CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, November 12, 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 Lynn Ealey for Final Plat approval with surety in the amount of $915,000 for Heritage Green Phase 1, located at Tax Map 74 Parcel 37, off of Baker Road.
2. Request from Abigail Overstreet for Final Plat approval with surety in the amount of $570,000 for Hillcrest Village Phase 3, located at Tax Map 113 Parcel 80.50 off Morrow Lane and Rolling Brook Drive.
3. Request from Allen O'Leary for Final Plat approval with surety in the amount of $690,000 for McClure Farms Townhomes Phase 2 at Tax Map 51 Parcel 6 off Nashville Highway.

III. Discussion Items

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

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

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

4. Request from Adam Crunk, PE, for Annexation with Plan of Services approval with requested zoning designation of CD-3L (Large Lot Neighborhood Character District) and Civic (CV) being Tax Map 112 Parcel 17.00 including a Comprehensive Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods for property at Tax Map 112 Parcel 18.02 along with a portion of the property at Tax Map 112 Parcel 17, both located off Foster Lane.

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.

Organization

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

Chairperson Charlie Goatz called the October Planning Commission Meeting for the City of Columbia to order at 4:00 P.M. The meeting was held in Council Chambers at City Hall.

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

Chairperson Charlie Goatz called for the verbal roll call.
Those in attendance were:
Planning Commission Chairman Charlie Goatz; Planning Commission Member Dr. Christa Martin; Planning Commission Member Vice-Mayor Randy McBroom; Planning Commission Member James Sloan.

Absent Were: Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Nancy Williams.

Other attendees: Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.
Mr. Jake Hubbell, City Attorney, stated that we have a quorum, and he reminded everyone of the bylaws of the Planning Commission. The bylaws state that four members are a quorum. They also state that four concurrent votes are required to pass any item. There is a quorum, but four concurrent votes are needed for an item to pass.

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

Chairperson Charlie Goatz welcomed guests and applicants to the meeting. He thanked staff and the applicants for the rescheduling of the meeting. The Chairperson discussed the rules of conduct, the meeting order, and the process for guests and speakers to be heard.

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

Mr. Austin Brass, City Planner, gave the details of the Acknowledgment of Official Communications of the Columbia City Council on Annexation and Zoning.

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

Mr. Goatz moved to approve the minutes, and Dr. Martin seconded the motion. The minutes were approved four to zero.

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

Mr. Goatz called for the Review of Bonds and Letters of Credit. Mr. Glenn Harper, City Engineer, stated that all Letters of Credit are in order.

Consent

Mr. Goatz read the two consent items. Vice-Mayor McBroom moved to approve, and Dr. Martin seconded. The motion to approve passed four to zero.

Item II.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.**

Item II.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.**

Discussion Items

Item III.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.**

Mr. Goatz read the agenda item. Mr. Austin Brass stated that he wanted to provide a point of clarification for the Planning Commission. The three items on the agenda are regarding revisions to previously approved PUD Master Plans. These were approved under a previous zoning ordinance 3638. Therefore, they are bound to the standards of their approval. Staff does have the language for PUD under that ordinance. It would apply to section 3.20.3. He stated that, historically, with these standards the new ordinance does give directions on design standards for PUDs. However, the previous ordinance did have limited directions regarding PUDS. He just wanted to make a point of clarification that these are vested under the previous ordinance, and the criteria points would apply. Mr. Hubbell stated that he wanted to also clarify that in the staff report there is some mention of the new ordinance, and he just wanted to make sure that everybody understands that those criteria don't apply to any of these three revisions that are before the Commission today. Mr. Goatz discussed the clarification. Mr. Robert Archibald read the details of the staff report. He stated that the architectural features are a plus.
Shay Menges of Goodall Homes was present to answer questions. The discussion included street scape, the drives, and different looks. Mr. Goatz moved to approve, and Vice-Mayor McBroom seconded. Mr. Archibald reiterated what staff desired after this approval was that they had to supply staff with a plan book to include elevations and the drives. Mr. Goatz amended his motion to approve and note that the applicant must provide the plan book prior to the time frame. Mr. Menges stated he understood. Mr. Goatz stated that his motion is subject to all technical comments, along with the

clarification of the roof that was pointed out with the specific locations. The Vice-Mayor seconded the mended motion. The motion to approve passed four to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Jeremy Humphrey, Planner II gave the details of the staff report. The development was approved under Ordinance 3638.
Mr. Casey Keister, Meritage Homes was present to answer questions. Discussion included additional improvements, elevations, compatibility, and all standards were met. Ms. Emily Lamb, 122 Broadway, Nashville. This project is under the Tennessee Vested Rights Act. They are bound to be reviewed under the 3638 Ordinance. Article 3 governs the review of PUDS. Additional discussion included minor revisions. It is all architectural, and generally compatible with the framework. Mr. Goatz discussed Ordinance 3638 for clarification of what to look at and what has been previously approved, and what the Commission is bound to allow. He referenced Ordinance 7.2.9.A5, and further discussed the elevation of the Dallas. Mr. Hubbell stated that Ordinance 7.2.9.A5 is applicable, but this request is along a major highway. The standards are applicable to this PUD. Mr. Sloan inquired about what the Commission is bound by. Mr. Hubbell further explained. The applicant is bound by what they present. Mr. Goatz stated that the final plat sets the framework. Further discussion included slab, water table, documenting the stages, the Dallas, the linden, exterior window, elevations, different products, and different plans. Mr. Goatz moved to approve, except for the Dallas.
Mr. Brass asked if the applicant understood the exception. Mr. Brass further explained the Ordinance. Mr. Sloan further explained Ordinance 7.2.9.A5 building elevation, consistency, and the same material. Mr. Goatz discussed consistency. Mr. Keister stated that all of their designs are uniformed. Mr. Sloan discussed phasing. The further discussion included color schemes, variation, all looking the same, and no front window on the Dallas. Mr. Hubbell stated that Mr. Goatz could restate the motion. Mr. Goatz stated that his motion was to approve the elevations with the exception of the Dallas conformance under 7.2.9. A5. Specifically, all building elevations should be facing in a uniform and constant manner. His motion was the lack of a window in the front compared to the other elevations. The Vice-Mayor seconded the motion. Mr. Sloan stated that the building's elevation was uniform and constant. Dr. Martin looking at the staff report and the pictures, but the material submitted is not those. Mr. Humphrey discussed the staff report with the up-to-date information. The most up-to-date elevations are in the packet. Dr. Martin in 7.2.9.A5 inquired about windows in the front. Mr. Goatz stated that they have windows on the ground level except for the one.
The motion to approve with conditions failed, with a vote of three to one with Mr. Goatz voting no. Mr. Hubbell stated that the motion failed. Mr. Goatz moved to approve the revisions of the final plan as presented and if the master plan conforms to Zoning Ordinance 3638 with the revisions and changes that were made since last time and

subject to technical comments. Vice-Mayor McBroom seconded the motion. Mr. Sloan discussed the details of consistency and details. The Vice-Mayor discussed having a wall light beside the door. Mr. Goatz discussed the vagueness of 3638. Mr. Brass stated that in the future PUD require a high level of detail. Mr. Goatz discussed more detail. The motion to approve passed four to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Austin Brass read the details of the staff report. It does meet the standards of the ordinance. Mr. Goatz stated that it conforms to the ordinance. Mr. Goatz moved to approve, and Vice-Mayor McBroom seconded. The item passed four to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report. This conforms to the Ordinance. Mr. Goatz stated that this is a good example of the new ordinance working. Mr. Goatz moved to approve, and Dr. Martin seconded the motion. The motion to approve passed four to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Robert Archibald read the details of the staff report. This request meets the 3638 Ordinance. Vice-Mayor McBroom moved to approve. Dr. Martin seconded the motion. Mr. Sloan asked if the Commission could find a way for the full brick to transition the brick. Mr. Garrick Newell, Director, of Product, stated that they offer the master plan in other areas, but would include as a standard. Vice-Mayor McBroom asked Mr. Sloan to repeat his comment. Mr. Sloan stated that when you transition it on the side it feels a bit incomplete, he further explained. He stated that he felt that Ordinance is 3638 is calling for the material to be more consistent. Discussion included consistency, making an approval and as-built plan book, and subject. The Vice-Mayor mended his motion to have an as-built plan book, and all technical comments. Dr. Martin seconded. The motion to approve with conditions passed four to zero.

Other Business

There was no other business to discuss.

Public Comments

Adjourn

Mr. Sloan moved to adjourn, and Vice-Mayor McBroom seconded. The motion to adjourn passed four to zero. The meeting adjourned at 5:13 PM.

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Planning Commission Chairman, Charlie Goatz — Date

Active Letters of Credit and Sureties

11/3/2025

SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Arlington Heights Subdivision, Phase 1, Section 2	Arlington Heights General Partnership	$106,000.00	05/09/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	$105,000.00	04/25/2021
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	$203,500.00	05/05/2019
Armstrong Meadows Subdivision, Section 4	Smith Douglas, LLC	$475,000.00	02/01/2023
Armstrong Street Subdivision (roads & drainage)	Tennessee Regional Holdings, LLC	$75,500.00	05/14/2023
Baker Creek Place (roads & drainage)	SDH Nashville, LLC	$360,000.00	04/01/2026
Bear Creek Glen, Phase 1 (roads and drainage)	CHR Land, LLC	$90,000.00	07/10/2026
Bear Creek Overlook Place Phase 1 (roads and drainage)	CHR Land, LLC	$203,000.00	07/10/2026
Bear Creek Overlook, Ph. 2	CHR Land, LLC	$120,000.00	07/09/2026
Colter Place Subidivison, Section 1 (rds/drainage)	Sterling Martin	$5,000.00	06/13/2025
Cottages at Bear Creek , Phase 1 (roads & drainage)	Riverstone Homes, LLC	$165,000.00	07/19/2022
Cottages at Bear Creek , Phase II (roads & drainage)	Riverstone Homes, LLC	$156,000.00	03/18/2023
Drumwright Phase 3A	Lennar Homes of Tenn, LLC	$135,000.00	11/22/2024
Drumwright Phase 3B	Lennar Homes of Tenn, LLC	$120,000.00	11/22/2024
Drumwright Phase 3C	Lennar Homes of Tenn, LLC	$190,000.00	11/22/2024
Drumwright TH, Phase 2D	Lennar Homes of Tenn, LLC	$265,000.00	05/23/2024
Drumwright, Phase 1 Family Section (roads & drainage)	Lennar Homes of Tenn, LLC	$890,000.00	08/11/2023
Drumwright, Phase 1 Townhomes Section (roads & drainage)	Lennar Homes of Tenn, LLC	$275,000.00	08/11/2023
Drumwright, Phase 2A	Lennar Homes of Tenn, LLC	$200,000.00	05/23/2024
Drumwright, Phase 2B	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Drumwright, Phase 2C	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Elan Subdivision, Phase 2 (roads and drainage)	Shaw Enterprises	$142,000.00	01/04/2022
Fieldstone Farms - Section 4 (roads & drainage)	Estate of Cyril Evers	$21,000.00	03/13/2022
Greystone Subdivision	LPT, LLC	$16,650.00	03/07/2021
Hatton Hills Subdivision (roads & drainage)	J & B Estate	$32,000.00	03/22/2022
Hillcrest Village, Phase 1A	M/I Homes of Nashville, LLC	$645,000.00	01/19/2025
Hillcrest Village, Phase 2	M/I Homes of Nashville, LLC	$370,000.00	07/16/2025
Homestead at Carter's Station, 5.2 and 6.1	Pulte Homes Tennessee Partnership	$254,000.00	04/16/2022
Homestead at Carters Station, Section 5, Phase 2	Pulte Homes Tennessee Partnership	$149,000.00	07/29/2023
Homestead South @ Carter's Station	Pulte Homes Tennessee Partnership	$125,000.00	07/13/2026
Honey Farms Subdivision, Phase 2, Section 10	Charles Raines Construction, LLC	$10,300.00	05/23/2020
Honey Farms Townhomes , Phase 2, Section 3	Lennar Homes of Tenn, LLC	$50,000.00	04/05/2022
Honey Lakes, Phase 1	Honey Lakes LLC	$295,000.00	07/10/2026
Horizon Park, Ph. 1	Burchell Properties, LLC	$195,000.00	03/01/2025
Independence @ Carter's Station, Section 3, Phase 4	Pulte Homes Tennessee Partnership	$140,000.00	07/13/2024
Independence @ Carter's Station, Section 3, Phase 5	Pulte Homes Tennessee Partnership	$35,000.00	07/19/2024
Independence @ Carter's Station, Section 6, Phase 4	Pulte Homes Tennessee Partnership	$160,000.00	07/13/2024
Independence @Carter's Station, Section 3, Phase 1	Pulte Homes Tennessee Partnership	$390,000.00	09/15/2021
Independence at Carters Section 3, Phase 3	Pulte Homes Tennessee Partnership	$155,000.00	08/05/2024
Independence at Carters Station Section6, Phase 3	Pulte Homes Tennessee Partnership	$197,000.00	07/14/2023
Independence at Carter's Station, Section 3, Phase 2	Pulte Homes Tennessee Partnership	$372,000.00	12/06/2022
Independence at Carter's Station, Section 6, Phase 2	Pulte Homes Tennessee Partnership	$207,000.00	11/08/2022
Independence at Carter's Station, Section 6, Phase 5	Pulte Homes Tennessee Partnership	$220,000.00	05/01/2025
Morgan Meadow Phase 2 (roads & drainage)	KCS Property, LLC	$13,500.00	12/06/2024
Morgan Meadow Phase 3 (roads & drainage)	KCS Property, LLC	$22,000.00	11/05/2025
Polk Place , Phase 2B (roads & drainage)	Columbia Properties, LLC	$5,600.00	11/18/2025
Polk Place PUD Subdivision, Phase 1 (roads & drainage)	Columbia Properties, LLC	$2,800.00	11/18/2025
Polk Place PUD Subdivsion, Section 2A (roads & drainage)	Columbia Properties, LLC	$5,500.00	11/18/2025
Polk Place, Phase 3 , (roads and drainage)	Columbia Properties, LLC	$7,900.00	11/18/2025
Preserve at Drumwright, Phase 1 and Phase 2	Lennar Corporation	$1,190,000.00	11/14/2024
Quail Run Development Phase 1 (roads & drainage)	Quail Run Development Co., LLC	$15,700.00	03/12/2026
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	$18,500.00	03/12/2026
Quail Run Development, Phase 2 (roads and drainage)	Quail Run Development Co., LLC	$18,200.00	07/03/2026
Quail Run Meadows, Phase 3	Quail Run Development Co., LLC	$185,000.00	07/03/2026
Quail Run Meadows, Phase 4	Quail Run Development Co., LLC	$210,000.00	07/03/2026
Ridge at Carter's Station, Phase 1B (roads & drainage)	Richmond American Homes of Tenn	$260,000.00	03/31/2023

Active Letters of Credit and Sureties

11/3/2025

SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	$645,000.00	10/31/2024
Ridgeview Oaks, Phase 1 (roads and drainage)	A1 Home Builders, Inc.	$45,000.00	08/22/2025
Ridgeview Oaks, Phase 2 (roads and drainage)	A-1 Home Builders, Inc.	$33,500.00	02/28/2025
Rutherford Subdivision, Phase 1	Regent Homes, LLC	$400,000.00	12/21/2025
Savannah Cove Subdivision - roads/drainage	Campbell and Lovell Rentals	$45,000.00	09/28/2021
Summerdale Subdivision, Phase 2 (roads & drainage)	P & L Development, LLC	$10,500.00	04/17/2026
Summerdale Subdivision, Phase 3 (roads & drainage)	P & L Development	$9,700.00	04/17/2026
Summerdale Subdivision, Phase 3B (roads & drainage)	P & L Development, LLC	$5,000.00	01/27/2024
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	$6,400.00	04/17/2026
Summerdale Subdivision, Phase 5 (roads & drainage)	P & L Development, LLC	$5,500.00	04/17/2026
Summerdale Subdivision, Phase 6 (roads & drainage)	P & L Development, LLC	$10,300.00	04/17/2026
Summerdale Subdivision, Phase 7 (roads & drainage)	P & L Development, LLC	$6,600.00	04/17/2026
Summerdale, Phase 1 (roads & drainage)	P & L Development	$13,500.00	04/16/2026
Summit at Carter's Station Phase 1 (roads & drainage)	Tamarack Land - Carter's Station LLC	$465,000.00	03/17/2024
Summit at Carter's Station Phase 2	Tamarack Land - Carter's Station LLC	$175,000.00	06/14/2024
Summit at Carter's Station West, Phase 1 (A)	Pulte Homes Tennessee Partnership	$120,000.00	10/06/2024
elan Subdivision, Phase 2 (roads and drainage)	Pulte Homes Tennessee Partnership	$470,000.00	04/25/2025
Summit at Carter's Station,East_Phase 4	Tamarack Land Carters Station LLC	$260,000.00	06/12/2025
Summit West, Ph. 1B	Pulte Homes Tennessee Partnership	$435,000.00	04/25/2026
Taylor Bend Road - roads & drainage	Meritage Homes of Tenn., Inc.	$120,000.00	06/30/2025
Taylor Landing - Phase 2 (roads & drainage)	Meritage Homes of Tenn., Inc.	$18,800.00	04/30/2026
Taylor Landing Subdivision, Phase 4B, (roads & drainage)	Meritage Homes of Tenn., Inc.	$78,000.00	06/30/2025
Taylor Landing Subdivision, Phase 5A (roads & drainage)	Meritage Homes of Tenn., Inc.	$48,000.00	06/30/2025
Taylor Landing Subdivision, Phase 5B (roads & drainage)	Meritage Homes of Tenn., Inc.	$72,000.00	06/30/2025
Taylor Landing, Phase 4A (roads & drainage)	Meritage Homes of Tenn., Inc.	$12,100.00	11/30/2025
The Landings at Greens Mill_Phase 1A	2558 Green Mill, LLC	$1,040,000.00	03/11/2026
The Ridge at Carter's Station, Phase 1A	Richmond American Homes of Tenn	$121,000.00	12/03/2022
The Summit at Carter's Station, Phase 3 (East)	Tamarack Land-Carter's Station, LLC	$610,000.00	12/20/2024
Vesper Court (completion of the work)	P-R Vesper, LLC	$18,500.00	04/18/2023
Vesper Court (completion of the work) 2	P-R Vesper, LLC	$10,000.00	06/16/2024
Vulcan Quary Site Restoration	Vulcan Construction Materials, LLC	$62,000.00	03/01/2024
Williamsport Landing, Phase 1	KCS Property LLC	$310,000.00	09/03/2026
Williamsport Landing, Phase 2	KCS Property LLC	$290,000.00	06/06/2026
Quail Run Meadows, Phase 5	Quail Run Development Co., LLC	$175,000.00	09/08/2026
Honey Farm Townhomes, Phase 1B	Lennar Homes of Tenn, LLC	$550,000.00	09/11/2025
Honey Farm Townhomes, Phase 1A	Lennar Homes of Tenn, LLC	$130,000.00	09/08/2025
The Landings at Greens Mill_Phase 1C	2558 Green Mill, LLC	$330,000.00	11/04/2025
The Landings at Greens Mill_Phase 1B	2558 Greens Mill, LLC	$440,000.00	11/04/2025
Honey Farm Townhomes_Phase 3	Lennar Homes of Tenn, LLC	$300,000.00	10/21/2025
Summit at Carters Station West - Phase 3	Pulte Homes Tennessee Partnership	$375,000.00	11/19/2025
Bear Springs Phase 1A	Willow Branch Partners	$675,000.00	11/27/2025
Bear Springs Phase 1B	Willow Branch Partners	$120,000.00	12/26/2025
Marlons Creek Phase 1A	Marlon's Creek Prop Co., LLC	$485,000.00	01/15/2026
Bear Creek Glen, Phase 2	CHR Land, LLC	$50,000.00	11/15/2025
Williamsport Landing, Phase 3	KCS Property LLC	$190,000.00	02/10/2026
Hillcrest Townhomes	M/I Homes of Nashville, LLC	$455,000.00	03/07/2026
Bullock Street Townhomes	Harakas Development, LLC	$175,000.00	03/17/2026
Bear Creek Overlook, Phase 3	CHR Land, LLC	$145,000.00	04/15/2026
Hampshire Pike Mixed -Use Steadfast	Hampshire Pike Holdings, LLC	$535,000.00	05/13/2026
Bear Springs 1A	Meritage Homes of Tenn., Inc.	$675,000.00	11/02/2025
Bear Springs 1B	Meritage Homes of Tenn., Inc.	$120,000.00	12/26/2026
Reserve at Hickory Ridge Phase 1A	D R Horton, Inc.	$445,000.00	05/28/2026
Reserve at Hickory Ridge Phase 1B	D R Horton, Inc.	$690,000.00	05/28/2026
Hiwassee Drive (Idlewild Farms)	Habitat for Humanity	$255,000.00	05/23/2026
Marlons Creek Phase 1B	Marlon's Creek Prop Co., LLC	$560,000.00	07/16/2026
Summit at Carters Station West - Phase 4	Pulte Homes Tennessee Partnership	$740,000.00	06/30/2026

Active Letters of Credit and Sureties

11/3/2025

SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Bear Creek Overlook _Phase 3	CHR Land, LLC	$145,000.00	04/15/2026
McClure Farms Phase 1A (roads and drainage)	Brightland Homes of Tennessee	$260,000.00	12/13/2025
McClure Farms Phase 1B (roads and drainage)	Brightland Homes of Tennessee	$515,000.00	05/20/2026
Woodward Estates	A-1 Home Builders, Inc.	$130,000.00	08/13/2026
Hampshire Hills	Smith Douglas, LLC	$455,000.00	03/21/2026

Heritage Green Ph. 1, Final Plat

Project #:	25-0322	Location:	626 Baker Rd.
Applicant:	Land Solutions Company	Case Type(s):	Final Plat (Phase 1)
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Single family homes

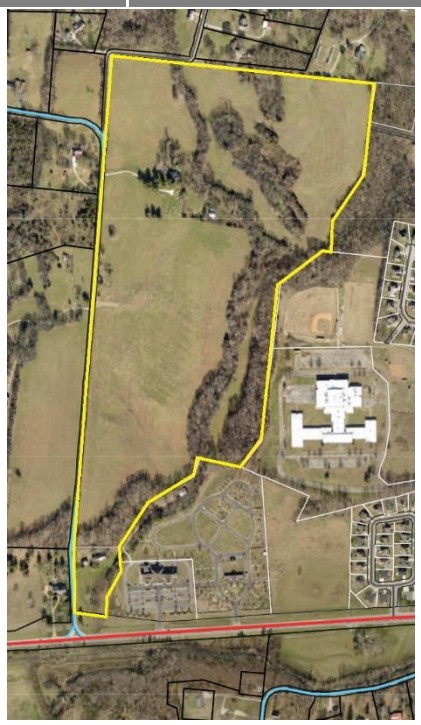
PROJECT SUMMARY

Final plat approval for *Heritage Green Phase 1*, establishing 61 buildable lots and 4 open-space lots, with dedication of right-of-way and required easements. The plat is consistent with the previously approved preliminary plat (#22-0182) and the development's vested zoning under Ordinance 4400. This Final Plat adheres to the standards approved with the Preliminary Plat and Site Development Plan.

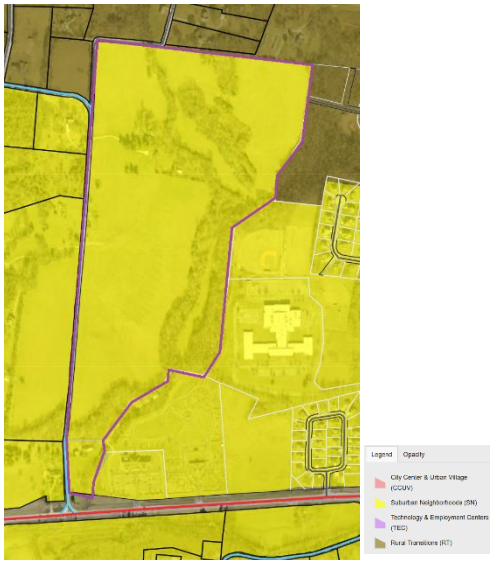
- Surety has been submitted in the amount of $915,000.
- The Final Plat is required to be recorded within 60 days of Planning Commission approval.
- The DRC reviewed this proposal at its October 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical 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.

