
1" = 1'-0" — 329343.26-01



NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

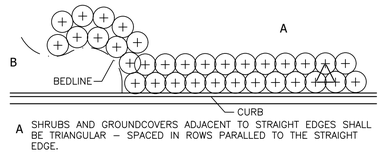
4 TRENCH EDGE

3" = 1'-0" — 329413.23-02



2 SHRUB PLANTING

1" = 1'-0" — 329333.13-01

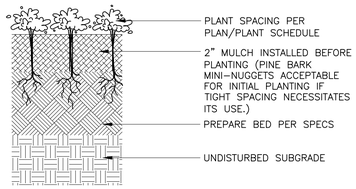


A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR – SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

5 TYPICAL PLANT SPACING

NOT TO SCALE — 329399-04



3 GROUNDCOVER PLANTING

3" = 1'-0" — PLNT-GR-03

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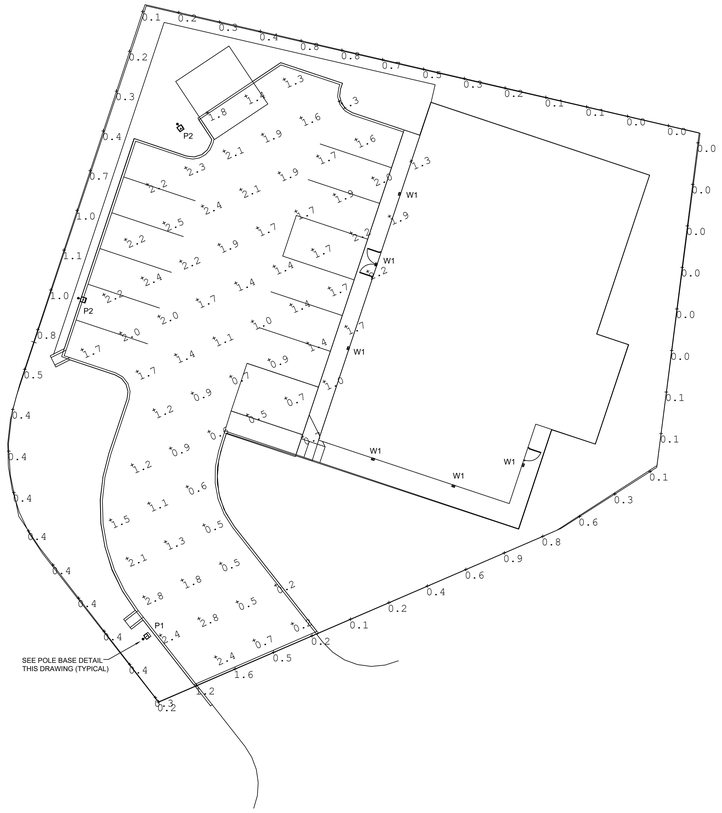
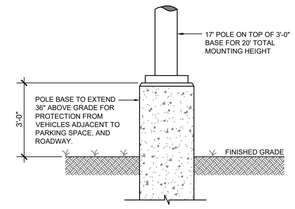
LP500	A



SITE PHOTOMETRIC CALCULATION

DO NOT SCALE



THIS DETAIL IS REFERENCE ONLY. FOR LUMINAIRE/POLE TYPE 'P1', 'P2' AND 'P3'. CONSTRUCTION DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER

POLE BASE DETAIL

NO SCALE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	TAG	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	1	DSX0 LED P1 40K 70CRI AFR HS	Single	DSX0 LED P1 40K 70CRI AFR HS EGS-F	P1	0.850	3623	33.21	33.21
	2	DSX1 LED P1 40K 70CRI T2M HS	Single	DSX1 LED P1 40K 70CRI T2M HS	P2	0.850	6513	50.9	101.8
	6	WDGE2 LED P1 40K 80CRI T4M	Single	WDGE2 LED P1 40K 80CRI T4M	W1	0.850	1238	11.1658	66.995

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CALCPTS_1	ILLUMINANCE	FC	0.41	1.6	0.0	N.A.	N.A.
CALCPTS_2	ILLUMINANCE	FC	1.54	2.8	0.2	7.70	14.00

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
0	06/25/25	ISSUED FOR PERMIT	SS	SG	SG

ISSUED FOR PERMIT

ENGINEER
www.GSEeng.com
GULF STATES ENGINEERING, INC.
GULFPORT MOBILE NASHVILLE
176 Thompson Ln, Ste 200, Nashville, TN
(T)615-953-7888 (F)615-829-8491

SEAL

SHILOH GLEN CHRISTIAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

06 / 25 / 2025

THE WASH HOUSE

SITE LIGHTING PHOTOMETRIC

DRAWN:	CHECKED:	APPROVED:
SS	SG	SG

DATE:	SCALE:
06/25/25	N.T.S.

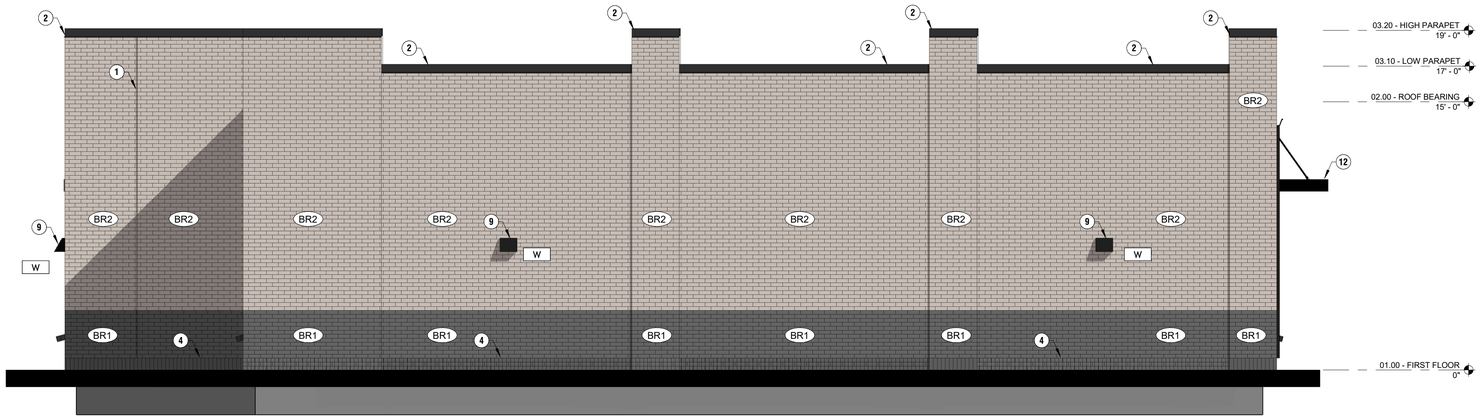
DRAWING NUMBER:	REVISION:
PH-1	0



FRONT ELEVATION

4' 2' 0 4'

2



RIGHT ELEVATION

4' 2' 0 4'

1

MATERIAL LEGEND

BR1	GLEN-GERY BRICK - VINTAGE VELOUR
BR2	GLEN-GERY BRICK - MORNING DOVE
VS1	JAMES HARDIE VERTICAL SIDING - LIGHT MIST



FRONT PERSPECTIVE
STREETVIEW

3

elevation keynotes

1. MASONRY CONTROL JOINT
2. PRE-FINISHED ALUMINUM COPING
3. EXTERIOR SCONCE LIGHTING - ACCENT FIXTURE - REFER TO ELECTRICAL.
4. BRICK SOLDIER COURSE
5. BRICK ROWLOCK
6. PRE-FINISHED ALUMINUM GUTTER.
7. PRE-FINISHED ALUMINUM DOWNSPOUT.
8. PROVIDE BLOCKING AND CONDUIT FOR FUTURE TENANT SIGNAGE.
9. WALL PACK FIXTURE - REFER TO ELECTRICAL.
10. EXTENT OF TPO ON INSIDE FACE OF PARAPET, BEYOND.
11. OSHA COMPLIANT ROOF ACCESS LADDER - PROVIDE LADDER LOCKOUT ACCESS @ BASE OF LADDER.
12. PRE-MANUFACTURED MAPES ALUMINUM CANOPY (OR SIMILAR)

zone 4 - building envelope requirements fenestration

U-FACTOR		
FIXED FENESTRATION		0.38
OPERABLE FENESTRATION		0.45
ENTRANCE DOORS	0.77	
SHGC - ORIENTATION	**SEW**	**NORTH**
SHGC: PF < 0.20	0.36	0.48
SHGC: 0.20 < PF < 0.50	0.43	0.53
SHGC: PF > 0.50	0.58	0.58

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-30 CONTINUOUS
WALLS ABOVE GRADE	
METAL FRAMED	R-13+R-7.5 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
NON-SWINGING	R-4.75

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 70 CLEAR

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

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TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

WASH HOUSE

PERMIT DOCUMENT SUBMITTAL

2008 S. MAIN ST.
COLUMBIA,TN 38401

Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information	
Date :	24 SEP. 24
Job Number :	19045
Drawn By :	ARCHITECTURAL
Checked By :	Checker
Approved By :	Approver

WILLIAM S. JENNER
REGISTERED
ARCHITECT
No. 102395
STATE OF TENNESSEE
6/6/25

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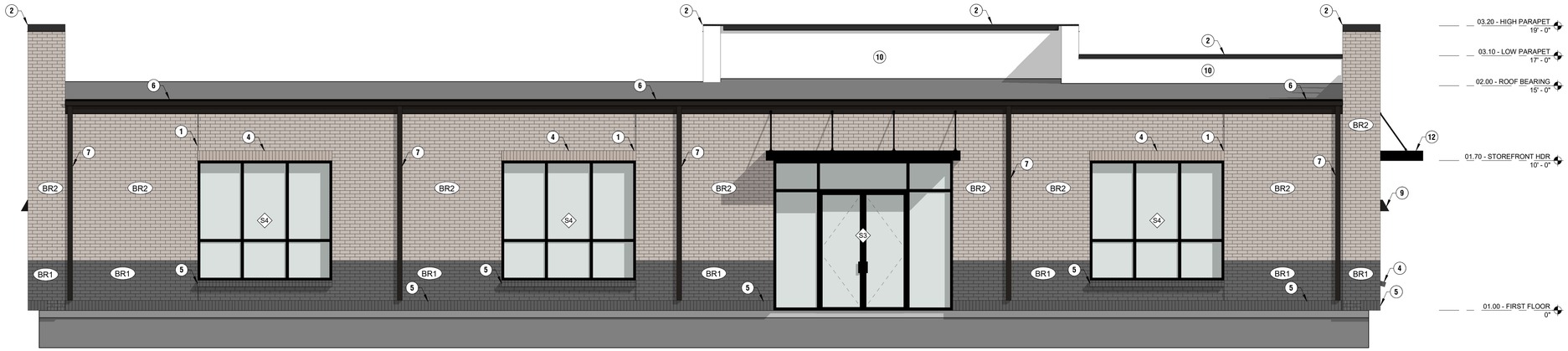
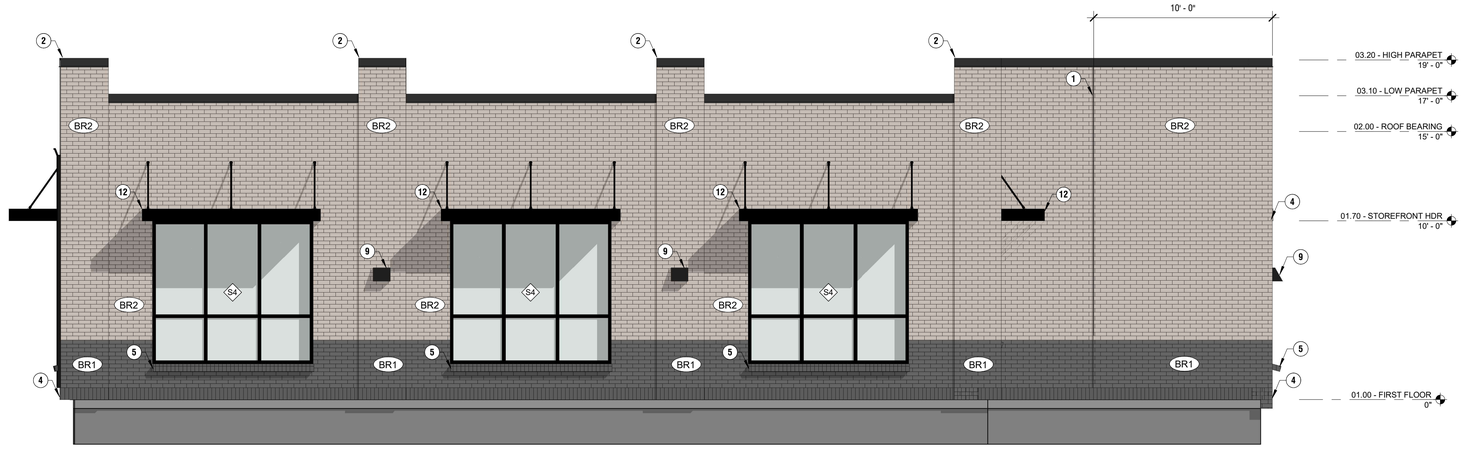
Sheet Description:
ELEVATIONS

Sheet:
A400



REAR ELEVATION 2

4' 2' 0 4'



LEFT ELEVATION 1

4' 2' 0 4'

MATERIAL LEGEND

BR1	GLEN-GERY BRICK - VINTAGE VELOUR
BR2	GLEN-GERY BRICK - MORNING DOVE
VS1	JAMES HARDIE VERTICAL SIDING - LIGHT MIST



PERSPECTIVE STREETVIEW 3

elevation keynotes

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WASH HOUSE

PERMIT DOCUMENT SUBMITTAL

2008 S. MAIN ST.
COLUMBIA,TN 38401

Revision Schedule

Revision Number	Revision Description	Revision Date

Sheet Information

Date :	24 SEP. 24
Job Number :	19045
Drawn By :	ARCHITECTURAL
Checked By :	Checker
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Sheet Description:

ELEVATIONS

Sheet:

A401

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION TO 12'-0" A.F.F.
- NEW LOW PARTITION WITH COUNTER TOP @ 34" A.F.F.
- NEW INSULATED PARTITION TO 12'-0" A.F.F.
- PRE-FABRICATED, WASHING MACHINE BULKHEAD BY OTHERS. CONTRACTOR TO COORDINATE INSTALL.
- NEW PARTITION TO DECK WITH SOUND INSULATION.

NOTE: WALLS TO BE 3-5/8" METAL STUDS @ 16" O.C. W/ ONE LAYER OF 5/8", TYPE "X" GYP. BOARD EACH SIDE.

DOORS

A BLD. STD. 3'-0" X 7'-0" PAINT GRADE, SOLID CORE, WOOD DOOR.
E EXISTING
R RELOCATED

FRAME

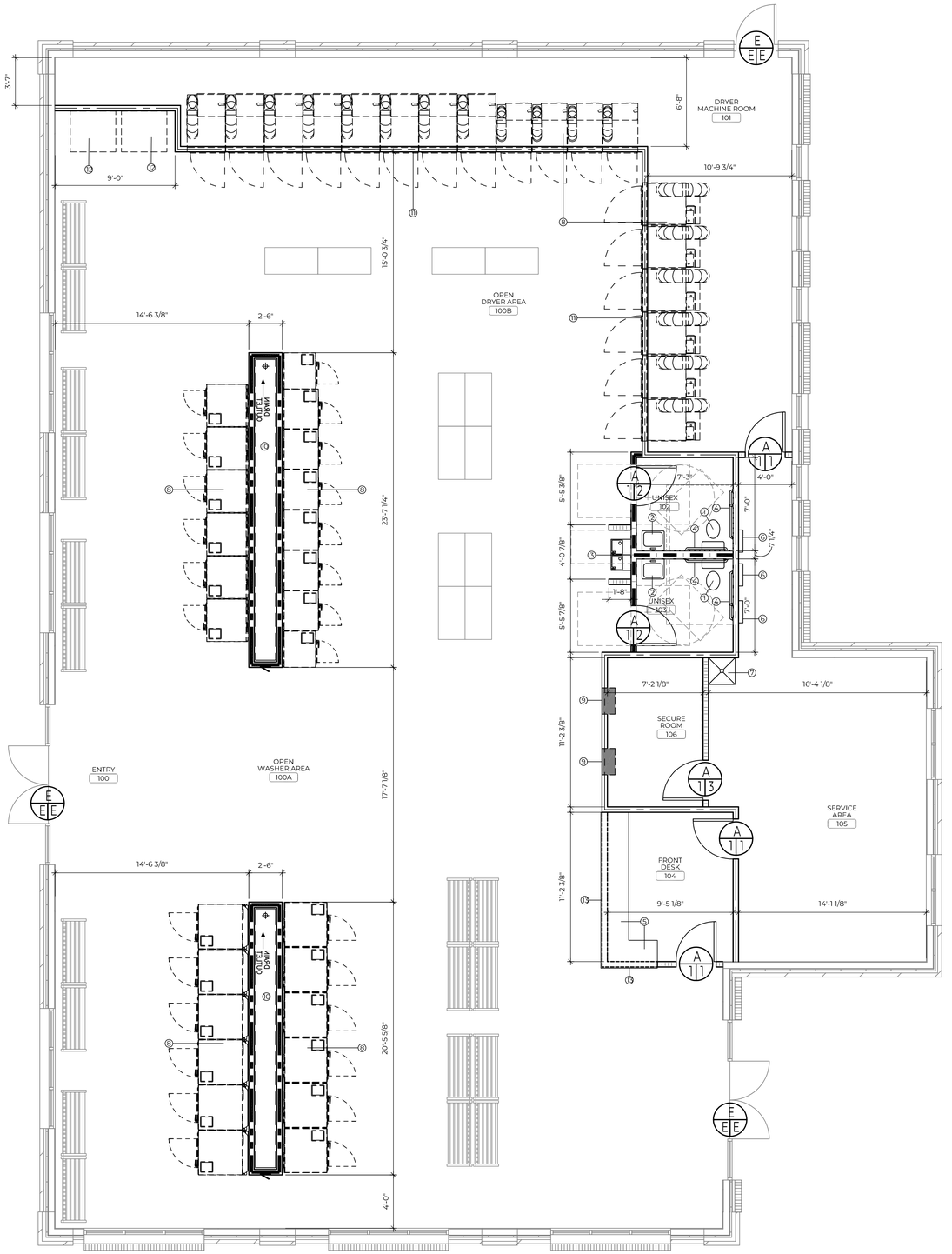
1 BLD. STD. HOLLOW METAL FRAME.
E EXISTING
R RELOCATED

HARDWARE

1 BLD. STD. LEVER STYLE, LATCH SET W/ DOOR STOP
2 BLD. STD. LEVER STYLE, LOCKSET W/ DOOR STOP & CLOSER.
3 BLD. STD. LEVER STYLE, PRIVACY LOCKSET W/ DOOR STOP & CLOSER.
E EXISTING
R RELOCATED

TENANT SPECIFIC NOTES

1. CONTRACTOR TO PROVIDE & INSTALL NEW, BLD. STD., ACCESSIBLE TOILET FIXTURE, AS SHOWN. PROVIDE PLUMBING, AS REQUIRED.
2. CONTRACTOR TO PROVIDE & INSTALL, NEW, WALL HUNG LAVATORY W/ ACCESSIBLE FAUCET, AS SHOWN. PROVIDE PLUMBING, AS REQUIRED. PROVIDE PIPE WRAPS FOR EXPOSED PIPES, AS REQUIRED.
3. CONTRACTOR TO PROVIDE & INSTALL NEW, HI-LOW WATER FOUNTAINS, AS SHOWN. PROVIDE POWER & PLUMBING, AS REQUIRED.
4. CONTRACTOR TO PROVIDE & INSTALL NEW, ACCESSIBLE GRAB BARS, AS SHOWN. PROVIDE BLOCKING, AS REQUIRED.
5. CONTRACTOR TO PROVIDE & INSTALL, NEW, PLASTIC LAMINATE COUNTERTOP @ 34" A.F.F., AS SHOWN. COORDINATE FINISH W/ TENANT.
6. CONTRACTOR TO PROVIDE AND INSTALL (3) NEW, GAS, TANKLESS WATER HEATERS IN SERVICE AREA 105. CONTRACTOR TO COORDINATE EXACT LOCATION AND SPECIFICATIONS W/ PLUMBING ENGINEERING PLANS, AS REQUIRED.
7. CONTRACTOR TO PROVIDE & INSTALL NEW, BLD. STD., FLOOR MOUNTED MOP SINK WITH ACCESSIBLE FAUCET, AS SHOWN. PROVIDE PLUMBING, AS REQUIRED.
8. CONTRACTOR TO PROVIDE PLUMBING, GAS, AND ELECTRICAL FOR ALL LAUNDRY EQUIPMENT, WASHERS AND DRYERS, AS REQUIRED. SEE ENGINEERING PLANS FOR DETAILS.
9. CONTRACTOR TO CREATE OPENING FOR OWNER PROVIDED, CONTRACTOR INSTALLED, REAR-LOAD, BILL-CHANGER, AS SHOWN. CONTRACTOR TO COORDINATE EXACT INSTALLATION LOCATION W/ OWNER. INSTALL CHANGER TO ALLOW FOR APPLICABLE ACCESSIBLE REACH HEIGHT, NOT TO EXCEED 48" A.F.F.
10. CONTRACTOR TO PROVIDE AND INSTALL NEW, TROUGH STYLE DRAIN SYSTEM, PRE-FRABRICATED WASHING MACHINE "BULKHEAD", AS SHOWN, BY OTHERS. CONTRACTOR TO COORDINATE INSTALLATION W/ VENDOR AND PROVIDE POWER AND PLUMBING AS NEEDED FOR "BULKHEAD".
11. CONTRACTOR TO PROVIDE AND INSTALL NEW, FINISHED OPENING IN DRYWALL PARTITION TO ALLOW FOR INSTALLATION OF DRYERS, AS REQUIRED. CONTRACTOR TO COORDINATE ROUGH OPENING SIZE W/ LAUNDRY EQUIPMENT VENDOR, PRIOR TO PRAMING OPENING, AS REQUIRED.
12. N.I.C., VENDING MACHINES, AS SHOWN. PROVIDE POWER, AS REQUIRED.
13. CONTRACTOR TO PROVIDE & INSTALL DRYWALL HEADER ABOVE FRONT DESK COUNTER AT 6" BELOW CEILING, AS SHOWN. CONTRACTOR TO ALIGN HEADER WITH ADJACENT WALLS, AS REQUIRED.
14. CONTRACTOR TO PROVIDE & INSTALL SEALED CONCRETE FLOORS THROUGHOUT.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SORCI DESIGN GROUP
2115 8TH AVENUE SOUTH
NASHVILLE, TN 37204
www.sorcidesigngroup.com (615) 726 1141
hello@sorcidesigngroup.com FAX 726-1098

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CHARLES D. POLK
REGISTERED ARCHITECT
No. 101551
STATE OF TENNESSEE
5/2/2025

THE WASH HOUSE LAUNDROMAT

2008
SOUTH MAIN STREET
COLUMBIA
TENNESSEE

DESCRIPTION	DATE
ISSUED FOR REVIEW/APPROVAL	04/24/2025
ISSUED FOR PERMIT/CONSTRUCTION	05/06/2025

PROJECT NO.	11966-000
DATE	04/16/2025
DRAWN BY	RH
CHECK BY	CP

FLOOR PLAN

ID 1.1

Project Description for The Wash House

2008 S. Main St, Columbia, TN 38401

The existing fully developed site will be demolished and a new building (The Wash House – laundromat) will be constructed with associated parking lot and infrastructure.

LEGAL DESCRIPTION

DEED REFERENCE

BEING PARCEL ID# 100M N 002.00 000, MAURY COUNTY. BEING THE SAME AS CONVEYED TO ALL THINGS PROPERTY GROUP LLC. AS RECORDED IN INSTRUMENT # R2982 PG 370 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 1 ON THE PLAN OF S&K PARTNERS & FRANK MCBRIDE JR PROPERTY RECORD IN PLAT BOOK 23, PAGE 126 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

3 April 2025

D. Todd Shirk
Gulf States Engineering, Inc.
600 Azalea Road
Mobile, AL 36609

RE: 2008 S Main St, Columbia, TN 38401; The Wash House

Todd,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Depending upon building placement, the owner is going to have to relocate the onsite main. The owner is responsible for design and implementation of the main relocation. The owner will be required to submit plans to relocate the main with a preliminary plat. Design is subject to City comments and relocation is subject to City inspection from the Wastewater Department. The owner will dedicate the newly-installed main after installation and inspection through the City Council agenda process.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

May 28, 2025

Mr. Todd Shirk
Gulf States Engineering
600 Azalea Road
Mobile, AL 36609
Sent via email: *todd.shirk@gseeng.com*

RE: Water Availability Letter Expires: 9/25/2025
The Wash House
2008 S. Main Street
Tax Map & Parcel: 100M N 002.00
Columbia, TN 38401

Dear Mr. Shirk:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a commercial laundromat. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide commercial and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- A commercial fire flow of 1,750 gpm (per Fire Flow Requirements Letter included with application) can be met with existing water distribution system mains and hydrants located near the project.
    - This letter assumes the building will not be sprinklered
    - If fire/sprinkler service is requested, a separate fire service and meter will be required.

- The existing service meter to this property is a 3/4-inch meter connected to a 2-inch water main in Thomas Avenue.
    - The existing 2-inch water main in Thomas Avenue will not support a proposed 2-inch commercial service tap.
    - Applicant's request for a 2-inch service meter will require a new tap to the existing 6-inch water main in South Main Street.
- The above request translates to a 20 Single Family Unit (SFU) flow demand equivalent.
- Separate fire, irrigation, and commercial/service meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS.

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	20	**$7,550**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.

- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
2" Service Meter Cost	1	Current Price	Deferred
Impact Fee **Credit** for existing ¾" Service Meter	1	$5,000	($5,000)
Current Impact Fee for 2" Service Meter	1	$27,000	$27,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$22,000**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Steve Andrews, Developer
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-023

McClure Farms

Project #:	25-0310	Location:	Map 051 Parcel 006.00
Applicant:	W-E-S Engineers and Surveyors	Case Type(s):	PUD Revision
Staff Planner:	Robert Archibald, Principal Planner	Proposed Use:	Single Family /Townhomes

PROJECT SUMMARY

The applicant is requesting a revision to the Final Planned Unit Development (PUD) to modify the architectural elevations of both single-family homes and townhomes, differing from those previously approved on September 11th, 2024 (24-0141). This development encompasses a total of 431 homes situated on a 95.29-acre site, which includes 116 detached single-family homes and 315 townhomes, along with additional open space, roadway infrastructure, and utility extensions.

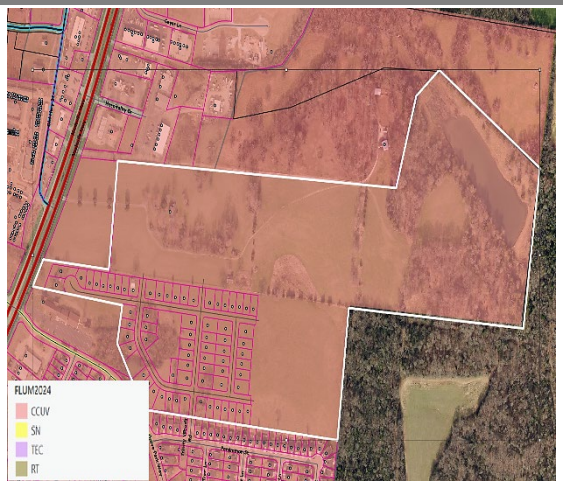
- The development was approved under Ordinance 3638, in effect between 2006 and 2022. The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RM-1 and RS-6 standards of the previous Zoning Ordinance. The applicant is requesting to revise the Master Plan regarding only the approved elevations.
- The development otherwise conforms to the PUD Master Development Plan, approved on April 19th, 2022, relating to the setbacks and bulk standards.
- The DRC reviewed this proposal at its September 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan Revision.
- The Planning Commission serves as the Architectural Design Review Team when reviewing all Planned Unit Developments under the current and previous Zoning Ordinance.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

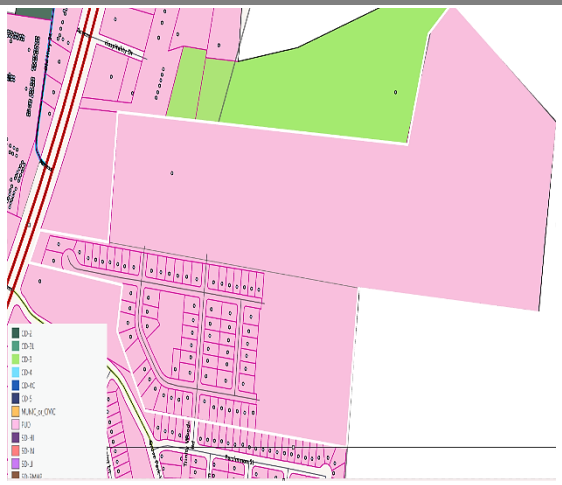
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Vacant	Vacant	+ /- 95.29 acres



FUTURE LAND USE MAP	ZONING MAP





CONFORMITY WITH ZONING ORDINANCE

The Revised Final PUD Master Plan conforms to the RM-1 AND R-6 standards of the applicable zoning ordinance (3638), as modified by previous PUD approvals.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.
- The Revised Final PUD Master Plan changes the architectural elevations of the previously approved single-family and townhome elevations.

REVIEW PROCESS

As required by **§ 8.3.6-A.2**, the Columbia Municipal Planning Commission is designated as the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

> ***§8.3.6-C.2 – The Planning Commission may approve alternative materials and methods of compliance that, in the determination of the Planning Commission, meet or exceed the prescribed standards.***

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its July 2025 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by **§ 8.5.4.D.3,** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **§ 8.5.15.F** of the Zoning Ordinance establishes the following Design Review Criteria to be considered:

> *a. Compatibility with the surrounding Structures; and*
> *b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.*

Section **§ 8.5.21.W.3(a)** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development

Section **§ 8.5.21.W.3** establishes the criteria for Planning Commission review and action on revisions to a Final PUD Master Plan. The applicants' proposed changes meet these criteria.

Collectively, all such modifications approved by the Planning Commission shall not, in the aggregate, result in:

(1) Any increase in the number of Dwelling Units that are approved in the Final Master PUD Development Plan or an amendment to the Final Master PUD Development Plan; or

(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or an amendment to the Final Master PUD Development Plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

This request is somewhat unique as the PUD (including elevations) was approved under Zoning Ordinance #3638 (pre-current Zoning Ordinance). The approval of the Planned Unit Development set the standard to include all elements of the original submittal package. Included below is a matrix for design standards from both the previous ordinance and the current ordinance to be used as a reference.

ZONING ORDINANCE #3638 DESIGN STANDARDS	ZONING ORDINANCE #4400 DESIGN STANDARDS
Finish building materials shall be applied to all sides of a building visible to the general public	Primary materials must continue alongside Elevations through the 2nd Layer. Primary Building materials shall continue for the entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at the outside corner of any such change.
Exterior building materials shall have good weathering qualities, be subdued in color, and reflect the character of existing buildings in the area	Up to (3) colors, including the natural color of any allowed materials, but not excluding trim, are required
All building elevations shall be faced in a uniform and constant manner	No façade may exist more than once in a Block Face or within view of the same façade
All buildings are limited to three stories as seen from the highway	1-2 Stories for House and Duplexes, 2-3 Stories for Townhouses, Live/Work, and Small Multi-Family, 2-4 Stories for Large Multi-Family
Recommended materials are natural wood, stone, and brick in muted tones of brown, gray, red, and dark metal finishes	Primary Building Materials are Brick, Natural Stone, Wood, Cementitious Siding, and Authentic Stucco over Masonry

ADDITIONAL DESIGN STANDARDS ORDINANCE #4400 FOR PUD-R	
Ceiling Height	May not exceed 14 ft. from finished floor to finished ceiling
Vertical Composition	Each principal building must have an identifiable Base, Middle, & Cap
Finished Floor Level	Minimum 18 in. above average grade at Façade
Façade Openings	Windows and doors are spaced ≤20 ft. apart. Stories above the first Façade openings must be ≤50% of the total Façade area
Façade Glazing	20%-60% total Façade area for non-Shopfront
Window Shape	Square or vertical in proportion, except for transoms
Window Alignment	Upper floor windows and other features must be aligned with those on the first floor
Window Types	Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement, or awning types.
Window Trim in First Layer	Minimum 4 in. trim with sill and top plate if siding surrounds windows; soldier course above lintel and rowlock course below sill if brick or stone surrounds windows
Shutters	If any, it must be functional and proportionate to cover half of the window width from each side or the entire window width, with shutter dogs
Façade Windowsill Height	If Residential, a 5 ft. minimum above average grade is required
Porch Frontages	A minimum 6 ft. clear depth, excluding rails, pillars, columns, or other features, is required

The applicant has provided numerous elevations. Staff has included a comparison document for the planning commission, delineating some improvements from the previously approved elevations. In addition, you will find in your packet the previously approved elevations as well as the submittal via the applicant to assist you during review. A few of these improvements highlighted by staff are noted below:

- *Shake siding has been added as a material option for the front facades, in addition to cementitious siding, brick, and stone.*
- *Front multi-gable construction is included, albeit a reduction of this construction technique was observed in comparison to the previously approved elevations.*
- *Dormers are present on most models, whereas they were not used in the previous models.*
- *Gable brackets are an addition in this submittal.*
- *Water tables have been increased to a minimum of 24" on all sides and rear elevations. The previously approved only demonstrated 18" on the side elevations.*
- *Balconies have been included in this submittal on a few of the elevations.*
- *There are a greater number of porches versus stoops.*
- *More model counts have been added, increasing the number of full-masonry models.*

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance, and deny the request due to [list specific deficiencies].

Single Family Upgrades

- Brick to grade minimum will be upgraded to go to standard brick water table, all four sides. Essentially going from a minimum of 6” of brick to 2-3’ of brick all the way around the home providing a better streetscape.
- Adding the option to include first floor brick on the front of the homes on all plans and elevations.
- Adding the option to include full masonry front elevations on all plans.
- The lots that have high visibility from Highway 31 (Lots 1 and 2) will be full brick on all 4 sides as previously committed by Brightland Homes.

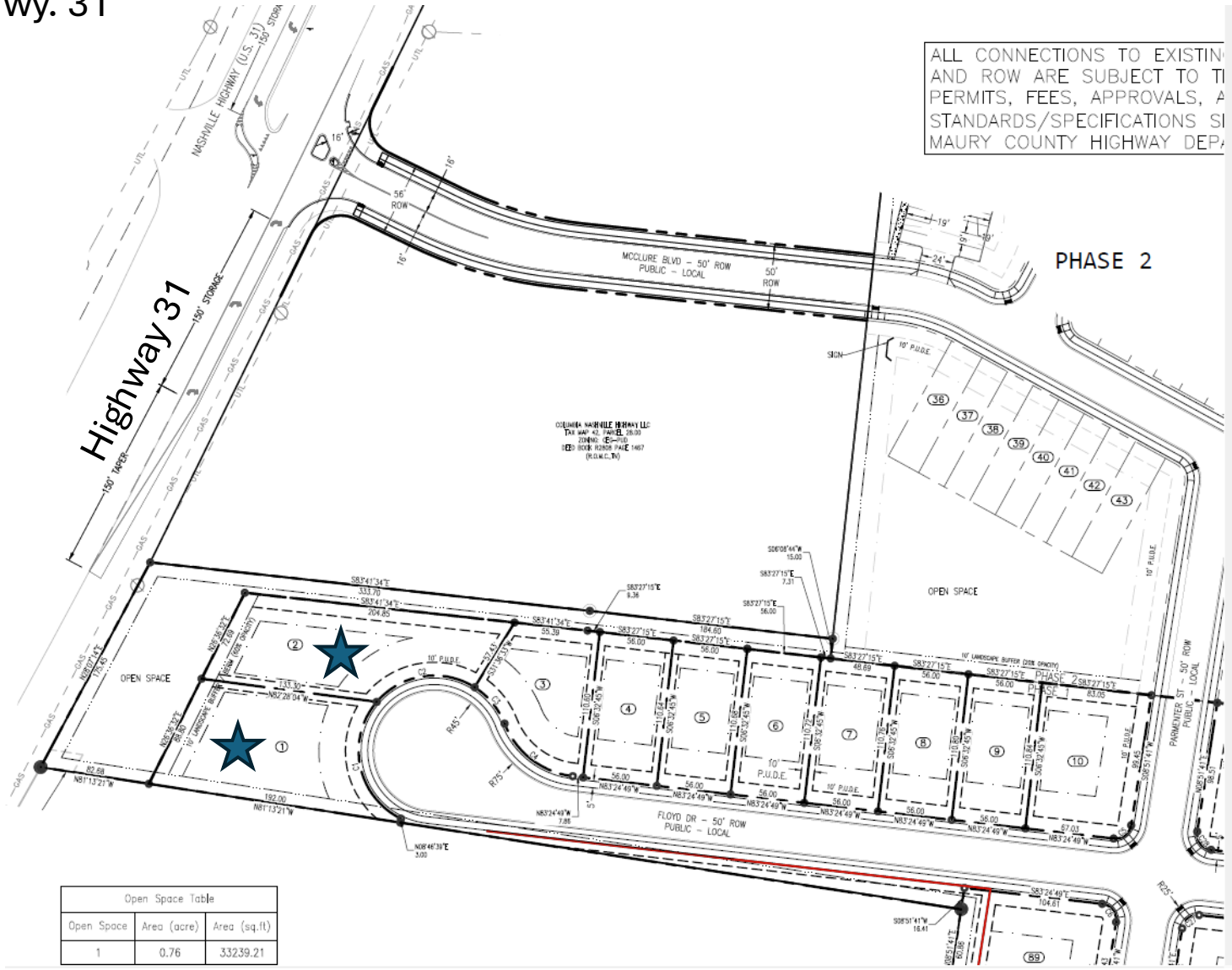
Single Family Upgrades

- The exterior brick/stone on the front will wrap the sides for a minimum of 2’ to prevent a gap in materials at the corners.
- We commit to not have the same model/elevation combination, or color scheme next to each other, or across the street from each other.
- We achieve this by providing multiple elevation and cladding options for each plan and elevation.
- We keep track of this by using a sales matrix tracking plans, elevations, and colors throughout the life of the community.

Townhome Upgrades

- 2-Car Garages on end units to improve street parking.
- Updated architecture on all units to enhance overall streetscape. (Covered Porches on all Units, optional dormers)
- Additional exterior siding options (Shake, Board + Batten)
- Additional windows on side elevations.

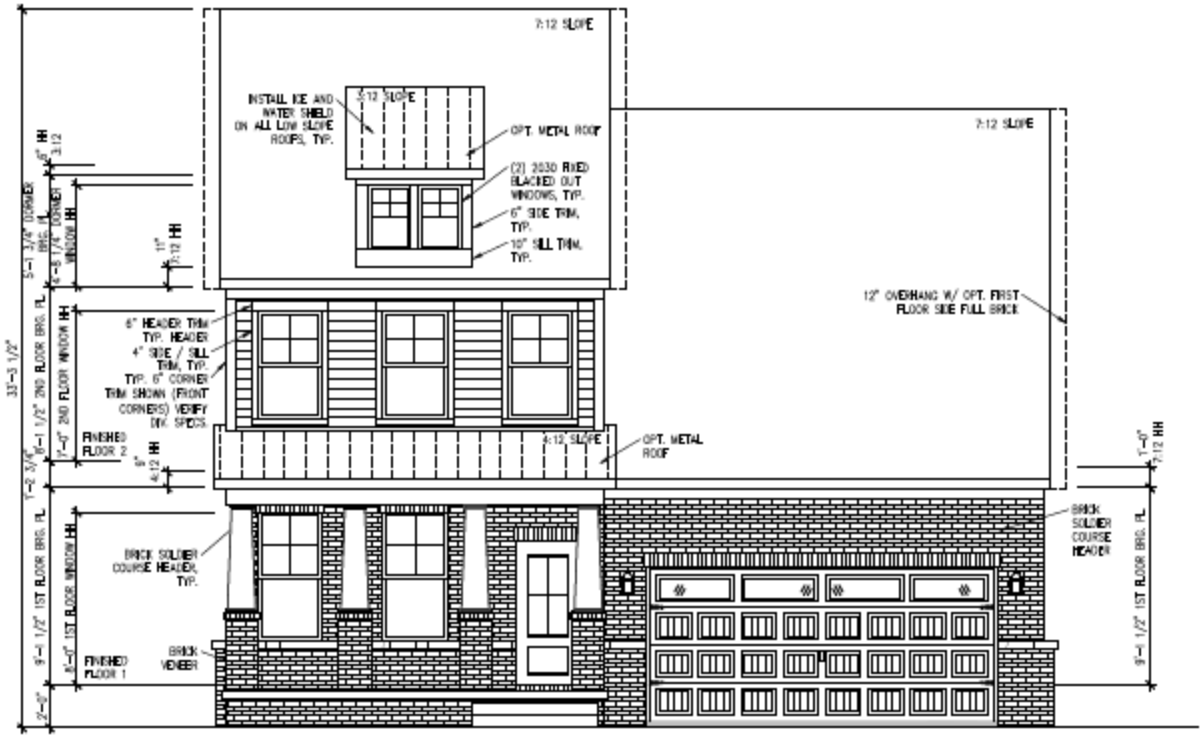
★ High Visibility Lots to Hwy. 31
(To Be Full Brick)

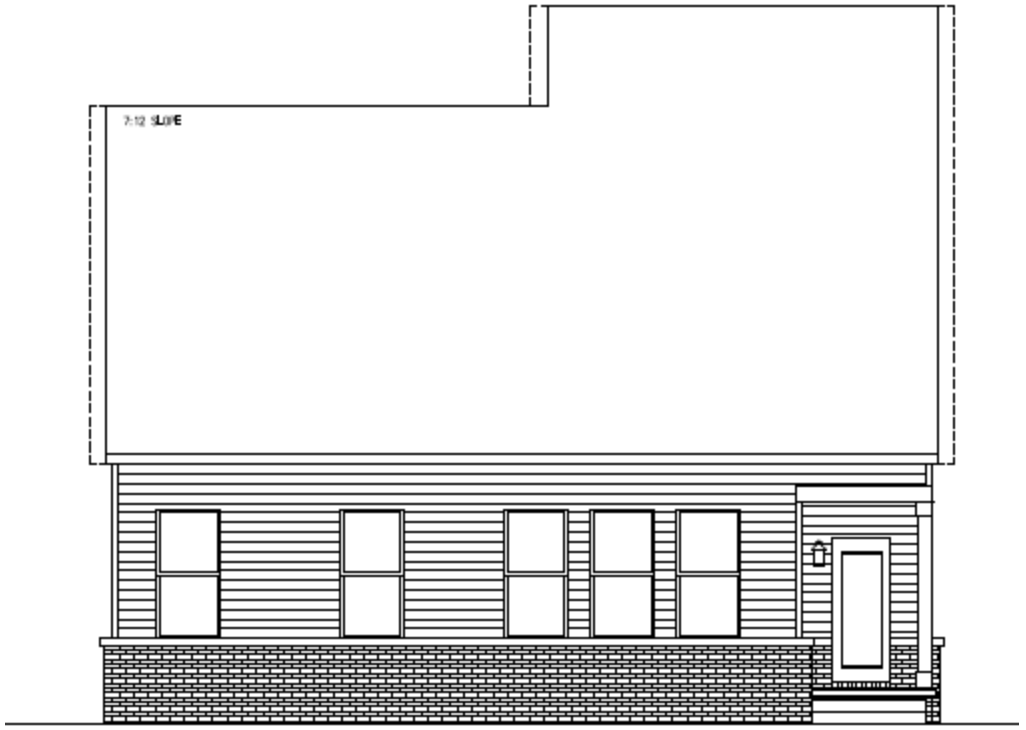


Standard Lot Spec Example



Standard Lot Spec Example





Options to include:*

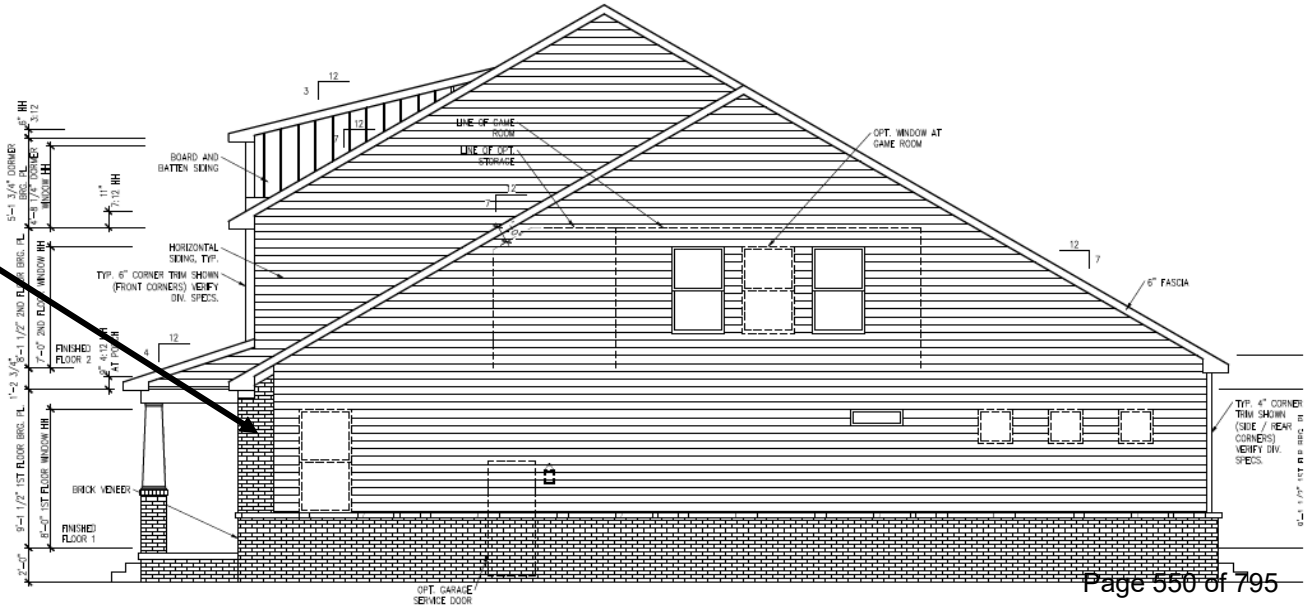
- First Floor Brick
- Brick Columns
- ¾ lite front door
- Garage Door Windows and Decorative Hardware
- Metal Roof- Porch & Dormer
- 4/1 Window Grids on Front

*Options shown in this example are solely a representation of a To-be-built spec home. (Not included in every home)

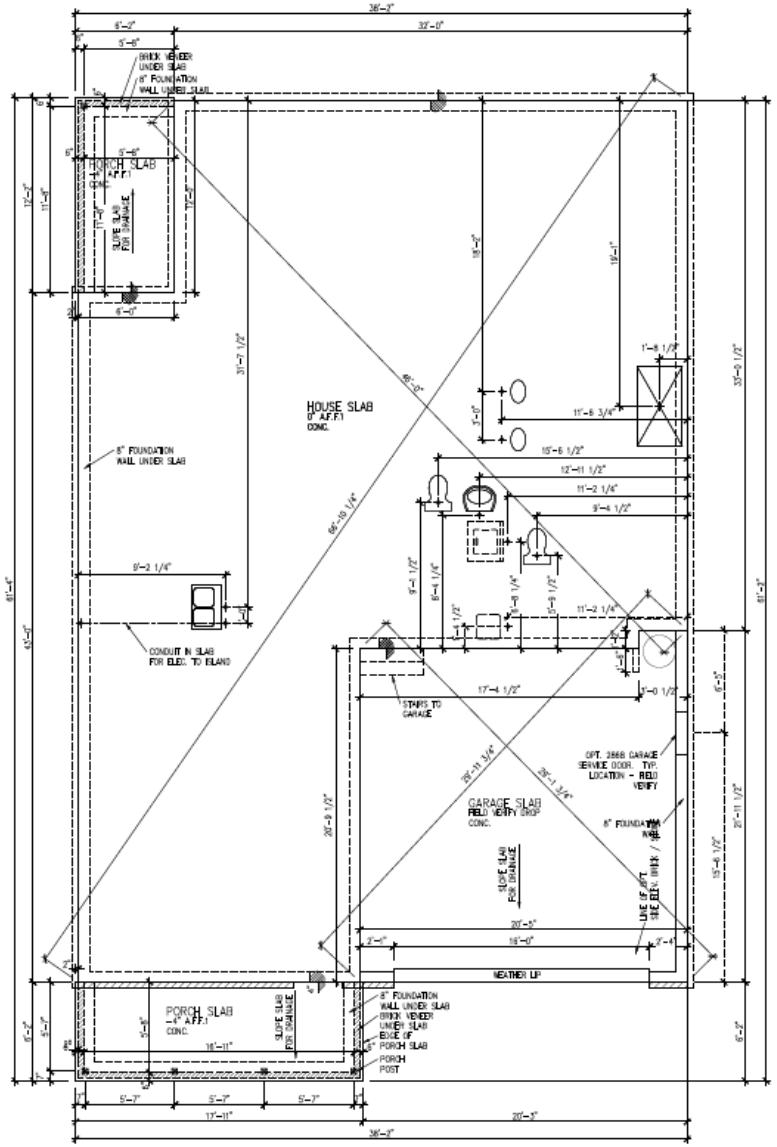
Standard Lot Spec Example



2 Foot Masonry Returns



Standard Lot Spec Example



Exterior Decoration Options











Proposed



DRB: Lassiter (2,361 Sq. Ft.)

Front Elevation 5- Stone Water Table Option

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

Previously Approved

Brightland: Oakland (2,380 Sq. Ft.)



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION D

MASONRY	Brick + Stone	12%
NON-MASONRY	Smooth Siding	88%

DRB HOMES

Proposed



DRB: Lassiter (2,361 Sq. Ft.)

Front Elevation 4- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Brightland HOMES

Previously Approved

Brightland: Oakland (2,380 Sq. Ft.)



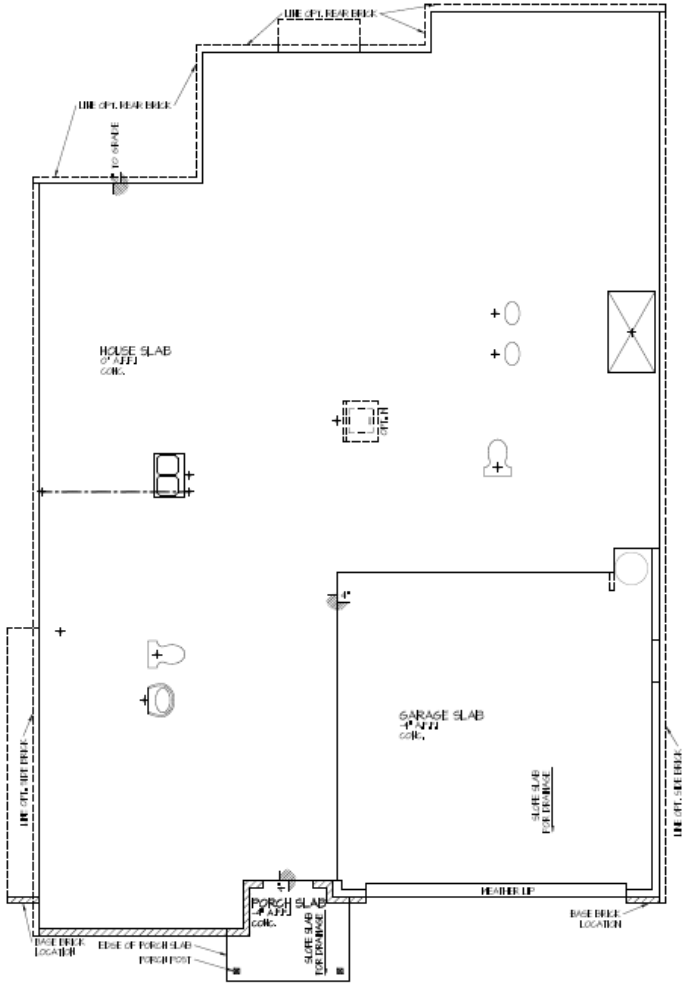
ELEVATION F

MASONRY	Brick	10%
NON-MASONRY	Smooth Siding	90%

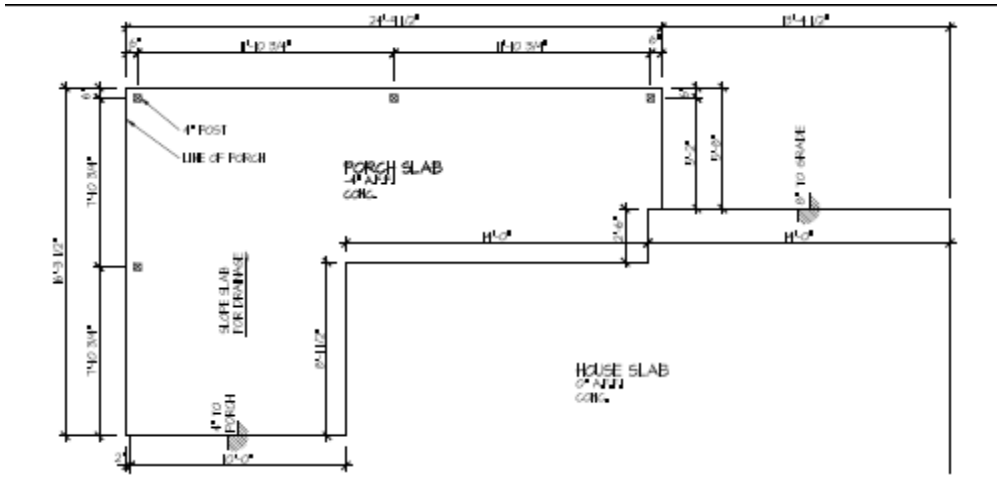


ELEVATION I

MASONRY	Brick	20%
NON-MASONRY	Smooth Siding	80%

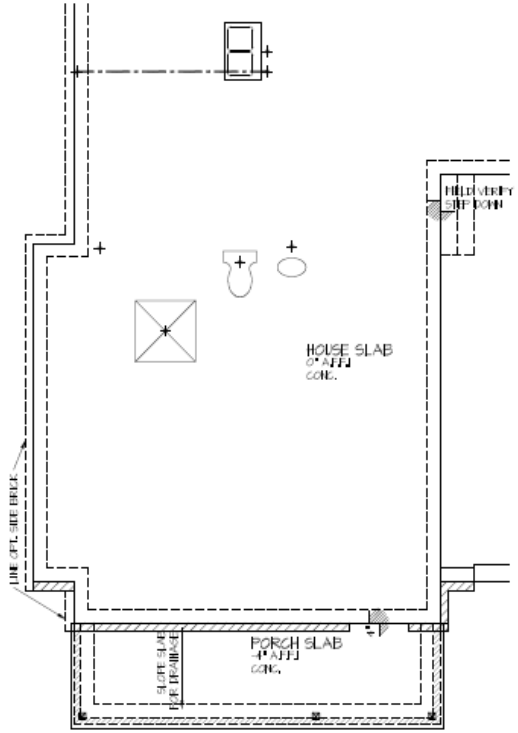


Elevation I Monoslab Plan



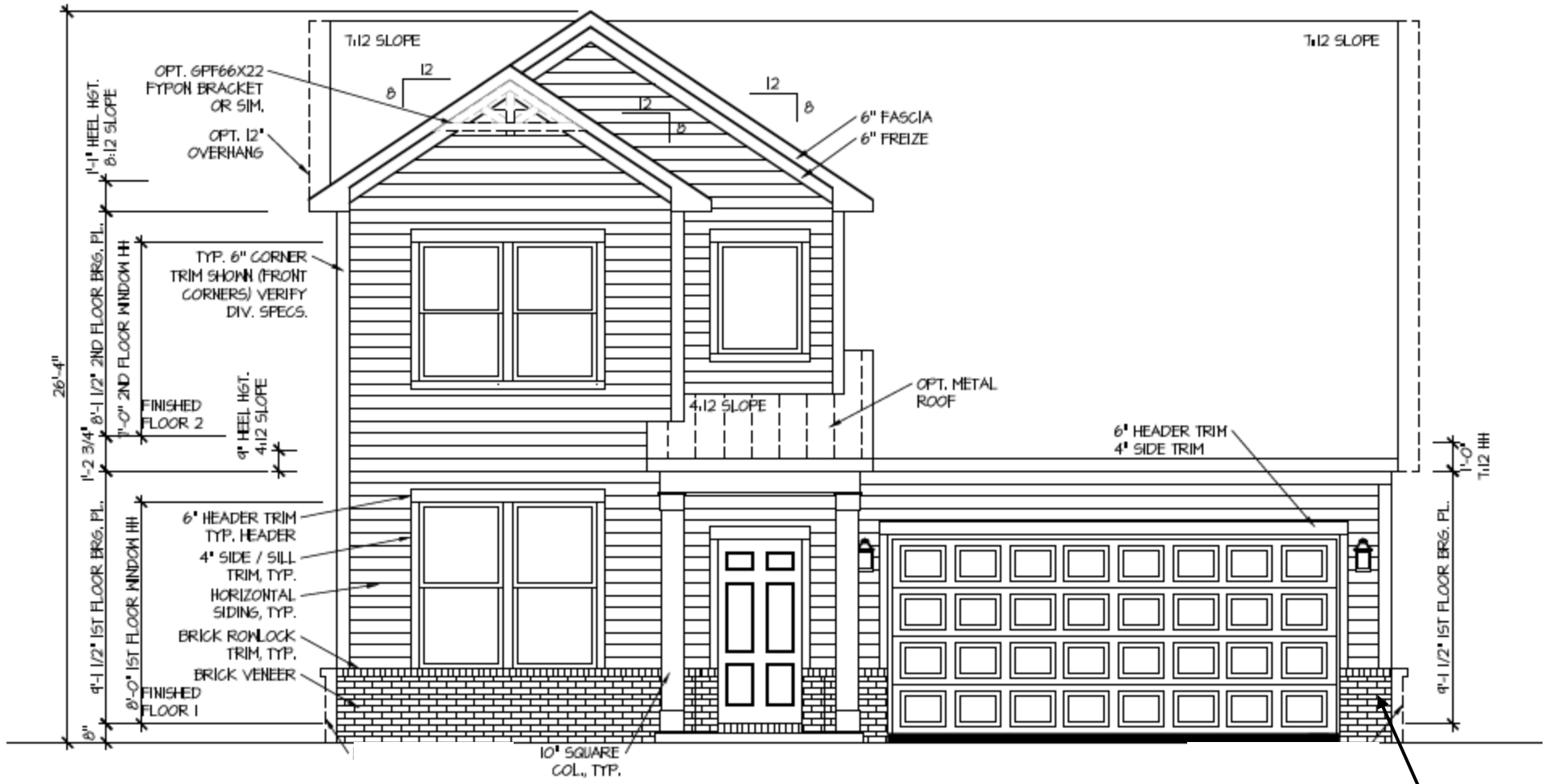
Partial Foundation Plan
Opt. Large Rear Porch

Note: Foundation Plan changes based on elevation and structural options.



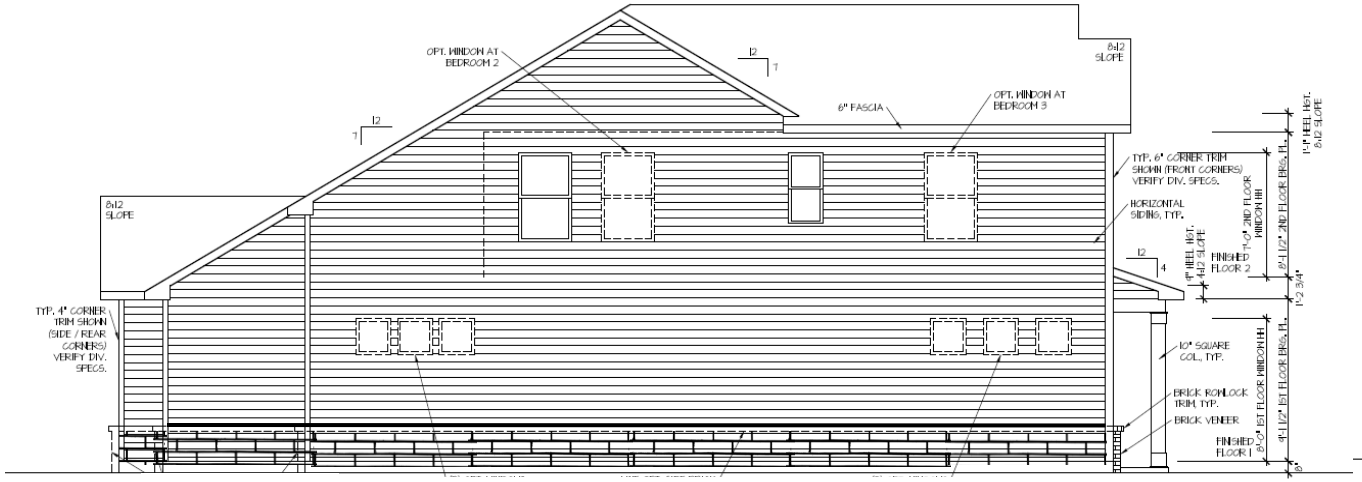
Optional Bed 5
W/ Bath 4

Lassiter (2,361 Sq. Ft.)

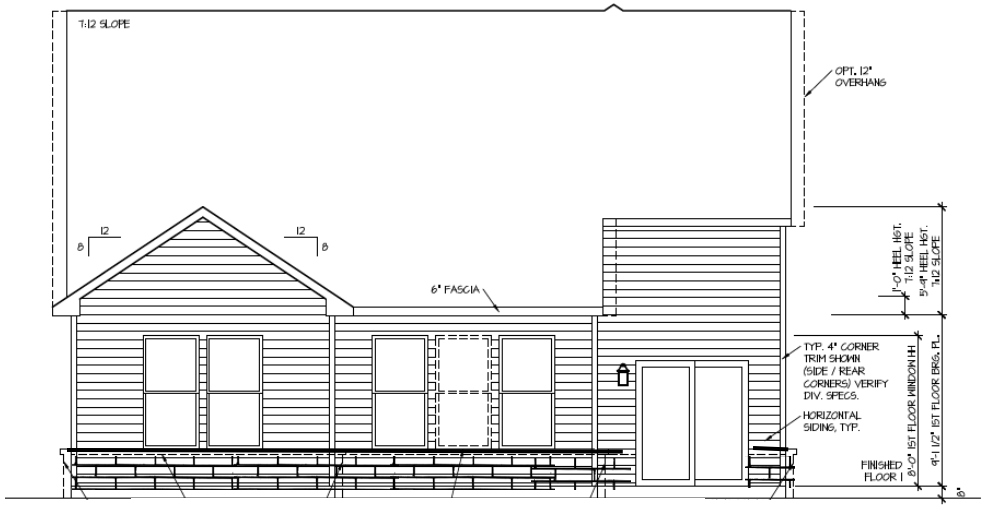


Lassiter (2,361 Sq. Ft.)

Brick Water Table Standard

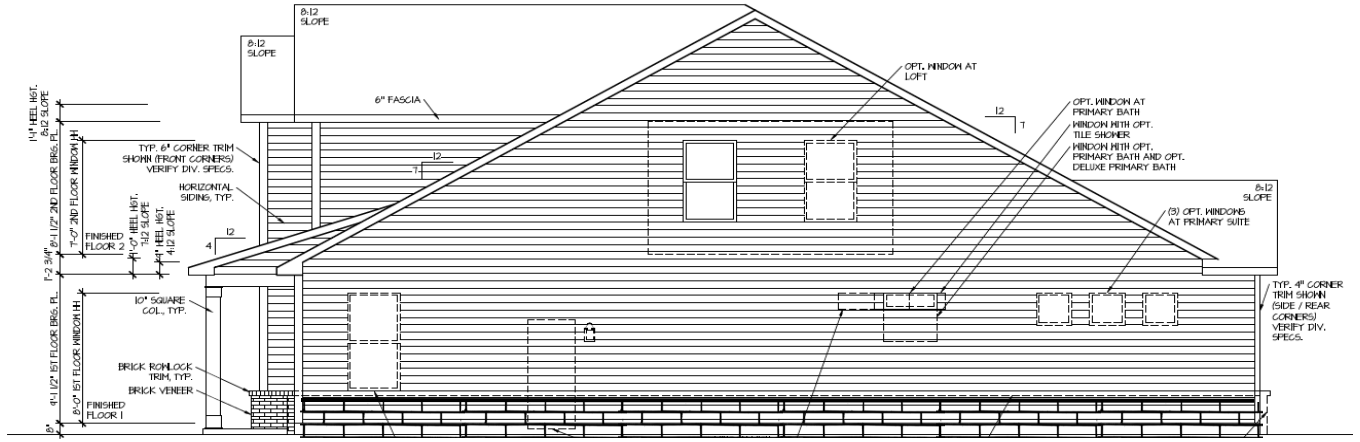


Brick Water Table



Brick Water Table

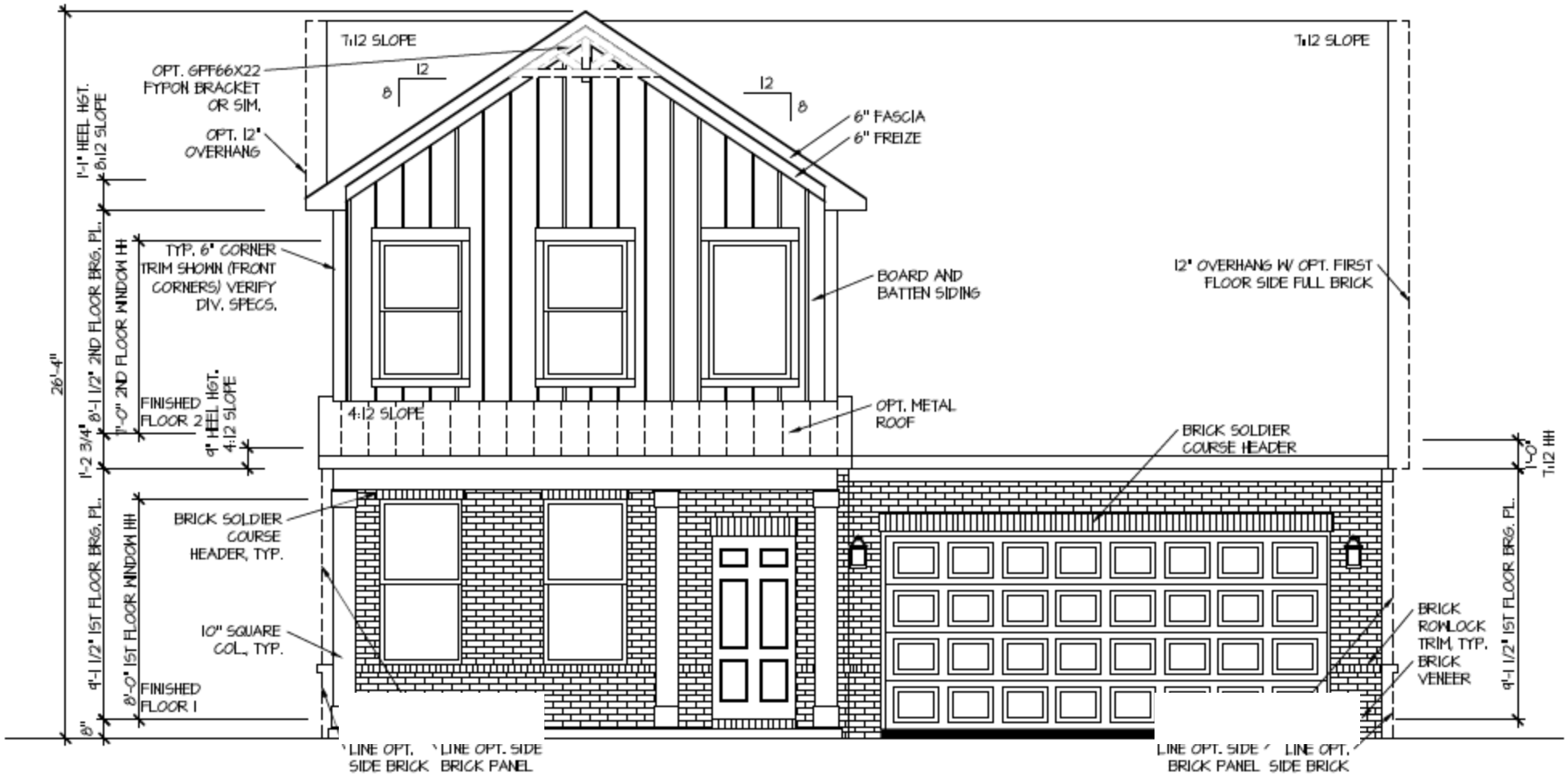
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

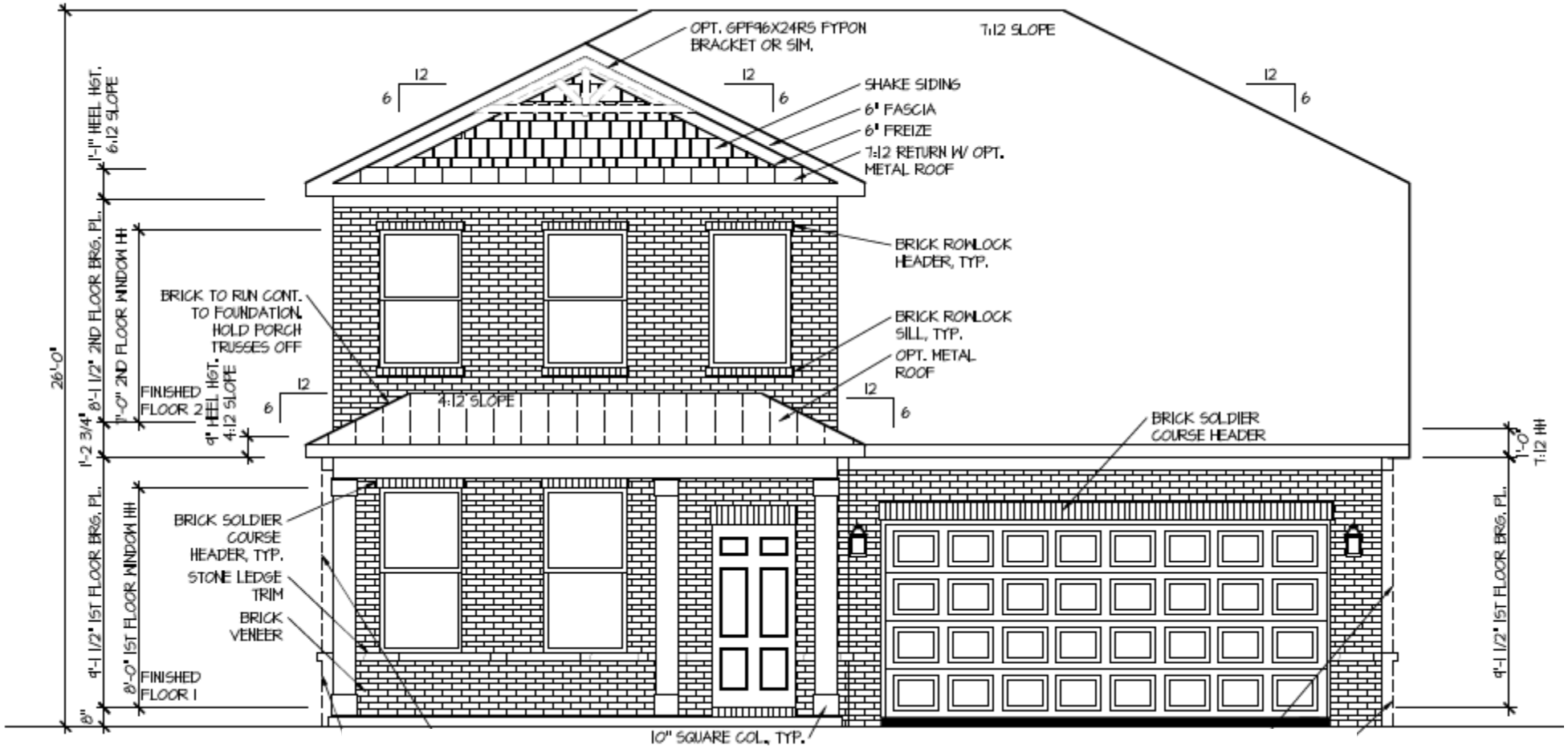
DRB HOMES

Lassiter (2,361 Sq. Ft.)



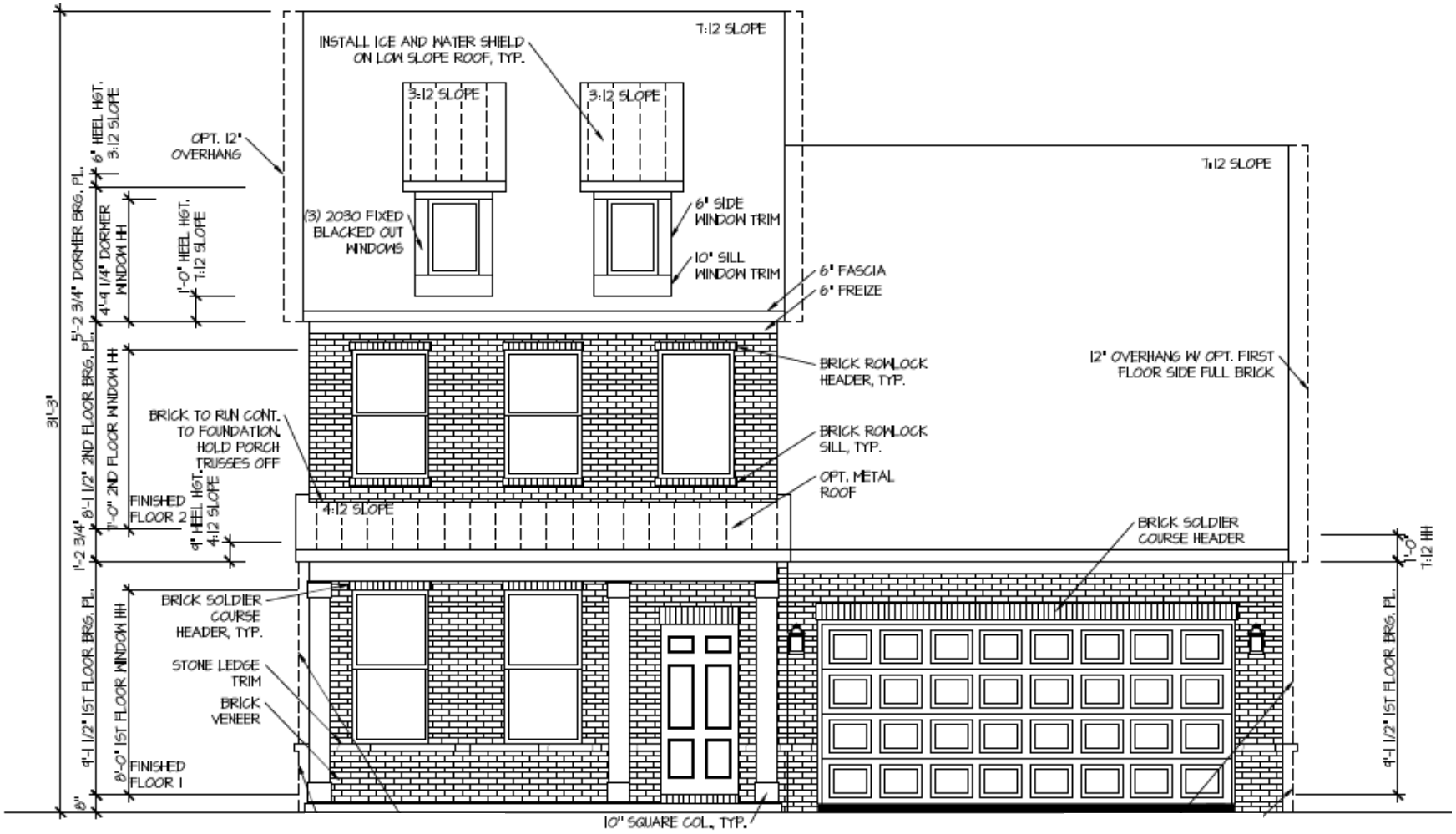
Front Elevation 2
First Floor Brick Option

Lassiter (2,361 Sq. Ft.)



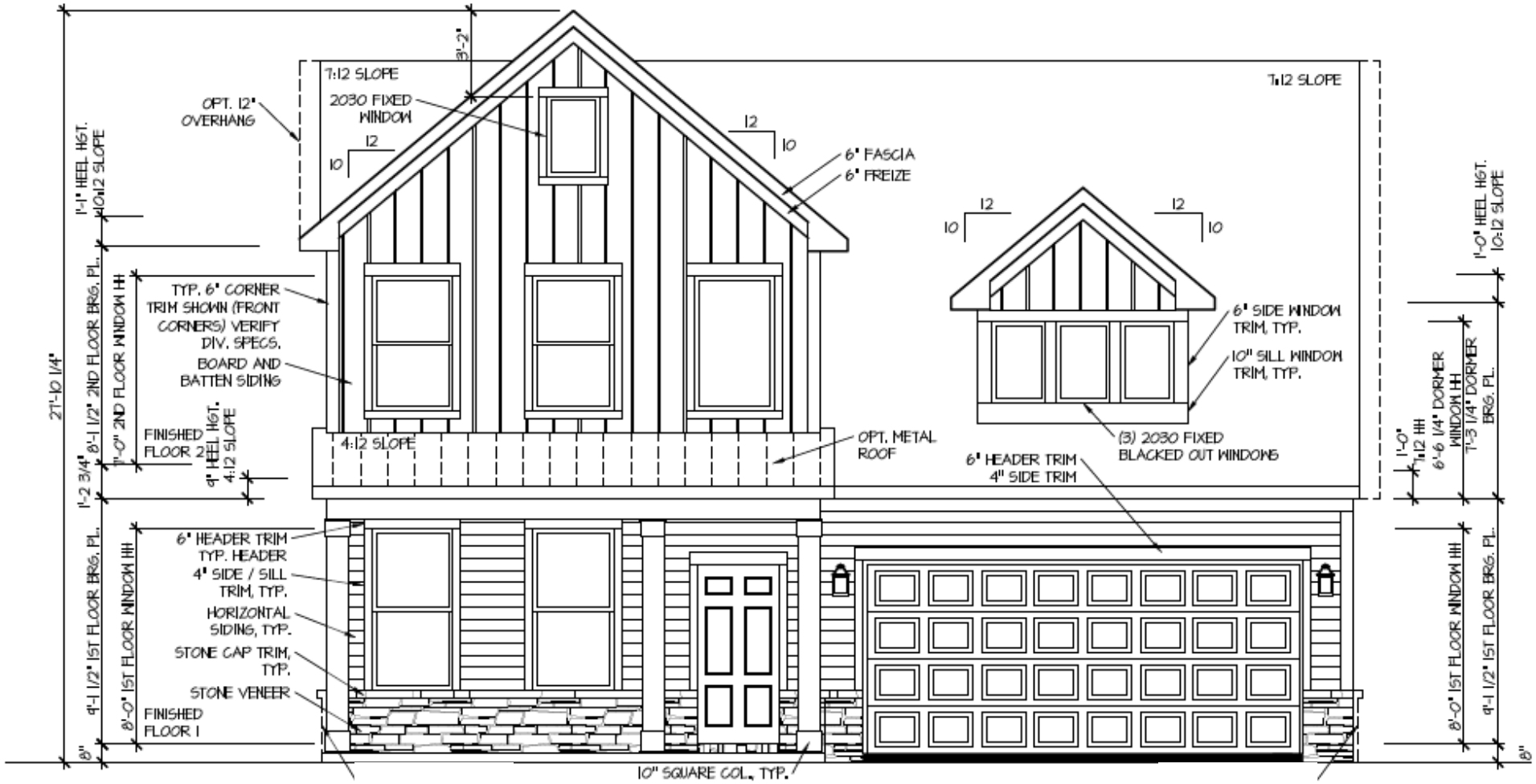
Front Elevation 3
Full Masonry Option

Lassiter (2,361 Sq. Ft.)



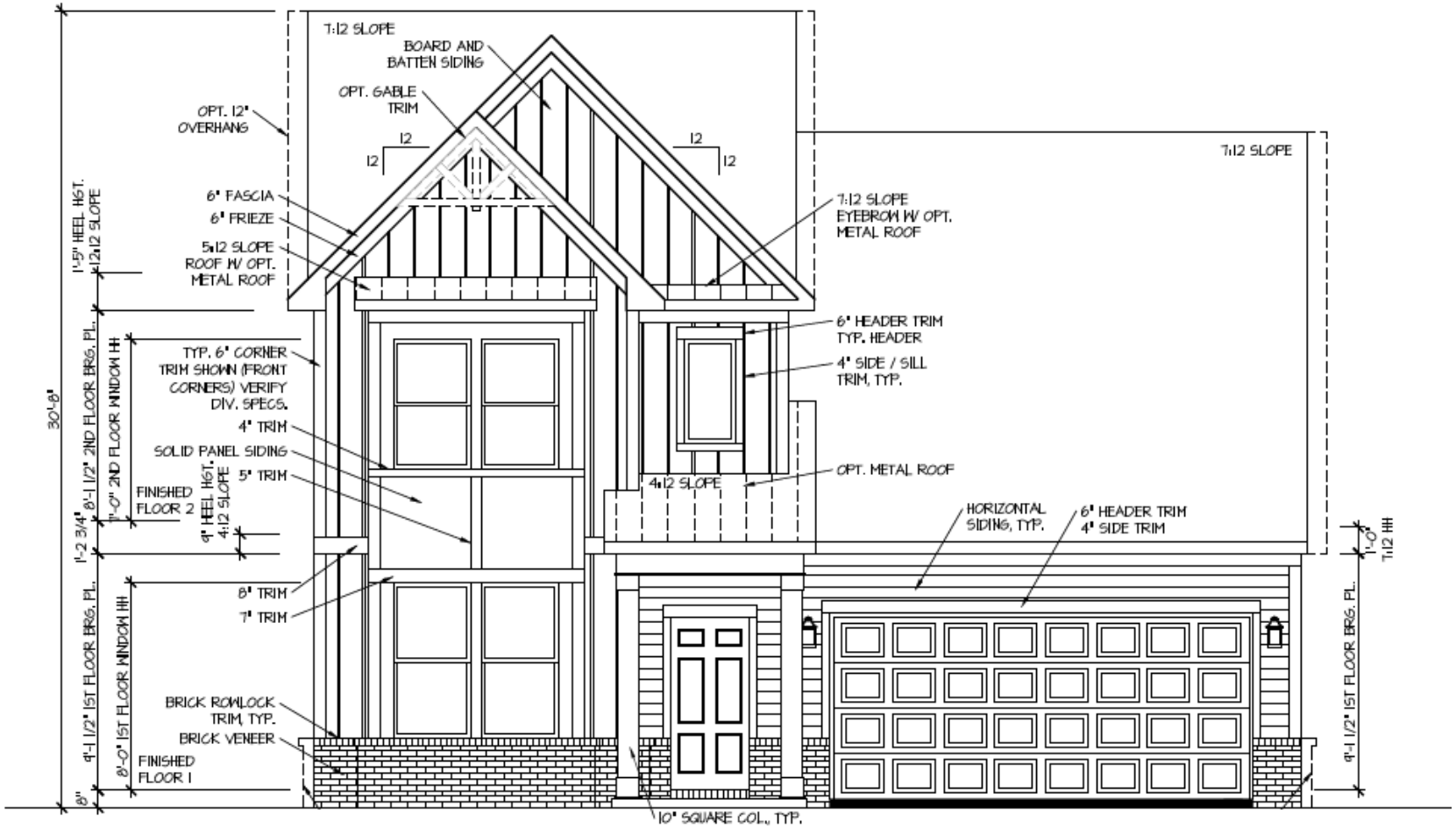
Front Elevation 4
Full Brick Option

Lassiter (2,361 Sq. Ft.)



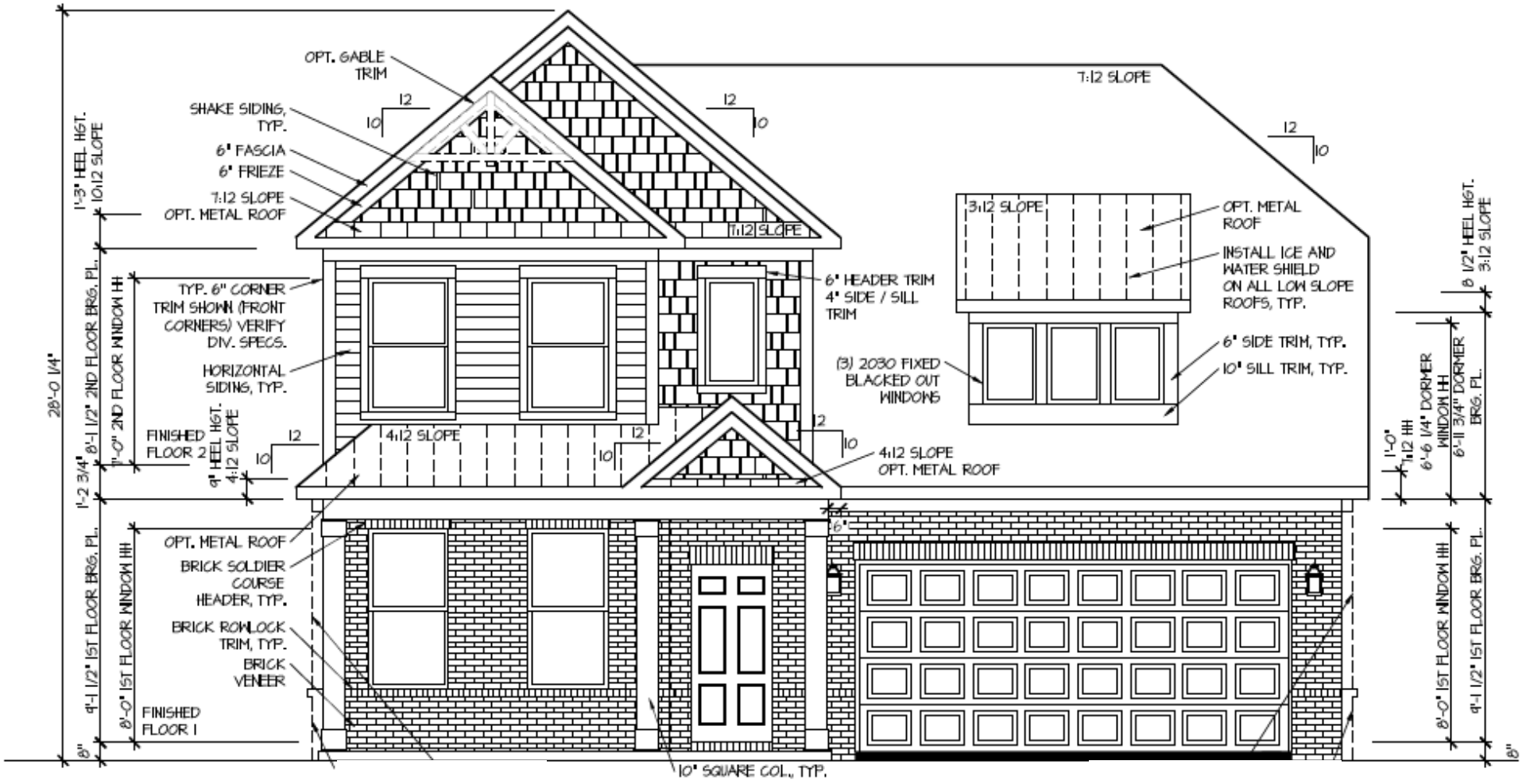
Front Elevation 5
Stone Water Table Option

Lassiter (2,361 Sq. Ft.)



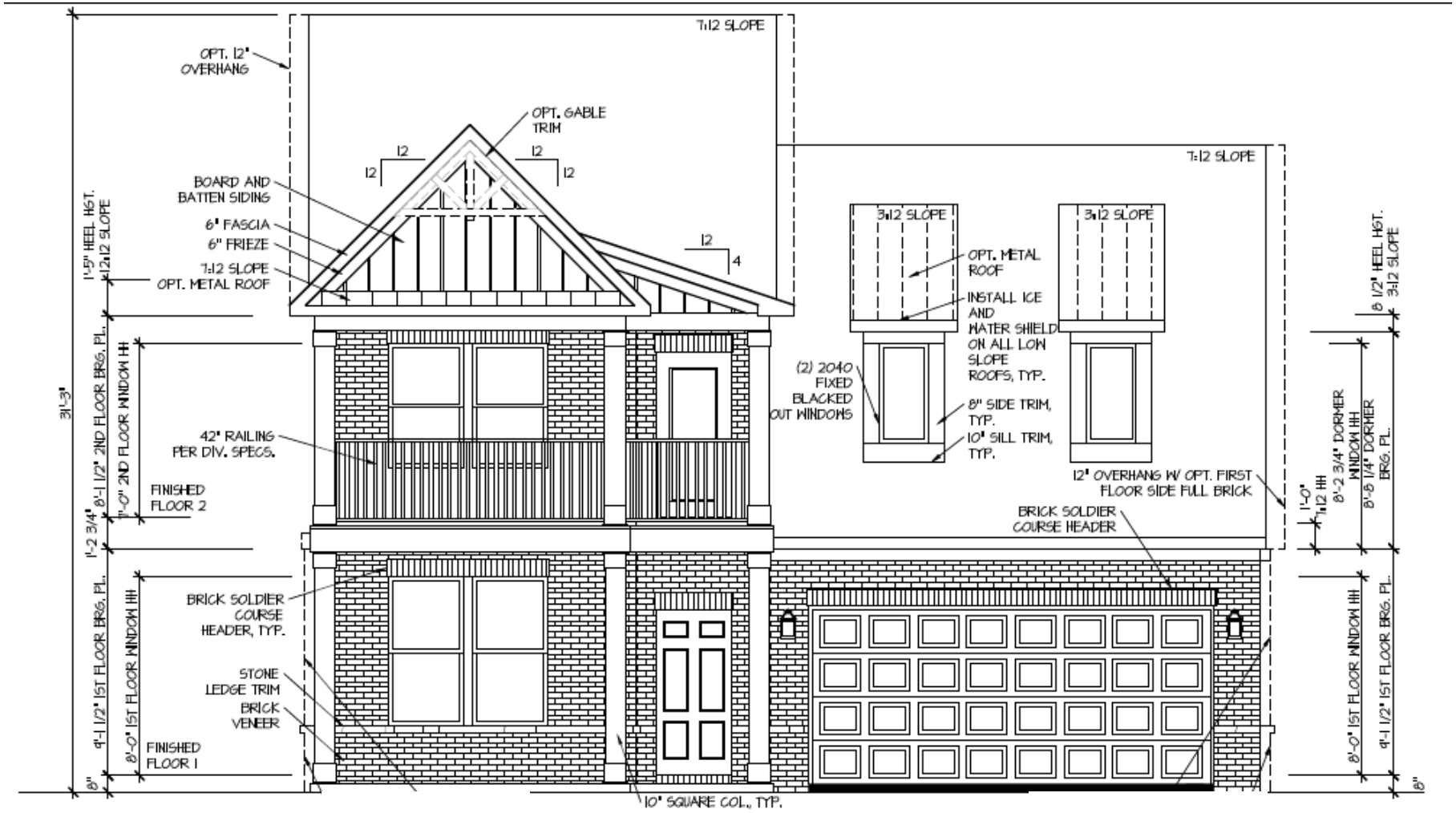
Front Elevation 7
Brick Water Table Standard

Lassiter (2,361 Sq. Ft.)



Front Elevation 8
First Floor Brick Option

Lassiter (2,361 Sq. Ft.)



Front Elevation 9
Full Masonry Option

Lassiter (2,361 Sq. Ft.)

Proposed



DRB: Greenwich (1,974 Sq. Ft.)

Front Elevation 6- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Previously Approved

Brightland: Gibson (1,800 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Stone	14%
NON-MASONRY	Smooth Siding	86%

Proposed



DRB: Greenwich (1,974 Sq. Ft.)

Front Elevation 2- Brick Watertable Standard

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

Previously Approved

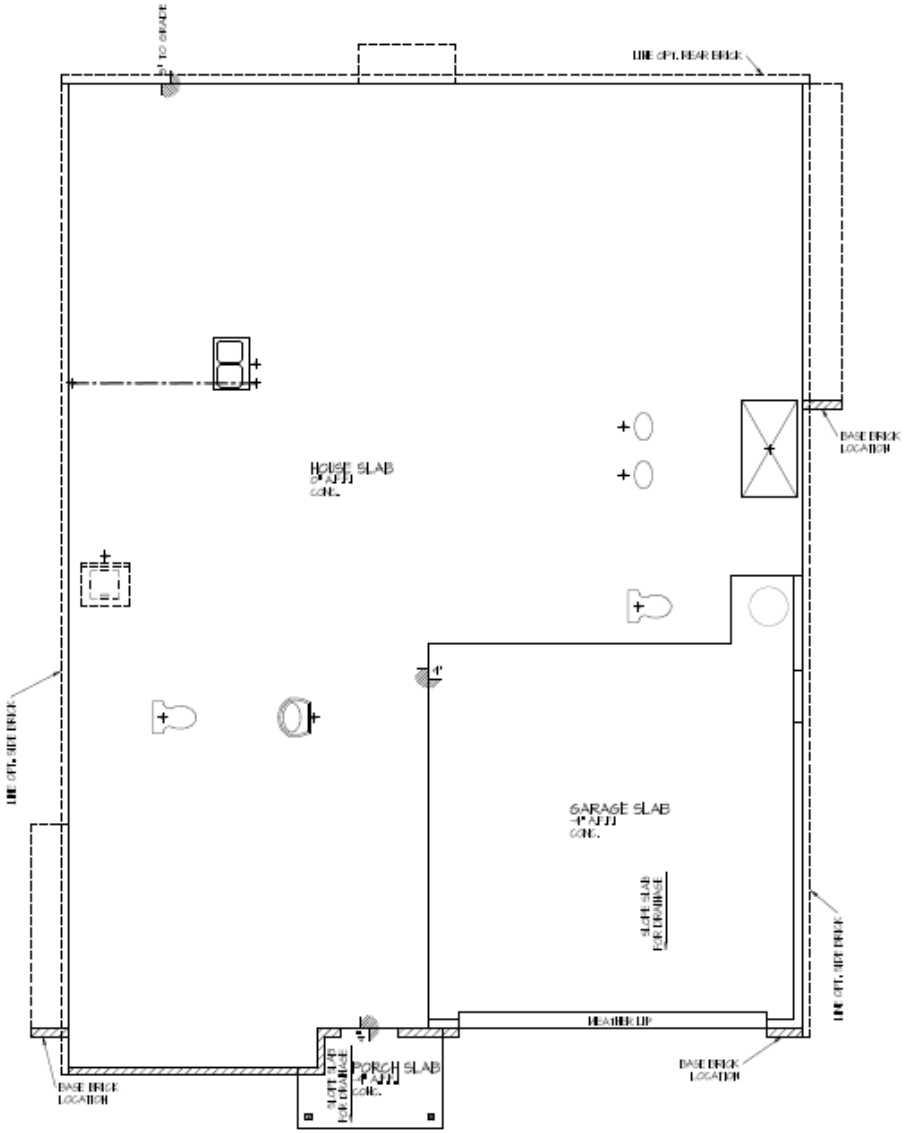
Brightland: Gibson (1,800 Sq. Ft.)