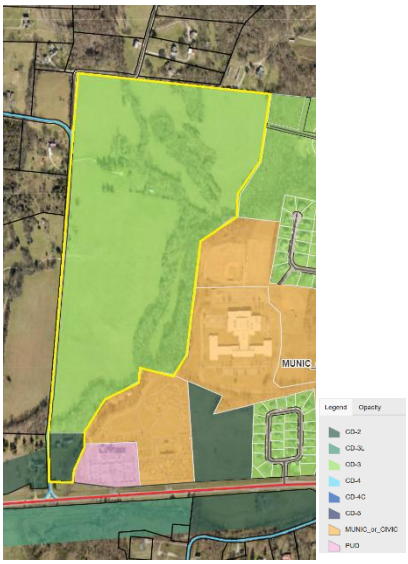
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	In Construction	Single Family Homes	+/- 37.53 Acres



FUTURE LAND USE MAP	ZONING MAP (CD-3)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-3	In Development
North	Rural Transition	County	Residential
South	Suburban Neighborhood	CD-3L	Vacant
East	Suburban Neighborhood	Municipal / Civic	School
West	Suburban Neighborhood	County	Residential / Agriculture

CONFORMITY WITH ZONING ORDINANCE

This Final Plat conforms to the standards of the Zoning Ordinance within a CD-3 district as previously approved with Preliminary Plat by the Planning Commission.

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 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.

Staff recommends approval of FPL 25-0322 with the following conditions:

1. *That final plat be recorded at the Register of Deeds within sixty (60) days of Planning Commission approval per 2.3.5, Final Action of the City of Columbia Subdivision Regulations.*
2. *Approval subject to any technical comments as listed.*

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 & staff conditions of approval as listed].

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 any additional 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].

GRID NORTH

Scale: 1"=200'

0' 100' 200' 400' 600'

GRAPHIC SCALE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

Maury County E-911 — Date

CERTIFICATE OF COMPLIANCE

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

City Engineer
Columbia, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director
Columbia, Tennessee — Date

CERTIFICATE OF COMMON AREAS DEDICATION

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

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

Date — Owner

CERTIFICATE OF SANITARY SEWER SYSTEM

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

Director of Wastewater Department
Columbia, Tennessee — Date

CERTIFICATE OF SURVEY ACCURACY

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

James G, Terry
Registered Land Surveyor — Rev.10/17/2025
2287 — 06/13/2025
Number — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

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

City Engineer
Columbia, Tennessee — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

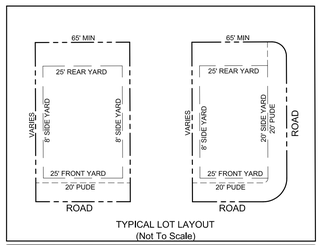
Owner(s)- Green Trails, LLC — Date

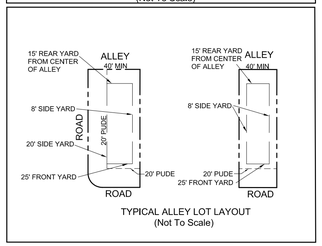
Title (if acting for corporation or partnership)

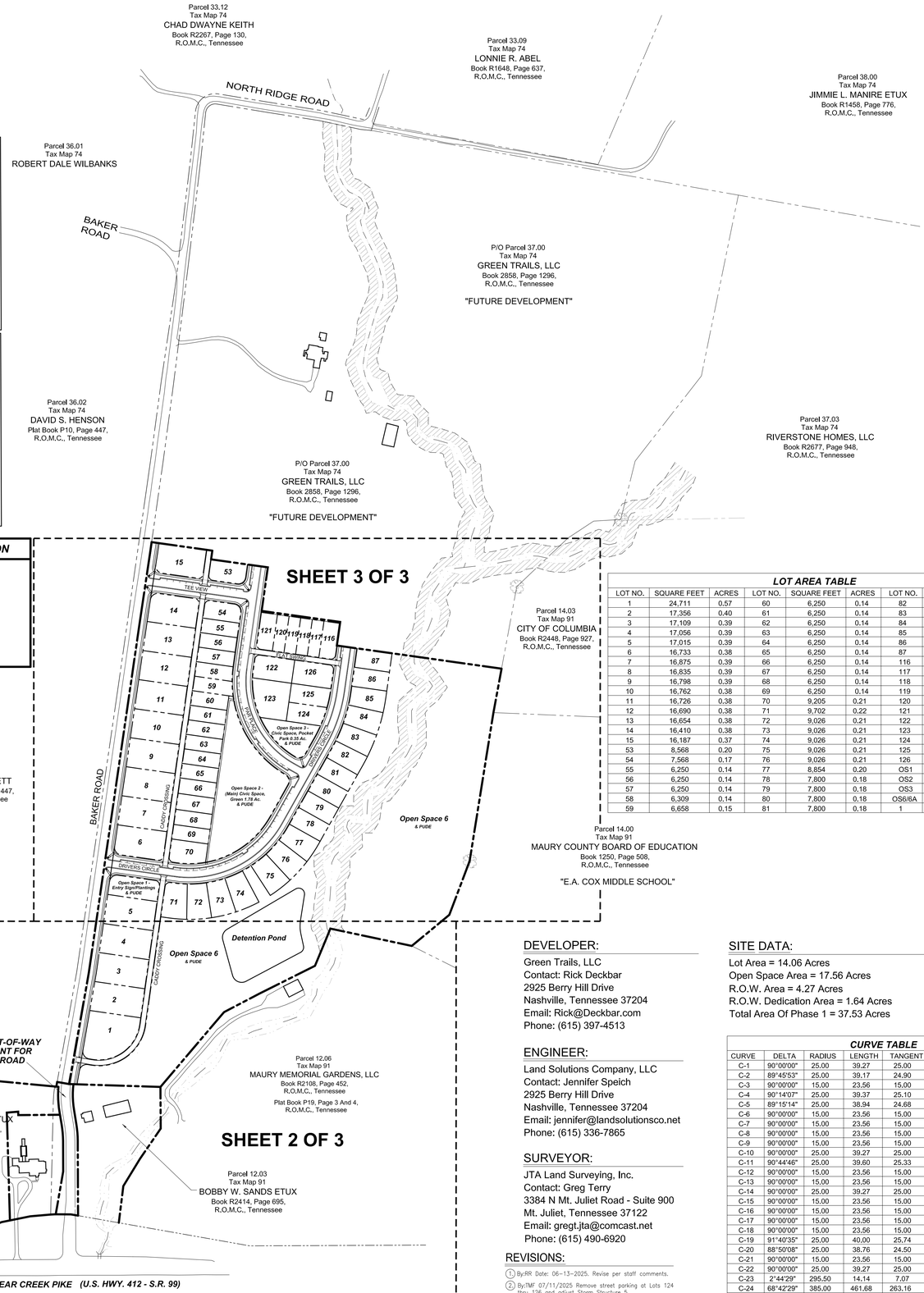
CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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







LEGEND:

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

ZONING: CD3

Drawing Name: Heritage-Green-Ph1-Plat-Cover-Rev4.dwg

LOT AREA TABLE

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

CURVE TABLE

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

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

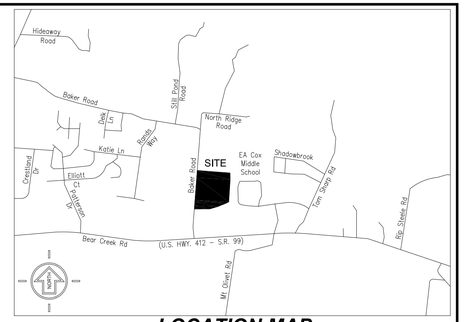
JTA Land Surveying, Inc.
Contact: Greg Terry
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Email: gregt.jta@comcast.net
Phone: (615) 490-6920

REVISIONS:

1. By:RR Date: 06-13-2025. Revise per staff comments.
2. By:TMF 07/11/2025 Remove street parking at Lots 124 thru 126 and adjust Storm Structure 5.
3. By:TMF 09/09/2025 Revise labels on Open Spaces 1, 2, & 3 per clients request.
4. By:TMF 10/17/2025 Add Local designation to Baker Rd., Add PUDEs to Typical Lot Layouts.

SITE DATA:

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



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 61 BUILDABLE LOTS, 4 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (37.00) ON MAURY COUNTY PROPERTY MAP 74.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC AS OF RECORD IN BOOK 2858, PAGE 1296 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN FEMA MAP NUMBER: 47119C 0190 E, PANEL NUMBER: 0190E DATED: 4/16/2007. FLOOD ZONE "A" DOES NOT DESIGNATE A BASE FLOOD ELEVATION.
6. THIS PROPERTY IS CURRENTLY ZONED: CD3.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. NO MOBILE HOMES SHALL BE PERMITTED.
11. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
12. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
13. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
14. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
15. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
16. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY HERITAGE GREEN HOMEOWNERS ASSOCIATION.
17. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
18. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK R3067, PAGE 623, R.O.M.C., TN.
19. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
21. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
22. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 1 OF 3
JOB NO: 2025-132

Scale: 1"=60'

0' 30' 60' 120' 180'

GRAPHIC SCALE

GRID NORTH

MATCH LINE SEE SHEET 3 OF 3

MATCH LINE SEE SHEET 3 OF 3

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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Contact: Greg Terry
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Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres

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

BAKER ROAD (LOCAL) (Public R.O.W.)

CADDY CROSSING (20' ROW) LOCAL (PUBLIC)

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

Open Space 6
& PUDE

Detention Pond

Parcel 12.06
Tax Map 91
MAURY MEMORIAL GARDENS, LLC
Book R2108, Page 452, R.O.M.C., Tennessee
Plat Book P19, Page 3 And 4, R.O.M.C., Tennessee

Parcel 12.03
Tax Map 91
BOBBY W. SANDS ETUX
Book R2414, Page 695, R.O.M.C., Tennessee

TRACT 1B
TRACTS 1A, 1B & 2 MINOR PLAT OF SURVEY
Plat Book P17, Page 162, R.O.M.C., Tennessee
Area: 102,306 Square Feet Or 2.35 Acres ±

FINAL MINOR SUBDIVISION PLAT FOR ROBERT W. SANDS
Plat Book P13, Page 337, R.O.M.C., Tennessee
Area: 62,632 Square Feet Or 1.44 Acres ±

Parcel 12.03
Tax Map 91
BOBBY W. SANDS ETUX
Book R2414, Page 695, R.O.M.C., Tennessee
Area: 190,332 Square Feet Or 4.37 Acres ±

REMAINING LANDS OF BOBBY W. SANDS ETUX

NEW RIGHT-OF-WAY ALIGNMENT FOR BAKER ROAD
24,402 Square Feet Or 0.56 Acres

Original Right-Of-Way Line For Baker Road

Original Centerline Of Baker Road Location

100-Year Flood Line (Approximate Location)

FLOOD ZONE "A"

CREEK

BEAR CREEK PIKE
(U.S. HWY. 412 - S.R. 99)
(Right-Of-Way Width Varies)

BENCHMARK EL.=630.18
NORTHING: 475726.74
EASTING: 1677428.10
Top Of Iron Rod

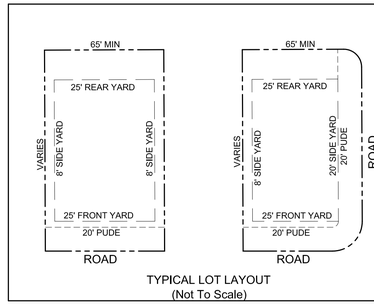
Centerline Of Drain

CURVE TABLE

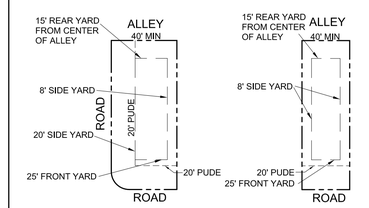
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C-28	67°01'54"	298.00	348.64	197.36	S28°35'48"E	329.09

LOT AREA TABLE

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



TYPICAL LOT LAYOUT
(Not To Scale)



TYPICAL ALLEY LOT LAYOUT
(Not To Scale)

LEGEND:

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

JAMES G. TERRY REGISTERED LAND SURVEYOR 2381 STATE OF TENNESSEE AGRICULTURE COMMERCE 10.17.25 TENNESSEE NO. 2381

REVISIONS:

1. By:RR Date: 06-13-2025. Revise per staff comments.
2. By:TMF 07/11/2025 Remove street parking at Lots 124 thru 126 and adjust Storm Structure 5.
3. By:TMF 09/09/2025 Revise labels on Open Spaces 1, 2 & 3 per clients request.
4. By:TMF 10/17/2025 Add Local designation to Baker Rd., Add PUDEs to Typical Lot Layouts.

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 2 OF 3
JOB NO: 2025-132

Drawing Name: Heritage-Green-Ph1-Fplat-Rev4.dwg

Scale: 1"=60'

NORTH

GRAPHIC SCALE

0' 30' 60' 120' 180'

GRID NORTH

LOT AREA TABLE

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

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

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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

SITE DATA:

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

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

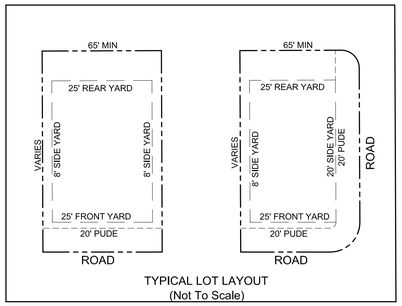
"Future Development"

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

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

Parcel 14.00
Tax Map 91
MAURY COUNTY BOARD OF EDUCATION
Book 1250, Page 508,
R.O.M.C., Tennessee
"E.A. COX MIDDLE SCHOOL"





CURVE TABLE

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

LEGEND:

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

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 2 OF 3

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

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

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

REVISIONS:

1. By:RR Date: 06-13-2025. Revise per staff comments.
2. By:TMF 07/11/2025 Remove street parking at Lots 124 thru 126 and adjust Storm Structure 5.
3. By:TMF 09/09/2025 Revise labels on Open Spaces 1, 2 & 3 per clients request.
4. By:TMF 10/17/2025 Add Local designation to Baker Rd., Add PUDEs to Typical Lot Layouts.

SHEET 3 OF 3
JOB NO: 2025-132

Drawing Name: Heritage-Green-Ph1-Fplat-Rev4.dwg

October 17, 2025

Jeremy Jumphrey
City of Columbia Development Services
700 North Garden Street
Columbia, TN 38401
jhumphrey@columbiatn.gov

RE: Development Review Comment Meeting on Tuesday, October 14th, 2025
Heritage Green Phase 1 – 626 Baker Road
Item #25-0322

Attached is a revised Final Plat for the above referenced project. The plat was revised to address the following comments received in a letter from the Development Review Committee Meeting on October 14th, 2025. Responses to each comment are provided below.

Planning

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

   Response: Agreed.

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

   Response: Agreed.

3. Note Baker Rd's classification on final plat.

   Response: “Local” classification added below the label for Baker Road. If this is not the correct classification we can change it before printing for signatures.

Engineering

4. Letter of credit required in the amount of $915,000 prior to resubmittal date.

   Response: Letter of credit delivered to City on October 17th, 2025.

5. Asphalt binder and curbing shall be installed prior to resubmittal date.

   Response: Asphalt binder and curbing is installed.

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

   Response: Grading is substantially complete as commented.

7. Reference stormwater maintenance agreement prior to resubmittal date.

   Response: Refenced accordingly in note #18.

8. Install street signage (stop, street names) prior to resubmittal date.

   Response: Signage installed accordingly.

9. Complete turn lane improvements at Bear Creek Pike and Baker Rd prior to resubmittal date.

   Response: Turn lanes are paved to binder. Remaining TDOT work ongoing and to be completed as agreed upon with City engineer.

10. Complete Baker Road upgrades along plat frontage and to Bear Creek Pike.

    Response: Baker Road paved to binder and opened for traffic. Topping to be completed as agreed upon with City engineer.

11. Display PUDE on typical lot layout.

    Response: Added accordingly.

12. Parking should be eliminated in front of lots 124 & 125 to allow for driveway access.

    Response: This parking was eliminated on the site plans and constructed accordingly. Plat updated to reflect the same.

Fire

13. No comments

Wastewater

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

    Response: Noted. Testing ongoing and will be complete prior to requesting signature.

Maury County Schools

15. No comment.

Building

16. No comment.

City Attorney

17. No comments provided.

Police

18. No comments provided.

Public Works

19. No comments.

Columbia Power

20. 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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.

    Response: Noted.

Columbia Water

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

    Response: Water meters added to plat. Walk-thru and testing complete. Infrastructure list provided. Water system active.

Duck River Electric Membership Corp

22. No comments.

Maury County Highway Dept.

23. No comments provided.

ATT

24. No comments provided.

Atmos Energy

25. No comments provided.

Maury County E911

26. No comments provided.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

Lynn Ealey, PE
Land Solutions Company

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.
25-0322

DESCRIPTION: 626 Baker Rd - Heritage Green Ph 1

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II. Please contact jhumphrey@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. Note Baker Rd's classification on final plat.

Engineering

4. Letter of Credit required in the amount of $915,000 prior to resubmittal date.
5. Asphalt binder and curbing shall be installed prior to resubmittal date.
6. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
7. Reference Stormwater Maintenance Agreement prior to resubmittal date.
8. Install street signage (stop, street names) prior to resubmittal date.
9. Complete turn lane improvements at Bear Creek Pike and Baker road prior to resubmittal date.
10. Complete Baker Road upgrades along plat frontage and to Bear Creek Pike.
11. Display PUDE on typical lot layout.
12. Parking should be eliminated in front of lots 124 & 125 to allow for driveway access.

Fire

13. No comments

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

Wastewater

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

Maury County Schools

15. No comment.

Building

16. No comment.

City Attorney

17. No comments provided.

Police

18. No comments provided.

Public Works

19. No comments provided.

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20. 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 time frame 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
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Duck River Electric Membership Corp

22. No comments provided.

Maury County Highway Dept.

23. No comments provided.

ATT

24. No comment provided.

Atmos Energy

25. No comments provided.

Maury County E911

26. 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.

Scale: 1"=200'

0' 100' 200' 400' 600'

GRAPHIC SCALE

NORTH

GRID NORTH

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

Maury County E-911 — Date

CERTIFICATE OF COMPLIANCE

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

City Engineer
Columbia, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director
Columbia, Tennessee — Date

CERTIFICATE OF COMMON AREAS DEDICATION

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

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

Date — Owner

CERTIFICATE OF SANITARY SEWER SYSTEM

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

Director of Wastewater Department
Columbia,Tennessee — Date

CERTIFICATE OF SURVEY ACCURACY

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

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

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

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

City Engineer
Columbia, Tennessee — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Owner(s)- Green Trails, LLC — Date

Title (if acting for corporation or partnership)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

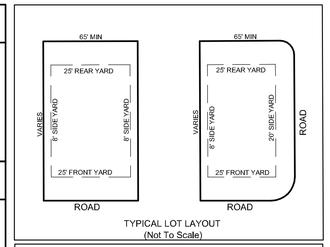
Date — Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

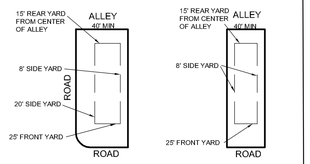
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2414, Page 695, Maury County Register's Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our)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

Owner(s)- Bobby Sands — Date

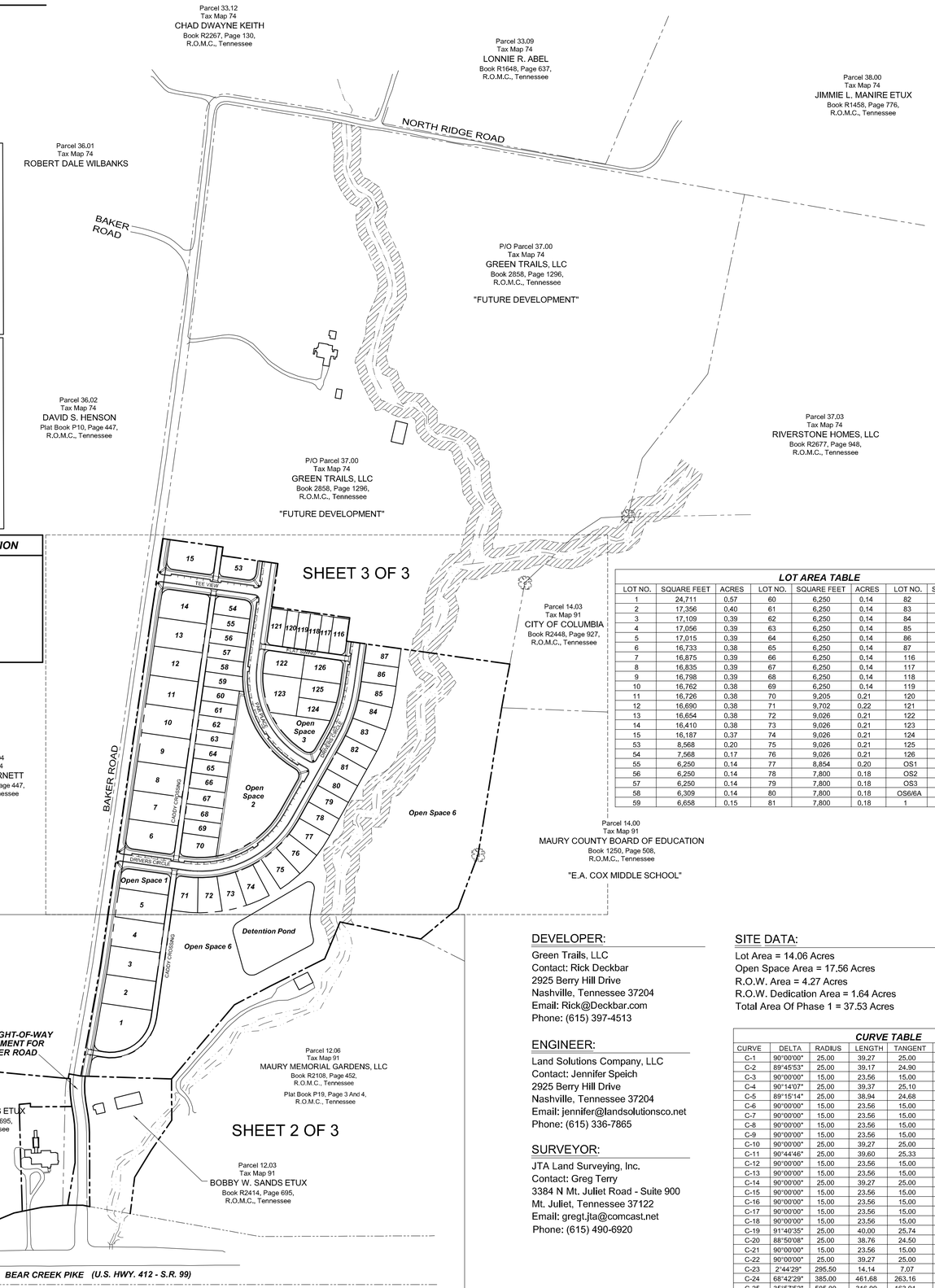
Title (if acting for corporation or partnership)



TYPICAL LOT LAYOUT
(Not To Scale)



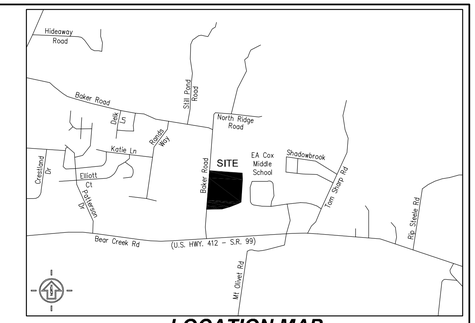
TYPICAL ALLEY LOT LAYOUT
(Not To Scale)