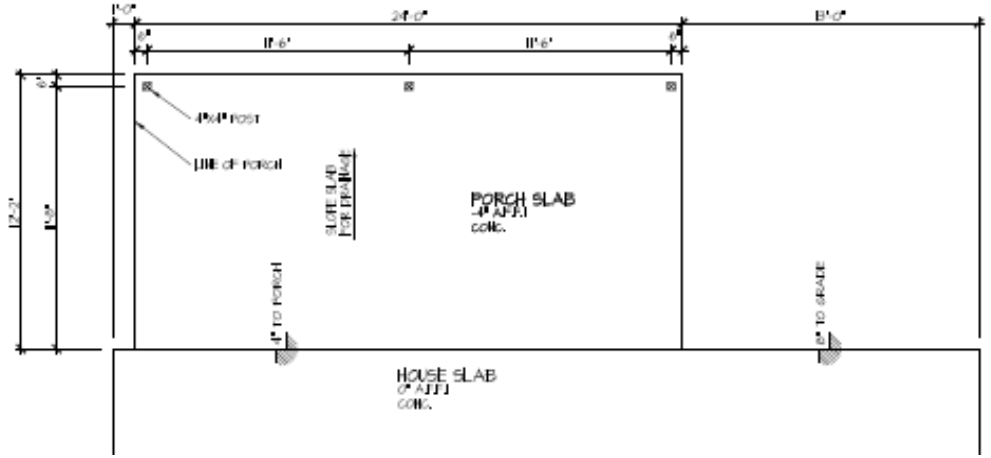
MASONRY	Brick & Stone	90%
NON-MASONRY	Smooth Siding	10%



MASONRY	Brick & Stone	85%
NON-MASONRY	Smooth Siding	15%



Elevation I Monoslab Plan

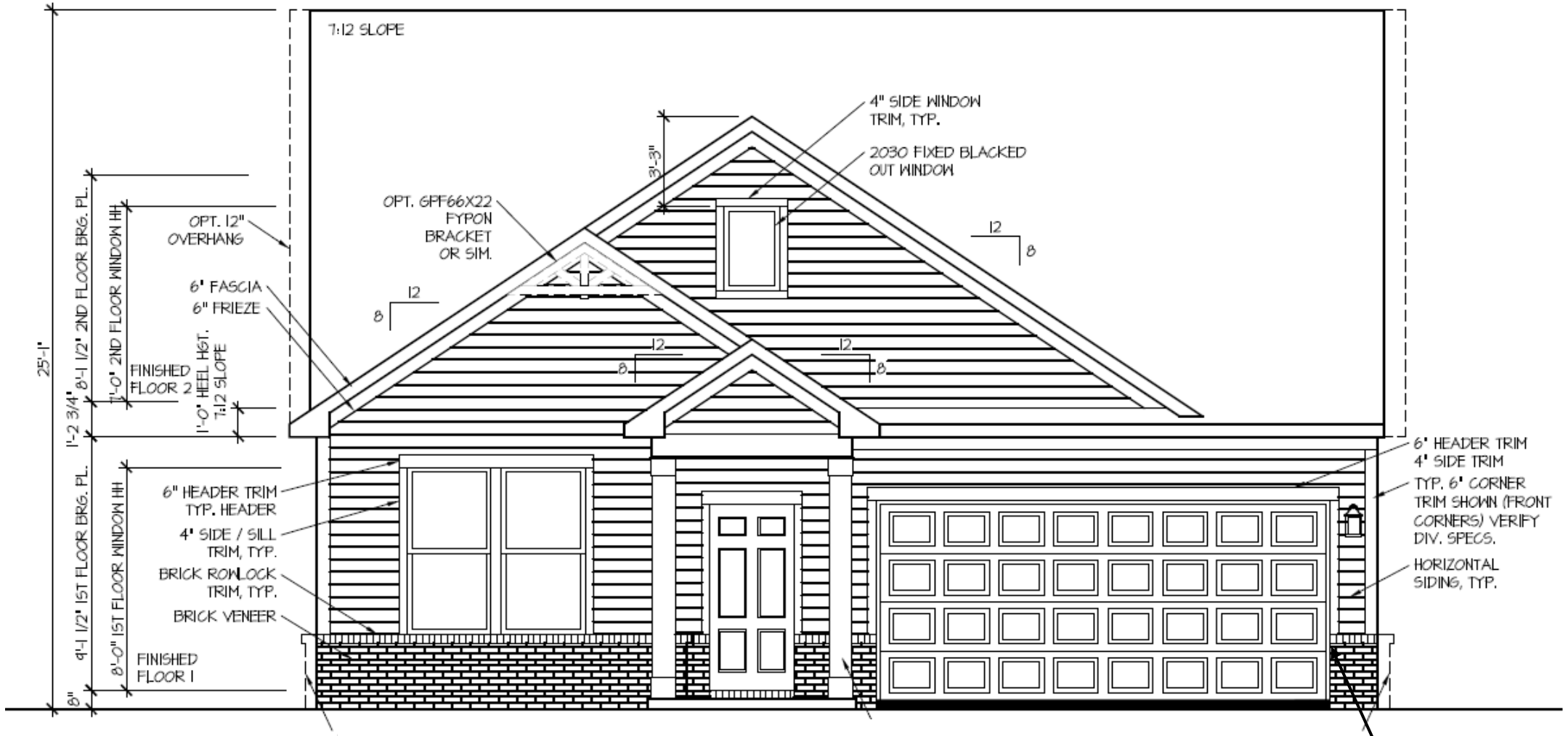


Partial Foundation Plan
Opt. Large Rear Porch

Note: Foundation Plan changes based on elevation and structural options.

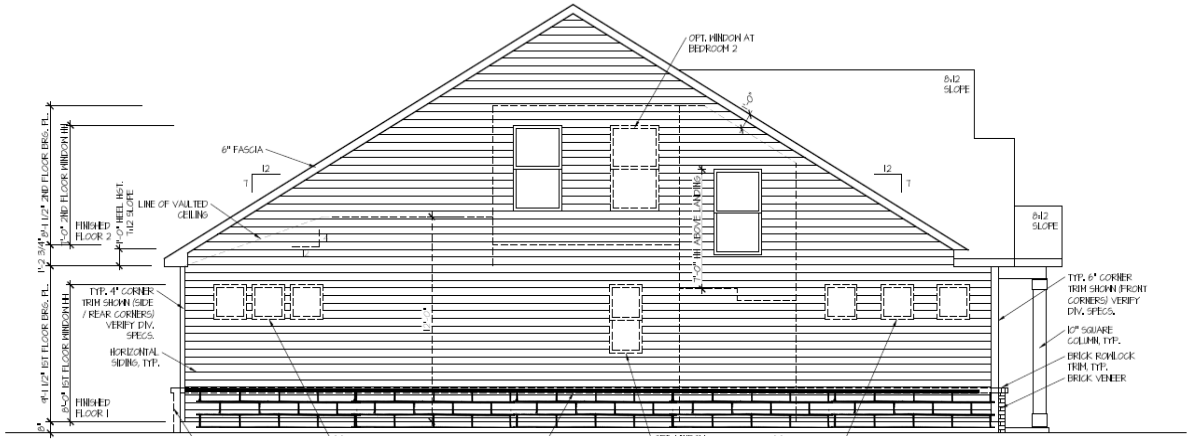
DRB HOMES

Greenwich (1,974 Sq. Ft.)

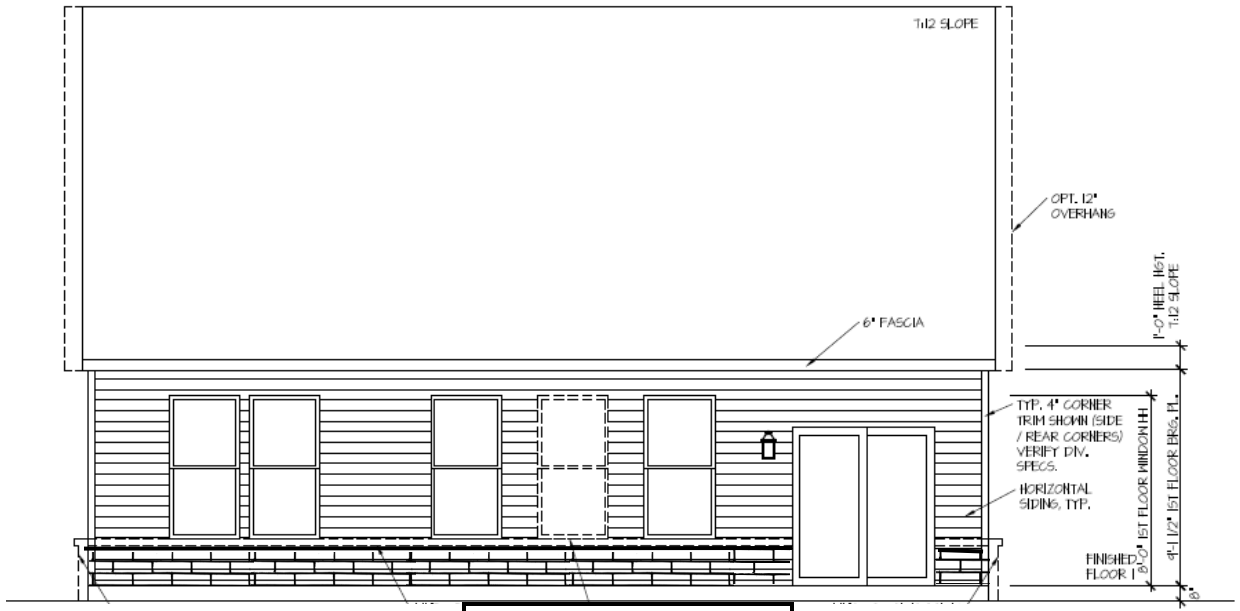


Greenwich (1,974 Sq. Ft.)

Brick Water Table Standard

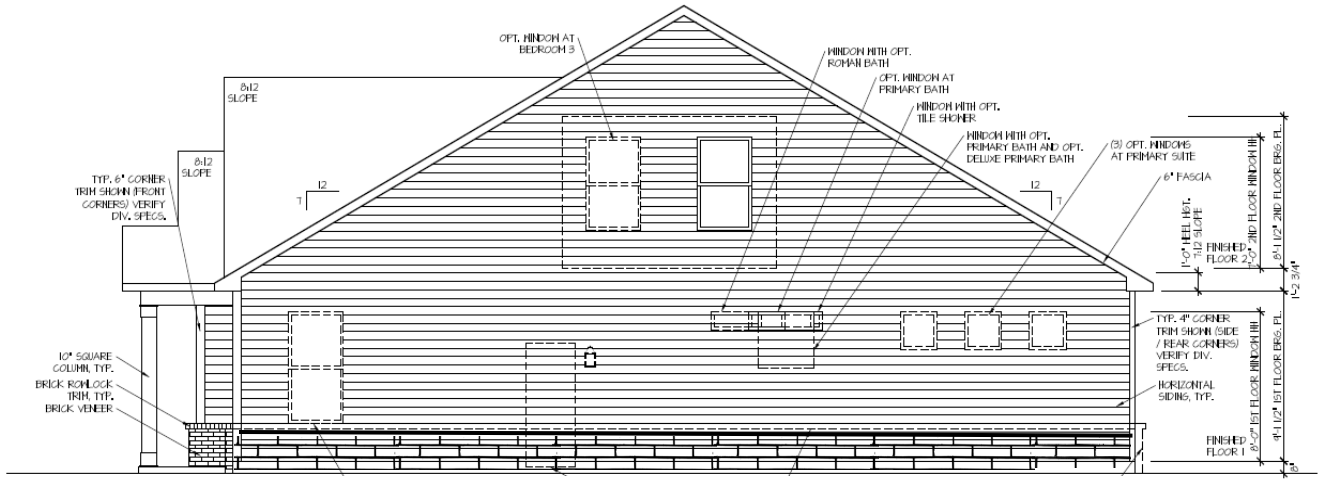


Brick Water Table



Brick Water Table

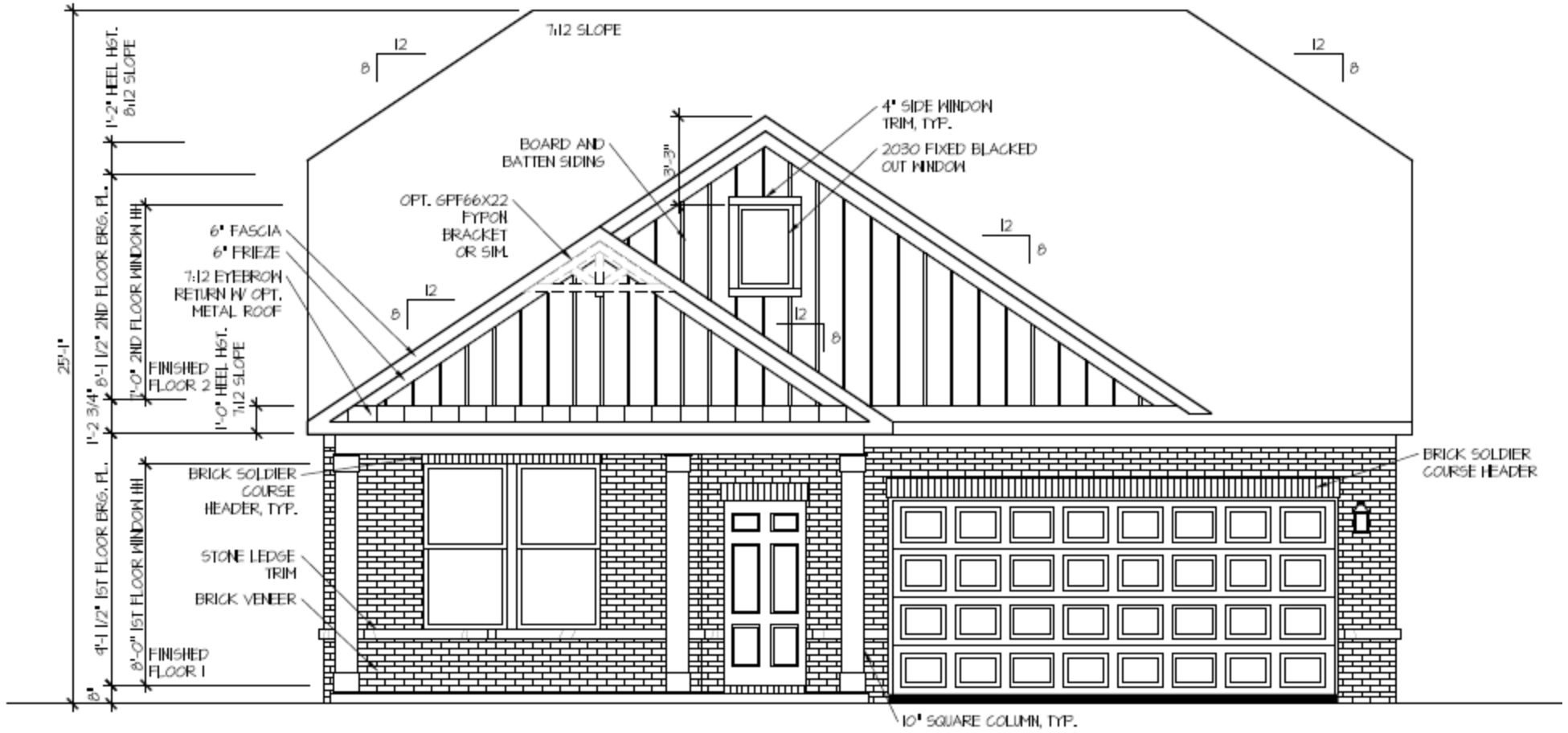
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

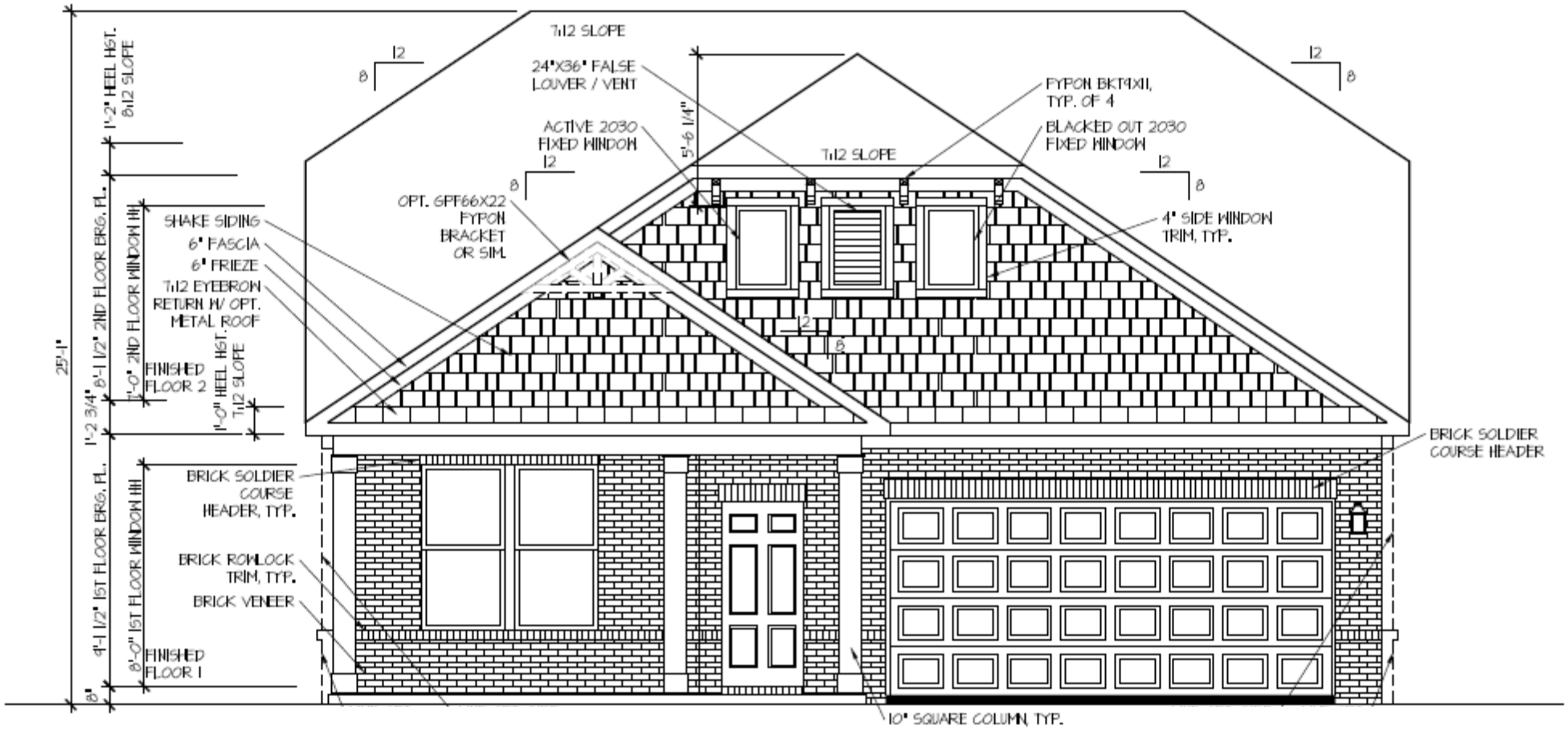
DRB HOMES

Greenwich (1,974 Sq. Ft.)



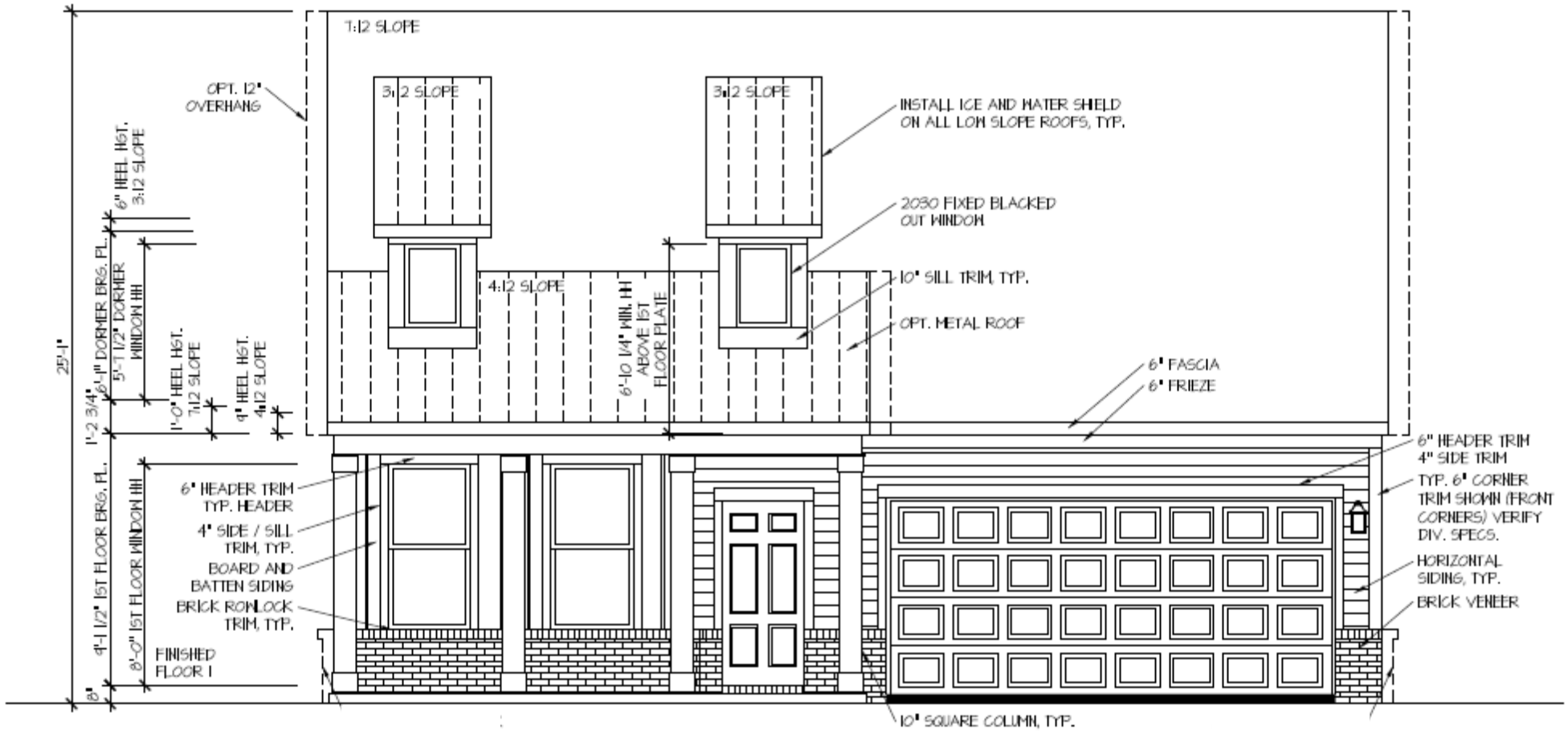
Front Elevation 2
Full Brick Option

Greenwich (1,974 Sq. Ft.)



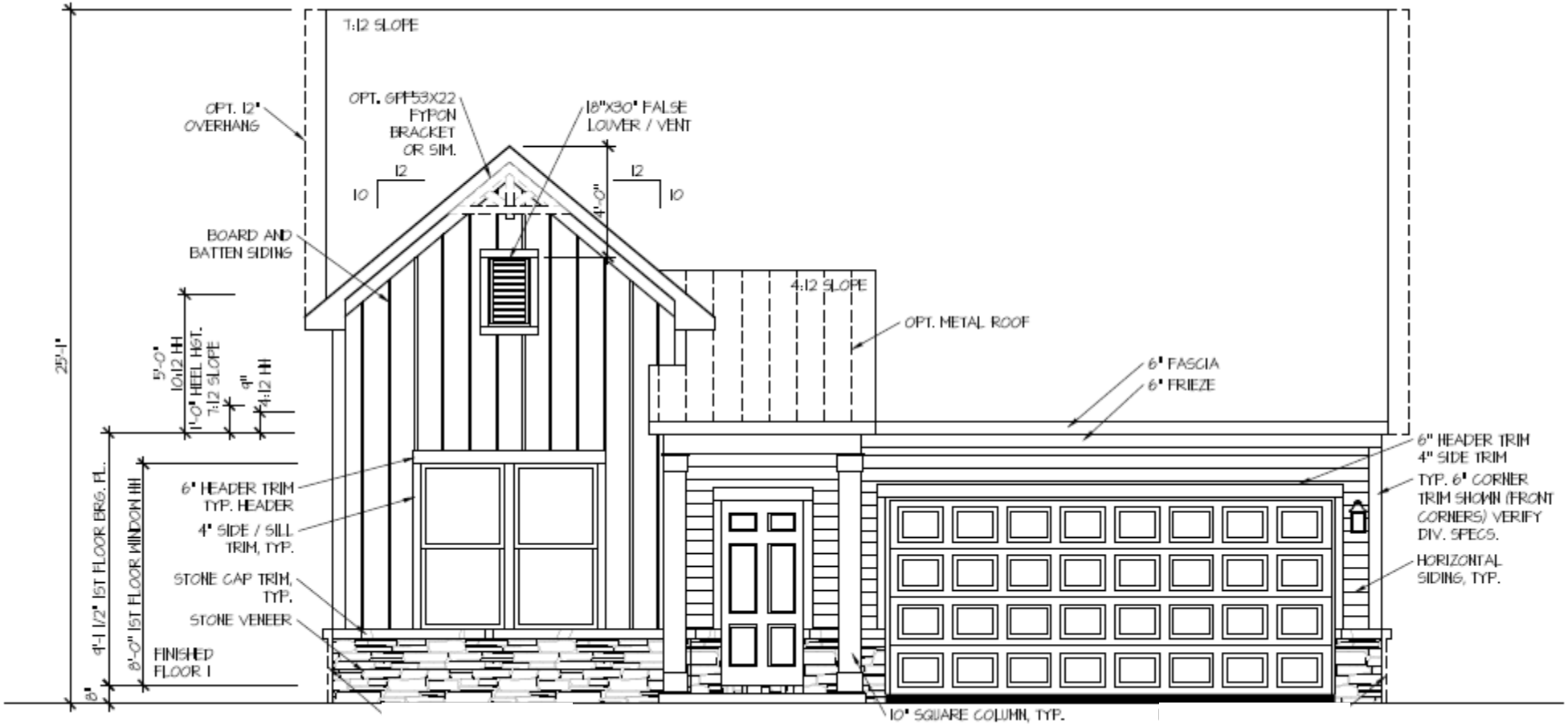
Front Elevation 3
Full Masonry Option

Greenwich (1,974 Sq. Ft.)



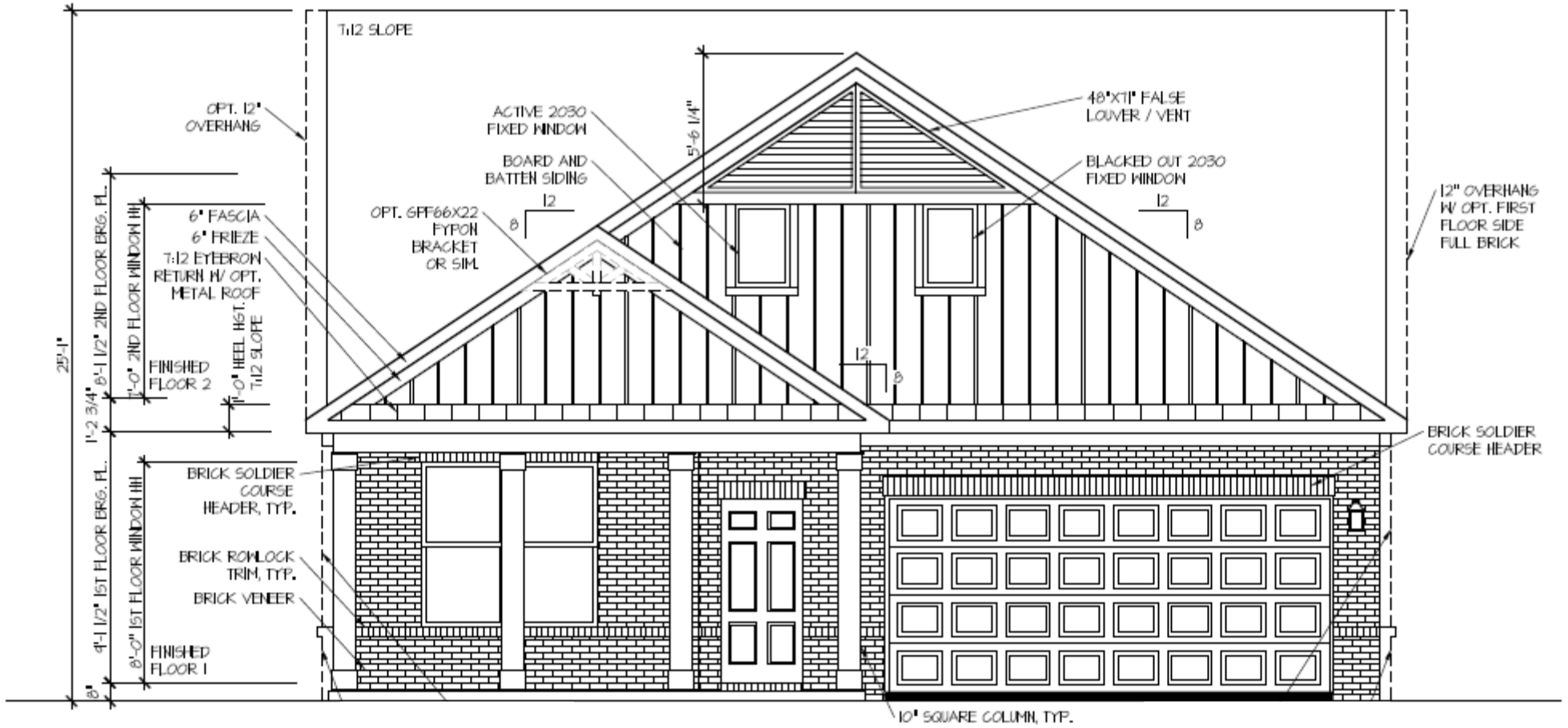
Front Elevation 4
Brick Water Table Standard

Greenwich (1,974 Sq. Ft.)



Front Elevation 5
Stone Water Table Option

Greenwich (1,974 Sq. Ft.)



Front Elevation 6
Full Brick Option

Greenwich (1,974 Sq. Ft.)

Proposed



DRB: Chelsea (1,891 Sq. Ft.)

Front Elevation 4- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Previously Approved

Brightland: Delta (1,610 Sq. Ft.)







MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	N/A	0%
NON-MASONRY	Smooth + B&B	100%

MASONRY	Stone	3%
NON-MASONRY	Board + Batten	97%

Proposed



DRB: Chelsea (1,891 Sq. Ft.)

Front Elevation 2- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Previously Approved

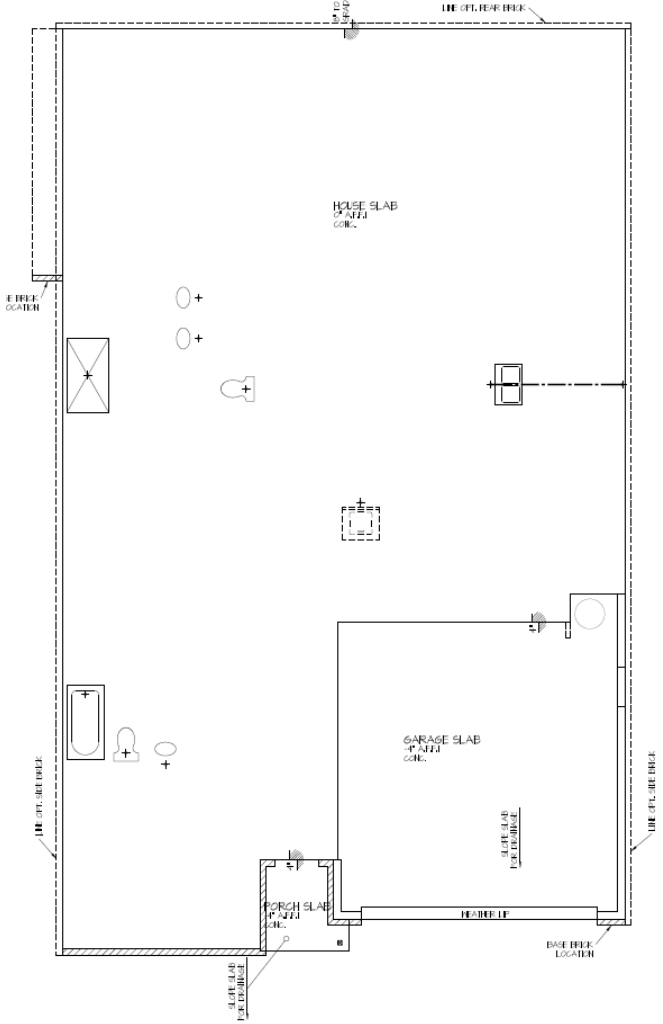
Brightland: Delta (1,610 Sq. Ft.)



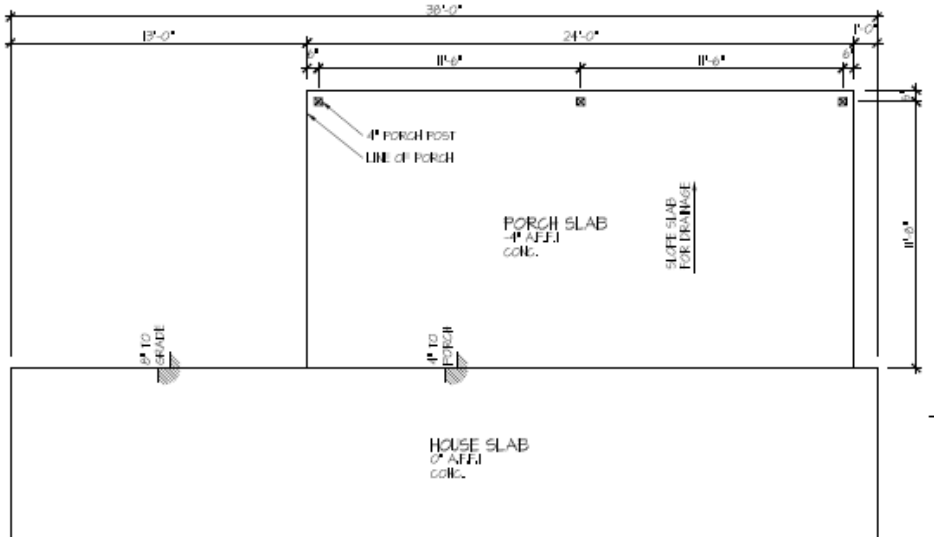


MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

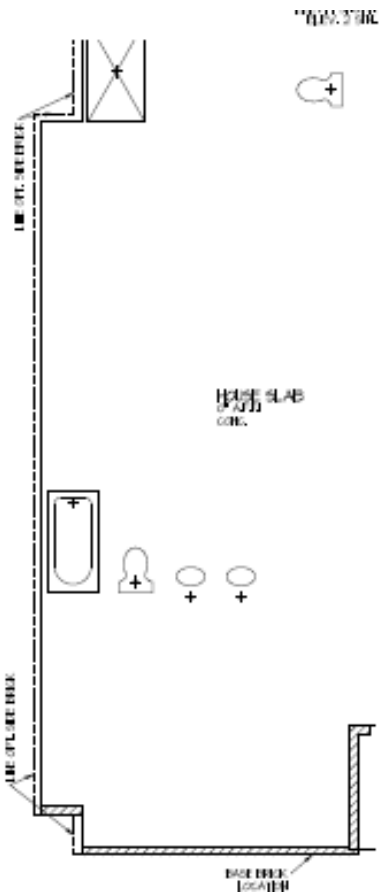


Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

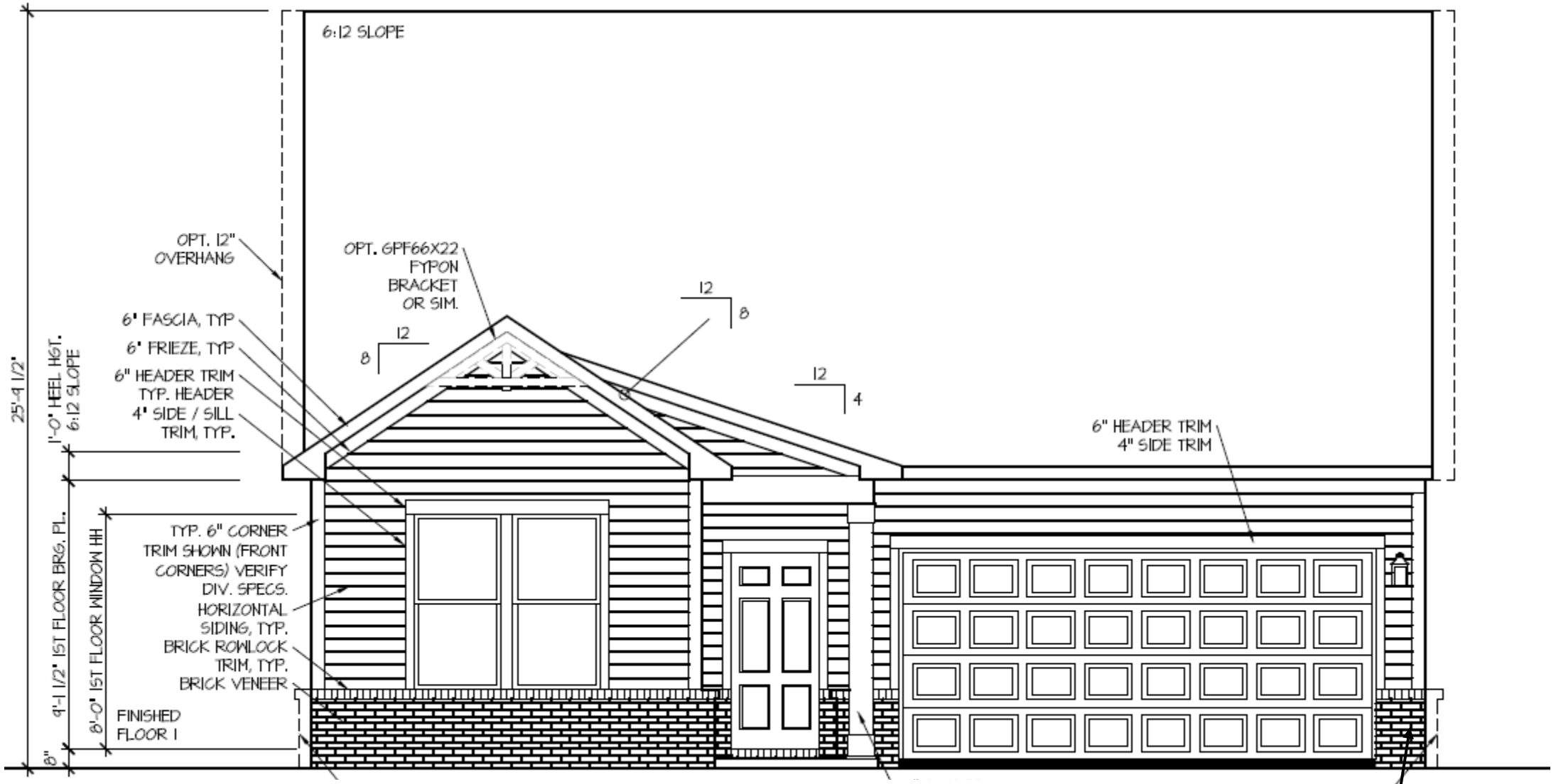
Note: Foundation Plan changes based on elevation and structural options.



Partial Foundation Plan
Opt. Side Bay

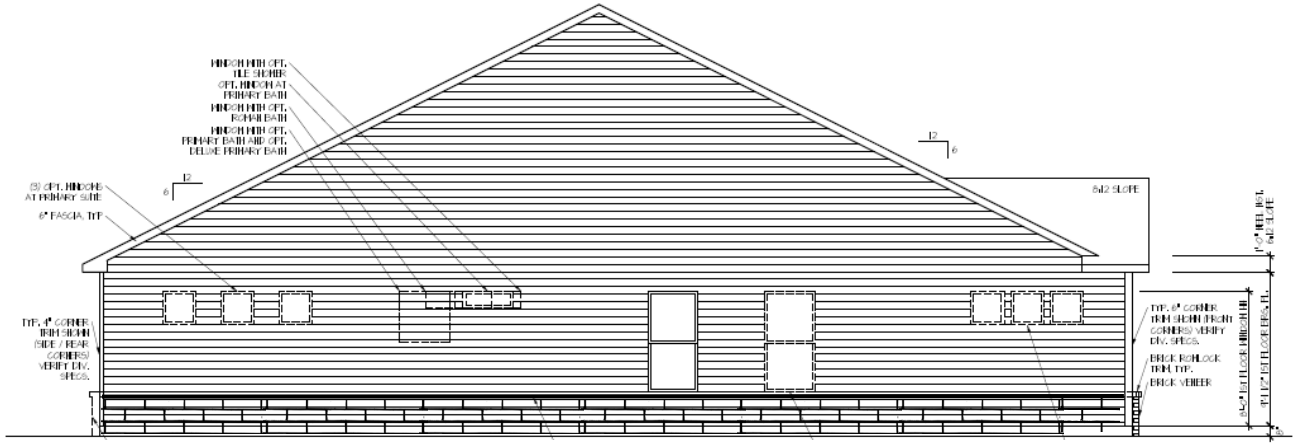
DRB HOMES

Chelsea (1,891 Sq. Ft.)

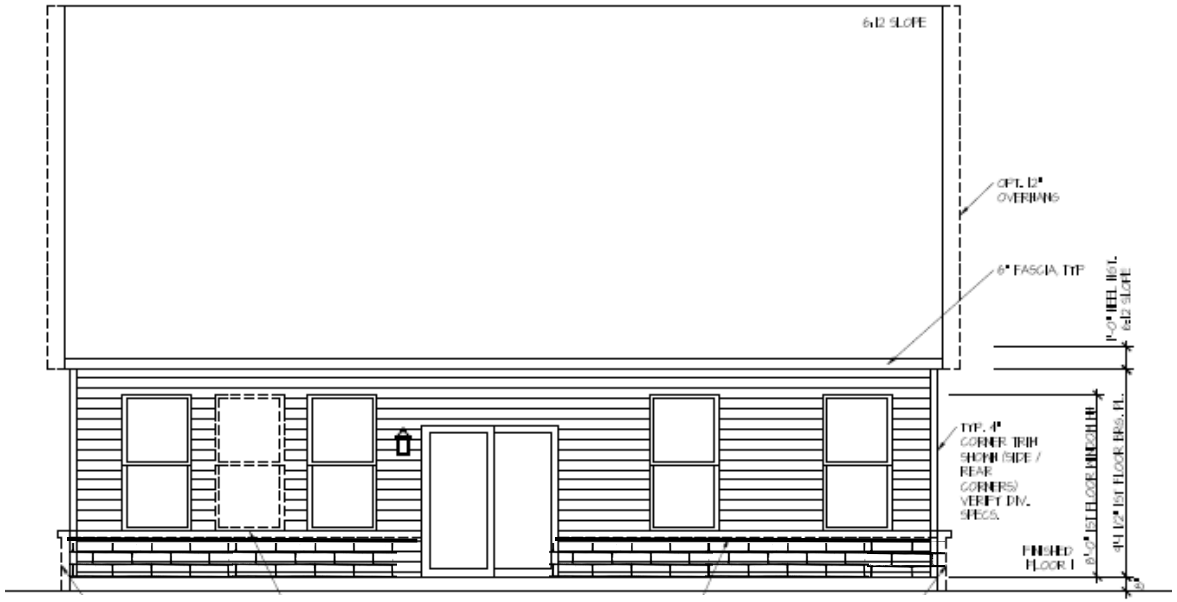


Chelsea (1,891 Sq. Ft.)

Brick Water Table Standard

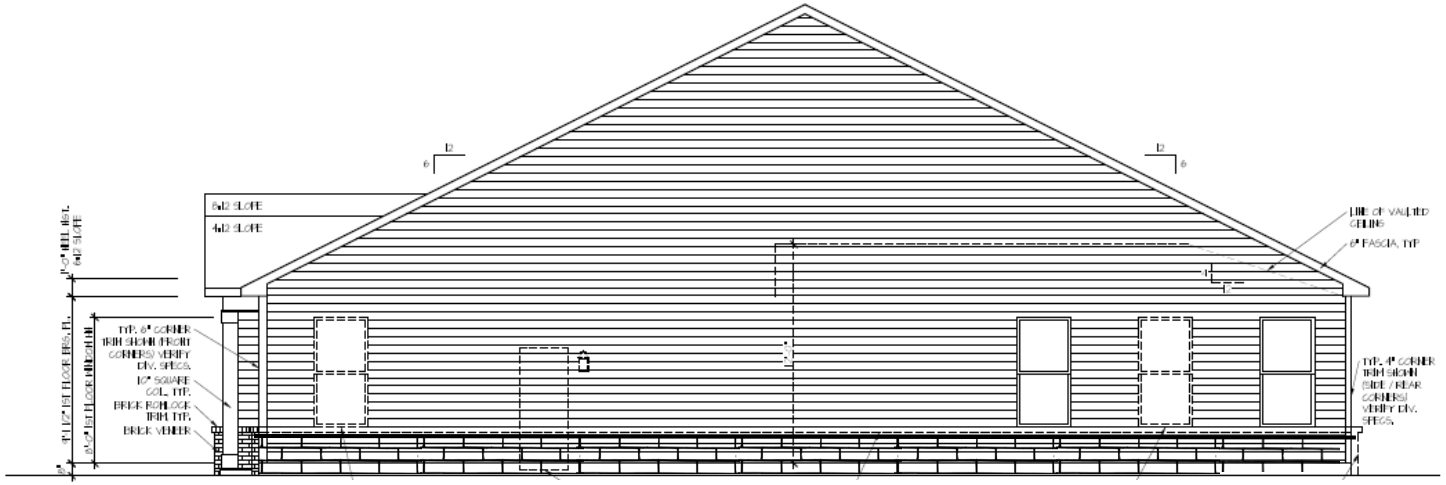


Brick Water Table



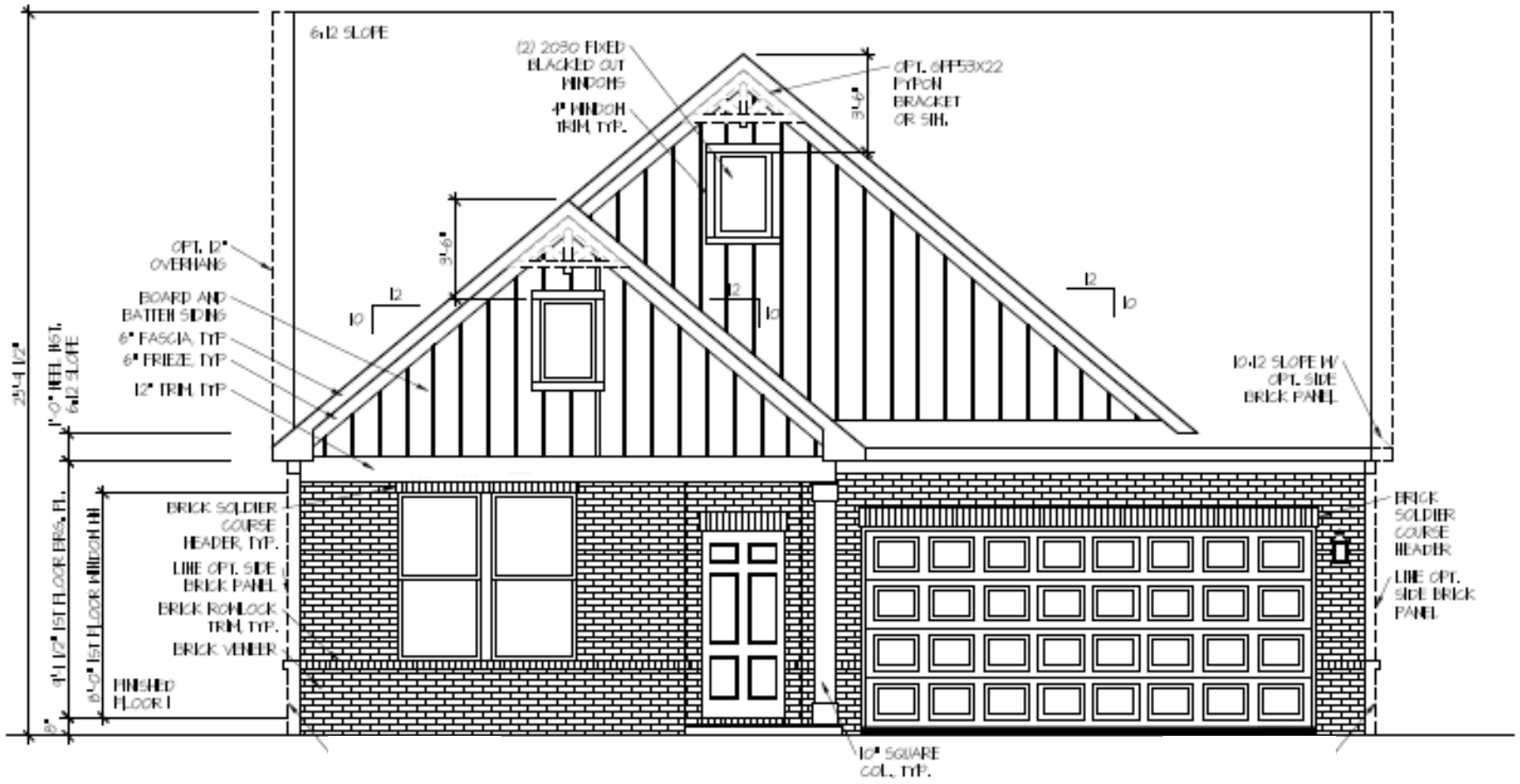
Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



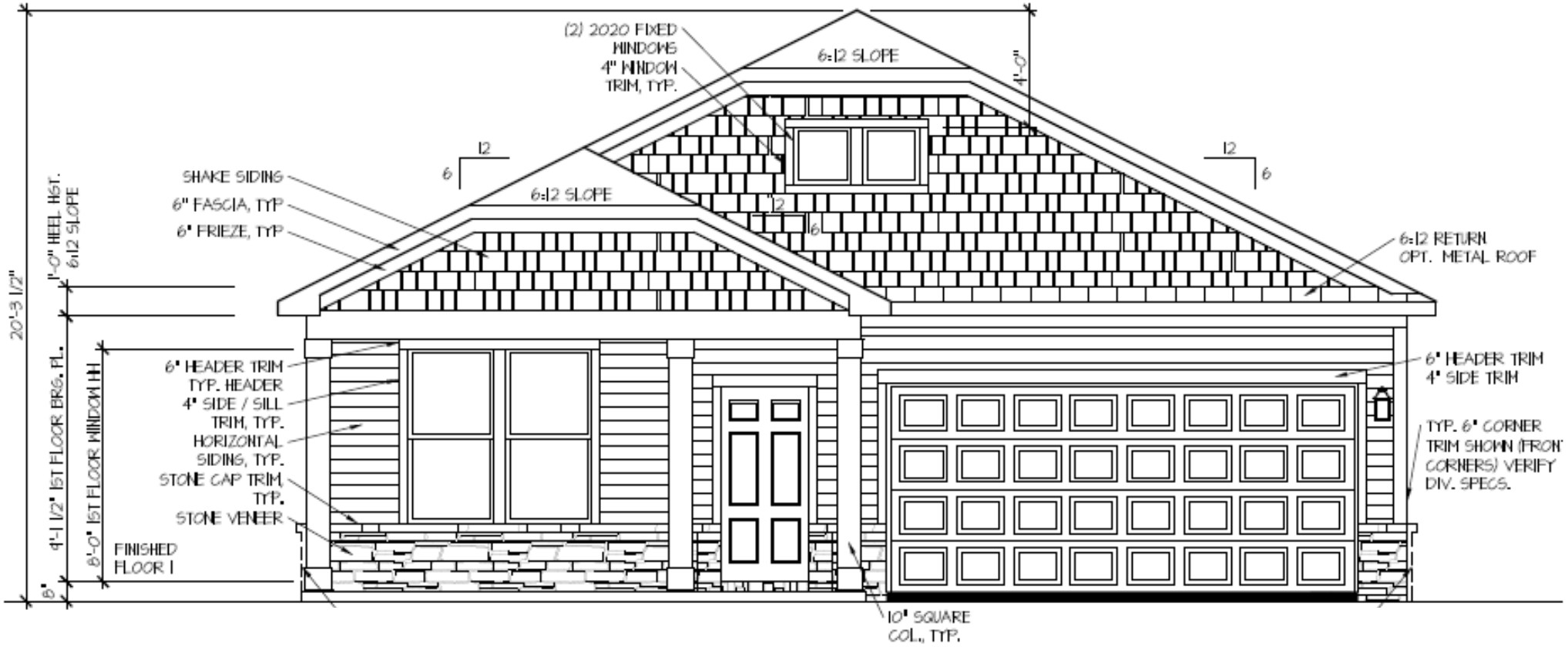
Brick Water Table

Chelsea (1,891 Sq. Ft.)



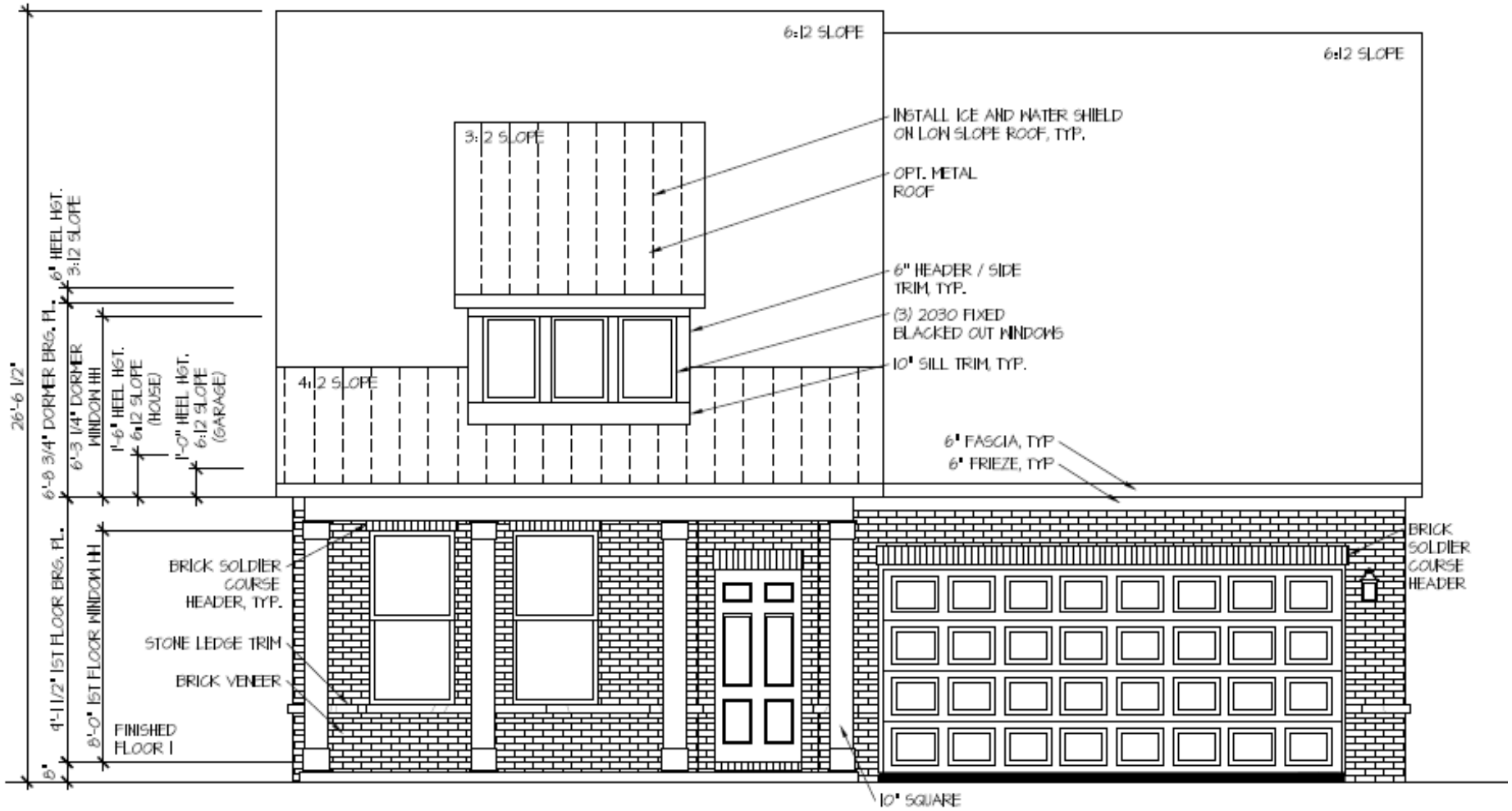
Front Elevation 2
Full Brick Option

Chelsea (1,891 Sq. Ft.)



Front Elevation 3
Stone Water Table Option

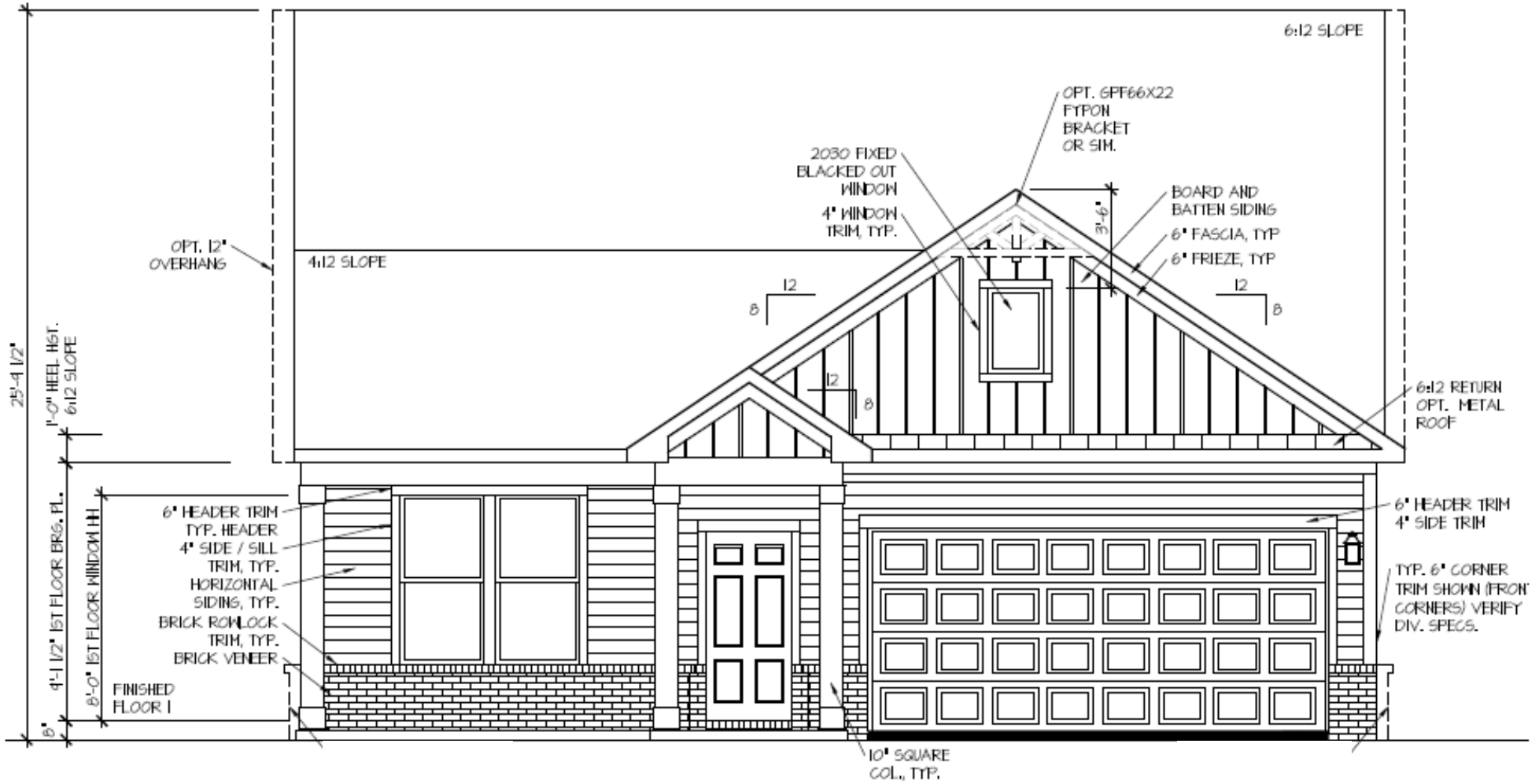
Chelsea (1,891 Sq. Ft.)



Front Elevation 4
Full Masonry Option

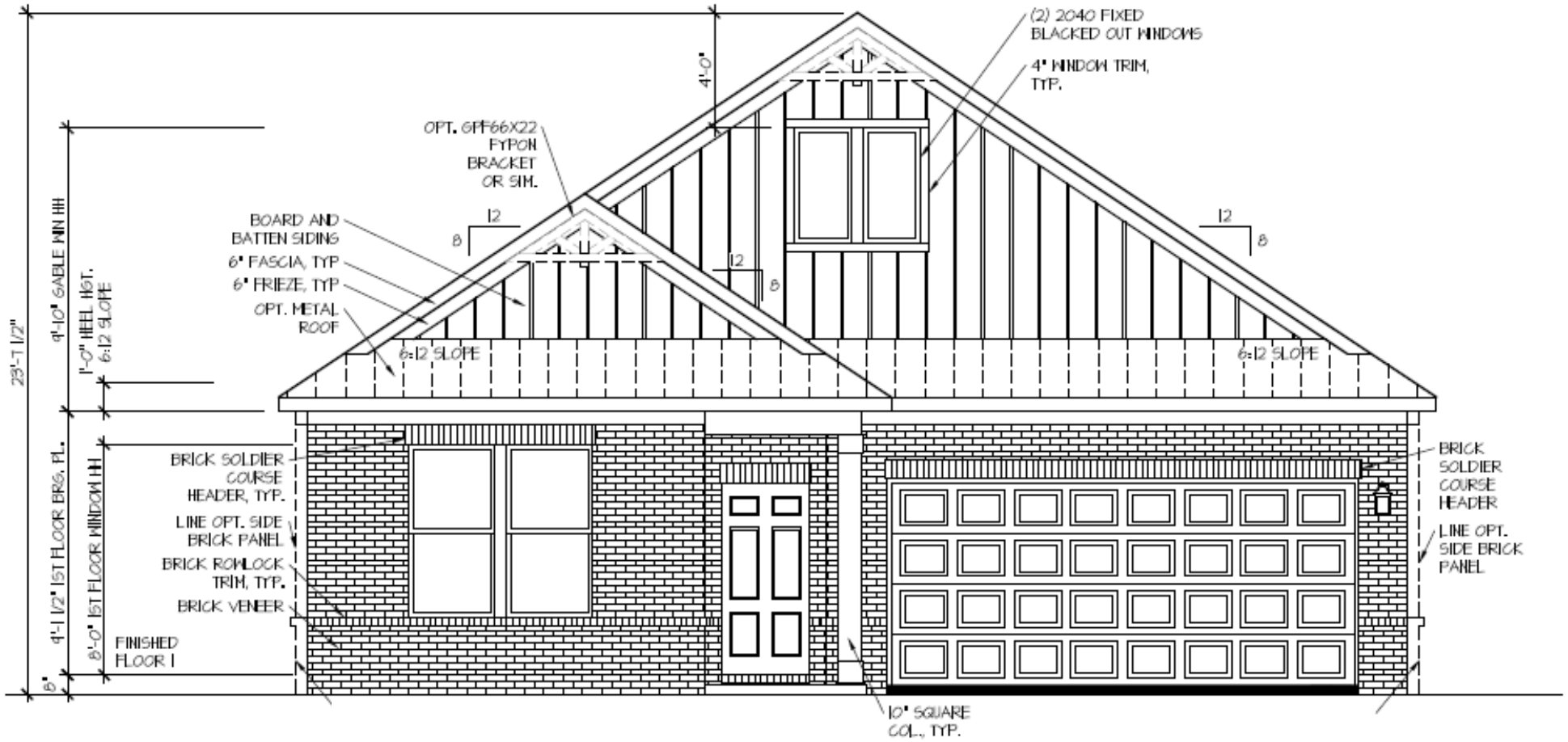
Chelsea (1,891 Sq. Ft.)

DRB HOMES



Front Elevation 5
Brick Water Table Standard

Chelsea (1,891 Sq. Ft.)



Front Elevation 6
Full Brick Option

Chelsea (1,891 Sq. Ft.)

Proposed



DRB: Avondale (1,663 Sq. Ft.)

Front Elevation 5- Stone Water table Option

MASONRY	Stone	19%
NON-MASONRY	Cementitious Siding	81%

Previously Approved

Brightland: Belmont (1,550 Sq. Ft.)



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	N/A	0%
NON-MASONRY	Board & Batten	100%



ELEVATION D

MASONRY	Stone	12%
NON-MASONRY	Board & Batten	88%

Proposed



DRB: Avondale (1,663 Sq. Ft.)

Front Elevation 5- First Floor Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Previously Approved

Brightland: Belmont (1,550 Sq. Ft.)



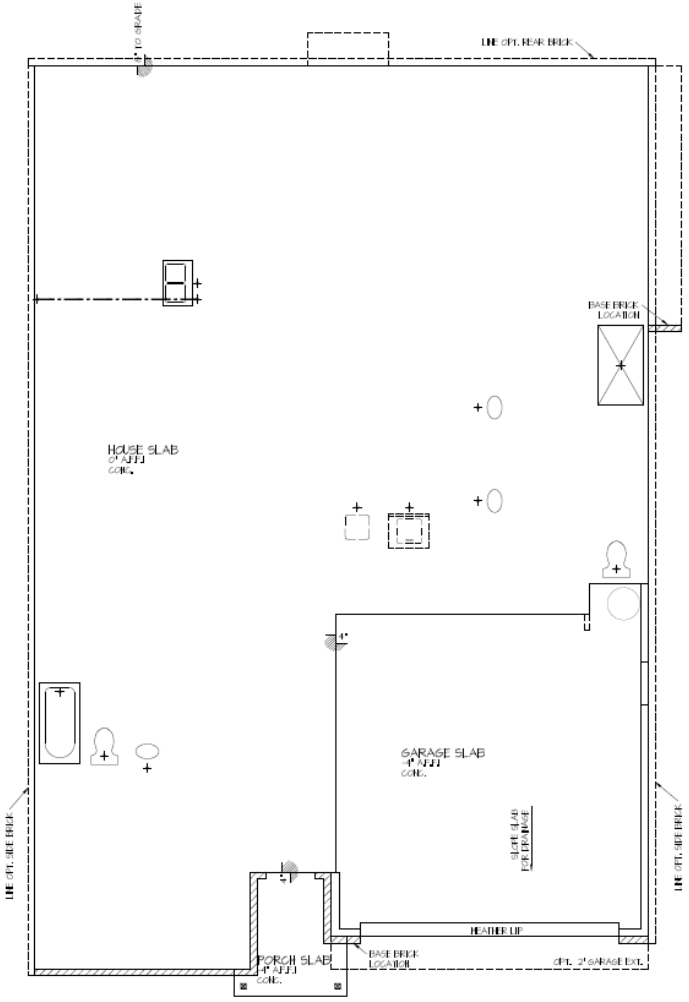
ELEVATION F



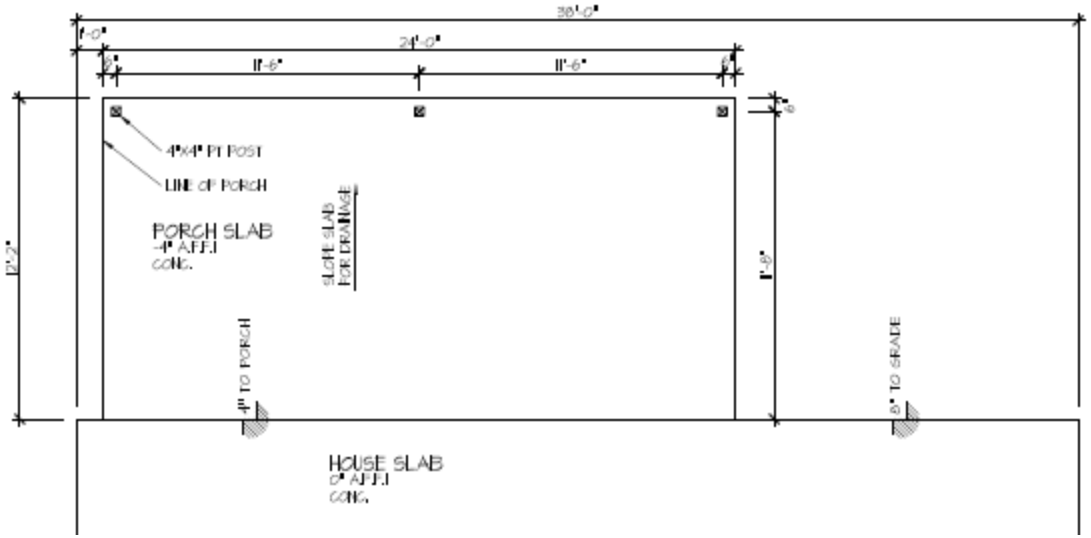
ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

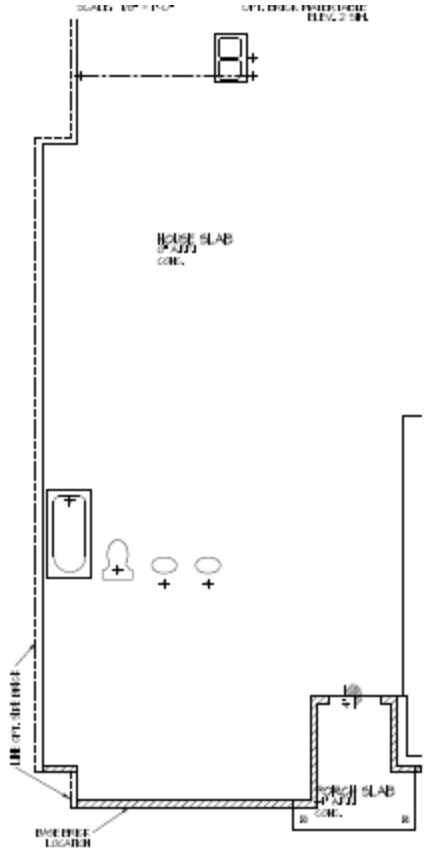
MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

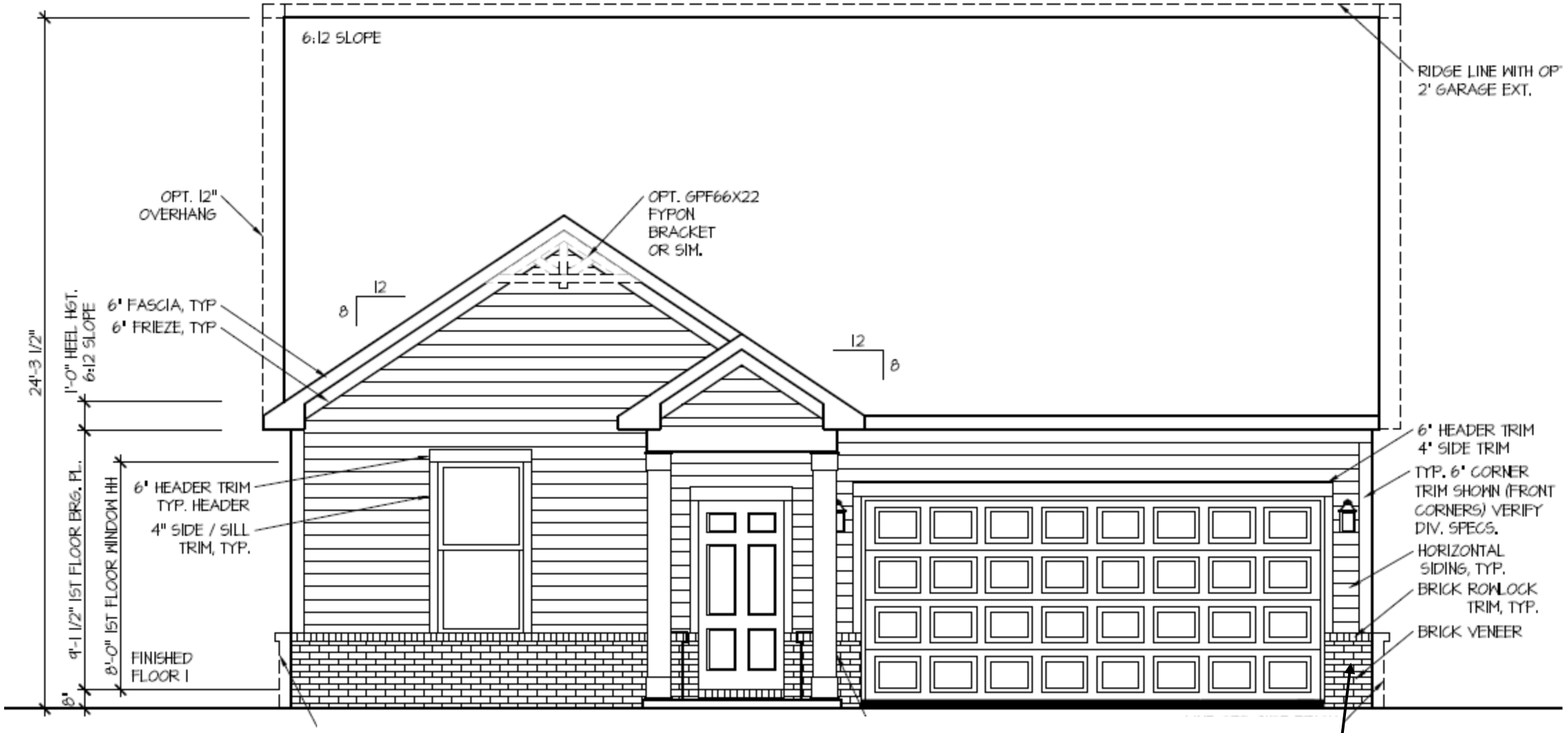


Partial Foundation Plan
Opt. Side Bay

Note: Foundation Plan changes based on elevation and structural options.

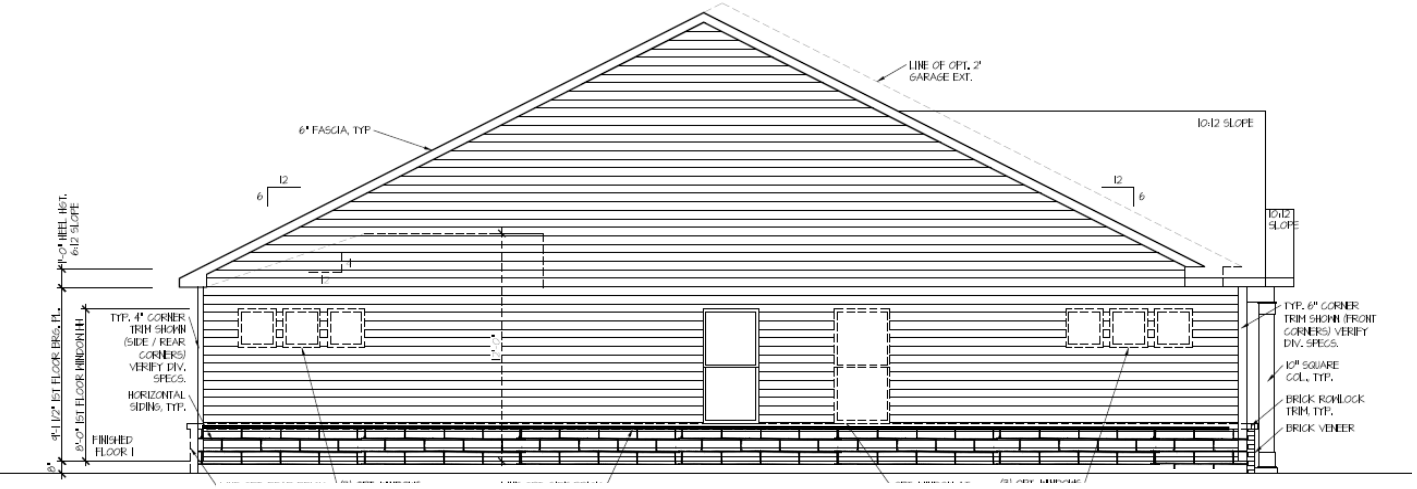
DRB HOMES

Avondale (1,663 Sq. Ft.)

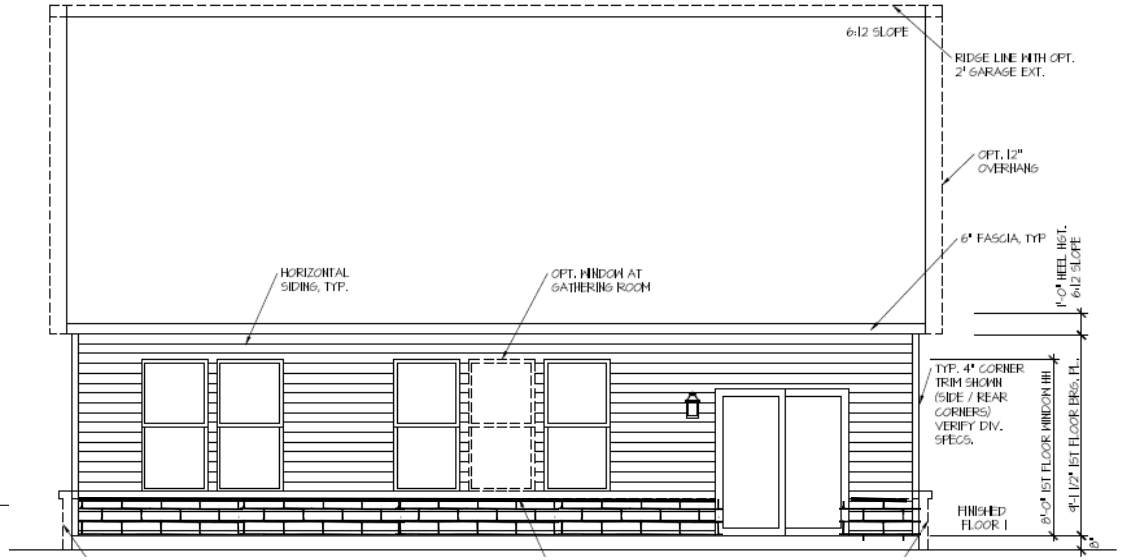


Brick Water Table Standard

Avondale (1,663 Sq. Ft.)

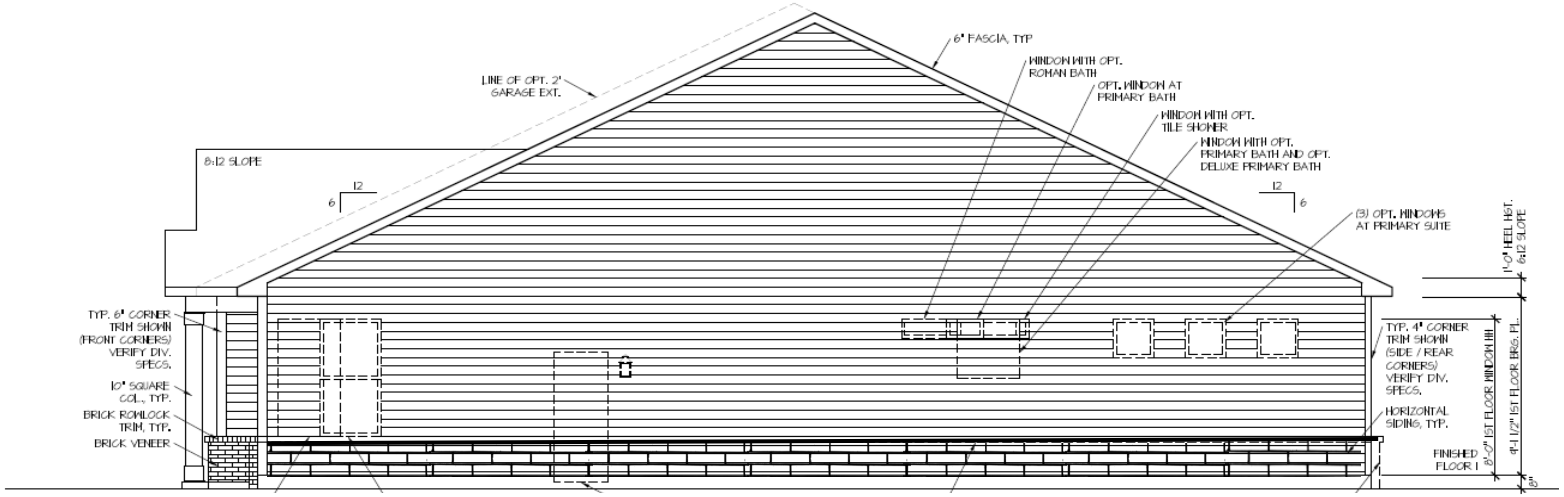


Brick Water Table



Brick Water Table

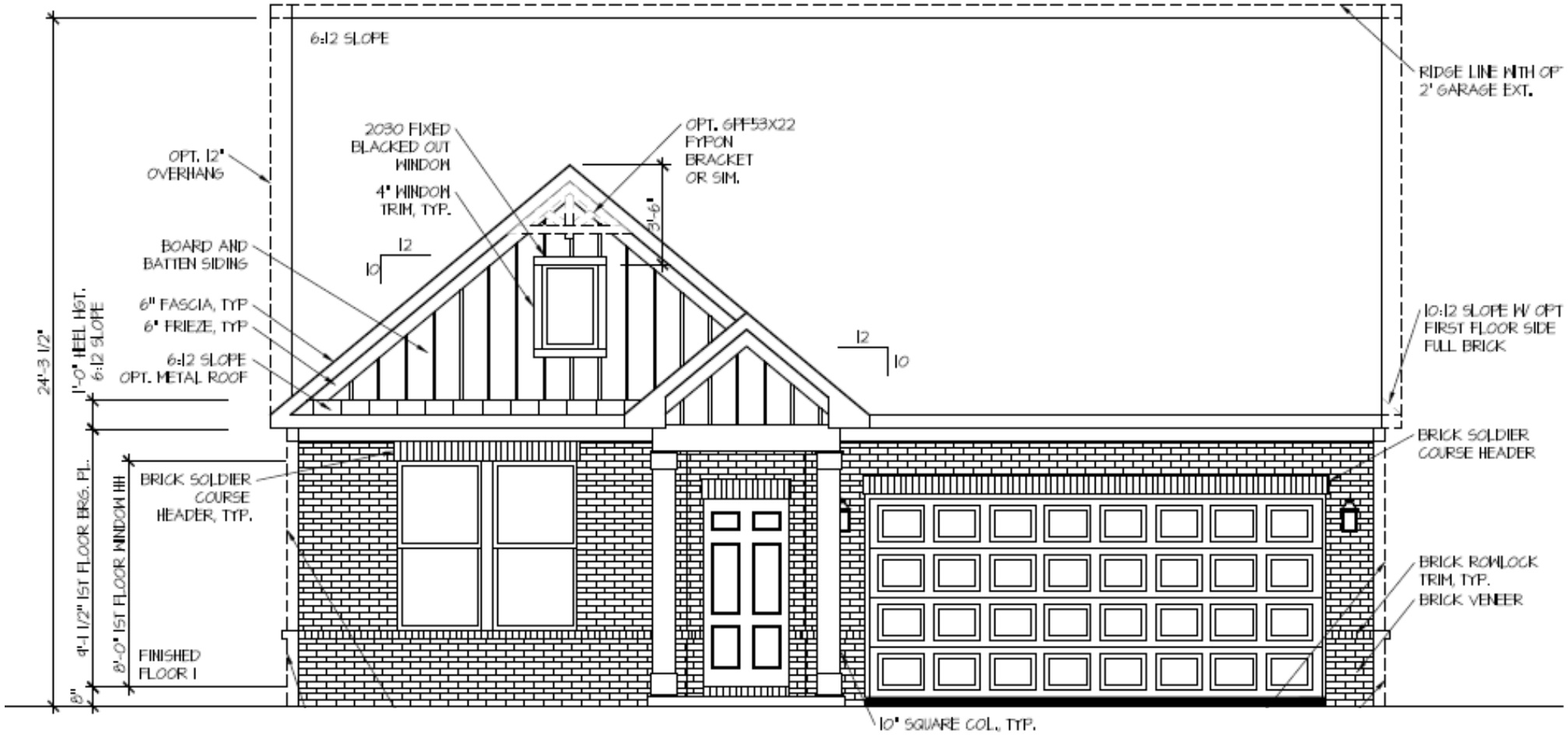
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

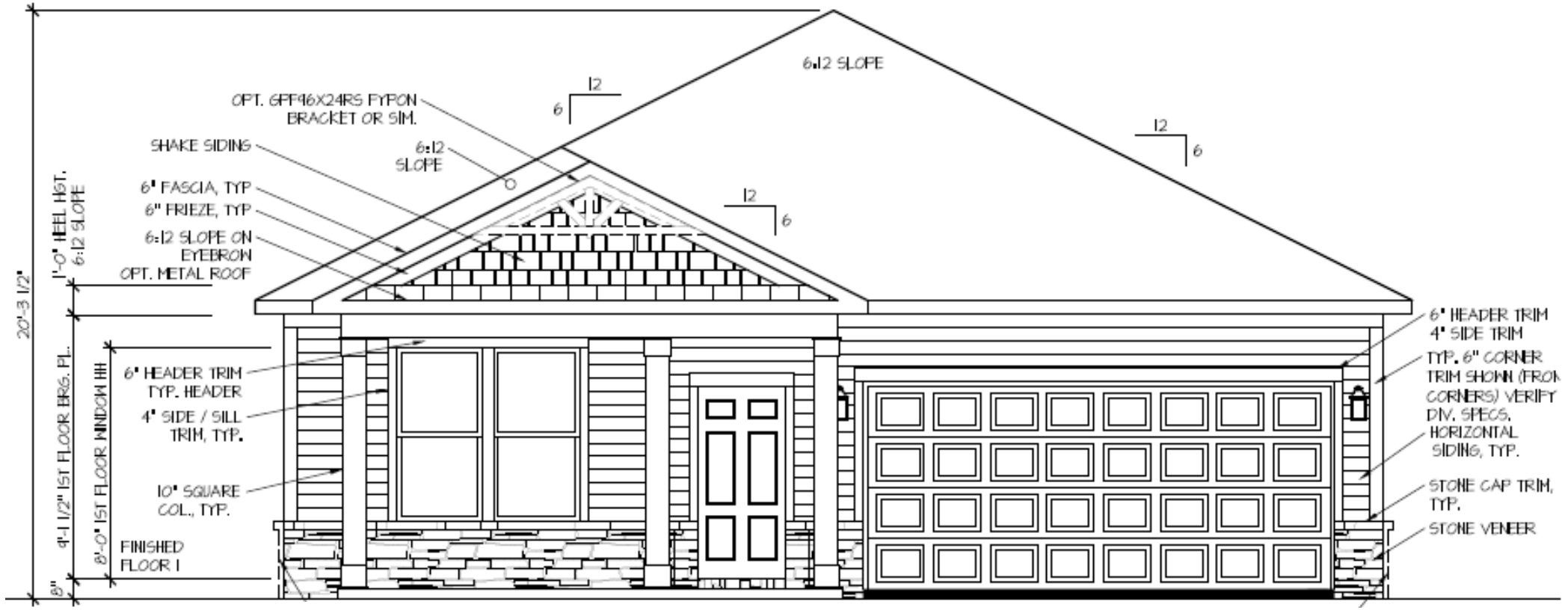
DRB HOMES

Avondale (1,663 Sq. Ft.)



Front Elevation 2
Full Brick Option

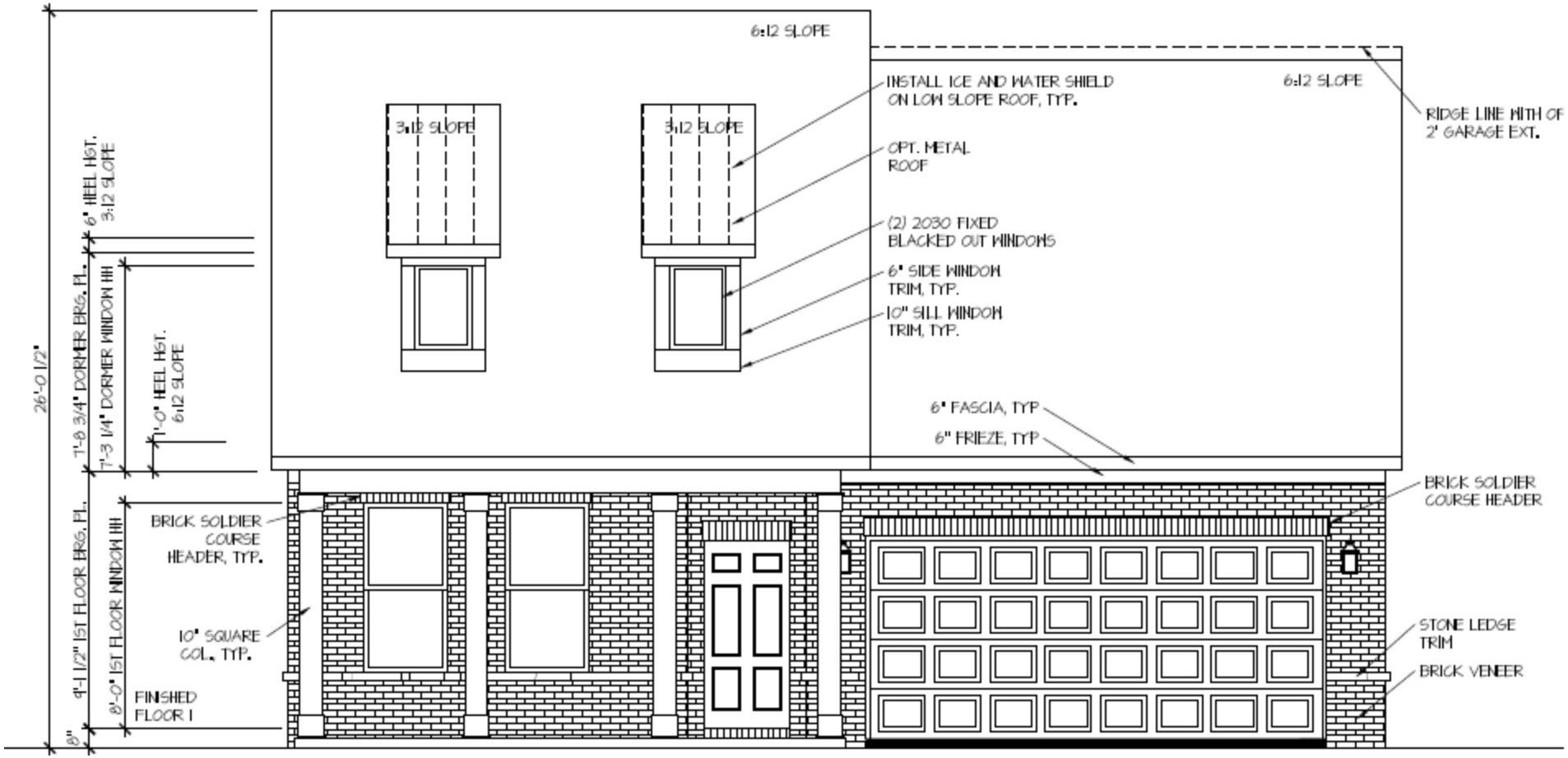
Avondale (1,663 Sq. Ft.)



Front Elevation 3
Stone Water Table Option

Avondale (1,663 Sq. Ft.)