LEGEND:

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

ZONING: CD3



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

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

LOT AREA TABLE

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

CURVE TABLE

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

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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

SITE DATA:

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

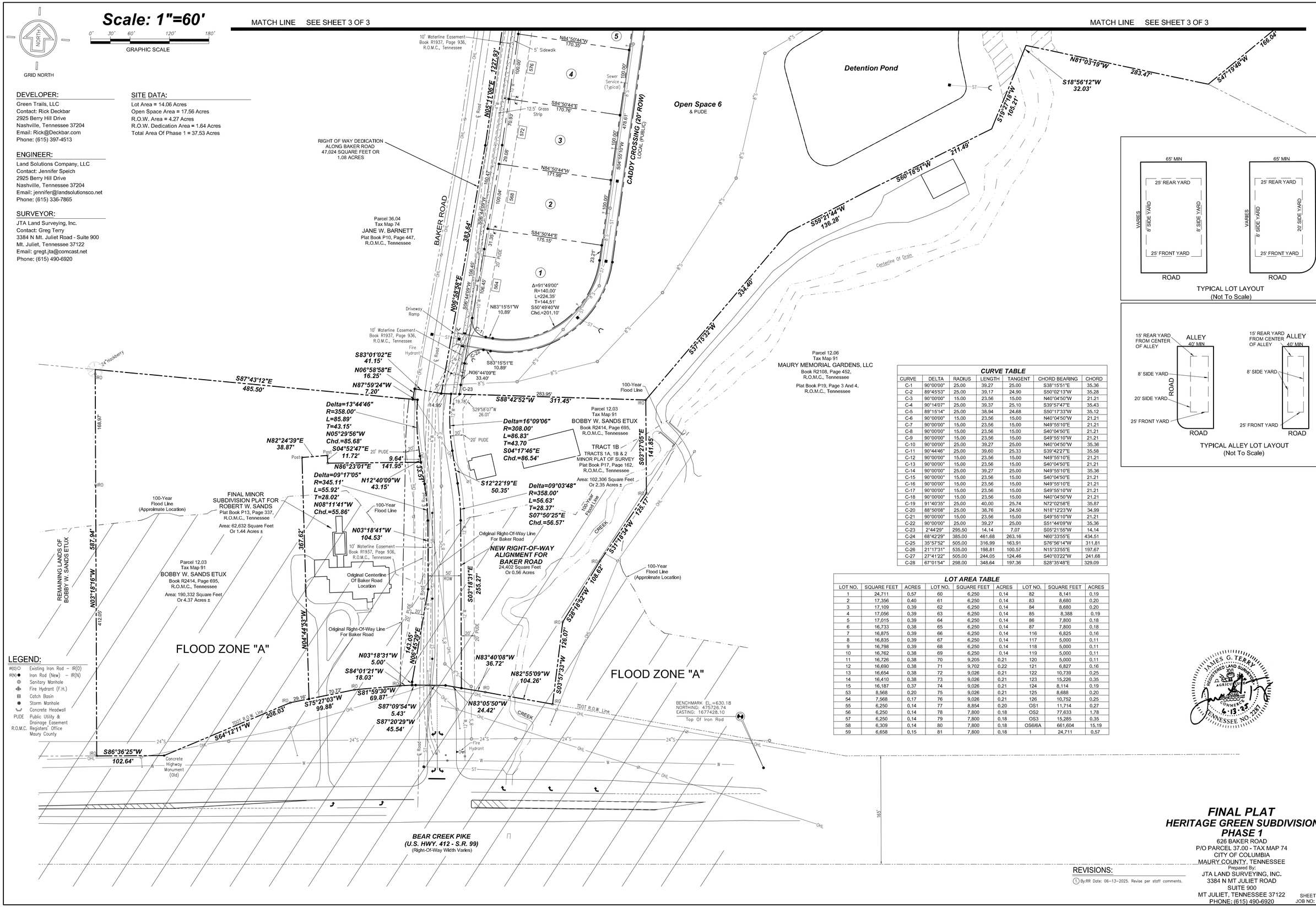
FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

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

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

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

SHEET 1 OF 3
JOB NO: 2025-132



CURVE TABLE

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

LOT AREA TABLE

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

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

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

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

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

SHEET 2 OF 3
JOB NO: 2025-132

Scale: 1"=60'

NORTH

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

GRID NORTH

LOT AREA TABLE

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

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

LEGEND:

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

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

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

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

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

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

"Future Development"

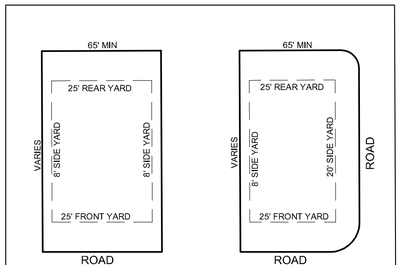
Parcel 14.03
Tax Map 91
CITY OF COLUMBIA
Book R2448, Page 927,
R.O.M.C., Tennessee

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

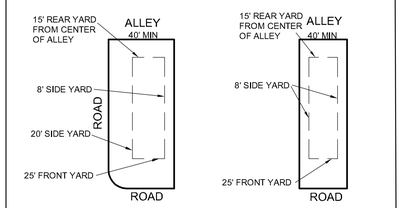
Parcel 14.00
Tax Map 91
MAURY COUNTY BOARD OF EDUCATION
Book 1250, Page 508,
R.O.M.C., Tennessee
"E.A. COX MIDDLE SCHOOL"

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

TYPICAL LOT LAYOUT
(Not To Scale)



TYPICAL ALLEY LOT LAYOUT
(Not To Scale)



CURVE TABLE

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

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

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 3 OF 3
JOB NO: 2025-132

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 2 OF 3

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, July 8, 2025

ITEM NO.
25-0238

DESCRIPTION: 626 Baker Rd Heritage Green Phase 1

COMMENTS:

Planning

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

Engineering

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

Fire

11. No comments

Maury County Schools

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

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

Columbia Power

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

Wastewater

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

City Attorney

15. No comments provided.

Duck River Electric Membership Corp

16. No comment.

Maury County Highway Dept.

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

Building

18. No comment.

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

Police

19. No comment provided.

Public Works

20. No comment.

Atmos Energy

21. No comments provided.

Maury County E911

22. No comments provided.

ATT

23. No comment provided.

Columbia Water

24. Coordinate walk-through, Bacteria sampling and pressure testing with CPWS.

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

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

CITY OF COLUMBIA TENNESSEE

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

Resubmittal Guidelines

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

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

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

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

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

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

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

Hillcrest Village Ph. 3 Final Plat

Project #:	25-0341	Location:	Map 113 Parcel 80.50
Applicant:	Abigail Overstreet	Case Type(s):	Final Plat
Staff Planner:	Charles Rush, Principal Planner	Proposed Use:	Single-Family

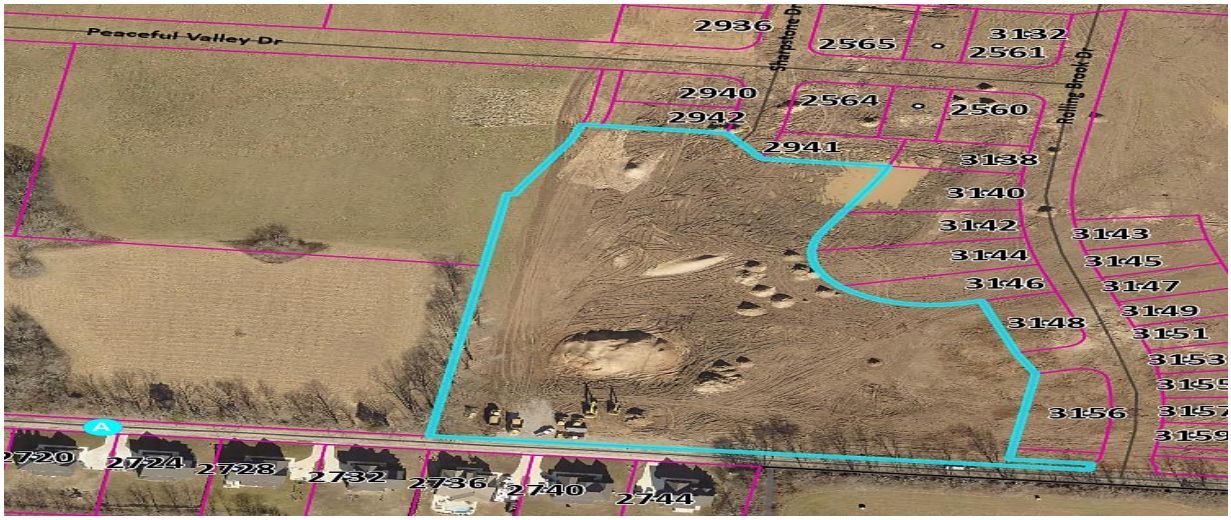
PROJECT SUMMARY

The applicant requests Final Plat approval to create 38 single-family lots and 6 open spaces. This is part of a multi-phased development consisting of 129 single-family lots with accompanying infrastructure, required open space, and right-of-way improvements.

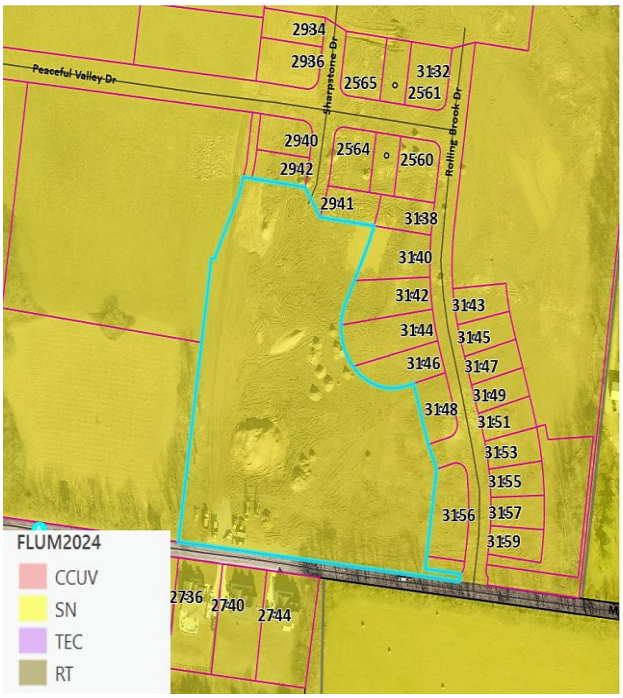
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the previously approved Preliminary Plat (21-0138).
- The property is subject to the Preliminary Plat based on RM-1 standards of the previous Zoning Ordinance.
- A $570,000 Letter of Credit has been provided for this phase.
- A developer agreement has been submitted per the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement per the Subdivision Regulations.
- The Final Plat revision request conforms to Preliminary Plat (21-0138) based on RM-1 standards of the previous zoning ordinance, approved on September 8, 2021.
- The DRC reviewed this proposal at its October 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

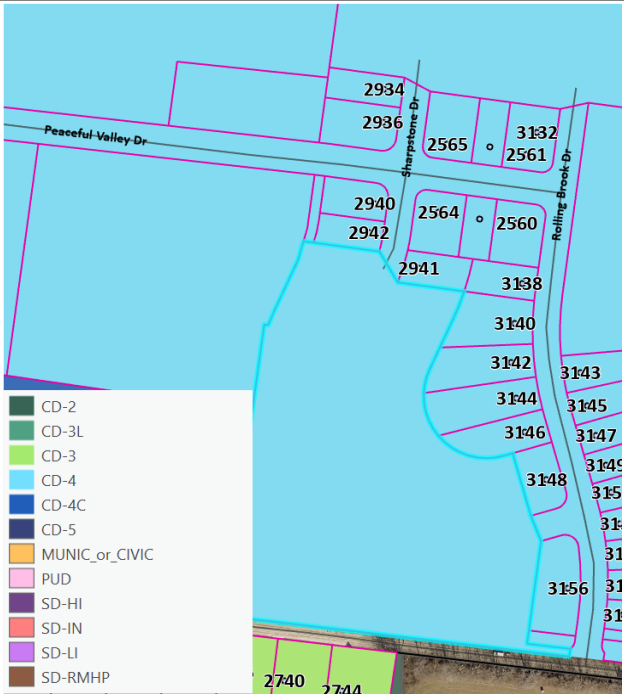
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Single-Family	Infrastructure for Development	+/-6.308 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-4	Single-family
North	Suburban Neighborhood	CD-4	Vacant/Developing
South	Suburban Neighborhood	CD-3	Single-family
East	Suburban Neighborhood	Outside Jurisdiction	Single-family/Vacant
West	Suburban Neighborhood	CD-4C	Vacant/Developing

The subject site is part of the larger multi-phase development consisting of single-family construction and amenities associated with the development. Each lot will have a minimum of 6,000-sf with a 50-ft lot width. Access points for ingress/egress are from Pulaski Hwy. and Morrow Lane.

CONFORMITY WITH ZONING ORDINANCE

The proposed revisions conform to the Final Plat and the RM-1 standards of the applicable zoning ordinance (3638).

- The proposed structures conform to the setbacks and other bulk standards of the Preliminary Plat, previously approved September 8, 2021.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its November 2024 meeting, as directed by **§ 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 the 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 the 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 it 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].

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	2643 Pulaski Hwy, Columbia, TN 38401		
	TAX MAP: 113	GROUP:	PARCEL: 80.47
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 38 single family residential lots and 6 open spaces.		

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

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

	Plats/PUDs: ☑ Project Name (include Sections & Phases) Pulaski Hwy Phase 3 ☑ Total Number of Lots/Residential Units 38 lots & 6 open spaces ☑ Square Footage of Non-Residential Floor Space 0 ☑ Total acreage 14.146

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT
All communications will go to the Applicant's email that is provided.

NAME	Abigail Overstreet	PHONE	615-794-2275
ADDRESS	108 Beasley Dr, Franklin, TN 37064	EMAIL	aoverstreet@wilsonpc.com

PROPERTY OWNER NAME	M/I Homes of Nashville, LLC	PHONE	919-763-4630
ADDRESS	725 Cool Springs Blvd, Ste 180 Franklin, TN 37064	EMAIL	ejordon@mihomes.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Abigail Overstreet	*Abigail Overstreet*	9/13/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
M/I Homes of Nashville, LLC		10/20/25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 3/5/2025

OWNER AFFIDAVIT
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

I/we, DAVID M. CUMMINGS
(Print Name(s) in Full)

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

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

and located at:

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

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

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

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

Signature

3020 Stansberry Lane, Suite 202
Property Owner Mailing Address

Franklin, TN 37069
City, State, & Zip

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

Notary Public

My Commission Expires: 11-19-2025

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

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

Hillcrest Village (Baker Property)
PROJECT

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

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

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name DAVID M. CUMMING

Title VP of Land

Signature

Owner M/I Homes of Nashville, LLC

Address 3020 Stansberry Ln.
Suite 202

City, State ZIP Franklin, TN 37069

STATE OF Tennessee
COUNTY OF Maury

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

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

Notary Public

My Commission Expires: 6-26-2027

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

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

Notary Public
My Commission Expires:_____

Post Construction Long Term Maintenance Plan

Project Name: Jim Baker Property

Columbia, TN

August 7, 2023

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

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

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

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

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

Maintenance Procedures

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

NOTES:

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

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

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

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

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

0 50 100 200
GRAPHIC SCALE

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

ENGINEERING CRUNK

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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

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

04/04/23 21022

C6.0

OVERALL GRADING & DRAINAGE PLAN

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

GRADING & DRAINAGE PLAN KEYNOTES

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

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

PROPOSED GRADING & DRAINAGE LEGEND

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

MATCH LINE

SEE SHEET C6.3

MAXIMUM WALL HEIGHT IS 8.8 FT. RETAINING WALL TO BE A MINIMUM OF 9 FT FROM PUBLIC R.O.W. TO ENSURE SURCHARGE REMAINS OUTSIDE OF THE ANGLE OF REPOSE OF RETAINING WALL.

MANHOLE A4
TOP=744.7
INV(out)=733.784

N07°43'05"E 885.33

N83°11'05"W 896.96

MORROW LANE (50' R.O.W.)

ROAD A

ROAD B

ROAD D

SEE SHEET C6.2

POND 2 - INJECTION WELL

WELL 2

STORMWATER POND 2

2155.68'
S07°14'08"W

SEE SHEET C6.4

0 10 20 30 40 50 100
GRAPHIC SCALE

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7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
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ENGINEERING CRUNK

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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

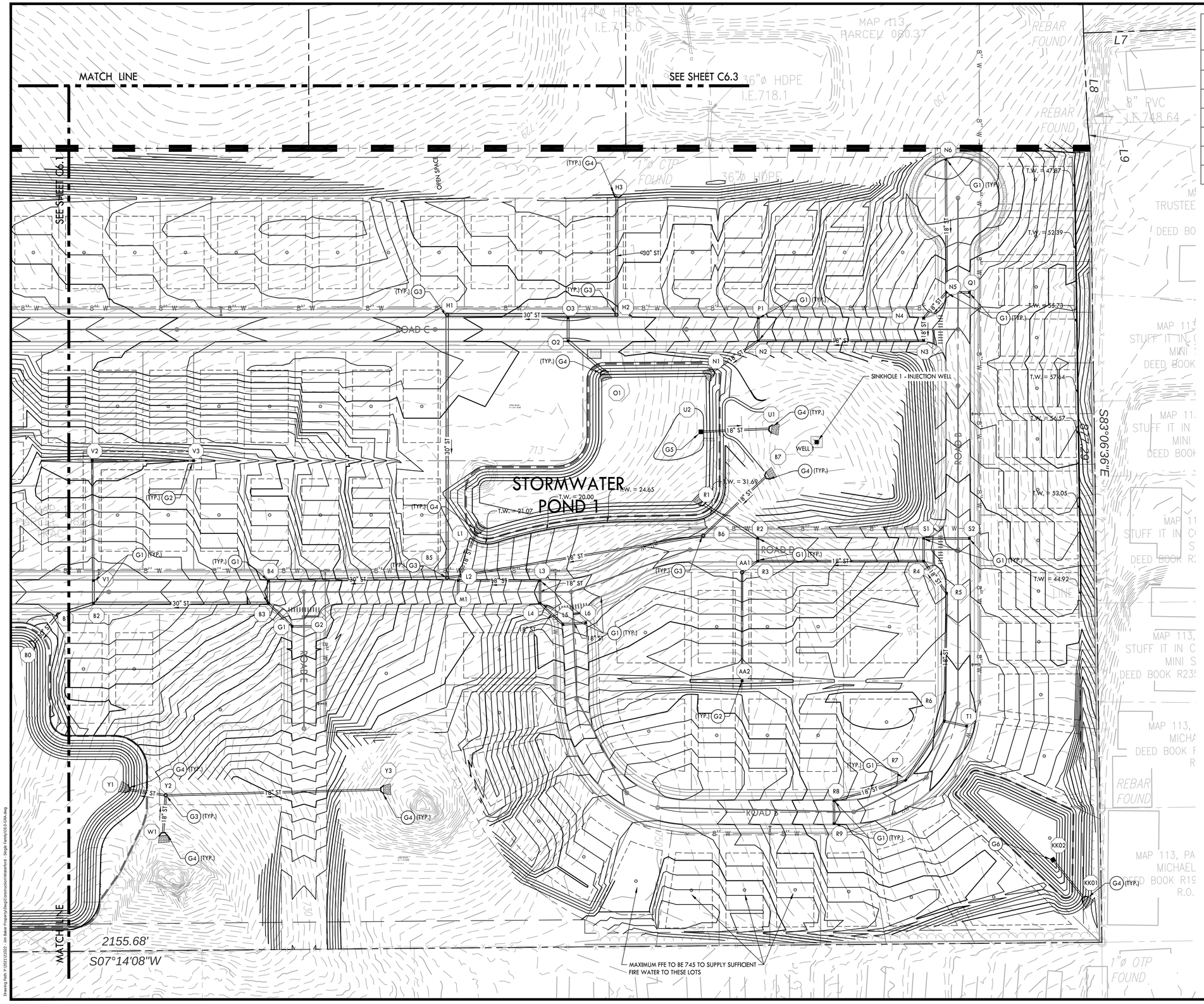
REVISIONS		
No.	DATE	
1	08/29/22	
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3	03/16/23	

04/04/23 21022

C6.1

GRADING & DRAINAGE PLAN

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



GRADING & DRAINAGE PLAN KEYNOTES

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

NOTES:
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2. ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18" ABOVE RIM ELEVATION.
3. LOTS 15-22, CRITICAL LOTS, WILL REQUIRE INDIVIDUAL GRADING PLAN WITH BUILDING PERMIT AND ELEVATION CERTIFICATION.
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PROPOSED GRADING & DRAINAGE LEGEND

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

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ENGINEERING CRUNK

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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

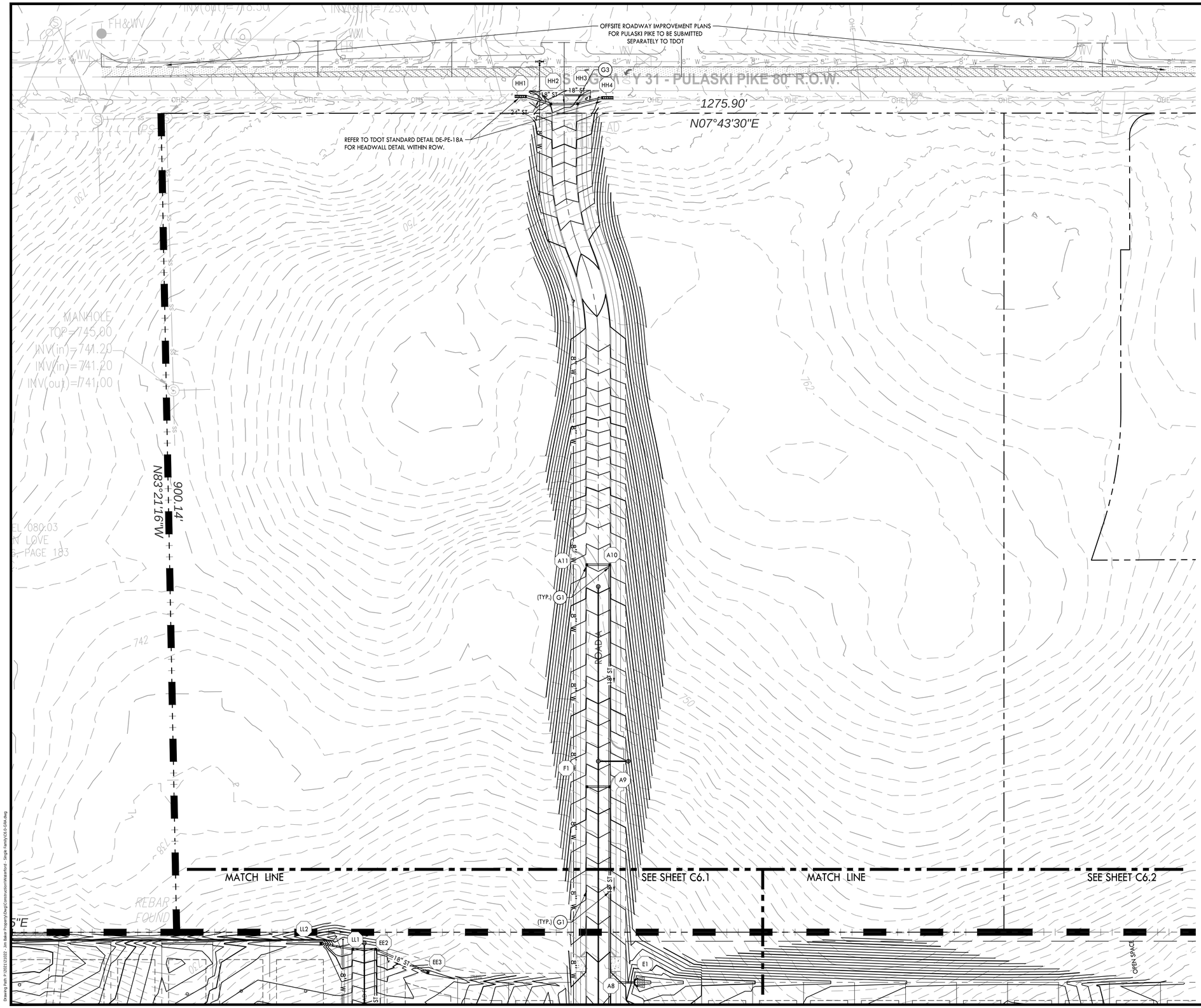
REVISIONS	
No.	DATE
1	08/29/22
2	09/13/22
3	03/16/23

04/04/23 — 21022

C6.2

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\212022 - Jim Baker Property\Civil\Construction\Waterford - Single Family\C6.0-GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

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

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

0 10 20 30 40 50 100
GRAPHIC SCALE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
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BRENTWOOD, TN 37027
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ENGINEERING CRUNK

ALAN WILSON CHAIRMAN REGISTERED ENGINEER AGRICULTURE COMMERCE 114180 STATE OF TENNESSEE 4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

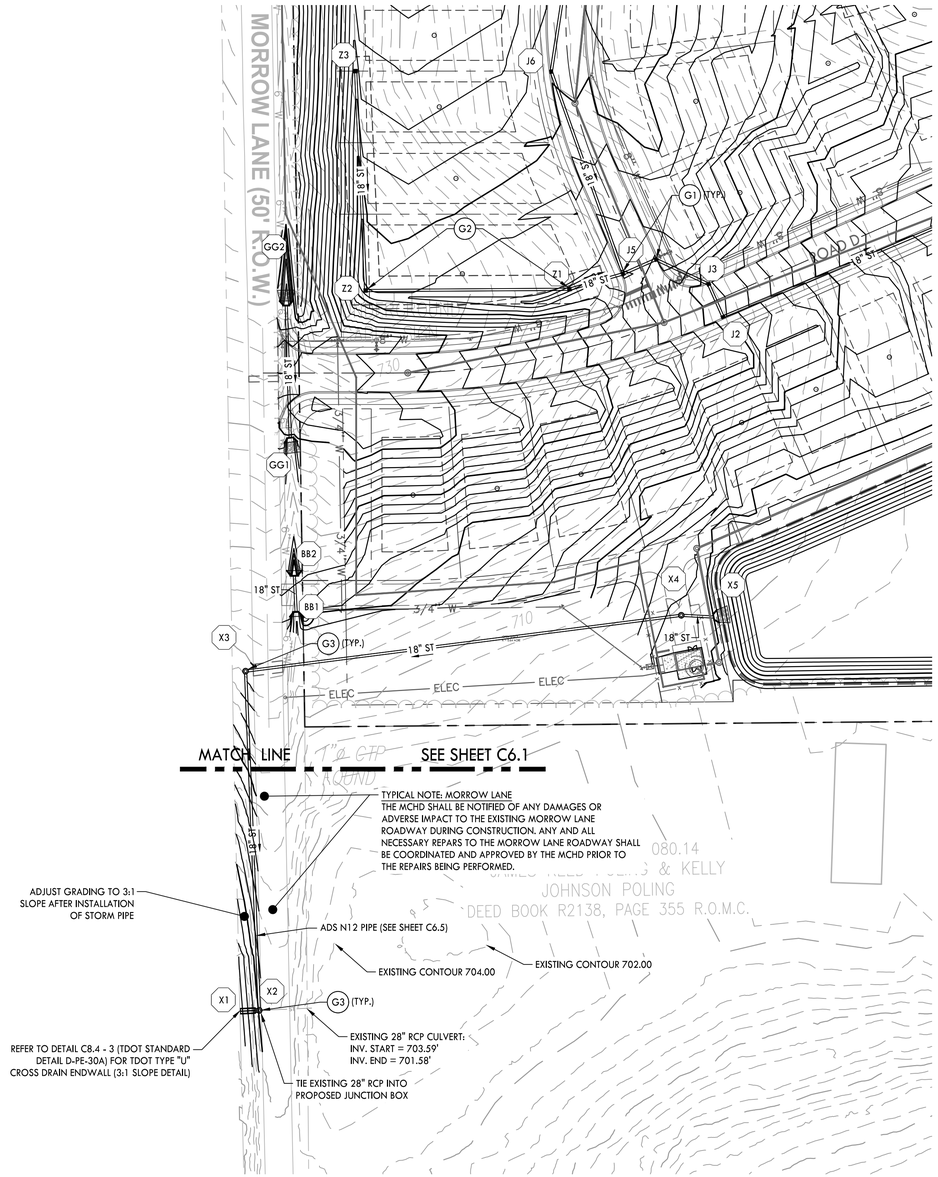
REVISIONS	
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2	09/13/22
3	03/16/23

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C6.3

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\212022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.3-GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

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

NOTES:
1. REFER TO SHEET C6.0 FOR NOTES.
2. ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18' ABOVE RIM ELEVATION.
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PROPOSED GRADING & DRAINAGE LEGEND

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

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
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3	03/16/23

04/04/23 21022

C6.4

GRADING & DRAINAGE PLAN

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

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

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

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

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

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

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

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

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

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

ENGINEERING CRUNK

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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

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

04/04/23 21022

C6.5

STORM STRUCTURE & PIPE TABLES

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

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.
25-0341

DESCRIPTION: Hillcrest Village Ph 3 2643 Pulaski Hwy

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. Add notation indicating ownership and maintenance of buffers, subdivision signs, and retaining walls.
4. update the application to a 2025 application forum
5. Label 20 ft landscaping buffer to the following: Opacity 1.0: Option 3 20' landscaping boundary buffer with 6' screen wall per the preliminary plat
6. Label 15 ft landscape buffer to the following: Opacity 0.08: Option 1 15' landscaping boundary buffer per the preliminary plat
7. Label 30' landscaping buffer to the following: Opacity 0.8: Option 1 30' landscaping boundary buffer per the preliminary plat
8. Label "transition from screen wall/ retaining wall to screen wall only" on lot 25 per the construction plan
9. Add total lot acreage to the lot area table
10. Add total open space acreage to the open space area table
11. Subdivision Regulations #15 The approximate location of all existing structures adjacent to the property
12. Subdivision Regulations #25 Connection to existing and proposed streets (including classifications) located outside the development

Engineering

13. Provide surety calculation for approval and Letter of Credit prior to resubmittal date.

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

14. Asphalt binder and curbing shall be installed prior to resubmittal date.
15. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
16. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. The deed book and page listed as the recorded SWMA is not correct.
17. Install street signage. Stop & St Names prior to resubmittal date
18. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
19. Sheet 1, revise note 13: "The City of Columbia will maintain roads and drainage within the right of way once accepted by City Council.
20. Note 20 should reference CPWS for water and Columbia Wastewater for sewer. There is no City of Columbia water management department.

Maury County Schools

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

City Attorney

22. No comments provided.

Building

23. No comments provided.

Fire

24. No comments

Wastewater

25. Add the services for each lot.
26. Final plat signature is subject to final testing, final visual inspection and as-built submittal.

Public Works

27. No comments.

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

Police

28. No comments provided.

Columbia Power

29. 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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

30. Show water service lines to meter boxes, also some meter boxes are obscured on plat.

    Coordinate walk-through, Bacteria and pressure testing with CPWS.

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

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

Atmos Energy

31. No comments provided.

Maury County E911

32. No comments provided.

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

Duck River Electric Membership Corp

33. No comments provided.

Maury County Highway Dept.

34. No comments provided.

ATT

35. 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.

Hillcrest Village Phase 3 Resubmittal Letter
October 20, 2025
ITEM NO. 25-0341

DESCRIPTION: 2643 Pulaski Hwy. Hillcrest Village Ph 3
COMMENTS (Responses in RED)

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. Acknowledged.
3. Add notation indicating ownership and maintenance of buffers, subdivision signs, and retaining walls. Completed
4. Update the application to a 2025 application forum. Completed
5. Label 20 ft landscaping buffer to the following: Opacity 1.0: Option 3 20' landscaping boundary buffer with 6' screen wall per the preliminary plat. Completed.
6. Label 15 ft landscape buffer to the following: Opacity 0.08: Option 1 15' landscaping boundary buffer per the preliminary plat. Completed.
7. Label 30' landscaping buffer to the following: Opacity 0.8: Option 1 30' landscaping boundary buffer per the preliminary plat. Completed.
8. Label "transition from screen wall/ retaining wall to screen wall only" on lot 25 per the construction plan. Completed.
9. Add total lot acreage to the lot area table. Completed.
10. Add total open space acreage to the open space area table. Completed.
11. Subdivision Regulations #15 The approximate location of all existing structures adjacent to the property. Completed.
12. Subdivision Regulations #25 Connection to existing and proposed streets (including classifications) located outside the development. Acknowledged.

Engineering

1. Provide surety calculation for approval and Letter of Credit prior to resubmittal date. Acknowledged.
2. Asphalt binder and curbing shall be installed prior to resubmittal date. Acknowledged.
3. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Acknowledged.
1. Record/reference Stormwater Maintenance Agreement prior to resubmittal date. The deed book and page listed as the recorded SWMA is not correct. Not yet received.
2. Install street signage. Stop & St Names prior to resubmittal date. Acknowledged.

3. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot. Completed. This is now Note 16.
4. Sheet 1, revise note 13: "The City of Columbia will maintain roads and drainage within the right of way once accepted by City Council. Completed.
5. Note 20 should reference CPWS for water and Columbia Wastewater for sewer. There is no City of Columbia water management department. Completed.

Wastewater

1. Add the services for each lot. Service locations are being finalized.
2. Final plat signature is subject to final testing, final visual inspection and as-built submittal. Acknowledged.

Building

1. No comment. Acknowledged.

Police

1. No comments provided. Acknowledged.

City Attorney

1. No comments provided. Acknowledged.

Public Works

1. No Comments. Acknowledged.

Columbia Power

1. 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.

Fire

1. No comments. Acknowledged.

Columbia Water

1. Show water service lines to meter boxes, also some meter boxes are obscured on plat. Completed
2. Coordinate walk-through, Bacteria pressure testing with CPWS. Acknowledged.
3. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form. Acknowledged.
4. Water system must be complete and active at time of plat signing. Acknowledged.

Atmos Energy

1. No comments provided. Acknowledged.

Maury County E911

1. No comments provided. Acknowledged.

Maury County Schools

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

Duck River Electric Membership Corp

1. No comments provided. Acknowledged.

Maury County Highway Dept.

1. No comments provided. Acknowledged.

ATT

1. No comments provided. Acknowledged.

If you have any questions or comments about the submittal, please do not hesitate to call me directly.

Sincerely,
Abigail Overstreet
Wilson & Associates, P.C.
Platting Department Manager
aoverstreet@wilsonpc.com
615-794-2275

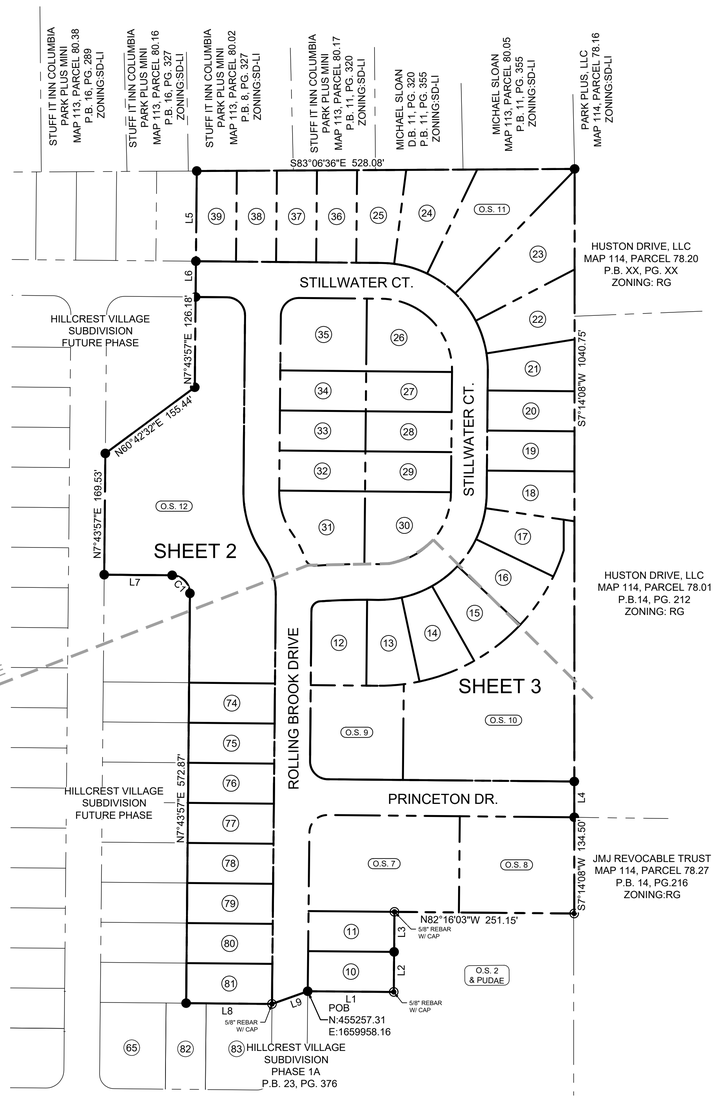
LEGEND

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

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

PLAT NOTES

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



Lot Line Table		
Line #	Length	Direction
L1	120.28'	S82°18'54"E
L2	56.00'	S7°43'57"W
L3	56.00'	S7°43'57"W
L4	50.00'	S7°14'08"W
L5	126.10'	N7°43'57"E
L6	50.00'	N7°43'57"E
L7	95.00'	N82°16'03"W
L8	120.00'	N82°16'03"W
L9	52.96'	S77°35'45"W

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

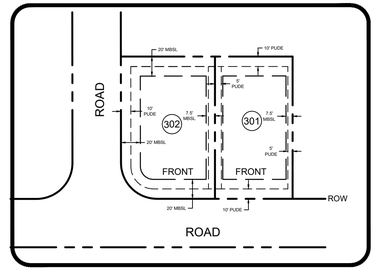
Lot Area Table		
Lot #	Area (SF)	Area (AC)
10	6739.48'	0.155
11	6729.57'	0.154
12	9195.73'	0.211
13	7393.53'	0.170
14	7657.54'	0.176
15	7657.54'	0.176
16	7657.54'	0.176
17	7428.90'	0.171
18	7517.25'	0.173
19	6839.17'	0.157
20	6811.97'	0.156
21	7566.60'	0.174
22	9639.35'	0.221
23	15190.98'	0.349
24	10277.14'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

Lot Area Table		
Lot #	Area (SF)	Area (AC)
33	6720.00'	0.154
34	6720.00'	0.154
35	12045.87'	0.277
36	7223.05'	0.166
37	7176.92'	0.165
38	7130.79'	0.164
39	7084.67'	0.163
74	6720.00'	0.154
75	6720.00'	0.154
76	6720.00'	0.154
77	6720.00'	0.154
78	6720.00'	0.154
79	6720.00'	0.154
80	6720.00'	0.154
81	6720.00'	0.154
TOTAL	327832.56'	7.526

Open Space Area Table		
Open Space #	Area (SF)	Area (AC)
Open Space : 7	28117.95'	0.645
Open Space : 8	21595.94'	0.496
Open Space : 9	16971.30'	0.390
Open Space : 10	48127.34'	1.105
Open Space : 11	15673.01'	0.360
Open Space : 12	73699.91'	1.692
TOTAL	204209.28'	4.688



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

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

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

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



100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

CERTIFICATE OF SURVEY ACCURACY

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

DATE

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2874, PAGE 1163, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & UTILITIES

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

CITY ENGINEER — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE



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

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HILLCREST VILLAGE

PHASE 3

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	14.146	TOTAL NO. OF LOTS:	38
ACRES NEW RD/ST:	2.625 (ROW)	L.F. OF NEW RD/ST:	3701.05 +/-
ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 100'	DATE:	10/20/2025

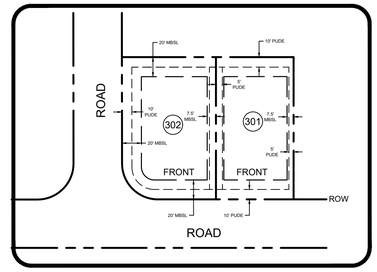
WA PROJECT NO. 22-1861 — SHEET 1 OF 3

LEGEND

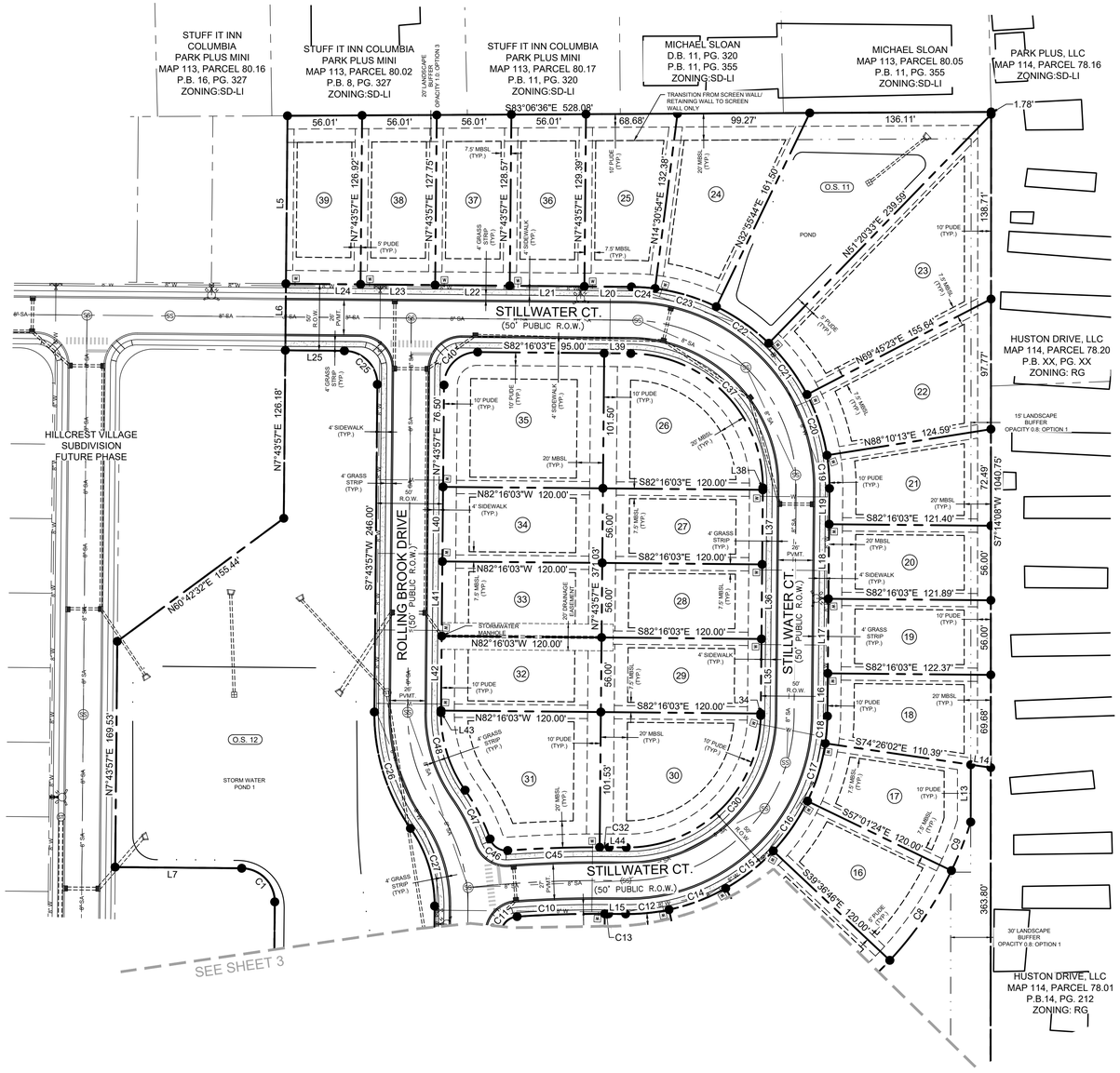
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	CENTERLINE	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		BUFFER	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4"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



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.