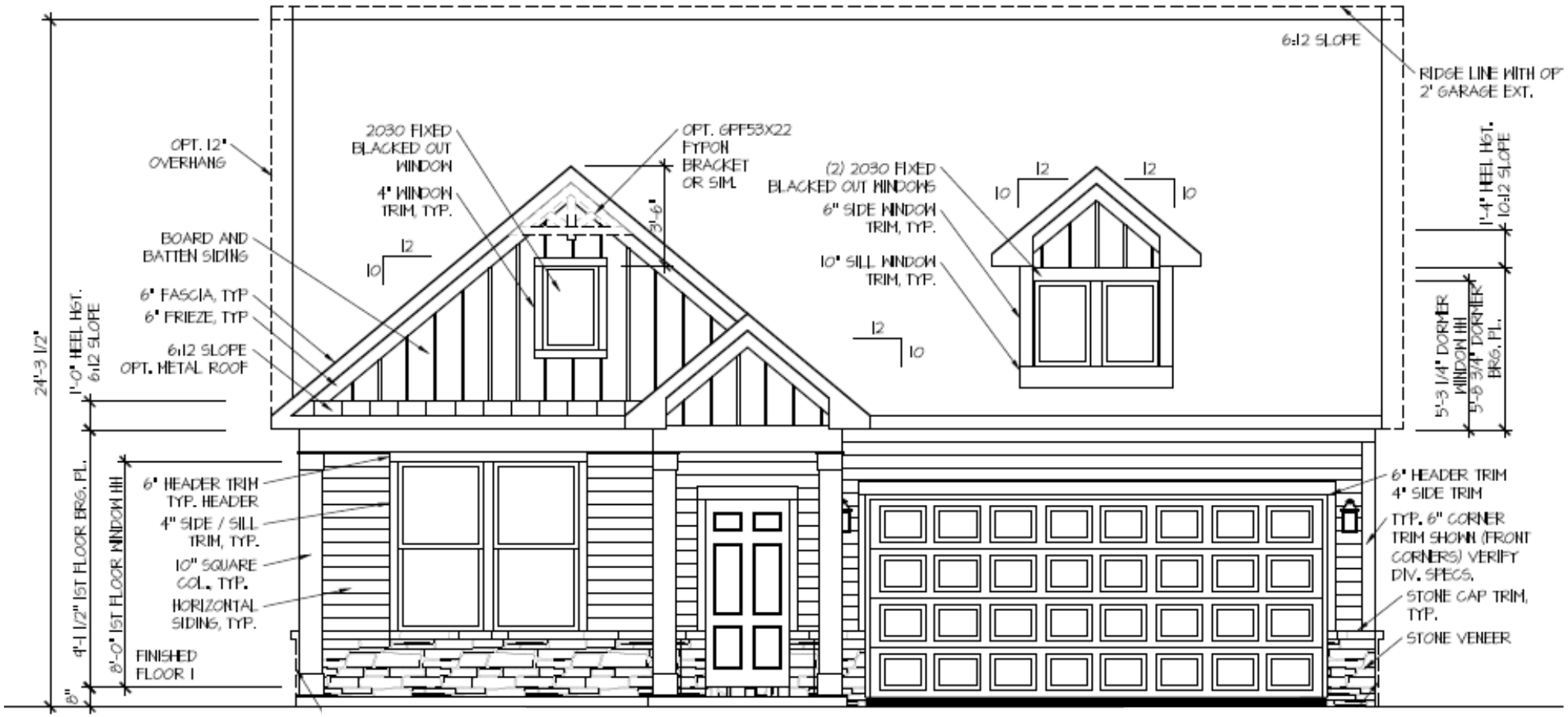
DRB HOMES



Front Elevation 4
Full Masonry Option

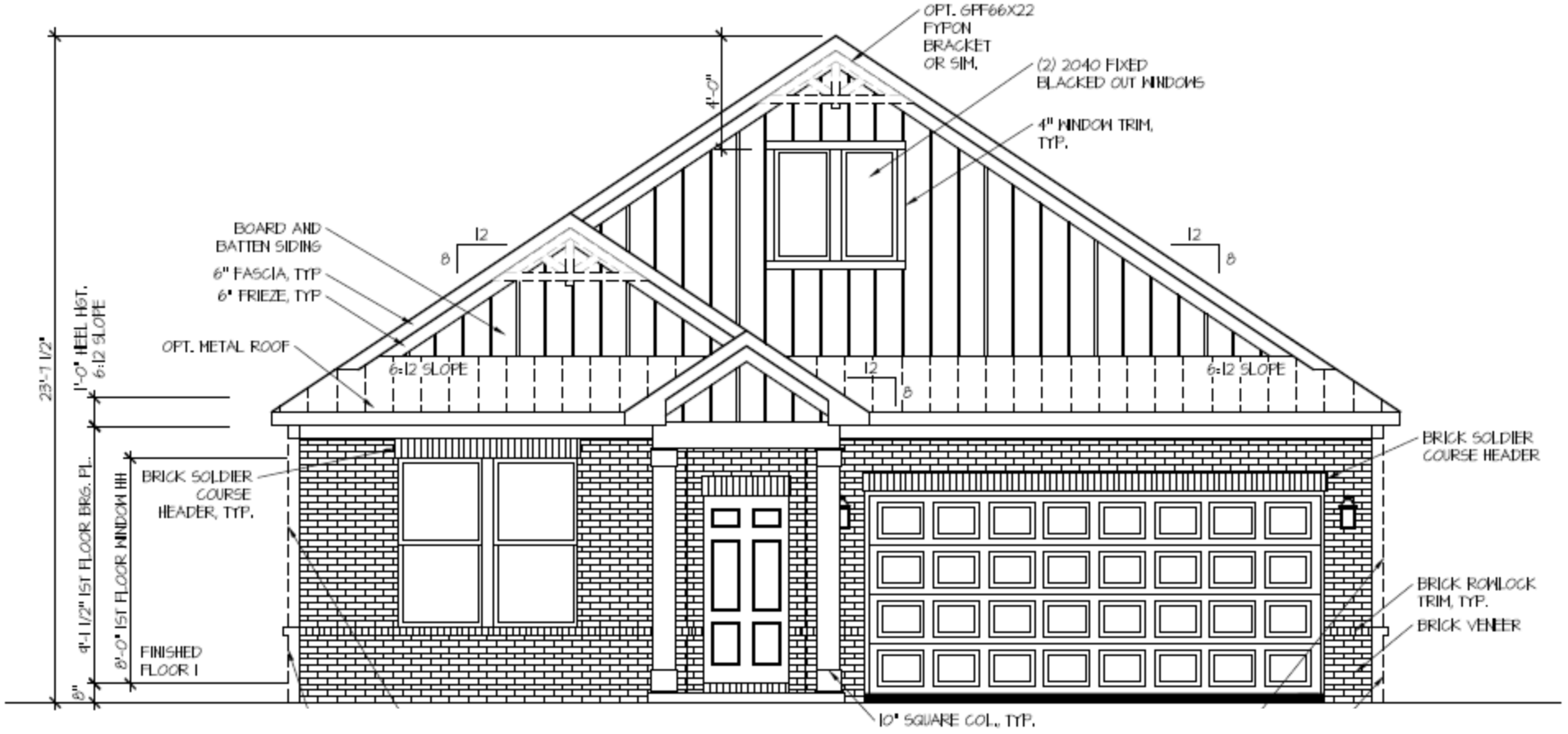
Avondale (1,663 Sq. Ft.)

DRB HOMES



Front Elevation 5
Brick Water Table Standard

Avondale (1,663 Sq. Ft.)



Front Elevation 6
Full Brick Option

Avondale (1,663 Sq. Ft.)

Proposed



DRB: Pelham 2,251 Sq. Ft.

Front Elevation 2- First Floor Brick Option

MASONRY	Brick	63%
NON-MASONRY	Cementitious Siding	37%

Brightland: Harpeth (2,080 Sq. Ft.)

Previously Approved



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION D

MASONRY	Stone	30%
NON-MASONRY	Smooth Siding	70%

Proposed



DRB: Pelham 2,251 Sq. Ft.

Front Elevation 2- First Floor Brick Option

MASONRY	Brick	63%
NON-MASONRY	Cementitious Siding	37%

Brightland: Harpeth (2,080 Sq. Ft.)

Previously Approved



ELEVATION F

MASONRY	Brick	100%
NON-MASONRY	N/A	0%



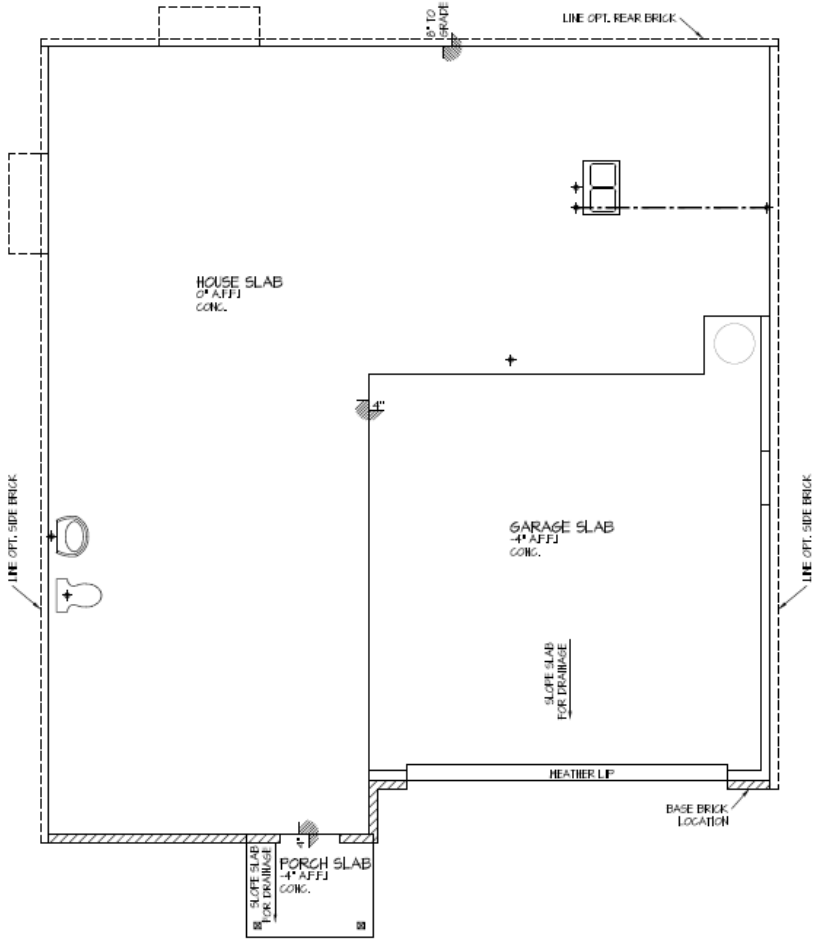
ELEVATION H

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

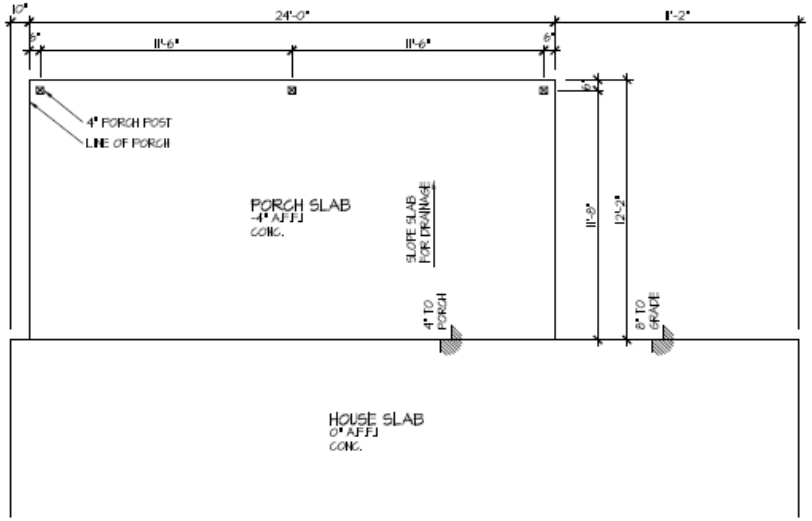


ELEVATION I

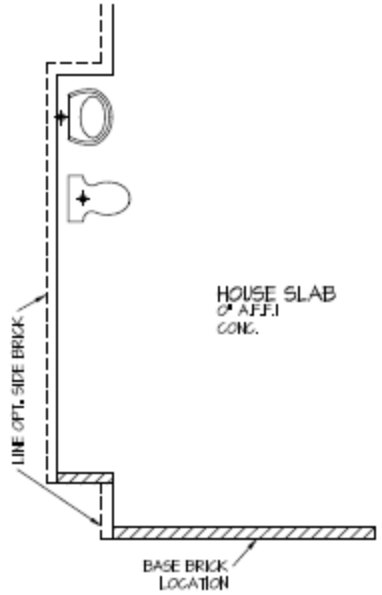
MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

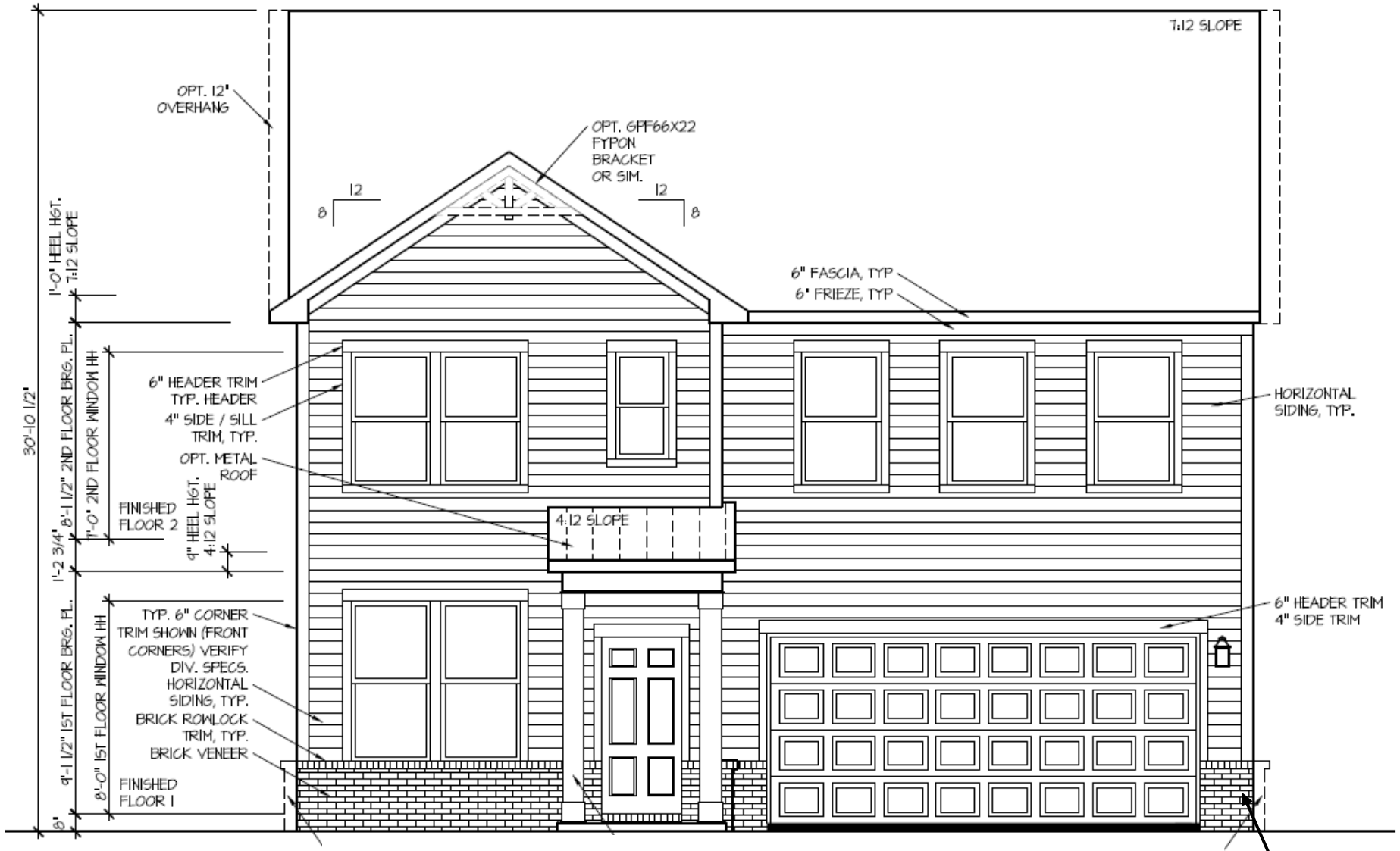


Partial Foundation Plan
Opt. Side Bay

Note: Foundation Plan changes based on elevation and structural options.

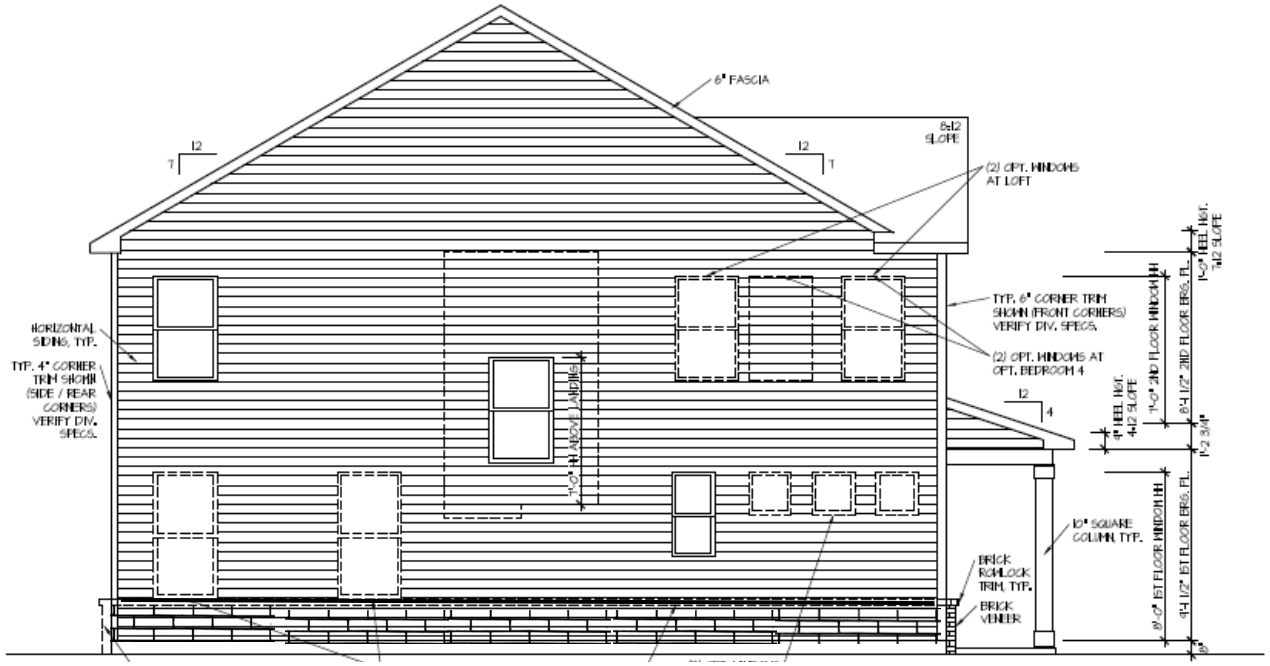
DRB HOMES

Pelham 2,251 Sq. Ft.

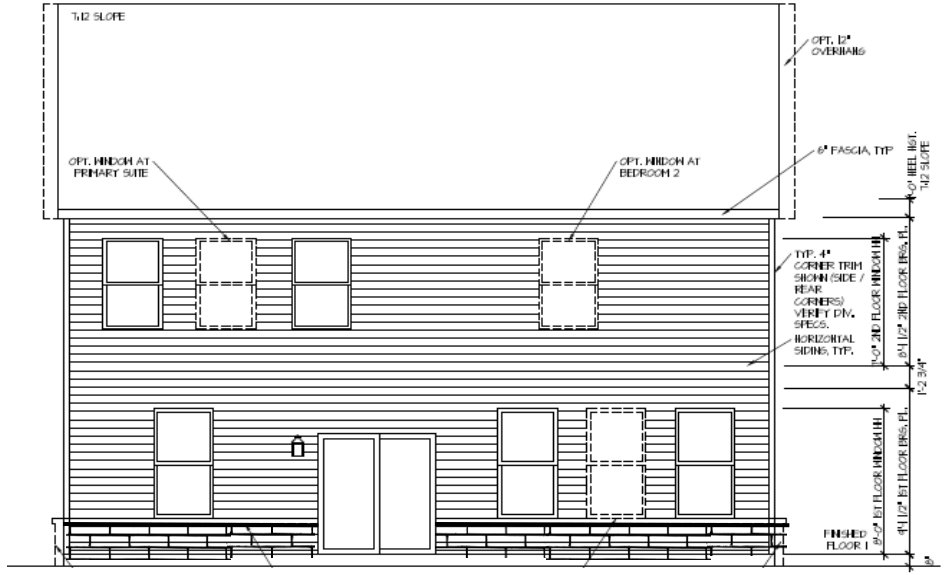


Brick Water Table Standard

Pelham 2,251 Sq. Ft.

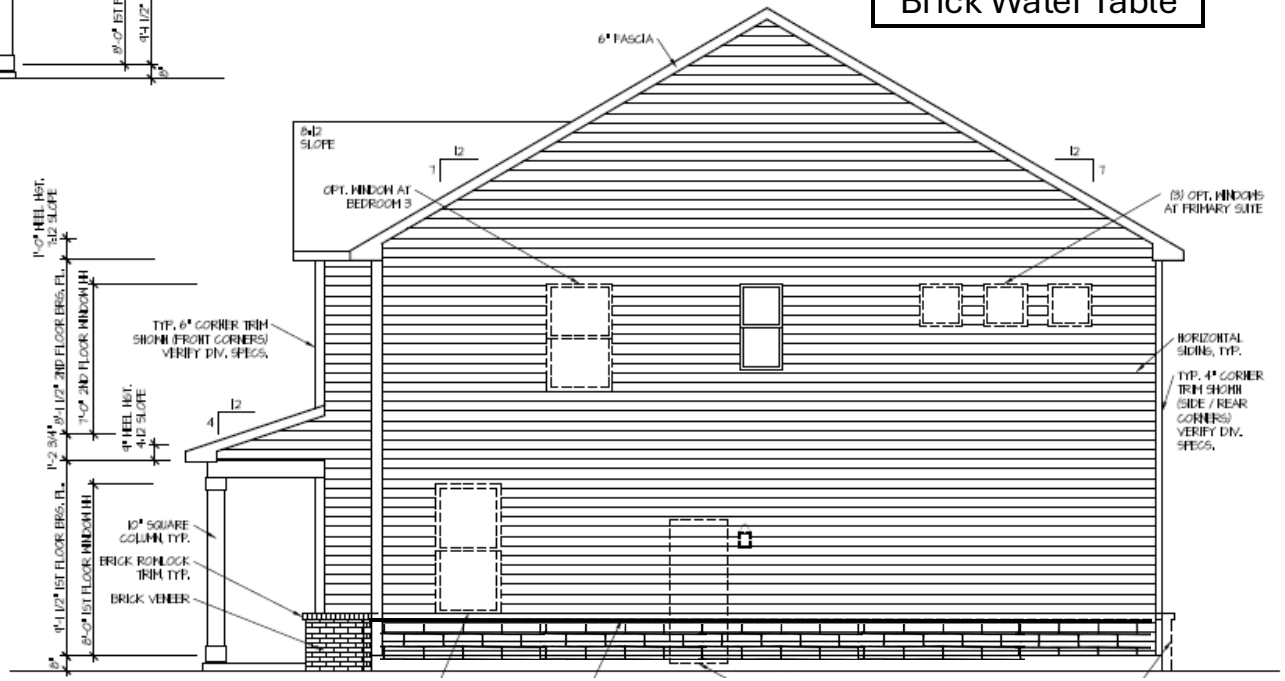


Brick Water Table



Brick Water Table

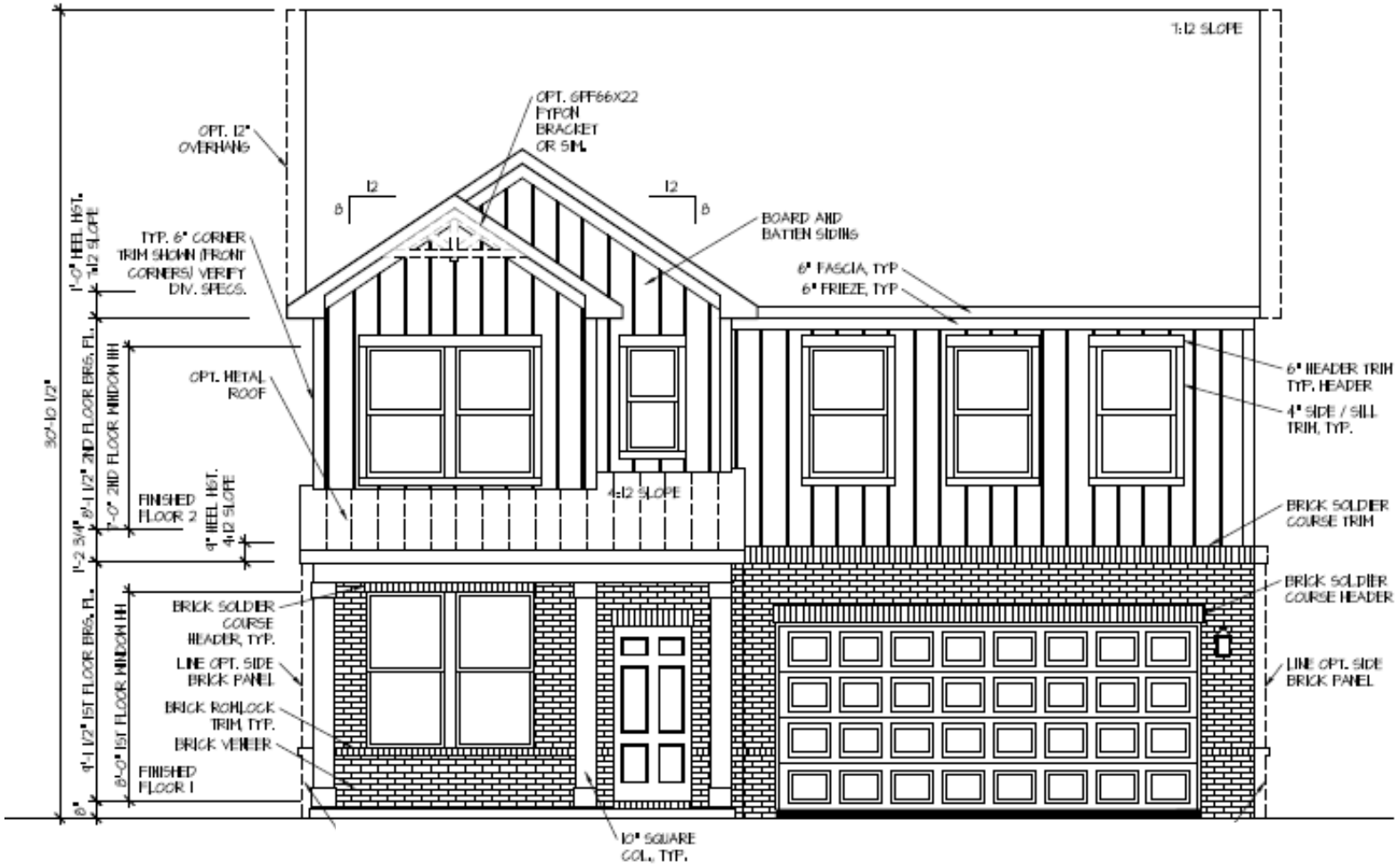
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

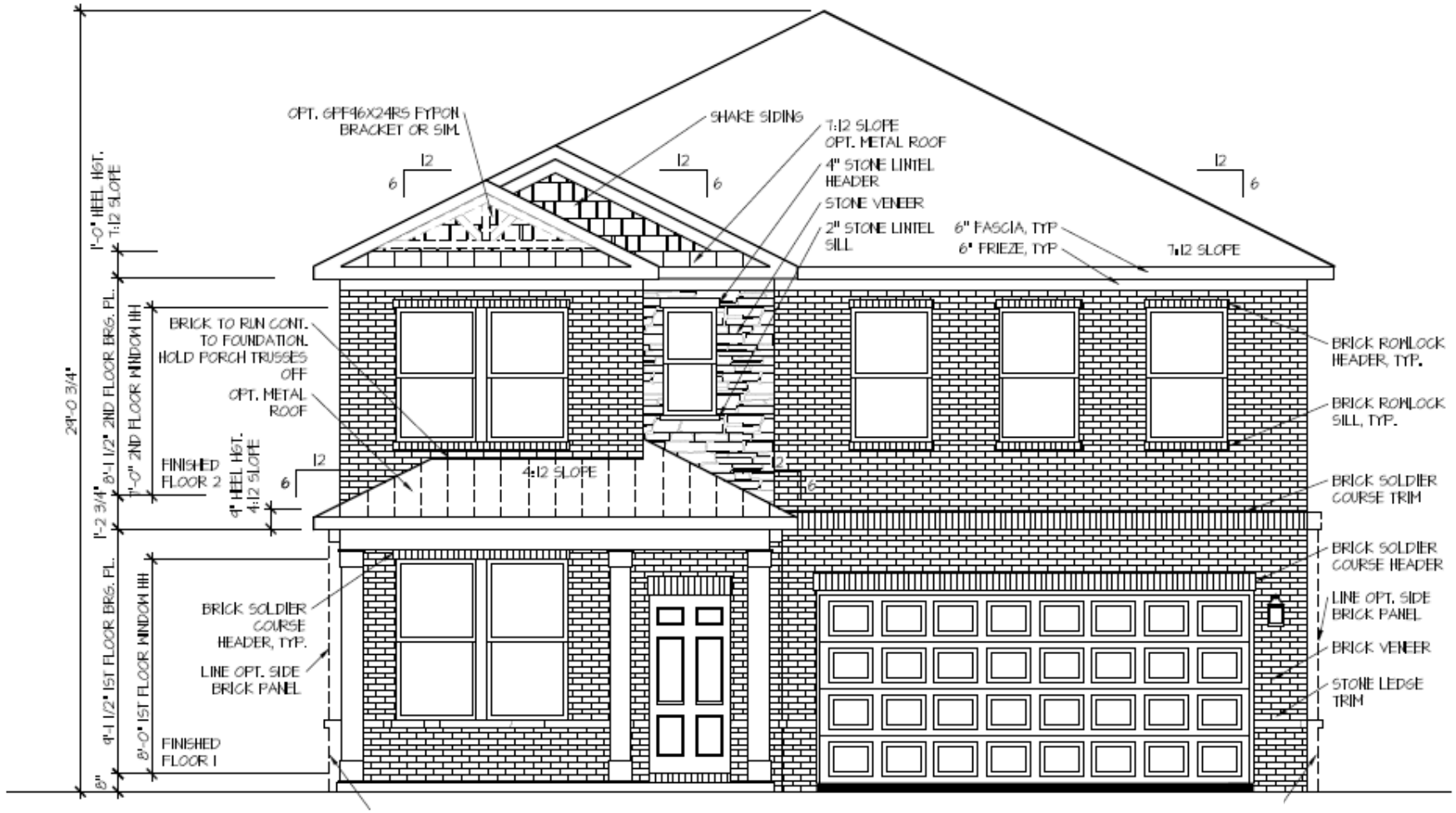
DRB HOMES

Pelham 2,251 Sq. Ft.



Front Elevation 2
First Floor Brick Option

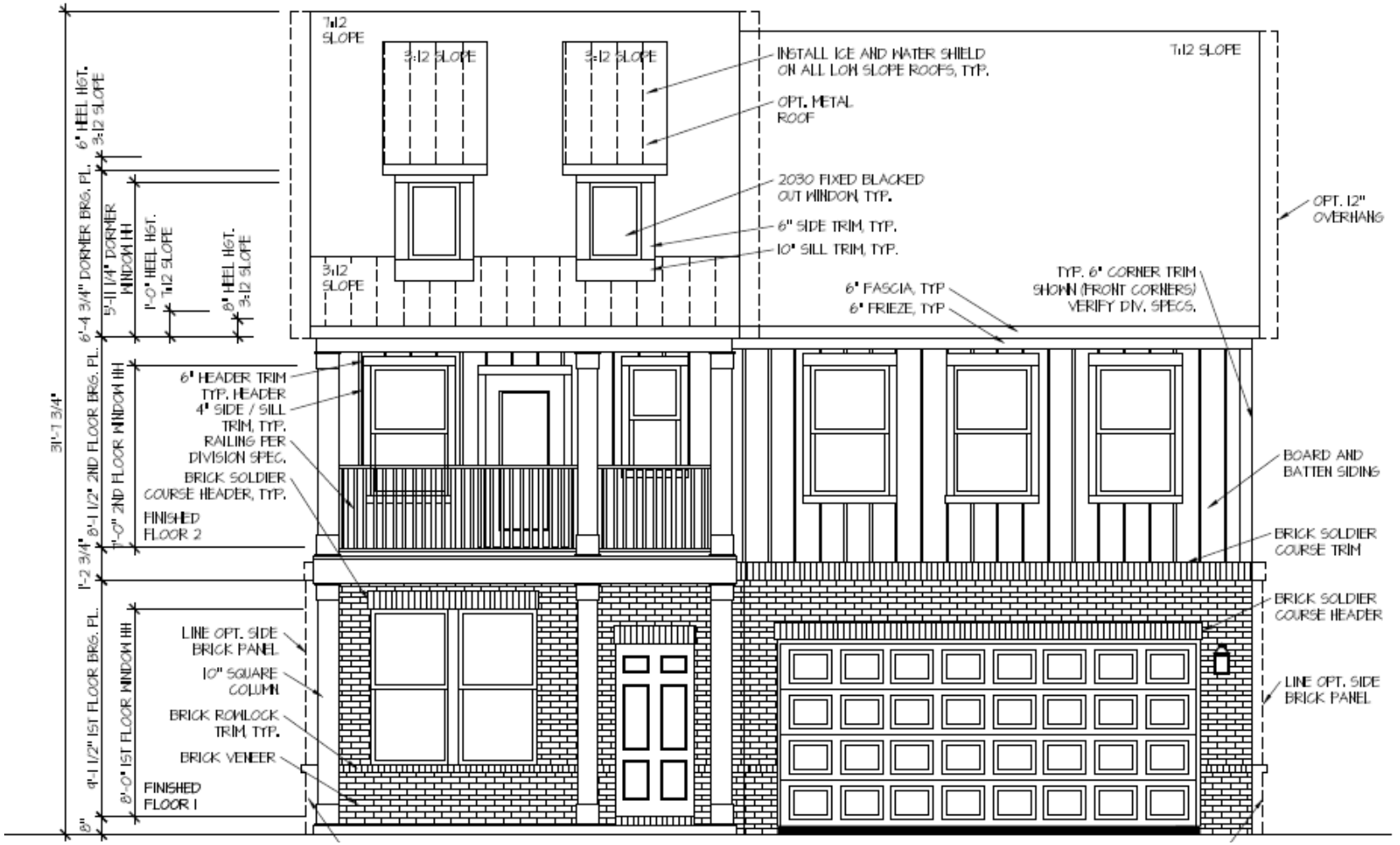
Pelham 2,251 Sq. Ft.



Front Elevation 3
Full Masonry Option

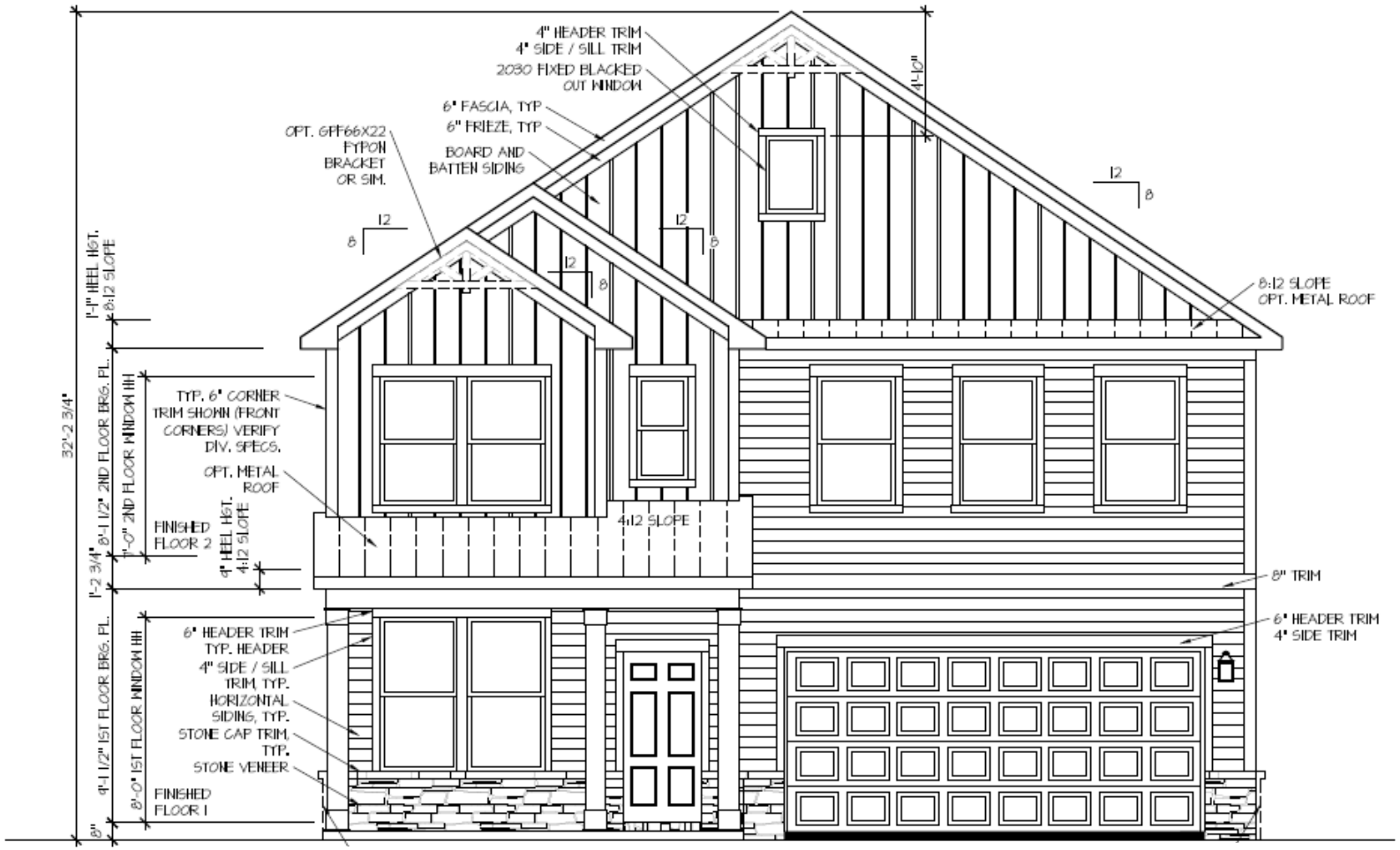
Pelham 2,251 Sq. Ft.

DRB HOMES



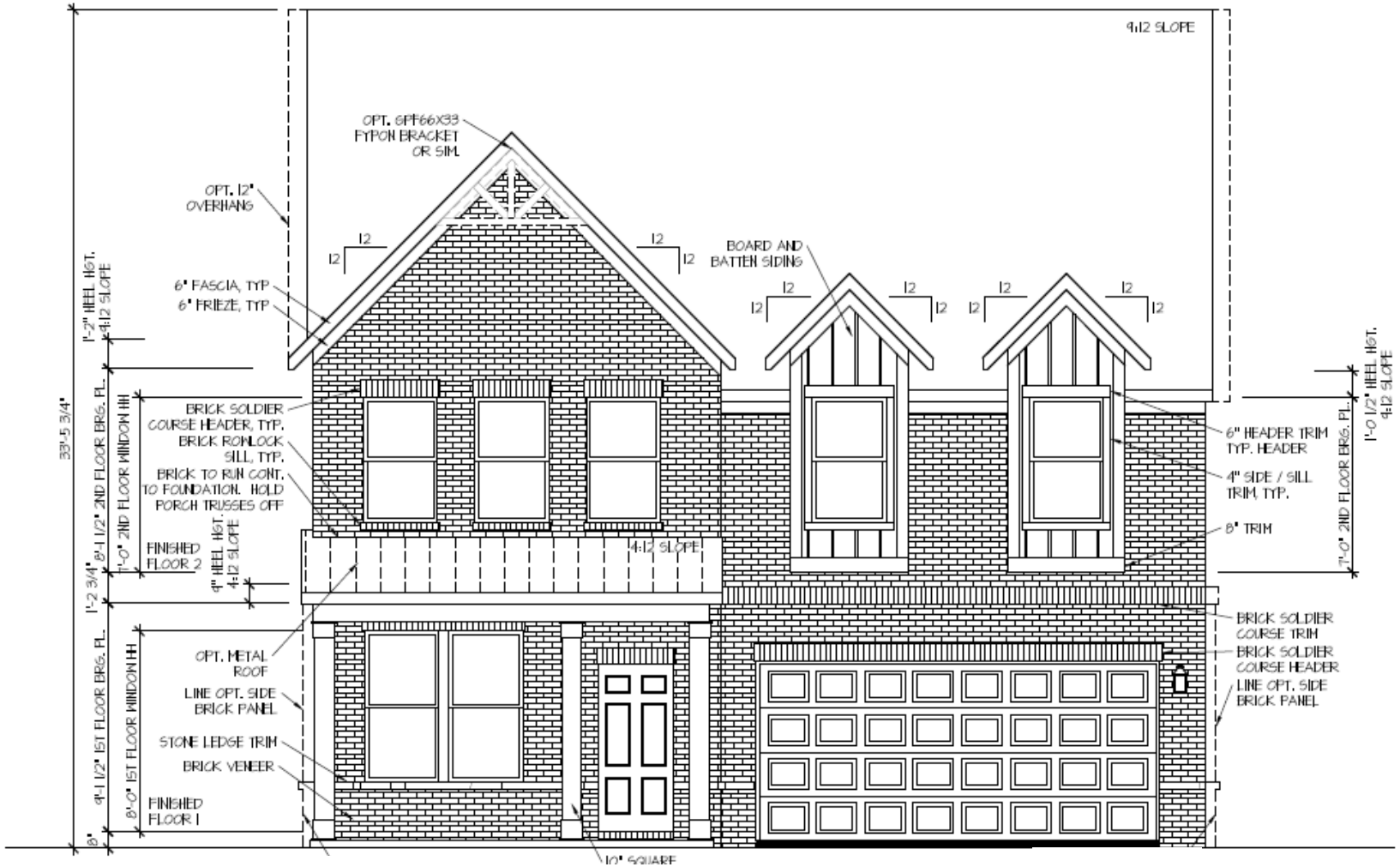
Front Elevation 4
First Floor Brick Option

Pelham 2,251 Sq. Ft.



Front Elevation 5
Stone Water Table Option

Pelham 2,251 Sq. Ft.



Front Elevation 9
Full Masonry Option

Pelham 2,251 Sq. Ft.

DRB HOMES

Proposed



DRB: Wynwood 2,692 Sq. Ft.

Front Elevation 9- Full Masonry Option

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

Brightland HOMES

Brightland: Ryman (2,740 Sq. Ft.)

Previously Approved



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	Brick	2%
NON-MASONRY	Smooth Siding	98%



ELEVATION D

MASONRY	Stone	5%
NON-MASONRY	Smooth Siding	95%

DRB HOMES

Proposed



DRB: Wynwood 2,692 Sq. Ft.

Front Elevation 9- Full Masonry Option

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

Brightland HOMES

Previously Approved

Brightland: Ryman (2,740 Sq. Ft.)



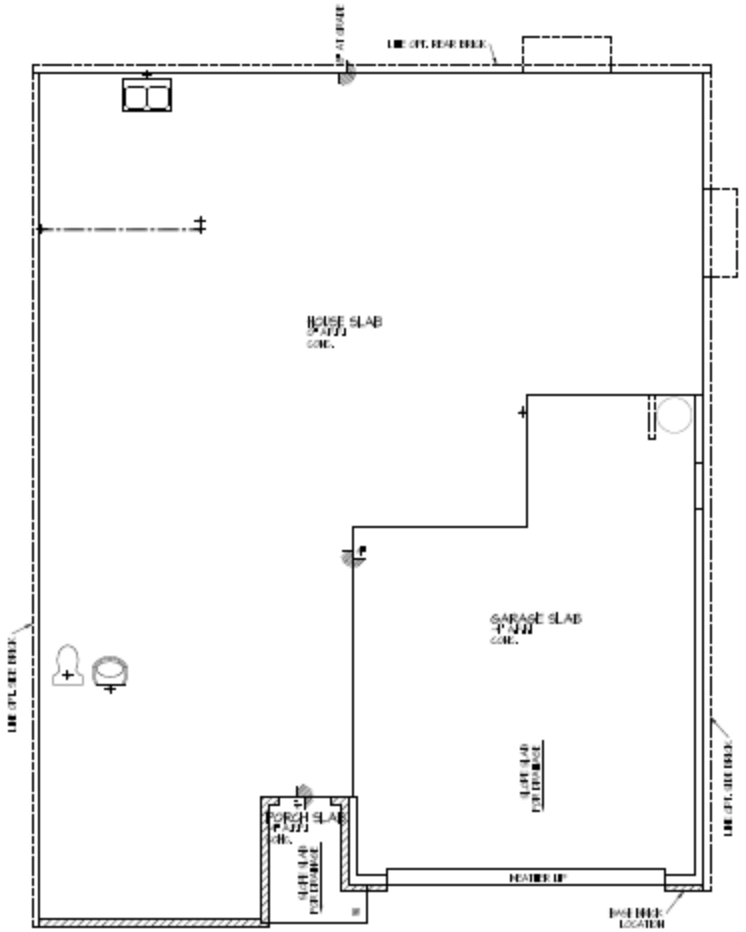
ELEVATION F



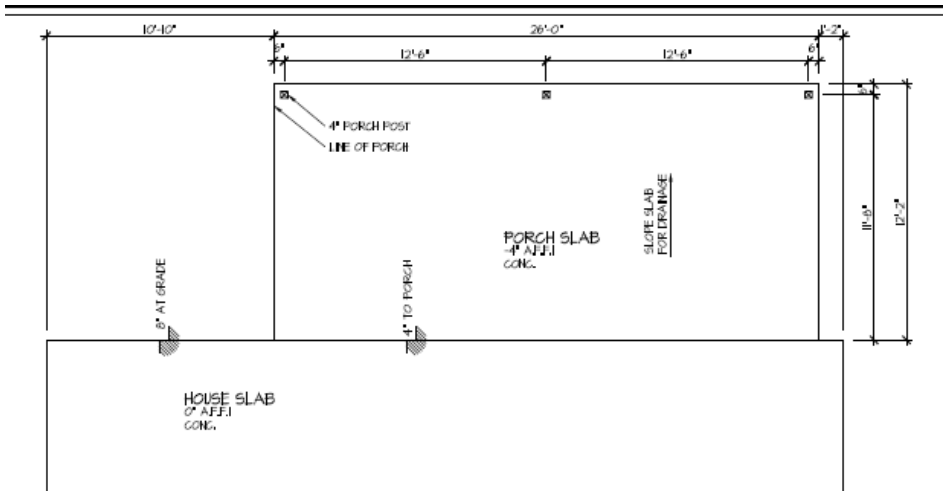
ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick & Stone	96%
NON-MASONRY	Board & Batten	4%

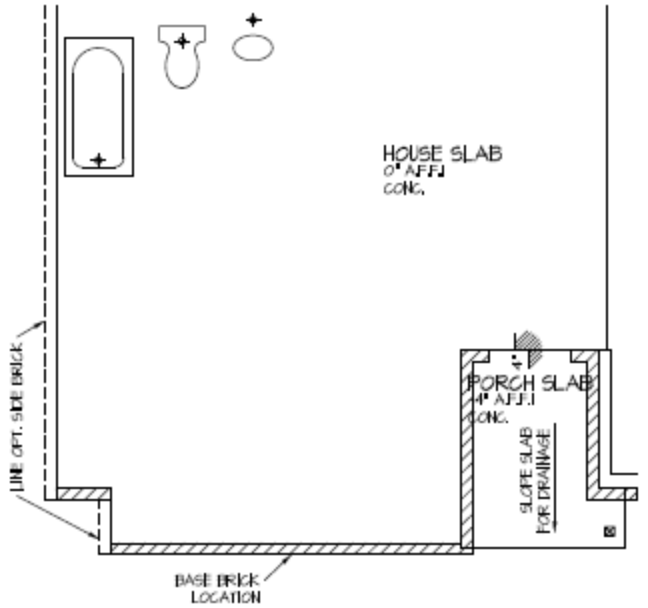


Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

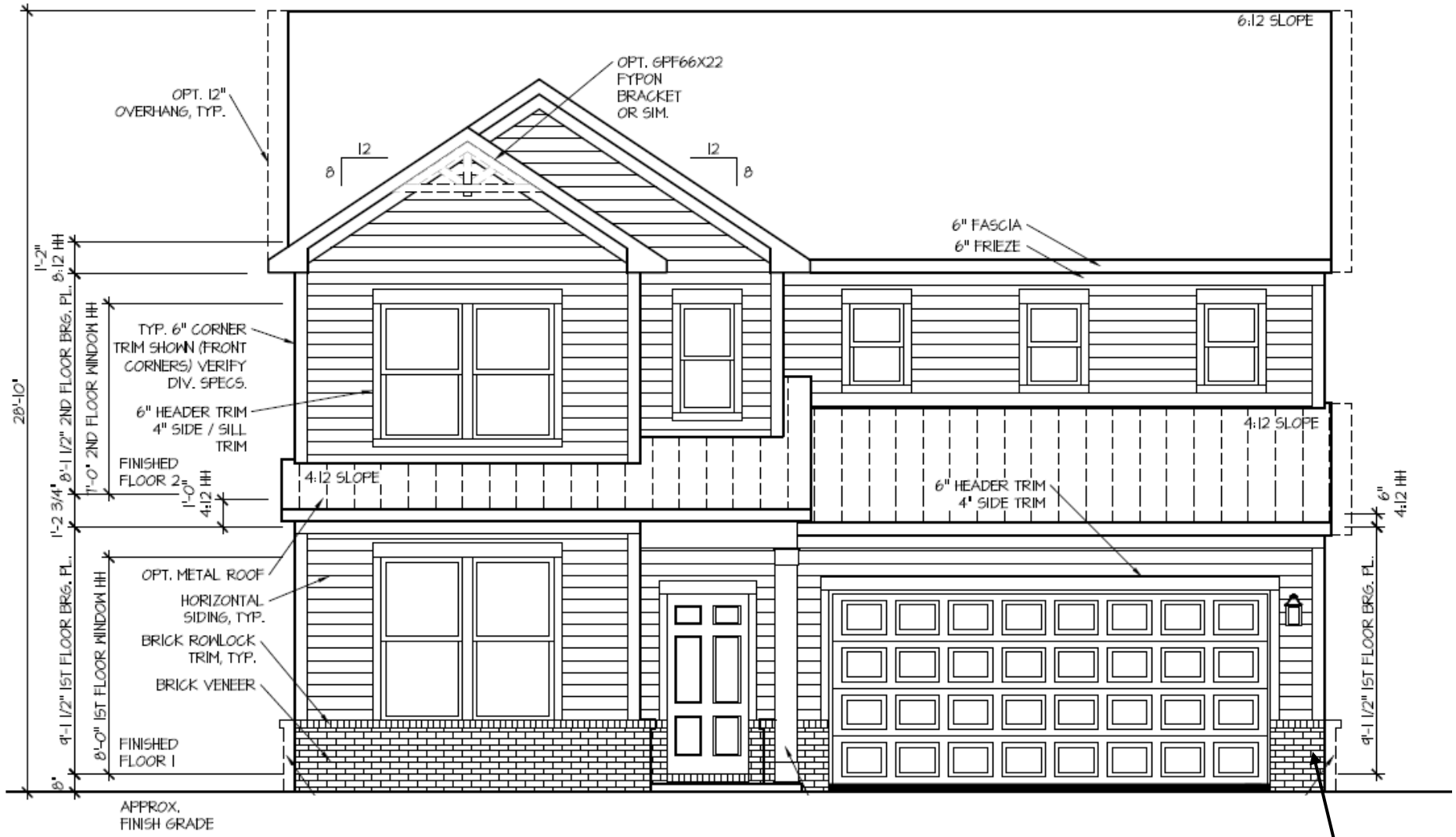
Note: Foundation Plan changes based on elevation and structural options.



Partial Foundation Plan
Opt. Side Bay W/ Bedroom 5

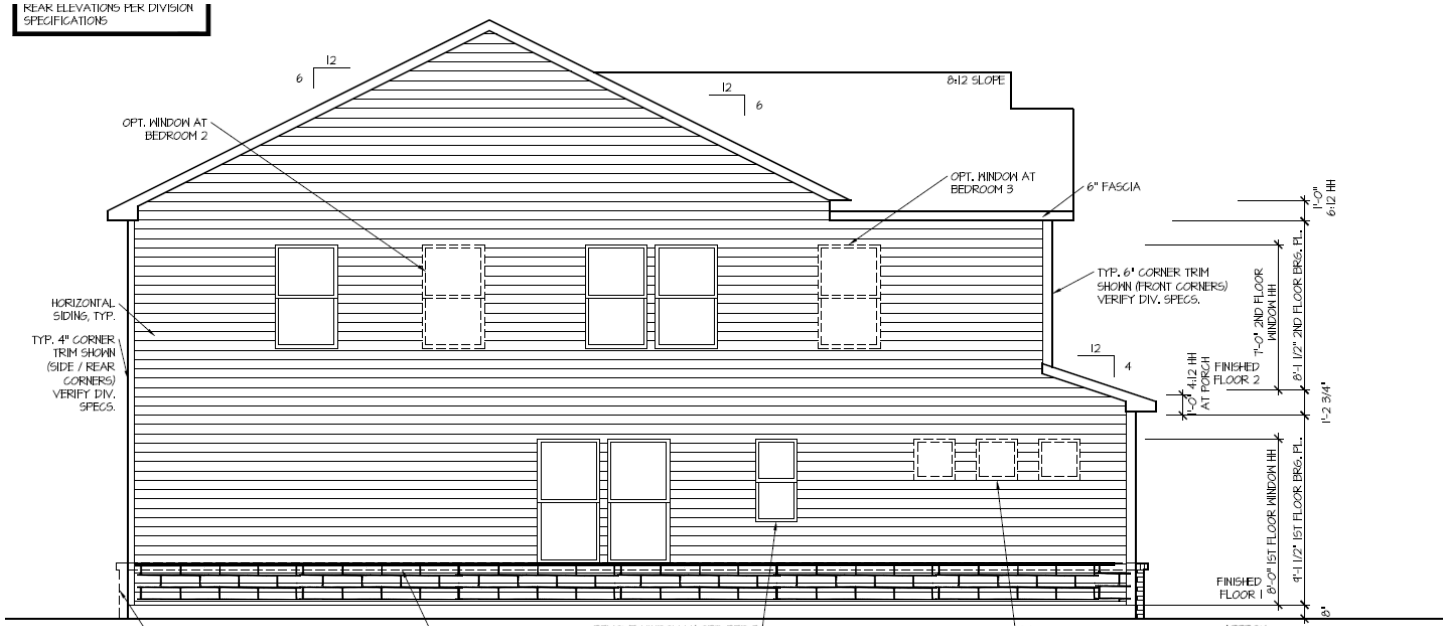
DRB HOMES

Wynwood 2,692 Sq. Ft.

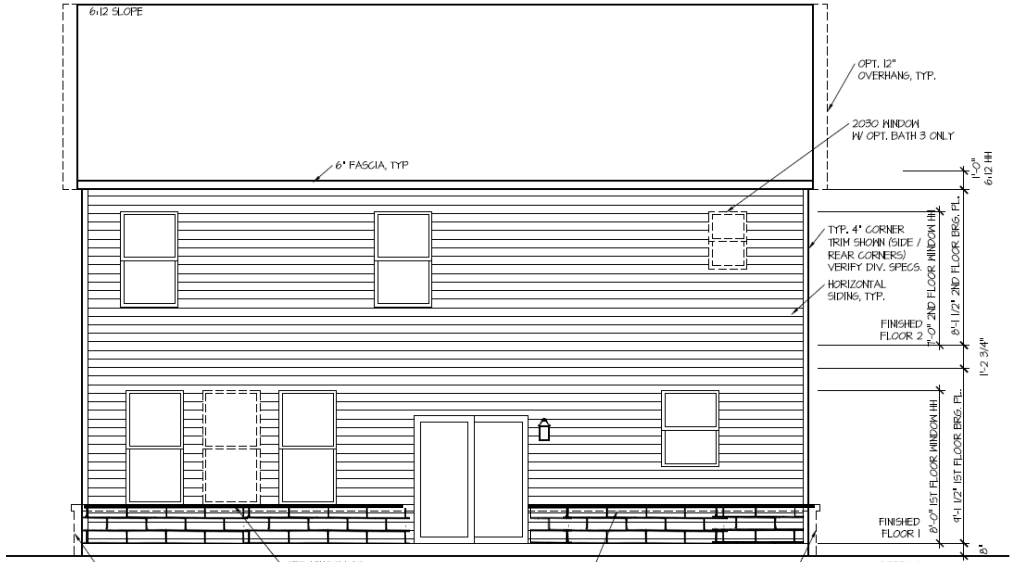


Brick Water Table Standard

Wynwood 2,692 Sq. Ft.

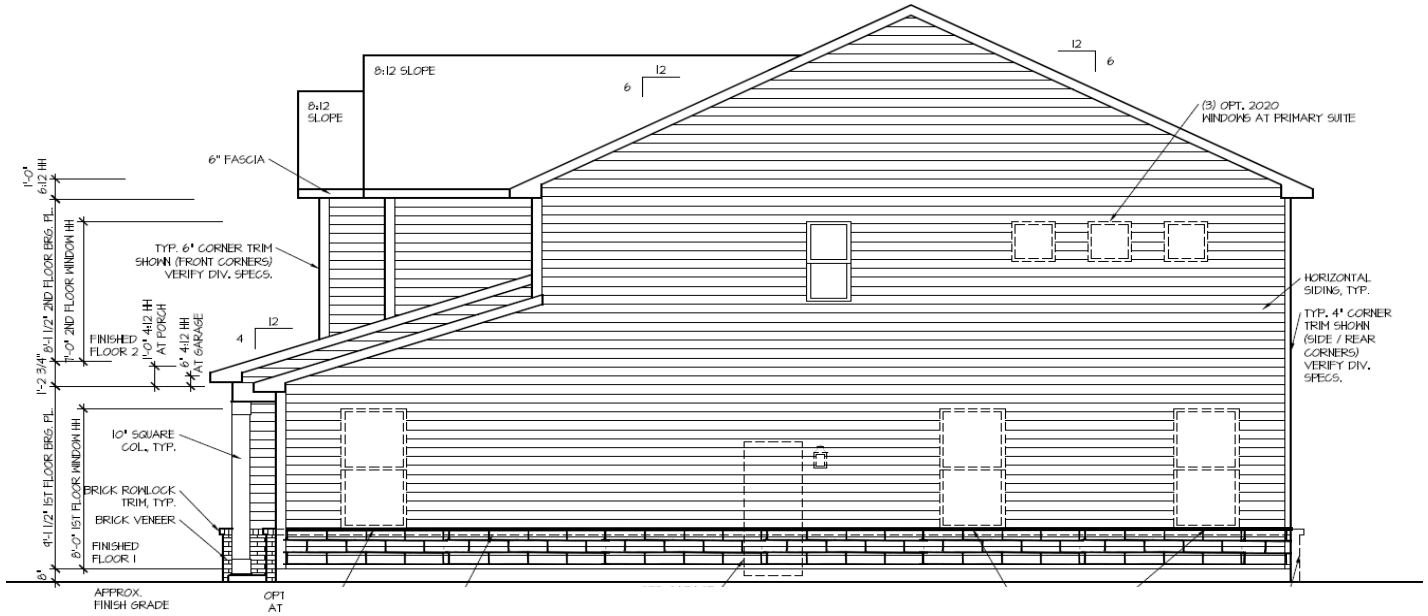


Brick Water Table



Brick Water Table

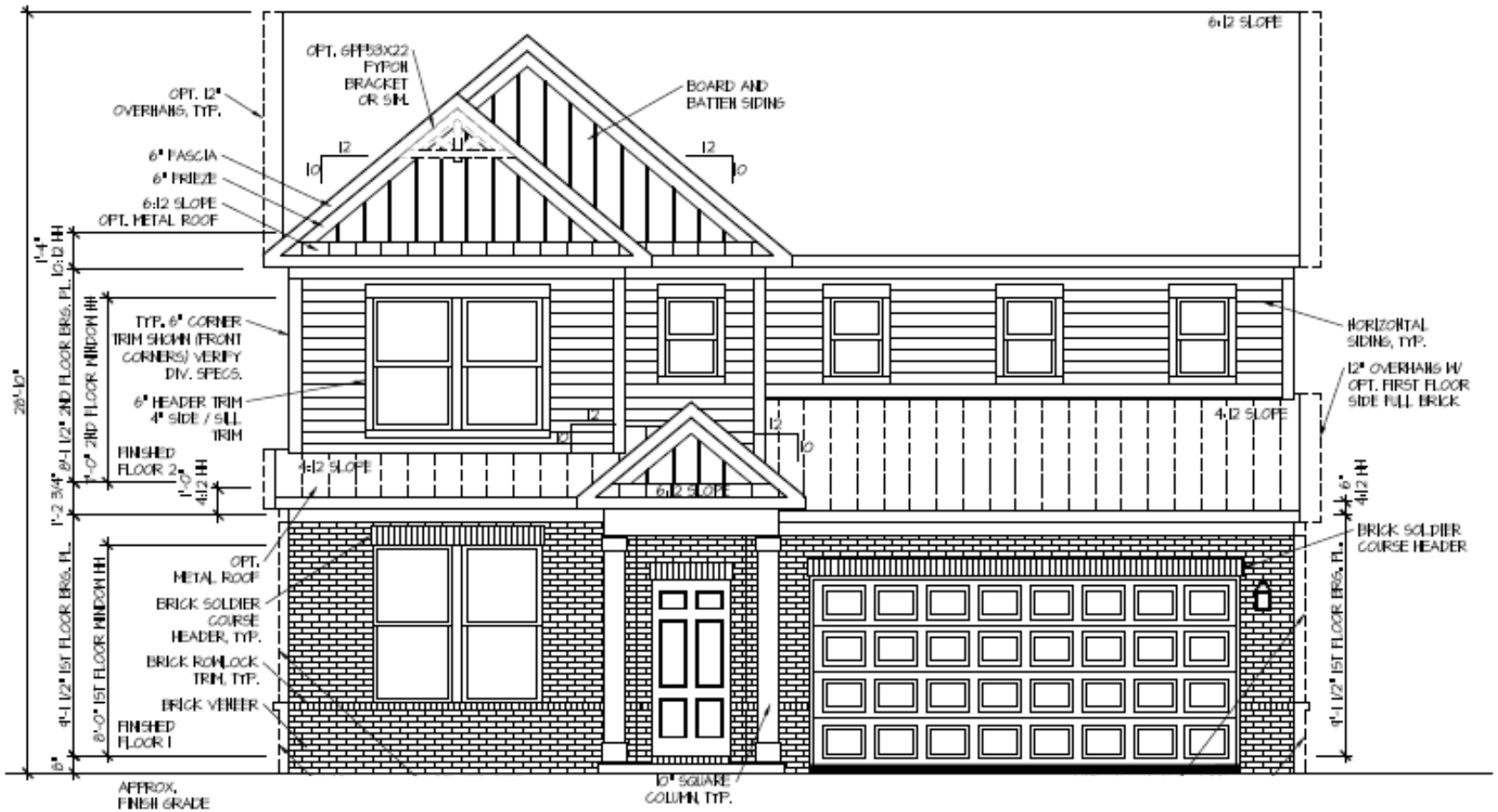
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

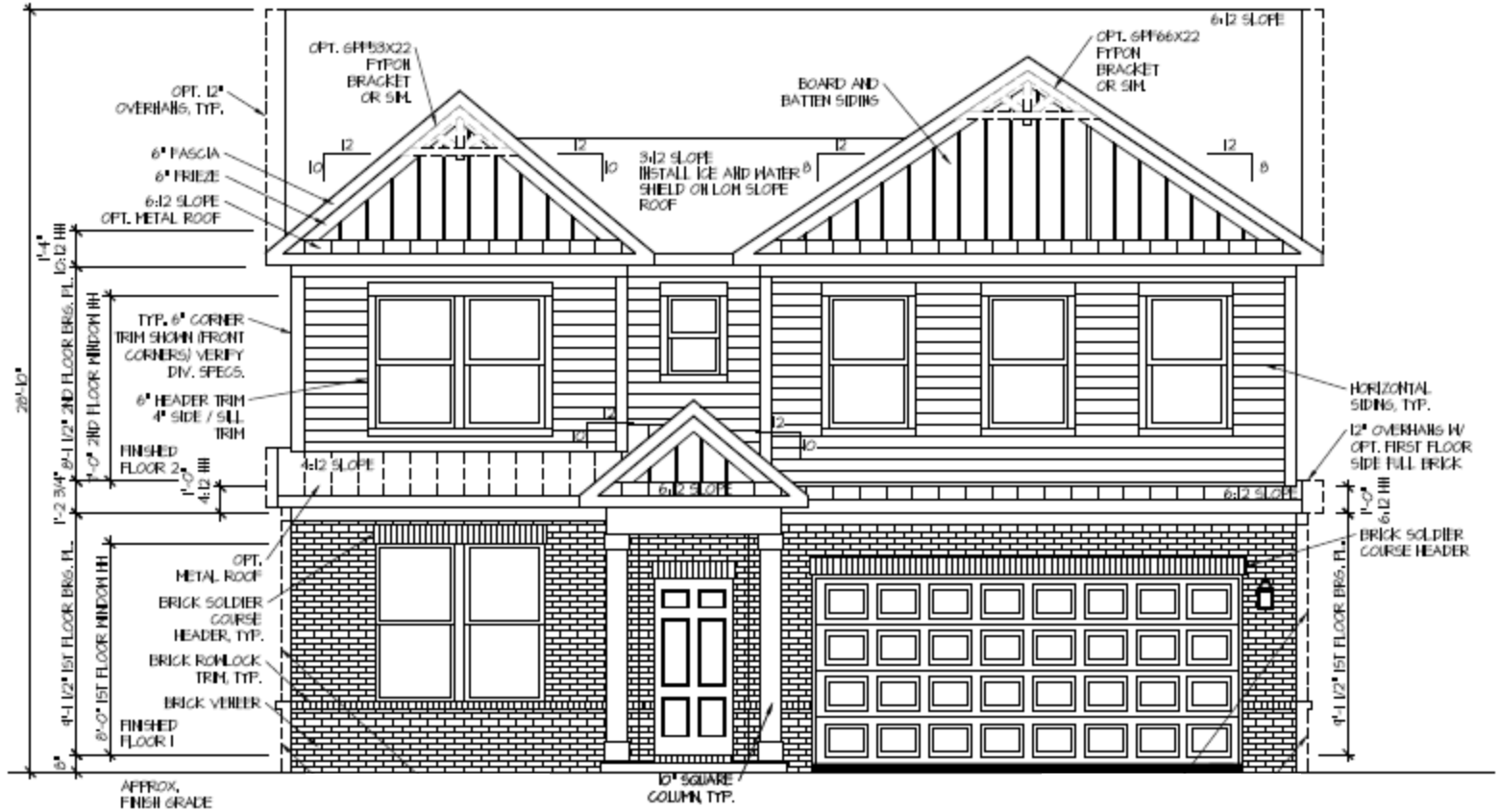
DRB HOMES

Wynwood 2,692 Sq. Ft.



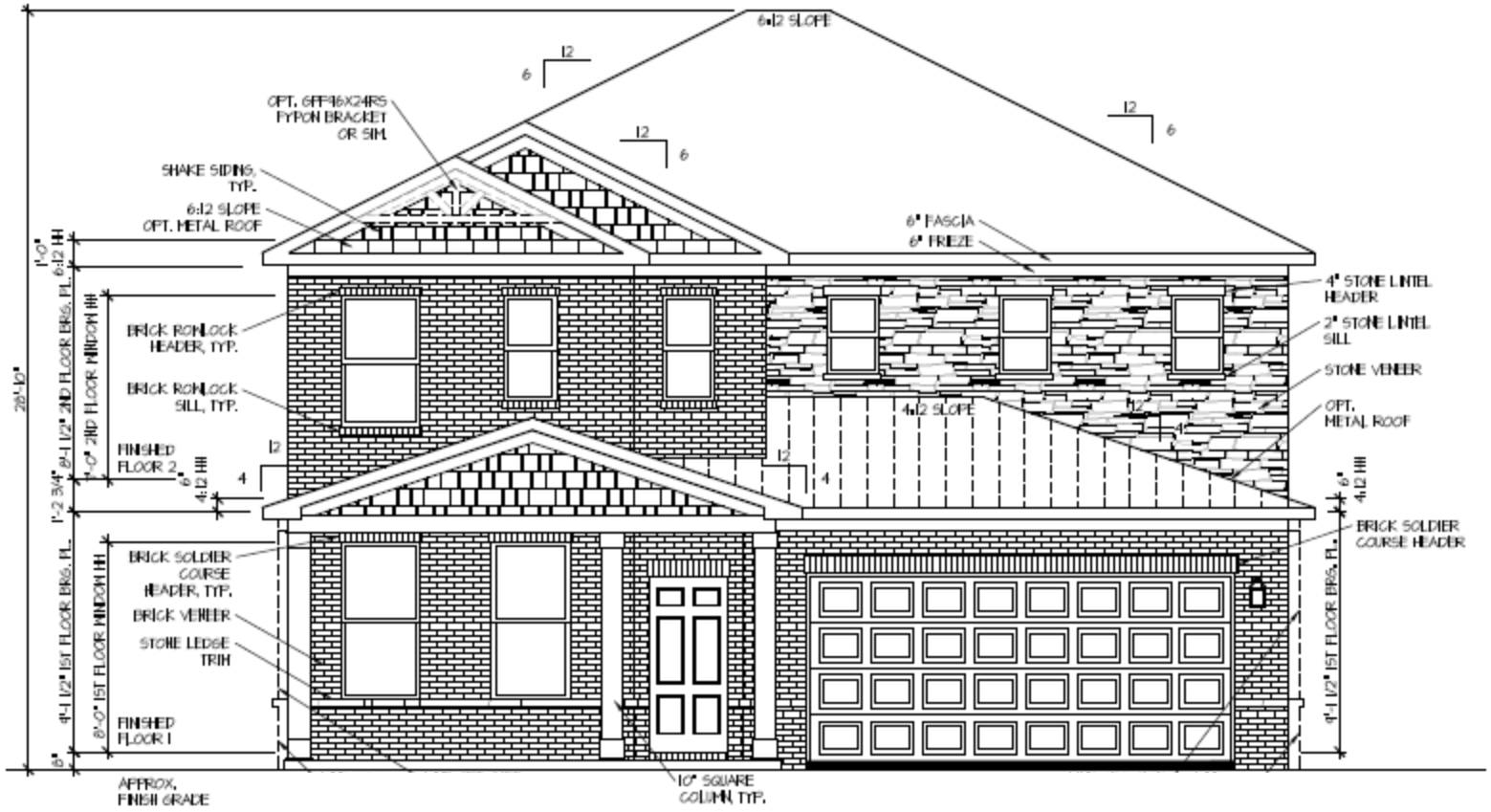
Front Elevation 2
First Floor Brick Option

Wynwood 2,692 Sq. Ft.



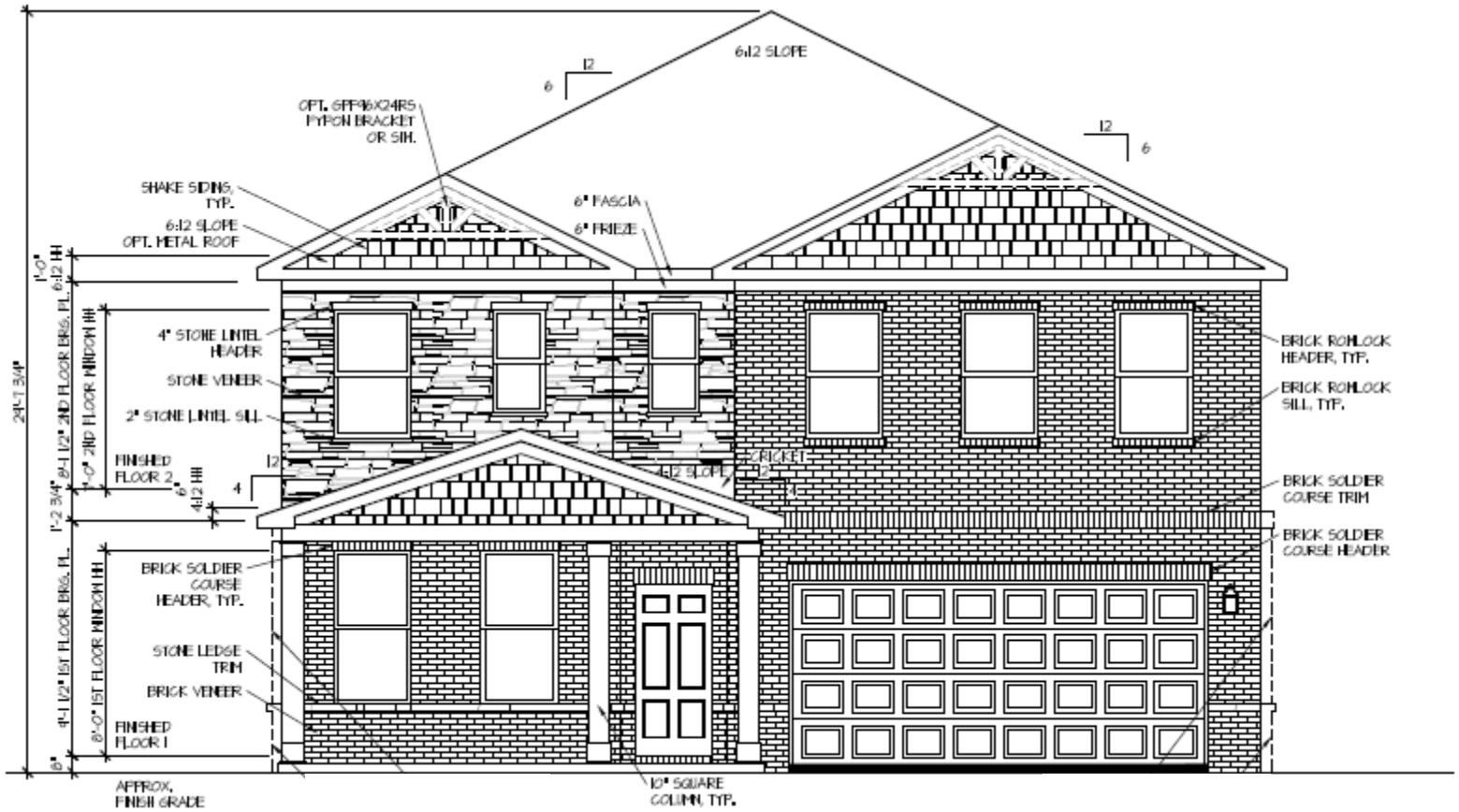
Front Elevation 2
First Floor Brick Option
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



Front Elevation 3
Full Masonry Option

Wynwood 2,692 Sq. Ft.



Front Elevation 3
Full Masonry Option
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



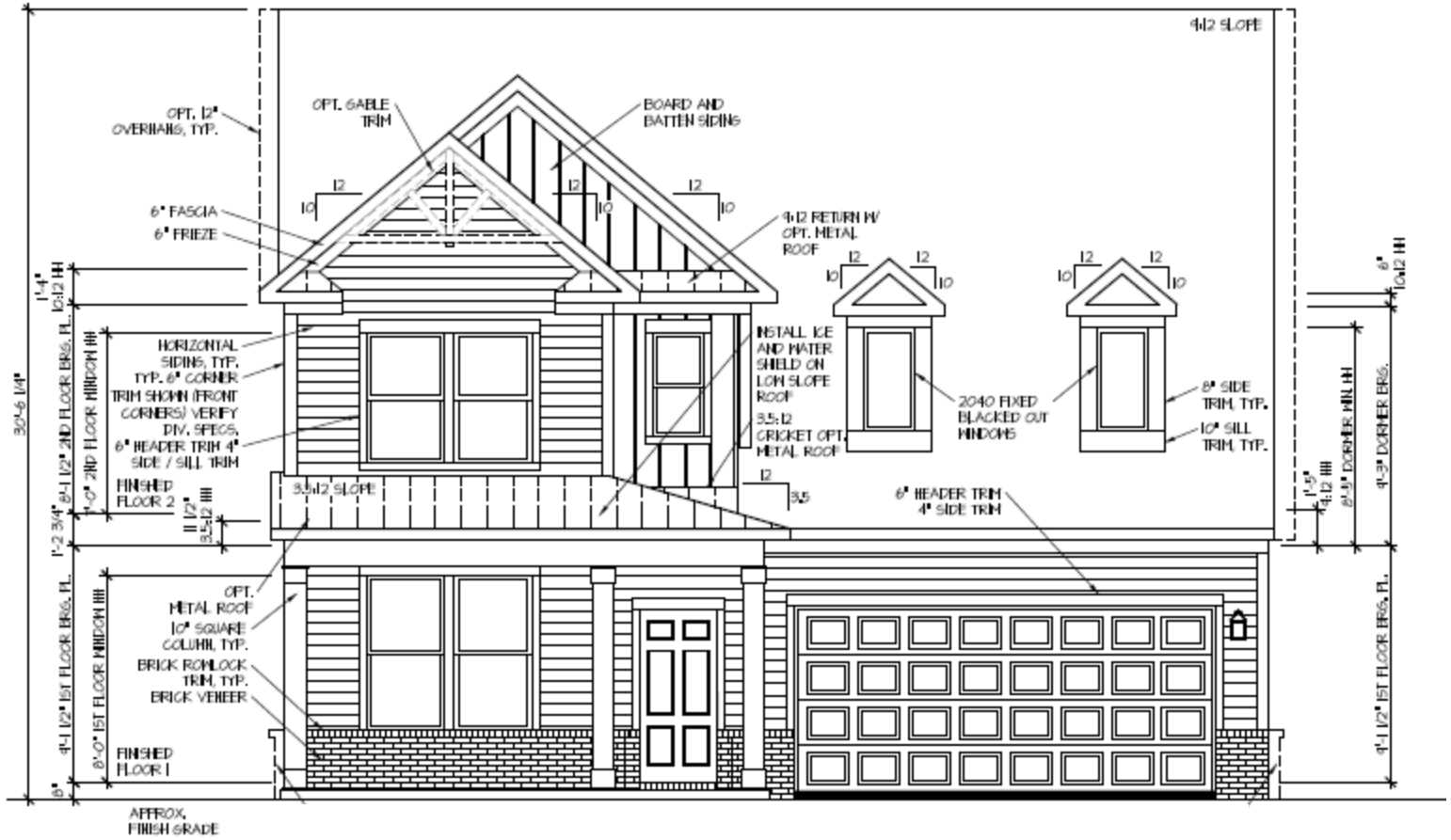
Front Elevation 4
Full Masonry Option

Wynwood 2,692 Sq. Ft.



Front Elevation 4
Full Masonry Option
W/ Bedroom 6 Option

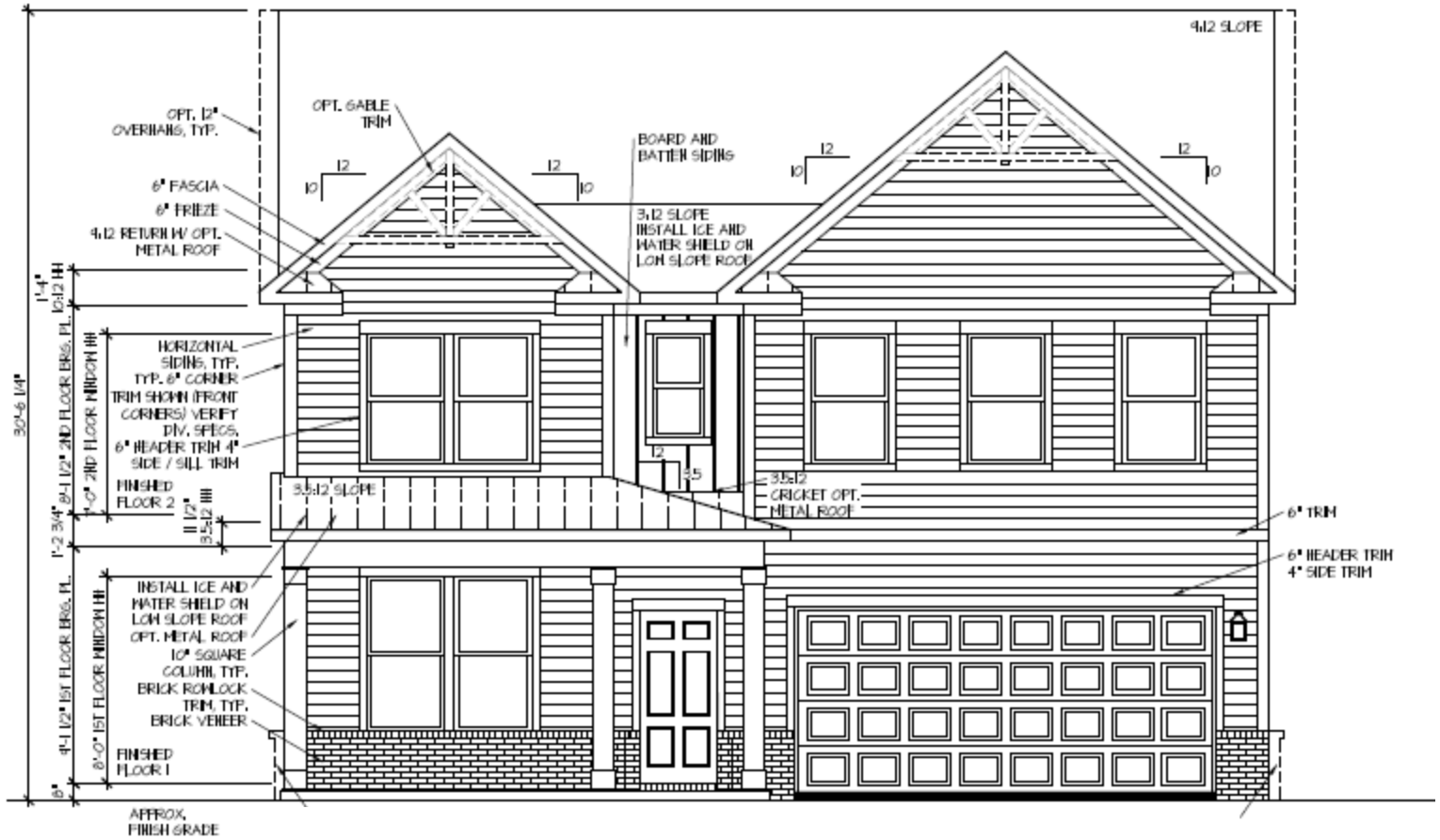
Wynwood 2,692 Sq. Ft.



Front Elevation 7
Brick Water Table Standard

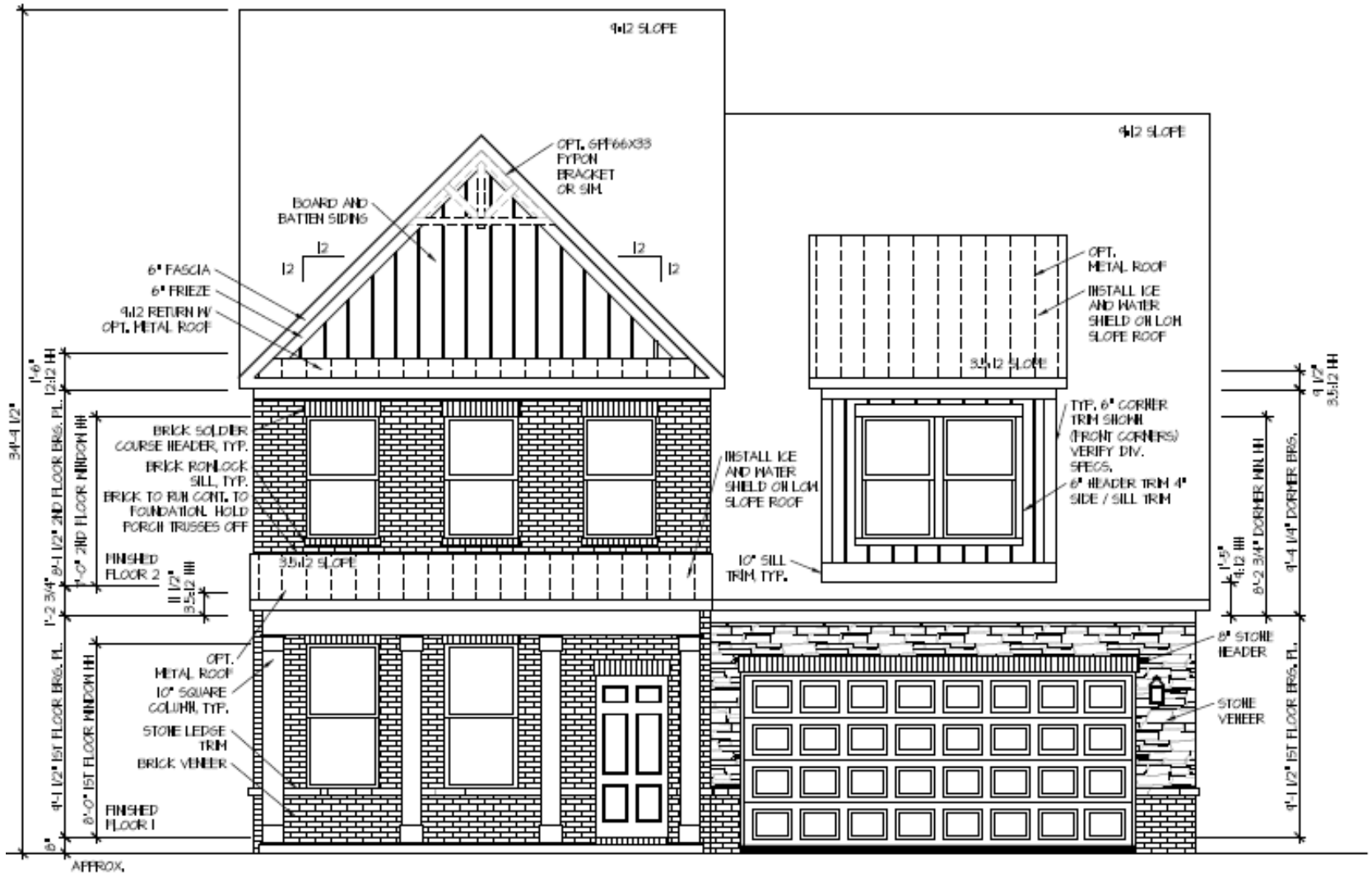
Wynwood 2,692 Sq. Ft.

DRB HOMES



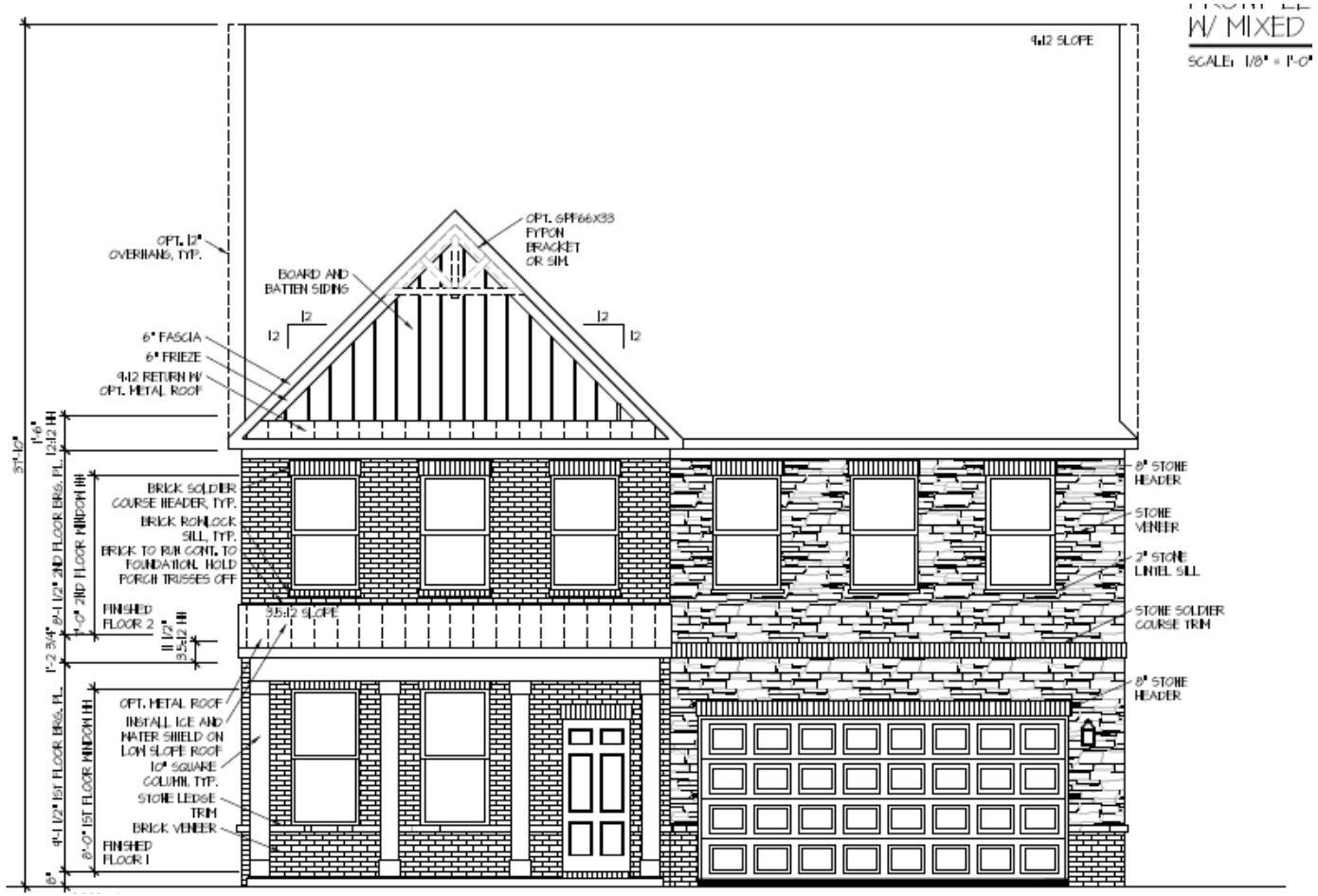
Front Elevation 7
Brick Water Table Standard
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



Front Elevation 9
Full Masonry Option

Wynwood 2,692 Sq. Ft.



Front Elevation 9
Full Masonry Option
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.

Proposed



DRB: Lavender 1,974 Sq. Ft.

Front Elevation 5- Stone Water Table Option

MASONRY	Stone	19%
NON-MASONRY	Cementitious Siding	81%

Brightland: Harpeth (2,080 Sq. Ft.)

Previously Approved



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION D

MASONRY	Stone	30%
NON-MASONRY	Smooth Siding	70%

Proposed



DRB: Lavender 1,974 Sq. Ft.

Front Elevation 2- Stone Water Table Option

MASONRY	Stone	19%
NON-MASONRY	Cementitious Siding	81%

Brightland: Harpeth (2,080 Sq. Ft.)