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

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

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

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





GRAPHIC SCALE: 1" = 50'



WILSON & ASSOCIATES, PC.
Engineering/Surveying/Environmental

HILLCREST VILLAGE

PHASE 3

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FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

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SCALE:	1" = 50'	DATE:	10/20/2025

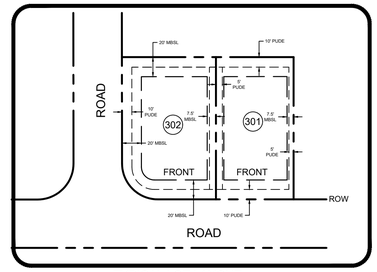
WA PROJECT NO. 22-1861 SHEET 2 0F 3

LEGEND

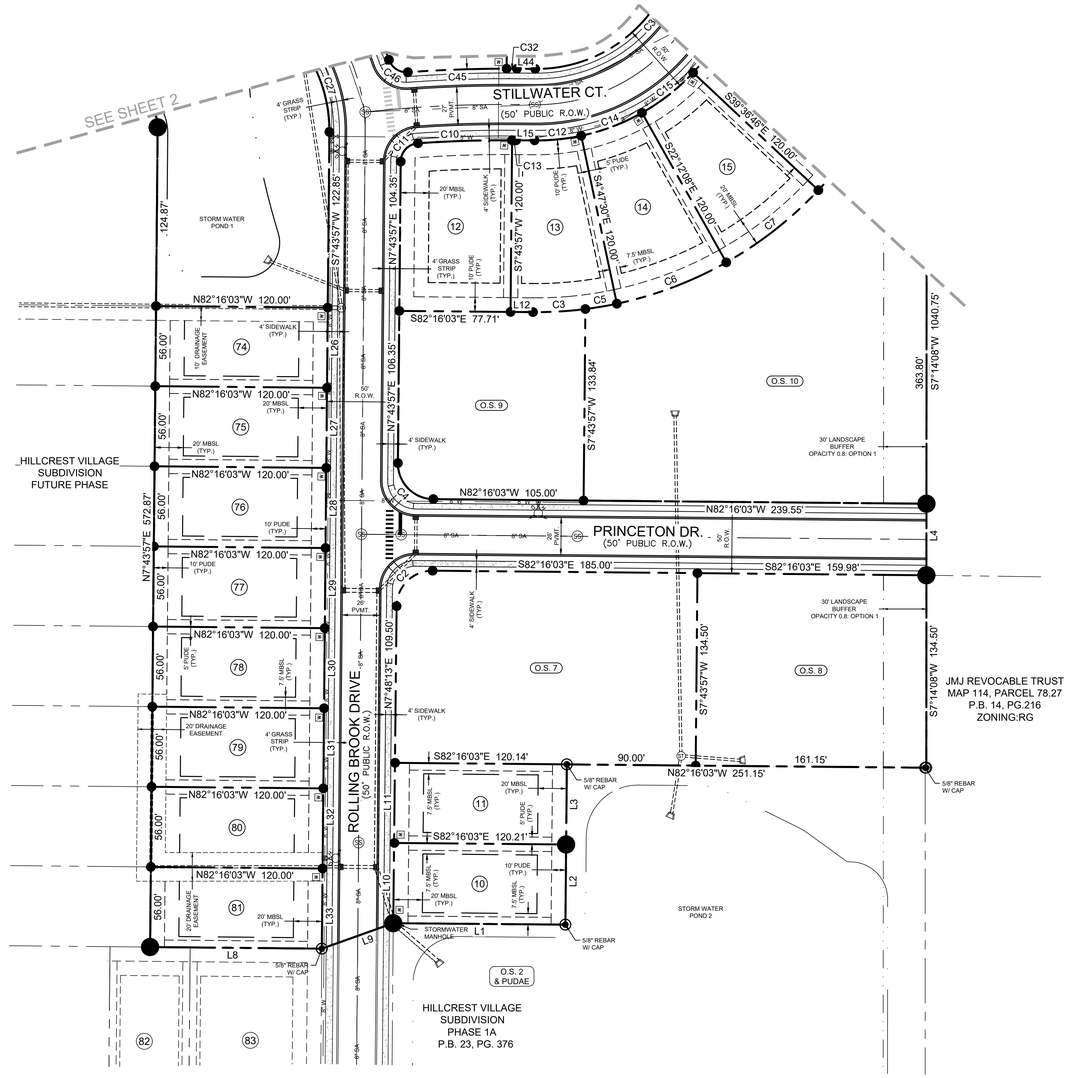
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	CENTERLINE
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CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W — 4" W	TREE LINE
CONTROL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



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

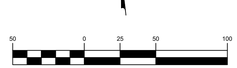


Lot Line Table		
Line #	Length	Direction
L1	120.28'	S82°18'54"E
L2	56.00'	S7°43'57"W
L3	56.00'	S7°43'57"W
L4	50.00'	S7°14'08"W
L8	120.00'	N82°16'03"W
L9	52.96'	S77°35'45"W
L10	56.10'	N7°48'13"E
L11	56.00'	N7°48'13"E
L12	15.71'	S82°16'03"E
L15	12.83'	S82°16'03"E
L26	56.00'	S7°43'57"W
L27	56.00'	S7°43'57"W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

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







GRAPHIC SCALE: 1" = 50'

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

HILLCREST VILLAGE

PHASE 3

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FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

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ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	10/20/2025

WA PROJECT NO. 22-1861 SHEET 3 OF 3

McClure Farms PUD – Final Plat Ph 2

Project #:	25-0345	**Location:**	Map 051 Parcel 006.00
Applicant:	W-E-S Engineers & Surveyors	**Case Type(s):**	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Townhomes

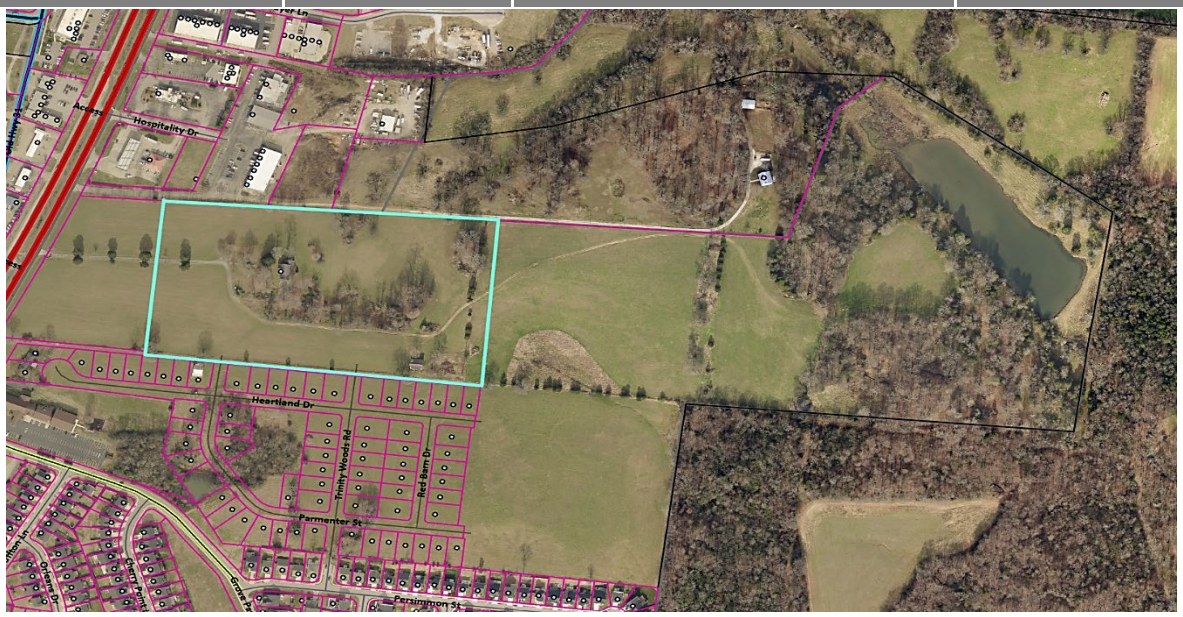
PROJECT SUMMARY

The applicant requests final plat approval to create 114 Townhome residential lots and dedication of right-of-way for McClure Farms Phase 2. This 95.29-acre development site is approved for 430 homes, which includes 116 single-family detached homes and 314 townhomes with accompanying open space, roadway infrastructure, and utility extensions.

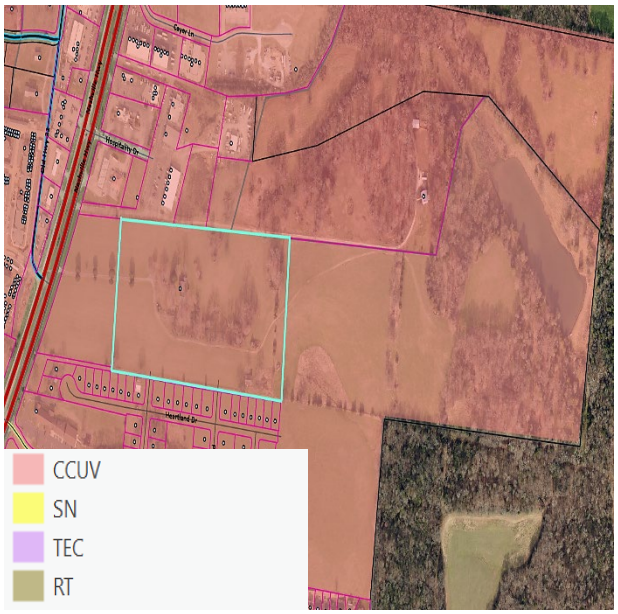
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance. The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to the Final PUD Master Plan based on the previous RM-1 and RS-6 standards of the previous Zoning Ordinance.
- The Final Plat conforms to the previously approved Preliminary Plat (23-0336).
- The applicant has provided financial surety in the amount of $690,000 to guarantee the 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 per the Subdivision Regulations.
- The Final Plat otherwise conforms to the PUD Master Plan, approved in 2022
- The DRC reviewed this proposal at its October 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.

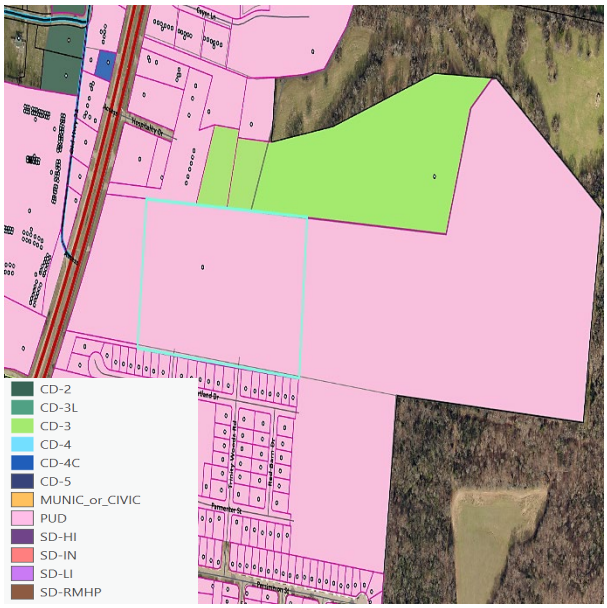
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Townhomes	Infrastructure for Development	+/-17.93 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	PUD	Vacant/Developing
North	CCUV	CD-3	Vacant/Developing
South	CCUV	PUD	Single-Family
East	Outside Jurisdiction	Unknown	Vacant
West	CCUV	PUD	Multifamily

STAFF ANALYSIS

The property in question is part of a larger phased development. It is bordered to the northeast by other sections of the development, while existing single-family homes are located to the south. To the east of the development lies vacant land beyond the jurisdiction of the City of Columbia. In October 2021, the City Council approved a Planned Unit Development (PUD) Master Plan for the site (21-0100). Following this, in November 2023, the Planning Commission approved a Preliminary Plat and Final PUD Master Plan (23-0336) to construct 116 single-family lots and 315 townhomes. A subsequent request for a revised Preliminary Plat and Final PUD was approved in June 2023, which reduced the number of townhome units from 315 to 314, bringing the total unit count to 430. This revision also included a roadway connection to a neighboring property and the addition of retaining walls.

CONFORMITY WITH ZONING ORDINANCE

The proposed revisions conform to the PUD Master Plan and the modified RM-1 and R-6 standards of the applicable zoning ordinance (3638), as amended by previous PUD approvals.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.
- The PUD includes architectural standards. Conformity with these and other applicable zoning standards will be confirmed at the time of the building permit.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its October 2025 meeting, as directed by § **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 the 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 the 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 the 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, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final 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 revisions to the Final Plat as presented do not conform to the applicable zoning ordinance, and deny the request due to [list specific deficiencies].

© 2025

Location Map

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

Client
DRB GROUP
4068 RURAL PLAINS CIRCLE
SUITE 200
FRANKLIN, TN 37064

FINAL PLAT
MCCLURE FARMS, PHASE 2
NASHVILLE HWY, COLUMBIA, TN

REVISIONS	DATE
TECH REVIEW COMMENTS ADDRESSED	10-20-2025

Drawn: EB
Checked: AO
Approved: AO
Date: 09-15-2025

Job. no. 23572-1
Scale: Vertical: 1" = 60'
Horizontal:

1 of 1



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 18°58'29" E	90°00'00"
C2	262.50'	86.54'	86.15'	S 74°24'33" E	18°53'24"
C3	175.00'	69.23'	68.78'	S 72°31'17" E	22°39'57"
C4	13.00'	20.42'	18.38'	N 73°48'42" E	90°00'00"
C5	95.00'	41.79'	41.46'	N 16°13'29" E	25°12'25"
C6	145.00'	24.56'	24.53'	N 08°27'24" E	9°42'14"
C7	95.00'	15.48'	15.47'	N 08°38'29" E	9°20'17"
C8	145.00'	23.63'	23.61'	S 08°38'29" W	9°20'17"
C9	13.00'	22.62'	19.87'	S 36°13'26" E	99°42'14"
C10	13.00'	20.43'	18.39'	S 49°53'31" W	90°00'00"
C11	13.00'	20.43'	18.39'	S 38°52'50" E	90°03'09"
C12	225.00'	41.36'	41.30'	N 89°10'22" E	10°31'55"
C13	225.00'	21.19'	21.17'	N 82°06'06" E	5°23'23"
C14	225.00'	22.37'	22.36'	N 75°47'28" E	5°41'44"
C15	225.00'	22.08'	22.07'	N 70°07'53" E	5°37'21"
C16	225.00'	22.01'	22.00'	N 64°31'03" E	5°36'19"
C17	225.00'	22.15'	22.15'	N 58°53'37" E	5°38'22"
C18	225.00'	18.34'	18.33'	N 53°44'15" E	4°40'11"
C19	275.00'	4.17'	4.17'	N 51°50'14" E	0°52'09"
C20	275.00'	22.41'	22.41'	N 54°36'24" E	4°40'15"
C21	275.00'	26.19'	26.18'	N 59°40'11" E	5°27'23"
C22	275.00'	13.92'	13.92'	N 65°55'53" E	7°04'05"
C23	275.00'	2.07'	2.07'	N 69°40'50" E	0°25'51"
C24	225.00'	23.84'	23.84'	S 68°36'06" W	6°04'24"
C25	225.00'	47.79'	47.70'	S 57°49'17" W	12°10'14"
C26	225.00'	21.15'	21.15'	S 51°38'26" W	4°49'24"
C27	275.00'	26.99'	26.98'	S 54°37'16" W	5°37'25"
C28	275.00'	22.35'	22.34'	S 63°45'40" W	4°39'21"
C29	275.00'	22.10'	22.10'	S 68°23'30" W	4°36'19"
C30	275.00'	22.01'	22.00'	S 72°59'11" W	4°35'07"
C31	275.00'	22.05'	22.05'	S 77°34'18" W	4°35'42"
C32	275.00'	26.36'	26.35'	S 82°37'16" W	5°29'35"
C33	275.00'	29.75'	29.74'	S 88°28'00" W	6°11'54"
C34	275.00'	21.73'	21.72'	N 86°10'14" W	4°31'39"
C35	13.00'	20.31'	18.30'	S 51°20'46" W	89°29'40"
C36	13.00'	20.54'	18.47'	N 38°39'14" W	90°30'20"
C37	175.00'	6.83'	6.83'	N 82°47'21" W	2°14'06"
C38	175.00'	23.13'	23.12'	N 78°09'48" W	7°34'44"
C39	175.00'	22.61'	22.60'	N 70°43'09" W	7°24'11"
C40	175.00'	17.82'	17.81'	N 64°06'21" W	5°50'06"
C41	13.00'	24.95'	21.29'	S 63°50'11" W	109°57'01"
C42	13.00'	15.89'	14.92'	N 28°09'49" W	70°02'59"
C43	125.00'	13.14'	13.14'	N 61°54'29" W	6°01'24"
C44	125.00'	46.31'	46.04'	N 73°14'28" W	21°13'35"
C45	337.50'	117.42'	116.83'	N 75°53'15" W	19°56'01"
C46	25.00'	39.28'	35.36'	S 71°04'02" W	90°01'27"
C47	13.00'	20.42'	18.38'	N 16°11'18" W	90°00'00"
C48	145.00'	63.79'	63.28'	N 16°12'25" E	25°12'25"
C49	95.00'	16.13'	16.11'	N 08°28'07" E	9°43'40"
C50	13.00'	18.21'	16.76'	N 53°28'07" E	80°16'20"
C51	13.00'	21.01'	18.80'	S 40°06'02" E	92°35'13"
C52	13.00'	20.40'	18.37'	S 51°08'53" W	89°54'06"
C53	125.00'	49.56'	49.24'	N 72°32'51" W	22°43'06"
C54	13.00'	20.44'	18.40'	N 38°51'27" W	90°05'54"
C55	13.00'	19.83'	17.97'	N 49°53'53" E	87°24'47"
C56	13.00'	21.00'	18.79'	S 40°07'29" E	92°32'28"
C57	13.00'	20.41'	18.38'	S 51°07'10" W	89°56'51"

LOT AREA TABLE								
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	2,560.8	0.06	58	2,612.8	0.06	OS-1	40,902.31	0.94
2	2,163.3	0.05	59	2,207.3	0.05	OS-2	139,167.21	0.74
3	2,163.3	0.05	60	2,207.3	0.05	OS-3	117,272.01	0.40
4	2,163.3	0.05	61	2,207.3	0.05	OS-4	180,803.41	2.06
5	2,163.3	0.05	62	2,207.3	0.05	OS-5	48,220.01	1.11
6	2,163.3	0.05	63	2,612.8	0.06	OS-6	136,836.81	0.83
7	2,163.3	0.05	64	2,678.2	0.06	OS-7	118,940.31	0.43
8	2,560.8	0.06	65	2,203.4	0.05	OS-8	28,763.21	0.66
9	2,560.8	0.06	66	2,190.7	0.05			
10	2,163.3	0.05	67	2,216.8	0.05			
11	2,163.3	0.05	68	2,282.3	0.05			
12	2,163.3	0.05	69	2,842.1	0.07			
13	2,163.3	0.05	70	2,560.8	0.06			
14	2,163.3	0.05	71	2,163.3	0.05			
15	2,163.3	0.05	72	2,163.3	0.05			
16	2,560.8	0.06	73	2,163.3	0.05			
17	2,167.2	0.05	74	2,560.8	0.06			
18	2,167.3	0.05	75	2,163.3	0.05			
19	2,167.3	0.05	76	2,163.3	0.05			
20	2,560.8	0.06	77	2,163.3	0.05			
21	2,603.3	0.06	78	2,560.8	0.06			
22	2,603.3	0.06	79	2,163.3	0.05			
23	2,199.3	0.05	80	2,163.3	0.05			
24	2,199.3	0.05	81	2,163.3	0.05			
25	2,199.3	0.05	82	2,560.8	0.06			
26	2,603.3	0.06	83	2,560.8	0.06			
27	2,185.3	0.05	84	2,163.3	0.05			
28	2,185.3	0.05	85	2,163.3	0.05			
29	2,185.3	0.05	86	2,163.3	0.05			
30	2,586.8	0.06	87	2,163.3	0.05			
31	2,586.8	0.06	88	2,560.8	0.06			
32	2,185.3	0.05	89	2,612.8	0.06			
33	2,185.3	0.05	90	2,207.3	0.05			
34	2,185.3	0.05	91	2,207.3	0.05			
35	2,586.8	0.06	92	2,207.3	0.05			
36	2,586.8	0.06	93	2,612.8	0.06			
37	2,185.3	0.05	94	2,207.3	0.05			
38	2,185.3	0.05	95	2,207.3	0.05			
39	2,185.3	0.05	96	2,207.3	0.05			
40	2,185.3	0.05	97	2,207.3	0.05			
41	2,185.3	0.05	98	2,612.8	0.06			
42	2,185.3	0.05	99	2,738.7	0.06			
43	2,586.8	0.06	100	2,440.6	0.06			
44	2,905.2	0.07	101	2,503.7	0.06			
45	2,289.1	0.05	102	2,518.8	0.06			
46	2,207.9	0.05	103	2,486.5	0.06			
47	2,185.6	0.05	104	2,405.7	0.06			
48	2,185.3	0.05	105	2,300.0	0.05			
49	2,586.8	0.06	106	2,631.1	0.06			
50	2,586.8	0.06	107	2,560.8	0.06			
51	2,185.3	0.05	108	2,163.3	0.05			
52	2,185.3	0.05	109	2,163.3	0.05			
53	2,185.3	0.05	110	2,163.3	0.05			
54	2,185.3	0.05	111	2,163.3	0.05			
55	2,185.3	0.05	112	2,163.3	0.05			
56	2,185.3	0.05	113	2,163.3	0.05			
57	2,586.8	0.06	114	2,560.8	0.06			

Legend

- EIP — Iron Rod/Pipe Found
- IPS — Iron Rod Set
- ECM — Concrete Monument Existing
- MAG — Mag Nail
- Fence Post
- T–Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush

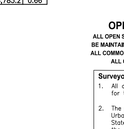
Adjoining Property Line		Edge of Water	OHE — OHE — OHE
Subject Property Line		Ditch / Creek Centerline	DHT — DHT — DHT
Easement Line		Minor Contour Line	UG — UG — UG
Building Setback Line		Index Contour Line	UGC — UGC — UGC
Centerline		Gas Line	UGE — UGE — UGE
Edge of Pavement	SA — SA — SA	Sanitary Sewer Line	UGT — UGT — UGT
Edge of Gravel	W — W — W	Water Line	TM — TM — TM
Fence Line	ST — ST — ST	Storm Sewer Line	(2020) Lot Address Label
Landscape	OH — OH — OH	Overhead Utility Line	
Woods / Tree line	OHC — OHC — OHC	Overhead Cable Line	
		Overhead Electric Line	
		Overhead Telephone Line	
		Underground Utility Line	
		Underground Cable Line	
		Underground Electric Line	
		Underground Telephone Line	
		Forced Main Line	

OPEN SPACE, BUFFERS, & RETAINING WALL NOTE:

ALL OPEN SPACE AREA, BUFFERS, & RETAINING WALLS WITHIN RETAINING WALL EASEMENTS IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey. Information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051, Parcel No. 006.00 & Tax Map No. 042, Parcel No. 028.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2813, Page 689
10. Bearings based on: Tennessee State Plane, NAD 83.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180C, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.



SUBDIVISION
TYPICAL LOT LAYOUT
N.T.S.

PURPOSE NOTE:
The purpose of this plat is to create 114 single family town home lots and dedicate right-of-way.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 10-14-2025
DEED BOOK: R3102 PAGE: 1354-1360

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SITE DATA:

PARCEL NUMBER:
TAX MAP 051, PARCEL 006.00

DEED REFERENCE:
R2813, PAGE 689

PARCEL ADDRESS:
2504 NASHVILLE HWY

PROPERTY OWNER:
GH TENNESSEE LLC
C/O BARTON CREEK PLAZA III
2500 CITY WEST BLVD, 18TH FLOOR, TEXAS HWY STE 275
AUSTIN TX, 78704

ACREAGE OF PARCEL:
±95.29 ACRES TOTAL
±14.14 ACRES = 148,493.1 S.F. – PHASE 1A
±13.16 ACRES = 137,516.2 S.F. – PHASE 1B
±17.72 ACRES = 749,959.0 S.F. – PHASE 2
±54.71 ACRES REMAINING
±3.96 ACRES = 172,525.0 S.F. – R.O.W. DEDICATION

PARCEL NUMBER:
TAX MAP 042, PARCEL 028.00

DEED BOOK:
R2808, PAGE 1467

PARCEL ADDRESS:
2524 NASHVILLE HWY

PROPERTY OWNER:
COLUMBIA NASHVILLE HIGHWAY, LLC
1441 GREEN HILLS VILLAGE DR, SUITE 400
NASHVILLE, TN 37215

ACREAGE OF PARCEL:
±2.58 ACRES TOTAL
±0.71 ACRES = 31,223.6 S.F. – R.O.W. DEDICATION
±4.99 ACRES REMAINING

EXISTING ZONING:
PUD(MIXED USE – RESIDENTIAL, MULTIFAMILY, COMMERCIAL)
RSE-PUD PER PRELIMINARY PLAT

BUILDING SETBACKS:
FRONT – 25'
SIDE – N/A
REAR – N/A

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 *see below, Page *see below, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Deed Book R2813, Page 689

Date — GH Tennessee, LLC

Deed Book R2808, Page 1467

Date — Columbia Nashville Highway LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in McClure Farms, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled McClure Farms, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "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.

10/20/25 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

Register of Deed Recording Stamp

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — AGRICULTURE — COMPUTER — TENNESSEE NO. 1987

FILE: J:\WES_Engineers_Surveyors 2023\23572 – McClure Farms – Smith\23572–1 Britelend Homes\Dwg\Survey\02 – Final Plat\23572–1 – McClure Farms – P2 – Final Plat.dwg

October 20, 2025

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

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

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

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. Noted.
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. Noted.
3. Add notation indicating ownership and maintenance of buffers and retaining walls. This information has been included in the "Open space, buffers, and retaining wall note:".
4. Provide justification note for retaining wall relocation in OS #4. The location is different from the latest prelim revision (8-21-23). Per the developer there was a comment from the City Engineer to relocate the wall to be further away from the adjacent property.

Engineering

5. Provide Letter of Credit in the amount of $690,000 prior to resubmittal date. This is being taken care of by the developer.
6. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
7. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
8. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. This has been recorded and referenced.
9. Install street signage. Stop & St Names prior to resubmittal date. Noted.
10. Traffic improvement at Nashville Hwy and Old Hwy 31/site access to be completed prior to resubmittal date. Noted.
11. Traffic improvements at Nashville Hwy and Arden Village/Grove Park Way to be completed prior to resubmittal date. Noted.

Building

12. No comments. Noted.

Police

13. No comments provided. Noted.

Public Works

14. For 114 townhomes, we recommend four 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for townhome 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. Noted.
15. **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.

City Attorney

16. No comments provided. Noted.

Fire

17. No comments. Noted.

Wastewater

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

Maury County Schools

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

Columbia Power

20. Columbia Power System has an existing power line near your 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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development. Noted.

Columbia Water

21. Show water service lines to meter boxes. These are shown and labels have been added to clarify.
    Coordinate walk-through, Bacteria and pressure testing with CPWS.
    Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of \plat signing for Deed Over form.
    Water system must be complete and active at time of plat signing.