Previously Approved



ELEVATION F

MASONRY	Brick	100%
NON-MASONRY	N/A	0%



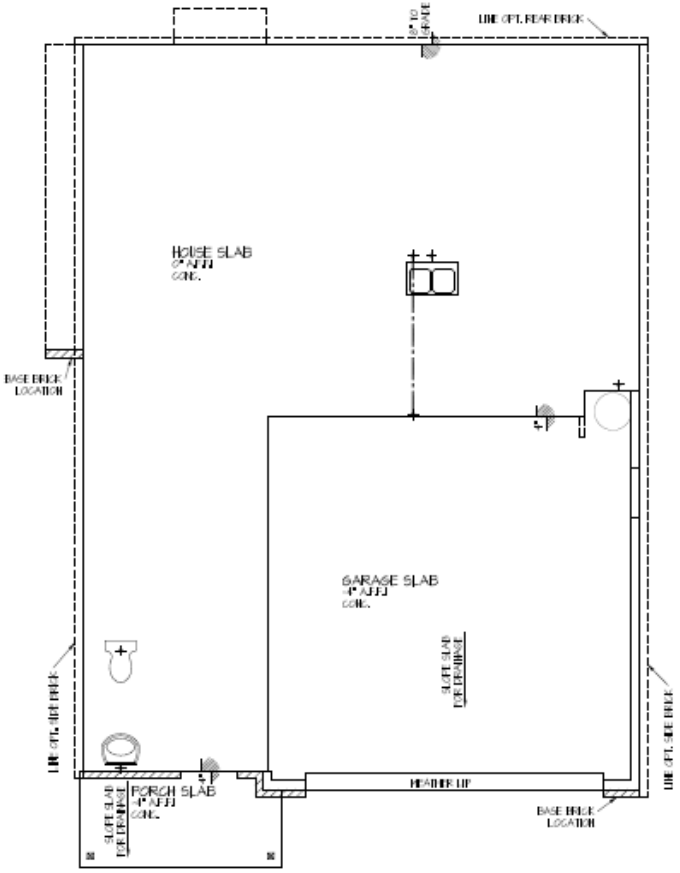
ELEVATION H

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

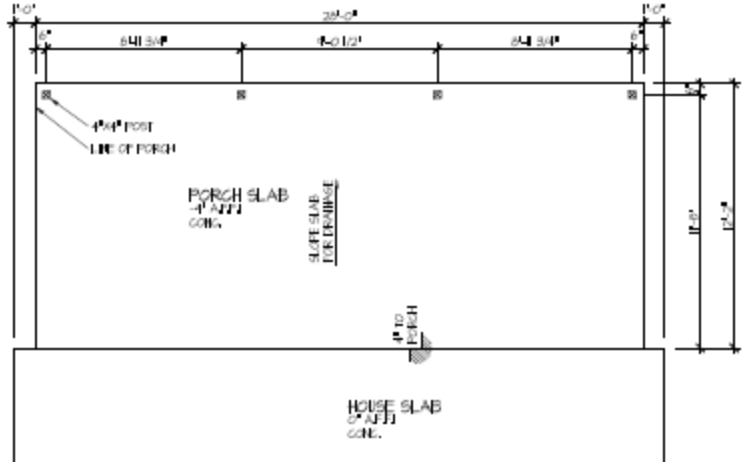


ELEVATION I

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



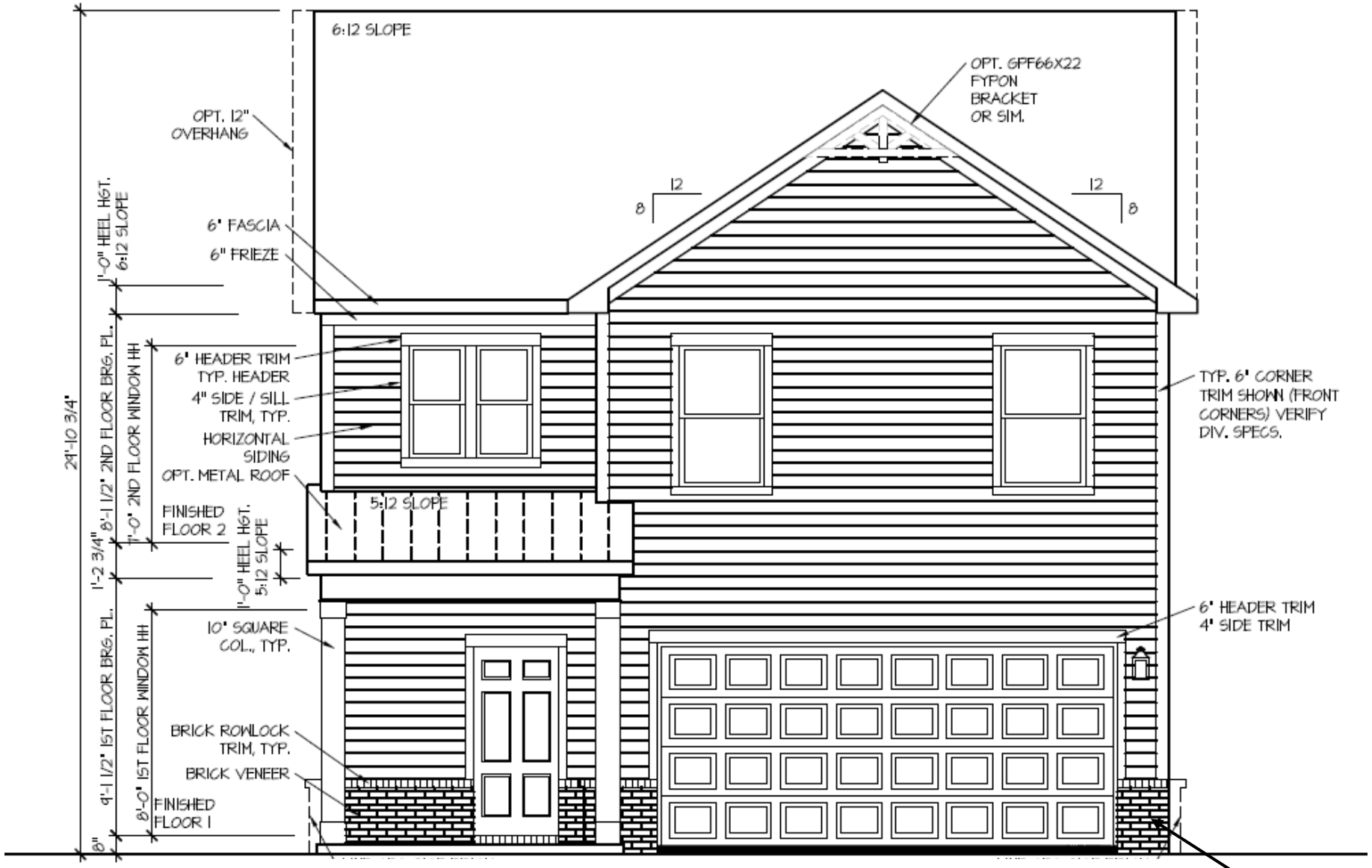
Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

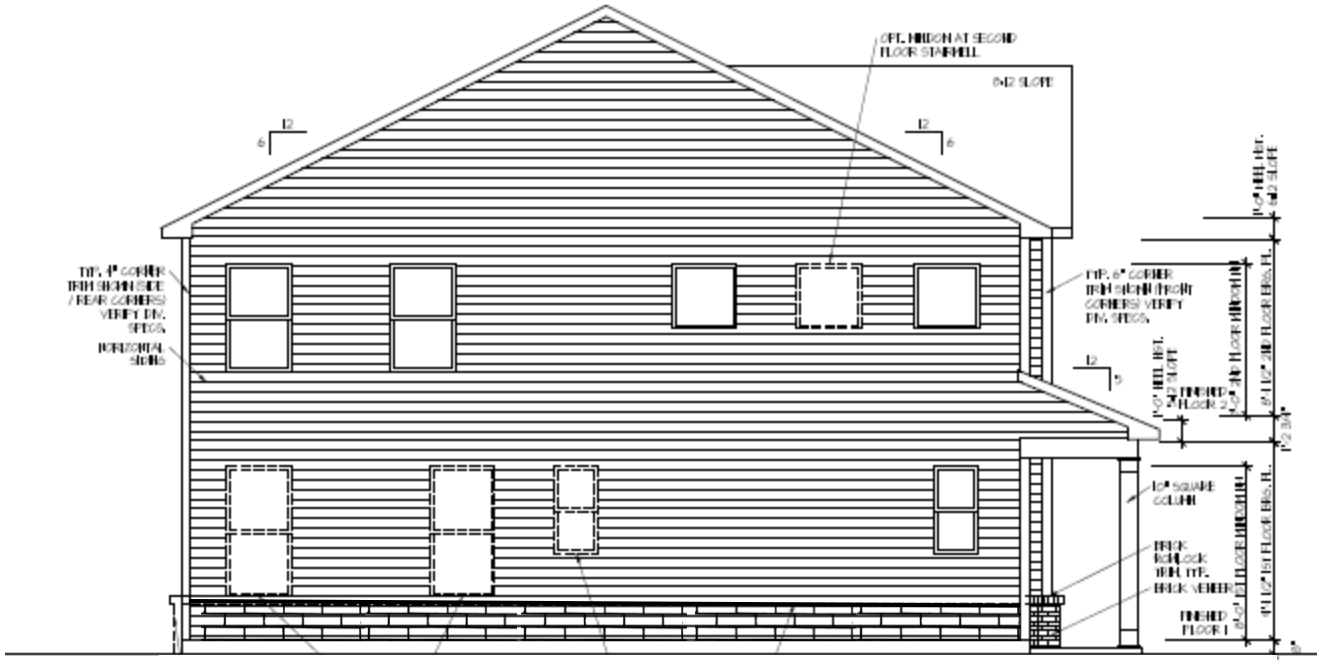
Note: Foundation Plan changes based on elevation and structural options.

Lavender: 1,974 Sq. Ft.

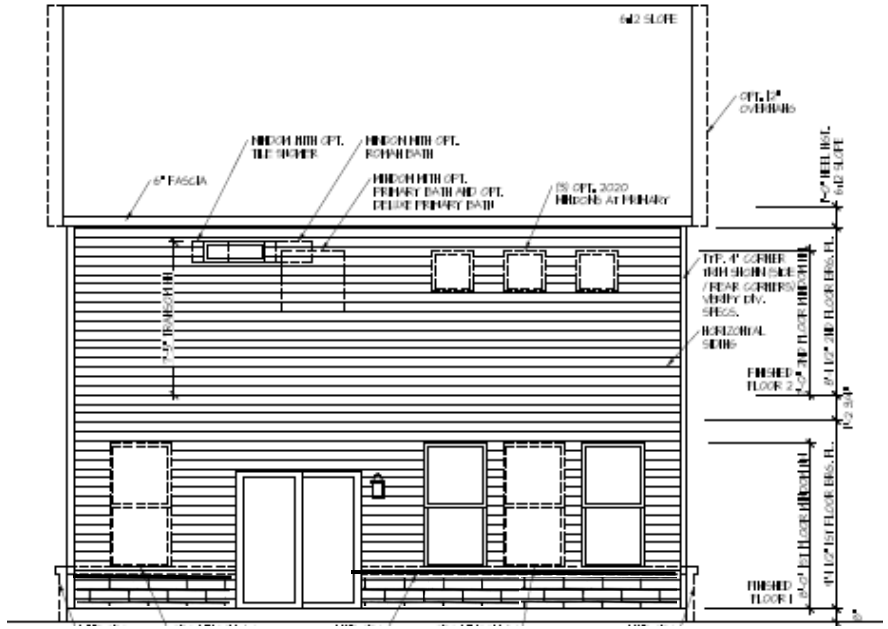


Lavender: 1,974 Sq. Ft.

Brick Water Table Standard

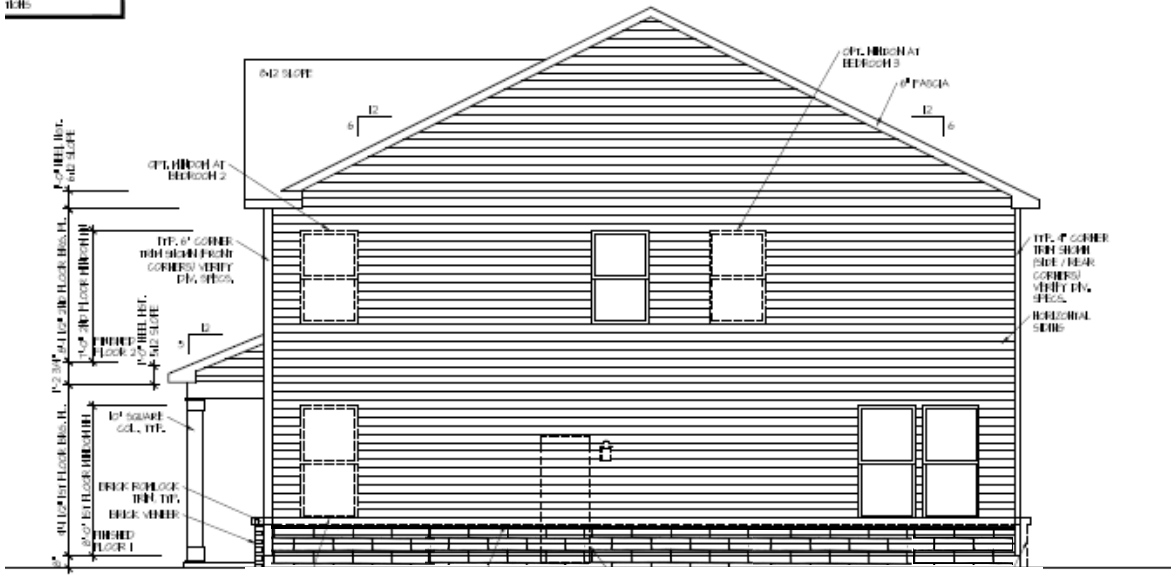


Brick Water Table



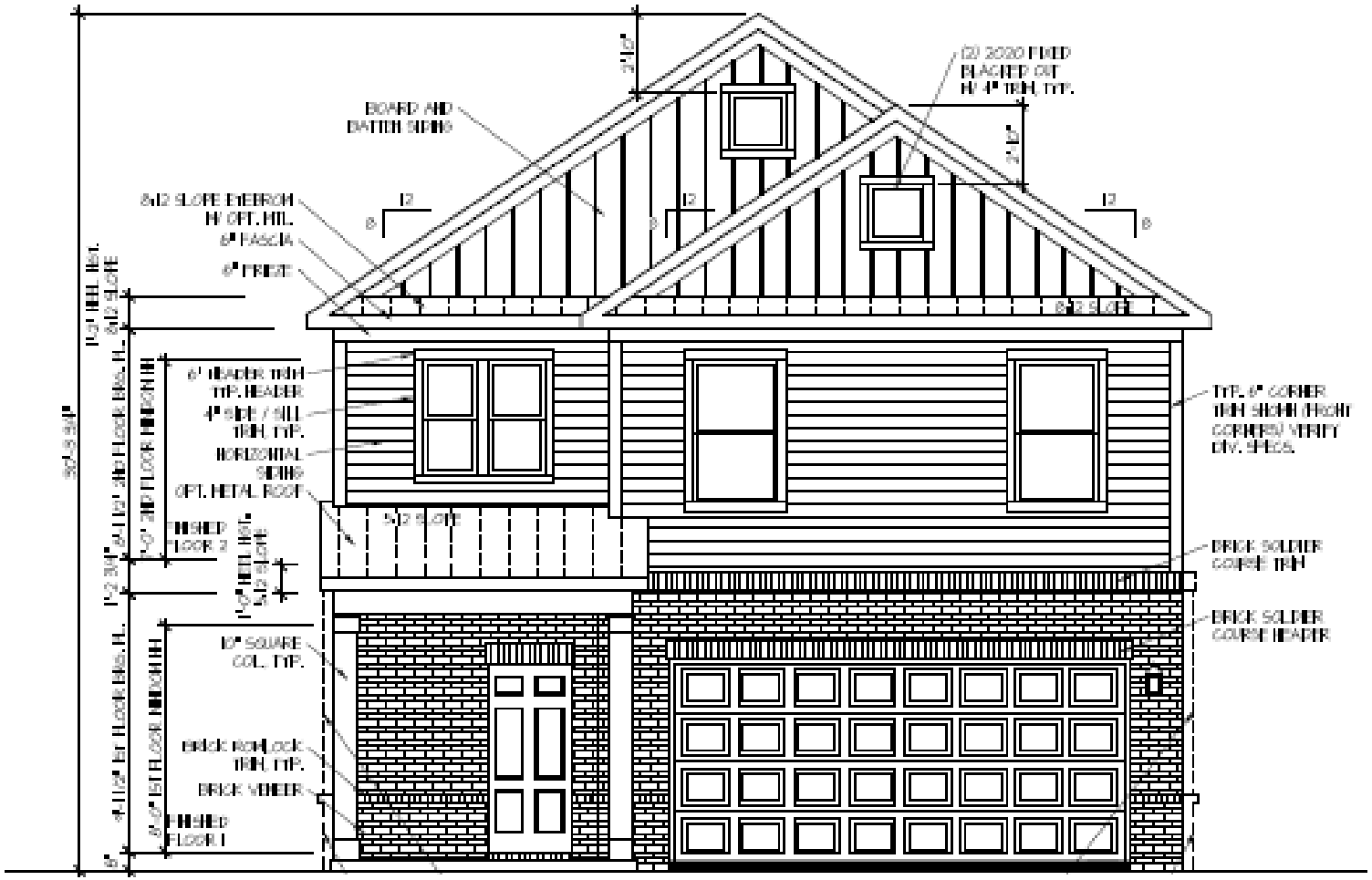
Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



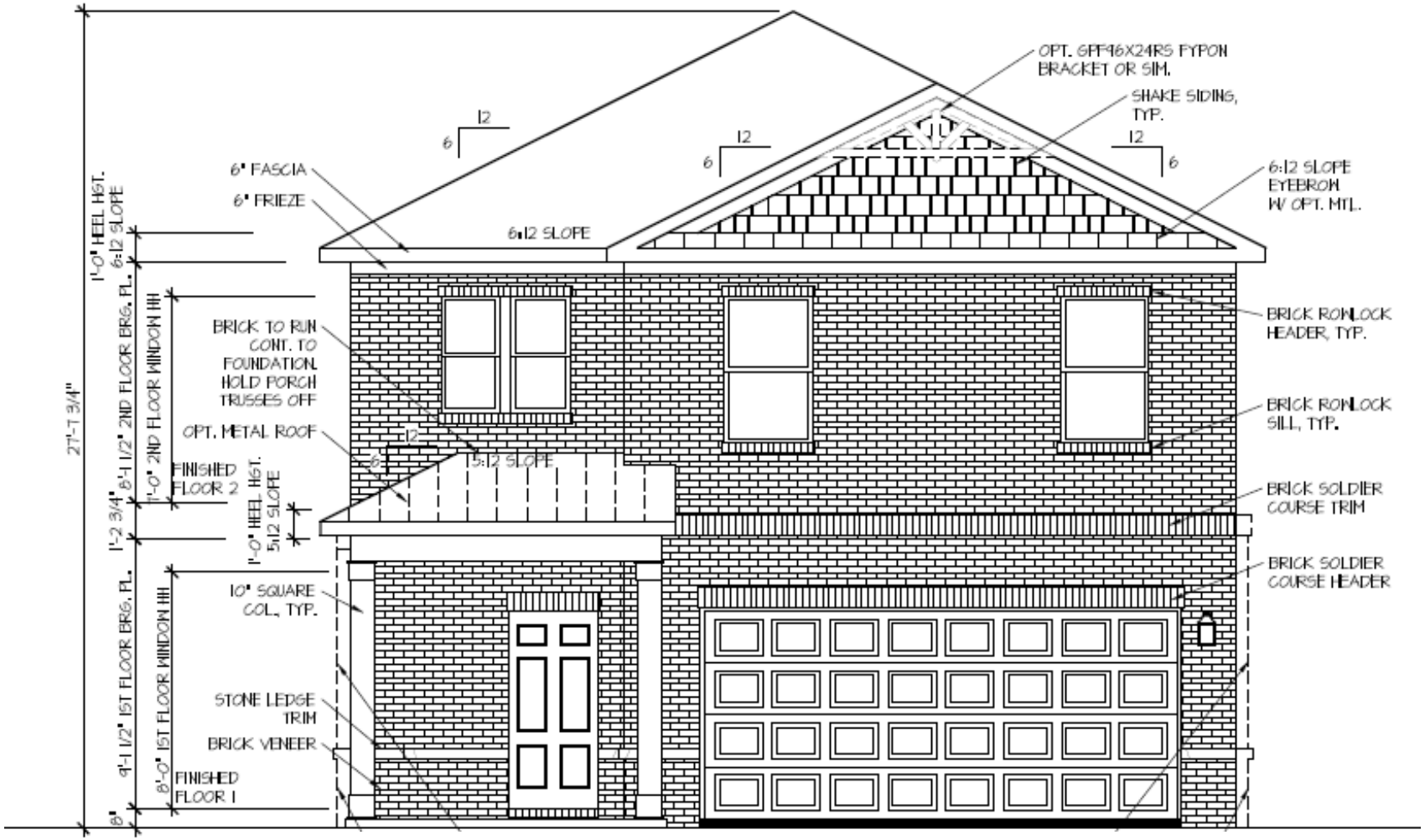
Brick Water Table

Lavender: 1,974 Sq. Ft.



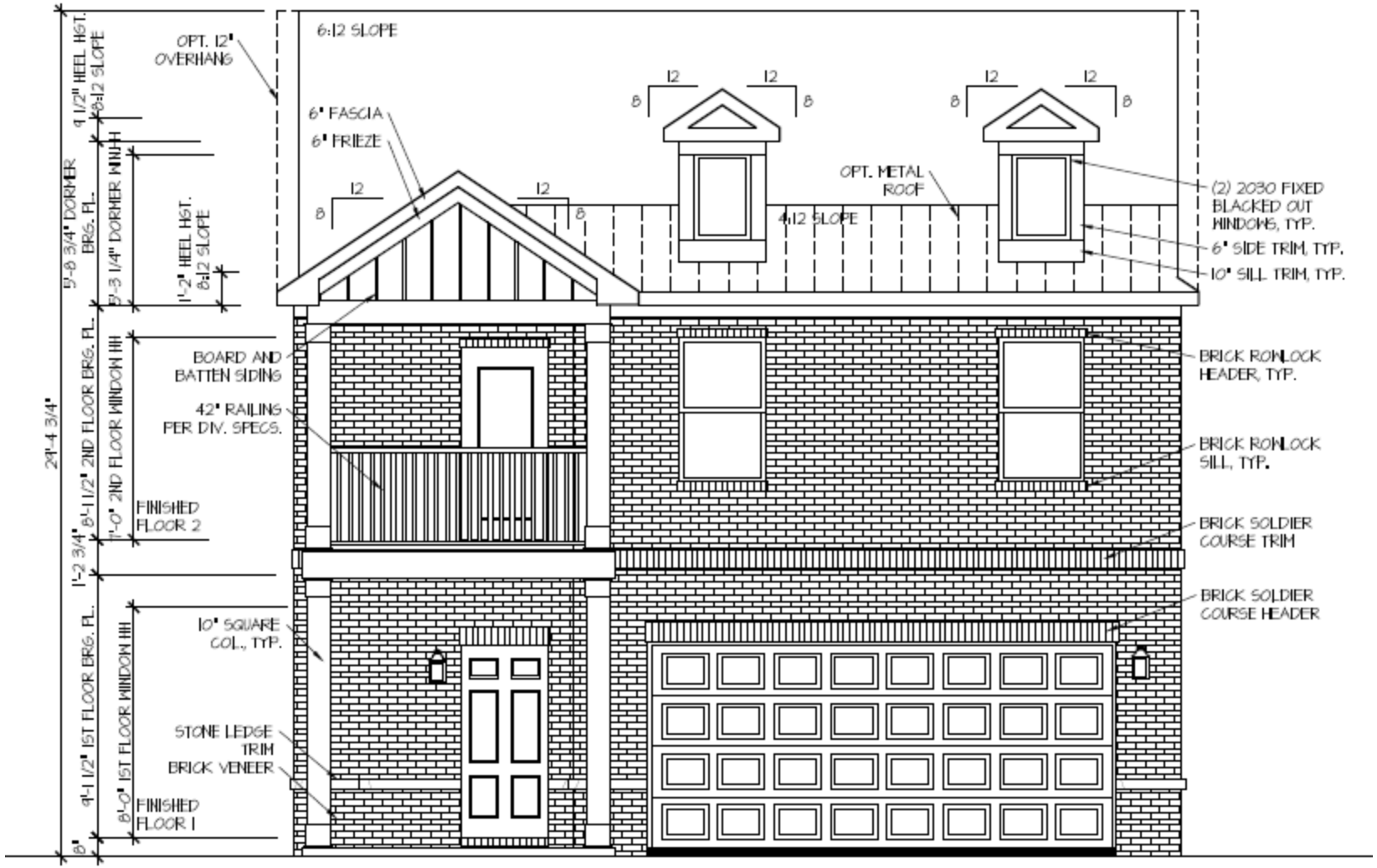
Front Elevation 2
First Floor Brick Option

Lavender: 1,974 Sq. Ft.



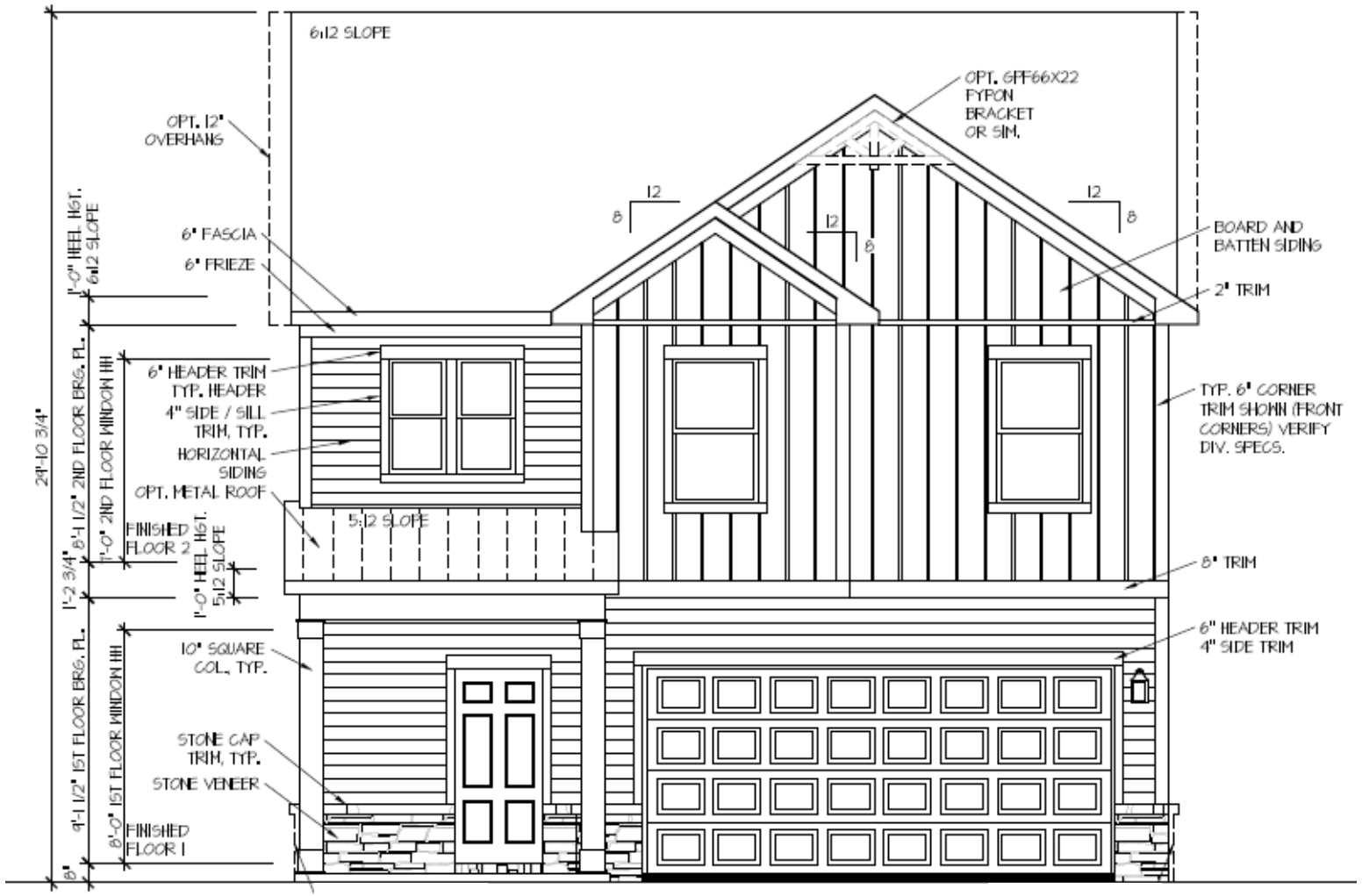
Front Elevation 3
Full Brick Option

Lavender: 1,974 Sq. Ft.



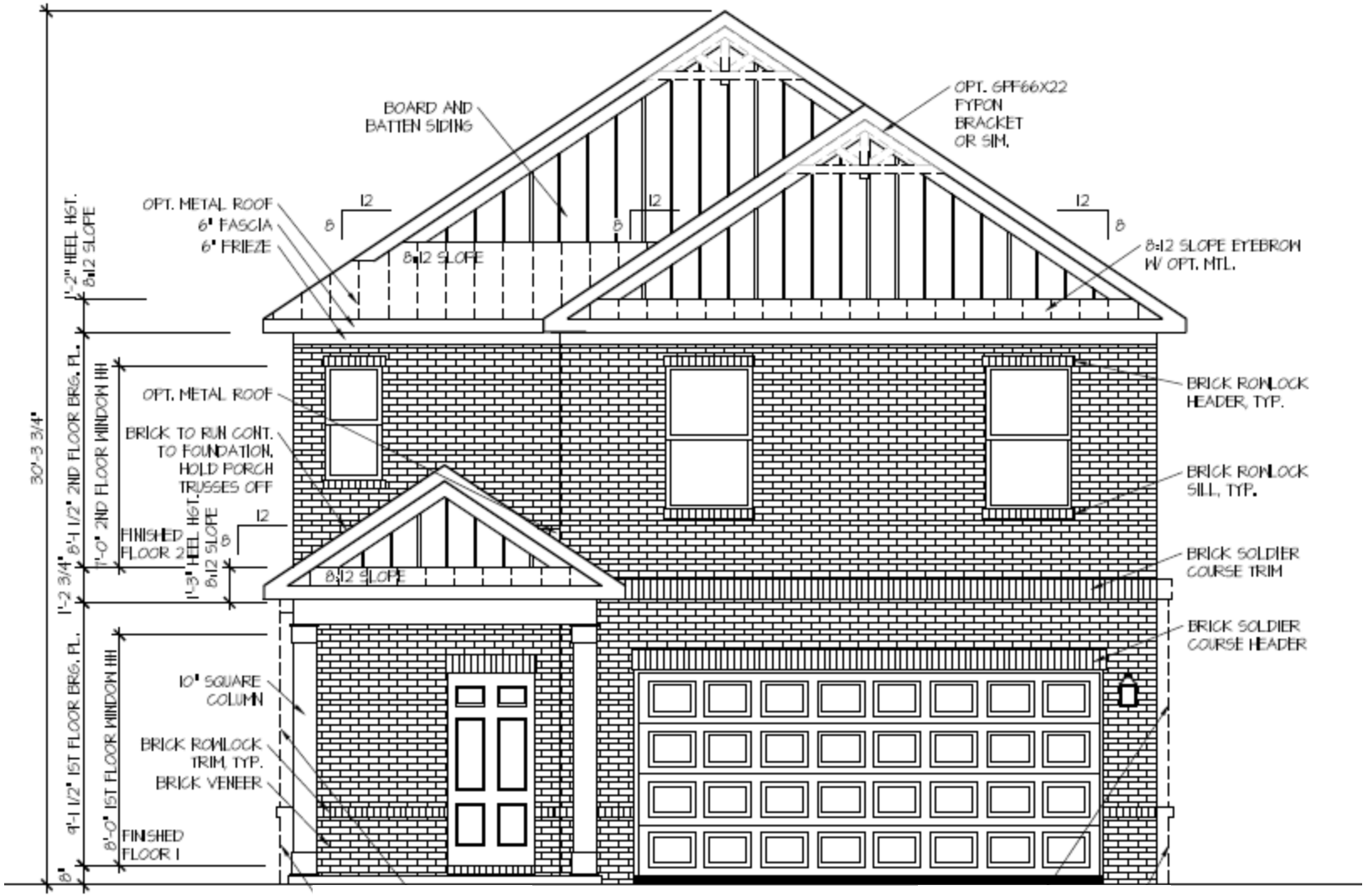
Front Elevation 4
Full Masonry Option

Lavender: 1,974 Sq. Ft.



Front Elevation 5
Stone Water Table Option

Lavender: 1,974 Sq. Ft.



Front Elevation 6
Full Brick Option

Lavender: 1,974 Sq. Ft.

DRB HOMES

Proposed





Luca 24' End Units : 1,849 Sq. Ft.

Brightland HOMES

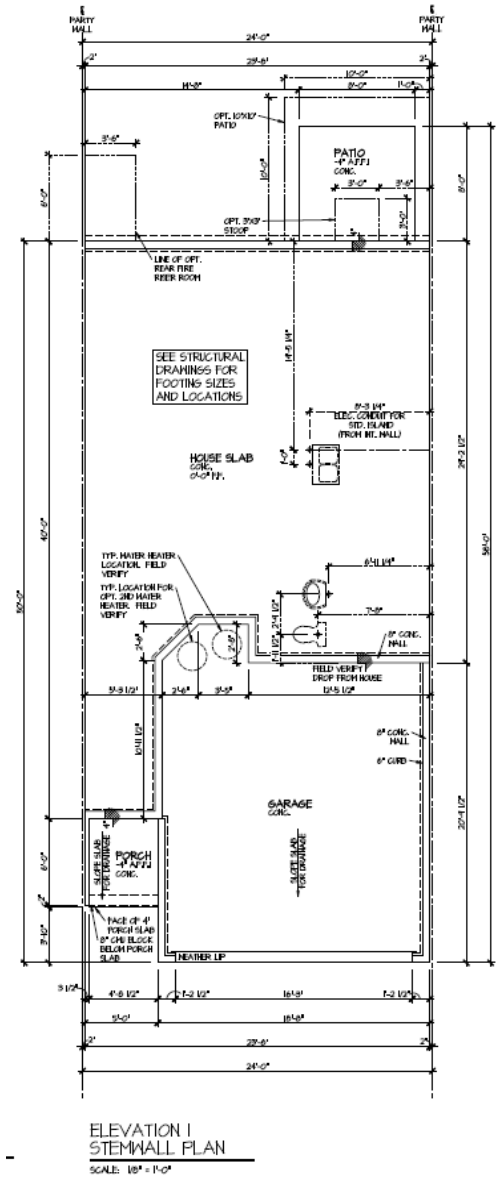
Previously Approved



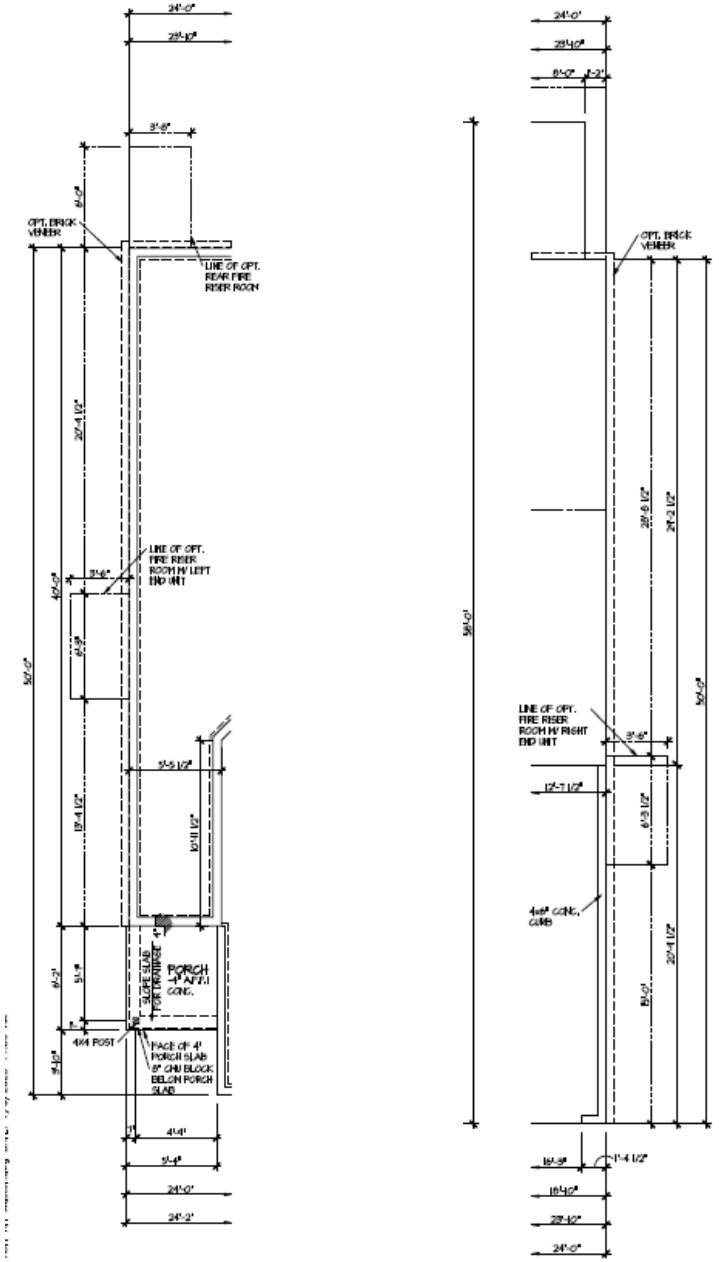
4-PLEX FRONT ELEVATION

Note: Foundation Plan changes based on elevation and structural options.

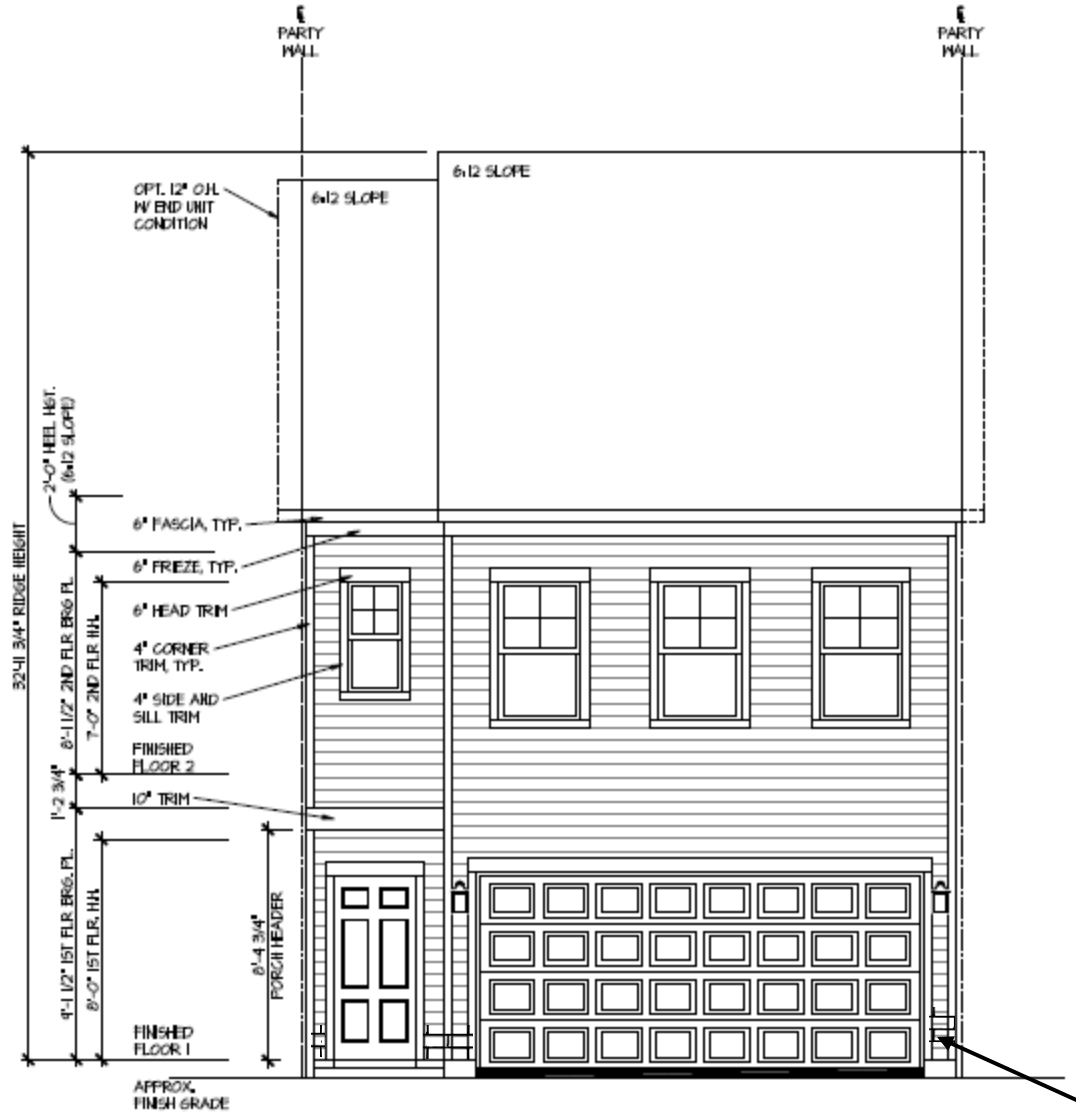
Luca:
1,849 Sq. Ft.



Elevation I Monoslab Plan



Partial Foundation Plan
End Units

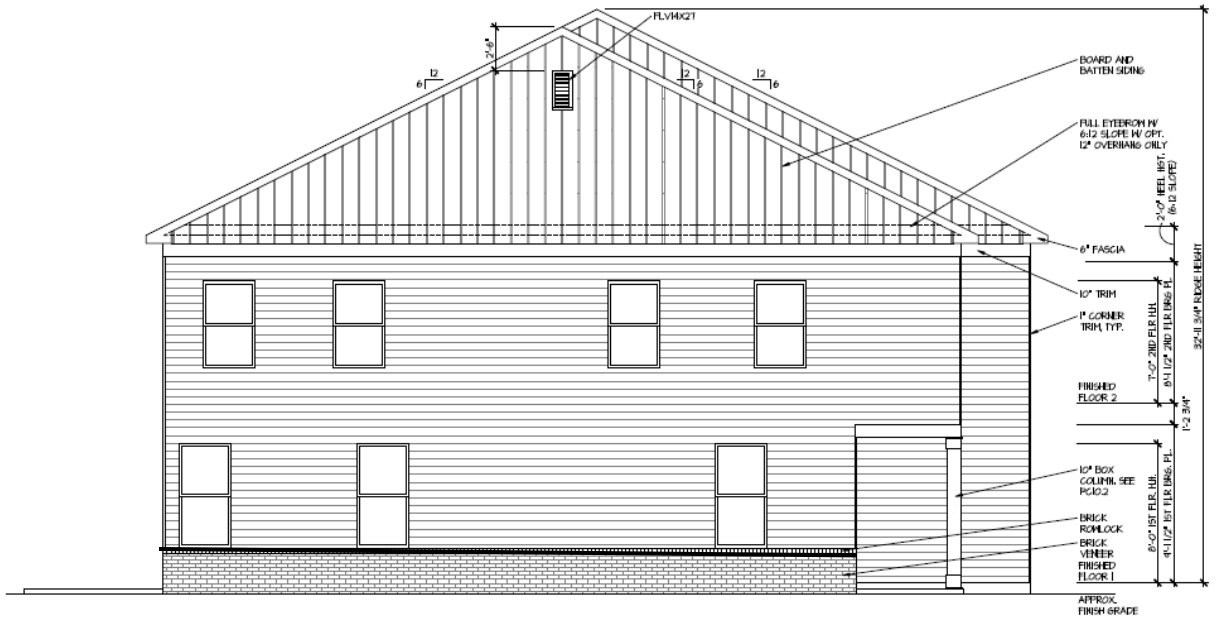


FRONT ELEVATION 1

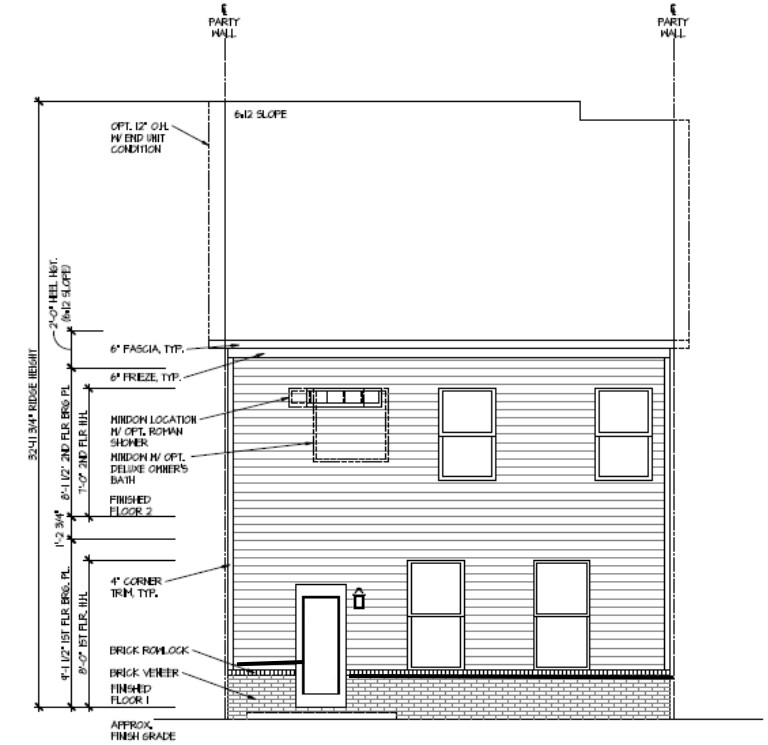
SCALE: 1/8" = 1'-0"

Brick Water Table Standard

Luca: 1,849 Sq. Ft.

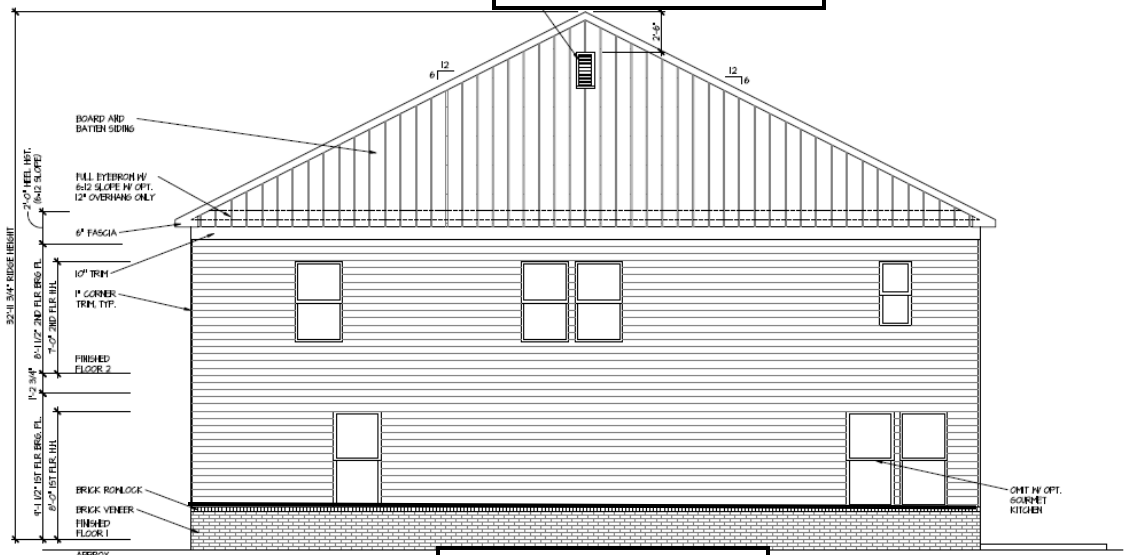


Brick Water Table



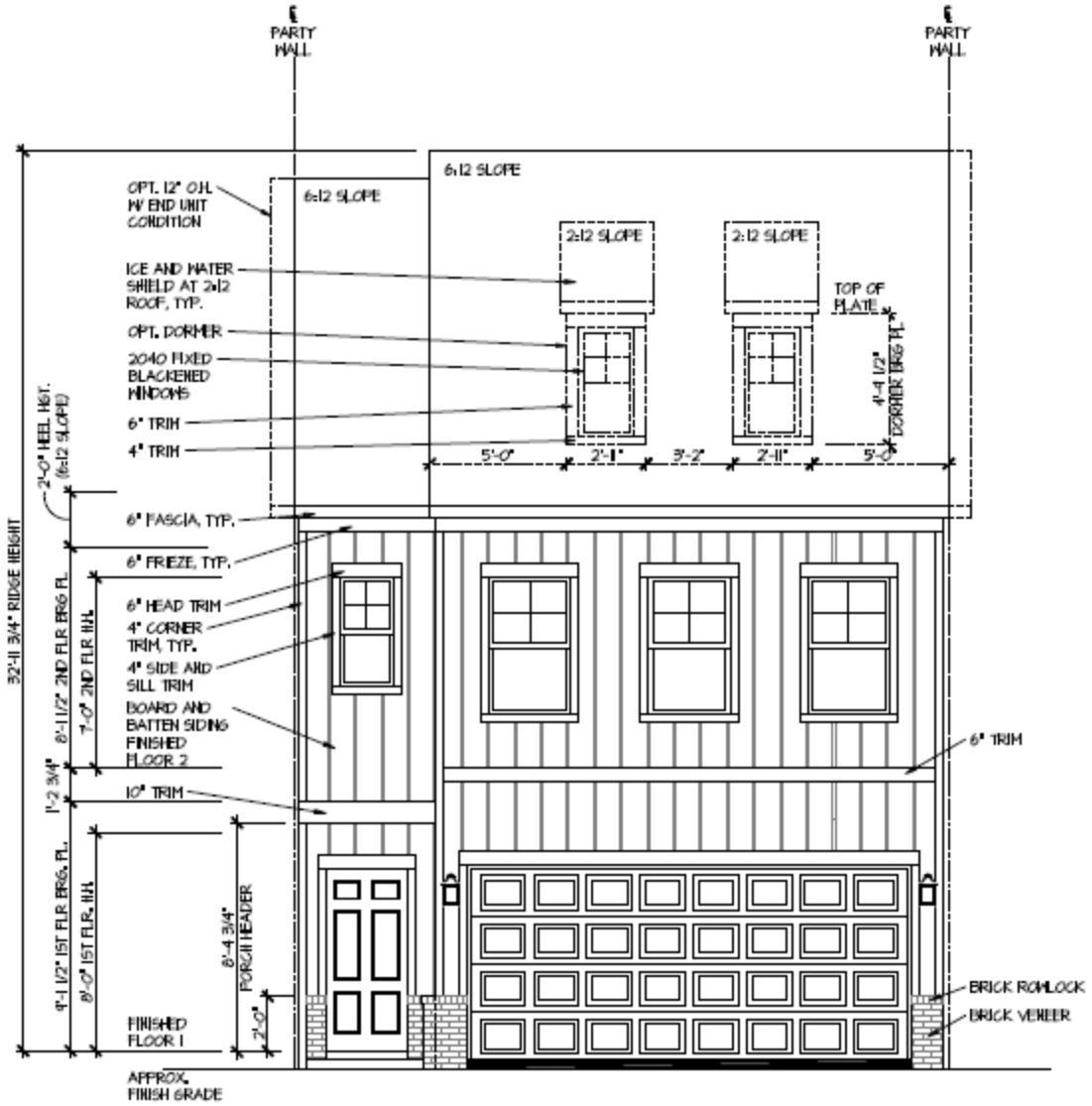
Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



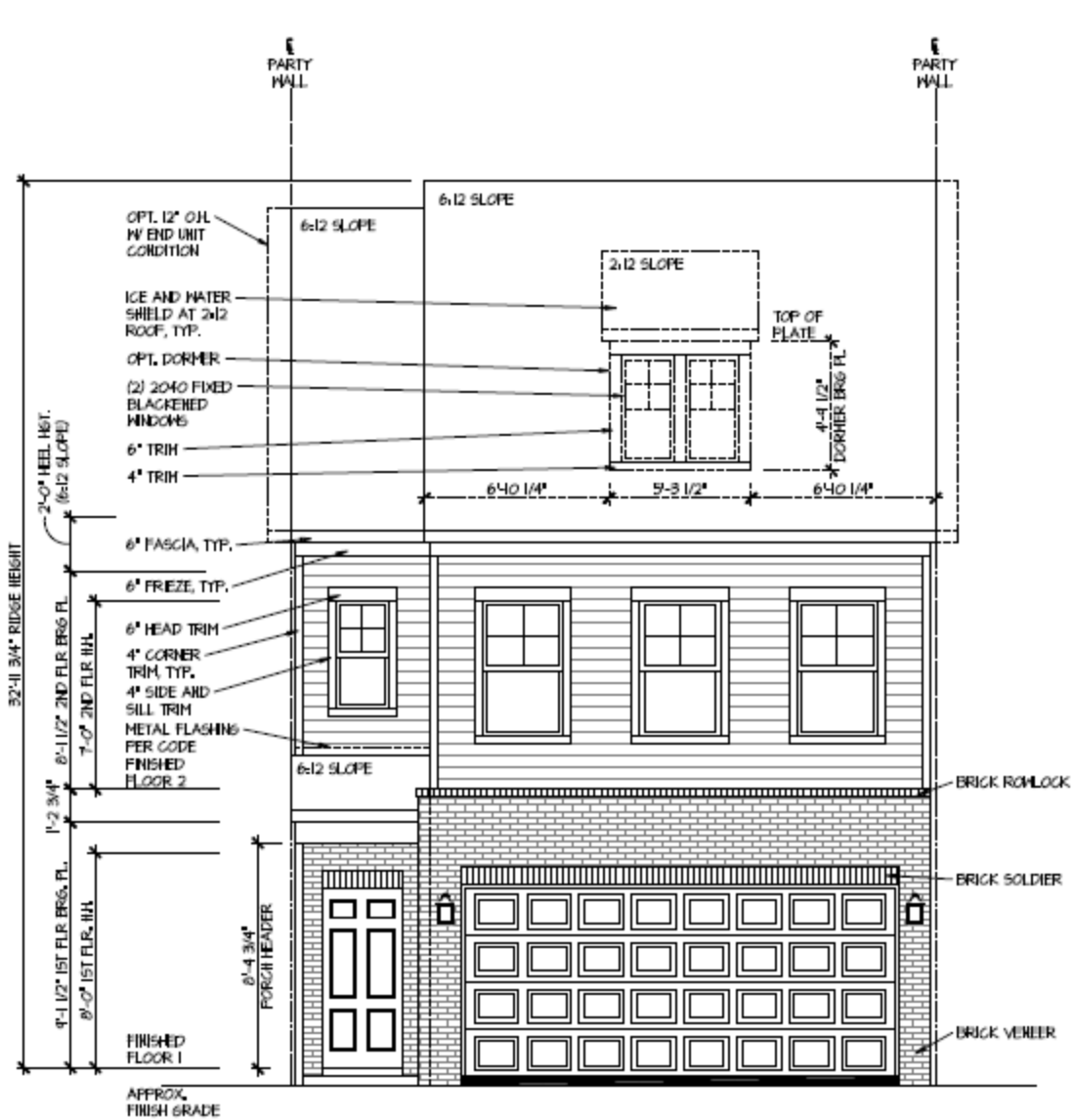
Brick Water Table

Luca: 1,849 Sq. Ft.



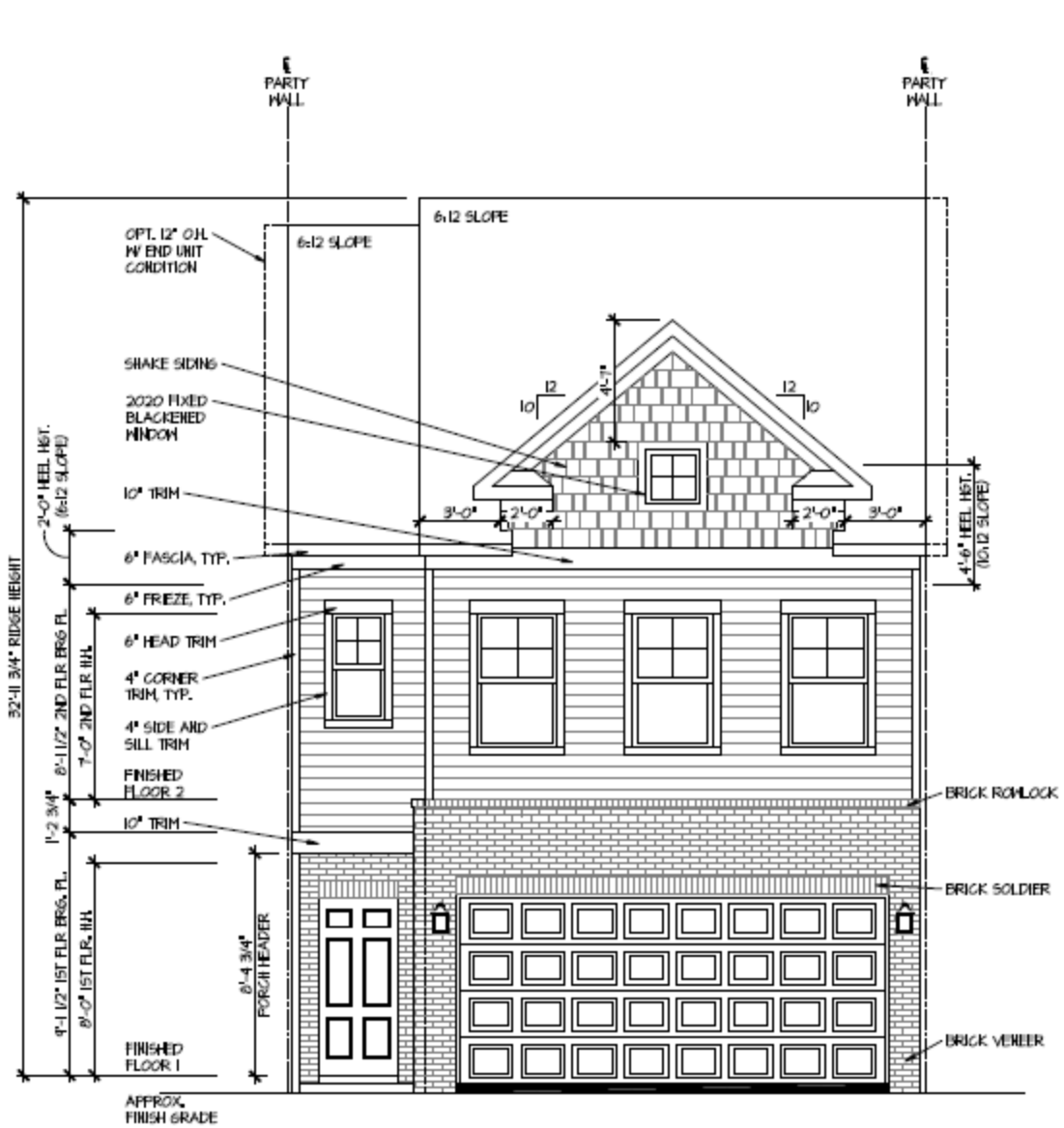
Front Elevation 2
Brick Water Table Standard

Luca: 1,849 Sq. Ft.



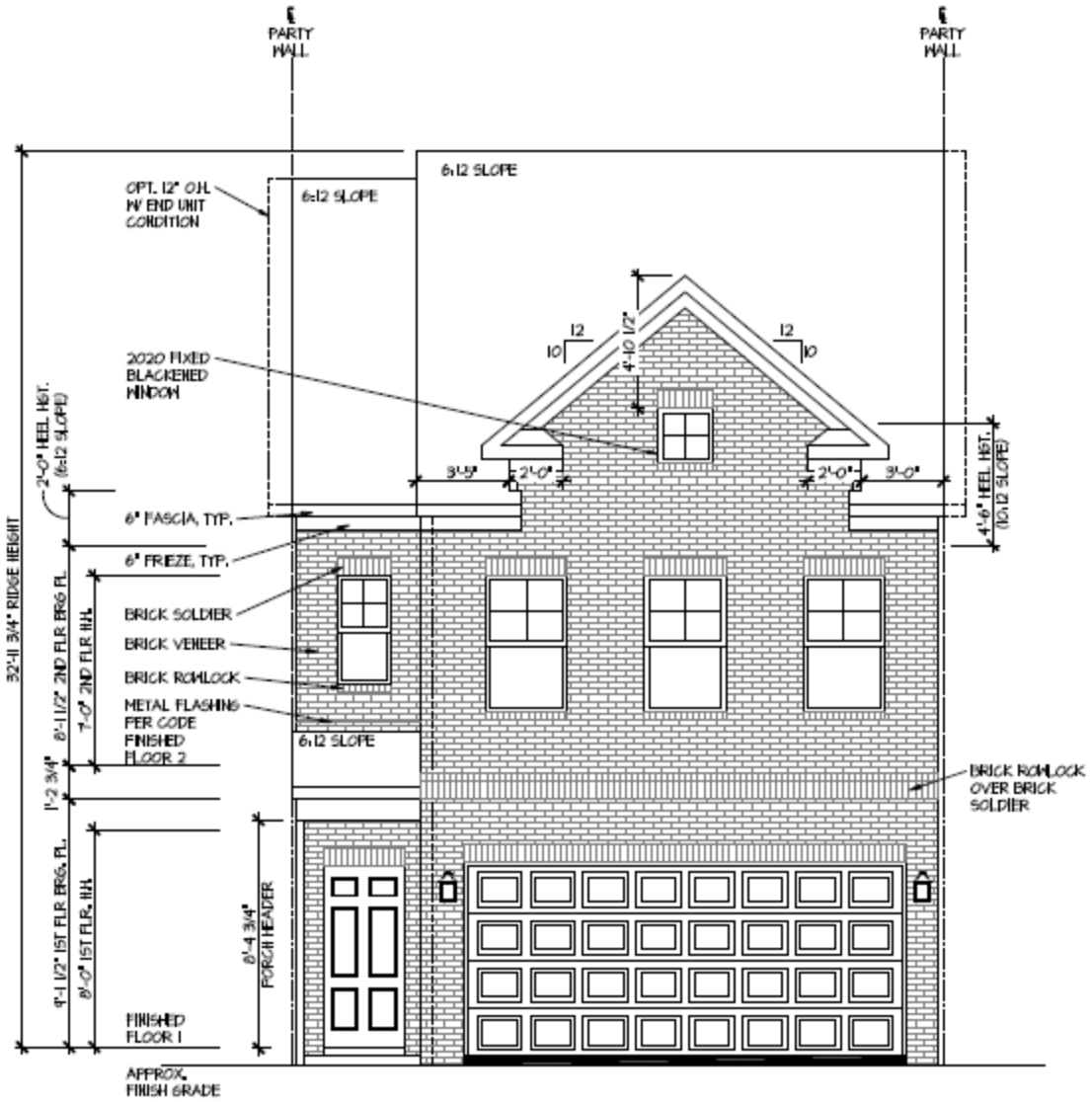
Front Elevation 3
First Floor Brick Option

Luca: 1,849 Sq. Ft.



Front Elevation 4
First Floor Brick Option

Luca: 1,849 Sq. Ft.



Front Elevation 5
Full Masonry Option

Luca: 1,849 Sq. Ft.

DRB HOMES

Proposed





Braden 22' Interior Units : 1,469 Sq. Ft.

Brightland HOMES

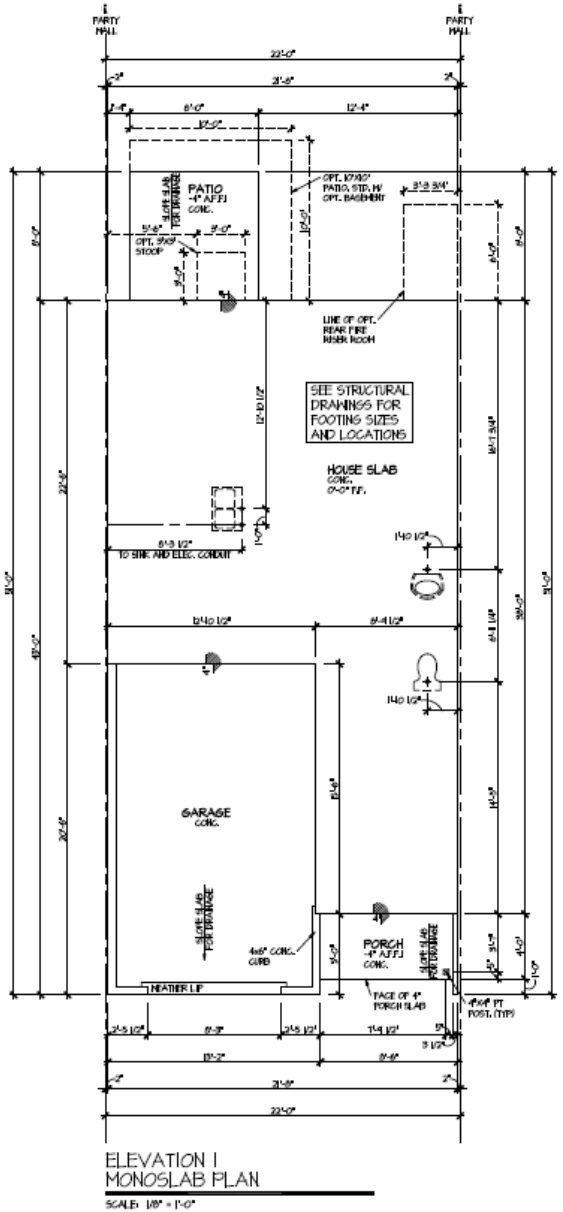
Previously Approved

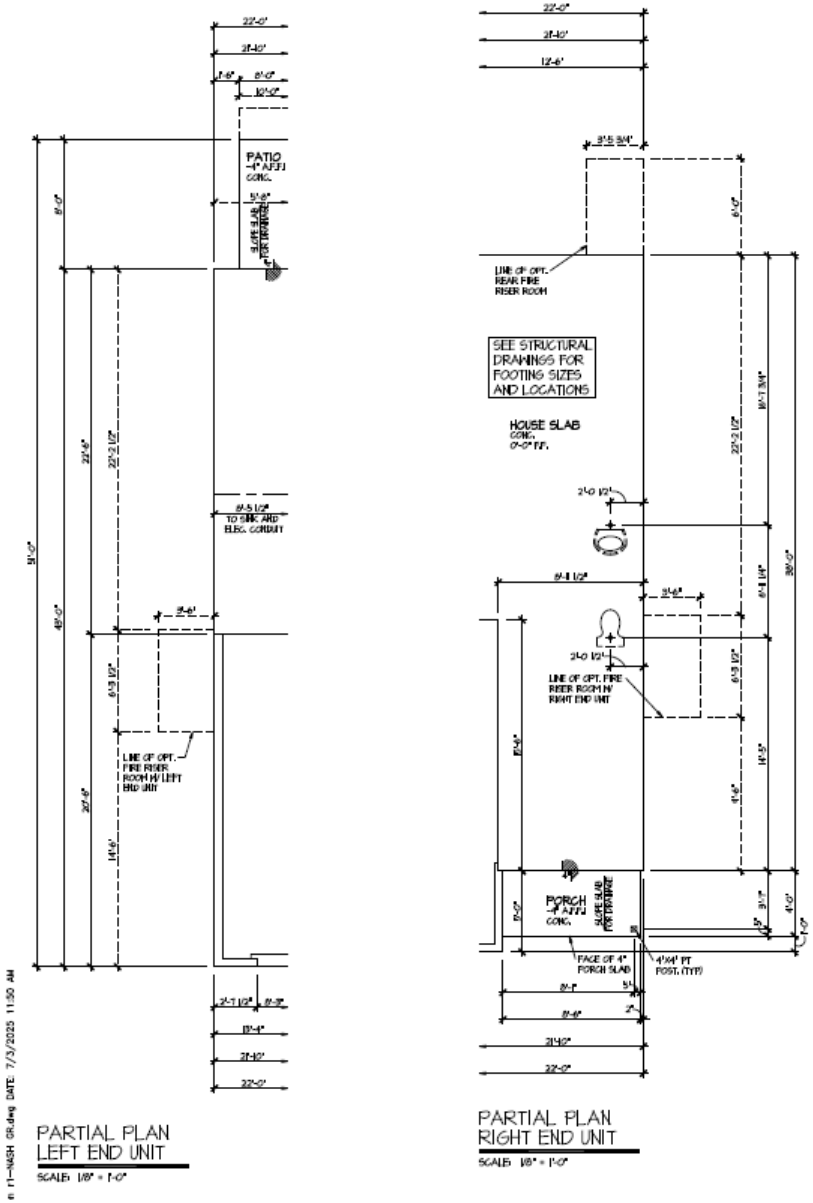


4-PLEX FRONT ELEVATION

Note: Foundation Plan changes based on elevation and structural options.

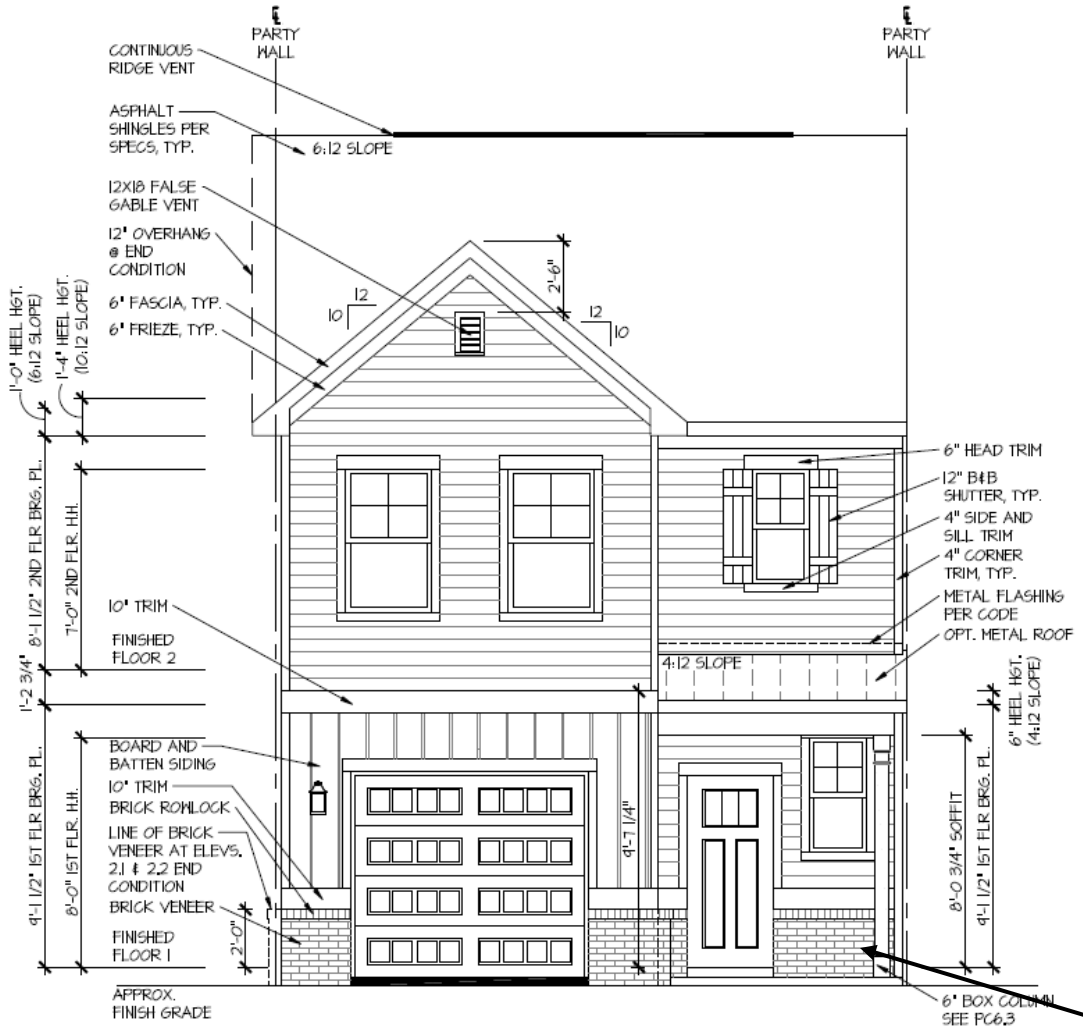
Braden:
1,469 Sq. Ft.





Elevation I Monoslab Plan

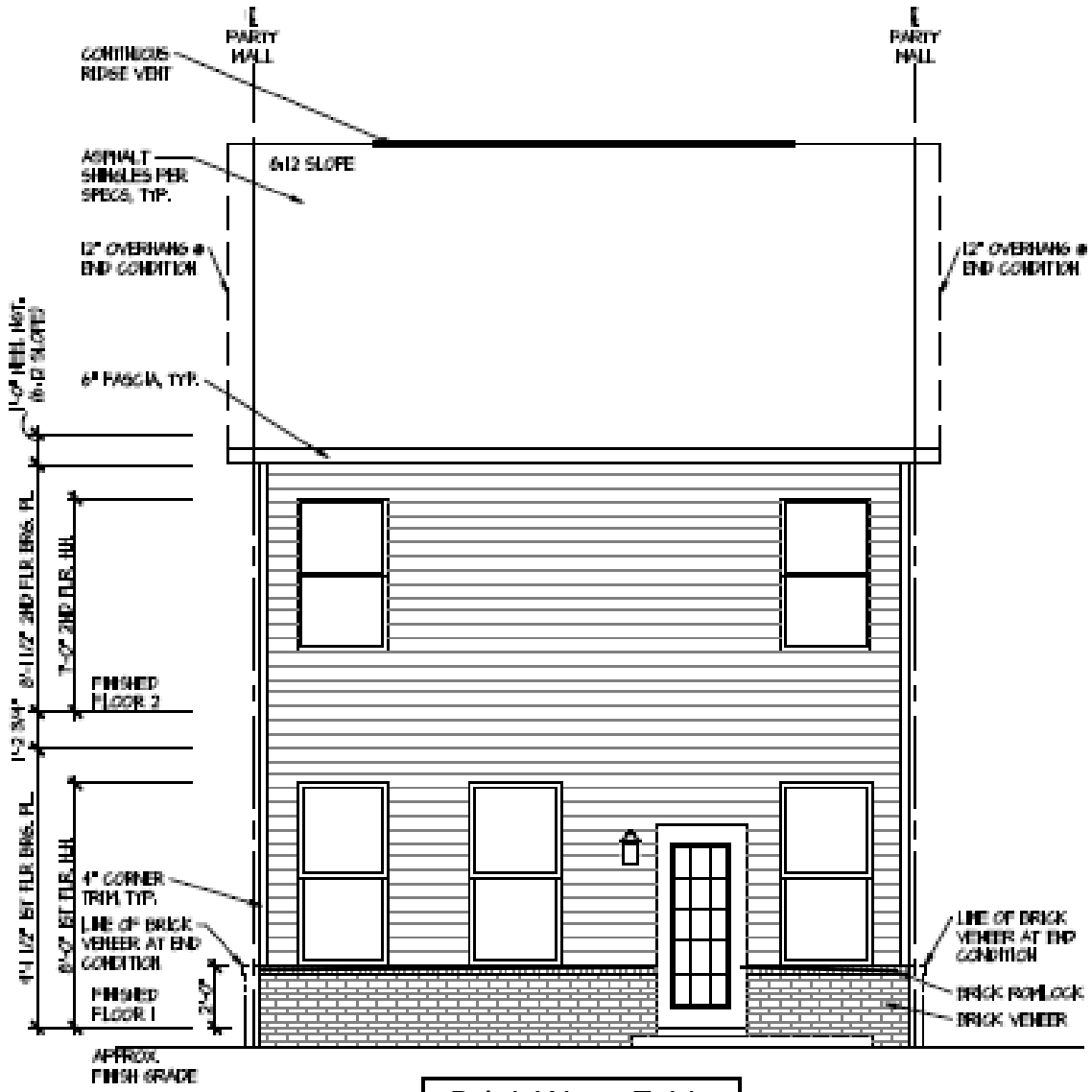
Partial Foundation Plan



Brick Water Table Standard

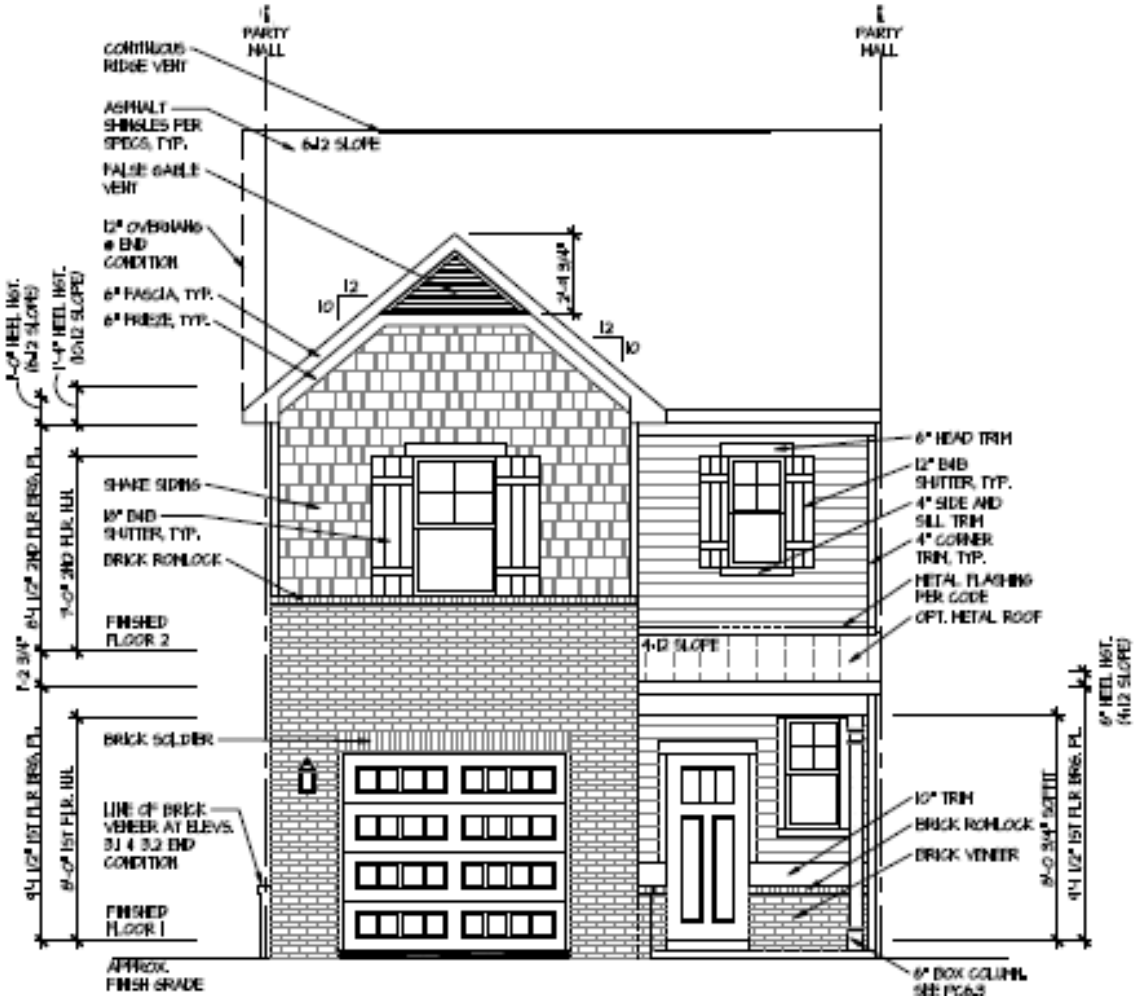
Interior Unit Braden: 1,469 Sq. Ft.

Front Cladding Materials
Wrap Around Side 2 Feet



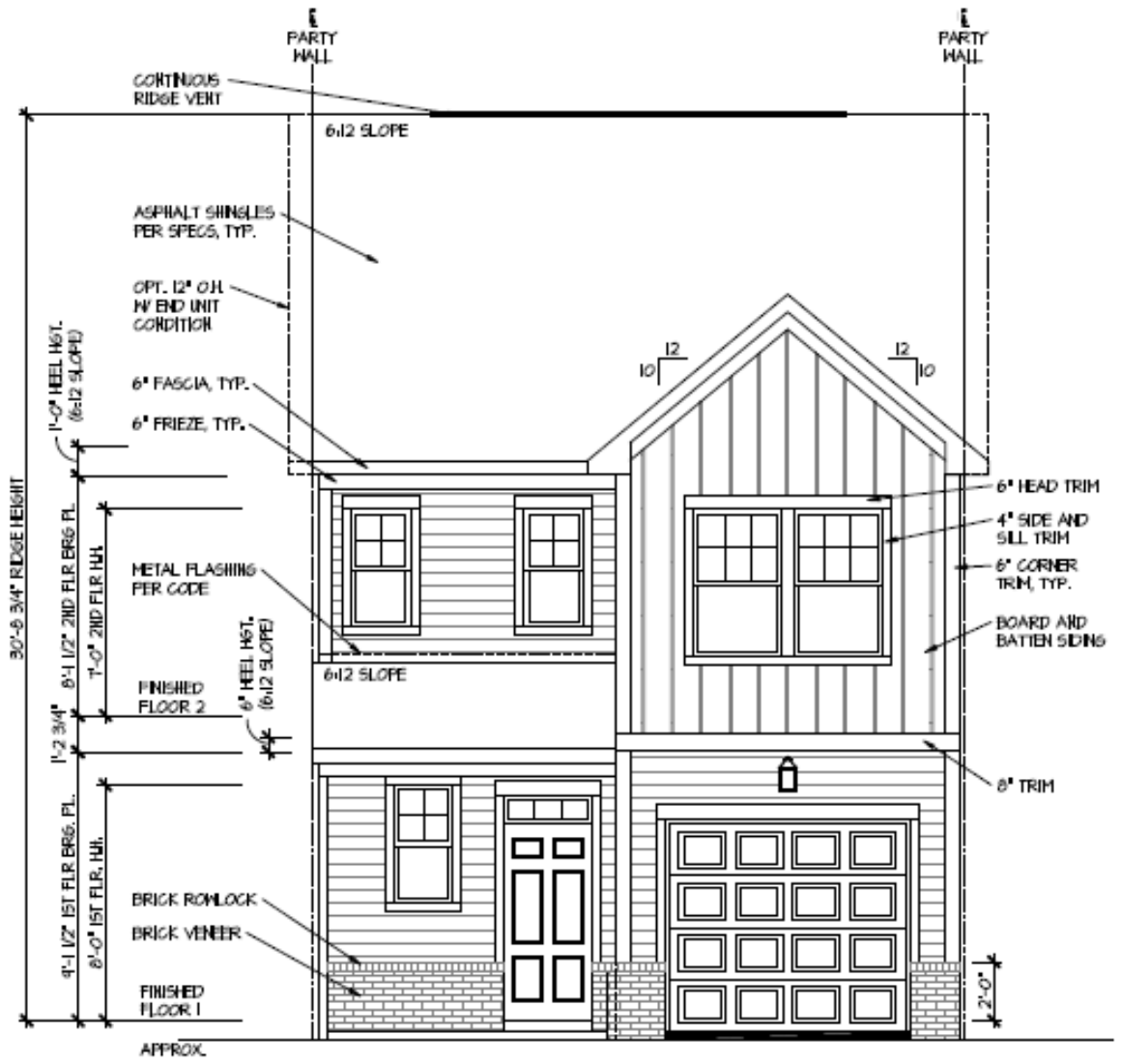
Brick Water Table

Interior Unit Braden: 1,469 Sq. Ft.



Front Elevation 2
First Floor Brick Option

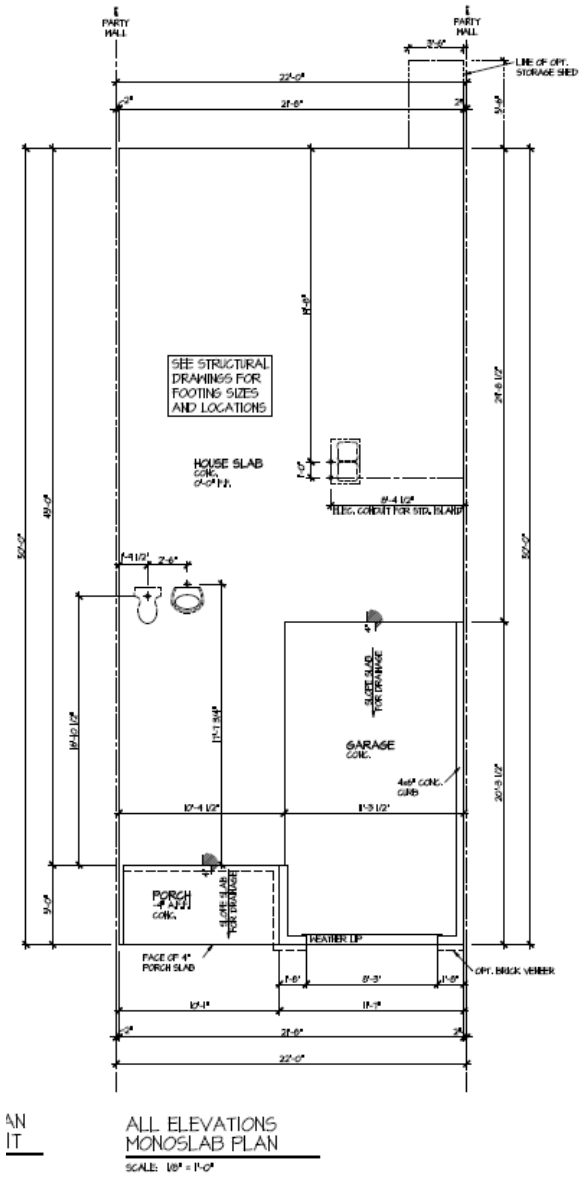
Braden: 1,469 Sq. Ft.



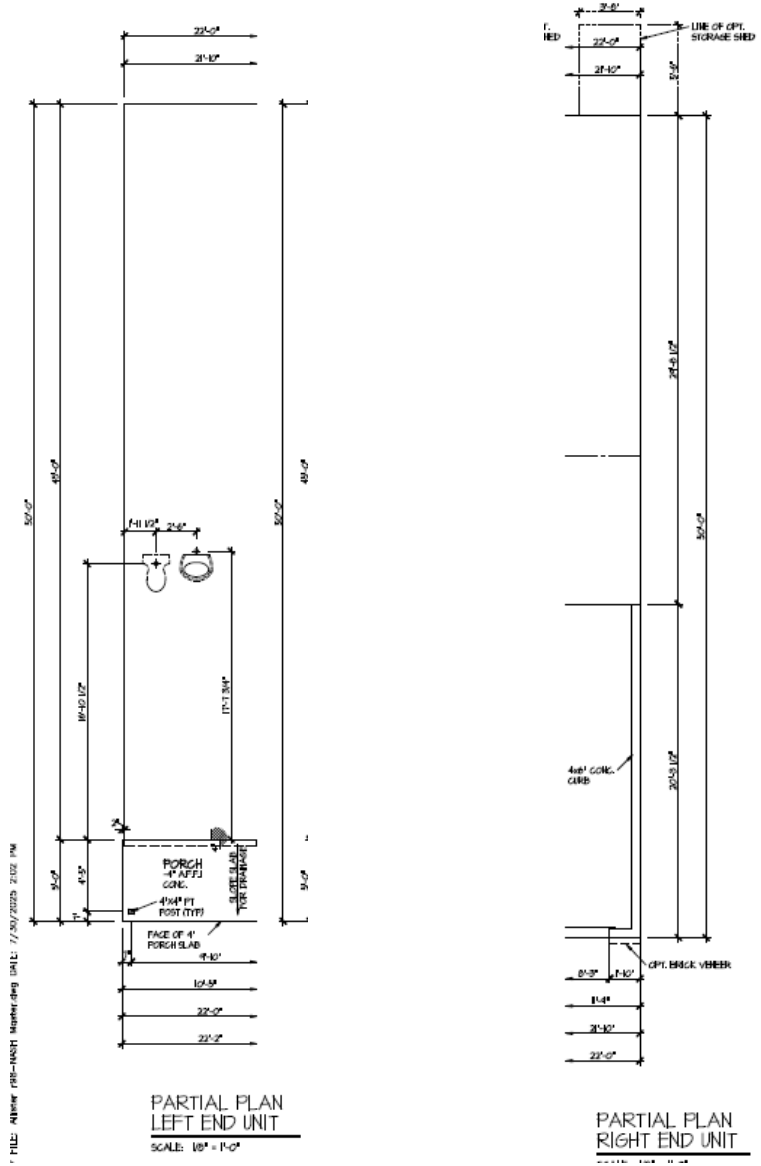
Allister 22' Interior Units: 1,783 Sq. Ft.

Note: Foundation Plan changes based on elevation and structural options.

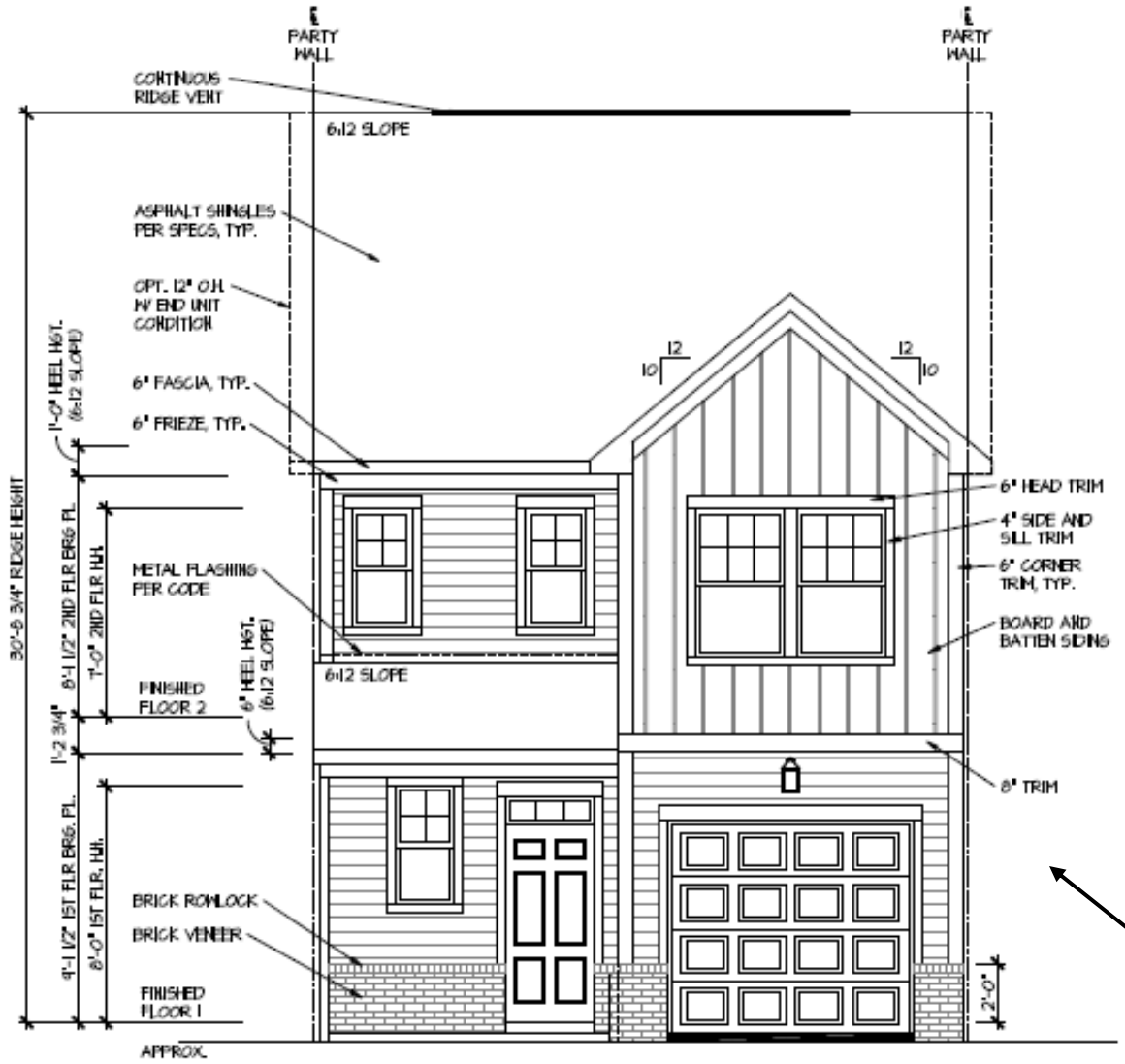
Allister:
1,783 Sq. Ft.



Elevation I Monoslab Plan



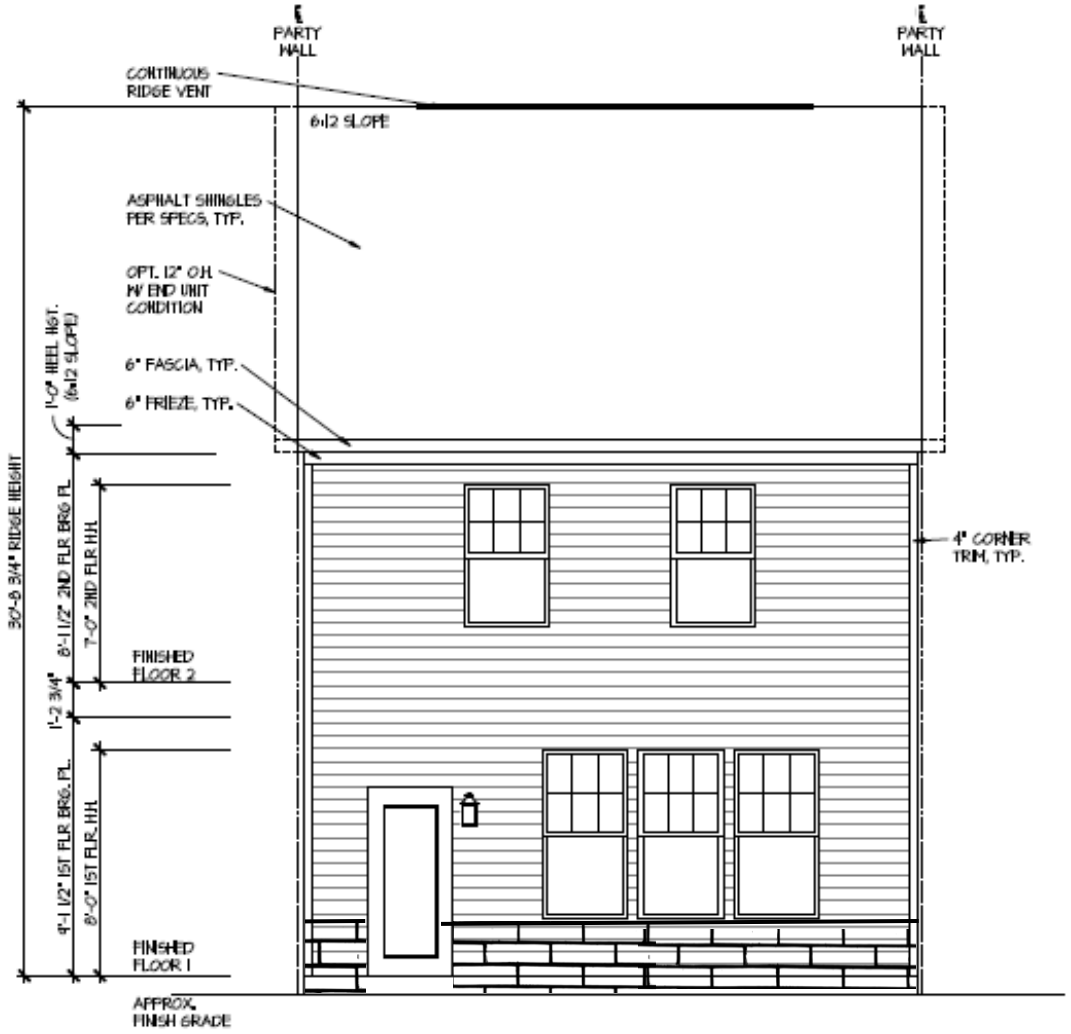
Partial Foundation Plan



Interior Unit Allister: 1,783 Sq. Ft.