Atmos Energy

22. No comments provided. Noted.

Maury County E911

23. No comments provided. Noted.

Duck River Electric Membership Corp

24. No comments provided. Noted.

Maury County Highway Dept.

25. No comments provided. Noted.

ATT

No comments provided. Noted.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, October 14, 2025

ITEM NO.
25-0345

DESCRIPTION: McClure Farms TH Ph 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 notation indicating ownership and maintenance of buffers and retaining walls.
4. Provide justification note for retaining wall relocation in OS #4. The location is different from the latest prelim revision (8-21-23)

Engineering

5. Provide Letter of Credit in the amount of $690,000 prior to resubmittal date.
6. Asphalt binder and curbing shall be installed prior to resubmittal date.
7. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
8. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date
9. Install street signage. Stop & St Names prior to resubmittal date
10. Traffic improvement at Nashville Hwy and Old Hwy 31/site access to be completed prior to resubmittal date.
11. Traffic improvements at Nashville Hwy and Arden Village/Grove Park Way to be completed prior to resubmittal date.

Building

12. No comments.

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

13. No comments provided.

Public Works

14. For 114 townhomes, we recommend four 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for townhome 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.
15. **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.

City Attorney

16. No comments provided.

Fire

17. No comments

Wastewater

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

Maury County Schools

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Maury County E911

23. No comments provided.

Duck River Electric Membership Corp

24. No comments provided.

Maury County Highway Dept.

25. No comments provided.

ATT

26. No comments provided.

CITY OF
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Resubmittal Guidelines

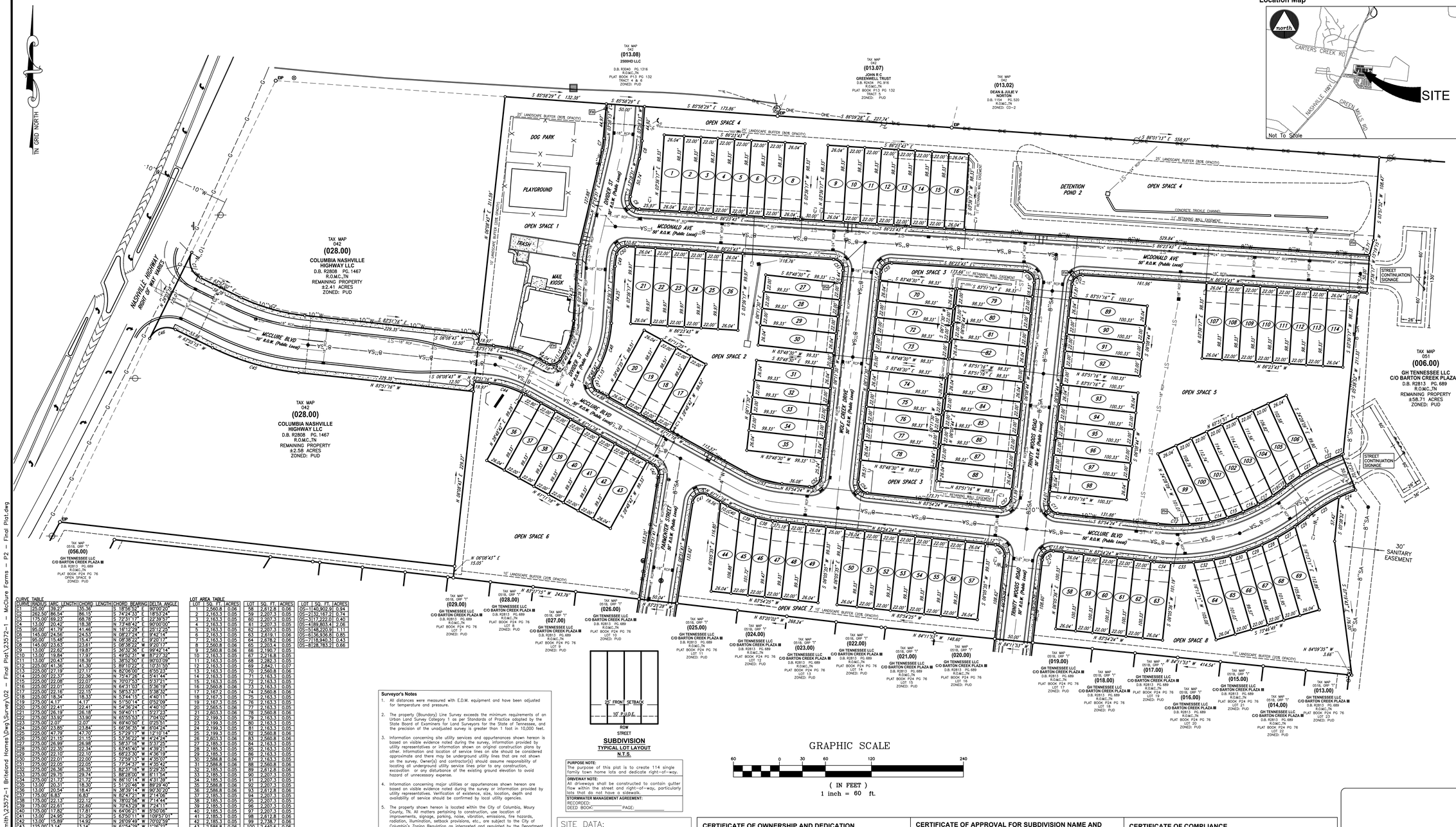
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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.



Location Map

© 2025

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

Client
DRB GROUP
4068 RURAL PLAINS CIRCLE
SUITE 200
FRANKLIN, TN 37064

FINAL PLAT
MCCLURE FARMS, PHASE 2
NASHVILLE HWY, COLUMBIA, TN

REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 09-15-2025

Job. no. 23572-1
Scale: Vertical: 1" = 60'
Horizontal:

1 of 1

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 18°58'29" E	90°00'00"
C2	262.50'	86.54'	86.15'	S 74°24'33" E	18°53'24"
C3	175.00'	69.23'	68.78'	S 72°31'17" E	22°39'57"
C4	13.00'	20.42'	18.38'	N 73°48'42" E	90°00'00"
C5	95.00'	41.79'	41.46'	N 18°13'29" E	25°12'25"
C6	145.00'	24.56'	24.53'	N 08°27'24" E	9°42'14"
C7	95.00'	15.48'	15.47'	N 08°38'29" E	9°20'17"
C8	145.00'	23.63'	23.61'	S 08°38'29" W	9°20'17"
C9	13.00'	22.62'	19.87'	S 36°32'35" E	99°42'14"
C10	13.00'	20.43'	18.39'	S 49°59'31" W	90°00'00"
C11	13.00'	20.43'	18.39'	S 39°52'50" E	90°03'09"
C12	225.00'	41.36'	41.30'	N 89°10'22" E	10°31'55"
C13	225.00'	21.19'	21.17'	N 82°06'06" E	5°23'43"
C14	225.00'	22.37'	22.36'	N 75°47'28" E	5°41'44"
C15	225.00'	22.08'	22.07'	N 70°07'53" E	5°37'21"
C16	225.00'	22.01'	22.00'	N 64°31'03" E	5°36'19"
C17	225.00'	22.15'	22.15'	N 58°53'37" E	5°38'02"
C18	225.00'	18.34'	18.33'	N 53°44'15" E	4°40'11"
C19	275.00'	4.17'	4.17'	N 51°50'14" E	0°52'09"
C20	275.00'	22.41'	22.41'	N 54°36'24" E	4°40'16"
C21	275.00'	26.19'	26.18'	N 59°40'11" E	5°27'23"
C22	275.00'	13.92'	13.92'	N 65°55'53" E	7°04'05"
C23	275.00'	2.07'	2.07'	N 69°40'50" E	0°25'51"
C24	225.00'	23.84'	23.84'	N 68°36'09" W	6°04'24"
C25	225.00'	47.79'	47.70'	S 57°49'17" W	12°10'14"
C26	225.00'	21.15'	21.15'	S 53°38'26" W	4°49'24"
C27	275.00'	26.98'	26.98'	S 54°37'16" W	5°37'25"
C28	275.00'	22.35'	22.34'	S 63°45'40" W	4°39'21"
C29	275.00'	22.10'	22.10'	S 68°23'30" W	4°36'19"
C30	275.00'	22.01'	22.00'	S 72°59'13" W	4°35'07"
C31	275.00'	22.05'	22.05'	S 77°34'19" W	4°35'42"
C32	275.00'	26.36'	26.35'	S 82°37'16" W	5°29'35"
C33	275.00'	29.75'	29.74'	S 88°28'00" W	6°11'54"
C34	275.00'	21.73'	21.72'	N 86°10'14" W	4°31'39"
C35	13.00'	20.31'	18.30'	S 51°20'46" W	89°29'40"
C36	13.00'	20.54'	18.47'	N 38°39'14" W	90°30'20"
C37	175.00'	6.83'	6.83'	N 82°47'21" W	2°14'06"
C38	175.00'	13.13'	13.12'	N 78°09'48" W	4°17'44"
C39	175.00'	22.61'	22.60'	N 70°43'09" W	7°24'11"
C40	175.00'	17.82'	17.81'	N 64°06'21" W	5°50'06"
C41	13.00'	24.95'	21.29'	S 63°50'11" W	109°57'01"
C42	13.00'	15.89'	14.92'	N 28°09'49" W	70°02'59"
C43	125.00'	3.14'	3.14'	N 61°54'29" W	1°26'32"
C44	125.00'	46.31'	46.04'	N 73°14'28" W	21°13'35"
C45	337.50'	117.42'	116.83'	N 79°53'15" W	19°56'01"
C46	25.00'	39.28'	35.36'	N 71°04'00" W	90°01'27"
C47	13.00'	20.42'	18.38'	N 16°11'18" W	90°00'00"
C48	145.00'	63.79'	63.28'	N 16°12'25" E	25°12'25"
C49	95.00'	16.13'	16.11'	N 08°28'07" E	9°43'40"
C50	13.00'	18.21'	16.76'	N 53°28'07" E	80°16'20"
C51	13.00'	21.01'	18.80'	S 40°06'07" E	92°35'13"
C52	13.00'	20.40'	18.37'	S 51°08'53" W	89°54'06"
C53	125.00'	49.56'	49.24'	N 72°32'51" W	22°43'06"
C54	13.00'	20.44'	18.40'	N 38°51'27" W	90°04'54"
C55	13.00'	19.83'	17.97'	N 49°53'53" E	87°24'47"
C56	13.00'	21.00'	18.79'	S 40°07'29" E	92°32'28"
C57	13.00'	20.41'	18.38'	S 51°07'10" W	89°56'51"

LOT AREA TABLE								
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	2,560.8	0.06	58	2,612.8	0.06	OS-1	40,902.0	0.94
2	2,163.3	0.05	59	2,207.3	0.05	OS-2	139,167.2	0.74
3	2,163.3	0.05	60	2,207.3	0.05	OS-3	117,272.0	0.40
4	2,163.3	0.05	61	2,207.3	0.05	OS-4	180,803.4	2.06
5	2,163.3	0.05	62	2,207.3	0.05	OS-5	48,220.0	1.11
6	2,163.3	0.05	63	2,619.1	0.06	OS-6	136,836.8	0.83
7	2,163.3	0.05	64	2,678.2	0.06	OS-7	118,940.3	0.43
8	2,560.8	0.06	65	2,203.4	0.05	OS-8	28,763.2	0.66
9	2,560.8	0.06	66	2,190.7	0.05			
10	2,163.3	0.05	67	2,216.8	0.05			
11	2,163.3	0.05	68	2,282.3	0.05			
12	2,163.3	0.05	69	2,842.1	0.07			
13	2,163.3	0.05	70	2,560.8	0.06			
14	2,163.3	0.05	71	2,163.3	0.05			
15	2,163.3	0.05	72	2,163.3	0.05			
16	2,560.8	0.06	73	2,163.3	0.05			
17	2,167.2	0.05	74	2,560.8	0.06			
18	2,167.3	0.05	75	2,163.3	0.05			
19	2,167.3	0.05	76	2,163.3	0.05			
20	2,585.5	0.06	77	2,163.3	0.05			
21	2,603.3	0.06	78	2,560.8	0.06			
22	2,199.3	0.05	79	2,163.3	0.05			
23	2,199.3	0.05	80	2,163.3	0.05			
24	2,199.3	0.05	81	2,163.3	0.05			
25	2,199.3	0.05	82	2,560.8	0.06			
26	2,603.3	0.06	83	2,560.8	0.06			
27	2,185.3	0.05	84	2,163.3	0.05			
28	2,185.3	0.05	85	2,163.3	0.05			
29	2,185.3	0.05	86	2,163.3	0.05			
30	2,586.8	0.06	87	2,163.3	0.05			
31	2,586.8	0.06	88	2,560.8	0.06			
32	2,185.3	0.05	89	2,612.8	0.06			
33	2,185.3	0.05	90	2,207.3	0.05			
34	2,185.3	0.05	91	2,207.3	0.05			
35	2,586.8	0.06	92	2,207.3	0.05			
36	2,586.8	0.06	93	2,612.8	0.06			
37	2,185.3	0.05	94	2,207.3	0.05			
38	2,185.3	0.05	95	2,207.3	0.05			
39	2,185.3	0.05	96	2,207.3	0.05			
40	2,185.3	0.05	97	2,207.3	0.05			
41	2,185.3	0.05	98	2,612.8	0.06			
42	2,185.3	0.05	99	2,738.7	0.06			
43	2,586.8	0.06	100	2,440.6	0.06			
44	2,905.2	0.07	101	2,503.7	0.06			
45	2,289.1	0.05	102	2,518.8	0.06			
46	2,207.9	0.05	103	2,486.5	0.06			
47	2,185.6	0.05	104	2,405.7	0.06			
48	2,185.6	0.05	105	2,300.0	0.05			
49	2,586.8	0.06	106	2,631.1	0.06			
50	2,586.8	0.06	107	2,560.8	0.06			
51	2,185.3	0.05	108	2,163.3	0.05			
52	2,185.3	0.05	109	2,163.3	0.05			
53	2,185.3	0.05	110	2,163.3	0.05			
54	2,185.3	0.05	111	2,163.3	0.05			
55	2,185.3	0.05	112	2,163.3	0.05			
56	2,185.3	0.05	113	2,163.3	0.05			
57	2,586.8	0.06	114	2,560.8	0.06			

Legend

EIP	Iron Rod/Pipe Found	Fire Hydrant	Area Drain	Gas Valve	Handicap Parking
IPS	Iron Rod Set	Water Meter	Cable Manhole	Light Pole	Bollard
CCM	Concrete Monument Existing	Water Valve	Electric Manhole	Power Pole	Water Spigot
MAG	Mag Nail	Water Reducer	Telephone Manhole	Telephone Pole	Mailbox
	Fence Post	Post Indicator Valve	Water Manhole	Guy Pole	Evergreen Tree
	T-Post	Electric Meter	Sanitary Manhole	Power Pole	Deciduous Tree
	Bench Mark	Sanitary Sewer Manhole	Electric Riser	Guy Wire	Bush
	Stake Found	Storm Sewer Manhole	Cable Riser	Flag Pole	
		Curb Inlet	Telephone Riser	Sign	
		Catch Basin	Gas Meter	Parking Block	

Adjoining Property Line	Edge of Water	OHE	Overhead Electric Line
Subject Property Line	Ditch / Creek Centerline	OHT	Overhead Telephone Line
Easement Line	Minor Contour Line	UG	Underground Utility Line
Building Setback Line	Index Contour Line	UGC	Underground Cable Line
Centerline	Gas Line	UGE	Underground Electric Line
Edge of Pavement	Sanitary Sewer Line	UGT	Underground Telephone Line
Edge of Gravel	Water Line	FM	Forced Main Line
Fence Line	Storm Sewer Line	(2000)	Lot Address Label
Landscape	Overhead Utility Line		
Woods / Tree line	Overhead Cable Line		

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051, Parcel No. 006.00 & Tax Map No. 042, Parcel No. 028.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2813, Page 689
10. Bearings based on: Tennessee State Plane, NAD 83.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180C, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

SUBDIVISION
TYPICAL LOT LAYOUT
N.T.S.

PURPOSE NOTE:
The purpose of this plat is to create 114 single family town home lots and dedicate right-of-way.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SITE DATA:

PARCEL NUMBER:
TAX MAP 051, PARCEL 006.00

DEED REFERENCE:
R2813, PAGE 689

PARCEL ADDRESS:
2504 NASHVILLE HWY

PROPERTY OWNER:
GH TENNESSEE LLC
C/O BARTON CREEK PLAZA III
2705 W. LAKE DR. TEXAS HWY STE 275
AUSTIN TX, 78704

ACREAGE OF PARCEL:
±95.29 ACRES TOTAL
±14.14 ACRES - 615,948.1 S.F. - PHASE 1A
±3.81 ACRES - 127,516.2 S.F. - PHASE 1B
±17.22 ACRES - 749,959.0 S.F. - PHASE 2
±58.71 ACRES REMAINING
±3.96 ACRES - 172,525.0 S.F. - R.O.W. DEDICATION

PARCEL NUMBER:
TAX MAP 042, PARCEL 028.00

DEED BOOK:
R2808, PAGE 1467

PARCEL ADDRESS:
2524 NASHVILLE HWY

PROPERTY OWNER:
COLUMBIA NASHVILLE HIGHWAY, LLC
5941 GREEN HILLS VILLAGE DR, SUITE 400
NASHVILLE, TN 37215

ACREAGE OF PARCEL:
±2.58 ACRES TOTAL
±0.71 ACRES - 31,223.6 S.F. - R.O.W. DEDICATION
±4.99 ACRES REMAINING

EXISTING ZONING:
PUD(MIXED USE - RESIDENTIAL, MULTIFAMILY, COMMERCIAL)
RSE-PUD PER PRELIMINARY PLAT

BUILDING SETBACKS:
FRONT = 25'
SIDE = N/A
REAR = N/A

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 *see below, Page *see below, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Deed Book R2813, Page 689

Date — GH Tennessee, LLC

Deed Book R2808, Page 1467

Date — Columbia Nashville Highway LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in McClure Farms, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled McClure Farms, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "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.

Register of Deed Recording Stamp

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE
No. 1987

9/15/25 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

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

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

McClure Farms Phase II
PROJECT

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

September 15, 2025

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

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

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

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

Wawa Final PUD Master Plan

Project #:	25-0336	Location:	Map 51 Parcel 2.03
Applicant:	Emily Zeller	Case Type(s):	Final PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Convenience Store with Fuel Sales

PROJECT SUMMARY

The applicant seeks approval of a Final Planned Unit Development Master Plan approval for a 6,327 SF Convenience Store with Gasoline Sales Facility within a PUD-MU District. This proposal is located on a vacant 2.21-acre site that is accessed from Napa Valley Way via Nashville Hwy at the Greens Mill Road intersection. This PUD Master Plan was approved by the Planning Commission with requested deviations by the applicant on September 11th, 2024. The applicant has since modified the site plan to conform closer to the PUD-MU site standards as outlined in the Zoning Ordinance. The revised site plan changes from the initial Planning Commission approval include the following listed:

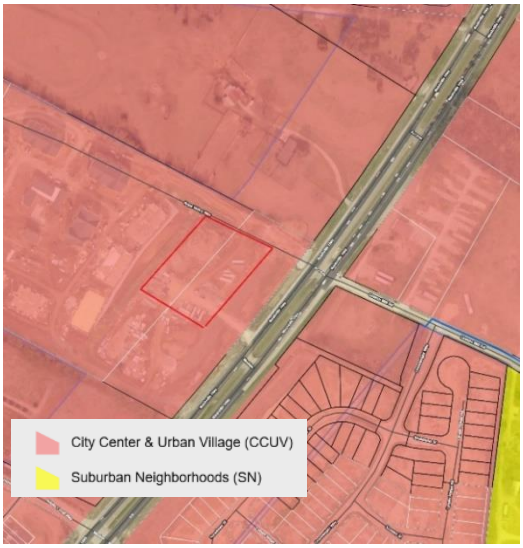
- All fuel pumps are required to be located in the 3rd layer of a building site as a limited use standard for any Convenience Store with Gasoline Sales Facility in all Zoning districts. **The applicant has revised the site plan to indicate all required fuel pumps and associated canopy to be located in the 3rd layer of the site.**
- All parking areas per table 4.3.12 (c) of the Zoning Ordinance require a parking area or lot having ten (10) or more spaces require one landscape island for every ten (10) parking spaces. Each parking island shall be equivalent to one parking space (9 x 18) and include one (1) shade tree for every island. These landscape islands are not shown on parking rows of the site plan and would be a PUD deviation with proposed parking lot configuration as shown. **The applicant has revised the site plan to indicate all parking stalls to contain one equivalent landscape island per 10 spaces**.
- The Planning Commission is the decision-making authority for a Final PUD Master Plan per section 8.5.21.R of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will also be the decision-making authority for the property with a Preliminary and Final Plat (see case #25-0339). Sample motion templates are crafted at the end of this report.
- The applicant has included updated information for signage with two options provided for monument signage. Option 1 includes a monument sign with LED price face that is 22'' tall with a total area of 49.87 SF. Option 2 includes a monument sign that is 44'' tall, with an overall sign face of 49.87 SF.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	6,372 SF Gas Station	+ /- 2.21 acres



FUTURE LAND USE MAP (City Center & Urban Village)



ZONING MAP (PUD-R)



CONSISTENCY WITH CONNECT COLUMBIA

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**City Center & Urban Village**	**PUD-MU**	**Vacant**
North	**City Center & Urban Village**	**CD-3**	**Single-Family Residential**
South	**City Center & Urban Village**	**Civic**	**Cemetery**
East	**City Center & Urban Village**	**PUD-R & CD-4**	**Single-Family Residential**
West	**City Center & Urban Village**	**PUD-MU**	**Multi-Family (*Citizens House at Spring Hill Apartments*)**

CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- All proposed uses must conform to the uses as outlined in § 4.3.9-A of the Zoning Ordinance. The Zoning Ordinance permits a Convenience Store and Gasoline Sales Facility Use in a PUD-MU district.
- Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-M(building, lot & building site standards) of the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	260 ft. (*existing lot condition*)
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The main entrance does not enfront the existing Napa Valley Way Street section where the principle building frontage is required
Building Height:	2 stories minimum	1 story
Frontage Buildout:	90% minimum	40%
Parking:	Retail Sales with Food (1 per 200 SF=34 spaces)	56 spaces

Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Side:** – 10 ft- 24ft. **Rear:** NR.	**Front: – 65 +/-'** **Side:** - **exceeds 24ft** **Rear:** NR
Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility		
Limited Use Standard:	**Required**	**Proposed**
1.	Fuel Pumps shall be located at least 15 feet from any property line.	All pumps are at least 15 feet from any property line.
2.	No outdoor storage shall be allowed.	Proposed site plan does not indicate any outdoor storage.
3.	Storage of vehicles for more than 24 hours in prohibited	Proposed site plan does not indicate the storage of vehicles.
4.	A sill prevention and counter measures plan shall be provided prior to construction plan approval with procedures.	All spill prevention measures will be reviewed at time of application for building permit.
5.	Pumps shall be located in the 3rd	Proposed site plan indicates pumps that are located in the 3rd layer.
6.	Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.	8 fuel pumps

Architectural Design Standards:

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	The proposed main entrance is not at a façade elevation. A façade elevation is the building plane that enfronts a street section. In this case, the façade would be the elevation that enfronts
Vertical Composition:	Identifiable Base, Middle, & Cap	Base consists of cultured stone with a defined middle and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. I elements.	The principal frontage does not enfront the adjacent street section. Among the elevations, differential of materials is provided with brick modulations, and material changes from brick to culture stone.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, **70% for shopfront**	23.5%
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned correctly.
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (*Commercial uses do not have this requirement*)
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 24-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This is a single site building with one façade.
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat

Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick and fiber cement siding.
Foundation Cladding:	Brick or Natural Stone	**Cultured Stone**
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

Section 8.5.21.R of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Final PUD Master Plan.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final PUD Development Plan or Amendment to the existing Master PUD development plan.
2. The planning Commission may approve the Final PUD Master PUD Development Plan or amendment to the Final Master PUD Development plan if it finds:

a. The Final Master PUD Development Plan or amendment to the Final Master PUD development Plan meets the provisions for substantial compliance with the Preliminary PUD Development Plan or amendment to the Preliminary PUD Development Plan; and
b. The Final Master PUD Development Plan or amendment to the Final PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development plan amendment was approved. The Planning Commission may approve the Final Master PUD Development plan with conditions or modifications.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

- **Columbia Water** indicated that the water availability letter was issued on **September 12, 2025,** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

SAMPLE MOTIONS

Approve:

Recommend Approval:

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

Recommend Approval Subject to Conditions:

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

Recommend Denial:

Move to recommend denial of the Final PUD Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.R**, of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

8.5.21.S City Council Action (1-4) maybe goes here?

Defer:

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

PERMIT SET

WAWA - #7026

2425 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401

INITIAL SUBMITTAL: 07/16/2025
RESUBMITTAL: 9/15/2025
RESUBMITTAL: 10/20/2025

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

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

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

EXISTING PROPERTY SUMMARY

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

PERMITTING REFERENCE

PLANNING COMMISSION ORDINANCE NO. 4529

BUILDING PERMIT: **TBD**

GRADING PERMIT: **SWGR TBD**

WATER PERMIT: **TBD**

SEWER PERMIT: **TBD**

GENERAL DEVELOPMENT NOTES

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

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

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

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



VICINITY MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY COUNTY, TENNESSEE 38401

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

PROJECT DESIGN TEAM

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

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

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

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

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

PERMITTING / UTILITY CONTACTS

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

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

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

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

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

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

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

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

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

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

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

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

PERMIT REVIEW ONLY

OWNER / DEVELOPER

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

PLANS PREPARED BY

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com
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ENGINEER'S SEAL

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129878
STATE OF TENNESSEE
10/20/2025

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
014468150	C0-00	20

Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Oct 17, 2025 9:44am by: Emily.Zeller

CONTRACTOR RESPONSIBILITIES:

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

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

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

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

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

2. DURING CONSTRUCTION:

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

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

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

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

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

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

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

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

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

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

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

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

2. DISPOSAL GUIDELINES:

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

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

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

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

3. TREE PROTECTION GUIDELINES:

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

4. UTILITIES:

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

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

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

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

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

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

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

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

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

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

ADA COMPLIANCE:

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

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

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

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

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

6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3500 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.

2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.

3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF COLUMBIA PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.

4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF COLUMBIA PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."

5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.

6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.

7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.

8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

PERMIT REVIEW ONLY

CLEARING AND GRUBBING:

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.
9. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.
3. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
6. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
7. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
8. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
9. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
10. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.
11. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
12. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
13. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.
14. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
    - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
    - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
    - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
    - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
    - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
17. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — "AN 100% OWNER" — STATE OF TENNESSEE — 10/20/2025

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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES Oct 17, 2025 9

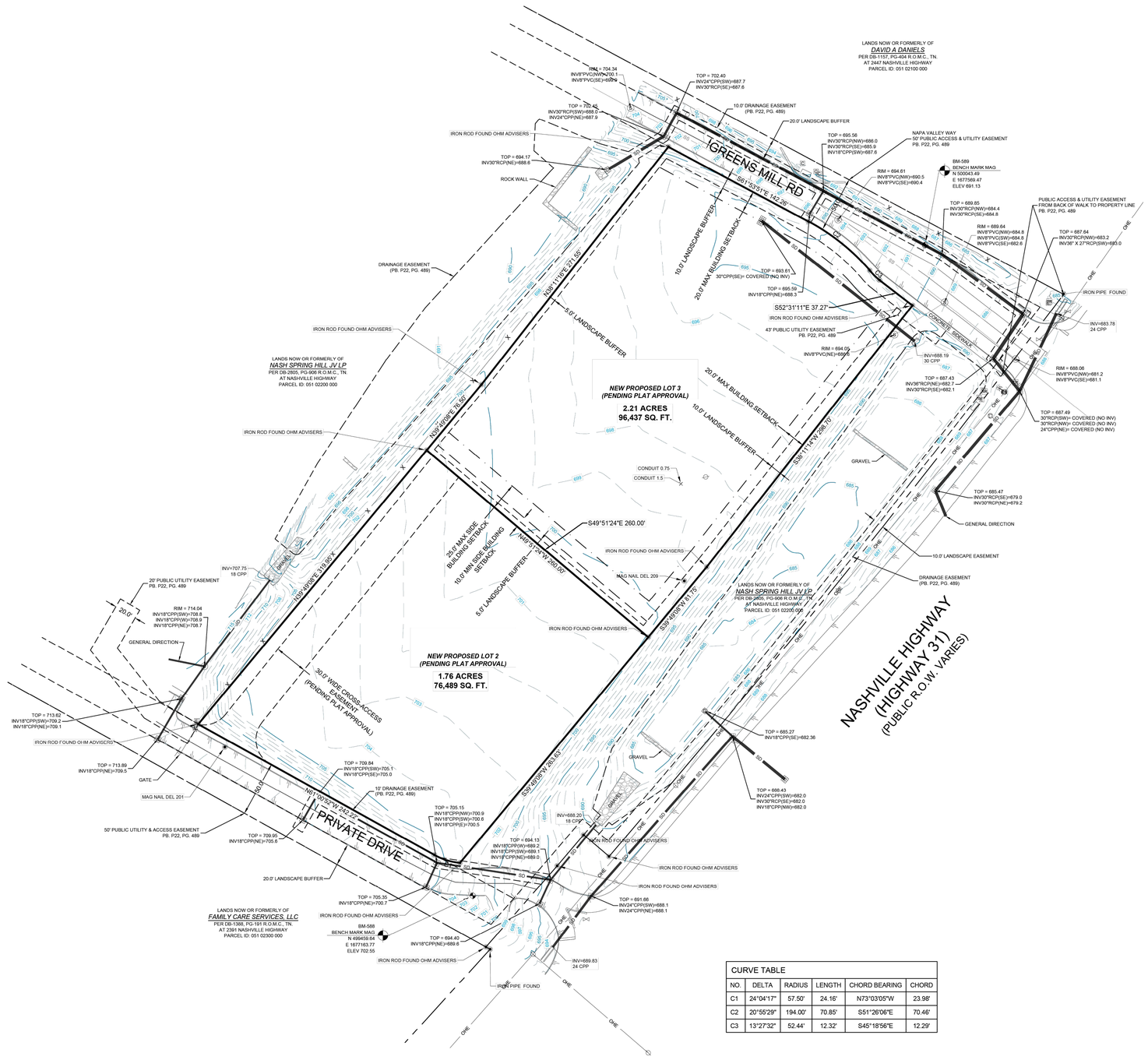
NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°04'17"	57.50'	24.16'	N73°03'05"W	23.98'
C2	20°55'29"	194.00'	70.85'	S51°26'06"E	70.46'
C3	13°27'32"	52.44'	12.32'	S45°18'56"E	12.29'

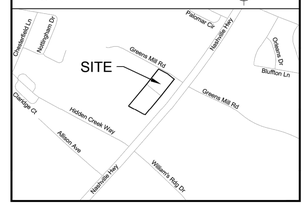
FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47119C0180E, for Maury County, Tennessee and incorporated areas, dated 04/16/2007, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VICINITY MAP

N.T.S.



HORIZONTAL DATUM: NAD83 TN USFT (FIPS 4100)
VERTICAL DATUM: NAVD 88 GEOID 18

GPS

TRIMBLE R12 GNSS UNITS IN BASE / ROVER CONFIGURATION FOR LOCAL RTK CORRECTIONS.

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT		SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER	PU	FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL		RAILROAD SIGN
	PARKING METER		SIGN
	ROOF DRAIN		MARQUEE/BILLBOARD
	GOAL POST		TRASH BIN
GT	GREASE TRAP		TREE
	IRRIGATION VALVE		HANDICAPPED PARKING
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
	LAMP	IRFC	IRON ROD WITH CAP FOUND
	FLOOD LIGHT	MNF	MAG NAIL FOUND
	GUY ANCHOR	CMF	CONCRETE MONUMENT FOUND
	GUY ANCHOR POLE	ADF	ALUMINUM DISK FOUND
	UTILITY POLE	XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	MNS	MAG NAIL SET

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

SURVEYOR'S CERTIFICATION

To: (name of insured, if known);
(name of lender, if known);
(name of insurer, if known);
(names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on April 2, 2025.

AND

This is to certify that this map or plat and the survey upon which it is based were made in accordance with Chapter 0820-03, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. As per Chapter 0820-03-05, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors, this survey meets or exceeds the standards set forth for a Category I Survey. This survey was prepared for the exclusive use of the person or entity named in the certificate and does not extend to any unnamed person or entity without an express re-certification by the surveyor naming said person or entity.
Kimley-Horn Associates

Survey Date: April 2, 2025

BY:_____
TN. R.L.S. NO. 2652
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

ALTA/NSPS LAND TITLE SURVEY

LOT 2
VILLAGES AT CARTER'S CREEK

PER PB.22-PG.489
LANDS NOW OR FORMERLY OF
OP II NASH 2425 NASHVILLE HWY LAND LP
PER DB.2761-PG.1138
PARCEL ID: 051 02203 000
2425 NASHVILLE HIGHWAY
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

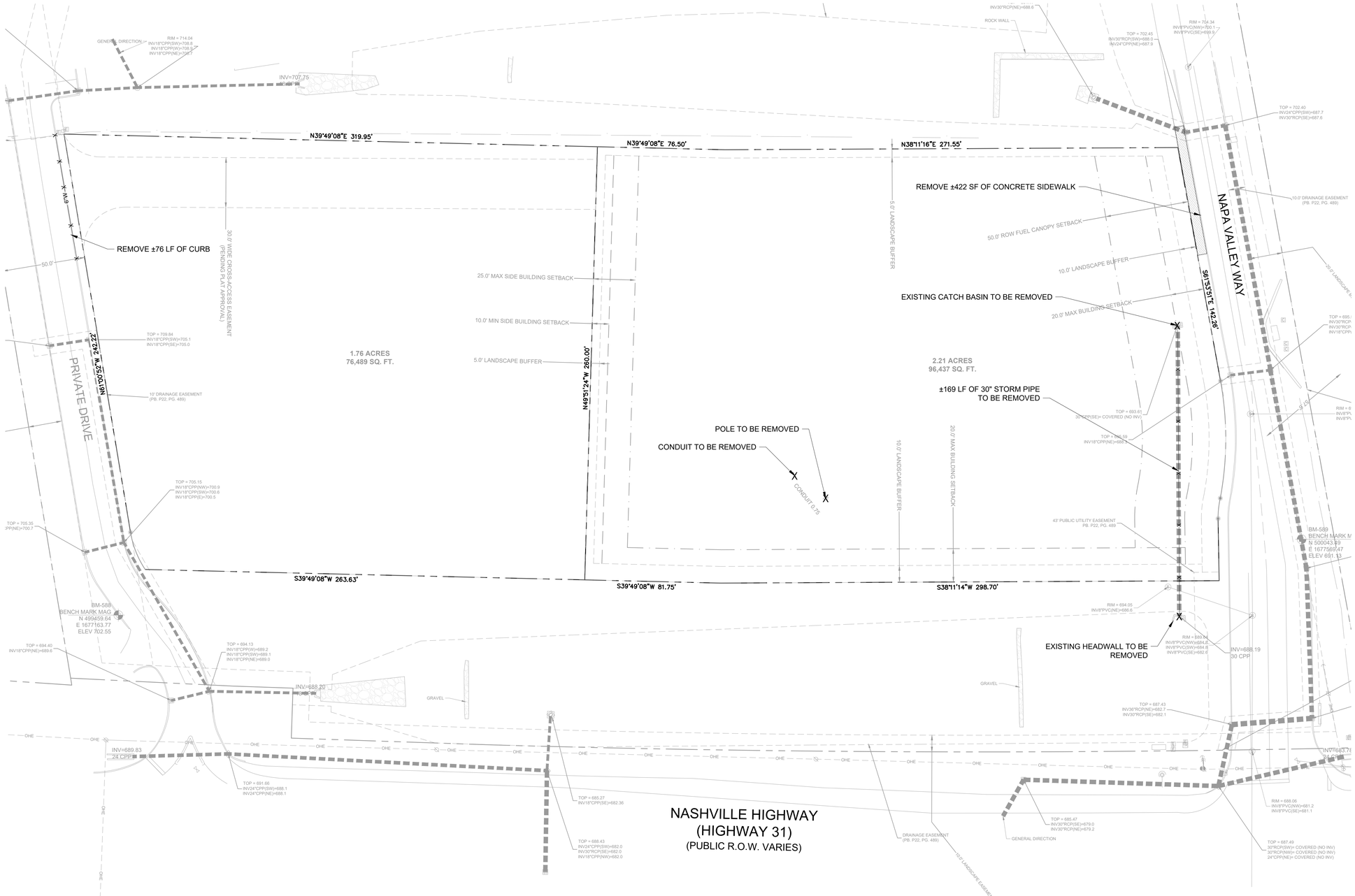
No.	DATE	REVISION DESCRIPTION
1		.

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Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	SCB	Apr. 2, 2025	014468150	SV1-00

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DWG NAME: V:\NSH_SURVEY\PROJECTS\014468150 (NAWA COLUMBIA)\PROCESSING\ALTA_TOPO\DWG\014468150 (NAWA-COLUMBIA)_ALTA-TOPO.DWG PLOTTED BY: MIZE, CHAD 4/2/2025 4:54 PM LAST SAVED: 4/2/2025 1:48 PM



DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

UTILITY DEMOLITION NOTE

CONTRACTOR RESPONSIBLE FOR REMOVING ALL EXISTING UTILITY SERVICES TO SERVE THE EXISTING BUILDING(S). CONTACT THE RESPONSIBLE UTILITY DEPARTMENT AND NOTIFY OWNER A MINIMUM OF 72 HOURS PRIOR TO DISCONNECTING SERVICES TO THE EXISTING BUILDING(S). MAINTAIN UTILITY SERVICE TO THE ADJACENT PROPERTIES FOR THE DURATION OF THE PROJECT.

OSHA NOTE

ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH OSHA'S PRIMARY DEMOLITION STANDARDS (29 CFR 1926). CONTRACTOR TO BE RESPONSIBLE FOR ENFORCING OSHA STANDARDS.

SEE DEMOLITION NOTES, SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Know what's below. Call before you dig.

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Main: 615.564.2701 | www.kimley-horn.com
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 139918
STATE OF TENNESSEE
07/15/2025

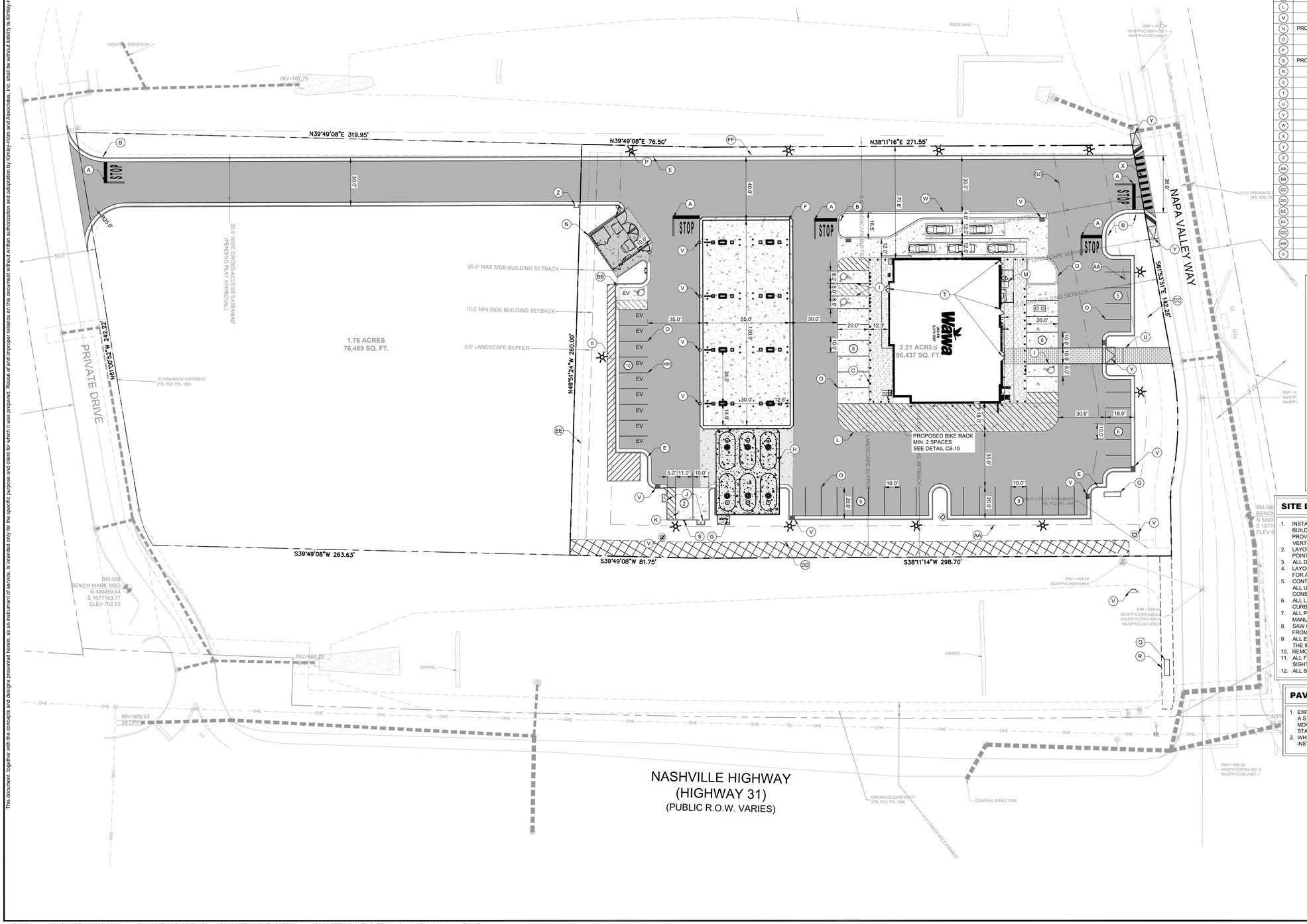
No.	REVISIONS	DATE	BY
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

DEMOLITION PLAN

SHEET NUMBER
C1-10

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PAVEMENT LEGEND

	WAWA ASPHALT PAVEMENT (REFER TO DETAIL ON SHEET C8-11)
	STANDARD DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)
	HEAVY DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)
	LIGHT DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)

SITE PLAN KEYNOTE LEGEND

A	12" PAINTED STOP BAR
B	R1-1 STOP SIGN. SEE DETAIL ON SHEET C8-11
C	6" CONCRETE PIPE BOLLARDS (TYP.) SEE DETAIL ON SHEET C8-11
D	WAWA MOUNTABLE CURB (TYP.) SEE DETAIL ON ON SHEET C8-11
E	PROPOSED 6" CURB AND 2' GUTTER, TYP.
F	GASOLINE CANOPY WITH 8 MPDS, 16 PUMPS
G	VENT STACK WITH REMOTE E-STOP (6'X8' CONC. PAD WITH 3 BOLLARDS)
H	(6) 12K GALLON UST'S
I	PROPOSED ADA PARKING SPACE. SEE DETAIL SHEETS FOR PARKING SPACE SIGN AND SYMBOL
J	4'X3' AIR MACHINE PAD WITH 2 BOLLARDS. SEE DETAIL ON SHEET C8-11
K	(2) AIR MACHINE SPOTS. SEE DETAIL ON SHEET C8-11
L	PROPOSED LOADING ZONE ±2,400 SF
M	PROPANE KIOSK. REFER TO ARCH PLANS FOR DETAIL
N	PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS
O	PROPOSED 4" YELLOW PAINT STRIPING (TYP. FOR NON-ADA STALLS)
P	PROPOSED SITE LIGHTING (TYP.). SEE LIGHTING PLAN FOR DETAILS
Q	PROPOSED M-50 D/F ILLUMINATED MONUMENT SIGN. HEIGHT: 7'-10", AREA: 50 SF
R	PROPOSED SIGN EASEMENT
S	AIR PUMP PARKING ONLY SIGN
T	BUILDING DOOR (TYP). SEE ARCH. PLANS
U	PROPOSED 10' SIDEWALK
V	PROPOSED STORM STRUCTURE. SEE SHEET C4-00 FOR DETAILS
W	PROPOSED 6" HEADER CURB
X	PROPOSED CROSSWALK
Y	PROPOSED ACCESSIBLE SIDEWALK RAMP
Z	PROPOSED CONCRETE FLUME
AA	20' FRONT/ROW BUILDING SETBACK
BB	24' SIDE BUILDING SETBACK
CC	10' ROW LANDSCAPE SETBACK
DD	10' FRONT LANDSCAPE SETBACK
EE	5' SIDE LANDSCAPE SETBACK
FF	5' REAR LANDSCAPE SETBACK
GG	50' GASOLINE CANOPY SETBACK
HH	(10) POTENTIAL FUTURE EV CHARGING SPOTS
II	AREA RESERVED FOR FUTURE EV INFRASTRUCTURE

SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401
GROSS SITE AREA	± 96,437 SF (±2.21 AC)
PROPOSED IMPERVIOUS AREA	± 72,272 SF (±1.66 AC)
EXISTING IMPERVIOUS AREA	± 0 SF (±0 AC)
PROPOSED BUILDING AREA	6,374 SF
PROPOSED FAR:	0.066
PARKING DATA:	
MIN. REQUIRED PARKING	13 STALLS
ADA PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	55 STALLS
ZONING:	
ZONING	(COMMERCIAL) PUD
EXISTING USE	COMMERCIAL
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(RESIDENTIAL) PUD
SURROUNDING ZONING (EAST)	(RESIDENTIAL) CD-3
SURROUNDING ZONING (SOUTH)	(RESIDENTIAL) PUD/CD-3
SURROUNDING ZONING (WEST)	(RESIDENTIAL) CIVIC
REQUIRED BUILDING SETBACKS:	
FRONT (EAST)	20 FT
REAR (WEST)	0 FT
SIDE MAX. (SOUTH)	24 FT
FRONT (EAST) (R.O.W)	20 FT
CANOPY SETBACK (ROW)	50 FT

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
9. ALL ENTRY GATES SHALL MEET THE REQUIREMENTS OF SECTION D 103.5 OF THE INTERNATIONAL FIRE CODE (2012)
10. REMOVE ANY VEGETATION THAT OBSTRUCTS PROPER SIGHT DISTANCE.
11. ALL FENCING SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT ADEQUATE SIGHT DISTANCE.
12. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

PAVING NOTES

1. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES.
2. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE/INVERTED GUTTER PITCH.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCIAL — 140994 — STATE OF TENNESSEE — 07/20/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

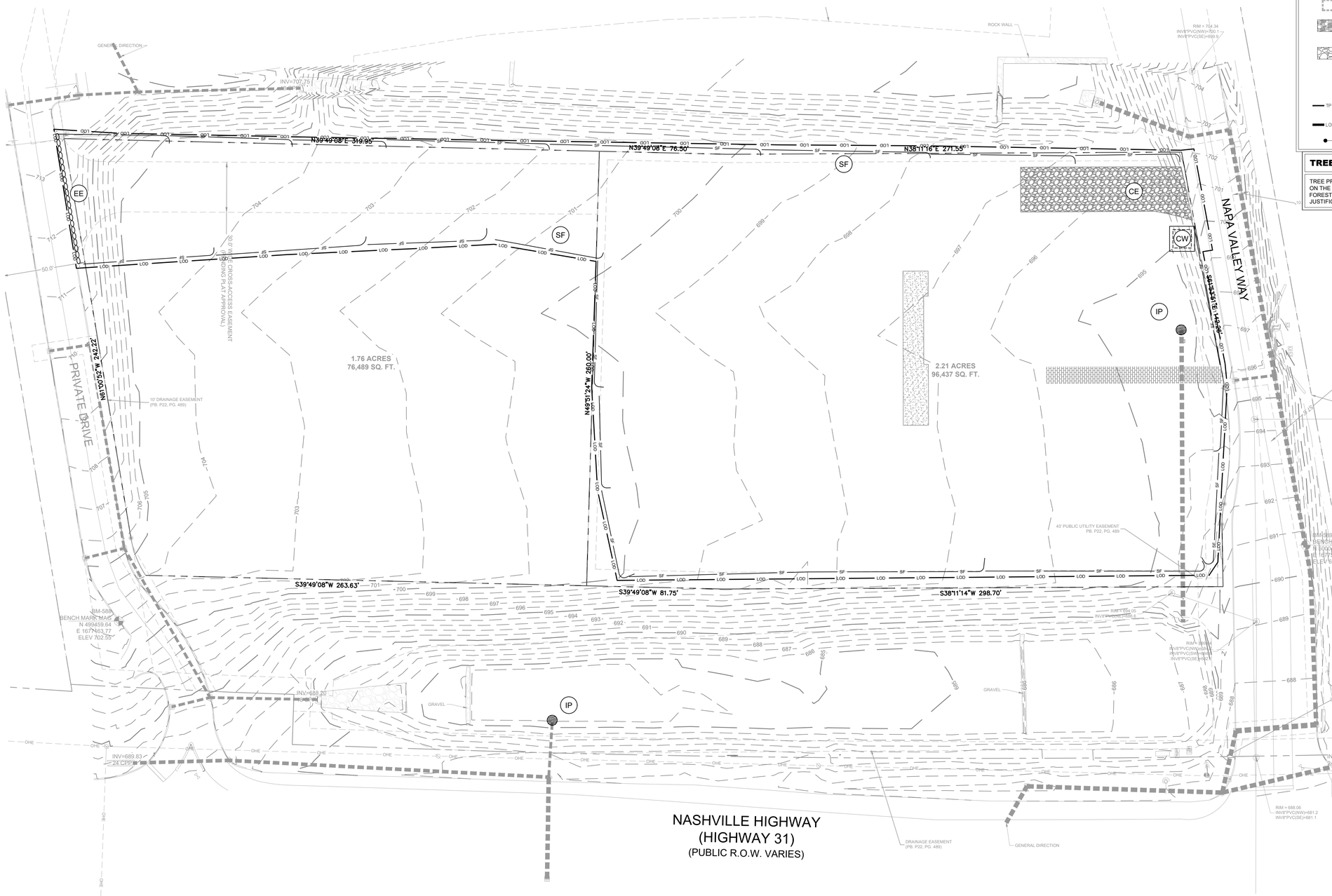
SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Oct 17, 2025 9:45am by: Emily.Zeller

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EROSION CONTROL LEGEND

- FR — STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD — DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP — INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF — SILT FENCE - REFER TO DETAIL SHEET C3-50
- EE — EROSION EELS - REFER TO DETAIL SHEET C3-50
- CD — ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS — PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TP — TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL CONSTRUCTION SEQUENCE

PHASE I:
- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, FIBER ROLLS, AND CONCRETE WASHOUTS ON SITE PRIOR TO WORK BEGINNING.
- SILT FENCE IS TO BE INSTALLED AROUND PERIMETER AND PERPENDICULAR TO SURFACE DRAINAGE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.