Brick Water Table Standard

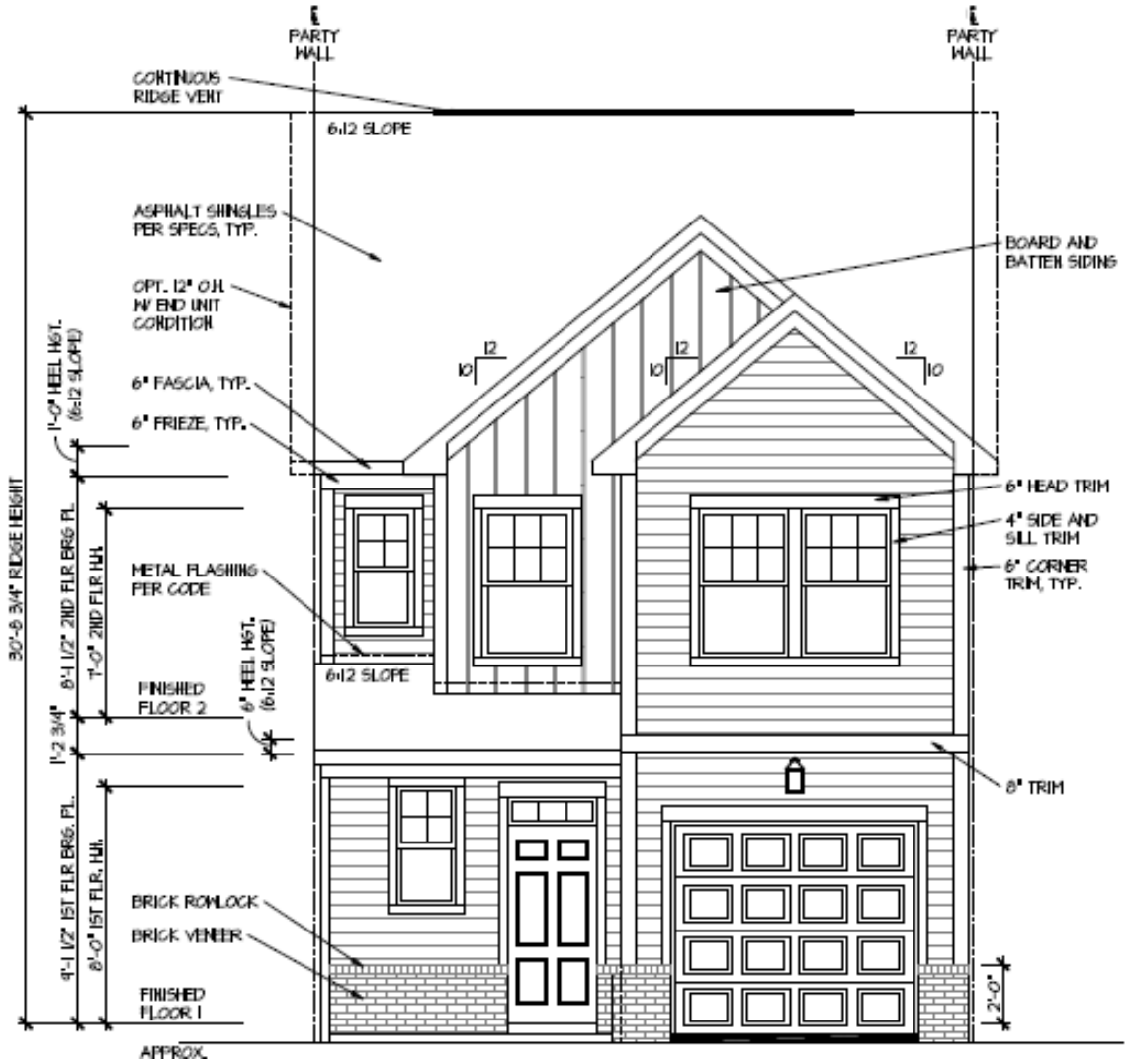
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

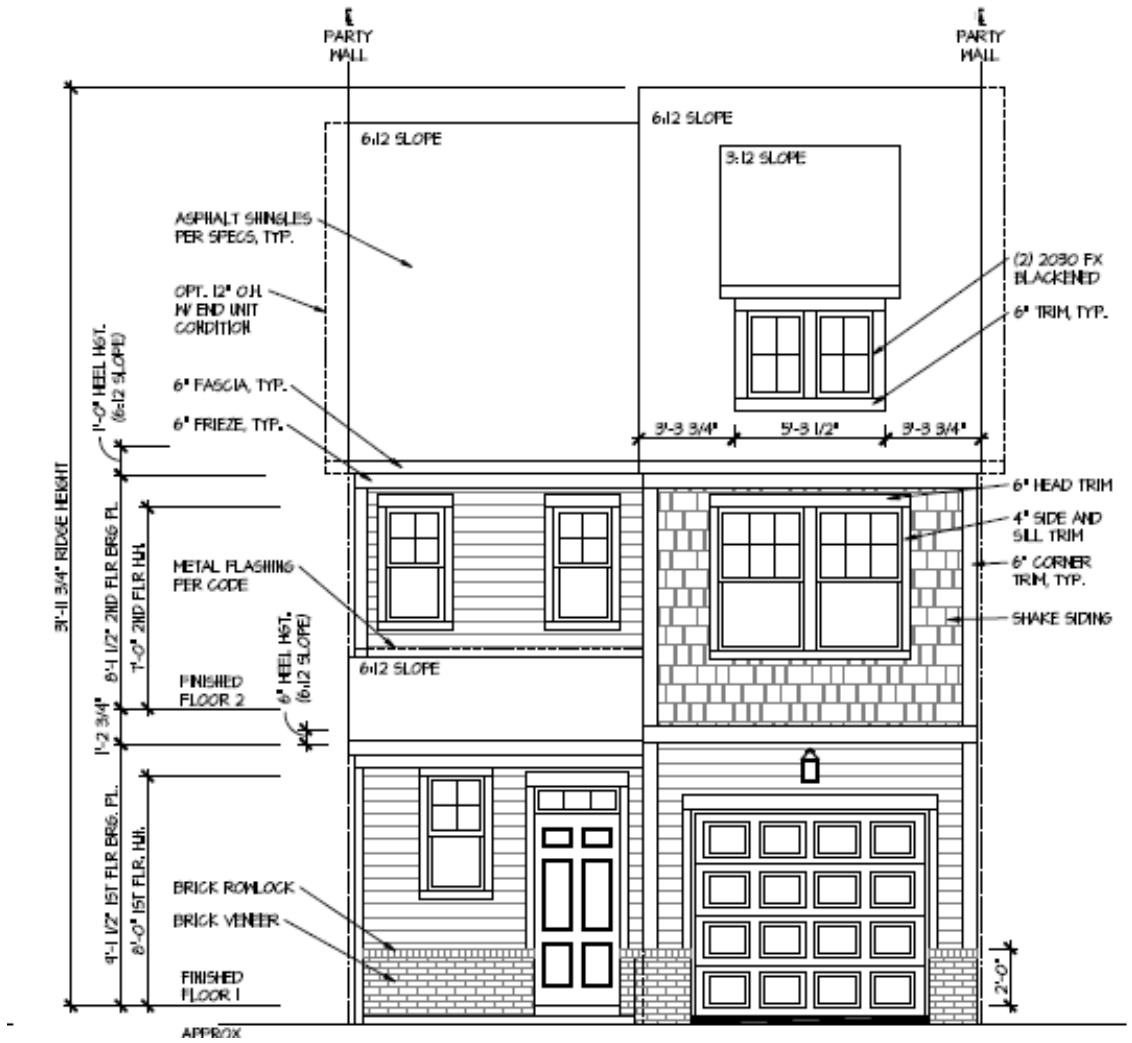
DRB HOMES

Interior Unit Allister: 1,783 Sq. Ft.



Front Elevation 2
Brick Water Table Standard

Allister: 1,783 Sq. Ft.



Front Elevation 3
Brick Water Table Standard

Allister: 1,783 Sq. Ft.

McClure Farms Elevations Revision Comparison Package



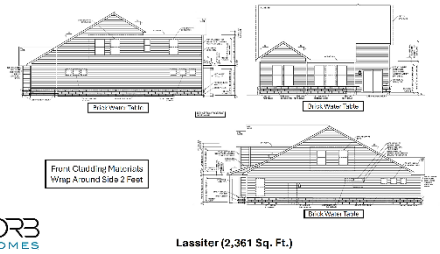
DRB: Lassiter (2,361 Sq. Ft.)



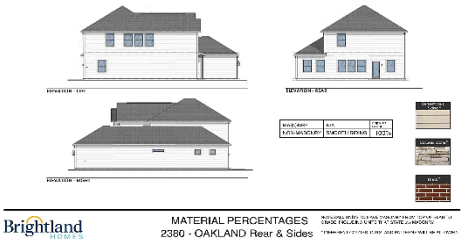
Brightland: Oakland (2,380 Sq. Ft.)







Lassiter (2,361 Sq. Ft.)



ELEMENTS	LASSITER	OAKLAND
Materials	Shake, cementitious siding, brick, stone	Cementitious siding, brick, stone
Vertical Alignment (windows/doors)	Yes	Yes
Multi-Gable (front)	Models #1, #7, #8	All models
Dormers	Models #4, #5, #8, #9	None
Gable Brackets	All models except #4 & #5	None
Water Table	24” on all elevations	Slab to grade 18”
Balcony	Models #7 & #9	None
Single/Two-Story	Two-Story	Two-Story
Model Count	8	5
Full Masonry Models	3	2
Garage Location	Minimal setback from façade	In front of the facade

McClure Farms Elevations Revision Comparison Package



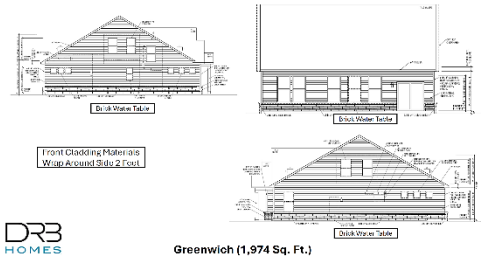
DRB: Greenwich (1,974 Sq. Ft.)



Brightland: Gibson (1,800 Sq. Ft.)







Greenwich (1,974 Sq. Ft.)



ELEMENTS	GREENWICH	GIBSON
Materials	Shake, cementitious siding, brick, stone	Cementitious siding, brick, stone
Louvers/Vents	Models #3, #5, #6	Models A, F
Multi-Gable (front)	Models #1, #2, #3, #6	Models A, B, C, I
Dormers	Model #4	None
Gable Brackets	All models except #4	None
Water Table	24” on all elevations	Slab to grade 18”
Single/Two-Story	Single-Story	Single-Story
Model Count	6	5
Full Masonry Models	2	2
Garage Location	In line with the façade	In line with the facade

McClure Farms Elevations Revision Comparison Package



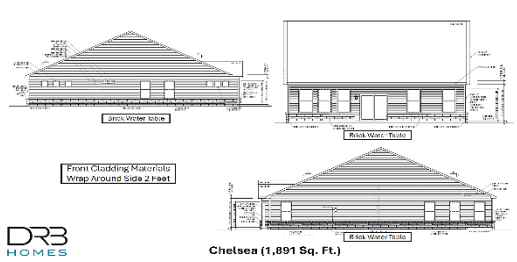
DRB: Chelsea (1,891 Sq. Ft.)

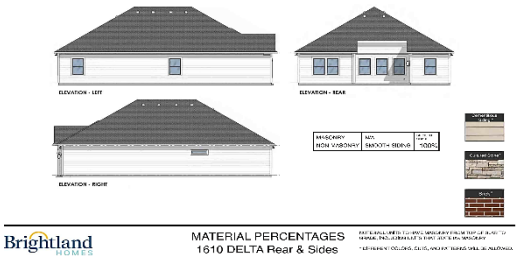


Brightland: Delta (1,891 Sq. Ft.)









ELEMENTS	CHELSEA	DELTA
Materials	Shake, cementitious siding, brick, stone	Cementitious siding, brick, stone
Multi-Gable (front)	Models #2, #3, #5, #6	Models B, D, I
Dormers	Model #4	None
Gable Brackets	All models except #3 & #4	None
Water Table	24” on all elevations	Slab to grade 18”
Single/Two-Story	Single-Story	Single-Story
Model Count	6	5
Full Masonry Models	3	2
Garage Location	In line with the façade	In line with the facade

McClure Farms Elevations Revision Comparison Package



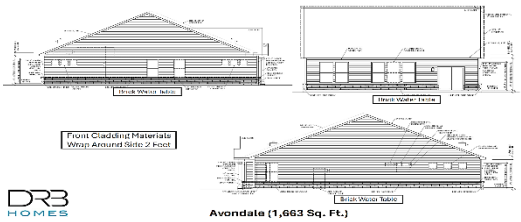
DRB: Avondale (1,663 Sq. Ft.)

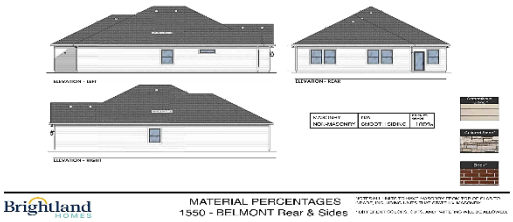


Brightland: Belmont (1,550 Sq. Ft.)









ELEMENTS	AVONDALE	BELMONT
Materials	Shake, cementitious siding, brick, stone	Cementitious siding, brick, stone
Multi-Gable (front)	Models #1, #2, #5, #6	All models
Dormers	Models #4 & #5	None
Gable Brackets	All models except #4	None
Water Table	24” on all elevations	Slab to grade 18”
Single/Two-Story	Single-Story	Single-Story
Model Count	6	5
Full Masonry Models	3	2
Garage Location	In line with the façade	In line with the facade

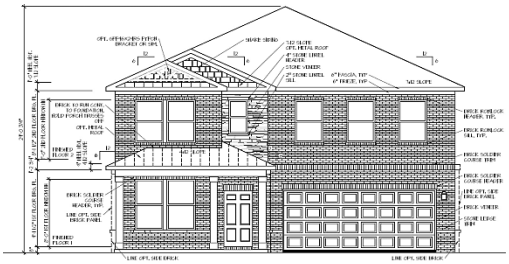
McClure Farms Elevations Revision Comparison Package



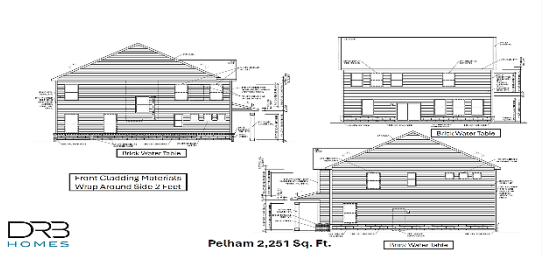
DRB: Pelham 2,251 Sq. Ft.

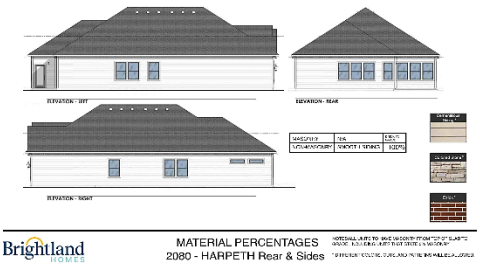


Brightland: Harpeth (2,080 Sq. Ft.)









ELEMENTS	PELHAM	HARPETH
Materials	Shake, cementitious siding, brick, stone	Cementitious siding, brick, stone
Multi-Gable (front)	Models #1, #2, #5, #6	All models
Dormers	Models #4 & #9	All models except I elevation
Gable Brackets	All models except #4	None
Water Table	24” on all elevations	Slab to grade 18”
Single/Two-Story	Two-Story	Single-Story
Model Count	6	6
Full Masonry Models	1	3
Balcony	1	None
Porches/Stoops	5 porches/1 stoop	5 stoops/1 porch
Garage Location	In line with the façade	In line with the facade

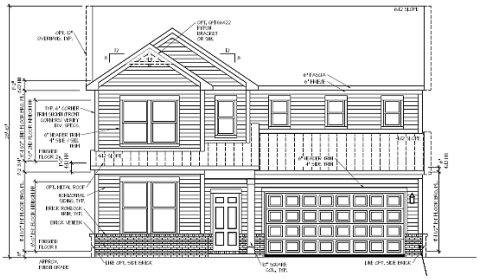
McClure Farms Elevations Revision Comparison Package



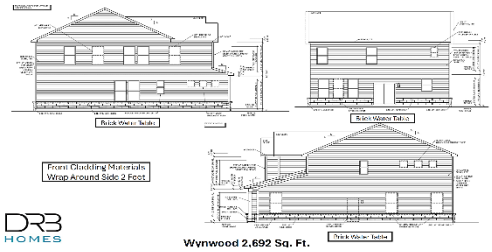
DRB: Wynwood 2,692 Sq. Ft.

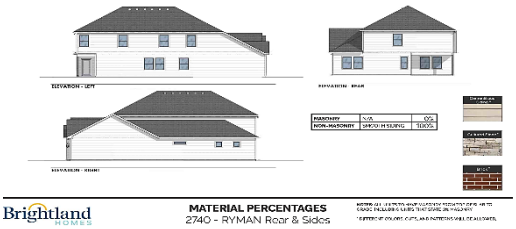


Brightland: Ryman (2,740 Sq. Ft.)



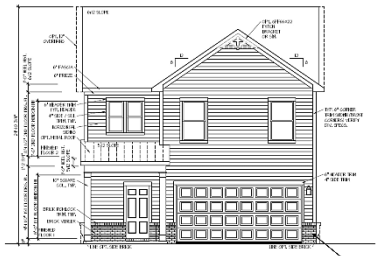






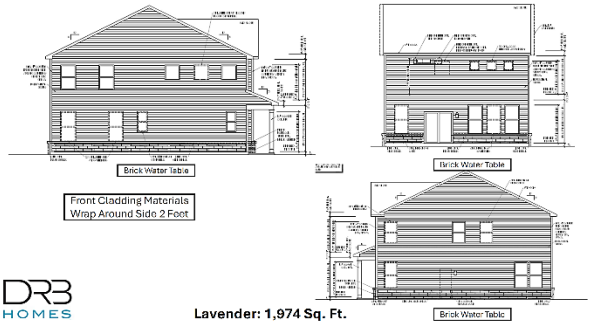
ELEMENTS	WYNWOOD	RYMAN
Materials	Shake, cementitious siding, brick, stone	Cementitious siding, brick, stone
Multi-Gable (front)	All models except #4	All models except D elevation
Dormers	Models #4 & #9	All models except I elevation
Gable Brackets	All models except #4	None
Water Table	24” on all elevations	Slab to grade 18”
Single/Two-Story	Two-Story	Two-Story
Model Count	6	5
Full Masonry Models	5	1
Porches/Stoops	4 porches/2 stoop	3 stoops/2 porches
Garage Location	In line with the façade	In line with the facade

McClure Farms Elevations Revision Comparison Package

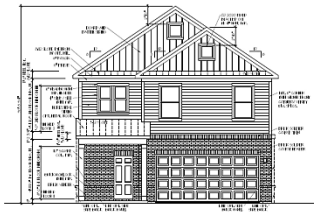


Brick Water Table Standard

Lavender: 1,974 Sq. Ft.

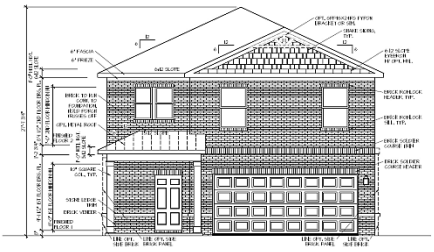


Lavender: 1,974 Sq. Ft.



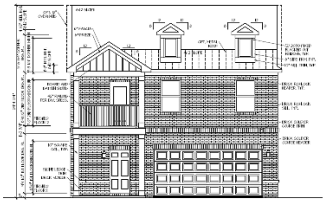
Front Elevation 2
First Floor Brick Option

Lavender: 1,974 Sq. Ft.



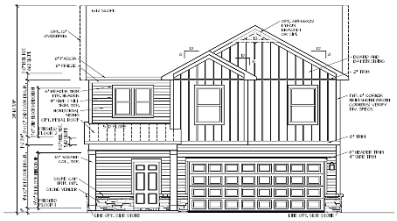
Front Elevation 3
Full Brick Option

Lavender: 1,974 Sq. Ft.



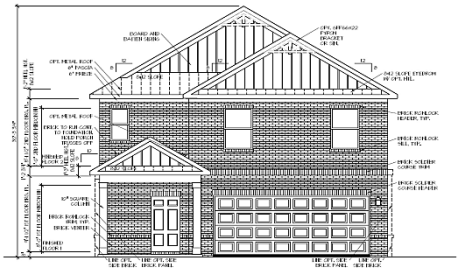
Front Elevation 4
Full Masonry Option

Lavender: 1,974 Sq. Ft.



Front Elevation 5
Stone Water Table Option

Lavender: 1,974 Sq. Ft.



Front Elevation 6
Full Brick Option

Lavender: 1,974 Sq. Ft.





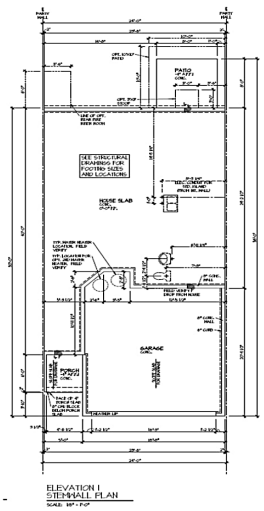
Luca 24' End Units : 1,849 Sq. Ft.

Brightland HOMES
Currently Approved:

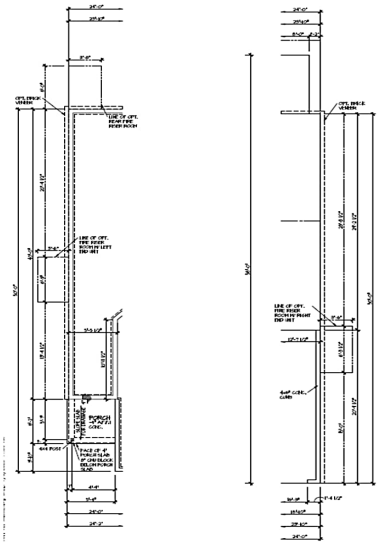


Note: Foundation Plan changes based on elevation and structural options.

Luca:
1,849 Sq. Ft.

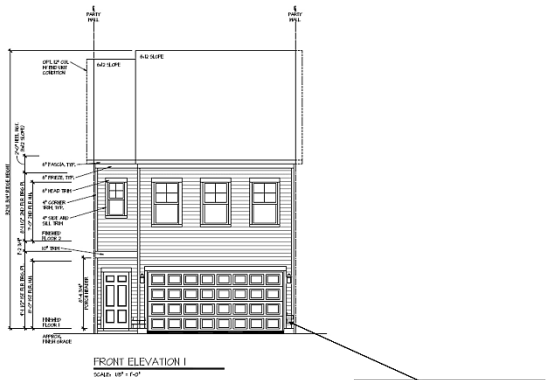


Elevation I Monoslab Plan



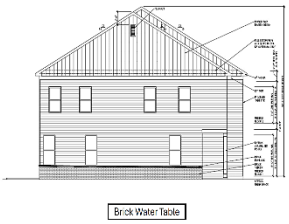
Partial Foundation Plan
End Units

McClure Farms Elevations Revision Comparison Package

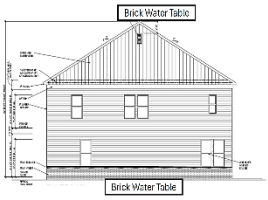


Brick Water Table Standard

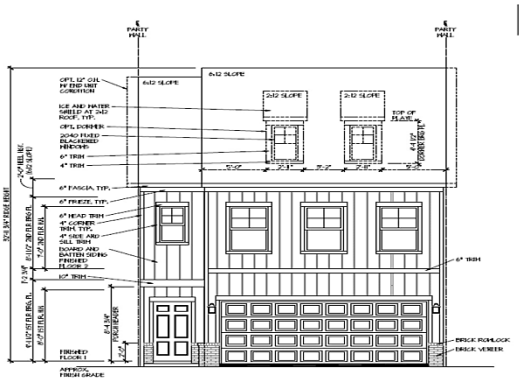
Luca: 1,849 Sq. Ft.



Front Cladding Materials
Wrap Around Side 2 Feet

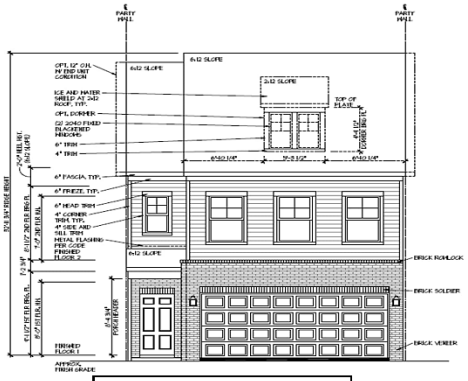


Luca: 1,849 Sq. Ft.



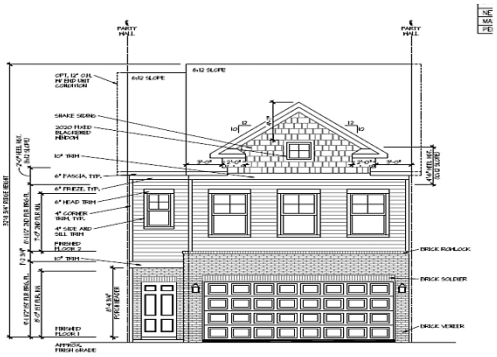
Front Elevation 2
Brick Water Table Standard

Luca: 1,849 Sq. Ft.



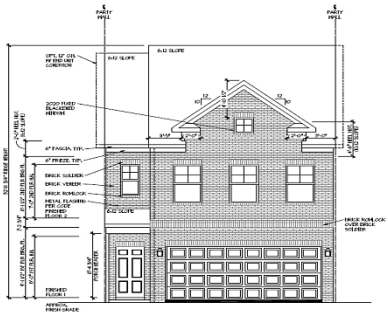
Front Elevation 3
First Floor Brick Option

Luca: 1,849 Sq. Ft.



Front Elevation 4
First Floor Brick Option

Luca: 1,849 Sq. Ft.



Front Elevation 5
Full Masonry Option

Luca: 1,849 Sq. Ft.





Braden 22' Interior Units : 1,469 Sq. Ft.

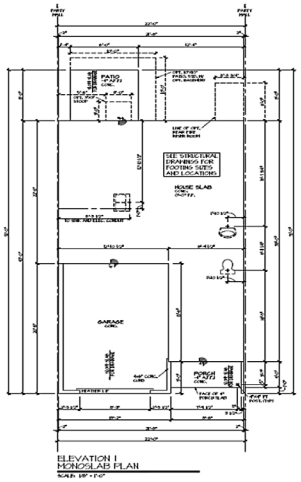
Brightland HOMES

Currently Approved:

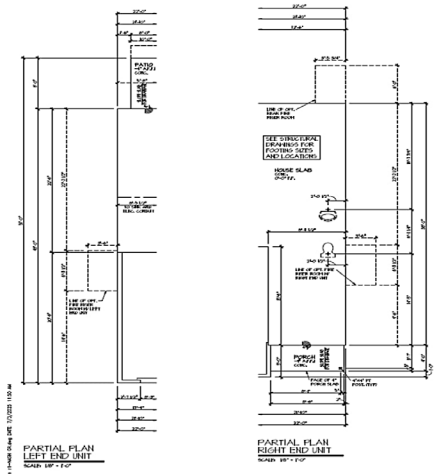


Note: Foundation Plan changes based on elevation and structural options.

Braden:
1,469 Sq. Ft.

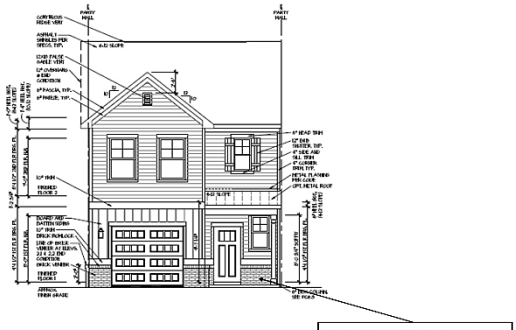


Elevation I Monoslab Plan



Partial Foundation Plan

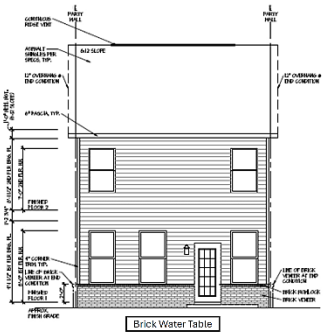
McClure Farms Elevations Revision Comparison Package



Brick Water Table Standard

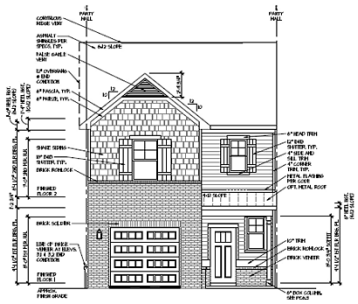
Interior Unit Braden: 1,469 Sq. Ft.

Front Cladding Materials
Wrap Around Side 2 Feet



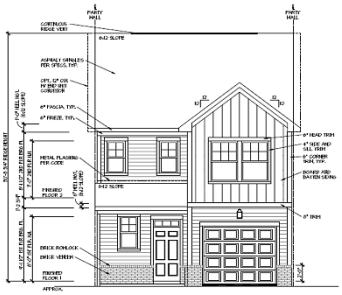
Brick Water Table

Interior Unit Braden: 1,469 Sq. Ft.



Front Elevation 2
First Floor Brick Option

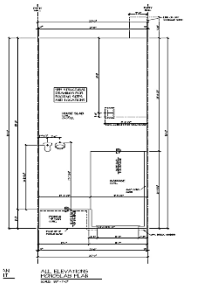
Braden: 1,469 Sq. Ft.



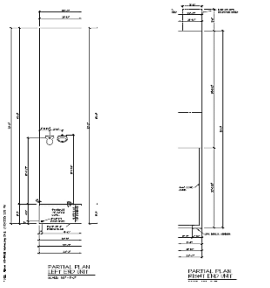
Allister 22' Interior Units: 1,783 Sq. Ft.

Note: Foundation Plan changes based on elevation and structural options.

Allister:
1,783 Sq. Ft.

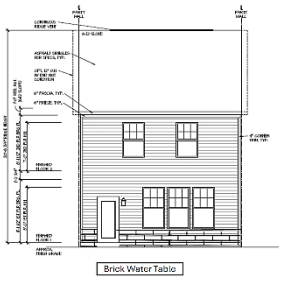


Elevation I Monoslab Plan



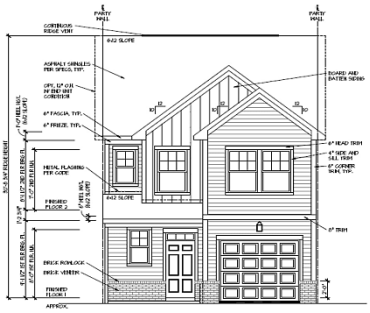
Partial Foundation Plan

Front Cladding Materials
Wrap Around Side 2 Feet



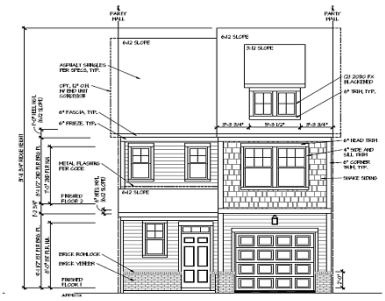
Brick Water Table

Interior Unit Allister: 1,783 Sq. Ft.



Front Elevation 2
Brick Water Table Standard

Allister: 1,783 Sq. Ft.



Front Elevation 3
Brick Water Table Standard

Allister: 1,783 Sq. Ft.

Single Family Upgrades

- Brick to grade minimum will be upgraded to go to standard brick water table, all four sides. Essentially going from a minimum of 6” of brick to 2-3’ of brick all the way around the home providing a better streetscape.
- Adding the option to include first floor brick on the front of the homes on all plans and elevations.
- Adding the option to include full masonry front elevations on all plans.
- The lots that have high visibility from Highway 31 (Lots 1 and 2) will be full brick on all 4 sides as previously committed by Brightland Homes.

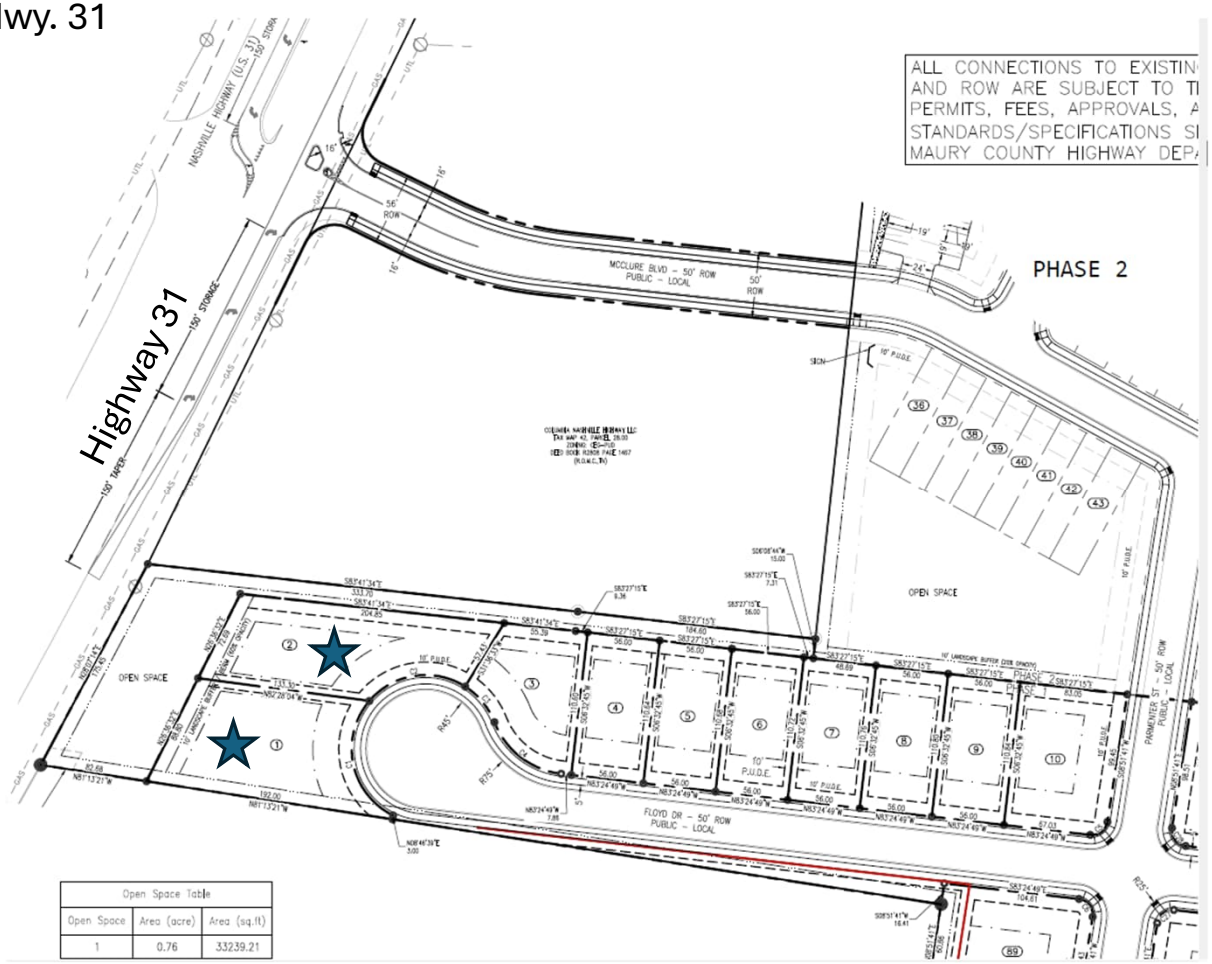
Single Family Upgrades

- The exterior brick/stone on the front will wrap the sides for a minimum of 2’ to prevent a gap in materials at the corners.
- We commit to not have the same model/elevation combination, or color scheme next to each other, or across the street from each other.
- We achieve this by providing multiple elevation and cladding options for each plan and elevation.
- We keep track of this by using a sales matrix tracking plans, elevations, and colors throughout the life of the community.

Townhome Upgrades

- 2-Car Garages on end units to improve street parking.
- Updated architecture on all units to enhance overall streetscape. (Covered Porches on all Units, optional dormers)
- Additional exterior siding options (Shake, Board + Batten)
- Additional windows on side elevations.

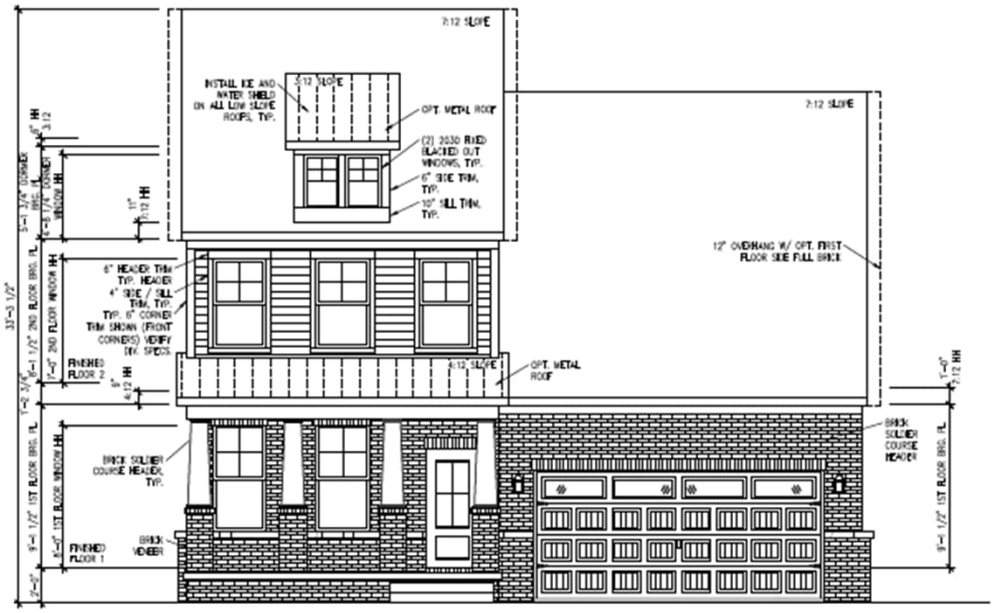
★ High Visibility Lots to Hwy. 31
(To Be Full Brick)

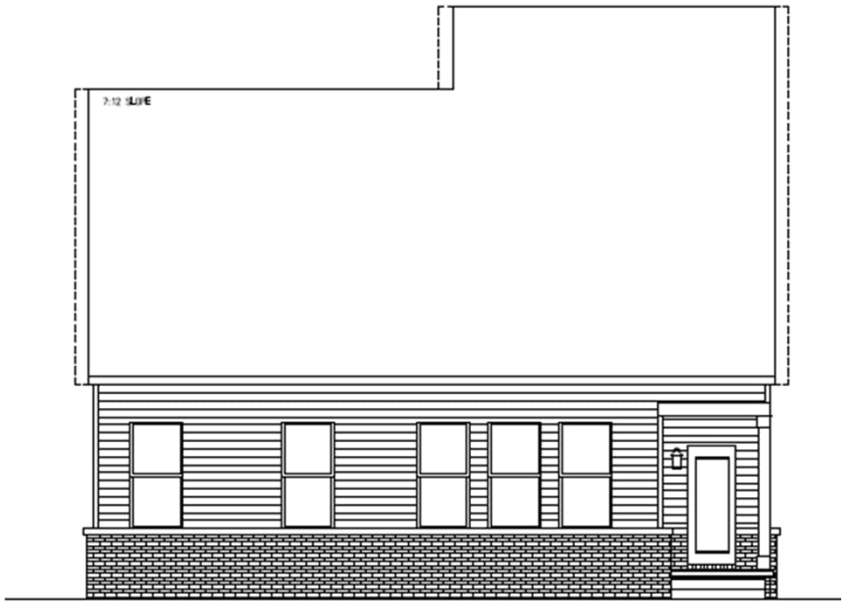


Lot Spec Example



Lot Spec Example





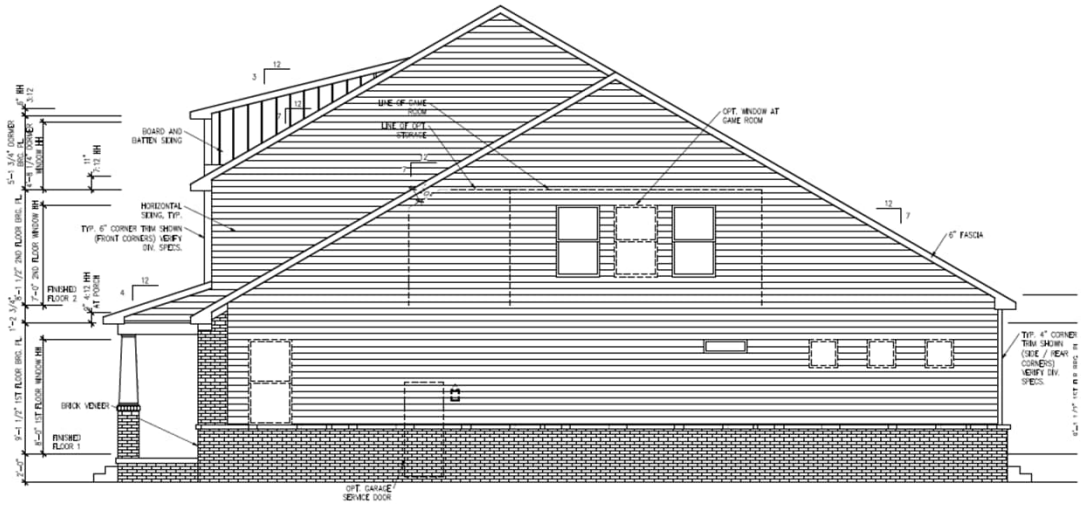
Options to include:*

- First Floor Brick
- Brick Columns
- ¾ lite front door
- Garage Door Windows and Decorative Hardware
- Metal Roof- Porch & Dormer
- 4/1 Window Grids on Front

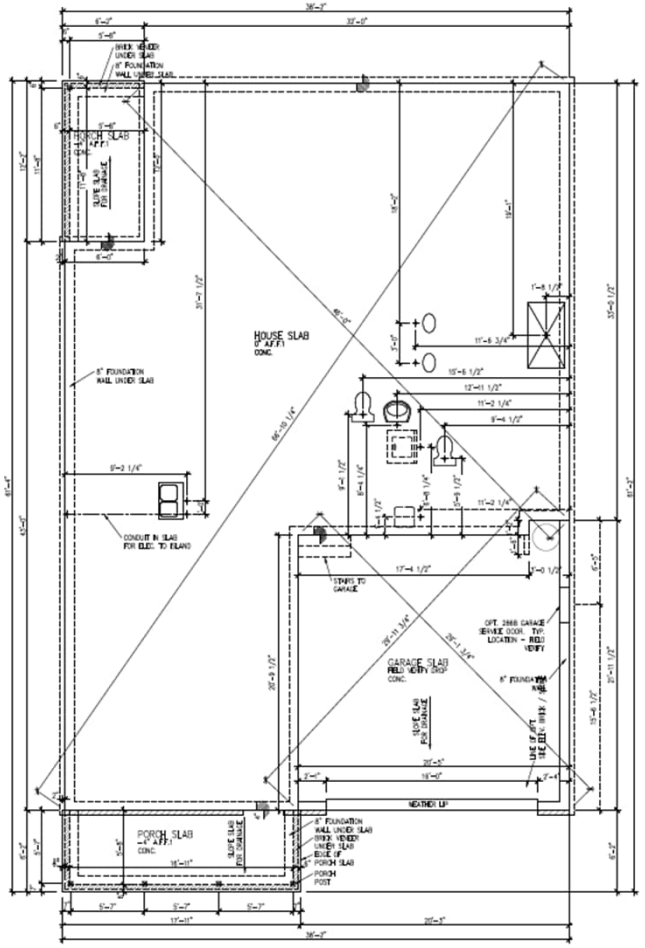
*Options shown in this example are solely a representation of a To-be-built spec home. (Not included in every home)

Lot Spec Example





Lot Spec Example



Exterior Decoration Options













DRB: Lassiter (2,361 Sq. Ft.)

Front Elevation 5- Stone Water Table Option

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

Currently Approved Brightland: Oakland (2,380 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Brick + Stone	12%
NON-MASONRY	Smooth Siding	88%



DRB: Lassiter (2,361 Sq. Ft.)
Front Elevation 4- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

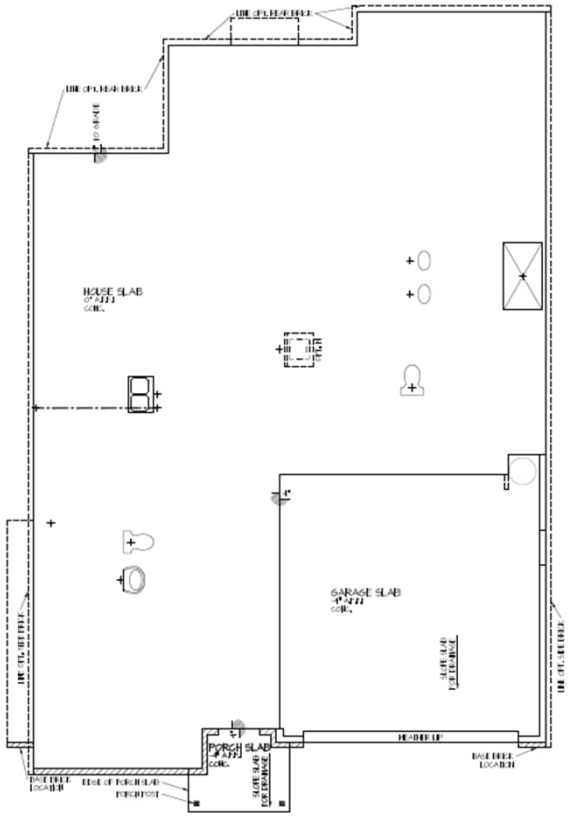
Currently Approved Brightland: Oakland (2,380 Sq. Ft.)



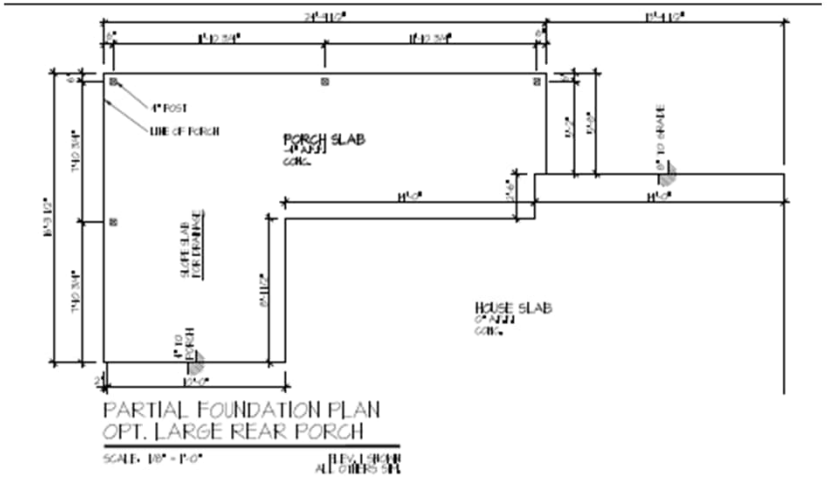
MASONRY	Brick	10%
NON-MASONRY	Smooth Siding	90%



MASONRY	Brick	20%
NON-MASONRY	Smooth Siding	80%

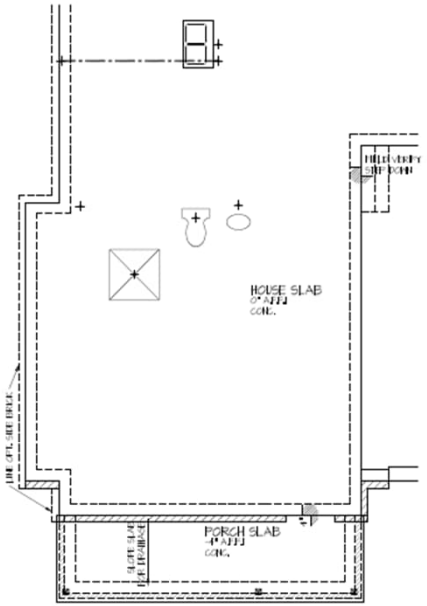


Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

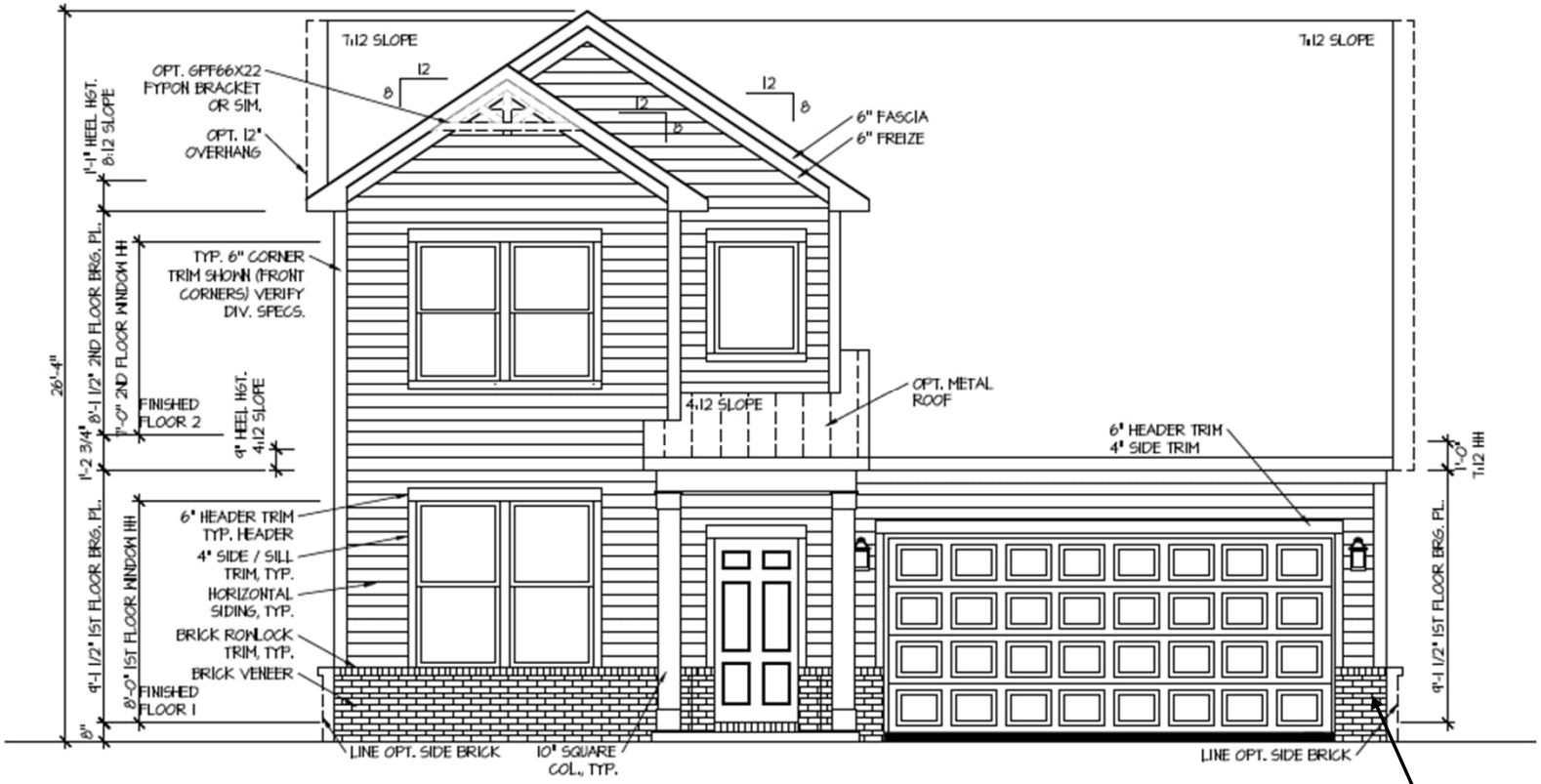
Note: Foundation Plan changes based on elevation and structural options.



Optional Bed 5
W/ Bath 4

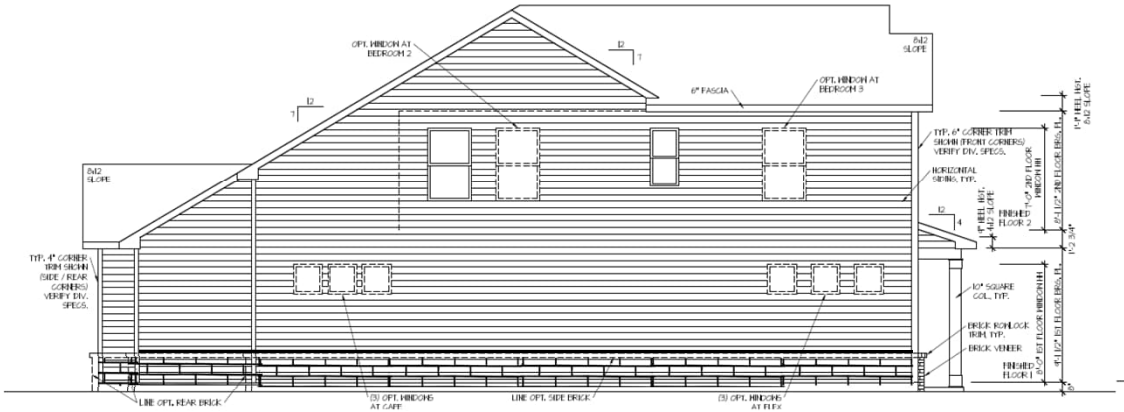
DRB HOMES

Lassiter (2,361 Sq. Ft.)

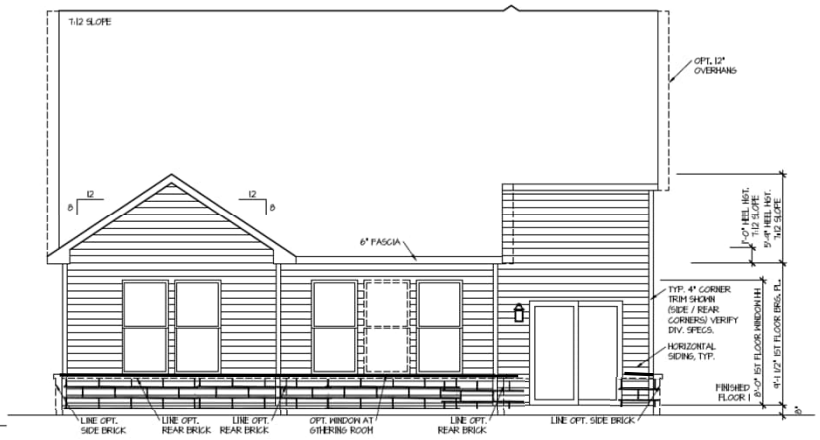


Lassiter (2,361 Sq. Ft.)

Brick Water Table Standard

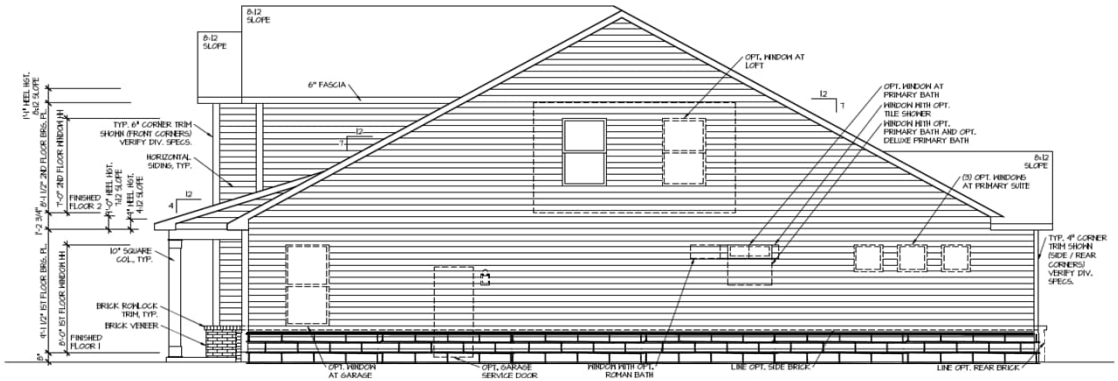


Brick Water Table



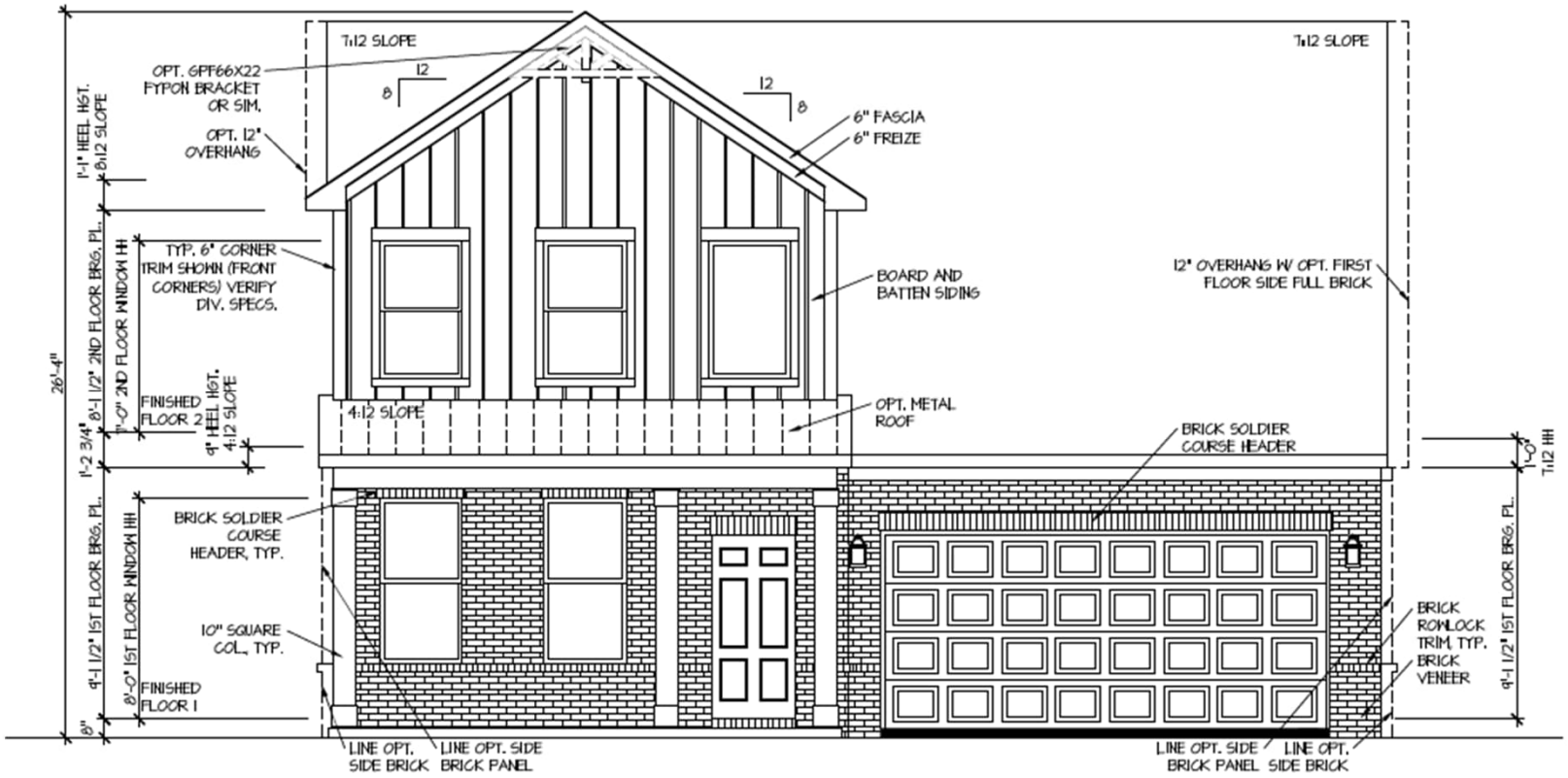
Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



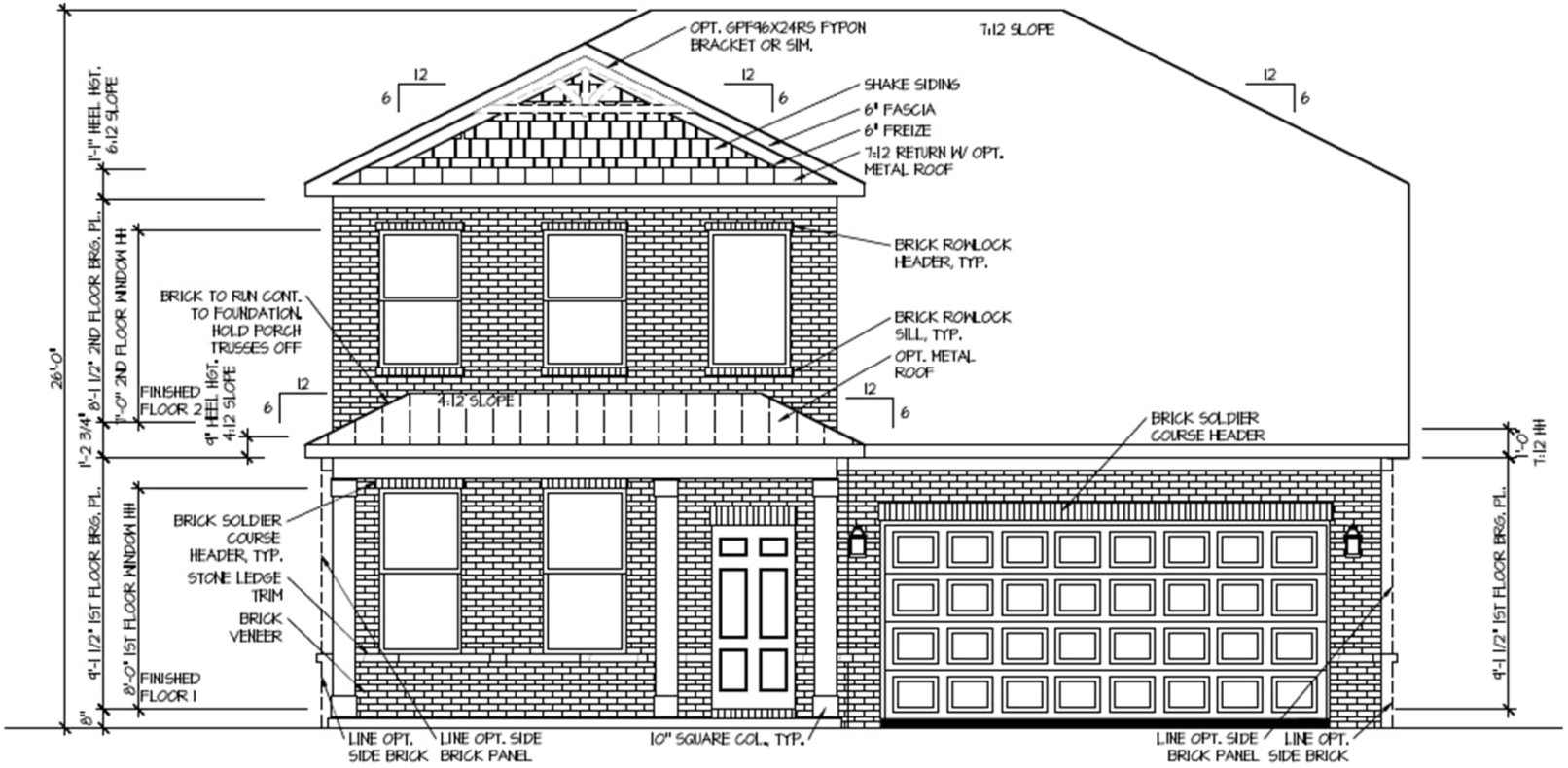
Brick Water Table

Lassiter (2,361 Sq. Ft.)



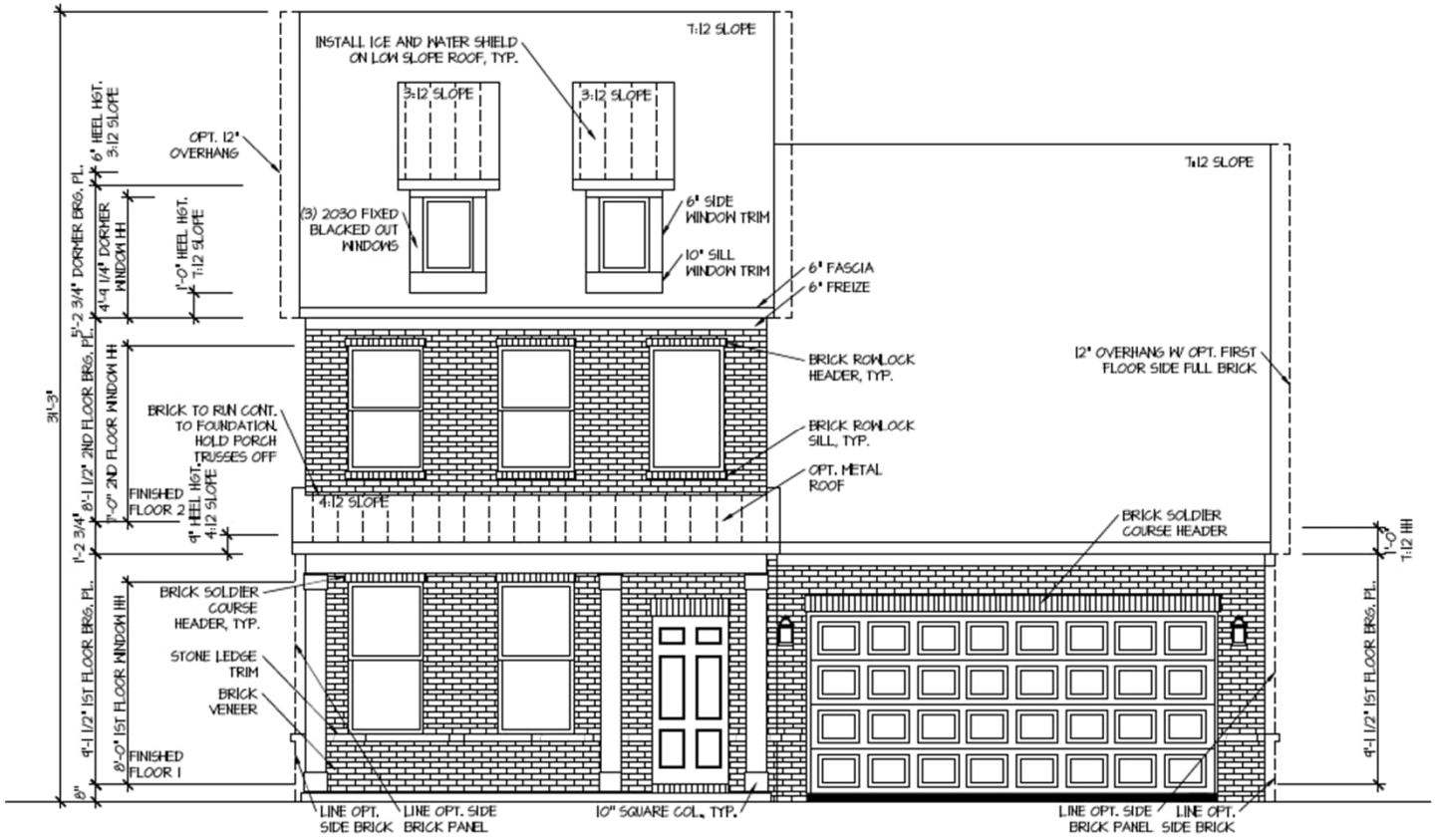
Front Elevation 2
First Floor Brick Option

Lassiter (2,361 Sq. Ft.)



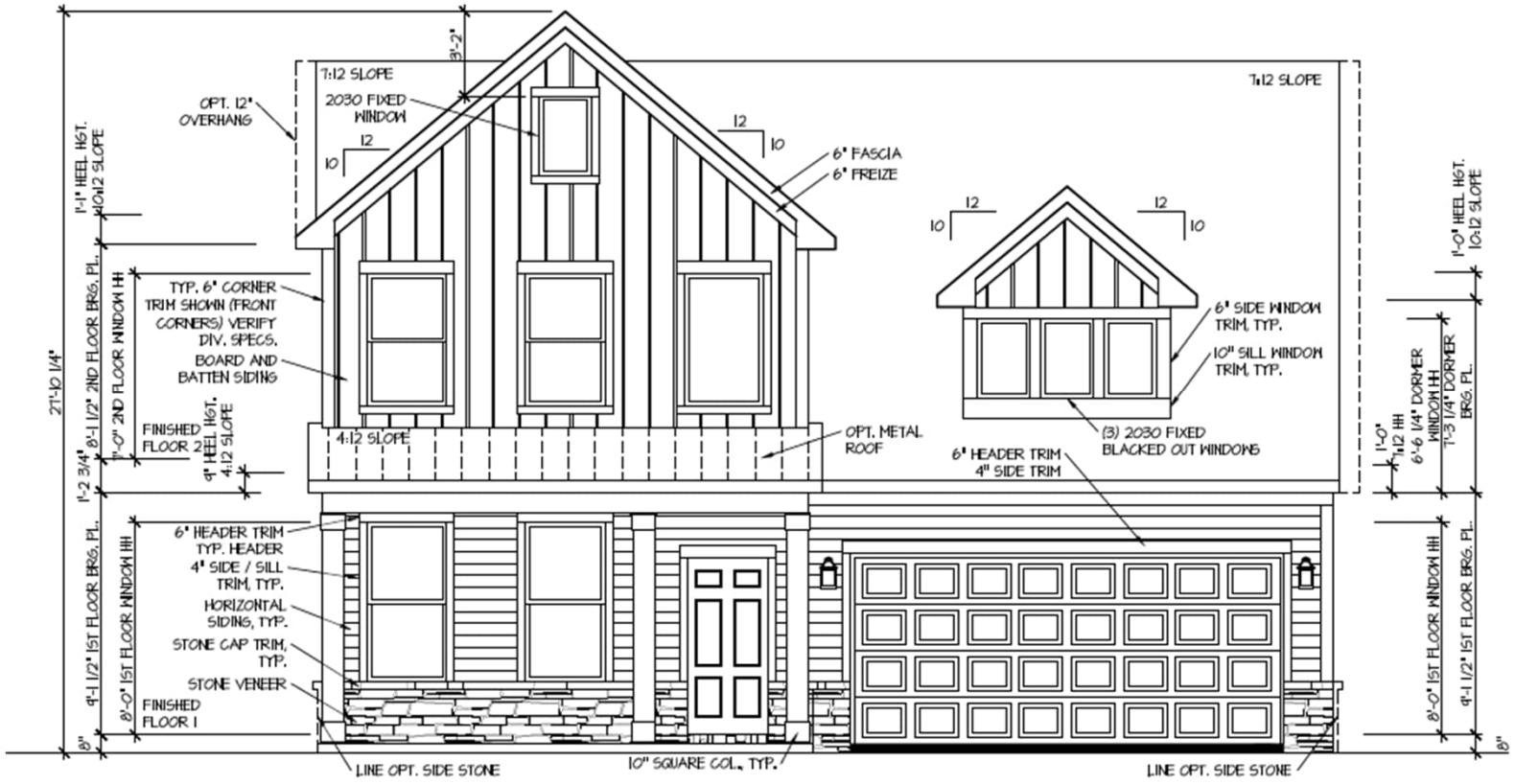
Front Elevation 3
Full Masonry Option

Lassiter (2,361 Sq. Ft.)



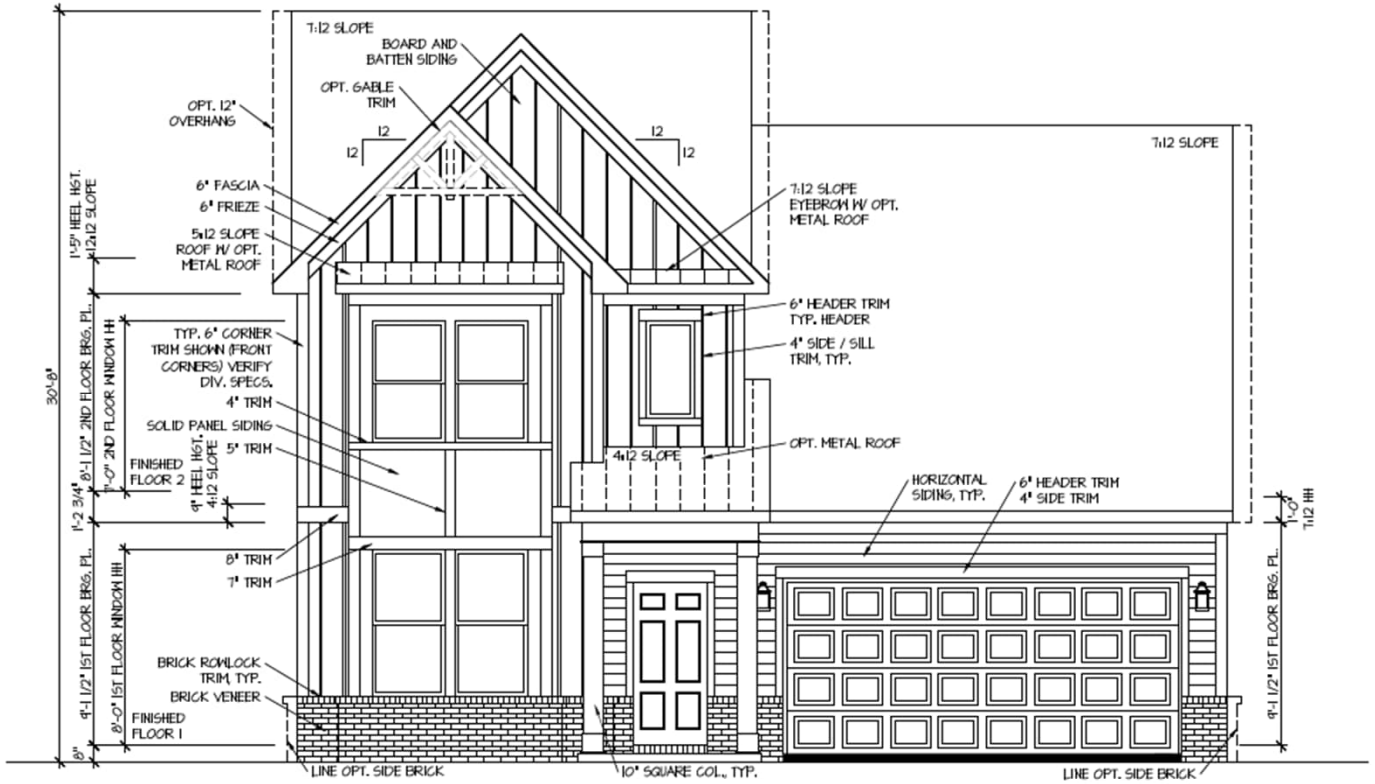
Front Elevation 4
Full Brick Option

Lassiter (2,361 Sq. Ft.)



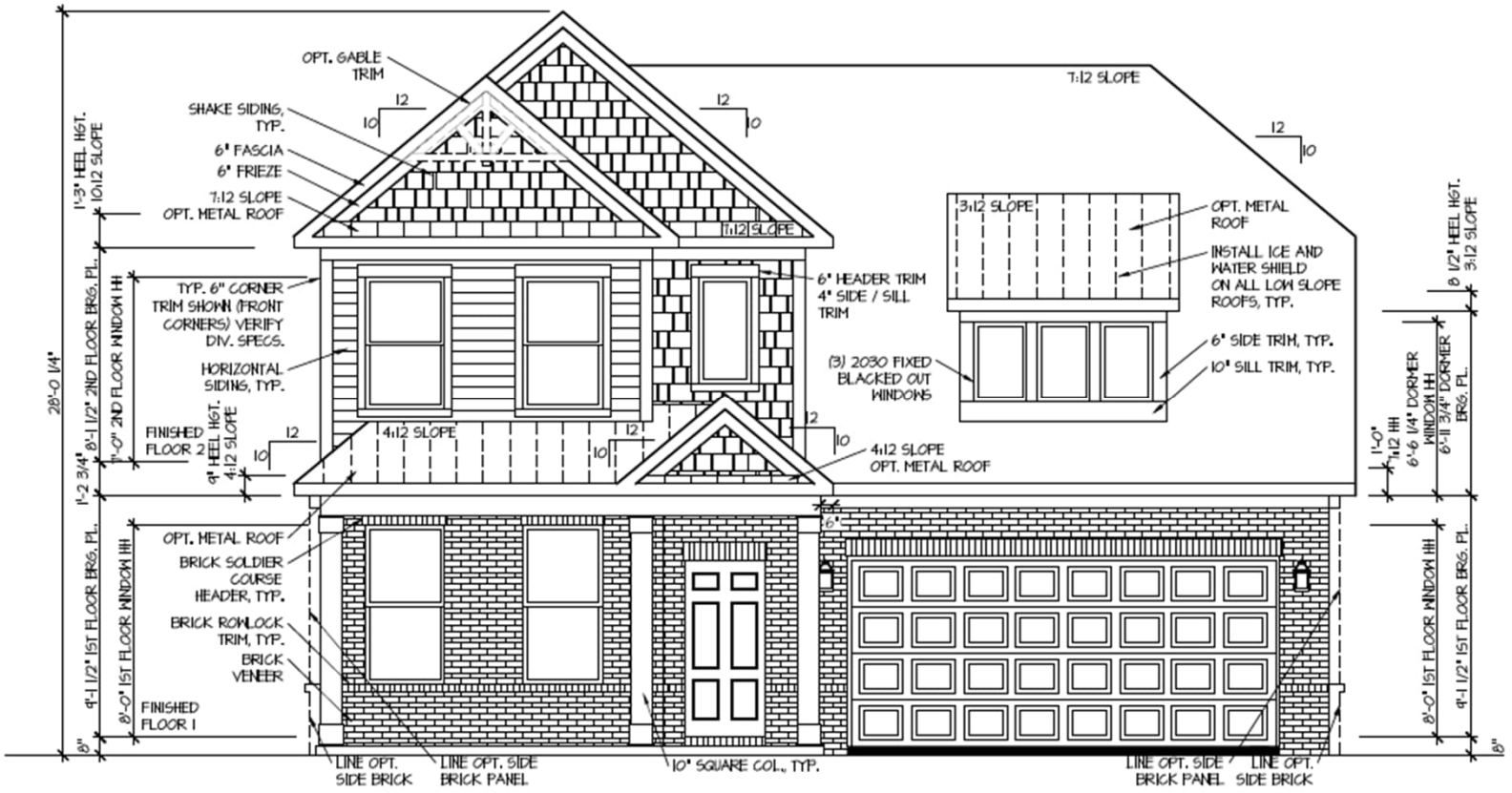
Front Elevation 5
Stone Water Table Option

Lassiter (2,361 Sq. Ft.)



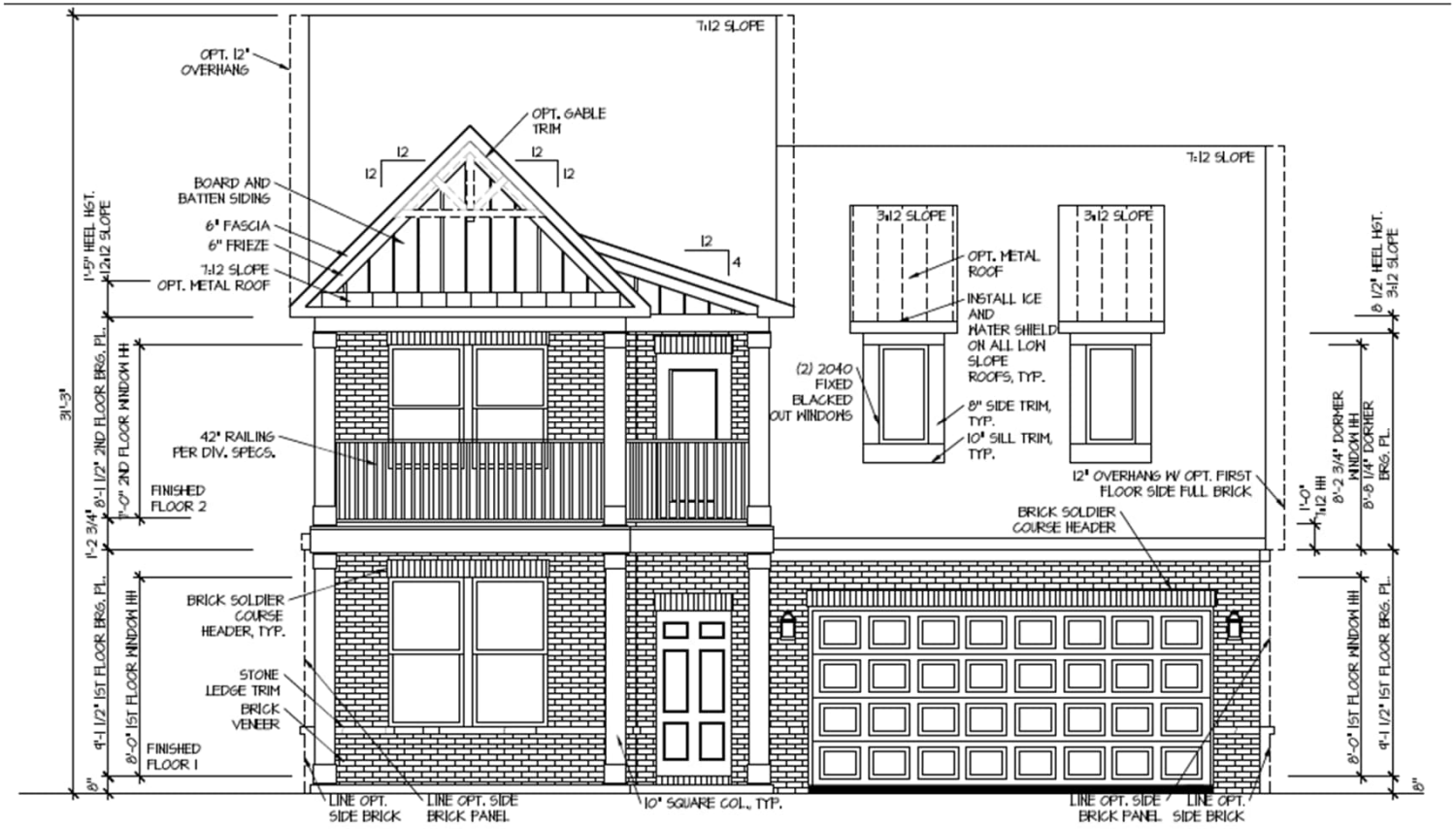
Front Elevation 7
Brick Water Table Standard

Lassiter (2,361 Sq. Ft.)



Front Elevation 8
First Floor Brick Option

Lassiter (2,361 Sq. Ft.)



Front Elevation 9
Full Masonry Option

Lassiter (2,361 Sq. Ft.)

DRB HOMES



DRB: Greenwich (1,974 Sq. Ft.)

Front Elevation 6- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Brightland HOMES

Currently Approved Brightland: Gibson (1,800 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Stone	14%
NON-MASONRY	Smooth Siding	86%



DRB: Greenwich (1,974 Sq. Ft.)

Front Elevation 2- Brick Watertable Standard

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

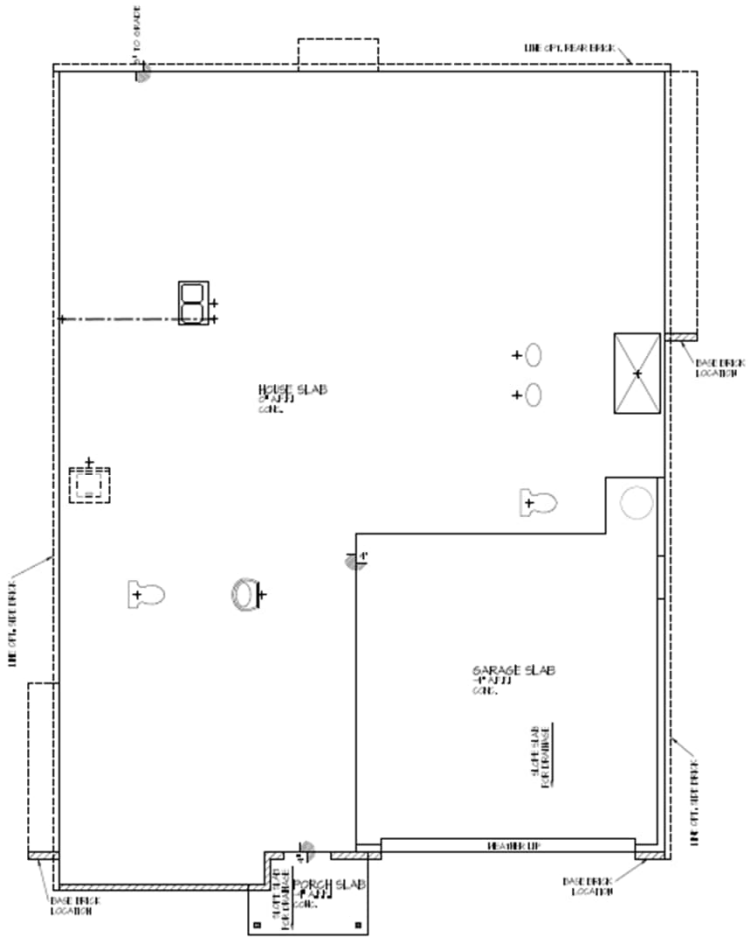
Currently Approved Brightland: Gibson (1,800 Sq. Ft.)



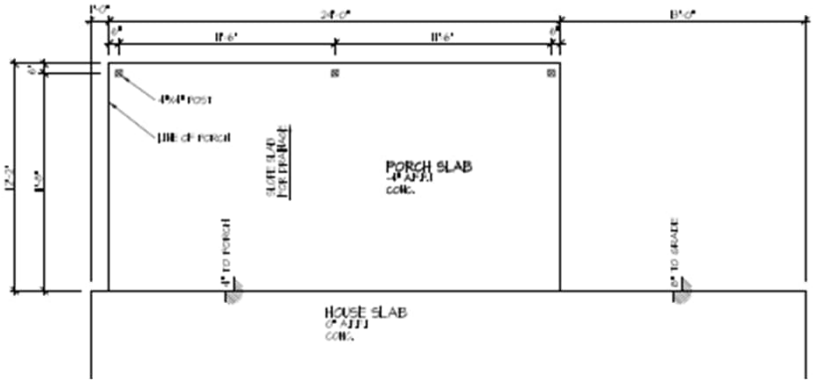
MASONRY	Brick & Stone	90%
NON-MASONRY	Smooth Siding	10%



MASONRY	Brick & Stone	85%
NON-MASONRY	Smooth Siding	15%



Elevation I Monoslab Plan

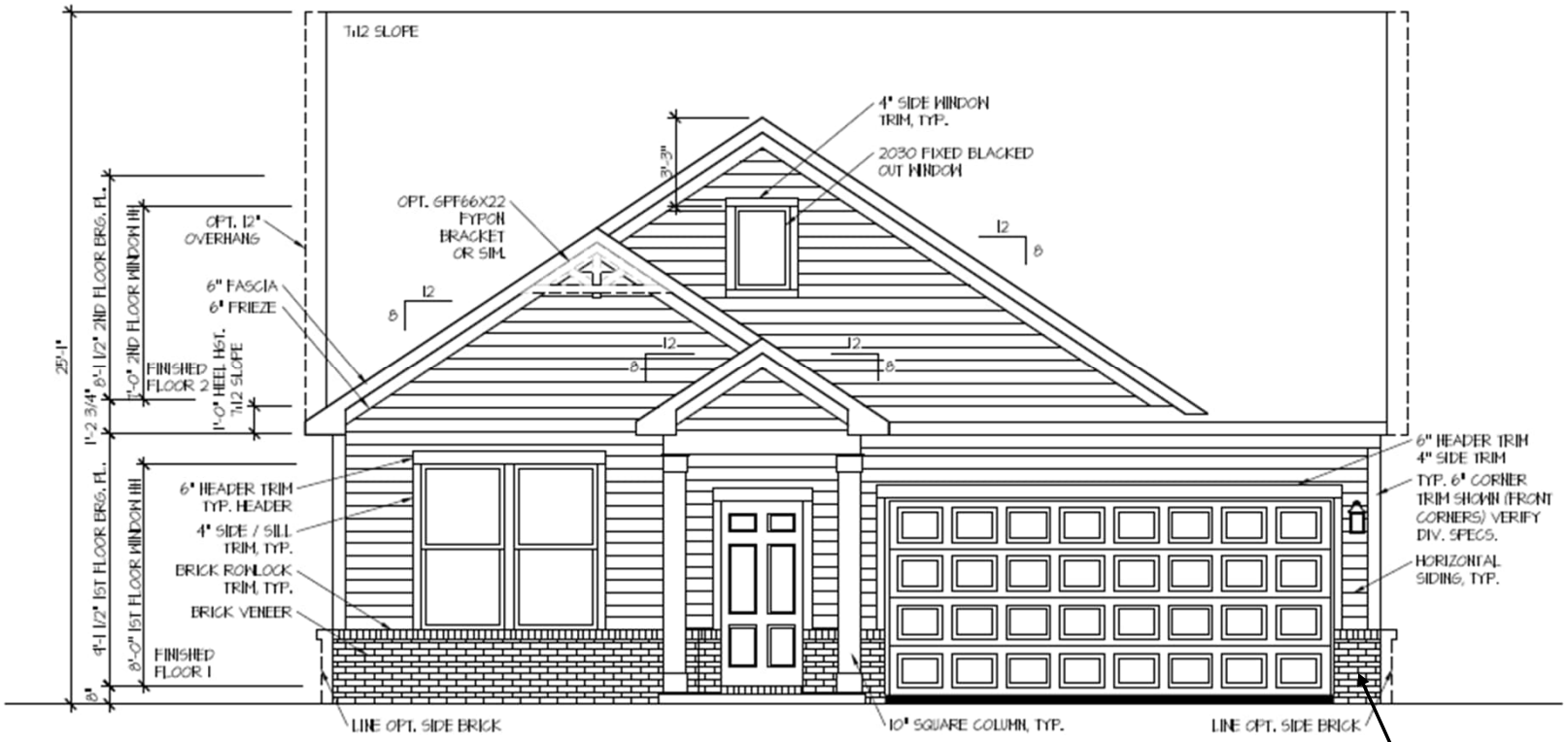


Partial Foundation Plan
Opt. Large Rear Porch

Note: Foundation Plan changes based on elevation and structural options.

DRB HOMES

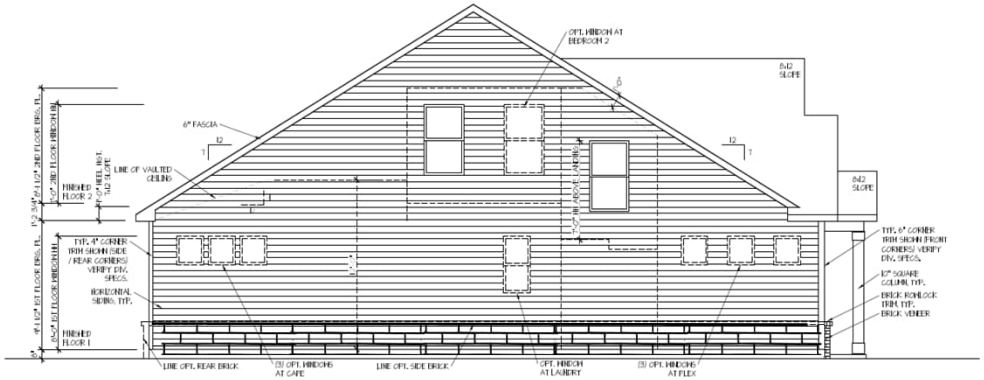
Greenwich (1,974 Sq. Ft.)



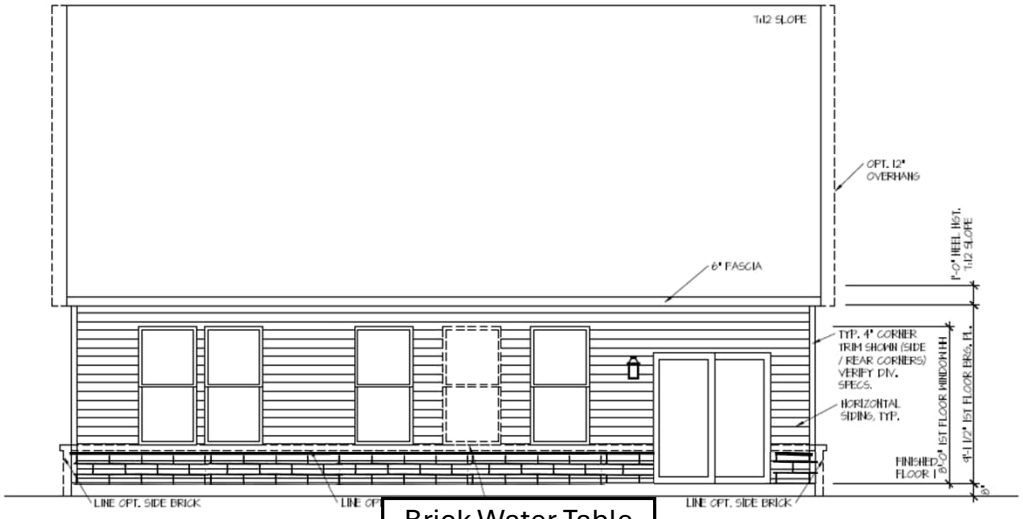
DRB HOMES

Greenwich (1,974 Sq. Ft.)

Brick Water Table Standard

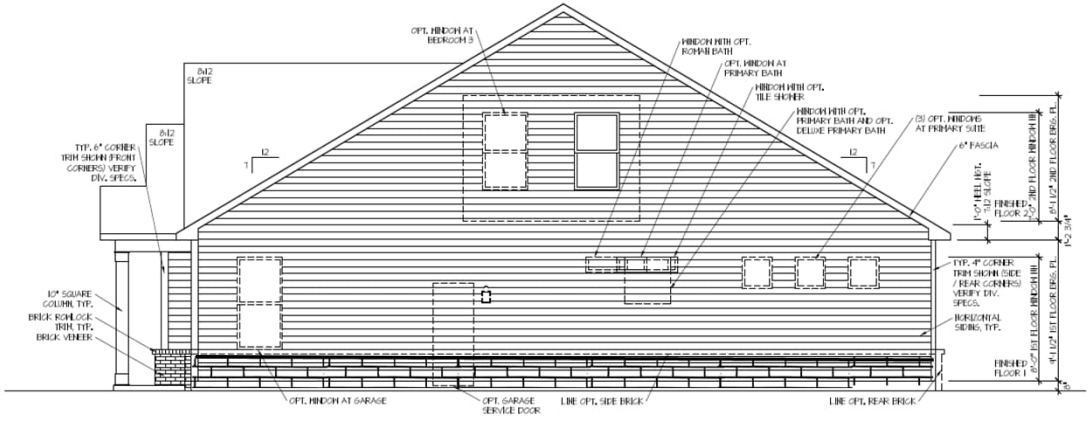


Brick Water Table



Brick Water Table

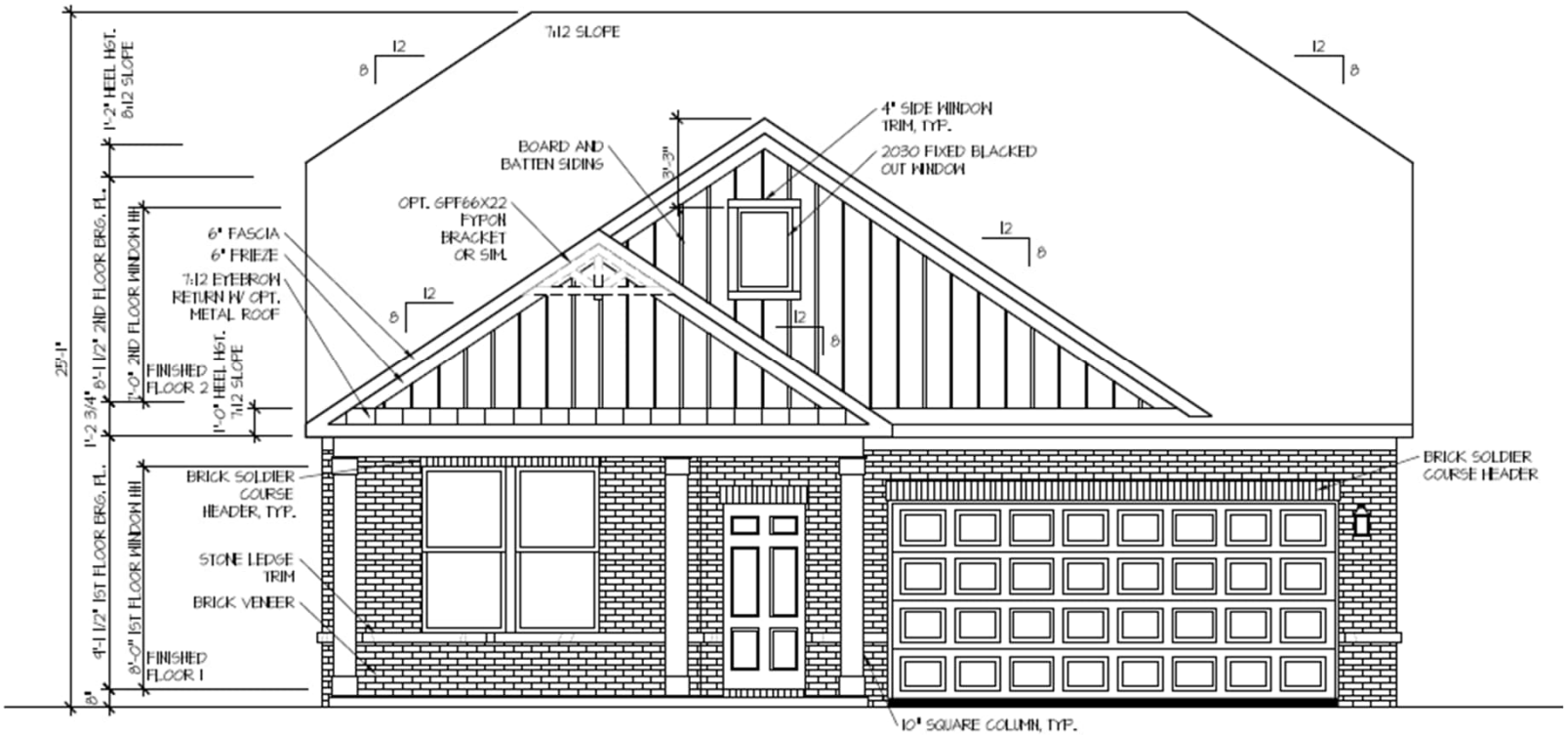
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

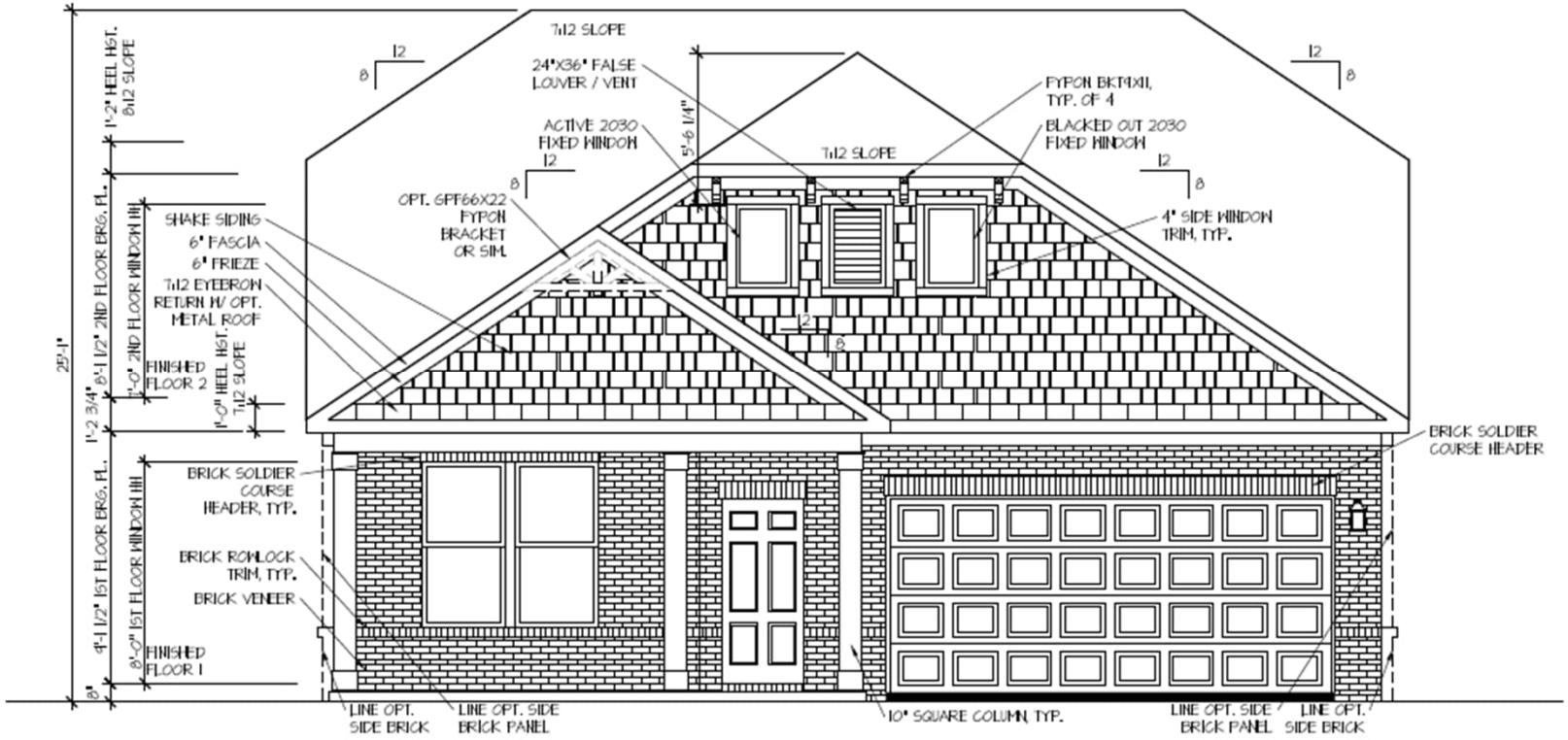
DRB HOMES

Greenwich (1,974 Sq. Ft.)



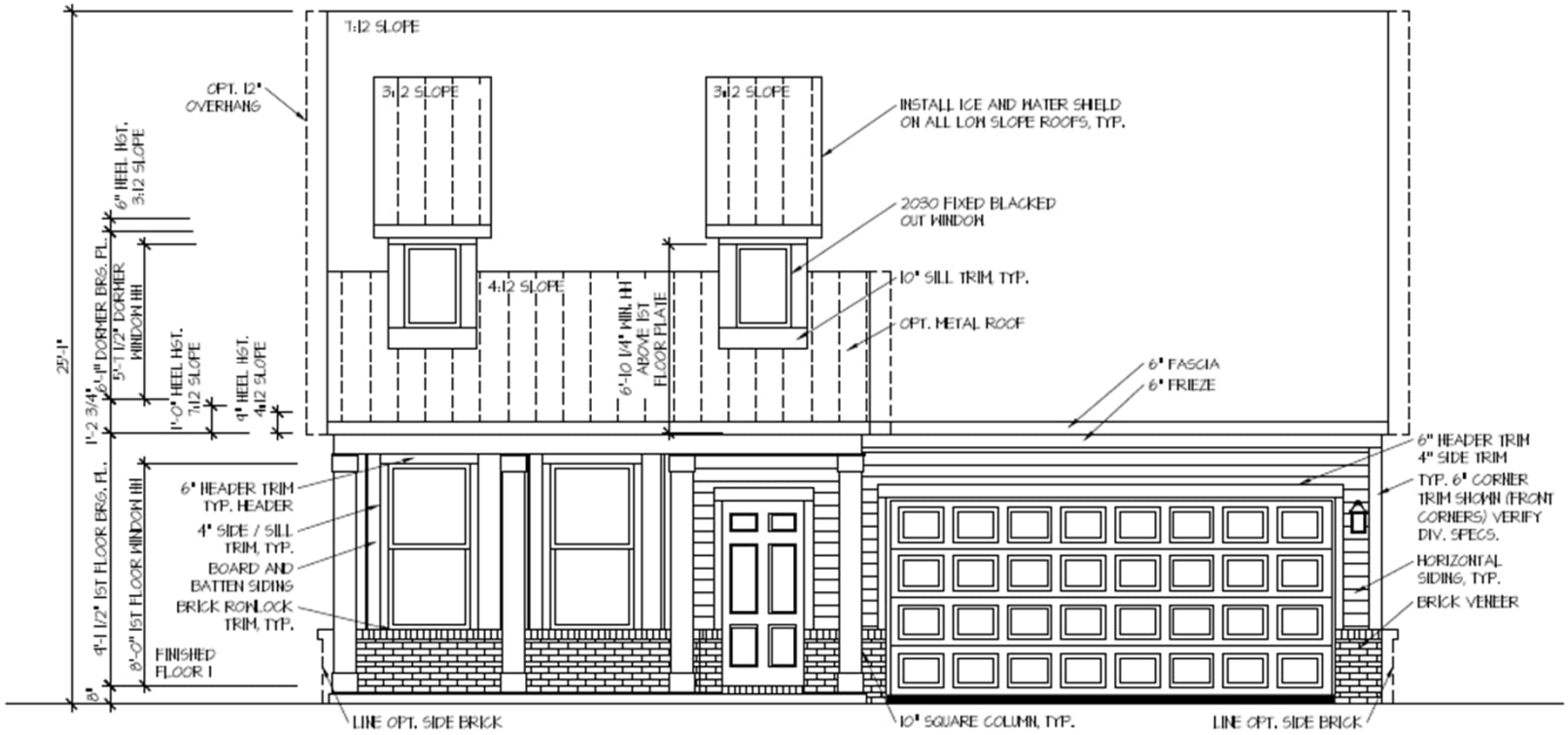
Front Elevation 2
Full Brick Option

Greenwich (1,974 Sq. Ft.)



Front Elevation 3
Full Masonry Option

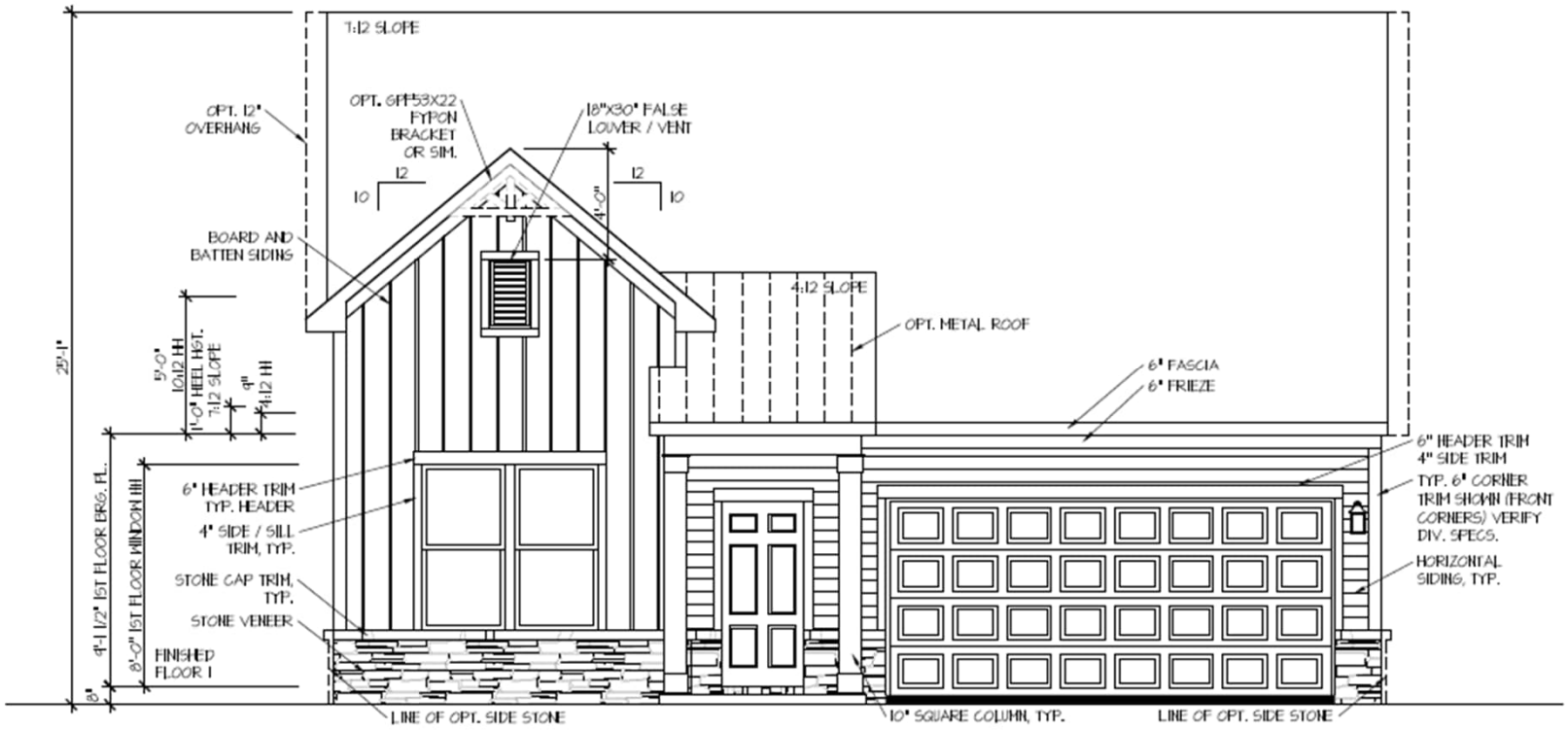
Greenwich (1,974 Sq. Ft.)



Front Elevation 4
Brick Water Table Standard

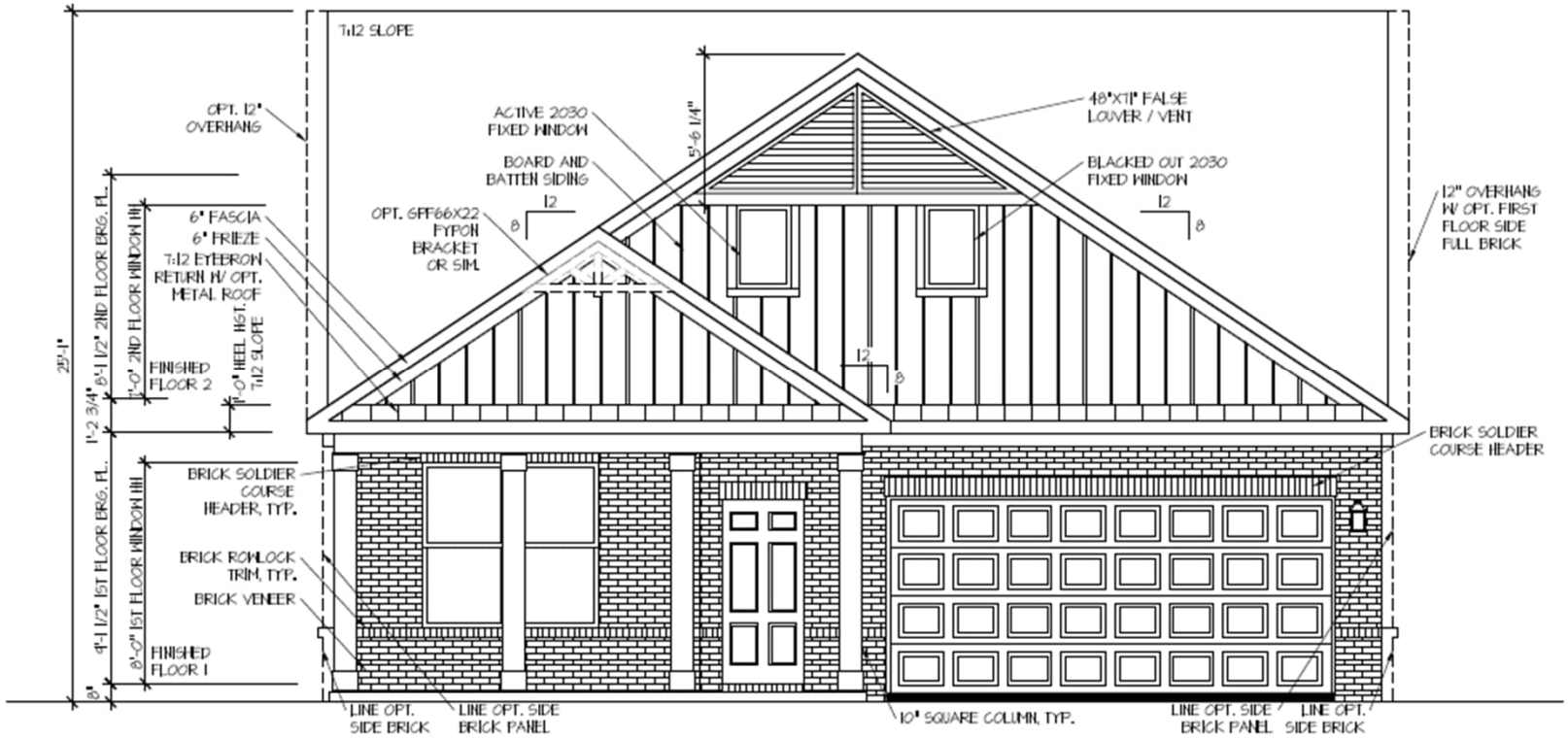
DRB HOMES

Greenwich (1,974 Sq. Ft.)



Front Elevation 5
Stone Water Table Option

Greenwich (1,974 Sq. Ft.)



Front Elevation 6
Full Brick Option

Greenwich (1,974 Sq. Ft.)



DRB: Chelsea (1,891 Sq. Ft.)

Front Elevation 4- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Delta (1,610 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth + B&B	100%



MASONRY	Stone	3%
NON-MASONRY	Board + Batten	97%



DRB: Chelsea (1,891 Sq. Ft.)

Front Elevation 2- Full Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Delta (1,610 Sq. Ft.)



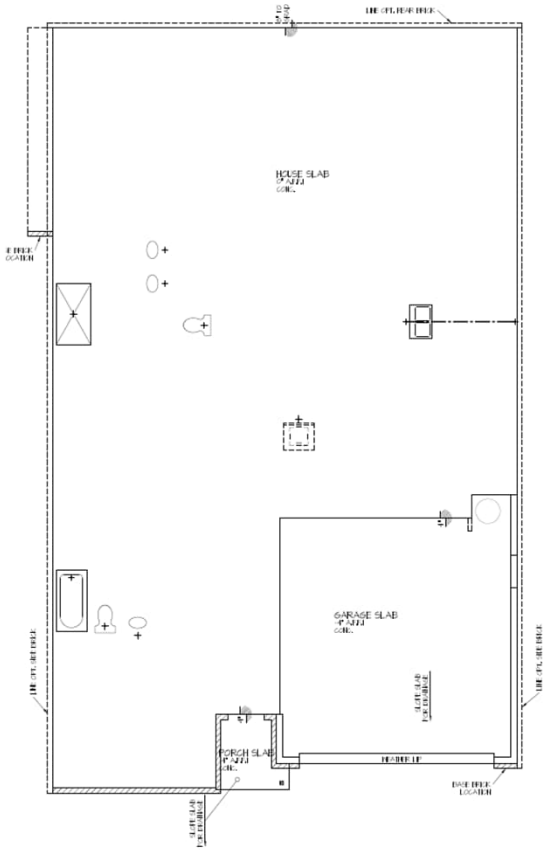
ELEVATION F - FRONT ELEVATION

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

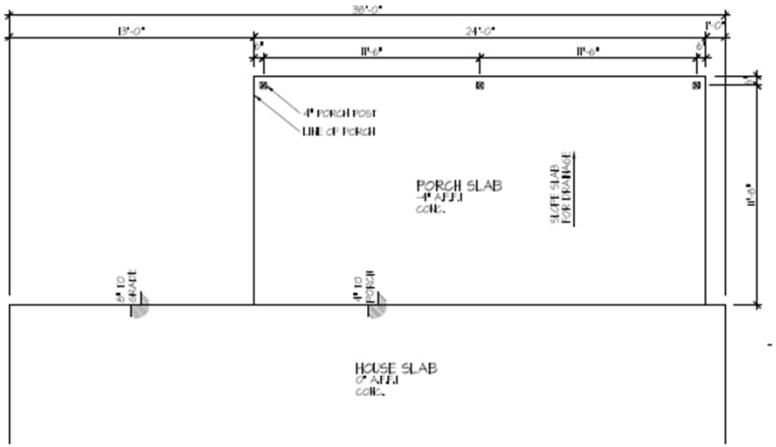


ELEVATION I - FRONT ELEVATION

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

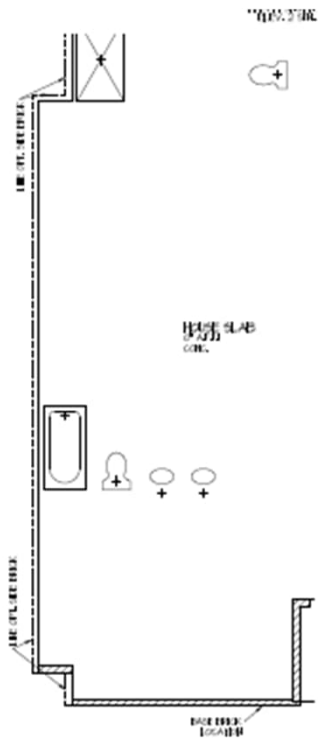


Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

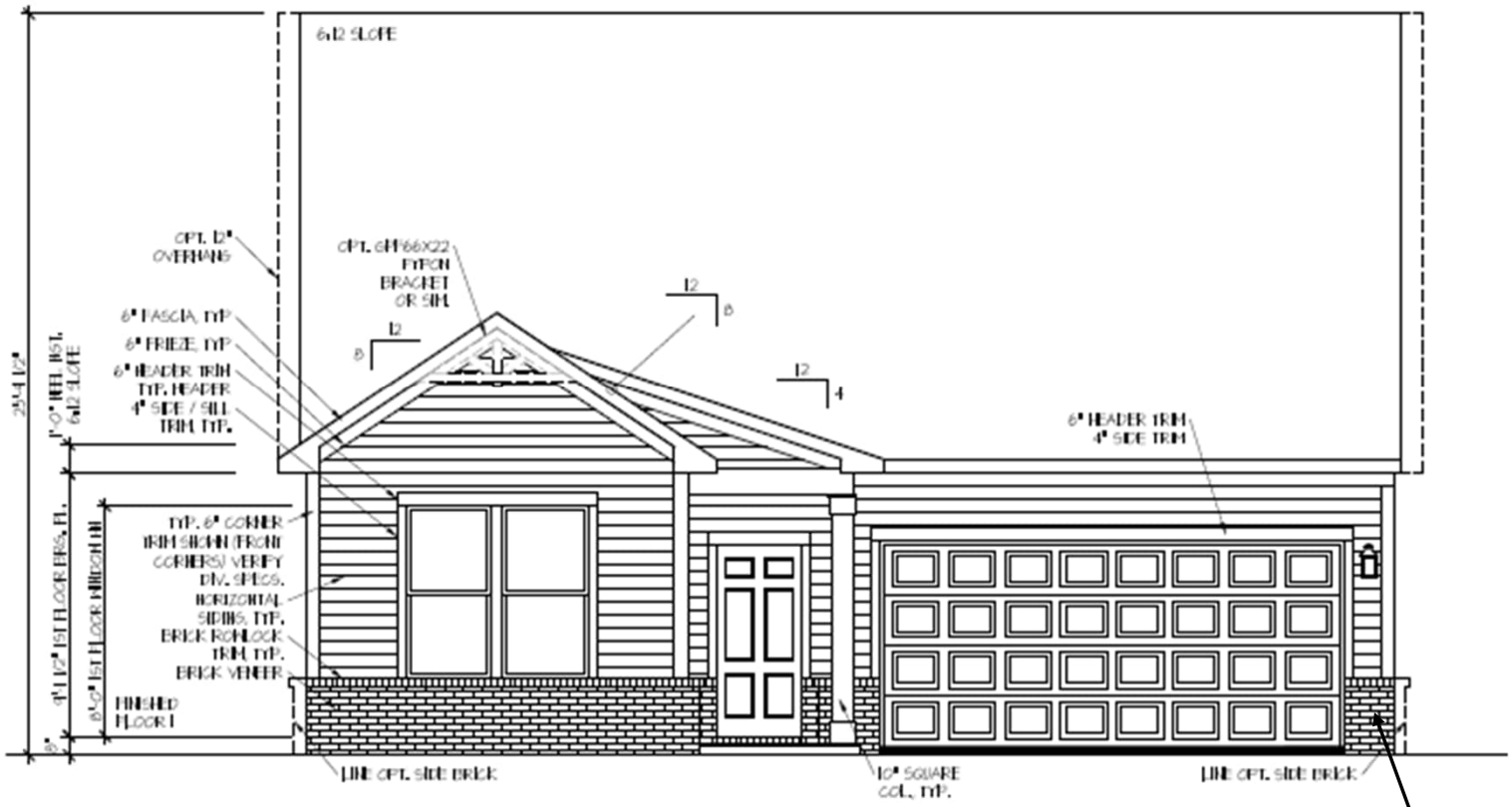
Note: Foundation Plan changes based on elevation and structural options.



Partial Foundation Plan
Opt. Side Bay

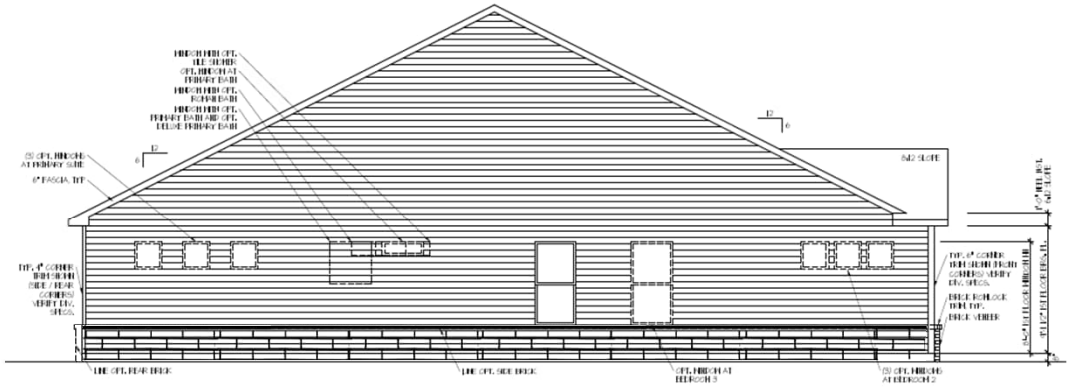
DRB HOMES

Chelsea (1,891 Sq. Ft.)

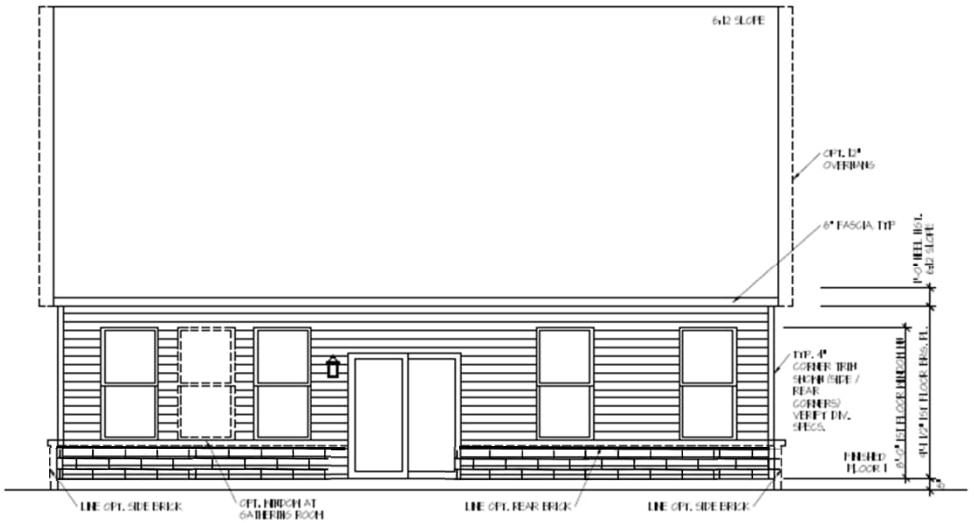


DRB HOMES

Chelsea (1,891 Sq. Ft.)

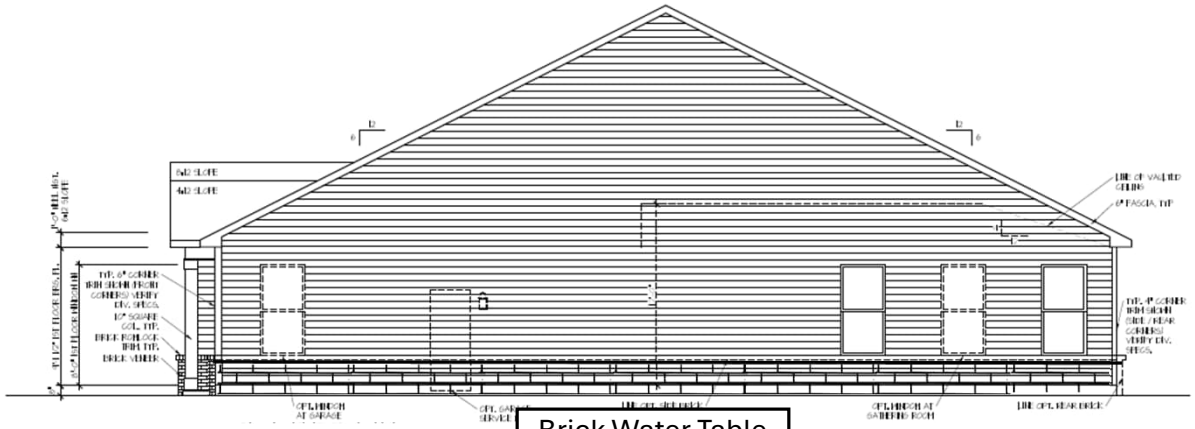


Brick Water Table



Brick Water Table

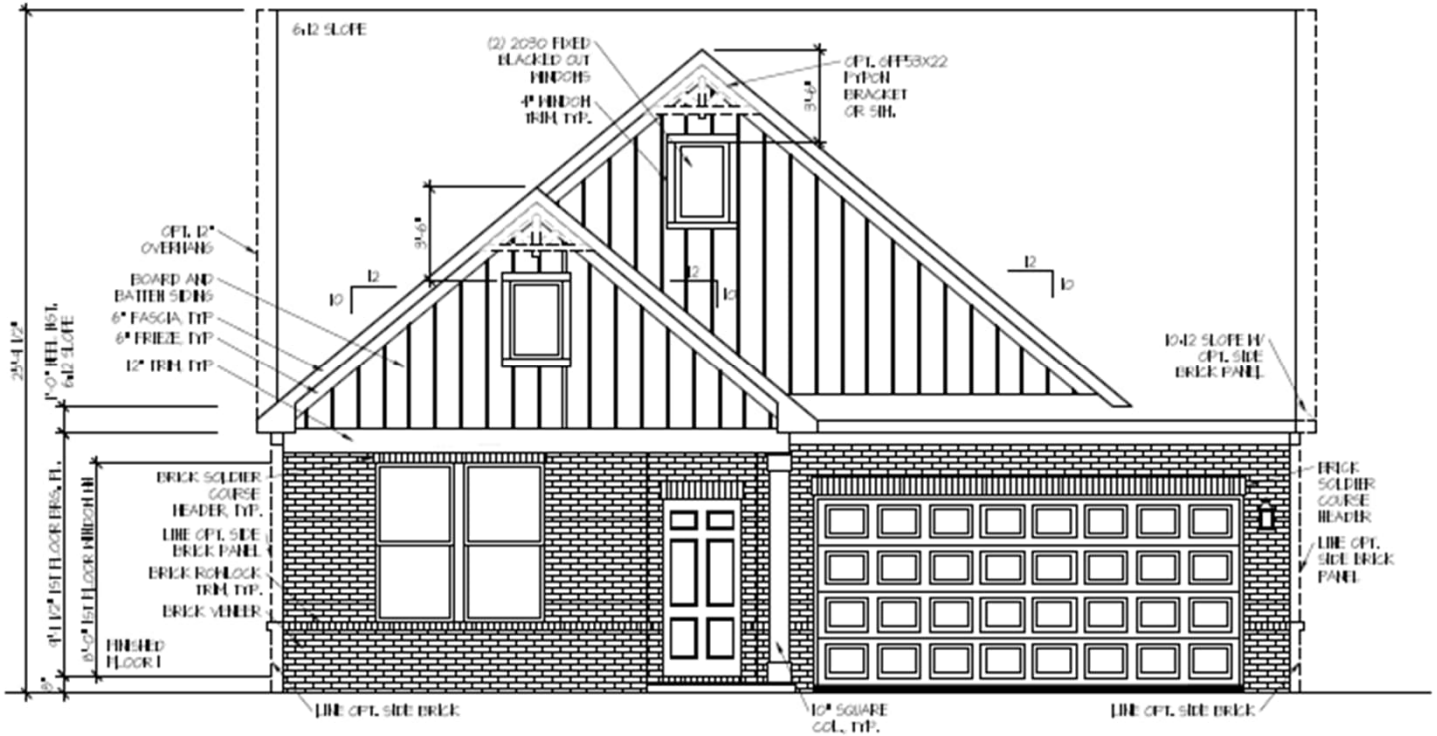
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

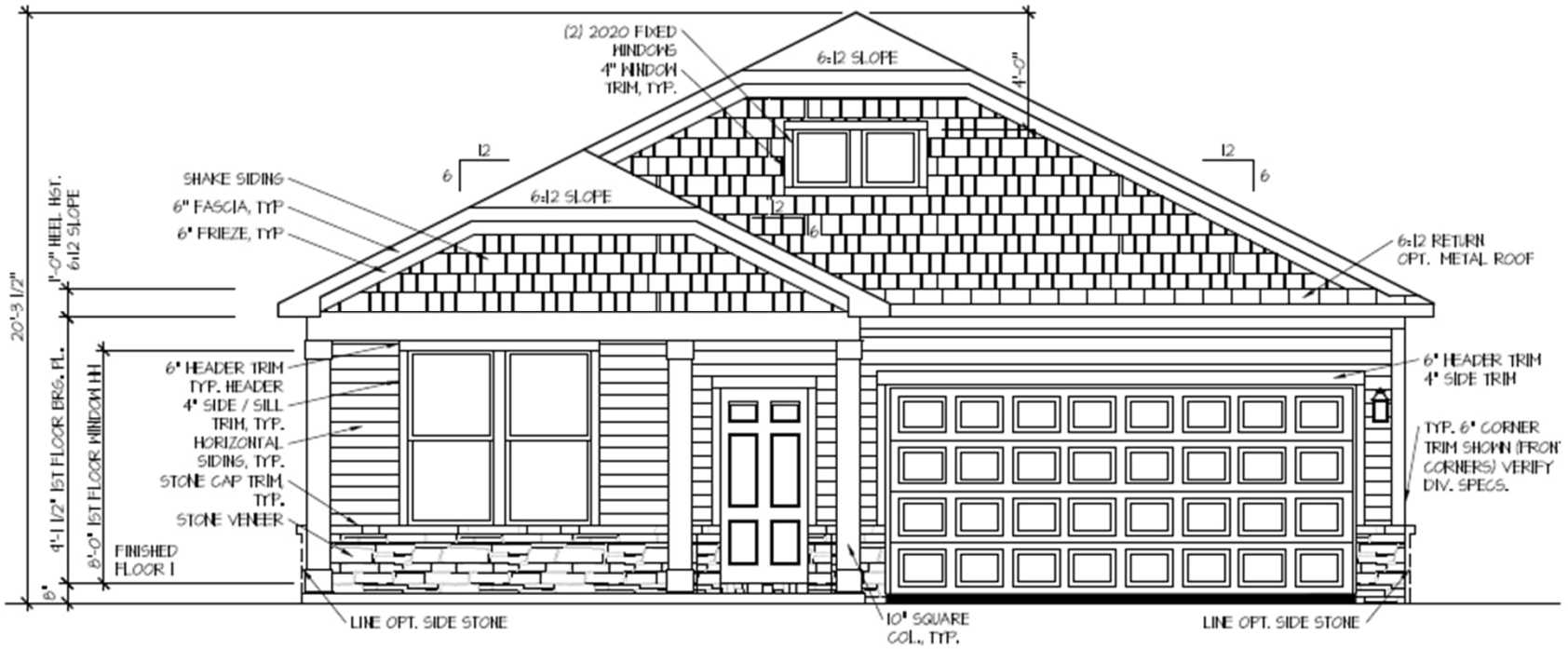
DRB HOMES

Chelsea (1,891 Sq. Ft.)



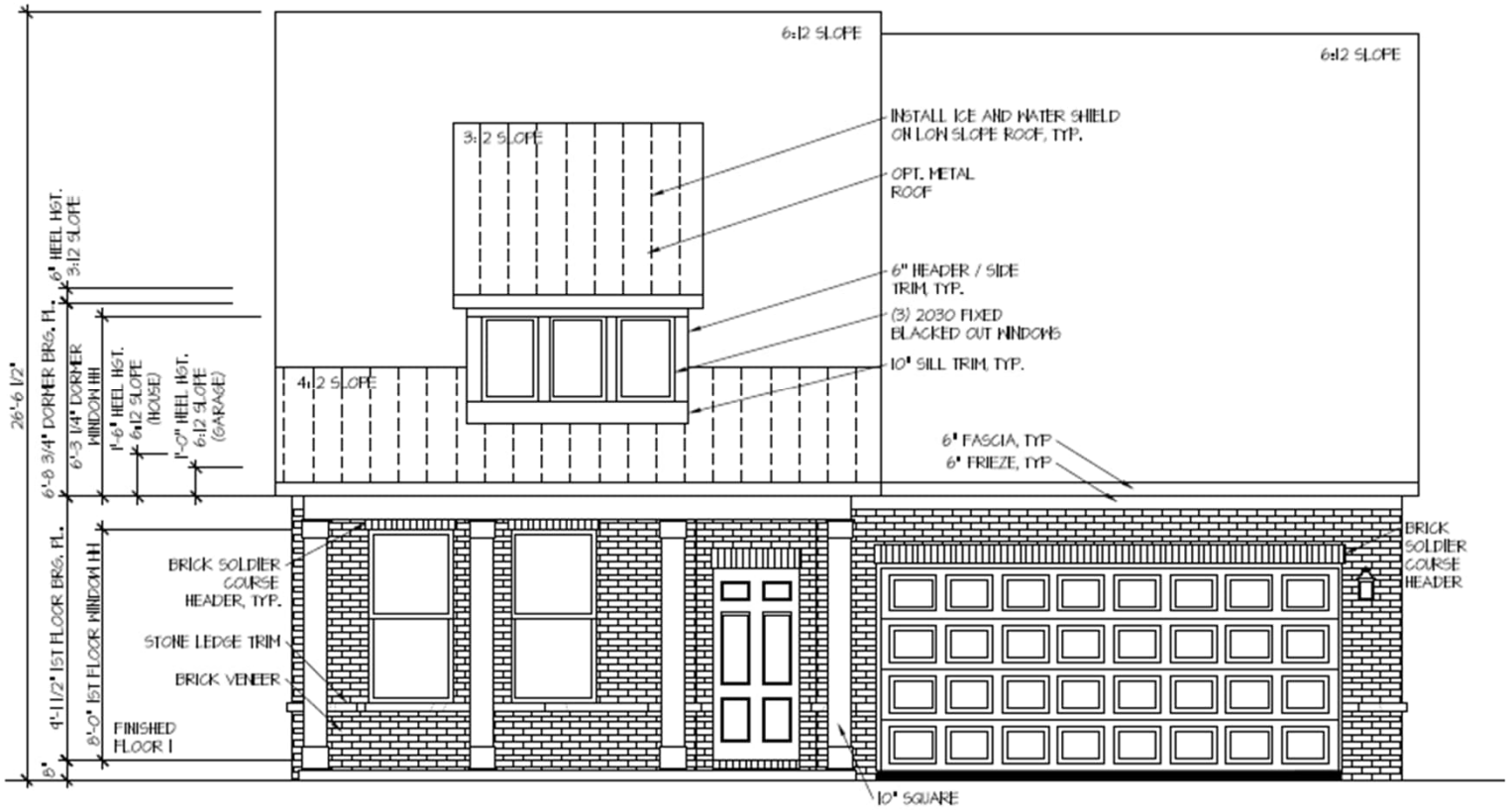
Front Elevation 2
Full Brick Option

Chelsea (1,891 Sq. Ft.)



Front Elevation 3
Stone Water Table Option

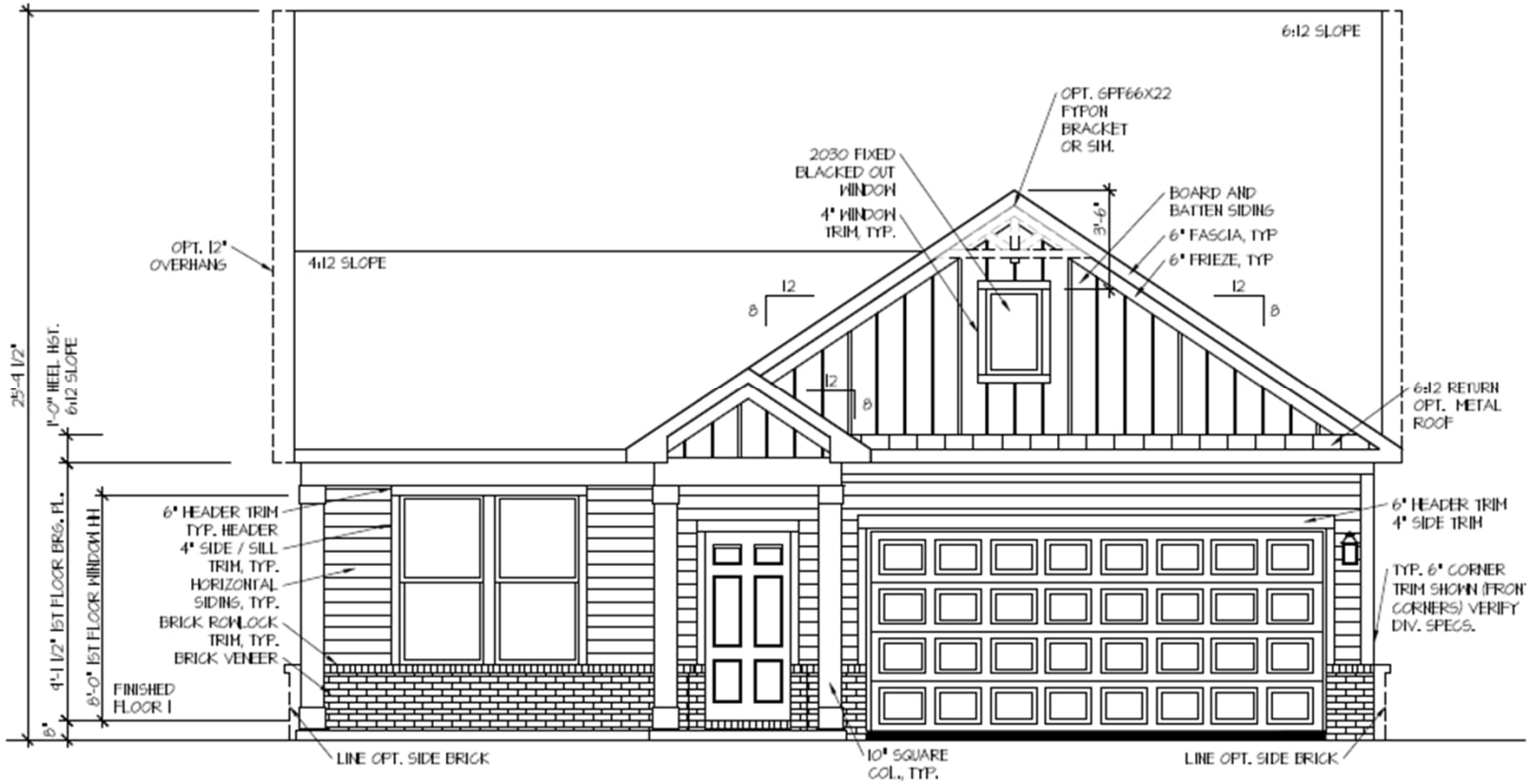
Chelsea (1,891 Sq. Ft.)



Front Elevation 4
Full Masonry Option

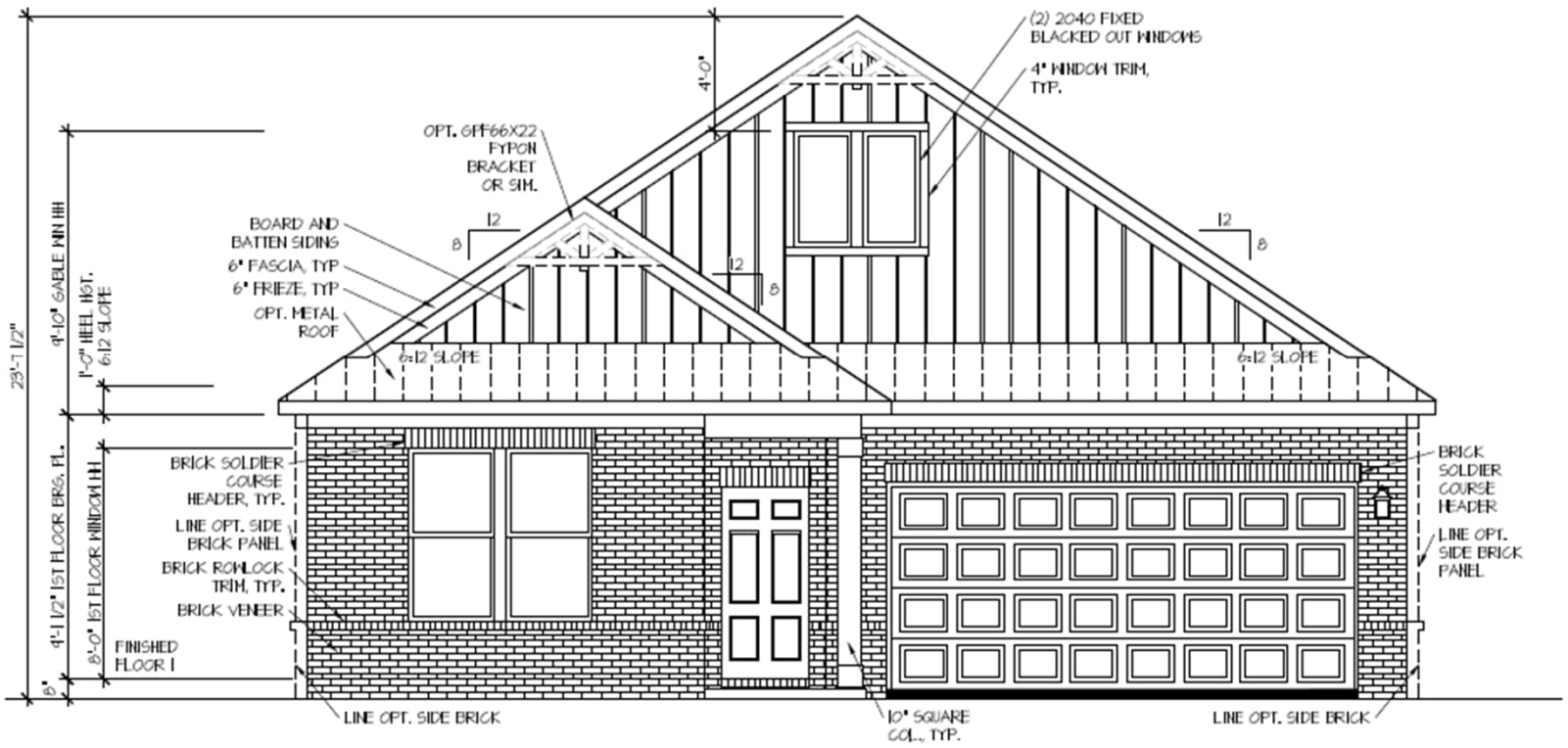
Chelsea (1,891 Sq. Ft.)

DRB HOMES



Front Elevation 5
Brick Water Table Standard

Chelsea (1,891 Sq. Ft.)



Front Elevation 6
Full Brick Option

Chelsea (1,891 Sq. Ft.)



DRB: Avondale (1,663 Sq. Ft.)

Front Elevation 5- Stone Water table Option

MASONRY	Stone	19%
NON-MASONRY	Cementitious Siding	81%

Currently Approved Brightland: Belmont (1,550 Sq. Ft.)



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	N/A	0%
NON-MASONRY	Board & Batten	100%



ELEVATION D

MASONRY	Stone	12%
NON-MASONRY	Board & Batten	88%



DRB: Avondale (1,663 Sq. Ft.)

Front Elevation 5- First Floor Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Belmont (1,550 Sq. Ft.)



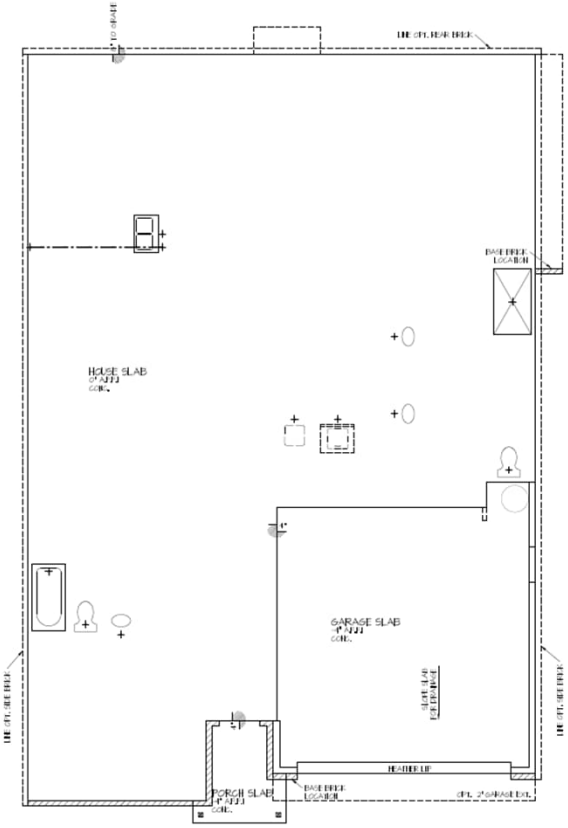
ELEVATION F



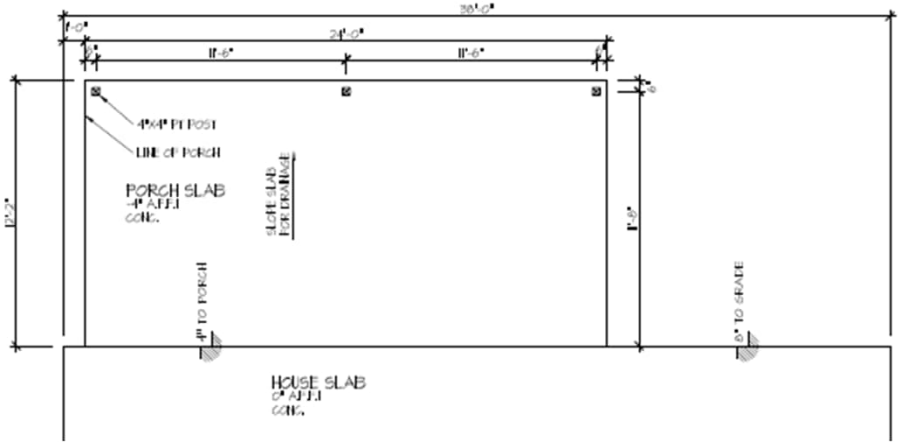
ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

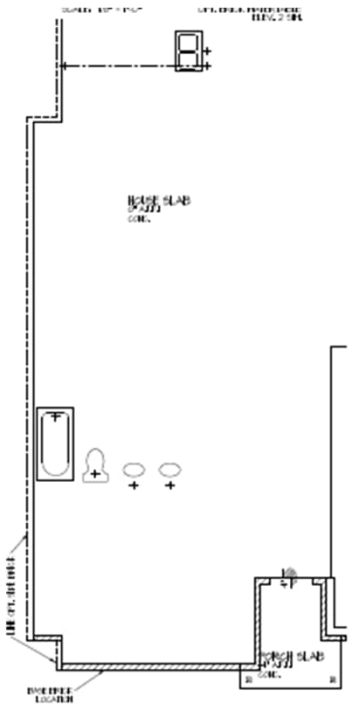
MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

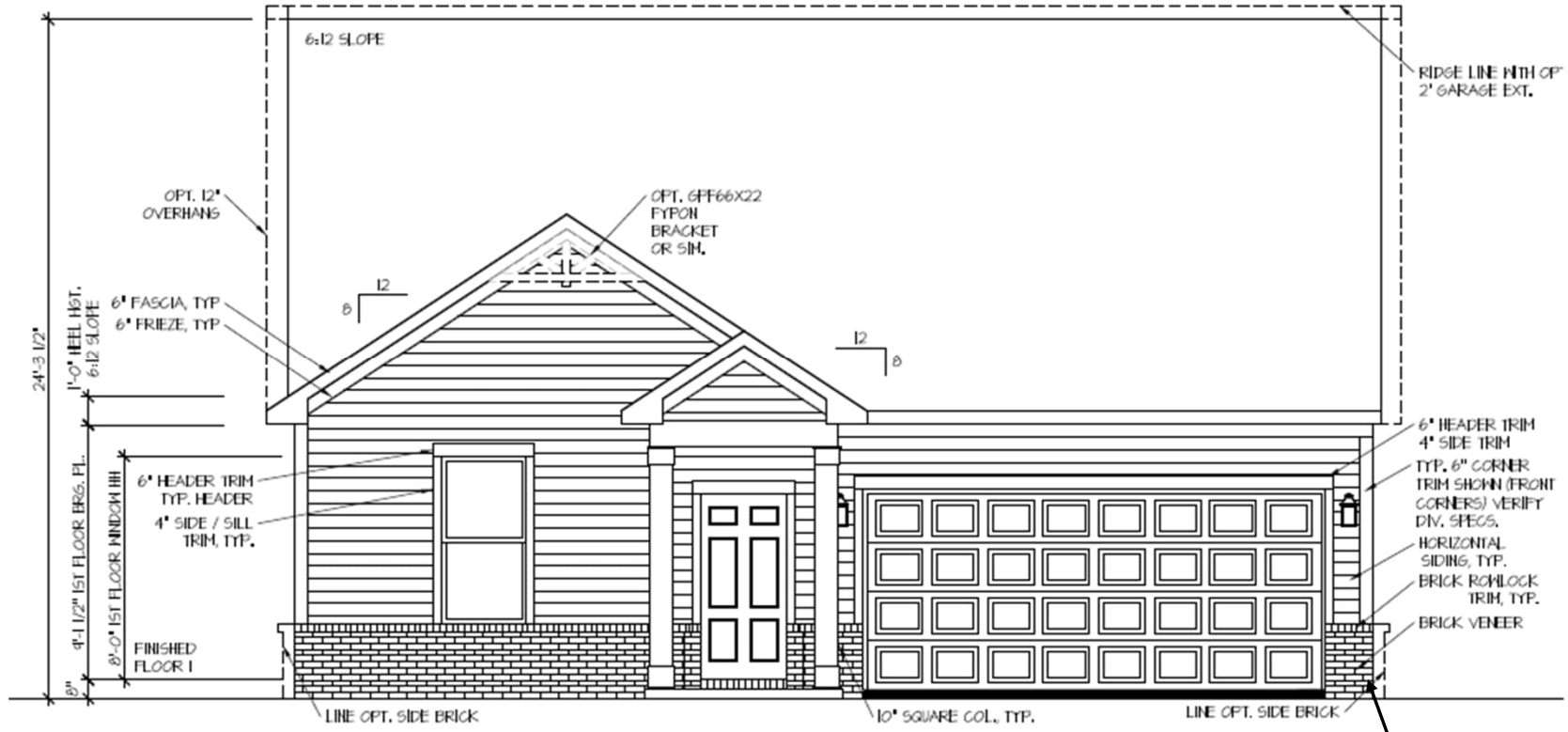


Partial Foundation Plan
Opt. Side Bay

Note: Foundation Plan changes based on elevation and structural options.

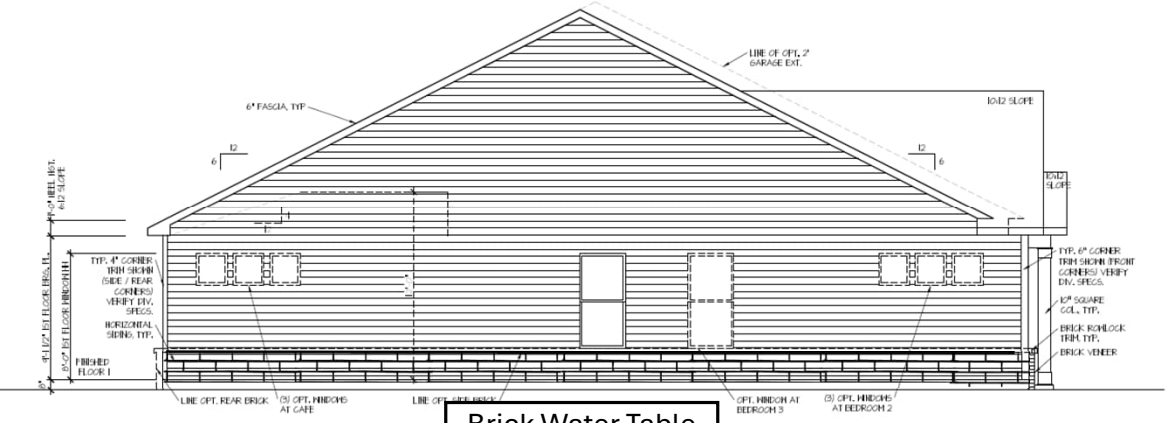
DRB HOMES

Avondale (1,663 Sq. Ft.)

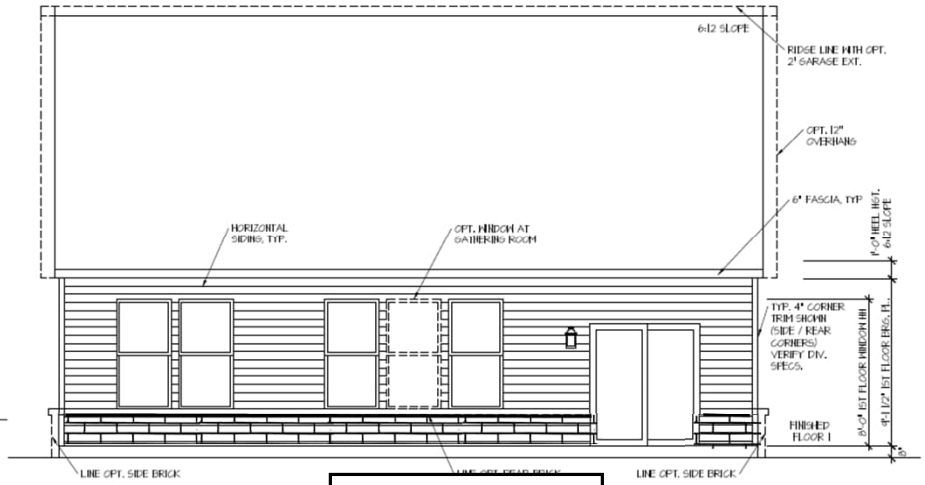


Brick Water Table Standard

Avondale (1,663 Sq. Ft.)

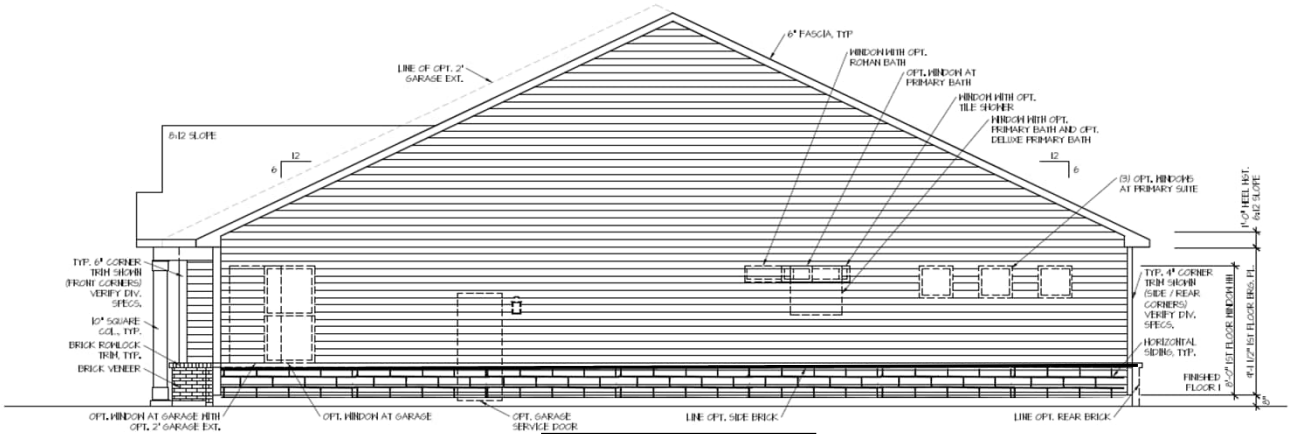


Brick Water Table



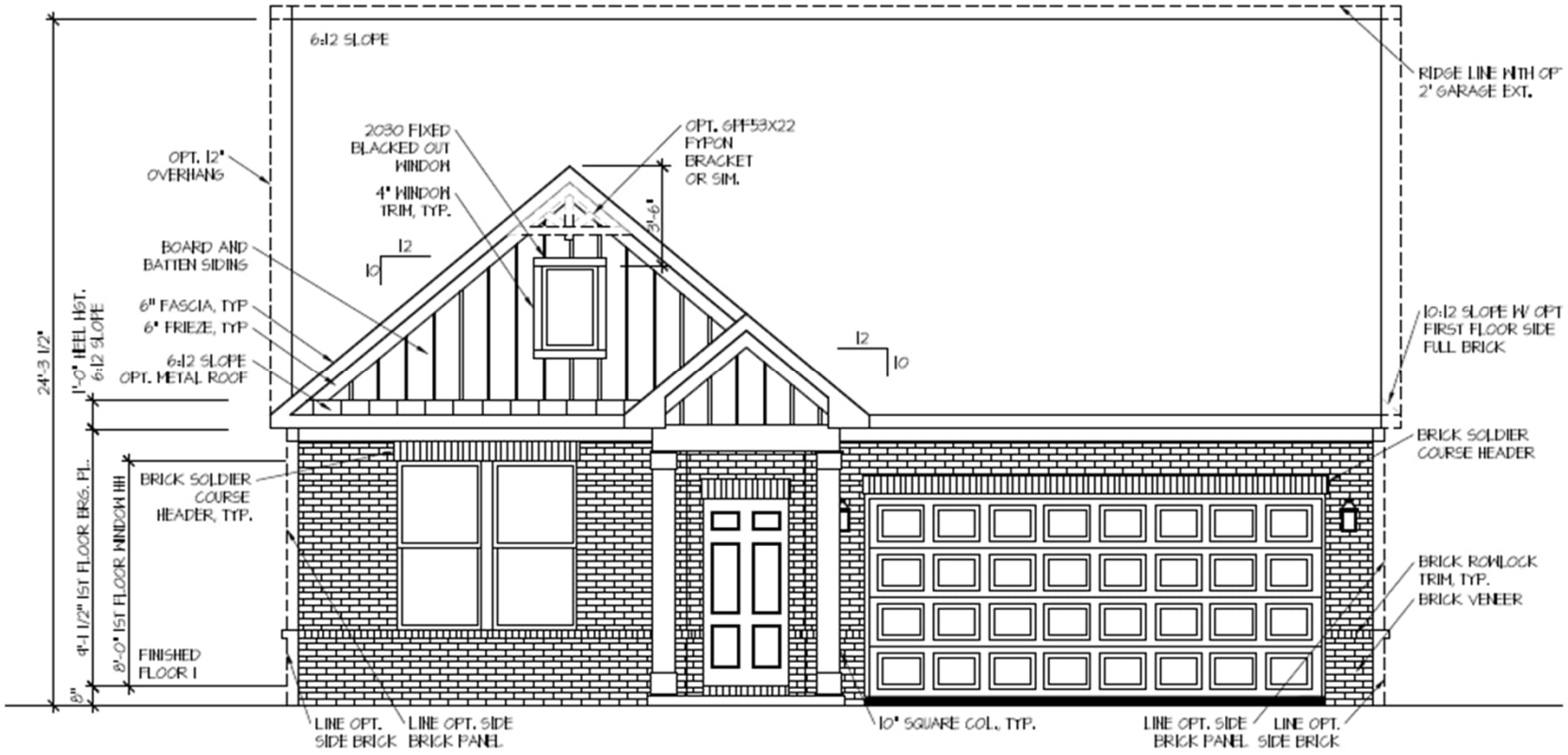
Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



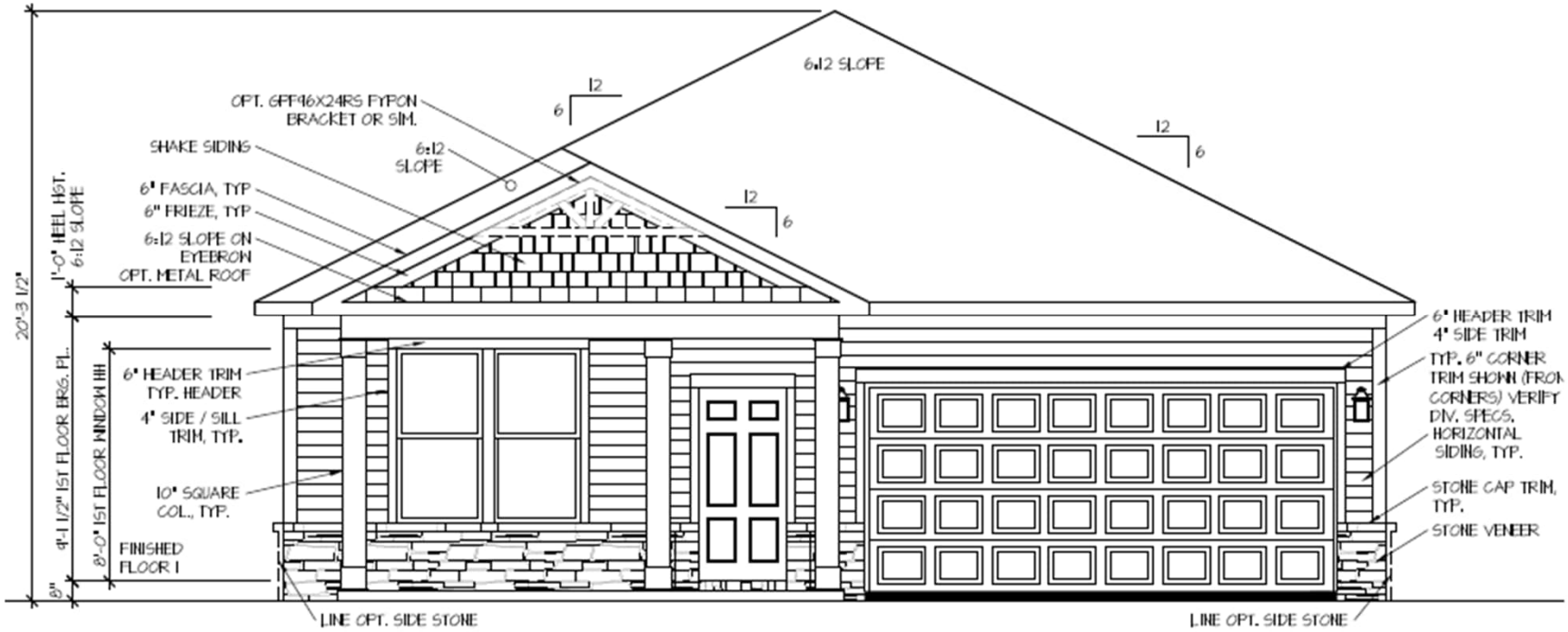
Brick Water Table

Avondale (1,663 Sq. Ft.)



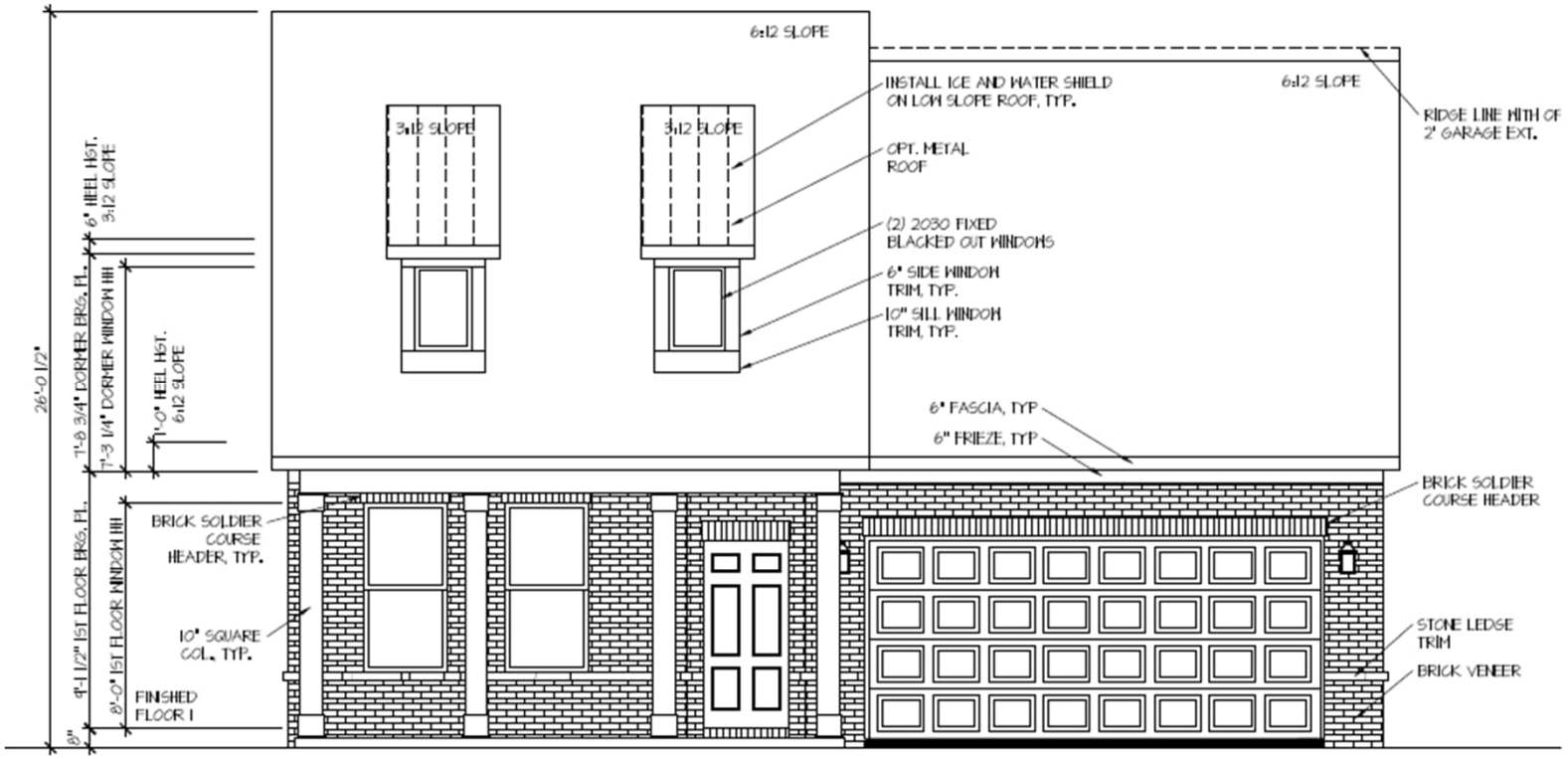
Front Elevation 2
Full Brick Option

Avondale (1,663 Sq. Ft.)



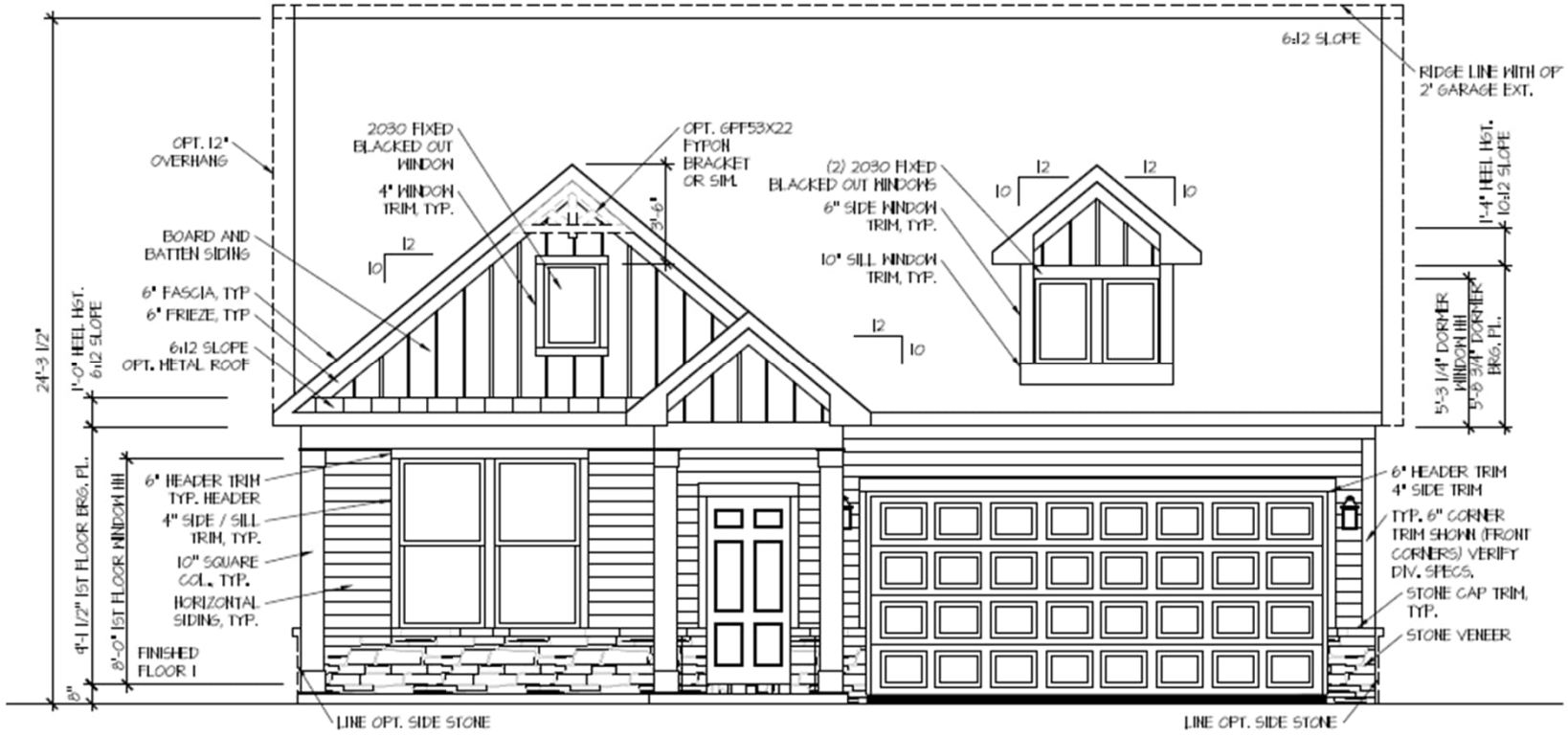
Front Elevation 3
Stone Water Table Option

Avondale (1,663 Sq. Ft.)



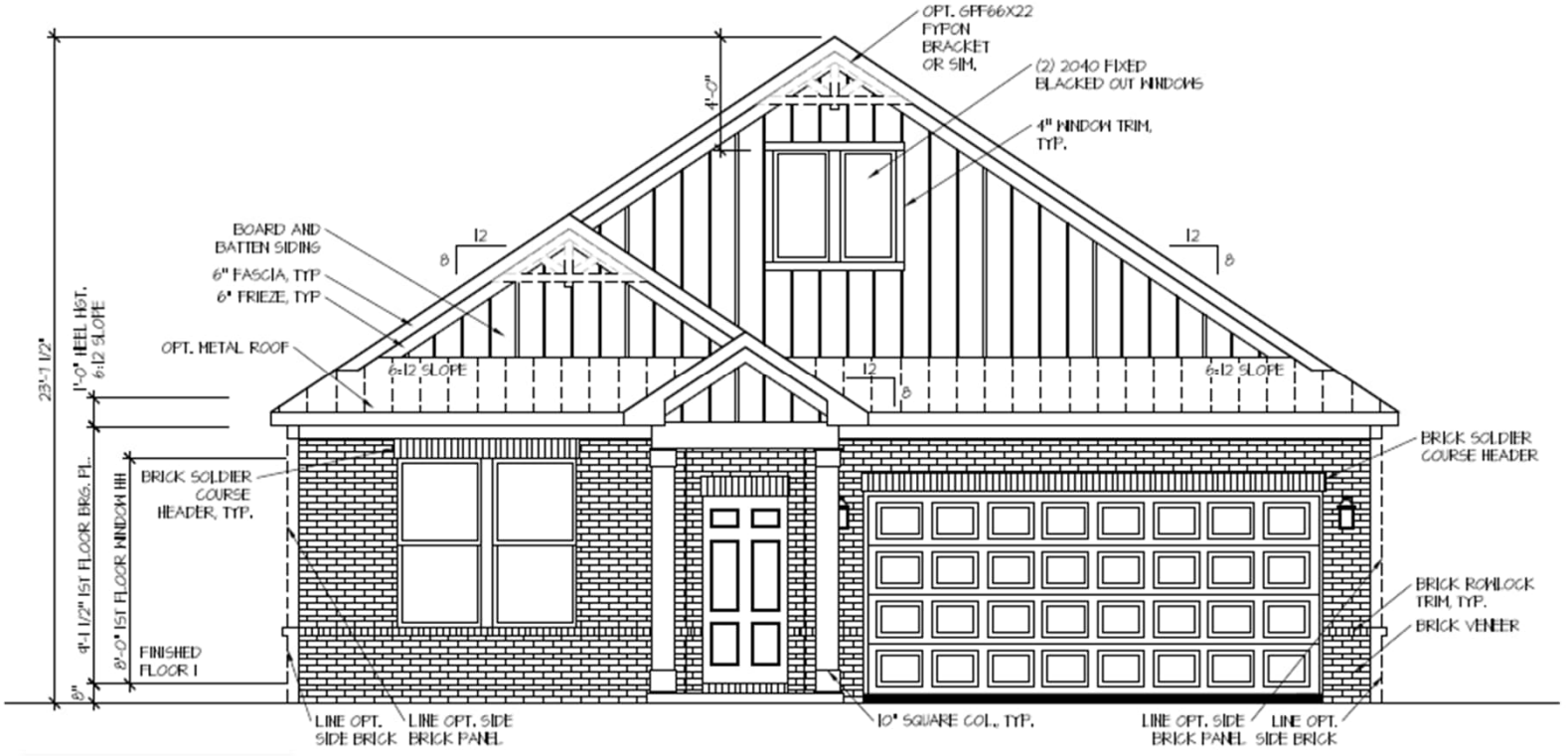
Front Elevation 4
Full Masonry Option

Avondale (1,663 Sq. Ft.)



Front Elevation 5
Brick Water Table Standard

Avondale (1,663 Sq. Ft.)



Front Elevation 6
Full Brick Option

Avondale (1,663 Sq. Ft.)

DRB HOMES



DRB: Pelham 2,251 Sq. Ft.

Front Elevation 2- First Floor Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Harpeth (2,080 Sq. Ft.)

Brightland HOMES



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION D

MASONRY	Stone	30%
NON-MASONRY	Smooth Siding	70%



DRB: Pelham 2,251 Sq. Ft.

Front Elevation 2- First Floor Brick Option

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Harpeth (2,080 Sq. Ft.)



ELEVATION F

MASONRY	Brick	100%
NON-MASONRY	N/A	0%



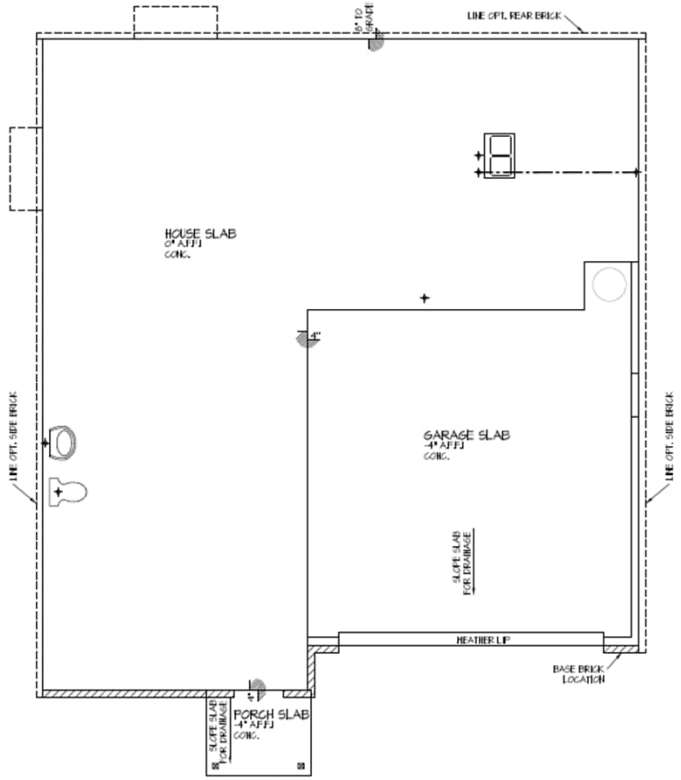
ELEVATION H

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

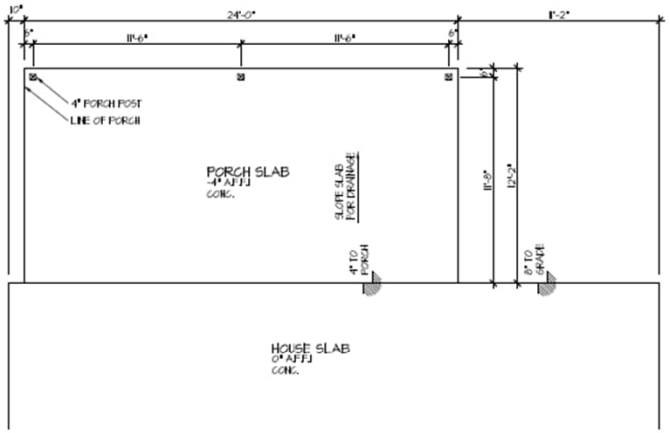


ELEVATION I

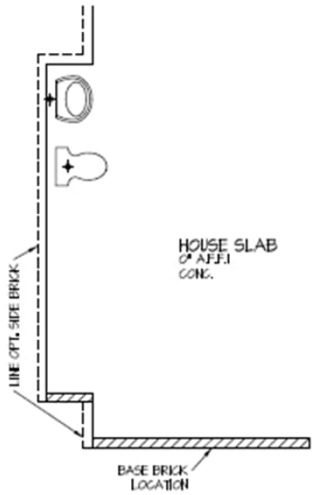
MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

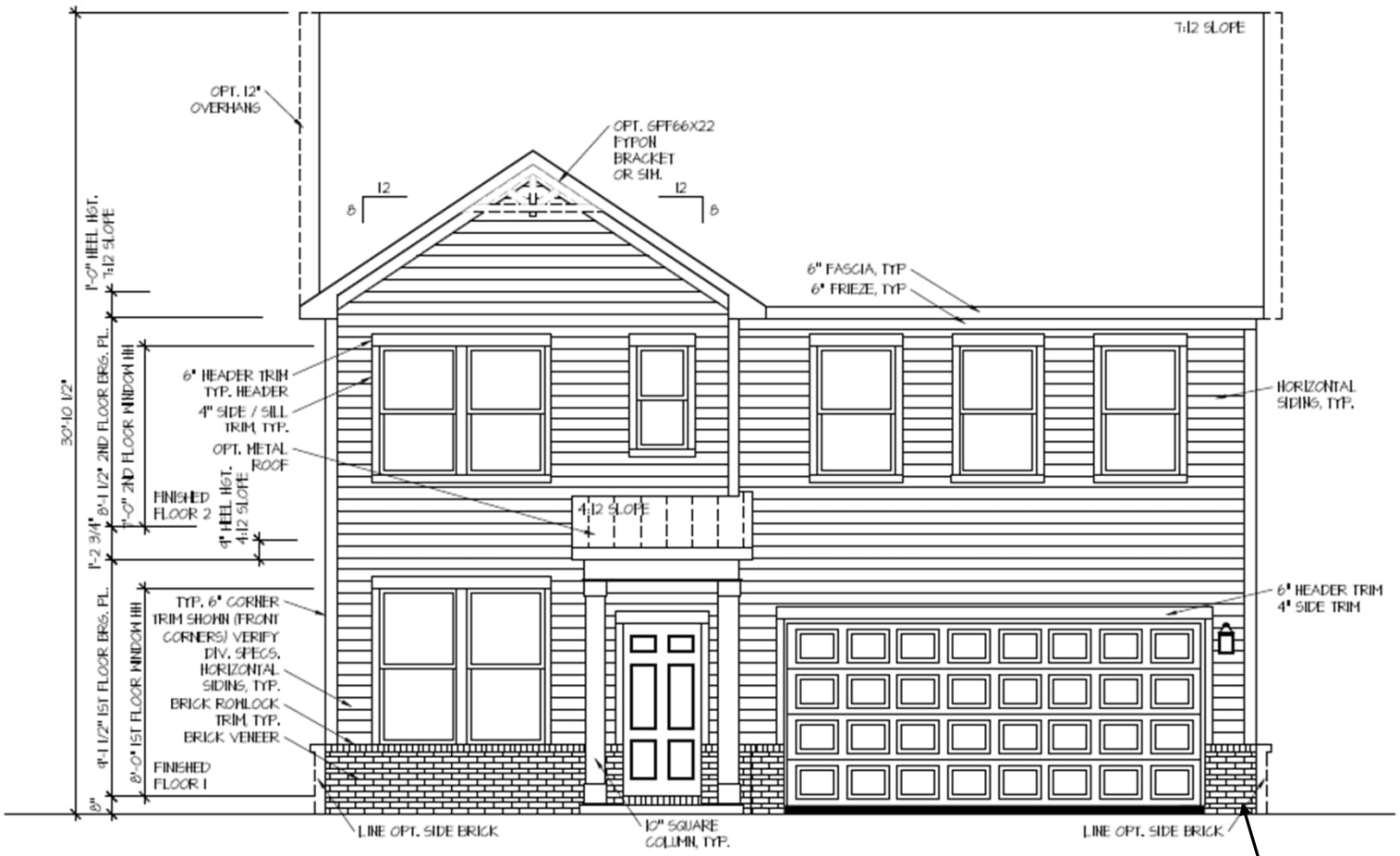


Partial Foundation Plan
Opt. Side Bay

Note: Foundation Plan changes based on elevation and structural options.

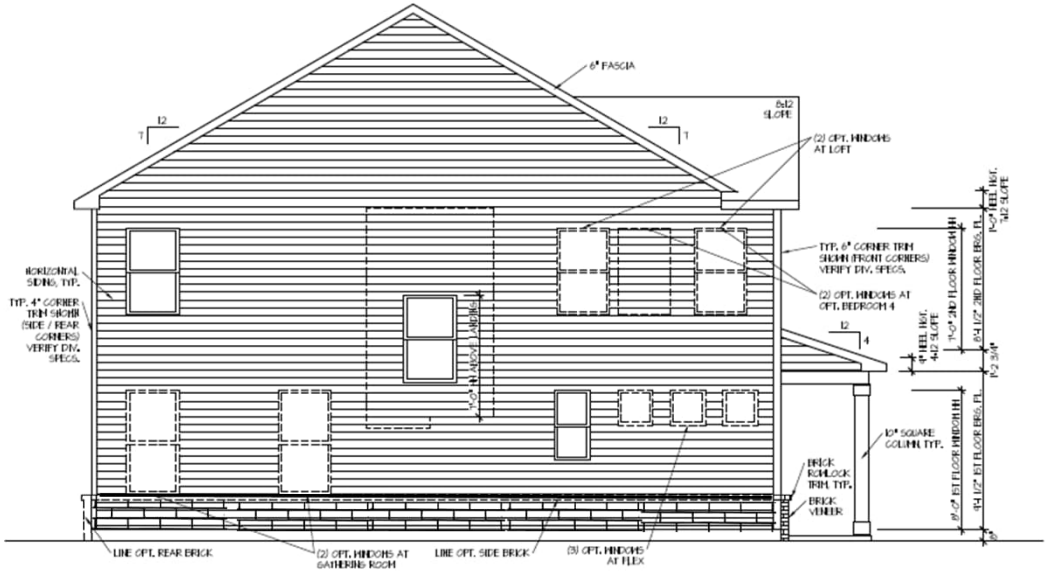
DRB HOMES

Pelham 2,251 Sq. Ft.

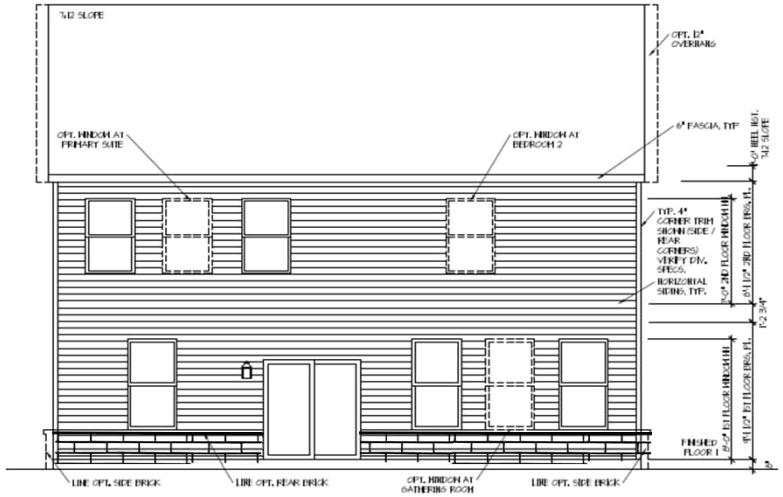


Brick Water Table Standard

Pelham 2,251 Sq. Ft.

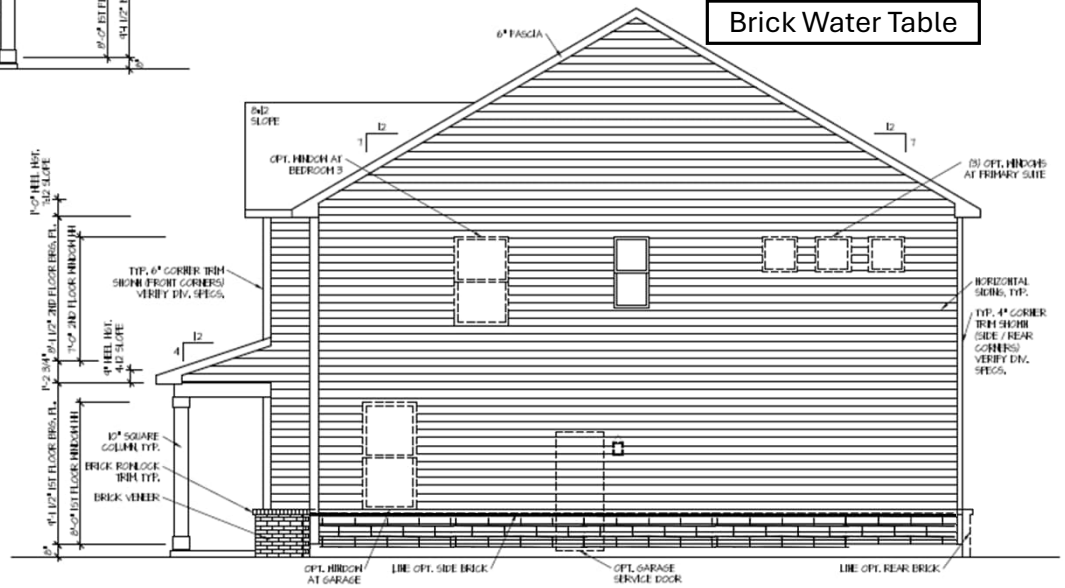


Brick Water Table



Brick Water Table

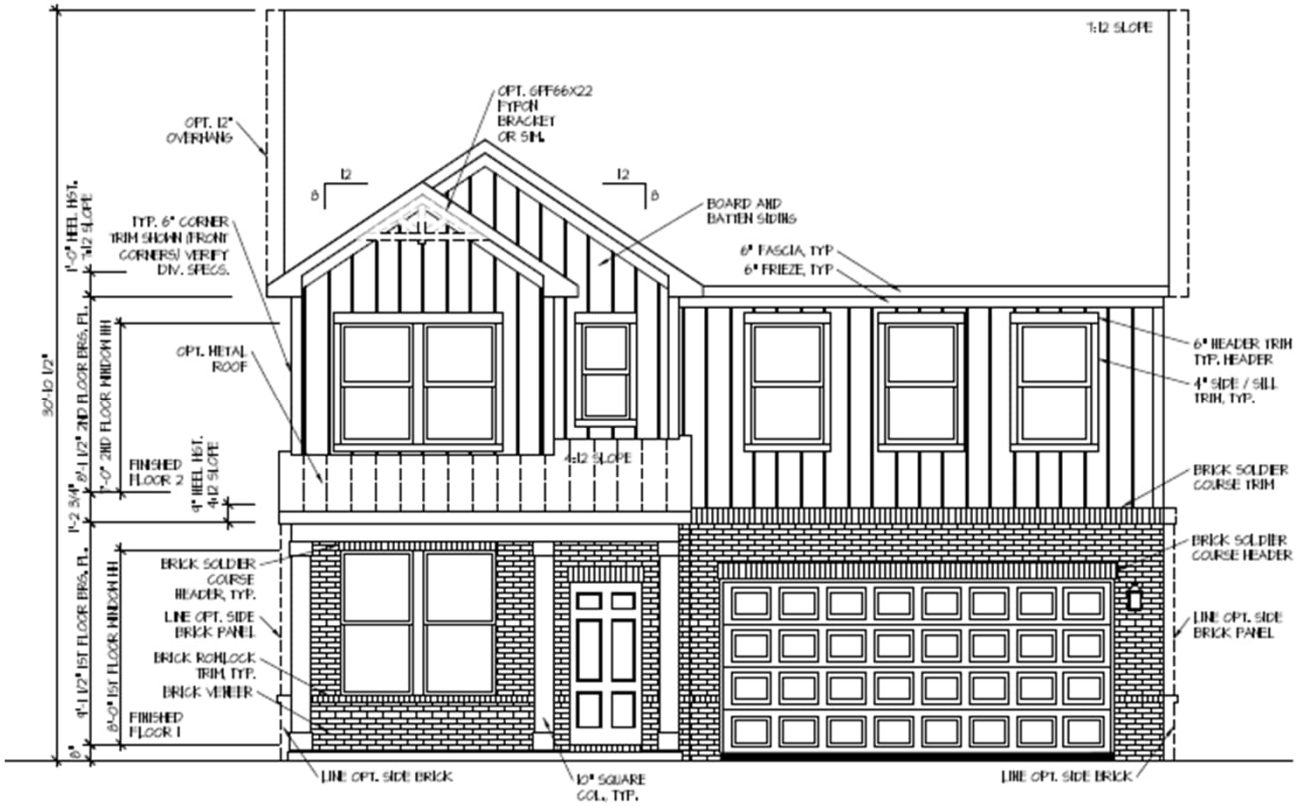
Front Cladding Materials
Wrap Around Side 2 Feet



DRB HOMES

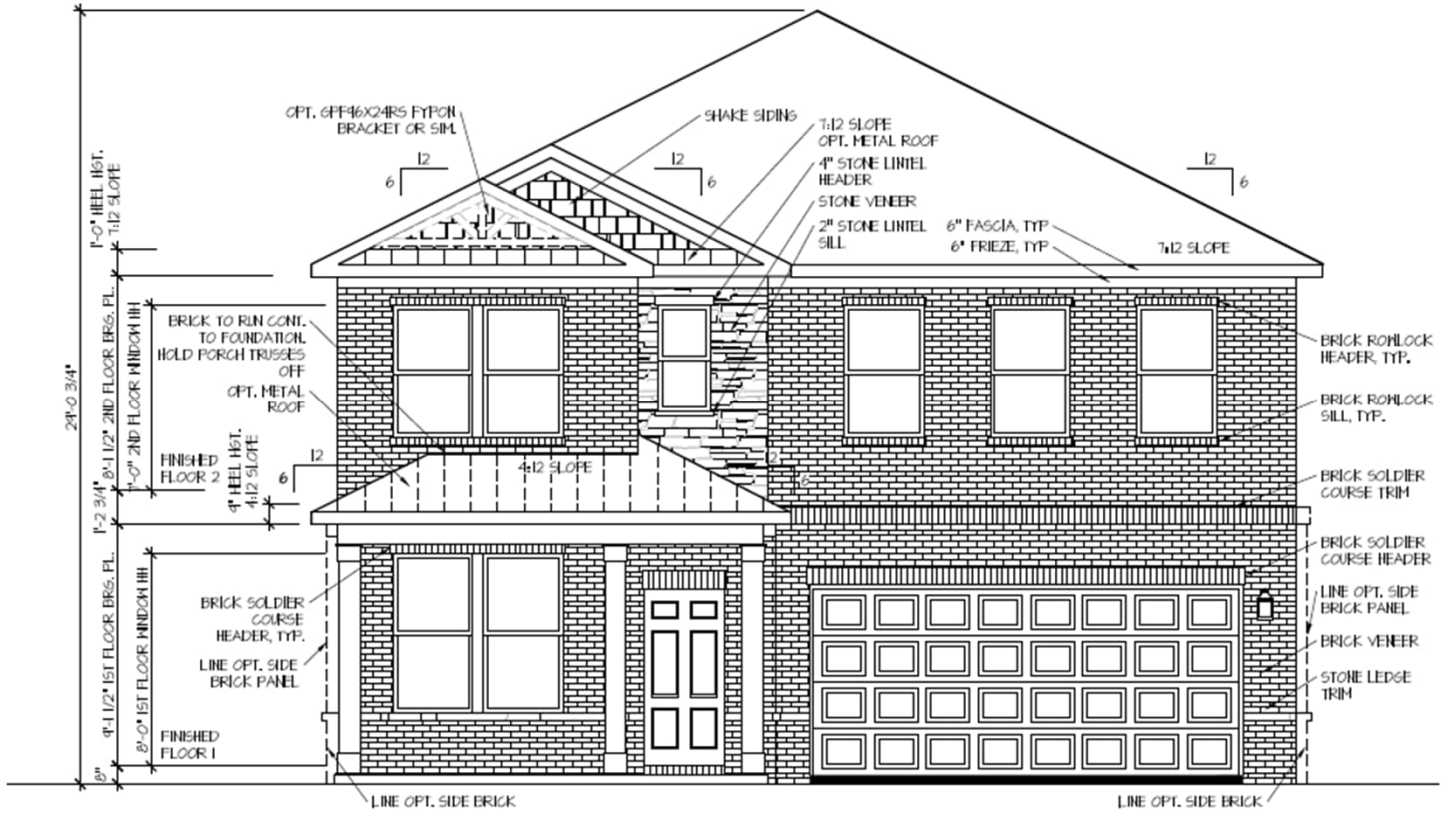
Pelham 2,251 Sq. Ft.

Brick Water Table



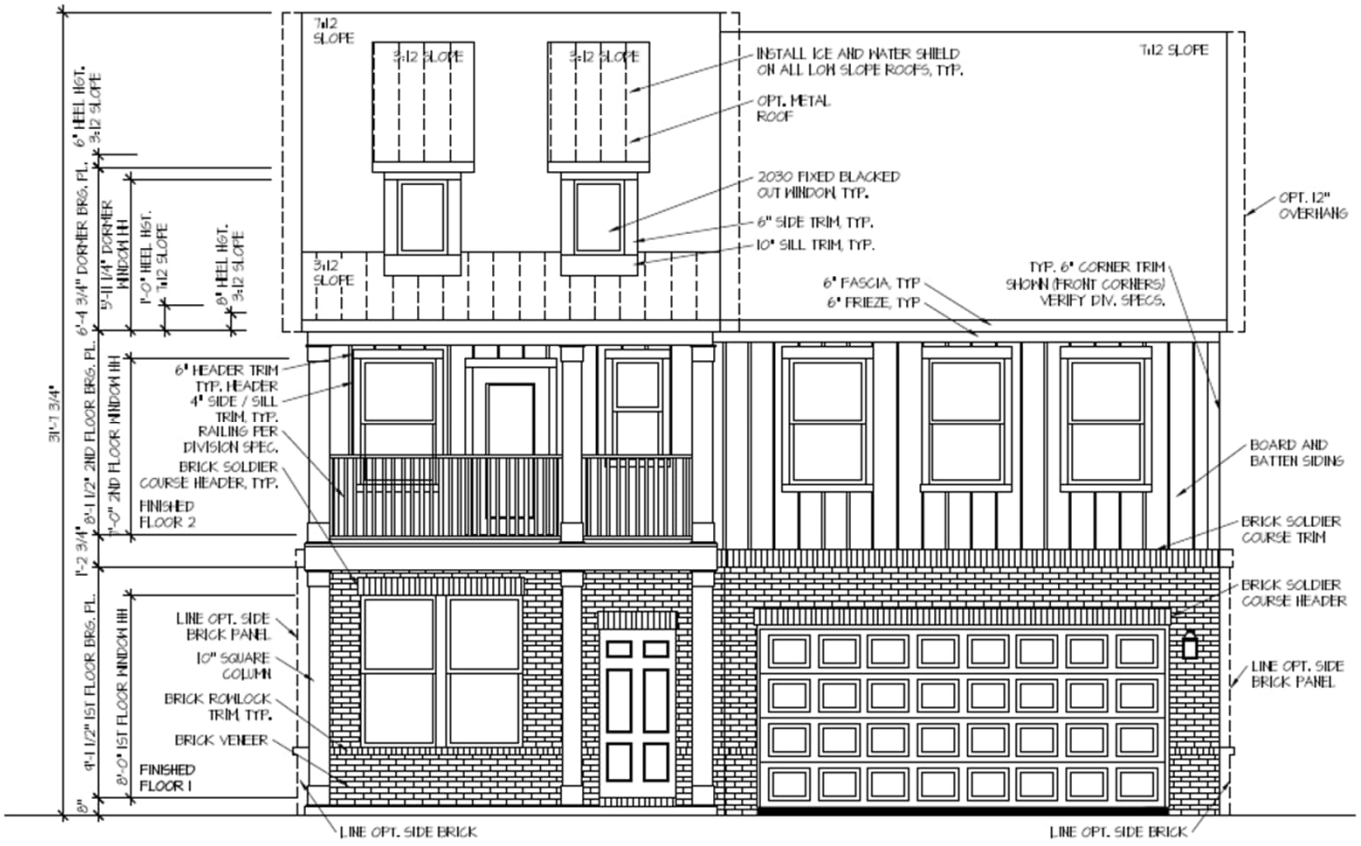
Front Elevation 2
First Floor Brick Option

Pelham 2,251 Sq. Ft.



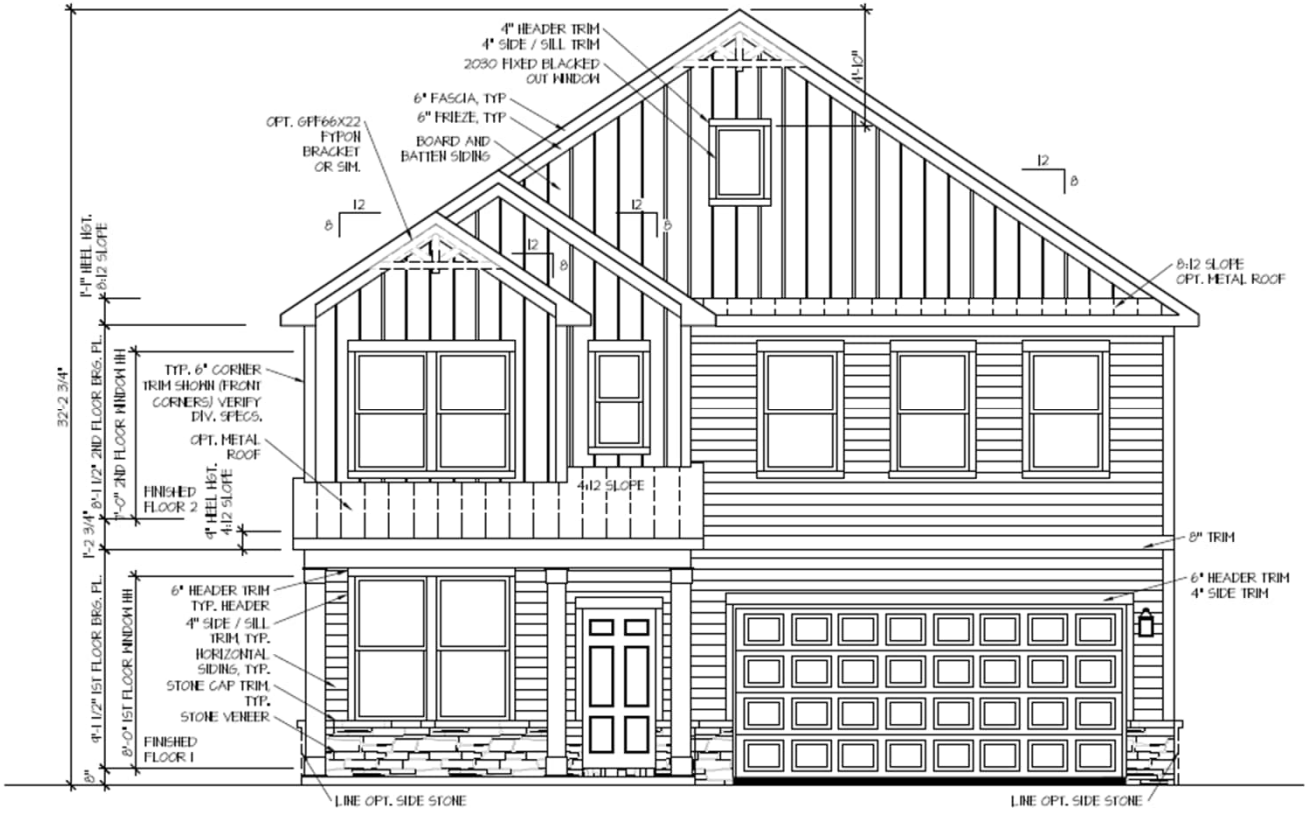
Front Elevation 3
Full Masonry Option

Pelham 2,251 Sq. Ft.



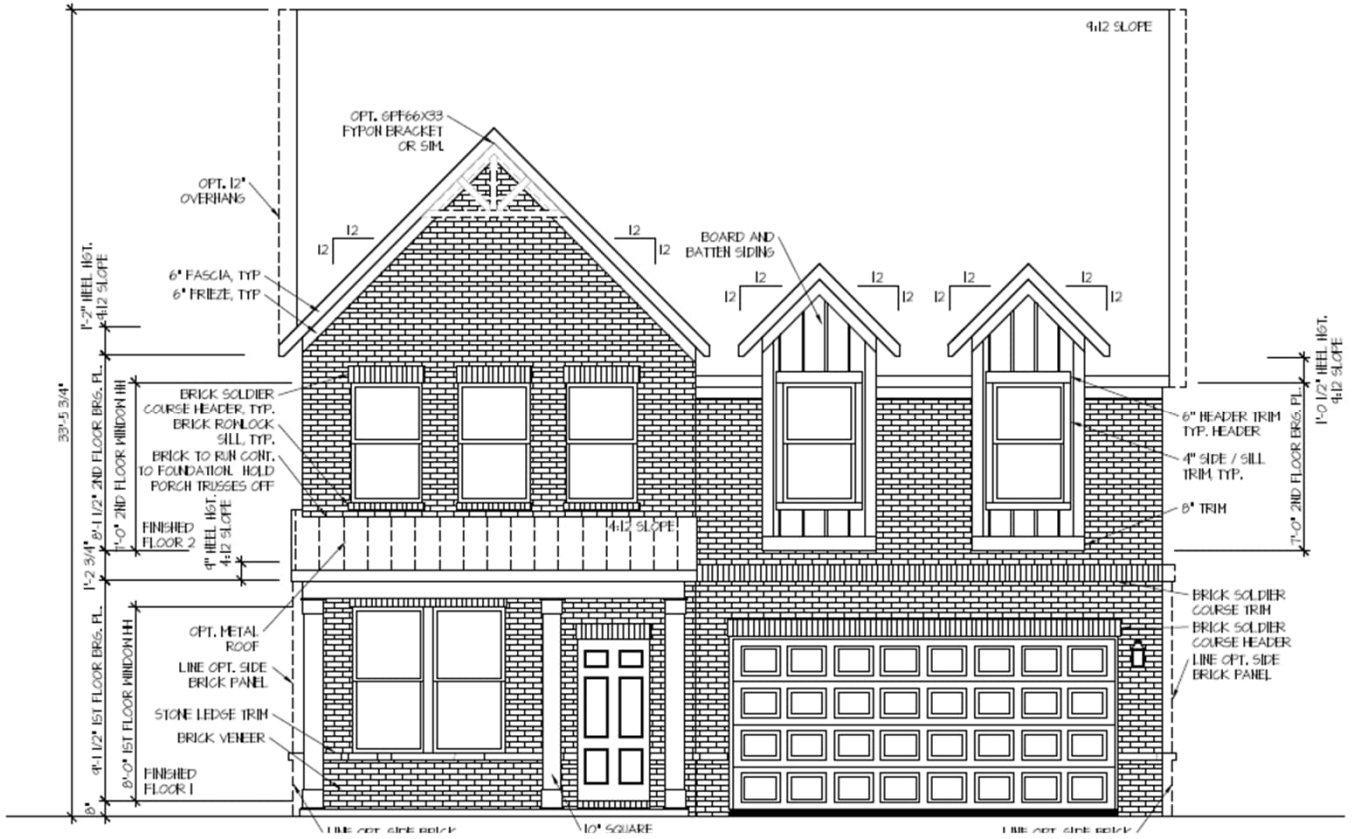
Front Elevation 4
First Floor Brick Option

Pelham 2,251 Sq. Ft.



Front Elevation 5
Stone Water Table Option

Pelham 2,251 Sq. Ft.



Front Elevation 9
Full Masonry Option

Pelham 2,251 Sq. Ft.



DRB: Wynwood 2,692 Sq. Ft.

Front Elevation 9- Full Masonry Option

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Ryman (2,740 Sq. Ft.)



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	Brick	2%
NON-MASONRY	Smooth Siding	98%



ELEVATION D

MASONRY	Stone	5%
NON-MASONRY	Smooth Siding	95%



DRB: Wynwood 2,692 Sq. Ft.

Front Elevation 9- Full Masonry Option

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

Currently Approved Brightland: Ryman (2,740 Sq. Ft.)



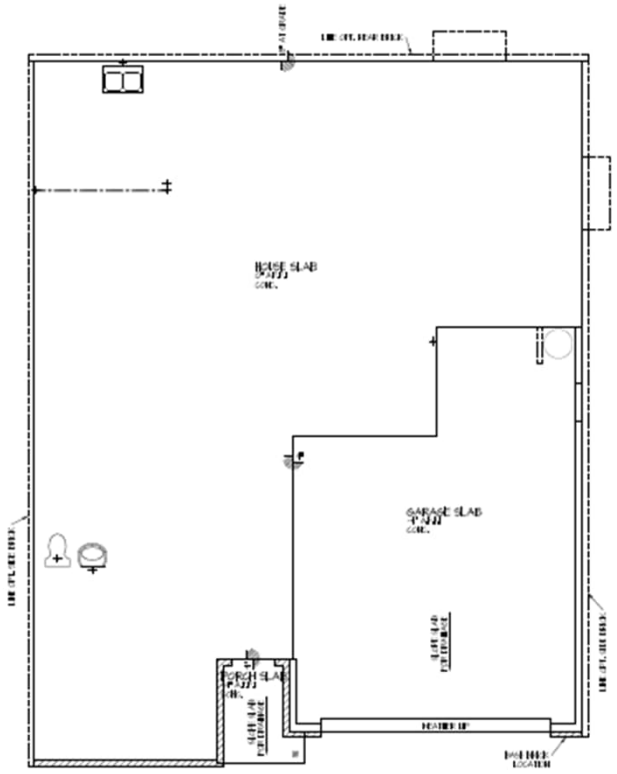
ELEVATION F



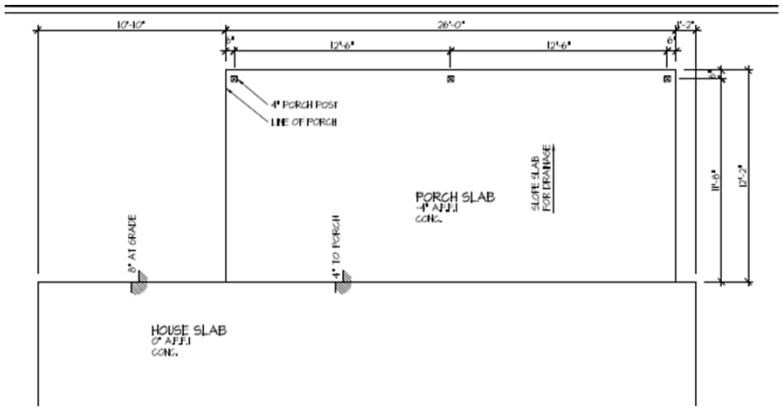
ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick & Stone	96%
NON-MASONRY	Board & Batten	4%

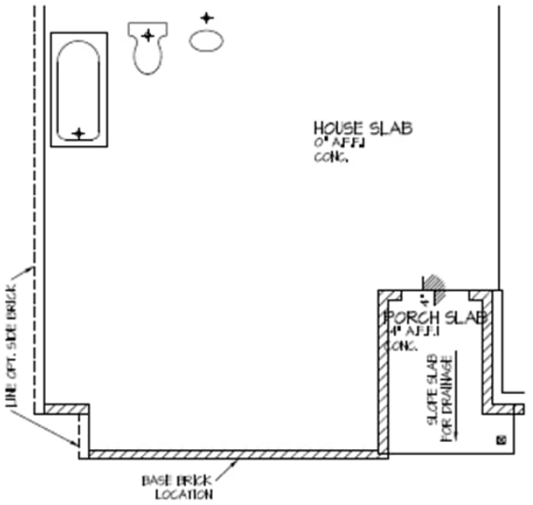


Elevation I Monoslab Plan



Partial Foundation Plan
Opt. Large Rear Porch

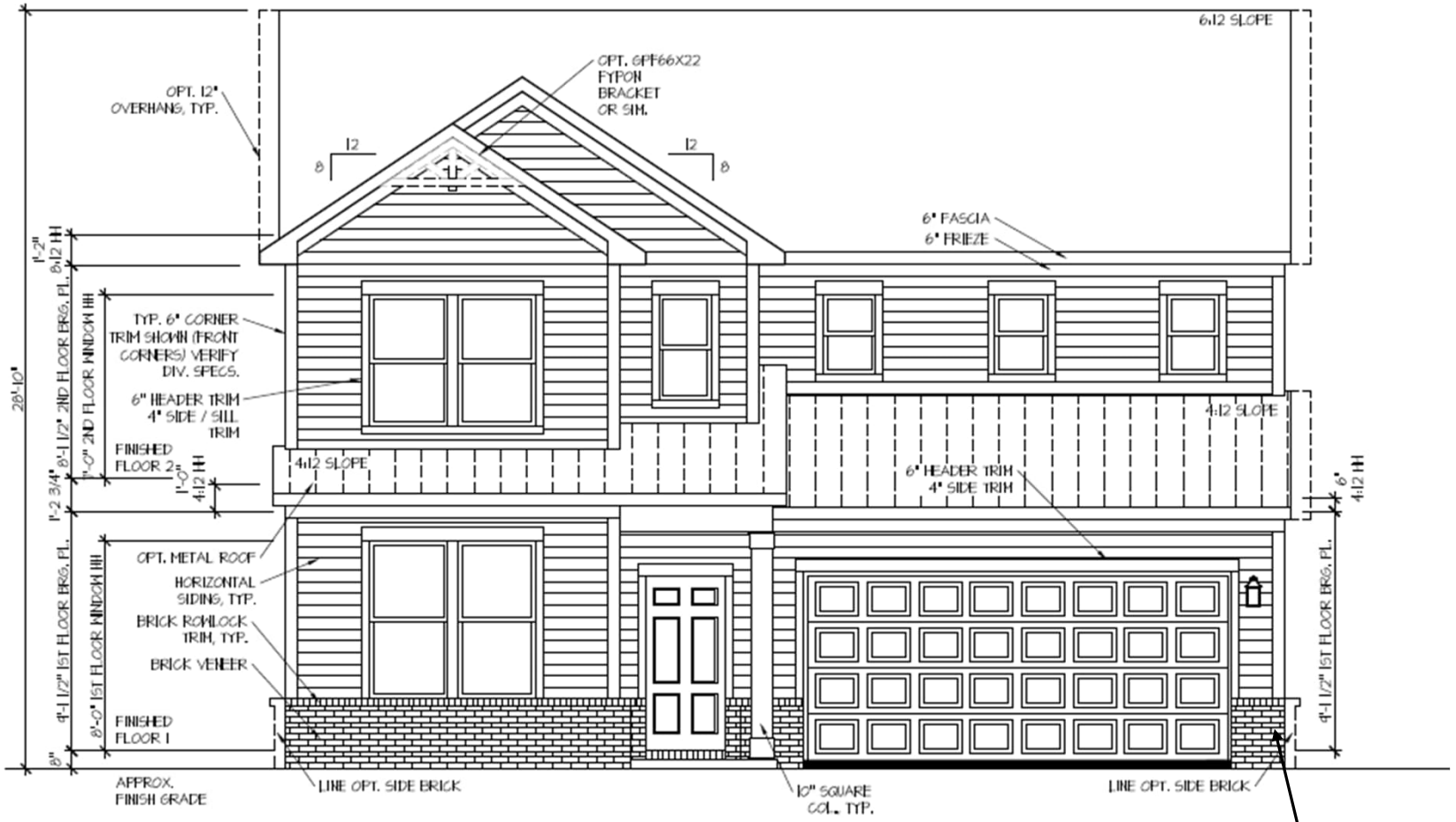
Note: Foundation Plan changes based on elevation and structural options.



Partial Foundation Plan
Opt. Side Bay W/ Bedroom 5

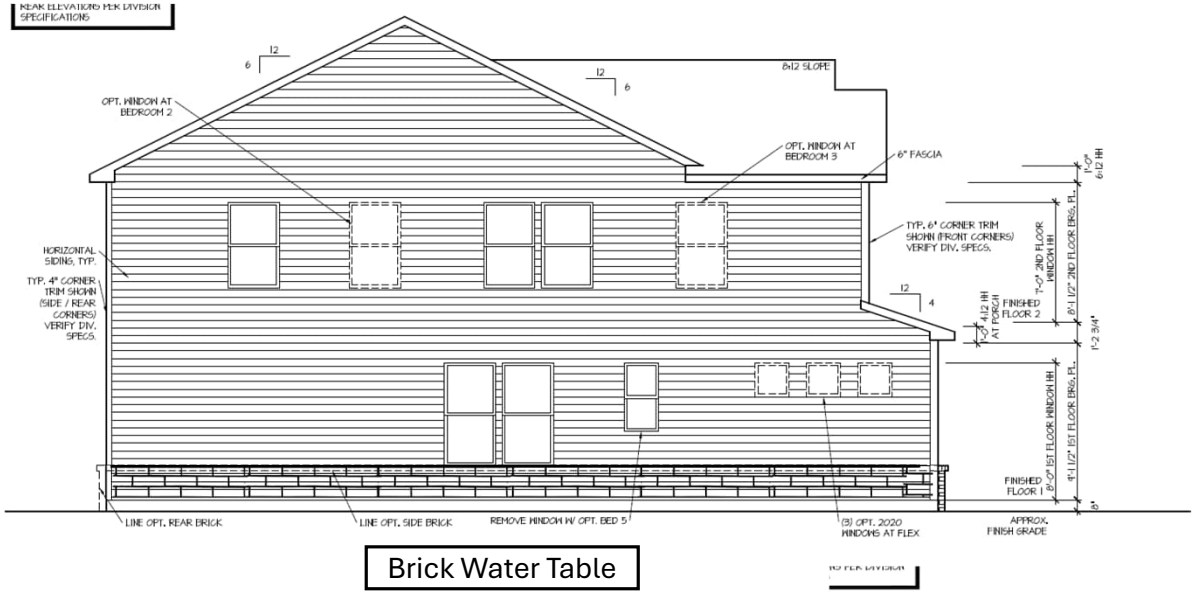
DRB HOMES

Wynwood 2,692 Sq. Ft.

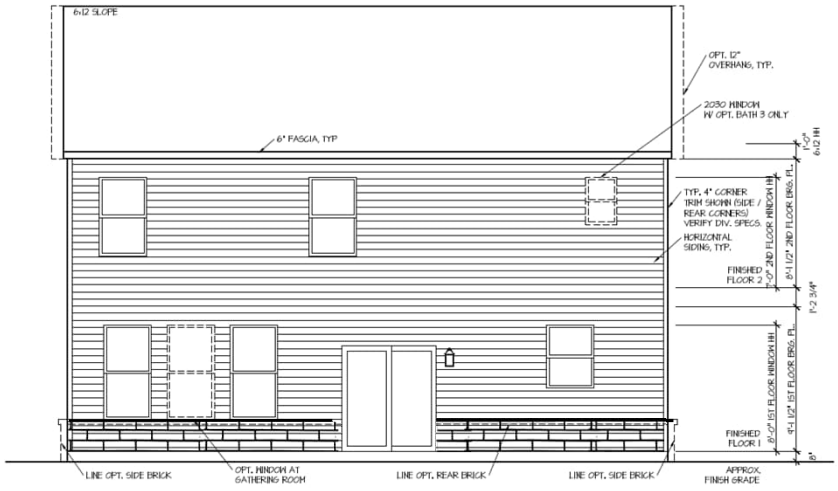


DRB HOMES

Wynwood 2,692 Sq. Ft.

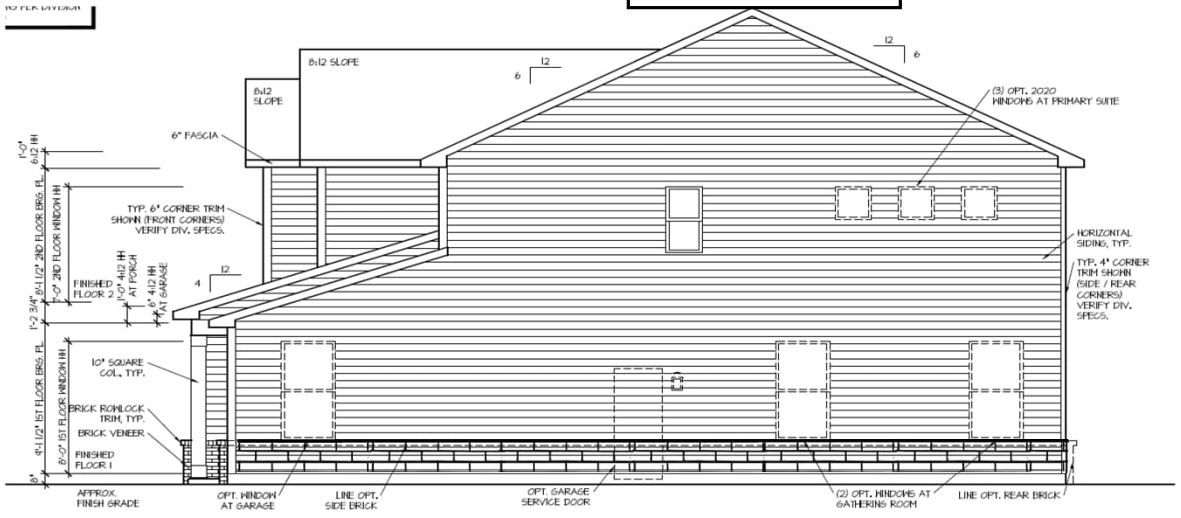


Brick Water Table



Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



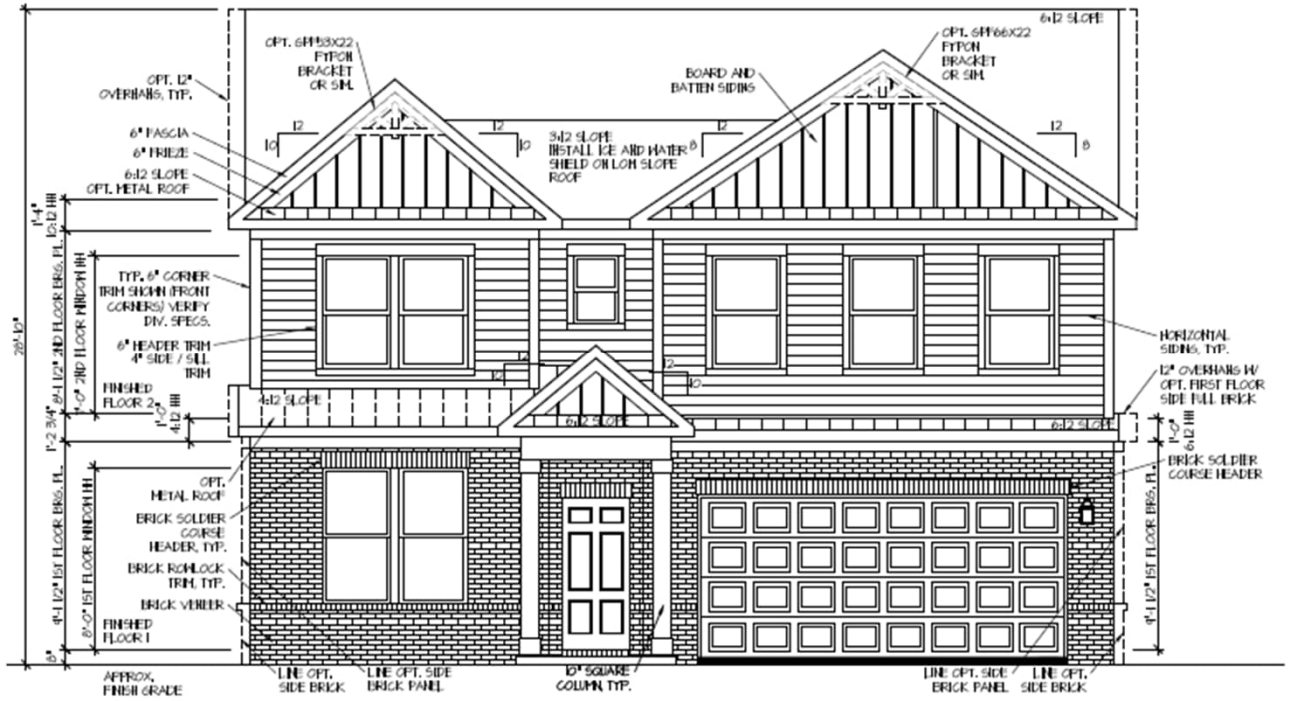
Brick Water Table

Wynwood 2,692 Sq. Ft.



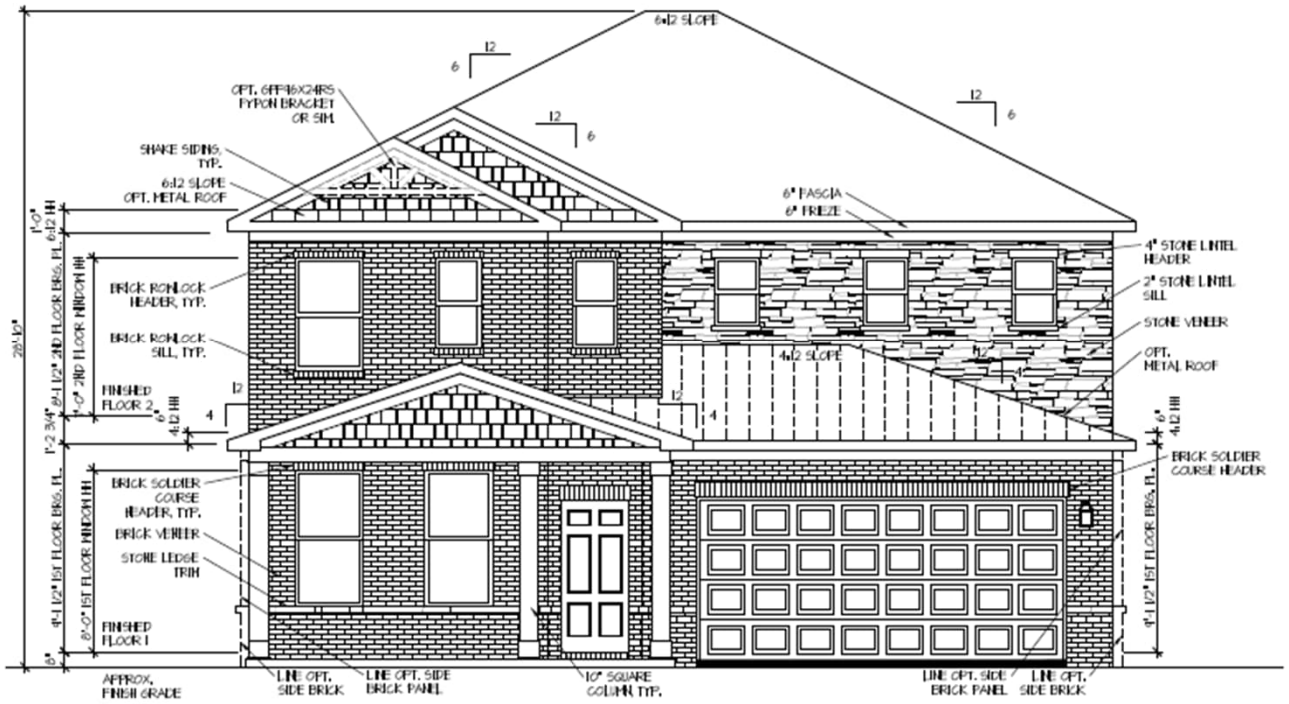
Front Elevation 2
First Floor Brick Option

Wynwood 2,692 Sq. Ft.



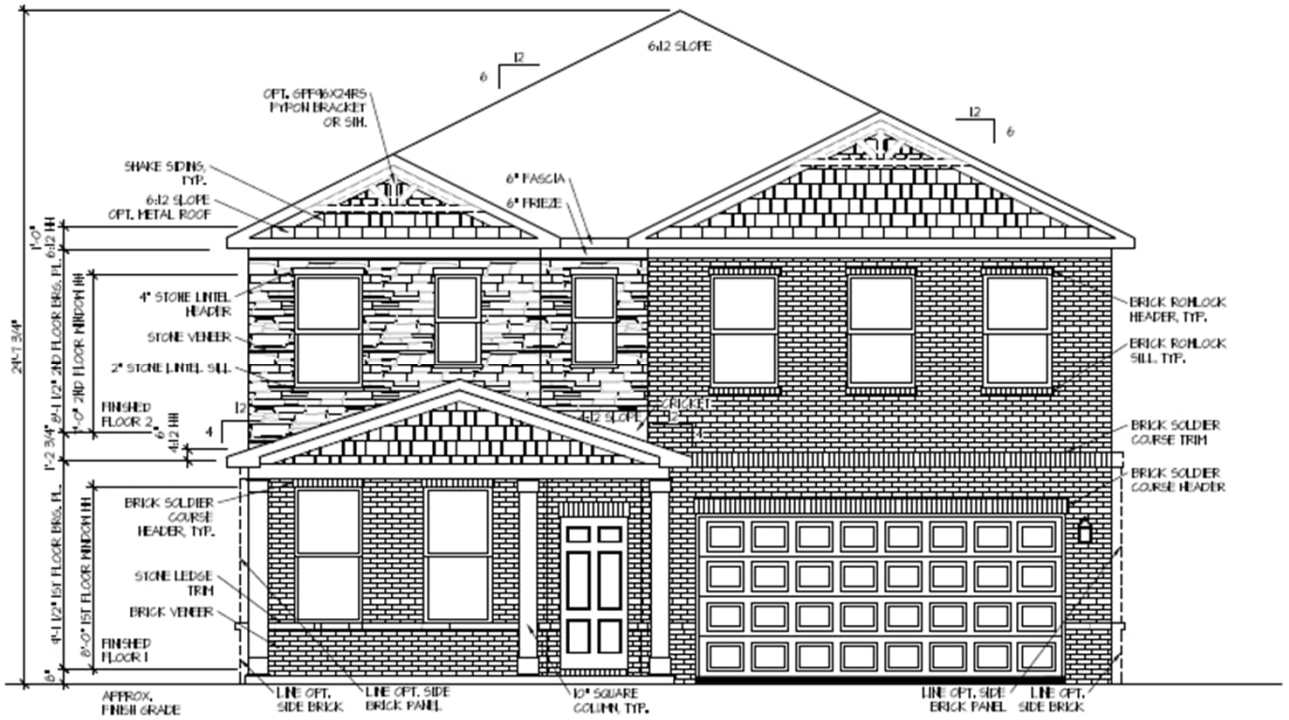
Front Elevation 2
First Floor Brick Option
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



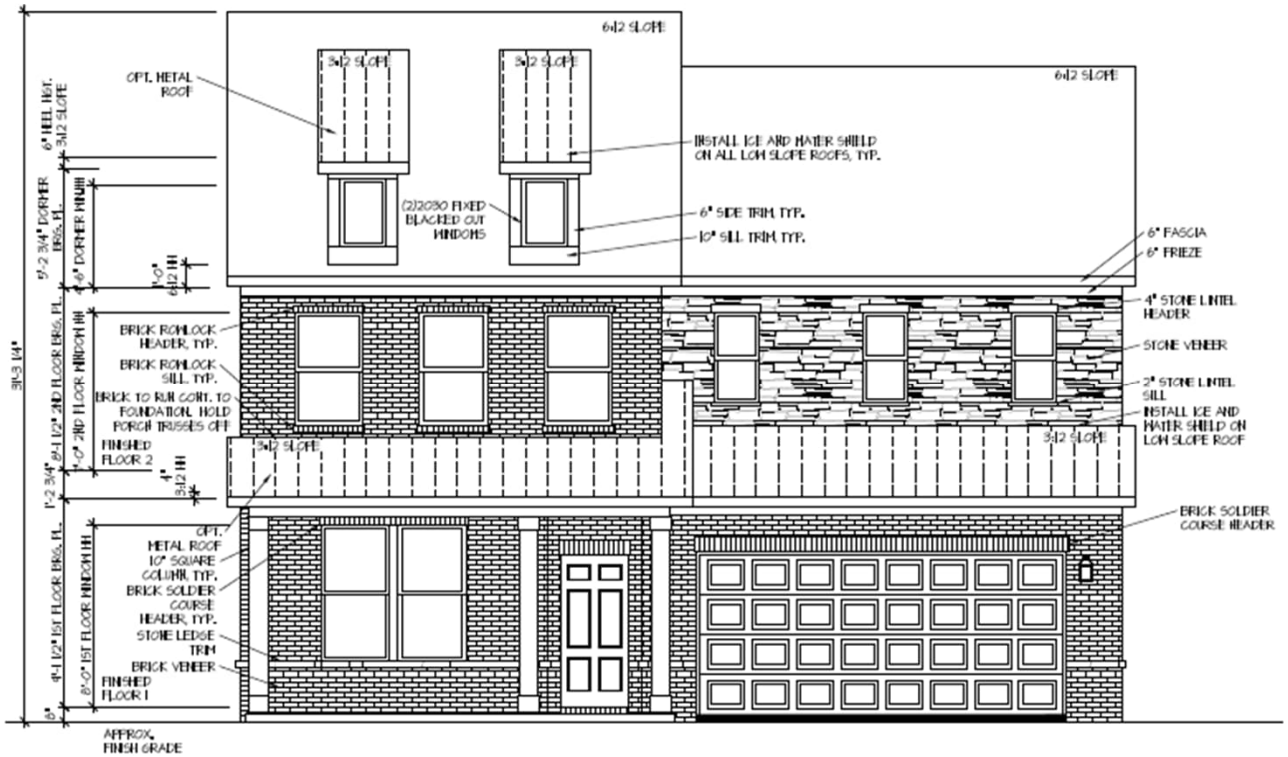
Front Elevation 3
Full Masonry Option

Wynwood 2,692 Sq. Ft.



Front Elevation 3
Full Masonry Option
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



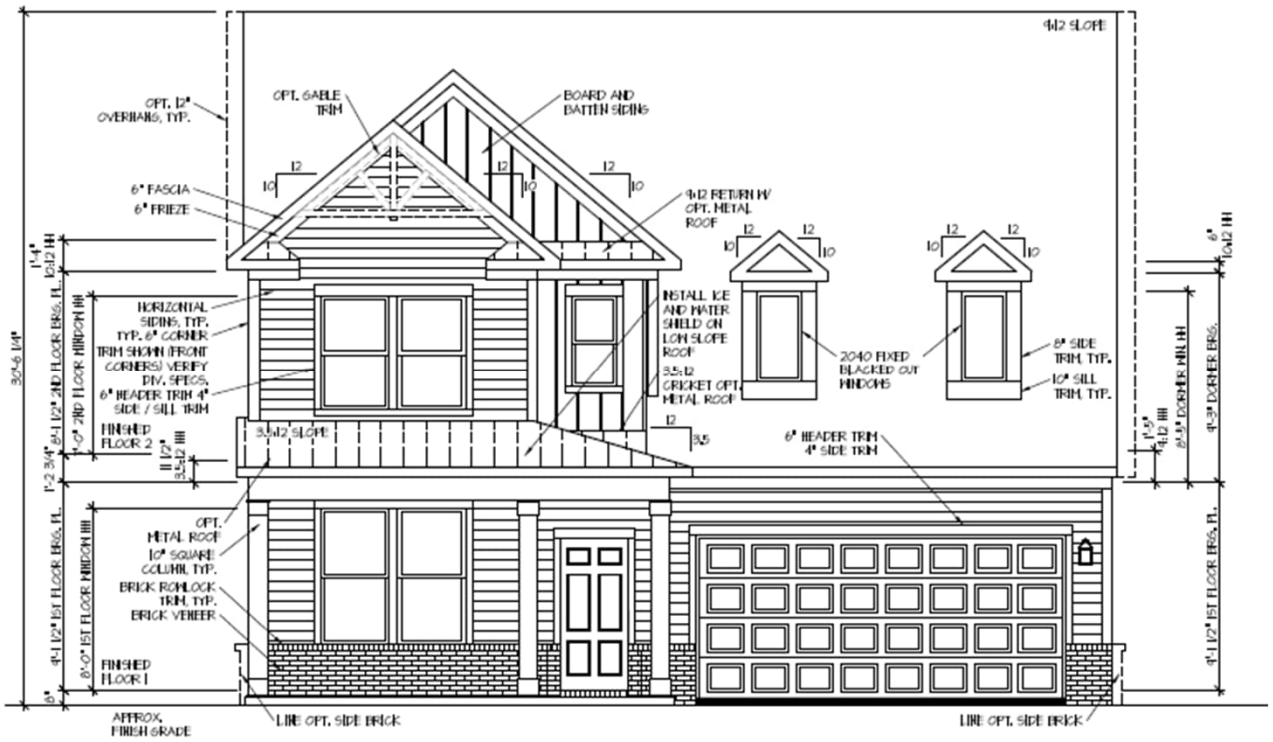
Front Elevation 4
Full Masonry Option

Wynwood 2,692 Sq. Ft.



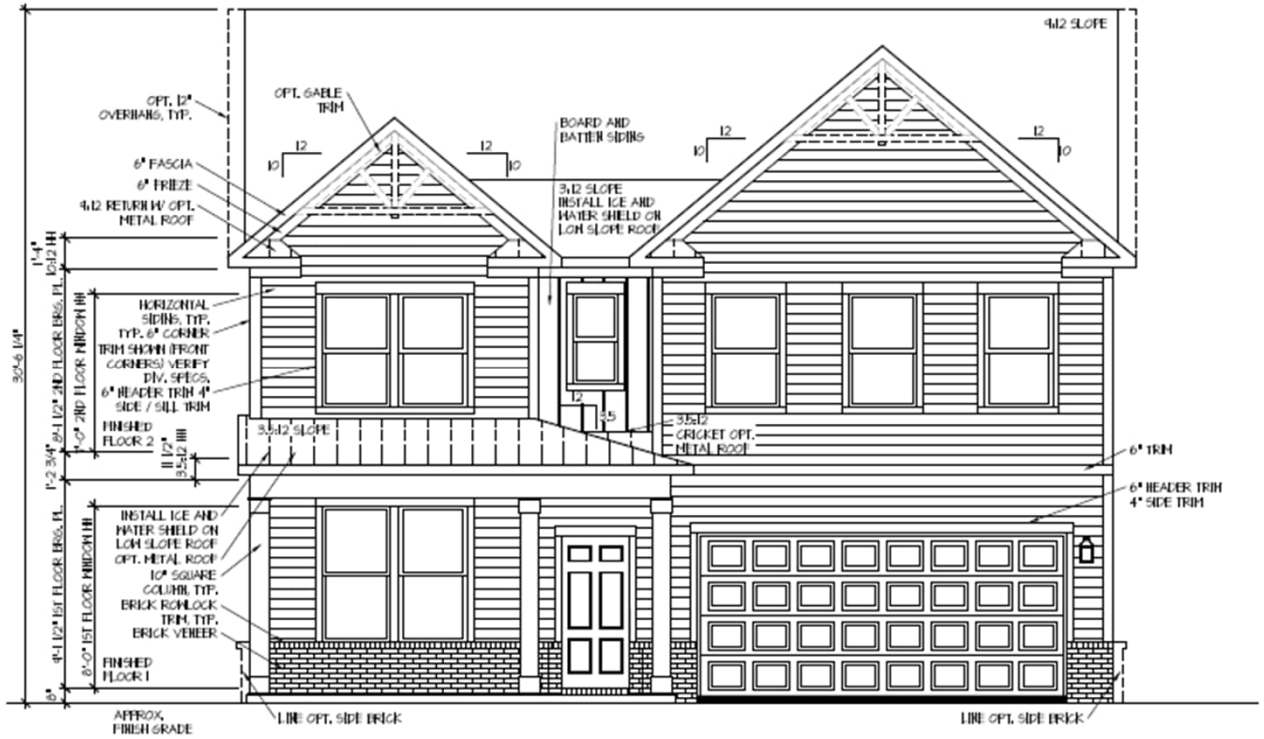
Front Elevation 4
Full Masonry Option
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



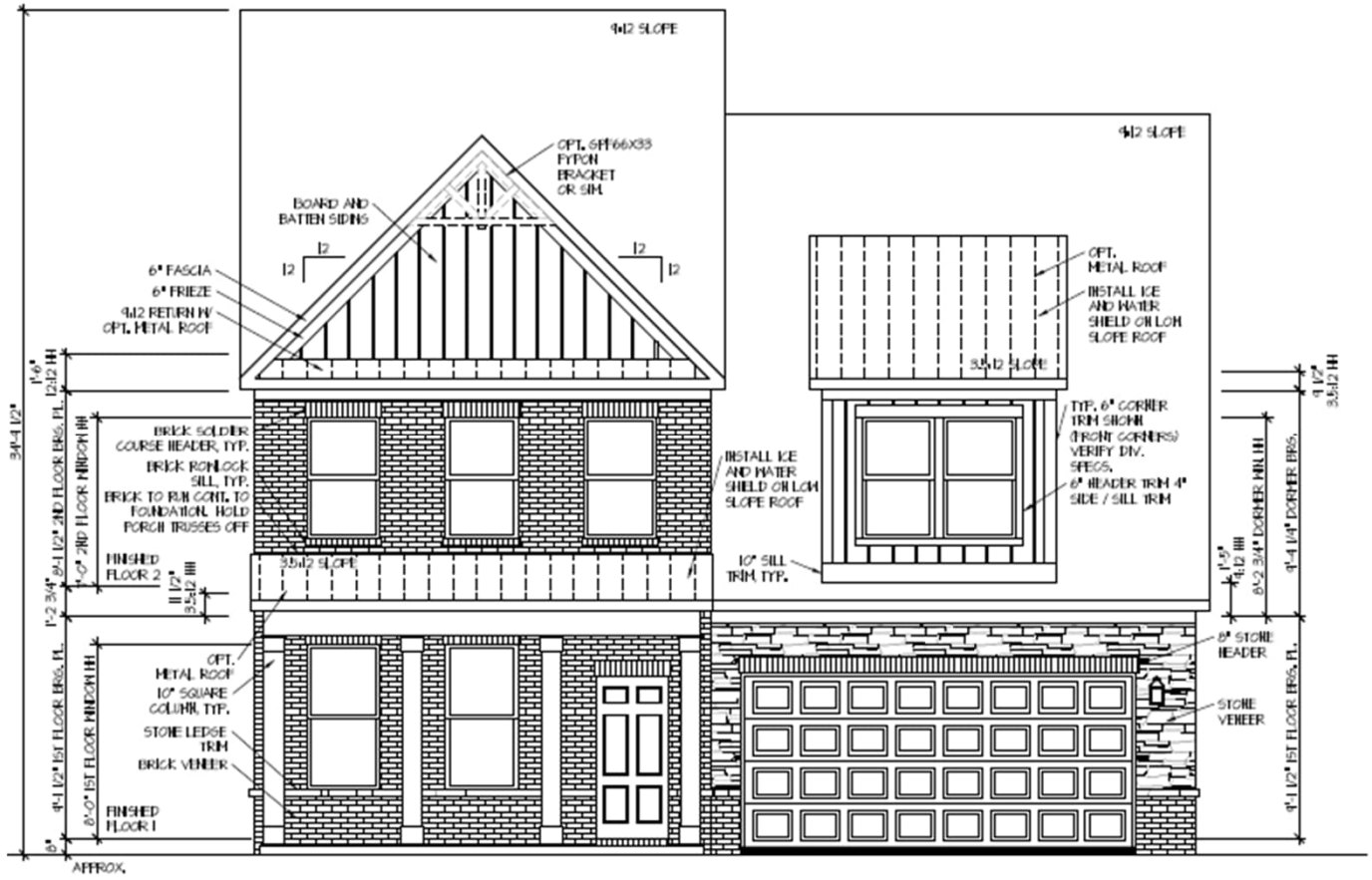
Front Elevation 7
Brick Water Table Standard

Wynwood 2,692 Sq. Ft.



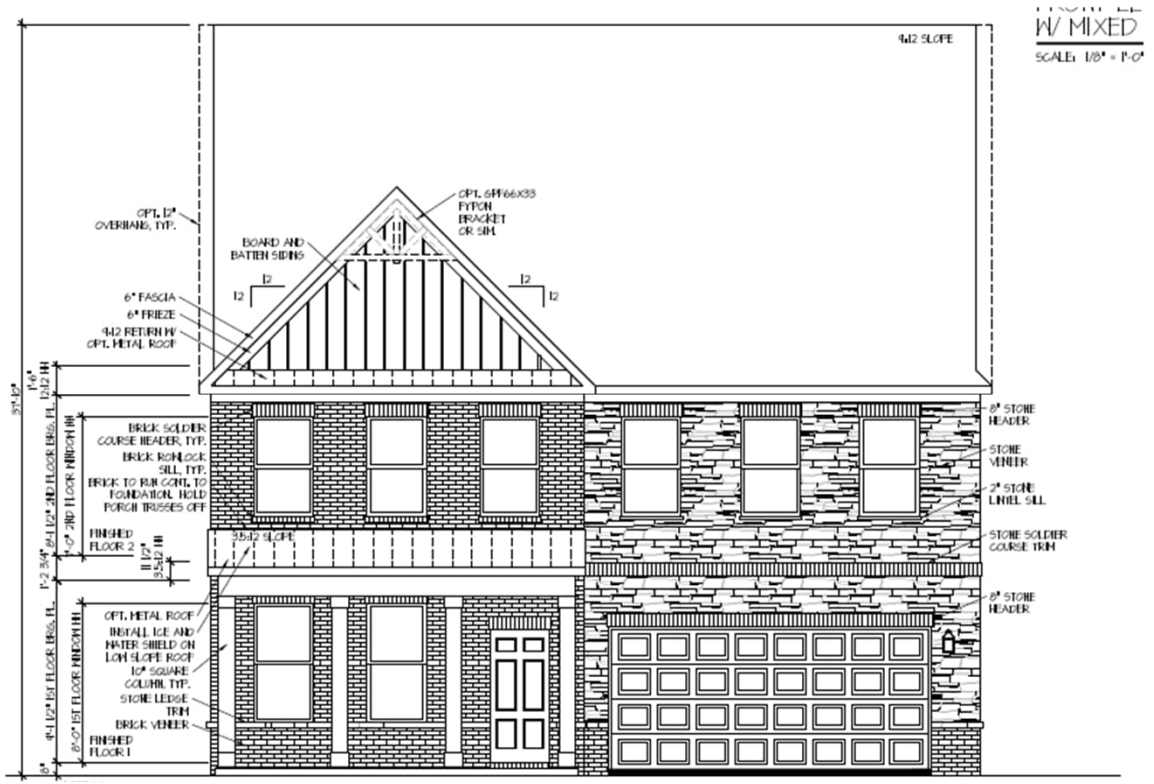
Front Elevation 7
Brick Water Table Standard
W/ Bedroom 6 Option

Wynwood 2,692 Sq. Ft.



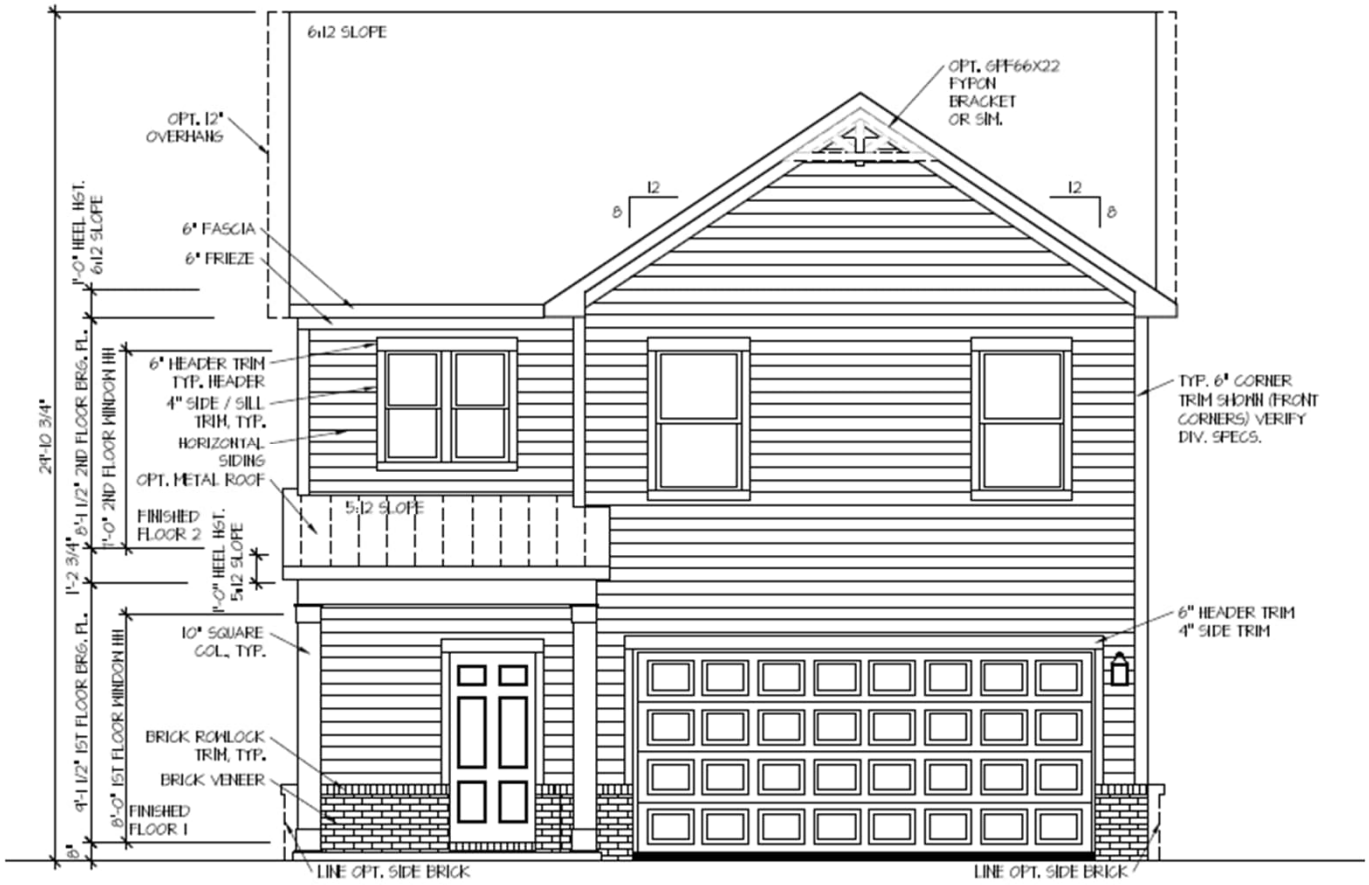
Front Elevation 9
Full Masonry Option

Wynwood 2,692 Sq. Ft.

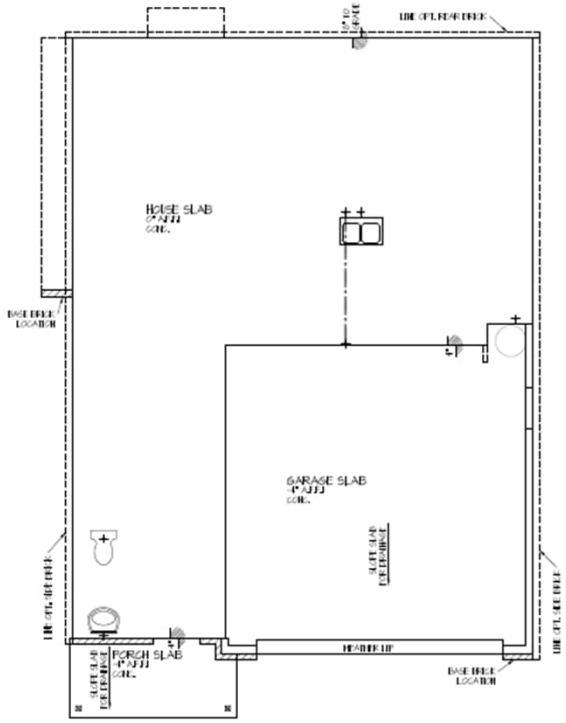


Front Elevation 9
Full Masonry Option
W/ Bedroom 6 Option

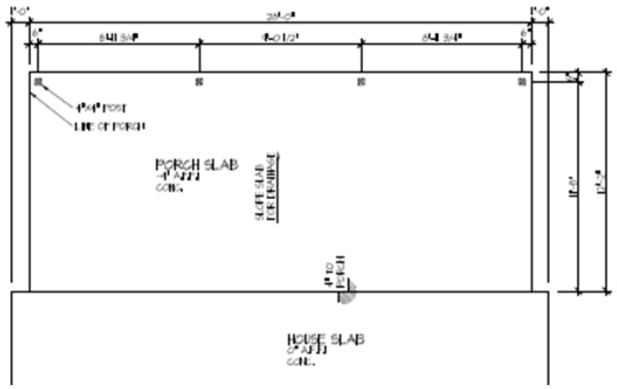
Wynwood 2,692 Sq. Ft.



30' Lavender: 1,974 Sq. Ft.



Elevation I Monoslab Plan

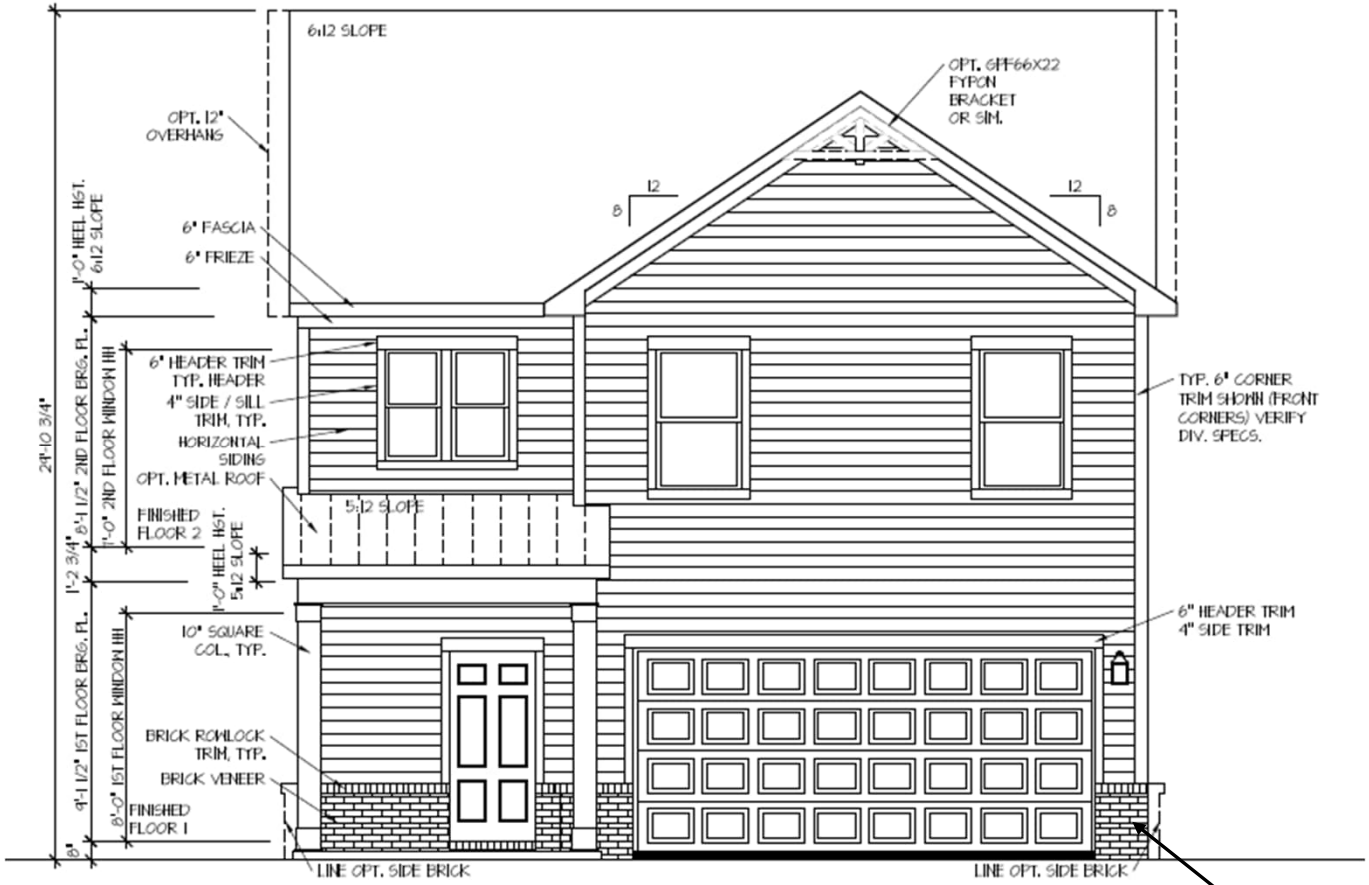


Partial Foundation Plan
Opt. Large Rear Porch

Note: Foundation Plan changes based on elevation and structural options.

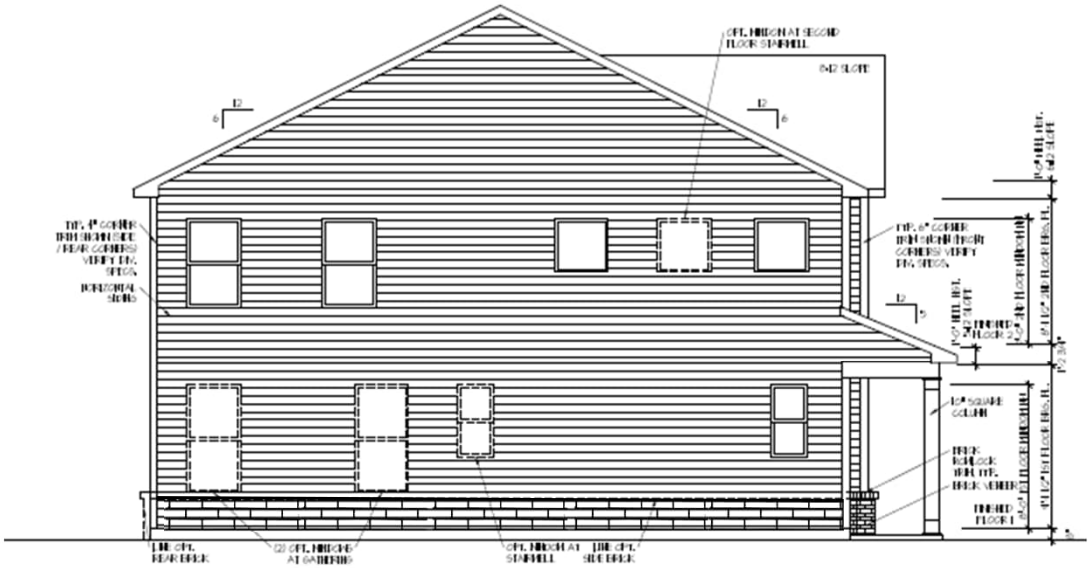
DRB HOMES

Lavender: 1,974 Sq. Ft.

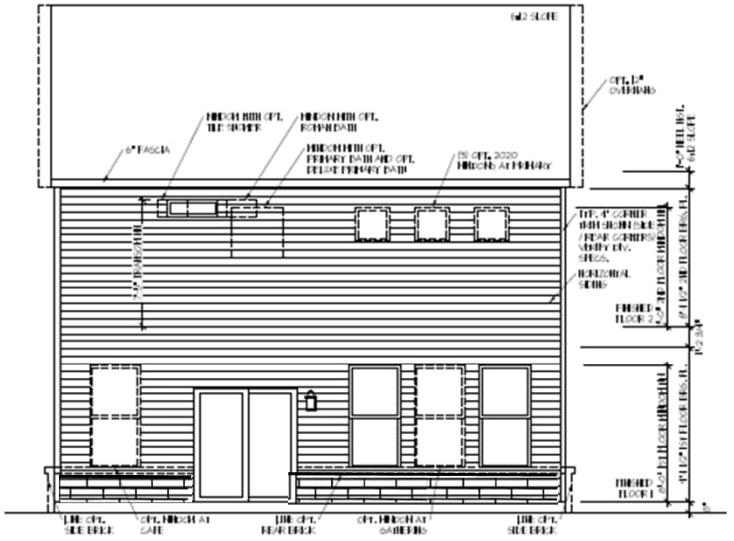


Lavender: 1,974 Sq. Ft.

Brick Water Table Standard

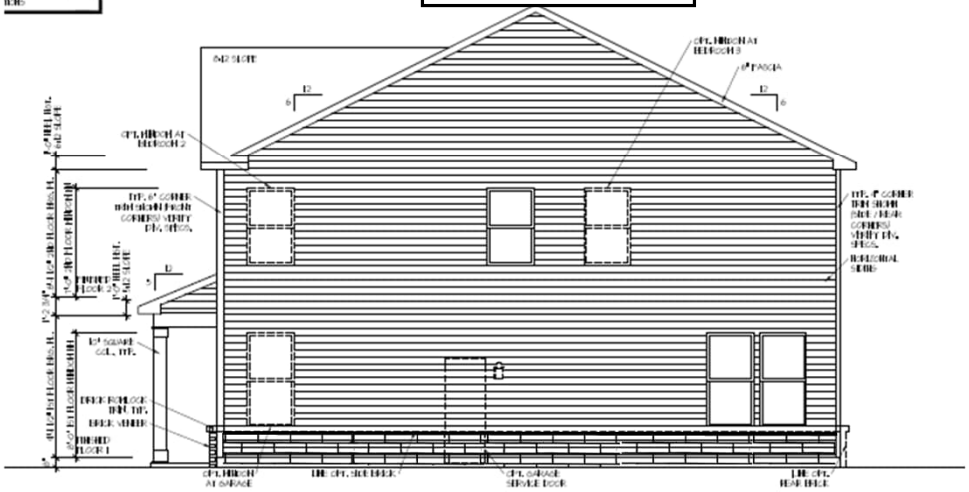


Brick Water Table



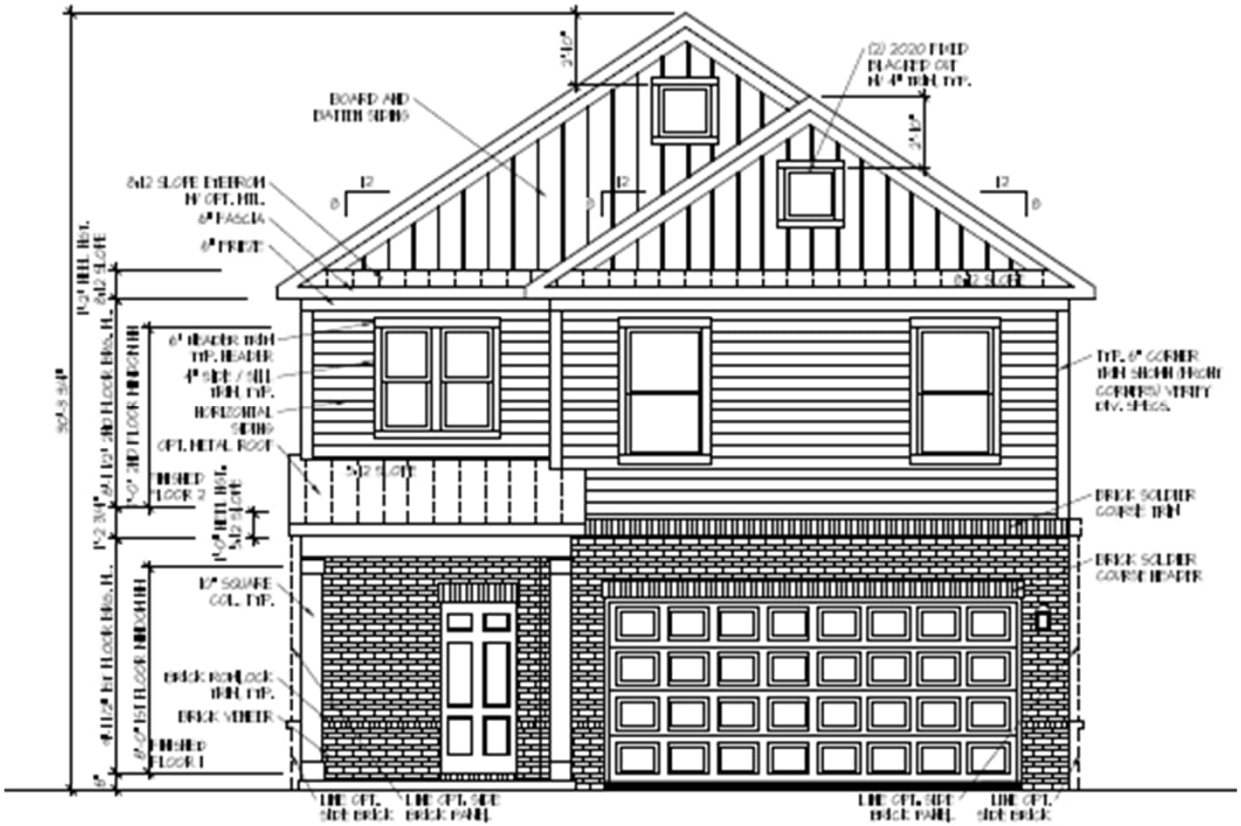
Brick Water Table

Front Cladding Materials
Wrap Around Side 2 Feet



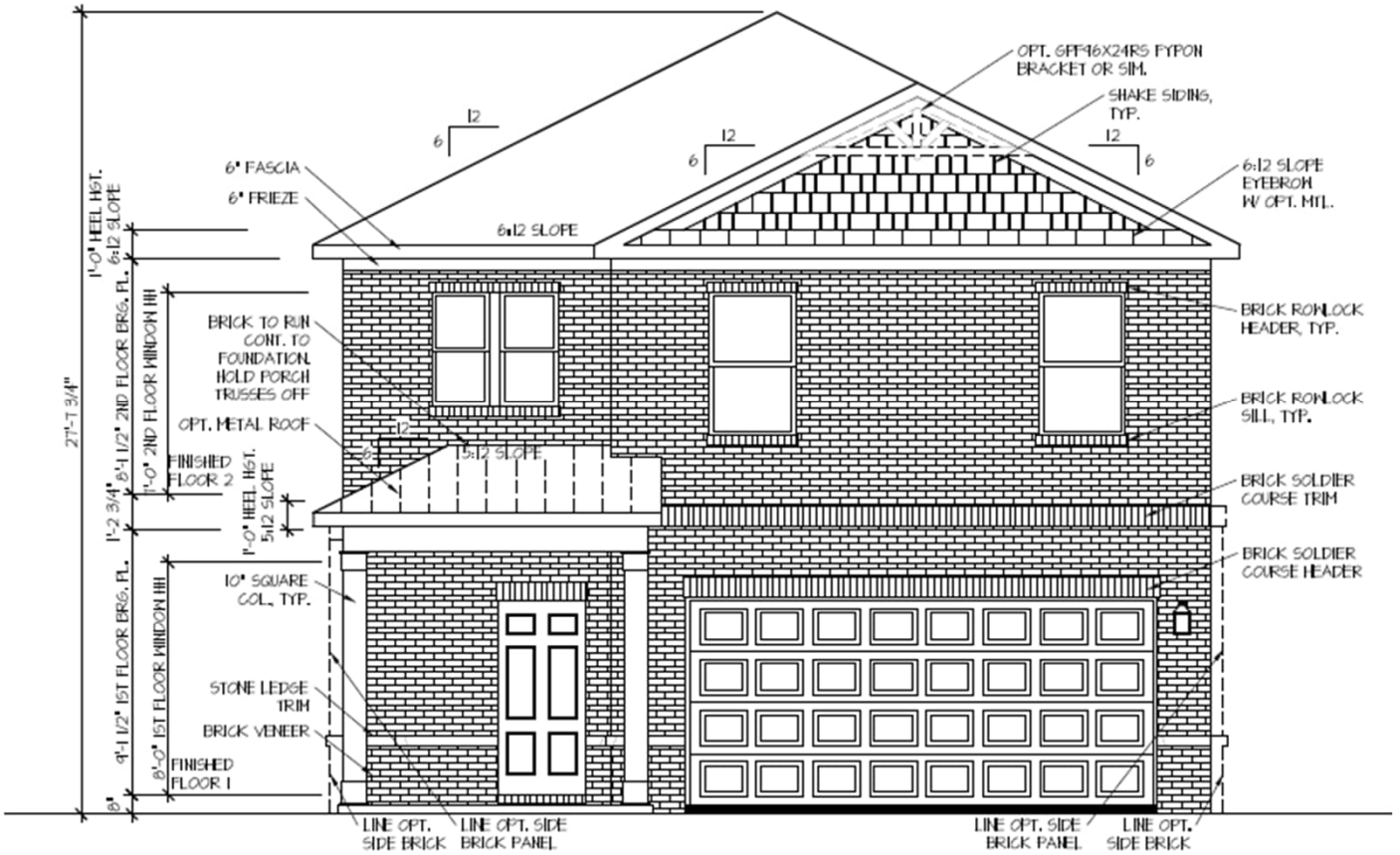
Brick Water Table

Lavender: 1,974 Sq. Ft.



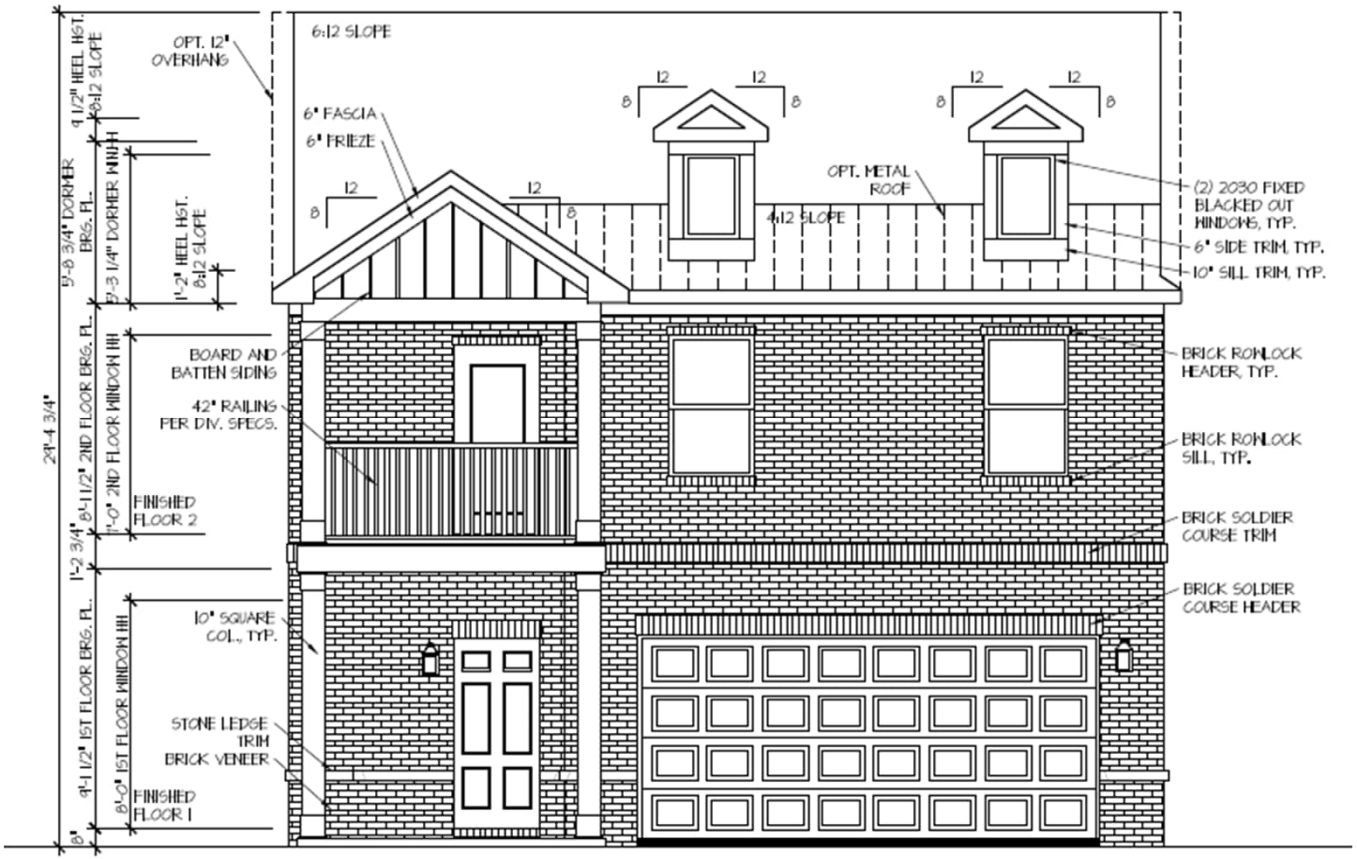
Front Elevation 2
First Floor Brick Option

Lavender: 1,974 Sq. Ft.



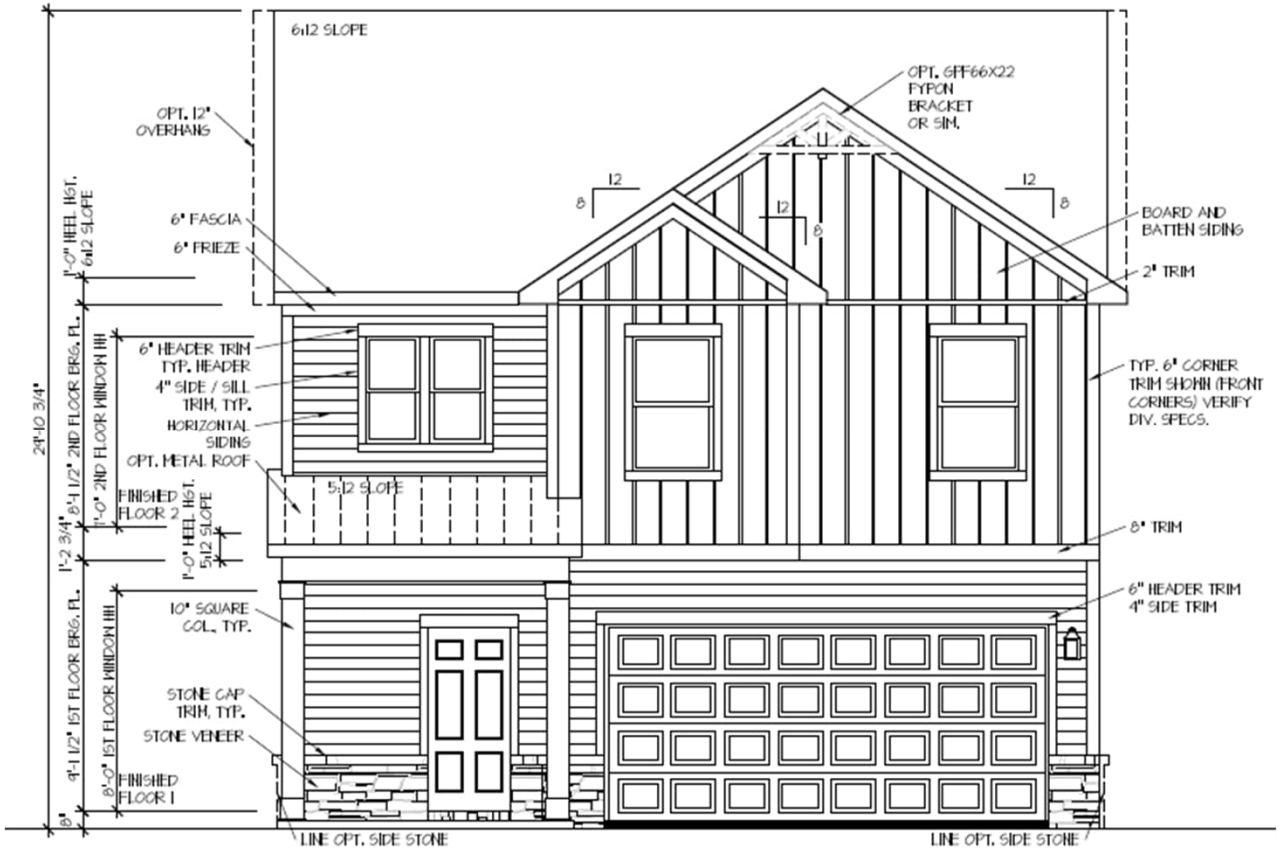
Front Elevation 3
Full Brick Option

Lavender: 1,974 Sq. Ft.



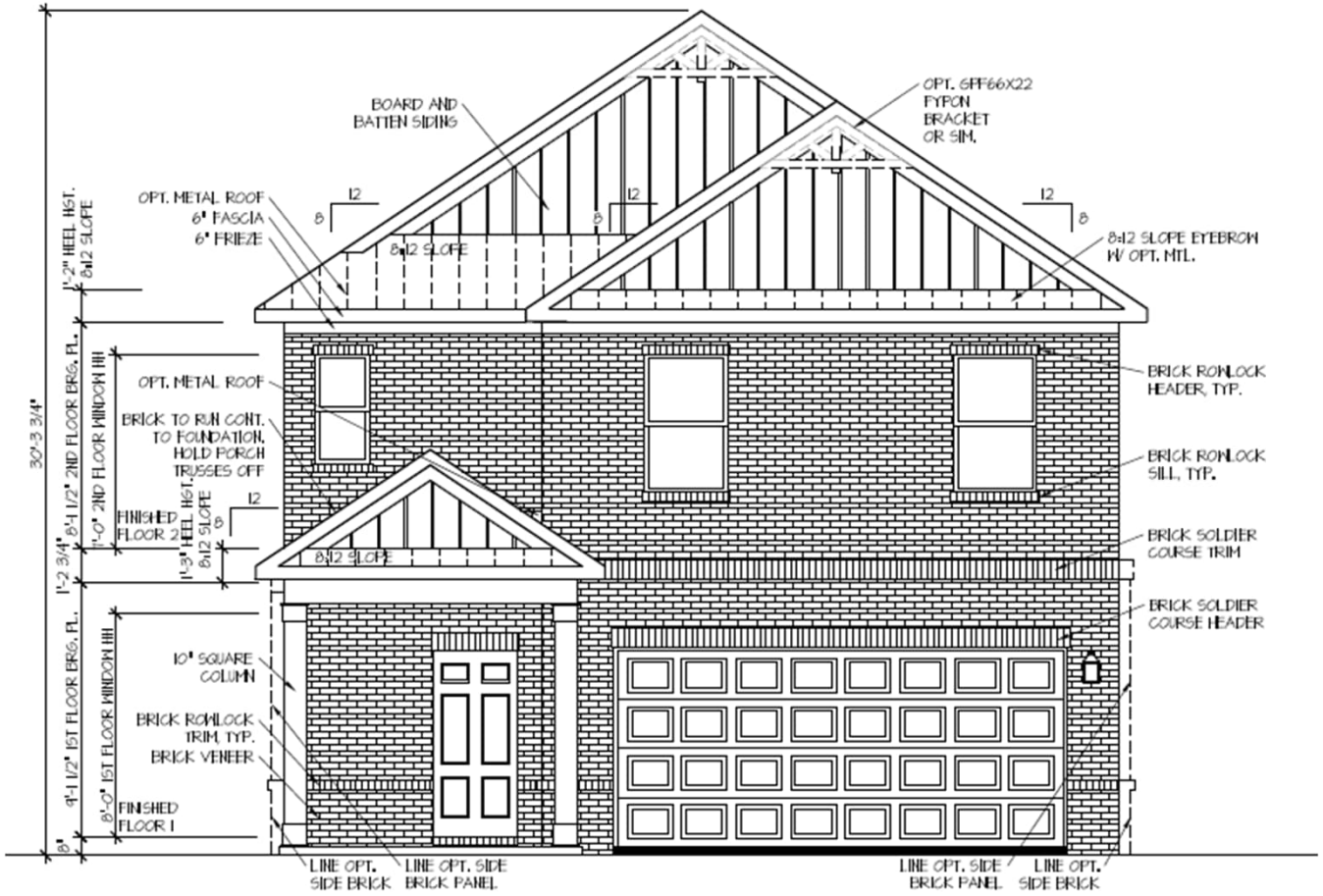
Front Elevation 4
Full Masonry Option

Lavender: 1,974 Sq. Ft.



Front Elevation 5
Stone Water Table Option

Lavender: 1,974 Sq. Ft.



Front Elevation 6
Full Brick Option

Lavender: 1,974 Sq. Ft.

DRB HOMES





Luca 24' End Units : 1,849 Sq. Ft.

Brightland HOMES

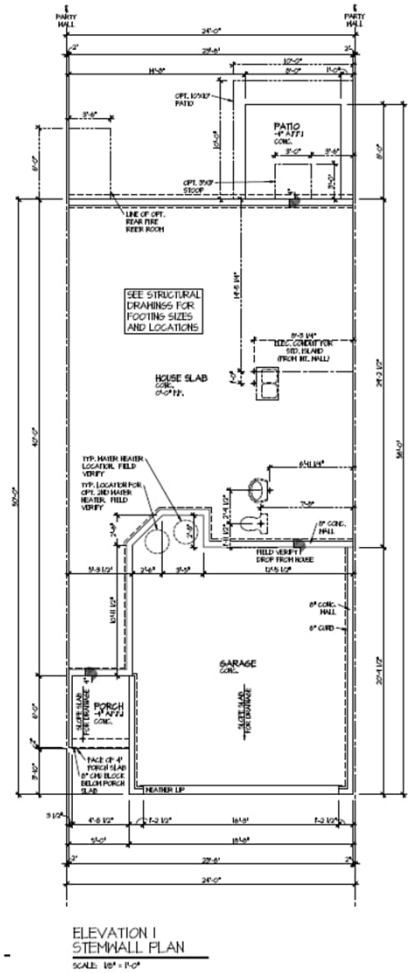
Currently Approved:



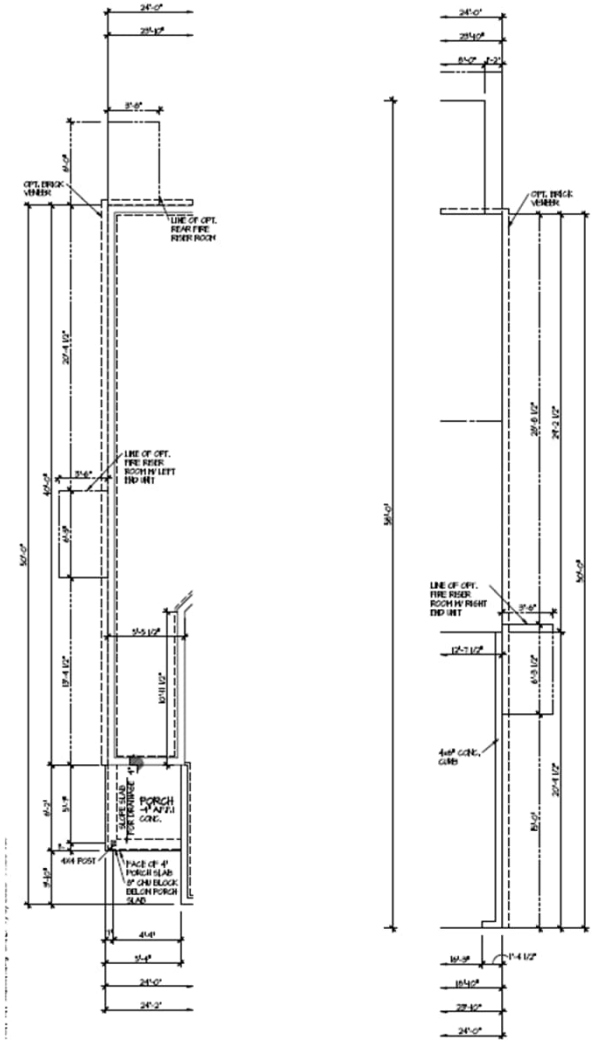
4-PLEX FRONT ELEVATION

Note: Foundation Plan changes based on elevation and structural options.

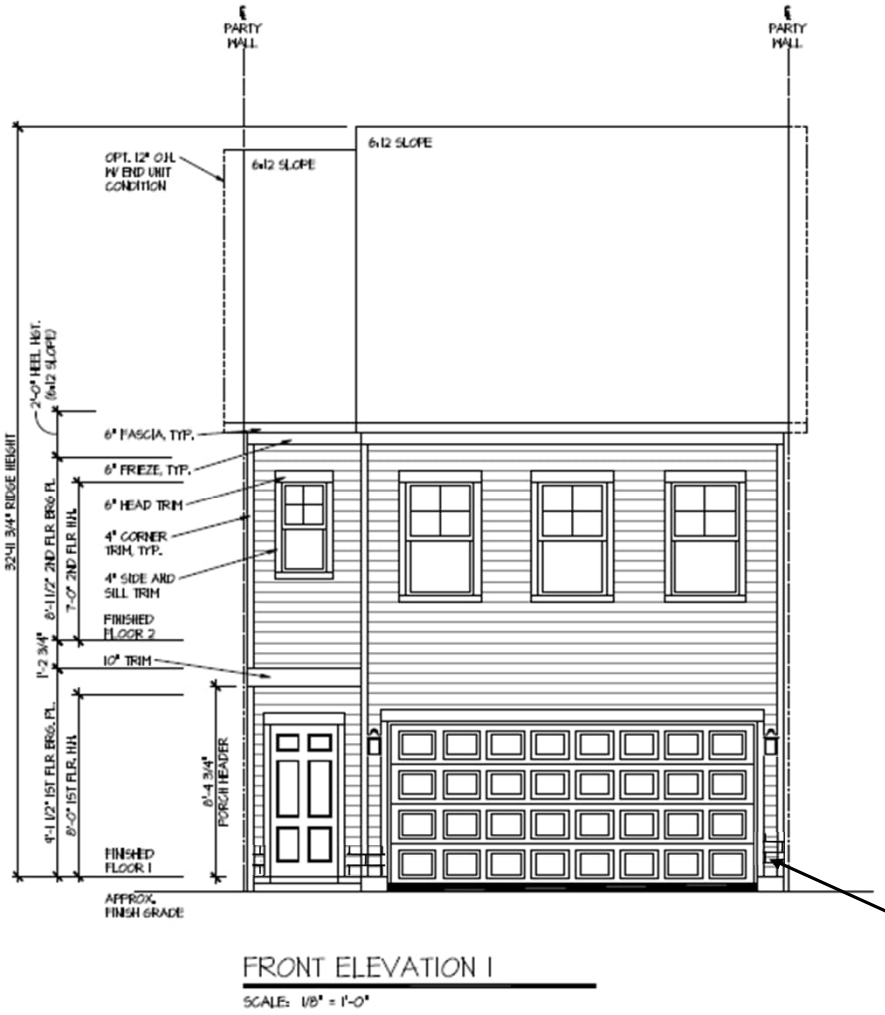
Luca:
1,849 Sq. Ft.



Elevation I Monoslab Plan



Partial Foundation Plan
End Units

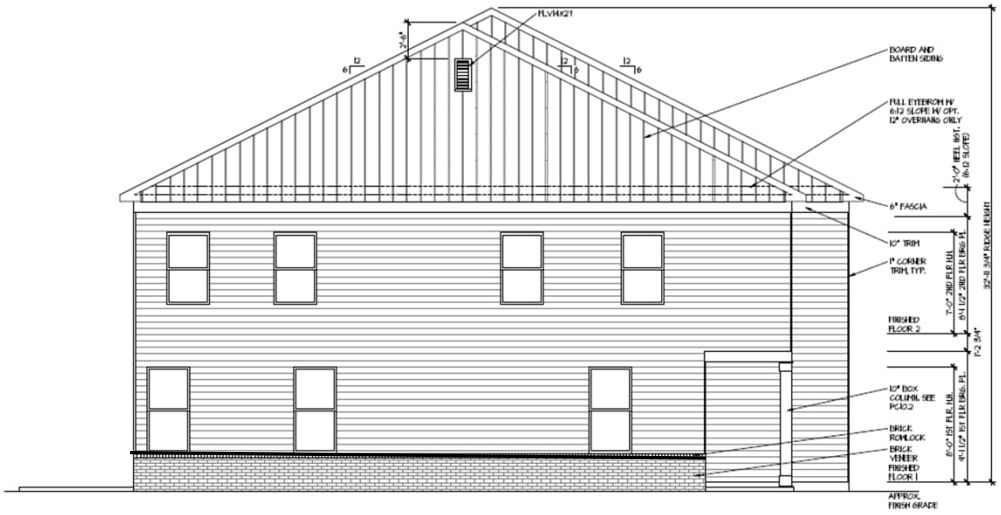


FRONT ELEVATION 1

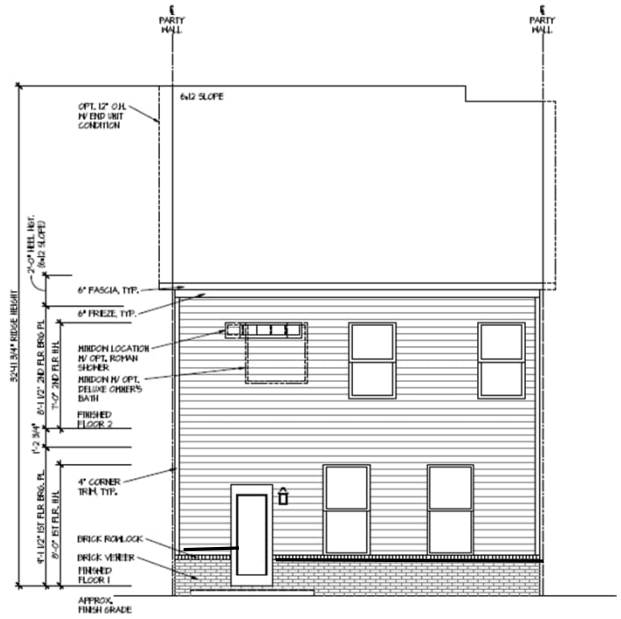
SCALE: 1/8" = 1'-0"

Brick Water Table Standard

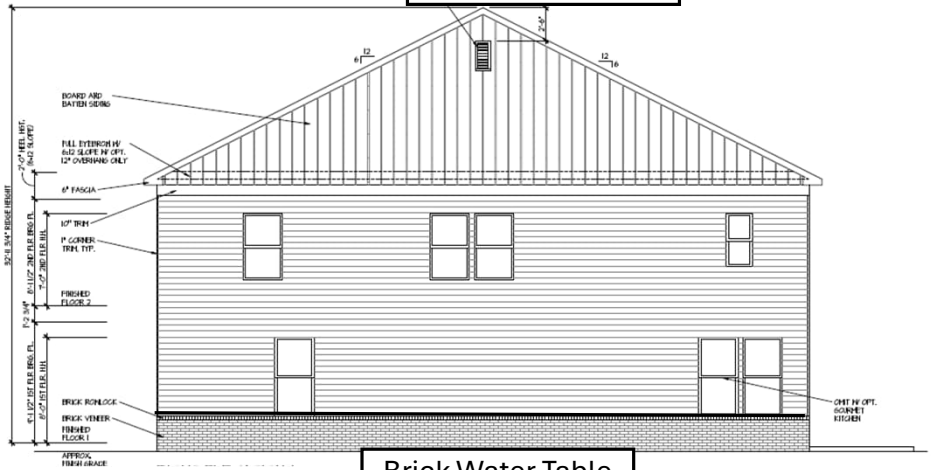
Luca: 1,849 Sq. Ft.



Brick Water Table



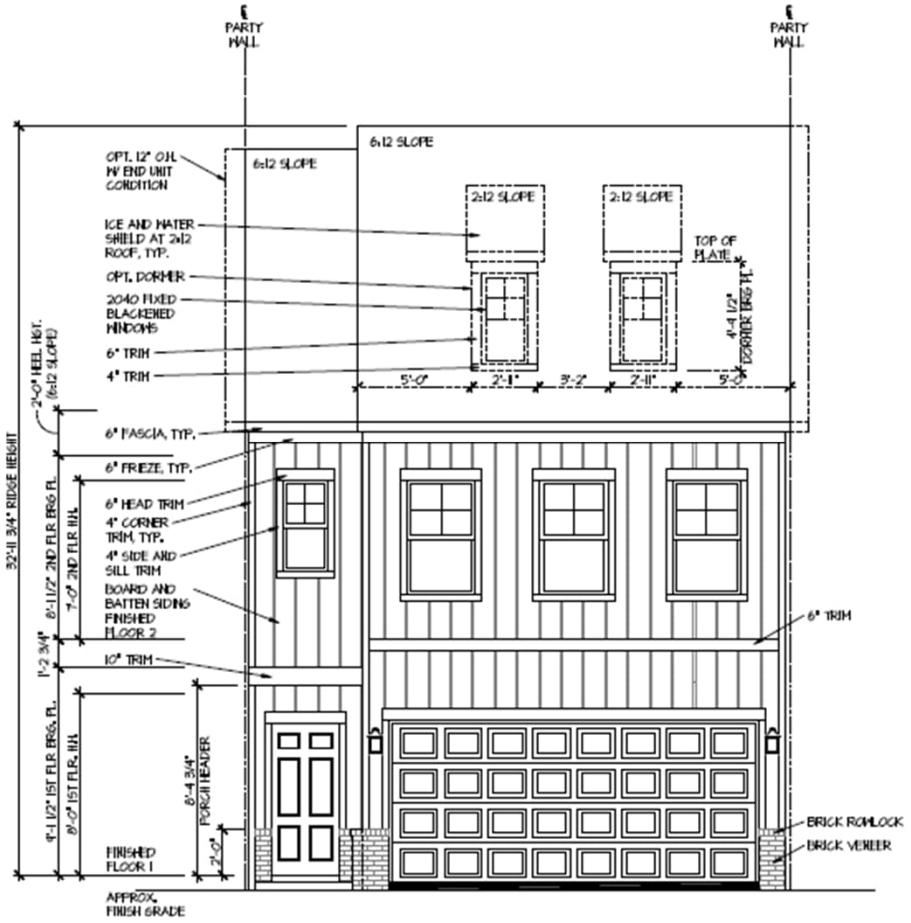
Brick Water Table



Brick Water Table

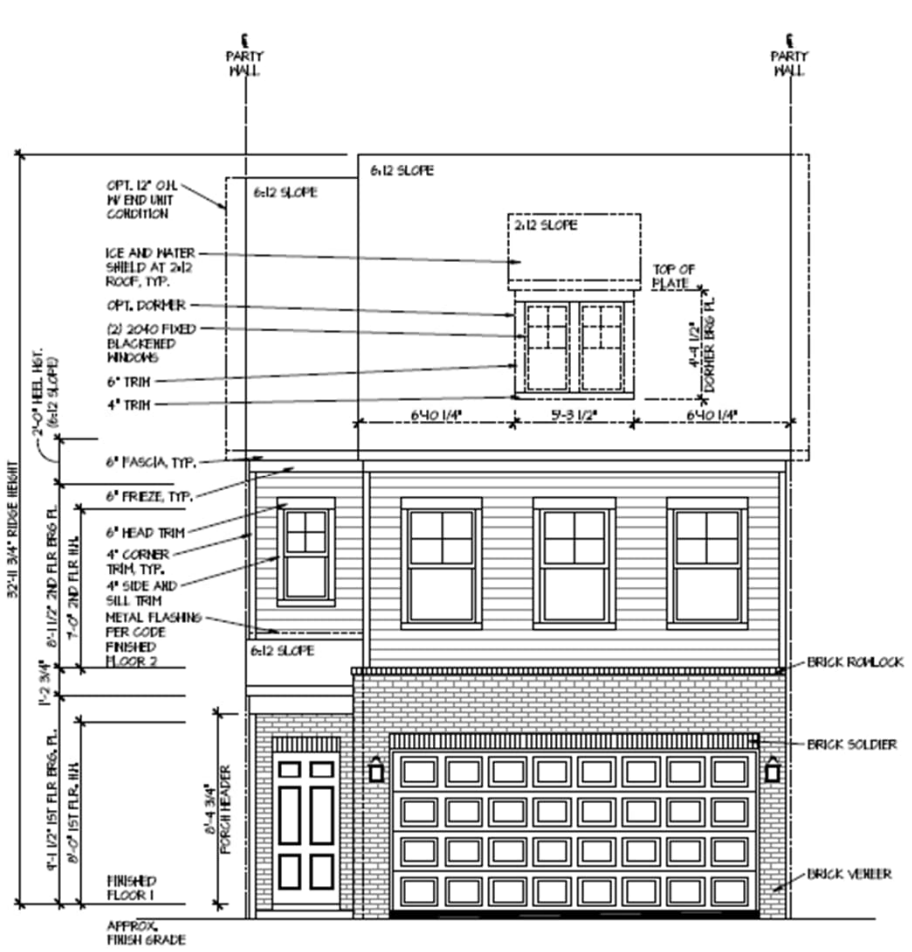
Front Cladding Materials
Wrap Around Side 2 Feet

Luca: 1,849 Sq. Ft.



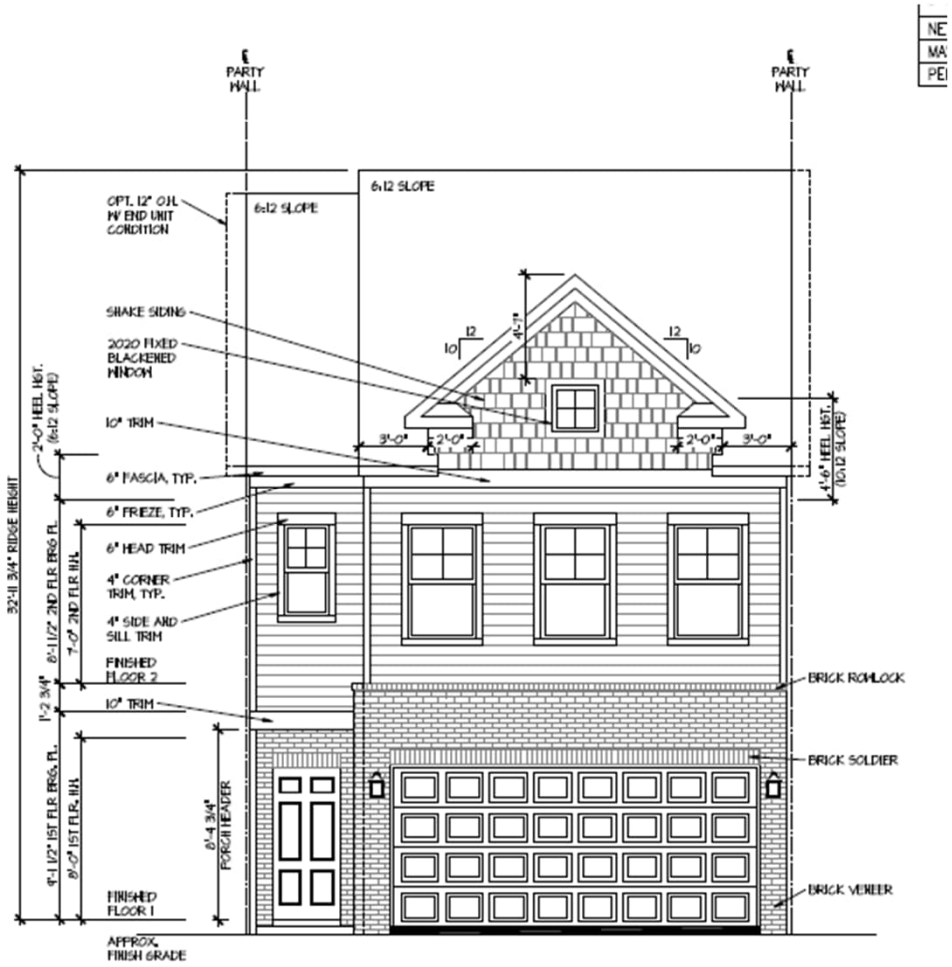
Front Elevation 2
Brick Water Table Standard

Luca: 1,849 Sq. Ft.



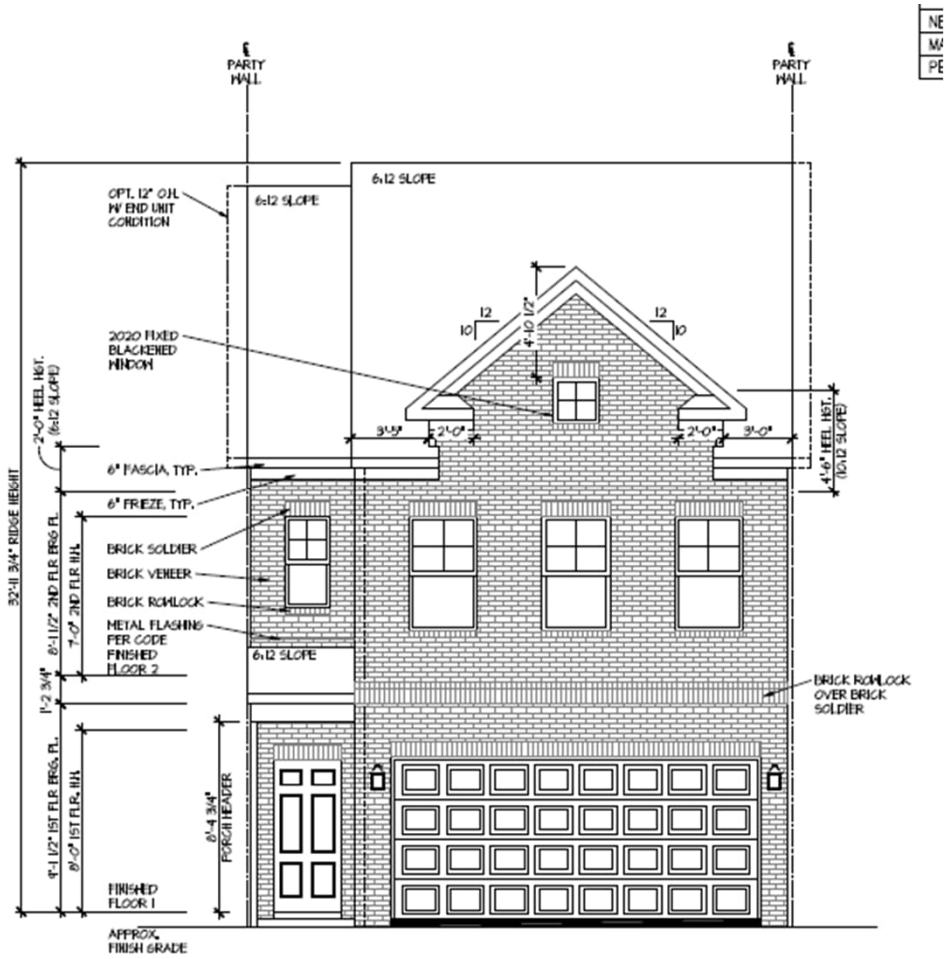
Front Elevation 3
First Floor Brick Option

Luca: 1,849 Sq. Ft.



Front Elevation 4
First Floor Brick Option

Luca: 1,849 Sq. Ft.



Front Elevation 5
Full Masonry Option

Luca: 1,849 Sq. Ft.

DRB HOMES





Braden 22' Interior Units : 1,469 Sq. Ft.

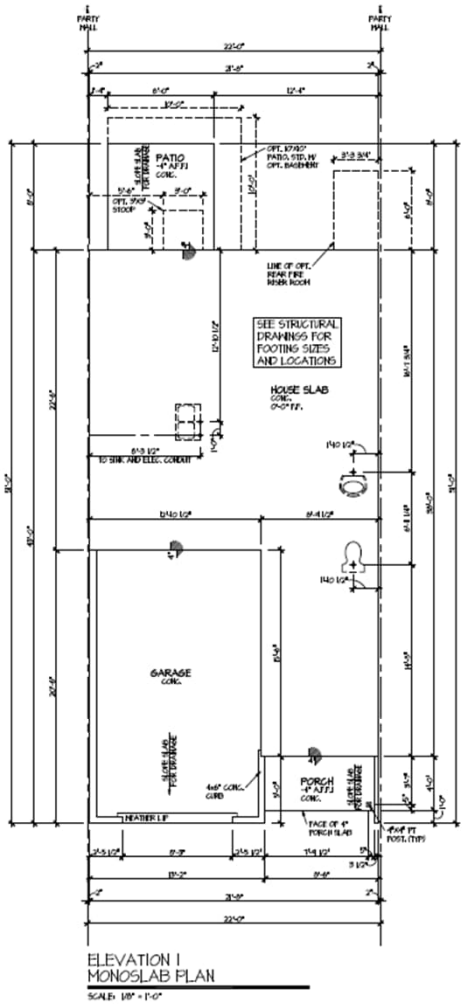
Brightland HOMES

Currently Approved:

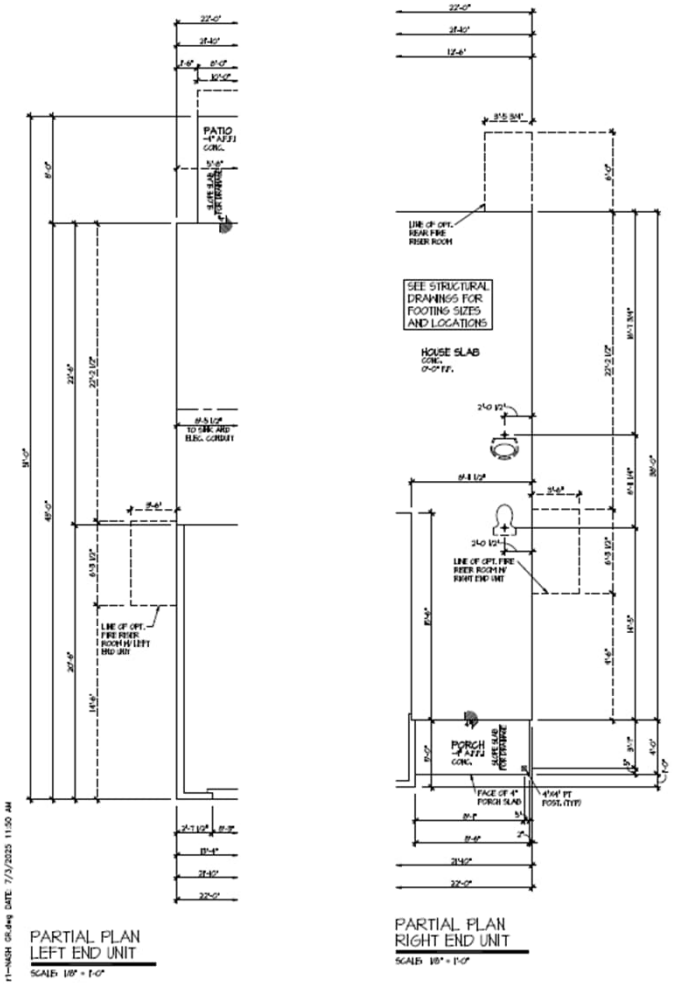


Note: Foundation Plan changes based on elevation and structural options.

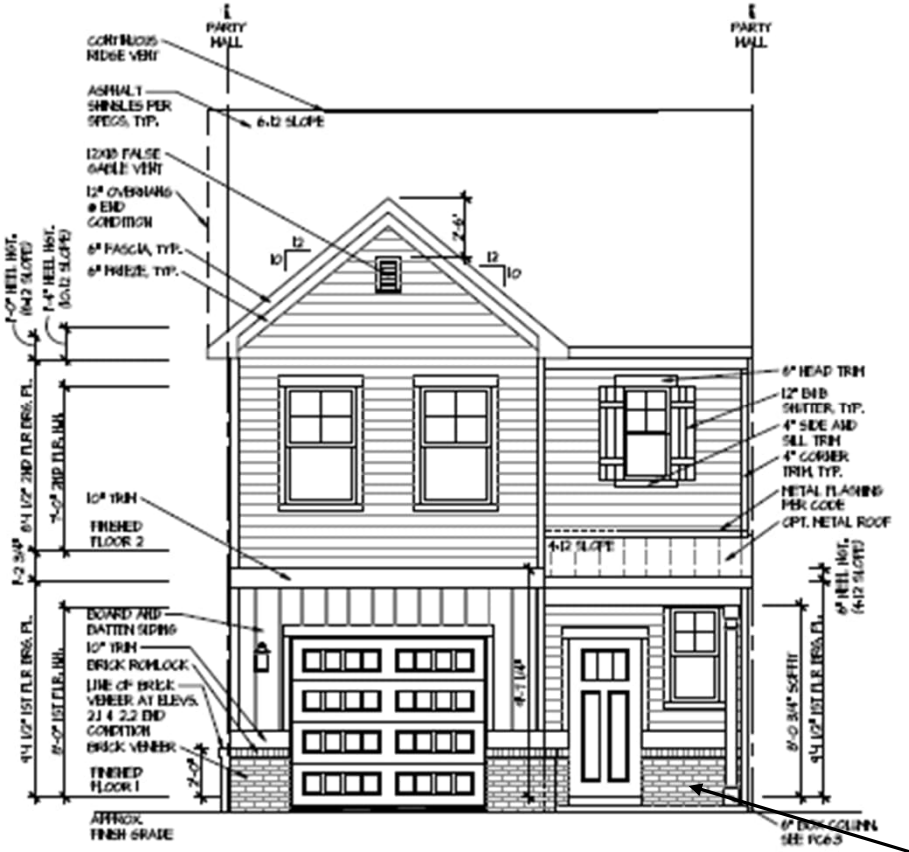
Braden:
1,469 Sq. Ft.



Elevation I Monoslab Plan



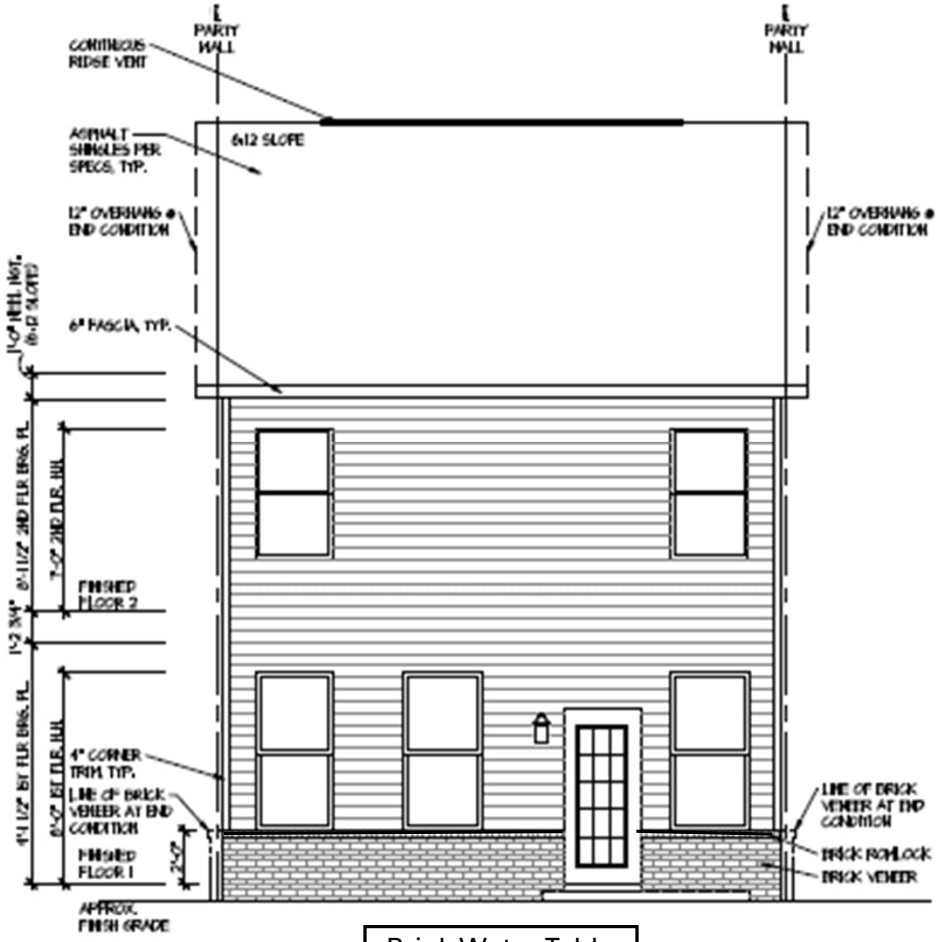
Partial Foundation Plan



Brick Water Table Standard

Interior Unit Braden: 1,469 Sq. Ft.

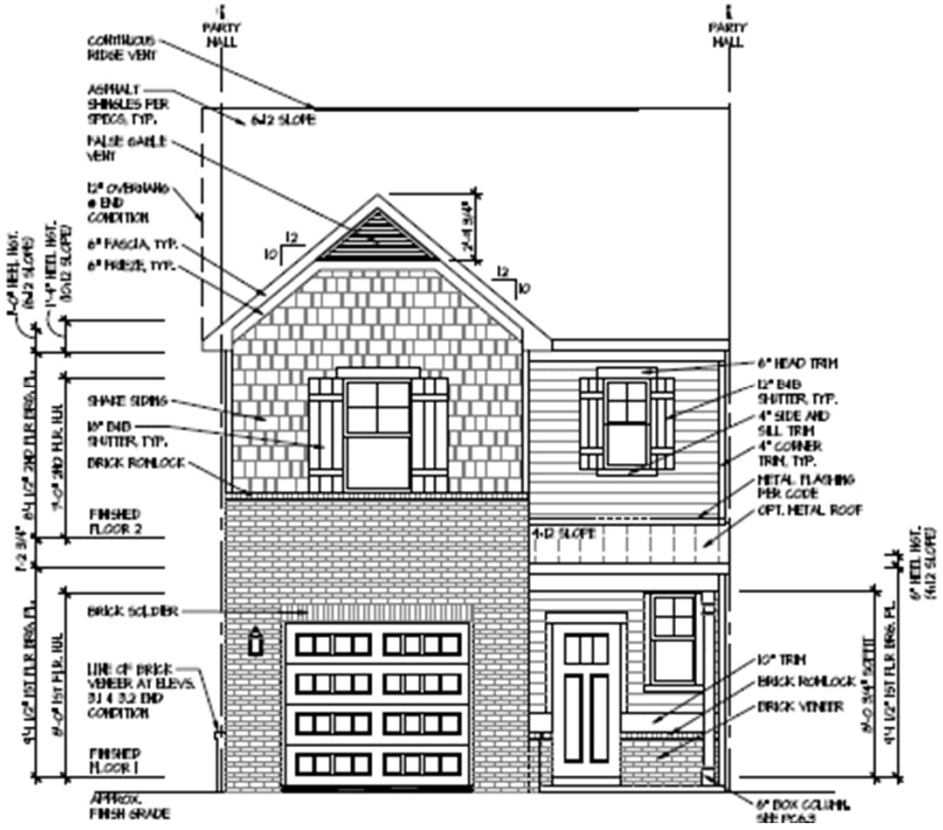
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

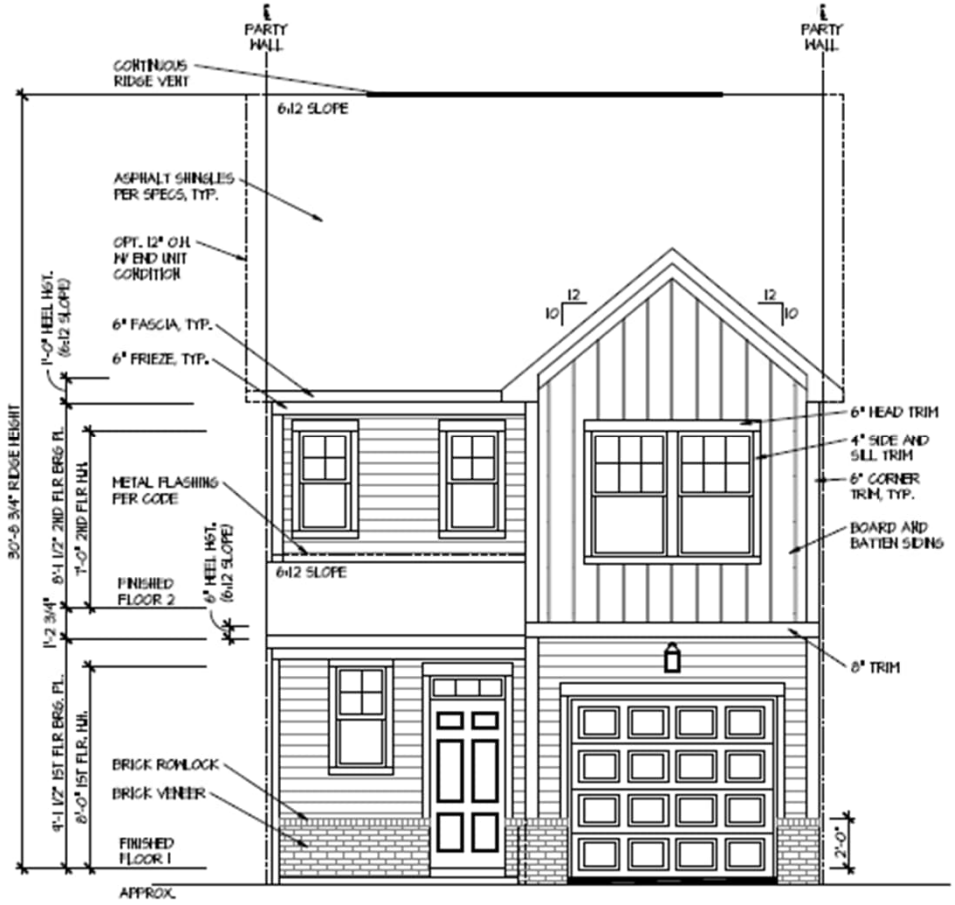
DRB HOMES

Interior Unit Braden: 1,469 Sq. Ft.



Front Elevation 2
First Floor Brick Option

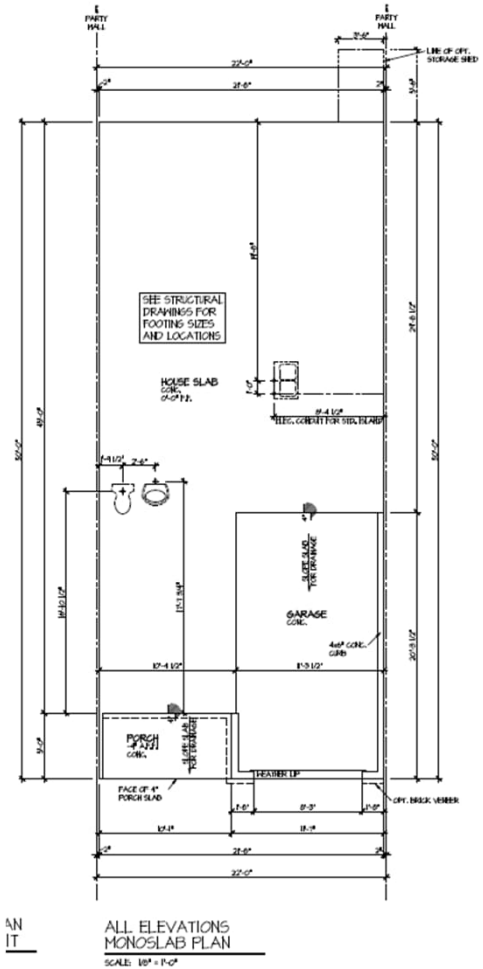
Braden: 1,469 Sq. Ft.



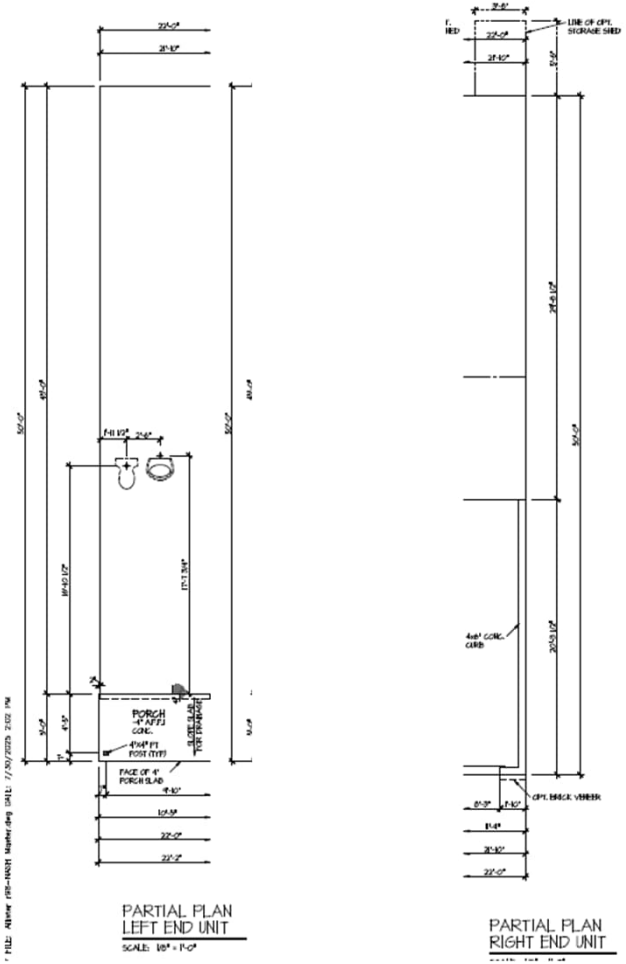
Allister 22' Interior Units: 1,783 Sq. Ft.

Note: Foundation Plan changes based on elevation and structural options.

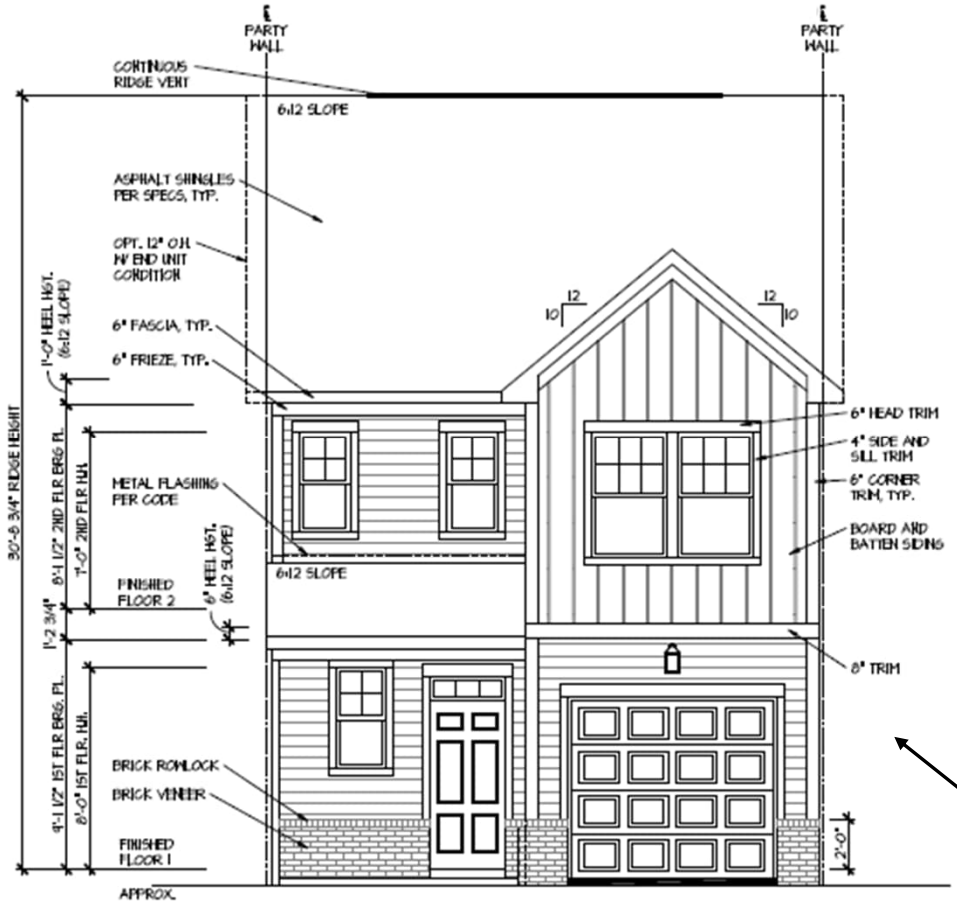
Allister:
1,783 Sq. Ft.



Elevation I Monoslab Plan



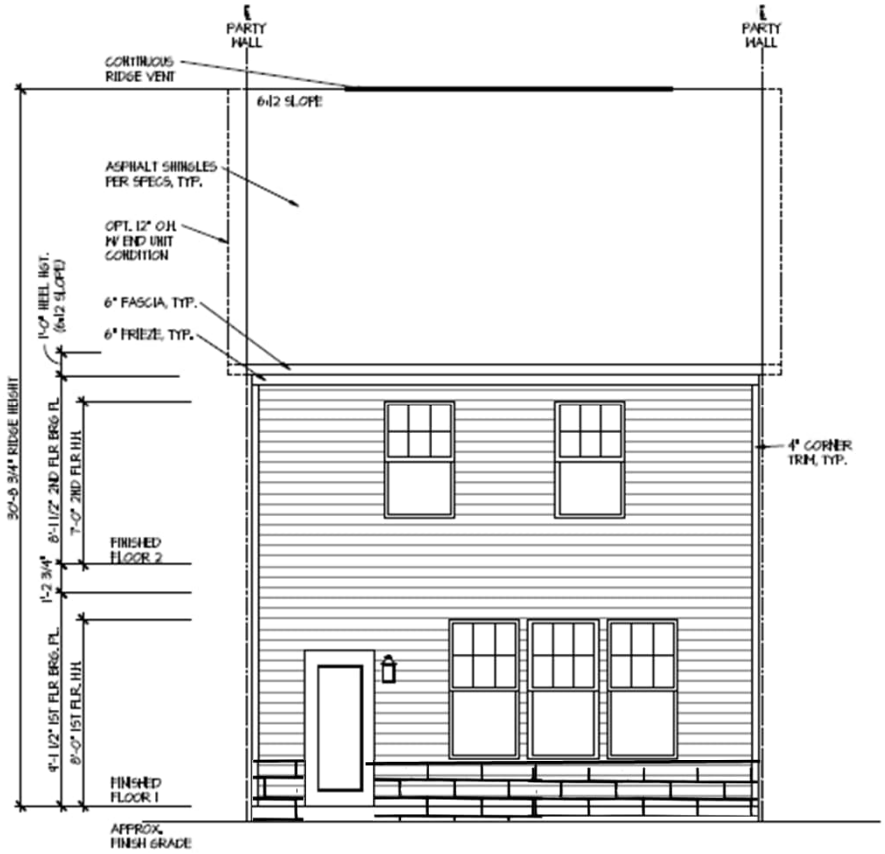
Partial Foundation Plan



Brick Water Table Standard

Interior Unit Allister: 1,783 Sq. Ft.

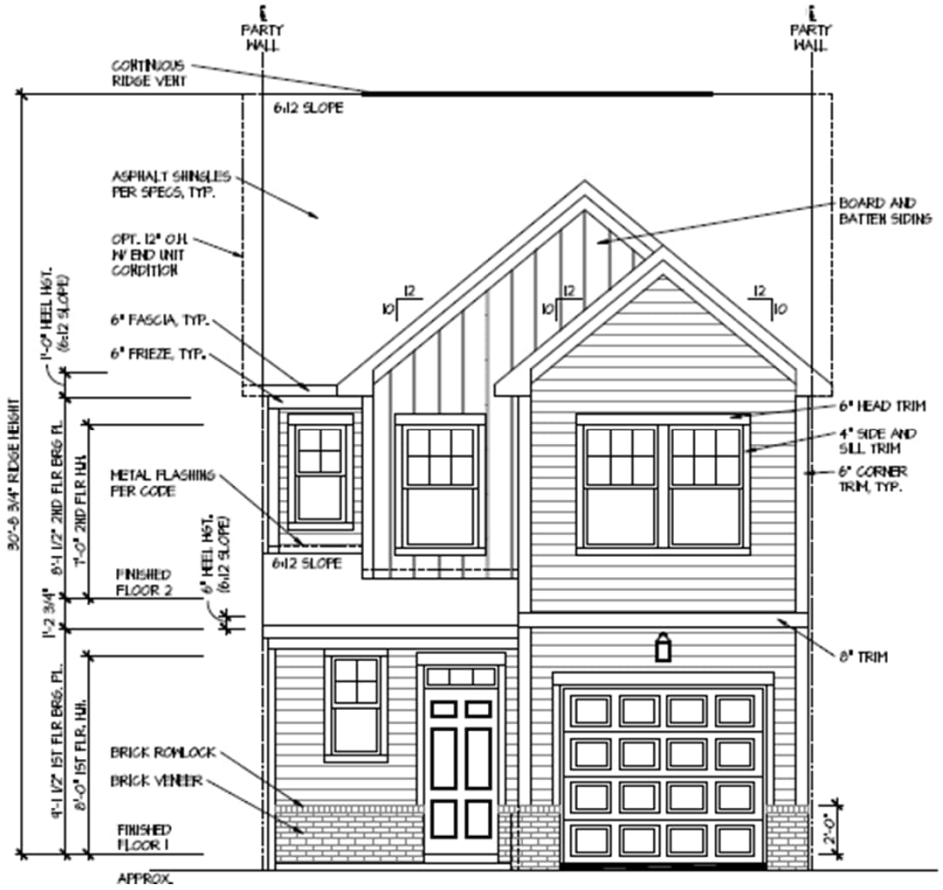
Front Cladding Materials
Wrap Around Side 2 Feet



Brick Water Table

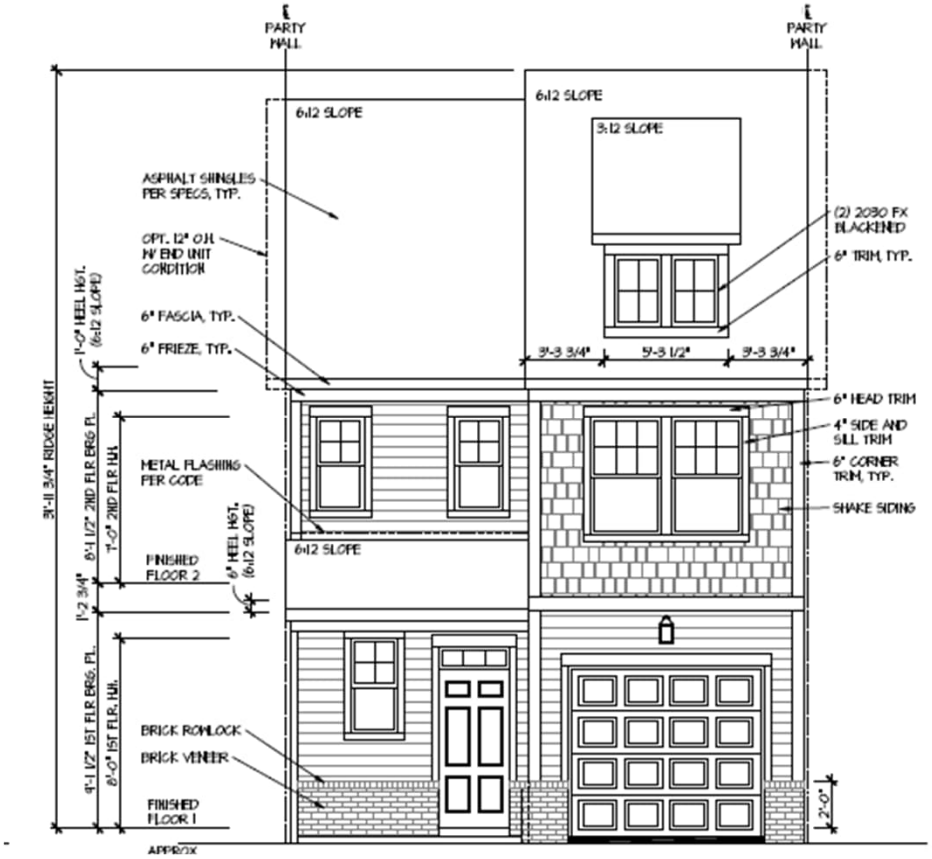
DRB HOMES

Interior Unit Allister: 1,783 Sq. Ft.



Front Elevation 2
Brick Water Table Standard

Allister: 1,783 Sq. Ft.



Front Elevation 3
Brick Water Table Standard

Allister: 1,783 Sq. Ft.

DRB GROUP

Response Letter: McClure Farms PUD Elevations

Item No: 25-0310

Resubmittal complies with all comments and requests. Detailed outline per department are addressed below. Thank you.

Planning

1. N/A
2. N/A
3. DRB acknowledges this request and will prepare an “as approved” pattern book after approval.
4. Request complete in resubmittal material
5. Request Complete in resubmittal material

Fire

6. N/A

Engineering

7. N/A

City Attorney

8. N/A

Police

9. N/A

Building

10. N/A

Maury County Schools

11. N/A

Columbia Power

12. N/A

Maury County Highway Department

13. N/A

Wastewater

14. N/A

AT&T

15. N/A

Columbia Water

16. N/A

Public Works

17. N/A

Atmos Energy

18. N/A

Maury County E911

19. N/A

Duck River Elec Membership Corp

20. N/A

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, September 9, 2025

ITEM NO.
25-0310

DESCRIPTION: McClure Farms PUD Elevations SF

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Advisory note: As-Approved Pattern Book will be required at a later date.
4. Submit documentation showing a single illustration of the multiple elevations with options package per model.
5. Add descriptors at top of comparison package noting model names, elevations, and any improvements you are adding to be considered.

Fire

6. No comments on elevation changes

Engineering

7. No comments

City Attorney

8. No comments provided.

Police

9. No comments provided.

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TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
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Building

10. No comment.

Maury County Schools

11. No Comment on Change. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9/11 (25/26 SY), 9-12 (26/27 SY). Spring Hill High School 12 (25/26SY).

Columbia Power

12. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Maury County Highway Dept.

13. No comment.

Wastewater

14. Columbia Wastewater has no comments.

ATT

15. NO COMMENT.

Columbia Water

16. No comments.

Public Works

17. No comments.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Atmos Energy

18. No comments provided.

Maury County E911

19. No comments provided.

Duck River Electric Membership Corp

20. No comments.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

McClure Farms

Single Family Residential

Proposed PUD Revision (Revised Elevations)

McClure Farms

Brightland HOMES



Brightland Homes
4068 Rural Plains Circle, Suite 170
Franklin, TN 37064
615.981.0900





MASONRY	Stone	19%
NON-MASONRY	Cementitious Siding	81%

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

DRB: Avondale (1,663 Sq. Ft.)

Brightland: Belmont (1,550 Sq. Ft.)



ELEVATION A



ELEVATION B



ELEVATION D

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	N/A	0%
NON-MASONRY	Board & Batten	100%

MASONRY	Stone	12%
NON-MASONRY	Board & Batten	88%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Avondale (1,663 Sq. Ft.)

Brightland HOMES

Brightland: Belmont (1,550 Sq. Ft.)



ELEVATION F

MASONRY	Brick	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	18%
NON-MASONRY	Cementitious Siding	82%

DRB: Chelsea (1,891 Sq. Ft.)/Avondale (1,663 Sq. Ft.)

Brightland: Delta (1,610 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth + B&B	100%



MASONRY	Stone	3%
NON-MASONRY	Board + Batten	97%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Chelsea (1,891 Sq. Ft.)/Avondale (1,663 Sq. Ft.)

Brightland: Delta (1,610 Sq. Ft.)



ELEVATION F - FRONT ELEVATION



ELEVATION I - FRONT ELEVATION

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Greenwich (1,974 Sq. Ft.)/ Chelsea (1,891 Sq. Ft.)

Brightland: Gibson (1,800 Sq. Ft.) vs.

Brightland HOMES



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Stone	14%
NON-MASONRY	Smooth Siding	86%

DRB HOMES





MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

DRB: Greenwich (1,974 Sq. Ft.)/ Chelsea (1,891 Sq. Ft.)

Brightland: Gibson (1,800 Sq. Ft.) vs.

Brightland HOMES





MASONRY	Brick & Stone	90%
NON-MASONRY	Smooth Siding	10%

MASONRY	Brick & Stone	85%
NON-MASONRY	Smooth Siding	15%

DRB HOMES





MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Greenwich (1,974 Sq. Ft.)/Chelsea (1,891 Sq. Ft.)

Brightland: Harpeth (2,080 Sq. Ft.)

Brightland HOMES



ELEVATION A



ELEVATION B



ELEVATION D

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	Stone	30%
NON-MASONRY	Smooth Siding	70%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Greenwich (1,974 Sq. Ft.)/Chelsea (1,891 Sq. Ft.)

Brightland: Harpeth (2,080 Sq. Ft.)

Brightland HOMES



ELEVATION F

MASONRY	Brick	100%
NON-MASONRY	N/A	0%



ELEVATION H

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	14%
NON-MASONRY	Cementitious Siding	86%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland: Oakland (2,380 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Brick + Stone	12%
NON-MASONRY	Smooth Siding	88%



MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland: Oakland (2,380 Sq. Ft.)



ELEVATION F



ELEVATION I

MASONRY	Brick	10%
NON-MASONRY	Smooth Siding	90%

MASONRY	Brick	20%
NON-MASONRY	Smooth Siding	80%



MASONRY	Brick	14%
NON-MASONRY	Cementitious Siding	86%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland: Ryman (2,740 Sq. Ft.)



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Brick	2%
NON-MASONRY	Smooth Siding	98%



MASONRY	Stone	5%
NON-MASONRY	Smooth Siding	95%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland HOMES

Brightland: Ryman (2,740 Sq. Ft.)



ELEVATION F



ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick & Stone	96%
NON-MASONRY	Board & Batten	4%

Upgrades

- Brick to grade minimum will be upgraded to go to the bottom of the first floor windows all the way around the home. Essentially going from 12” of brick to 2-3’ of brick all the way around the home providing a better streetscape.
- Adding the option to include first floor brick on the front of the homes on all plans and elevations.
- Adding the option to include full masonry options on all plans and elevations.
- The lots that have high visibility from Highway 31 (Lots 1 and 2) will be full brick on all 4 sides as previously committed by Brightland Homes.

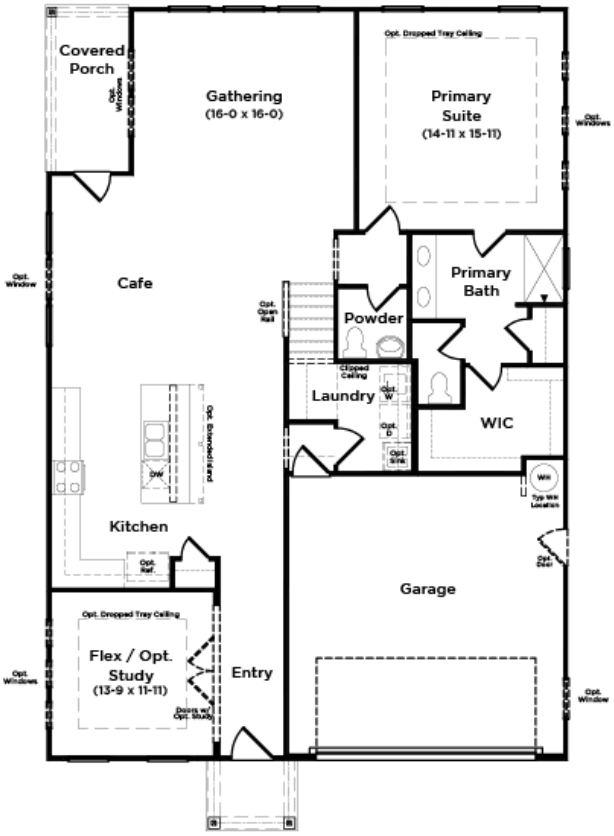
Upgrades

- The exterior cladding on the front will wrap the sides for a minimum of 2’ to prevent a gap in materials at the corners.
- We commit to not have the same model/elevation combination, or color scheme next to each other, or across the street from each other.
- We achieve this by providing multiple elevation and cladding options for each plan and elevation.
- We keep track of this by using a sales matrix tracking plans, elevations, and colors throughout the life of the community.

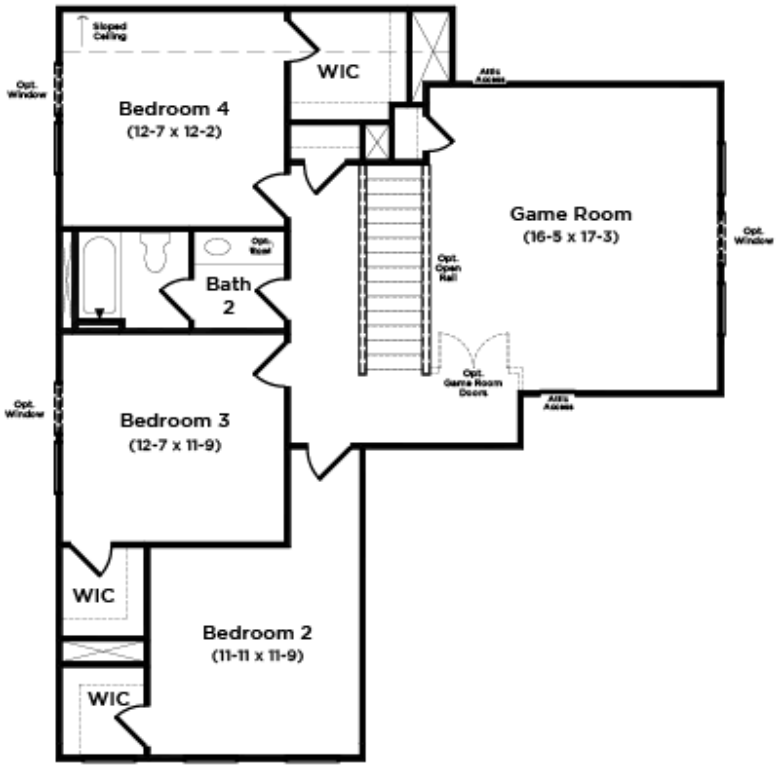
THE ANSLEY

4 - 6 Beds | 2.5 - 5.5 Baths | 2,692 - 3,252 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



DRBhomes.com

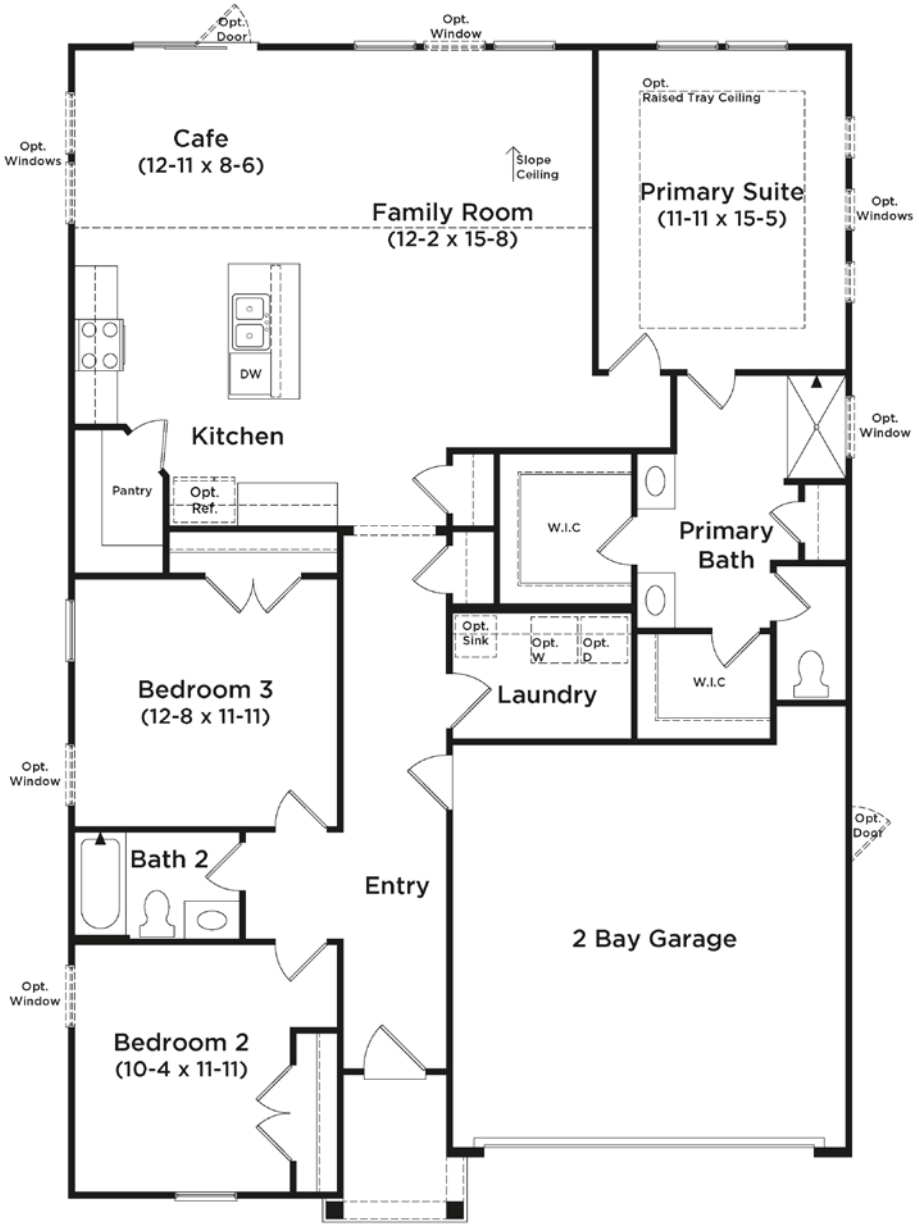
*This brochure is designed to show the general layout of specific floor plans. All images are artist renderings provided for illustrative purposes only and are not a part of a legal contract. Floor plans are not to scale, and may depict optional features that are not included in base home pricing and are not to be construed as contractual standards. Not all optional features may be shown. Floor plans and optional features (including, without limitation, specifications, materials, features, and pricing there of) are subject to change without notice. Floor plans and optional features offered vary by community and model of home. Accordingly, please check with a sales representative for your specific community to confirm whether particular floor plan is available,and what particular options are standard and what may be otherwise available. All dimensions/square footage are approximate; actual dimensions/square footage may vary. All views, landscaping, home siting and orientation/configuration,improvements and amenities are, as stated above, provided for illustrative purposes only.

DRB HOMES

THE AVONDALE

2 - 3 Beds | 2 - 4 Baths | 1,663 - 2,448 Sq. Ft.

FIRST FLOOR BASE PLAN



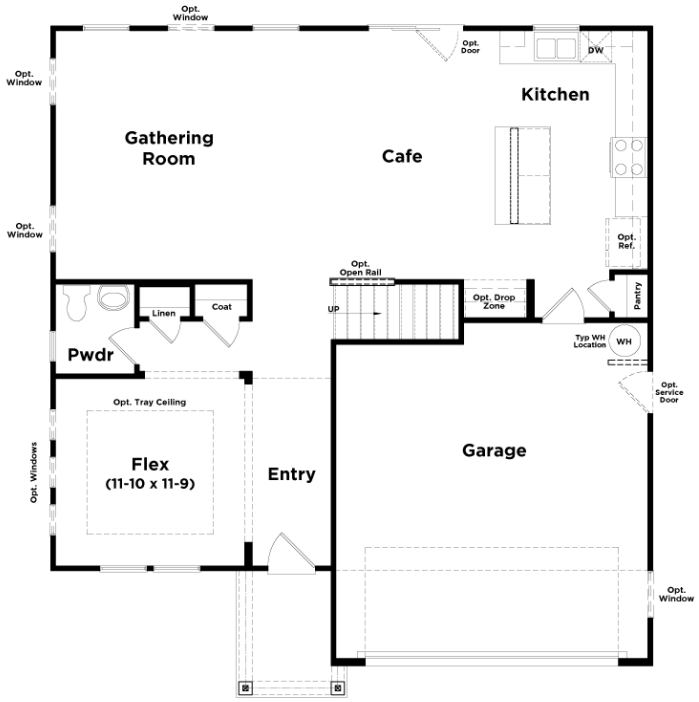
DRBhomes.com

*This brochure is designed to show the general layout of specific floor plans. All images are artist renderings provided for illustrative purposes only and are not a part of a legal contract. Floor plans are not to scale, and may depict optional features that are not included in base home pricing and are not to be construed as contractual standards. Not all optional features may be shown. Floor plans and optional features (including, without limitation, specifications, materials, features, and pricing there of) are subject to change without notice. Floor plans and optional features offered vary by community and model of home. Accordingly, please check with a sales representative for your specific community to confirm whether particular floor plan is available,and what particular options are standard and what may be otherwise available. All dimensions/square footage are approximate; actual dimensions/square footage may vary. All views, landscaping, home siting and orientation/configuration,improvements and amenities are, as stated above, provided for illustrative purposes only.

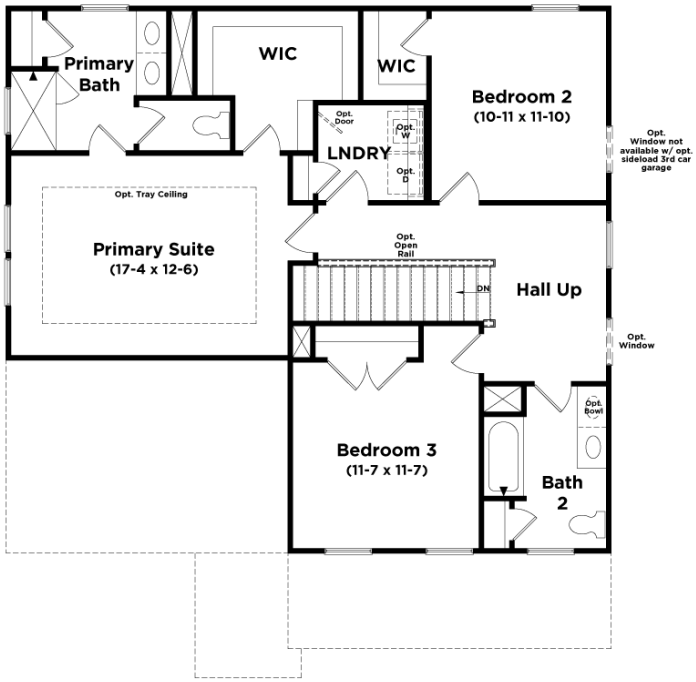
THE BEDFORD

3 - 5 Beds | 2.5 - 4 Baths | 2,052 - 2,431 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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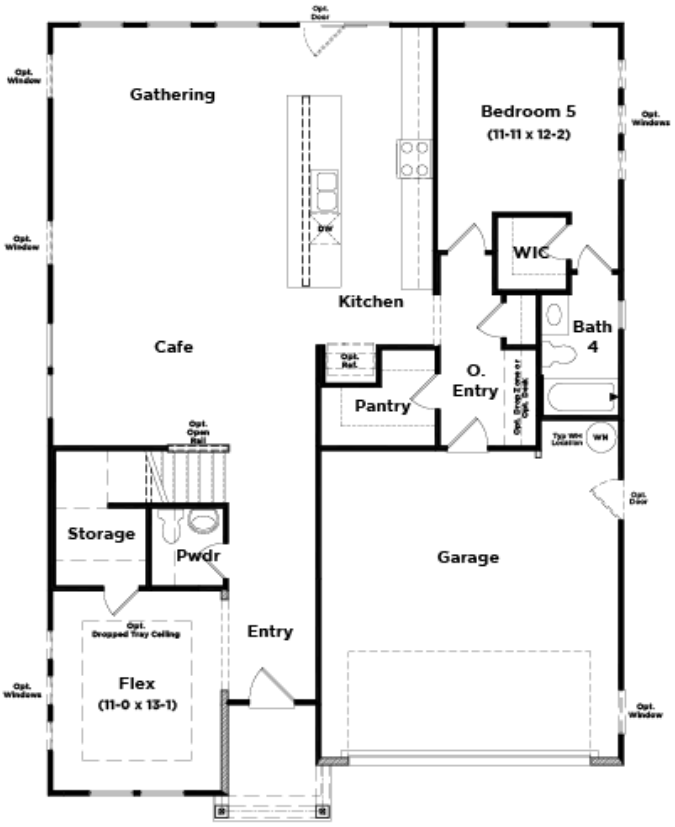
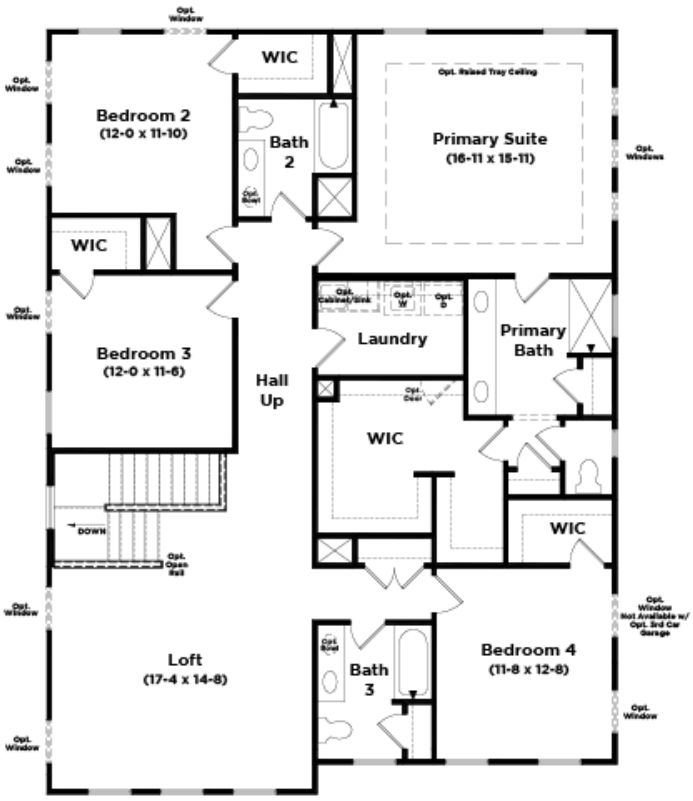
THE BRIER CREEK

5 - 7 Beds | 4.5 - 5 Baths | 3,264 - 3.379 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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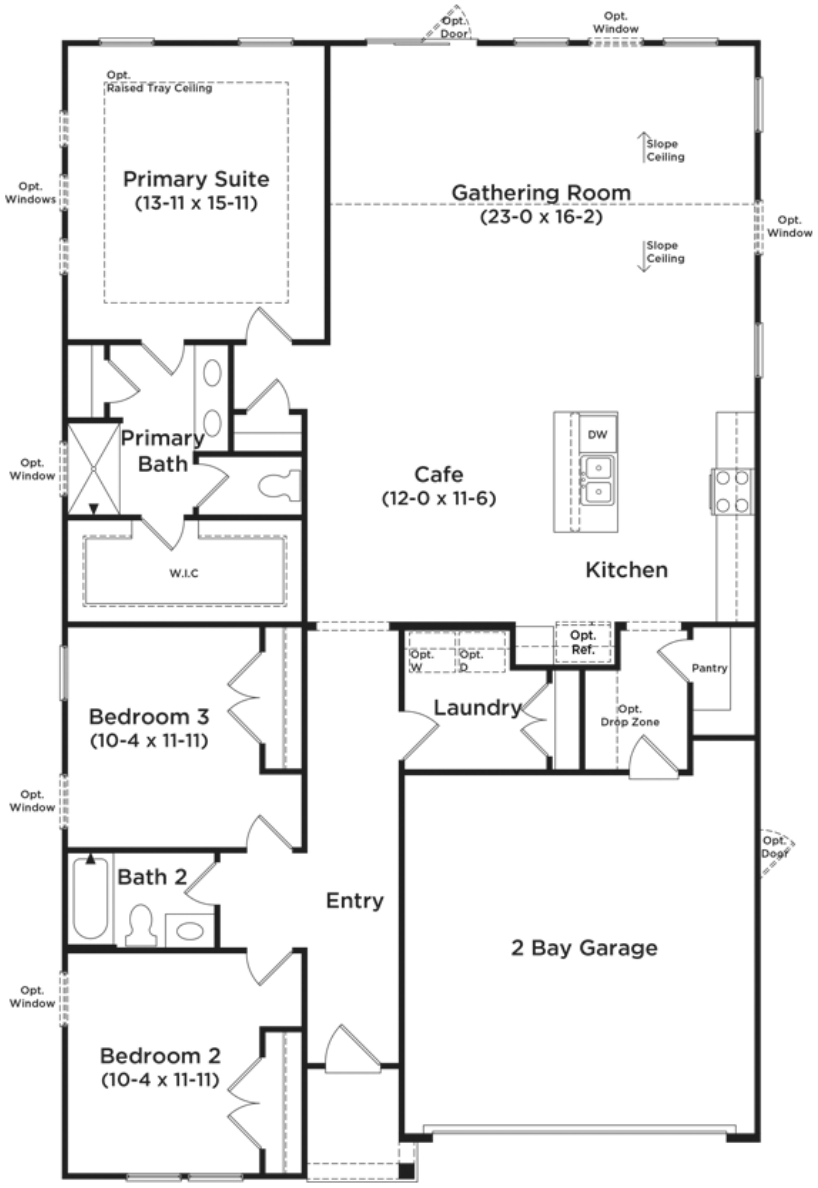
THE CHELSEA

3 - 4 Beds | 2 - 3 Baths | 1,891 - 2,842 Sq. Ft.

FIRST FLOOR BASE PLAN



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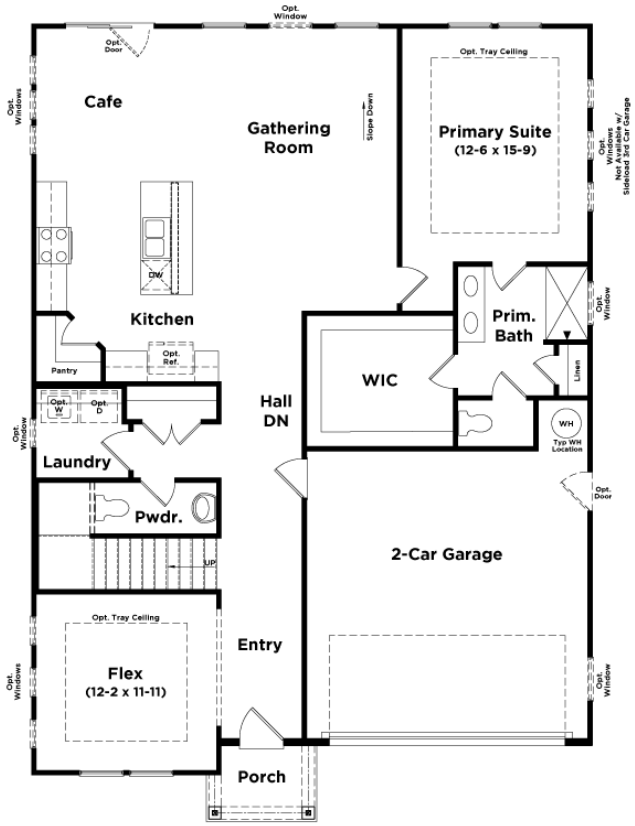
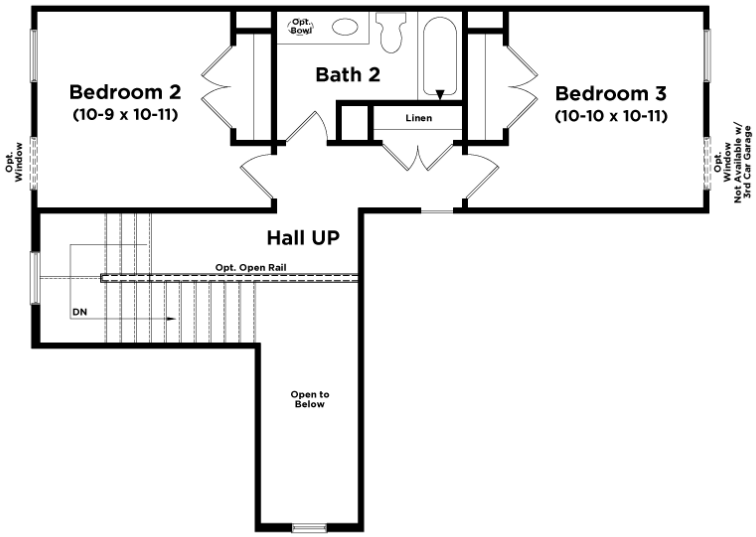
THE GREENWICH

3 - 4 Beds | 2.5 - 3.5 Baths | 1,974 - 2,351 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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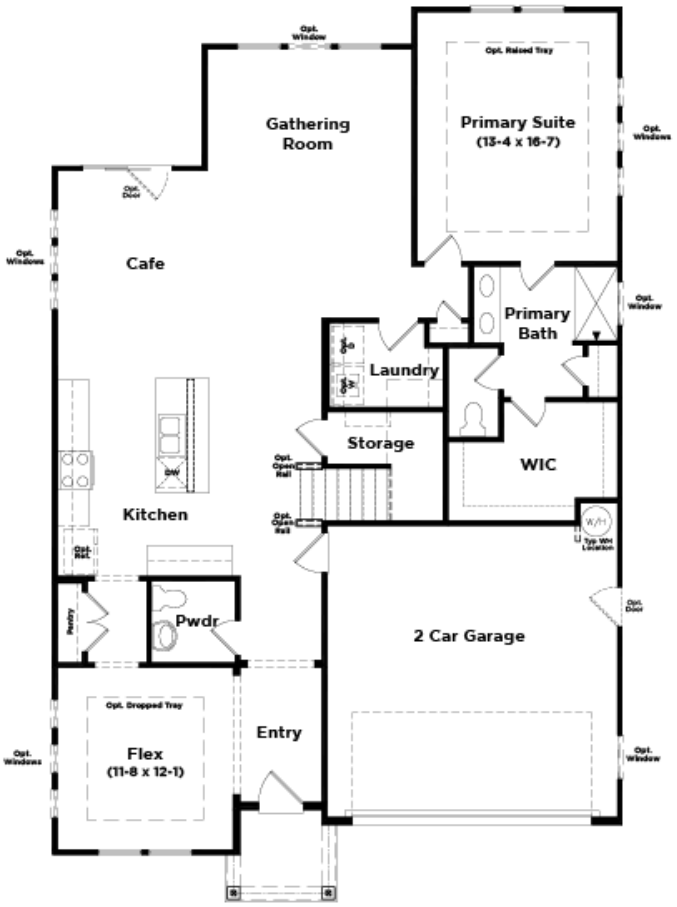
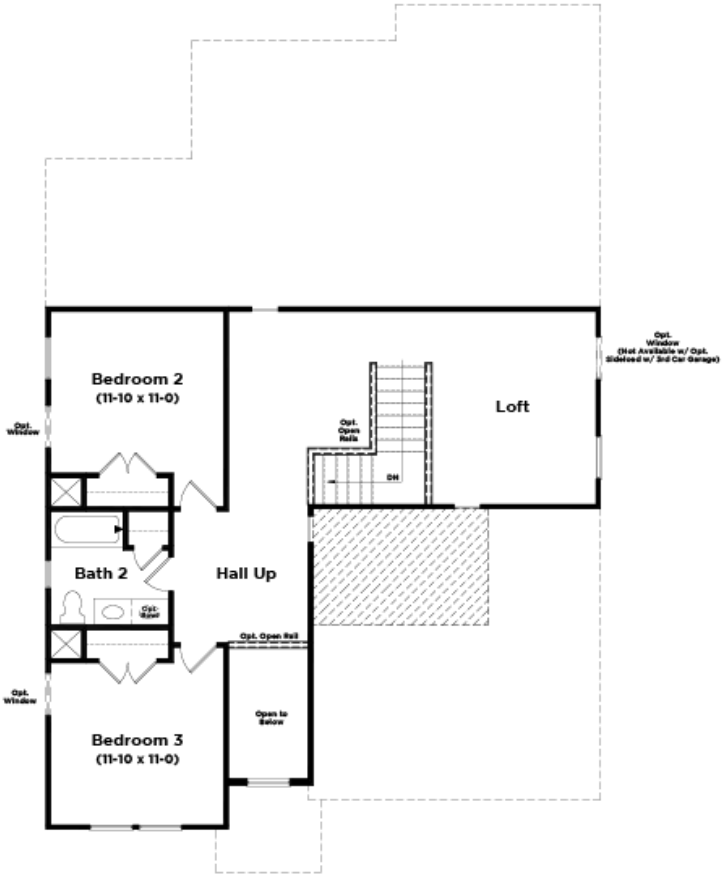
THE LASSITER

3 - 6 Beds | 2.5 - 5 Baths | 2,361 - 2,742 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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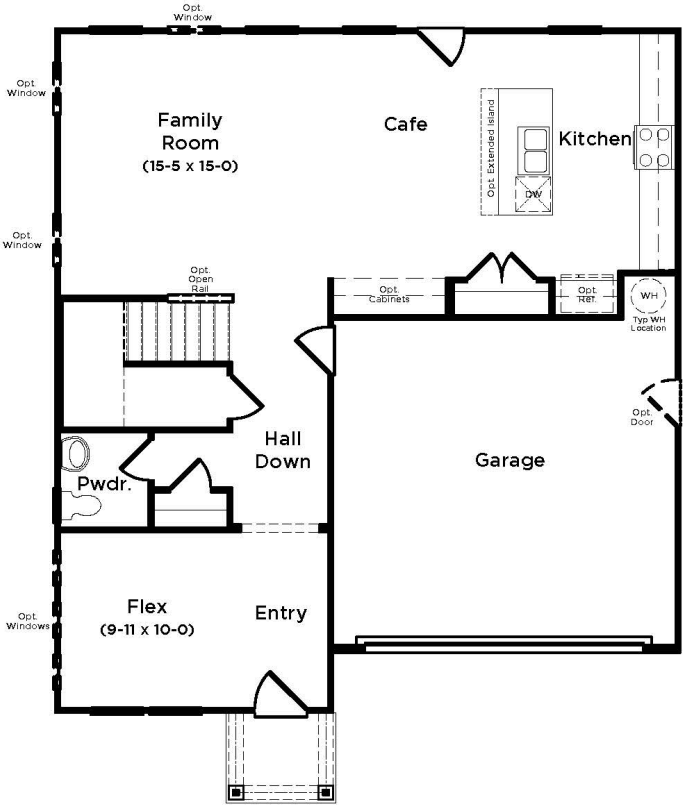
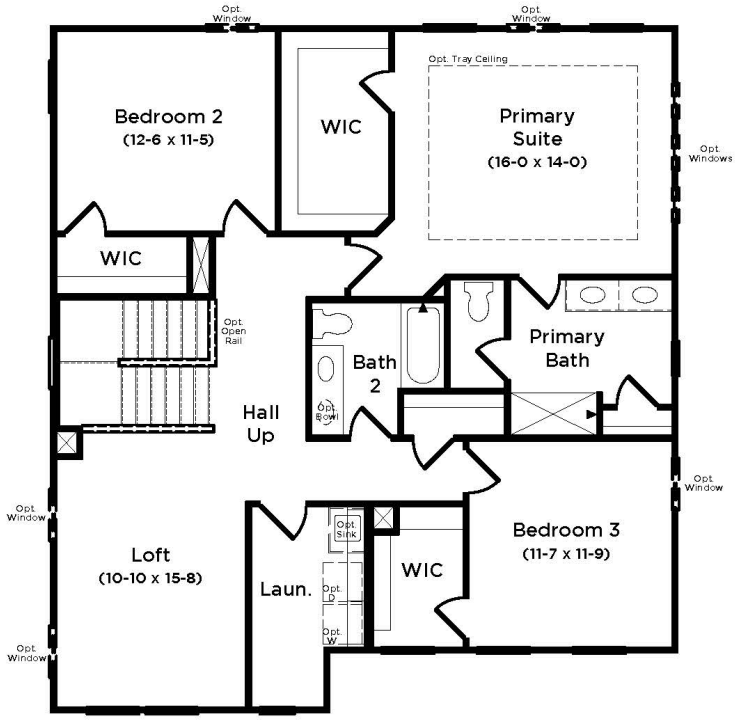
THE PELHAM

3 - 6 Beds | 2.5 - 4 Baths | 2,251 - 2,884 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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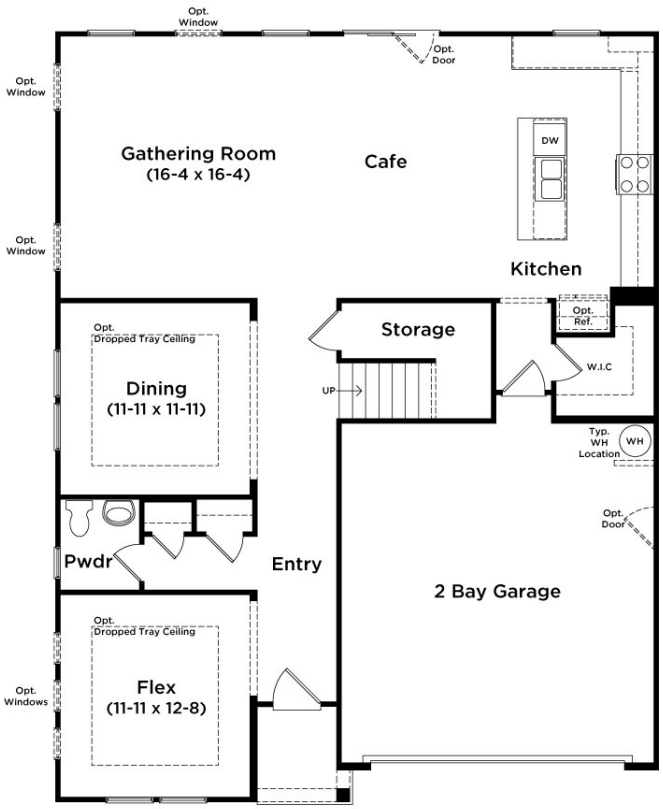
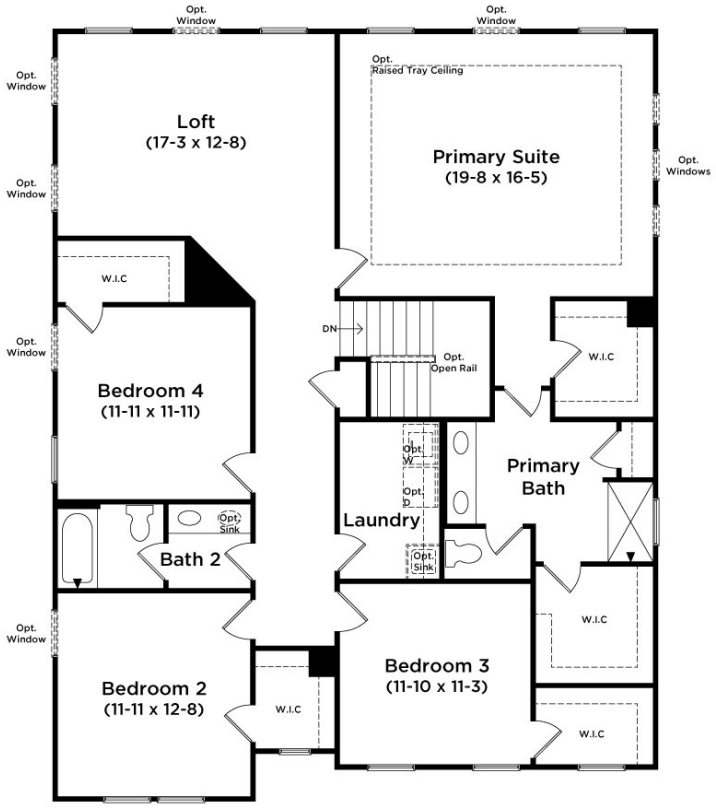
THE WAGENER

4 - 6 Beds | 2.5 - 4 Baths | 3,054 - 3,186 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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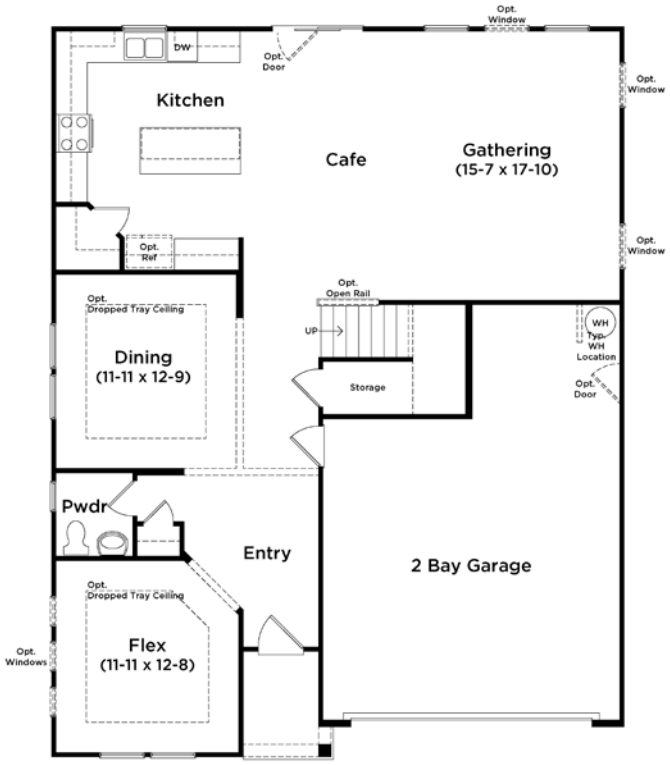
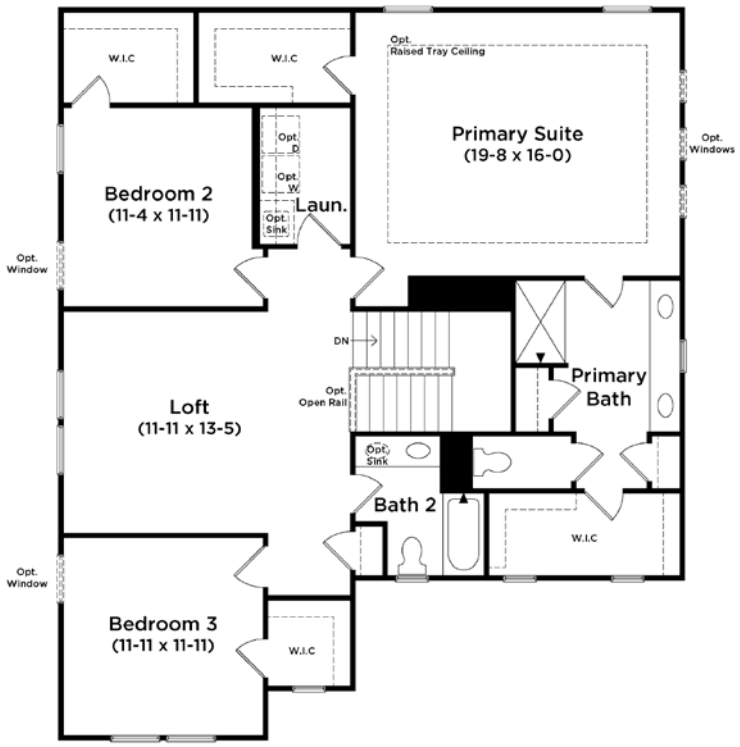
THE WYNWOOD

3 - 6 Beds | 2.5 - 5 Baths | 2,692 - 3,252 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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DRB HOMES

August 18, 2025

Paul Keltner, AICP, Director
Development Services – City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: McClure Farms Revision to the Final Master Development Plan – Elevations

On behalf of the owner for the proposed development, WES Engineers & Surveyors would like to present the documents attached to the City of Columbia for the revision of the approved single-family elevations of the Final Master Development Plan of McClure Farms.

I hope you find the attached information helpful in your review. If you have any questions or comments regarding this and the associated documentation, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

WES Engineering,

Brightland Homes LLC grants WES Engineering permission to submit our request to revise the McClure PUD. Brightland Homes LLC has submitted nine elevation changes to WES engineering to compile and apply for Review by the City of Columbia, TN. Planning Commission.

Brightland Homes LLC

Evan De Matt

Vice President of Operations