PHASE II:
- CONTRACTOR TO CLEAR, GRUB, AND EXCAVATE EXISTING INFRASTRUCTURE ON SITE.
- CONTRACTOR TO CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE KENTUCKY EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA #7026
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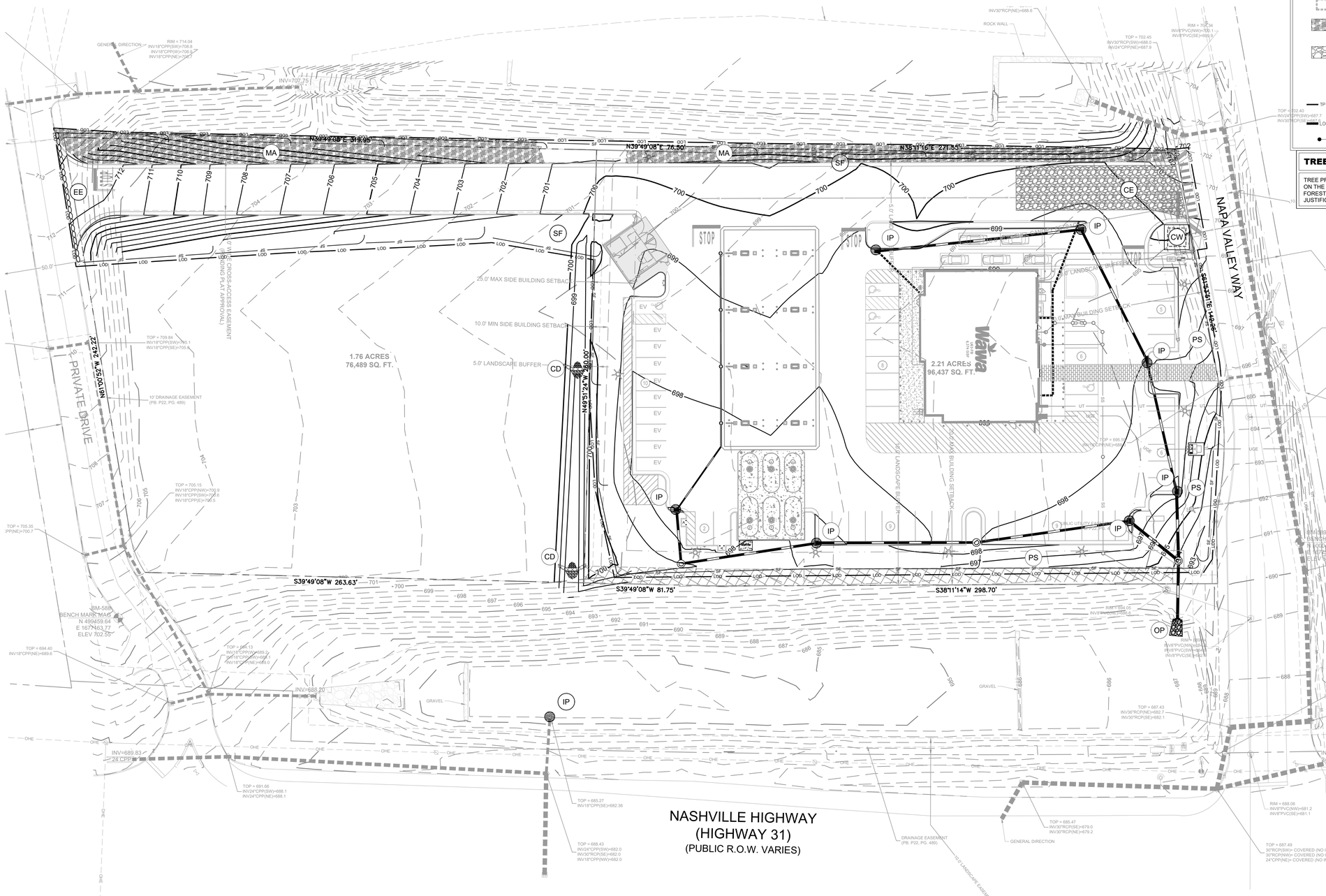
LANDON WADE BOGGS
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AGRICULTURE
COMMERCE
STATE OF TENNESSEE
130588
07/30/2025

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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-10



EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
DD	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL, CONTRACTOR TO INSTALL ON ALL SLOPES 3:(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD	LOD	LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL CONSTRUCTION SEQUENCE

PHASE I:
- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, FIBER ROLLS, AND CONCRETE WASHOUTS ON SITE PRIOR TO WORK BEGINNING.
- SILT FENCE IS TO BE INSTALLED AROUND PERIMETER AND PERPENDICULAR TO SURFACE DRAINAGE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.

PHASE II:
- CONTRACTOR TO CLEAR, GRUB, AND EXCAVATE EXISTING INFRASTRUCTURE ON SITE.
- CONTRACTOR TO CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES:
   - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
   - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE KENTUCKY EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 129918
STATE OF TENNESSEE
LICENSED PROFESSIONAL ENGINEER

No	REVISIONS	DATE	BY
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KIMLEY-HORN PROJECT NO.	014468150

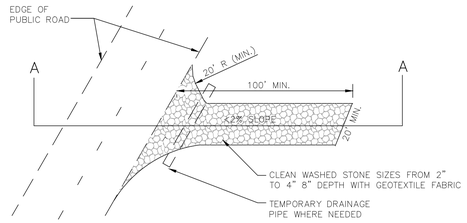
EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
C3-20

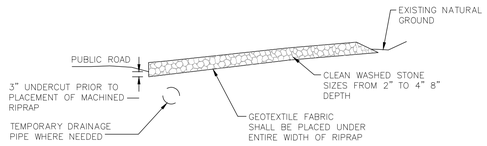
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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 Oct 17, 2025 9:46am by: Emily.Zeller

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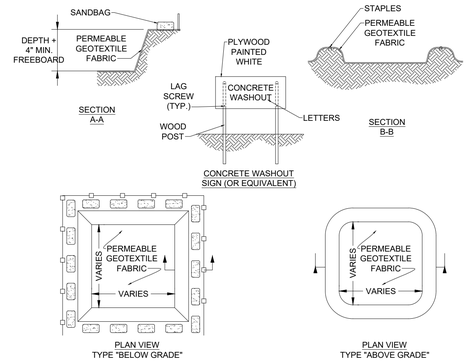


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

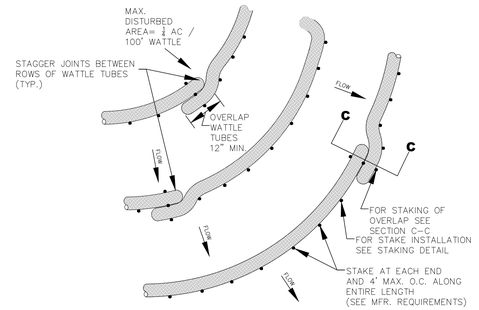


SECTION A-A

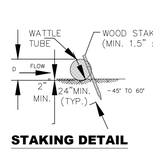
CE CONSTRUCTION EXIT
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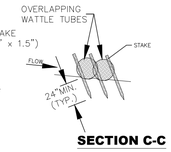
CW CONCRETE WASHOUT
NOT TO SCALE



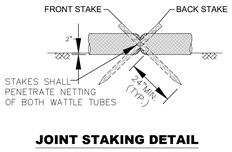
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL

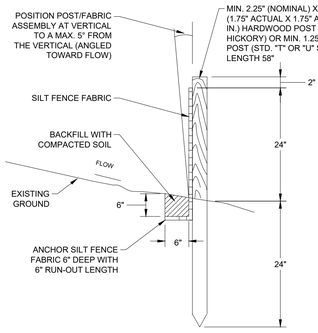


SECTION C-C

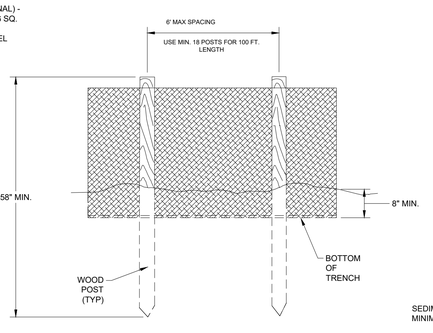


JOINT STAKING DETAIL

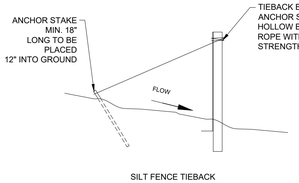
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SECTIONAL VIEW



ELEVATION VIEW

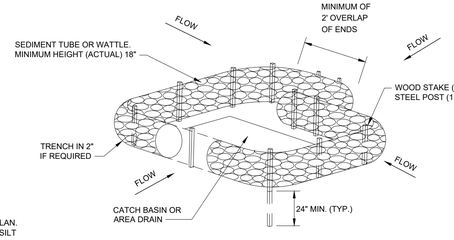


SILT FENCE TIEBACK

FOR STEEL POSTS OR WOOD POSTS

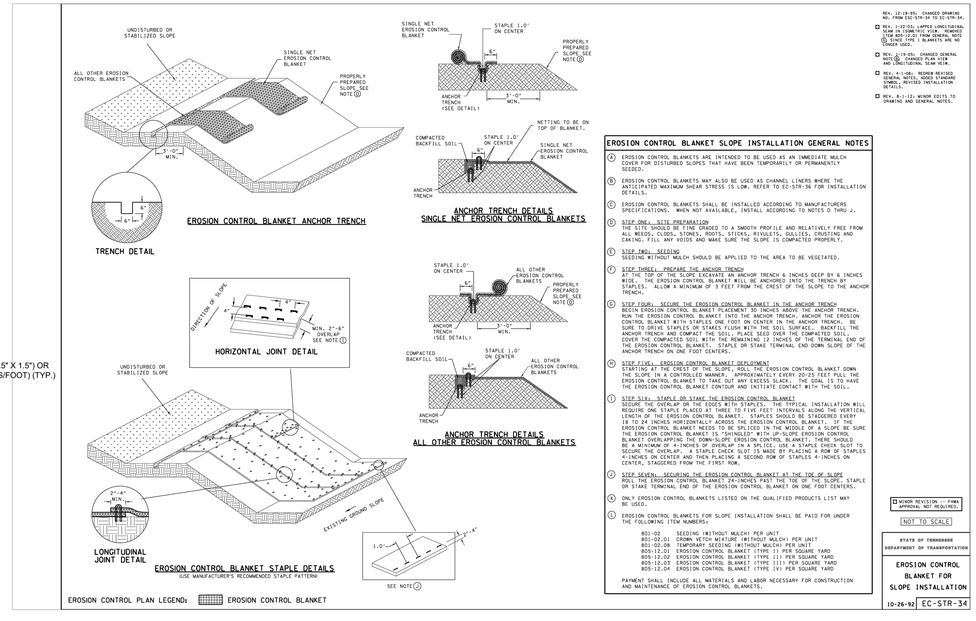
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24' AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.



SF SILT FENCE
NOT TO SCALE

IP INLET PROTECTION
NOT TO SCALE



EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

A. EROSION CONTROL BLANKETS ARE INTENDED TO BE USED AS AN IMMEDIATE MULCH COVER FOR DISTURBED SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.

B. EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO EC-STR-36 FOR INSTALLATION DETAILS.

C. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES D THRU J.

D. STEP ONE:- SITE PREPARATION
THE SITE SHOULD BE FINE GRADED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.

E. STEP TWO:- SEEDING
SEEDING WITHOUT MULCH SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.

F. STEP THREE:- PREPARE THE ANCHOR TRENCH
AT THE TOP OF THE SLOPE EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP BY 6 INCHES WIDE. THE EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLES. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.

G. STEP FOUR:- SECURE THE EROSION CONTROL BLANKET IN THE ANCHOR TRENCH
BEGIN EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR THE EROSION CONTROL BLANKET WITH STAPLES ONE FOOT ON CENTER IN THE ANCHOR TRENCH. BE SURE TO PLACE STAPLES IN THE BOTTOM OF THE TRENCH AND IN THE SIDE OF THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL, COVER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE TERMINAL END OF THE EROSION CONTROL BLANKET. STAPLE OR STAKE TERMINAL END DOWN SLOPE OF THE ANCHOR TRENCH ON ONE FOOT CENTERS.

H. STEP FIVE:- EROSION CONTROL BLANKET DEPLOYMENT
STARTING AT THE CREST OF THE SLOPE, ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER. APPROXIMATELY EVERY 20-25 FEET PULL THE EROSION CONTROL BLANKET TO TAKE OUT ANY EXCESS SLACK. THE GOAL IS TO HAVE THE EROSION CONTROL BLANKET CONTOUR AND INITIATE CONTACT WITH THE SOIL.

I. STEP SIX:- STAPLE OR STAKE THE EROSION CONTROL BLANKET
SECURE THE OVERLAP OF THE EDGES WITH STAPLES. THE TYPICAL INSTALLATION WILL REQUIRE ONE STAPLE PLACED AT THREE TO FIVE FEET INTERVALS ALONG THE VERTICAL LENGTH OF THE EROSION CONTROL BLANKET. STAPLES SHOULD BE STAGGERED EVERY 18 TO 24 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET NEEDS TO BE SPLICED IN THE MIDDLE OF A SLOPE BE SURE THE EROSION CONTROL BLANKET IS "SHINGLED" WITH UP-SLOPE EROSION CONTROL BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET. THE OVERLAP SHOULD BE A MINIMUM OF 4-INCHES OF OVERLAP IN A SPLICE. USE A STAPLE CHECK SLOT TO SECURE THE OVERLAP. A STAPLE CHECK SLOT IS MADE BY PLACING A ROW OF STAPLES 4-INCHES ON CENTER AND THEN PLACING A SECOND ROW OF STAPLES 4-INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.

J. STEP SEVEN:- SECURING THE EROSION CONTROL BLANKET AT THE TOE OF SLOPE
ROLL THE EROSION CONTROL BLANKET 24-INCHES PAST THE TOE OF THE SLOPE. STAPLE OR STAKE TERMINAL END OF THE EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

K. ONLY EROSION CONTROL BLANKETS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

L. EROSION CONTROL BLANKETS FOR SLOPE INSTALLATION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

801-02 SEEDING (WITHOUT MULCH) PER UNIT
801-02.01 CROWN VETCH MIXTURE (WITHOUT MULCH) PER UNIT
805-12.01 EROSION CONTROL BLANKET (TYPE I) PER SQUARE YARD
805-12.02 EROSION CONTROL BLANKET (TYPE II) PER SQUARE YARD
805-12.03 EROSION CONTROL BLANKET (TYPE III) PER SQUARE YARD
805-12.04 EROSION CONTROL BLANKET (TYPE IV) PER SQUARE YARD

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL BLANKETS.

REV. 12-18-95:- CHANGED DRAWING NO. FROM ESC-STR-34 TO EC-STR-34.

REV. 1-07-00:- LAPPED LONGITUDINAL SEAM IN ISOMETRIC VIEW. REMOVED NOTE ⑤. CHANGED NOTE ⑥ TO NOTE ⑤. ADDED TYPE I BLANKETS AND NOTE ⑥. SIGNS TYPE I BLANKETS ARE NO LONGER USED.

REV. 1/19-05:- CHANGED GENERAL NOTE ⑤. CHANGED PLAN VIEW AND LONGITUDINAL SEAM VIEW.

REV. 4-1-08:- REDREW REVISED NOTES, ADDED ISOMETRIC VIEW SYMBOL, REVISED INSTALLATION DETAILS.

REV. 9-1-21:- MINOR EDITS TO DRAWING AND GENERAL NOTES.

MINOR REVISION — FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-26-92 EC-STR-34

MA
4 EROSION CONTROL MATTING
NOT TO SCALE

SEE TDOT STD. DWG. EC-STR-34

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WAWA, INC.

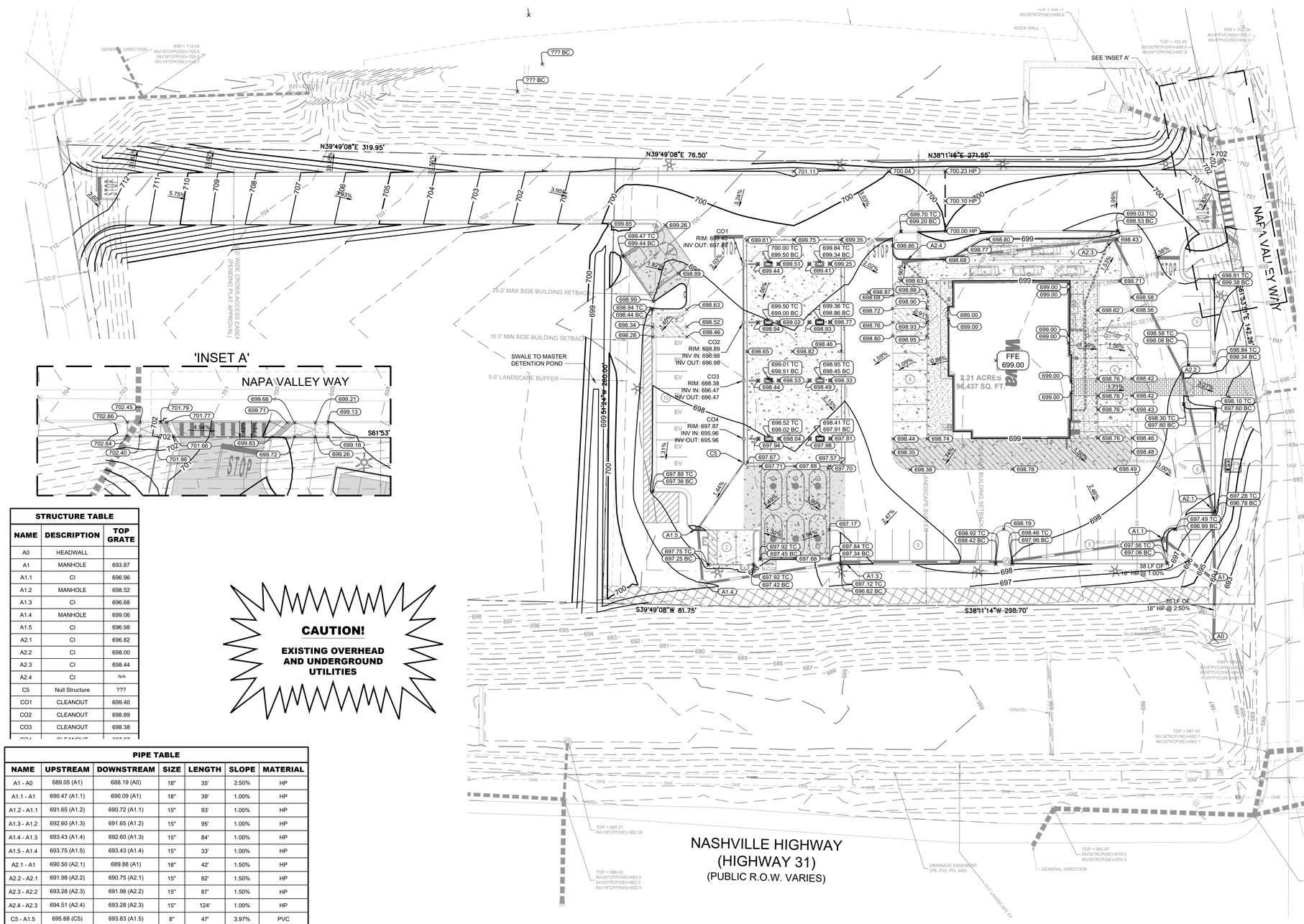
LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 120894 — STATE OF TENNESSEE — 10/20/2025

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KIMLEY-HORN PROJECT NO. 014468150

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50



UTLITIES LEGEND

—W—	PROPOSED WATER LINE
—UGE—	PROPOSED UNDERGROUND ELECTRIC
—G—	PROPOSED GAS LINE
—UT—	PROPOSED UNDERGROUND TELECOM
—SS—	PROPOSED SANITARY SEWER LINE
--SS--	EXISTING SANITARY SEWER MAIN
--G--	EXISTING GAS LINE

GRADING PLAN LEGEND

476.17	SPOT ELEVATION
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
INV	INVERT
LP	LOW POINT
BC	BOTTOM OF CURB / GUTTER LINE
BW	BOTTOM OF EXPOSED WALL
RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR

GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

ADA COMPLIANCE

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

STORM STRUCTURE NOTE

SQUARE STRUCTURES TO BE USED IN ALL LOCATIONS WHERE ALL PIPES ENTRY ANGLES ARE 90° DIFFERENT FROM EACH OTHER. ROUND STRUCTURES TO BE USED IN ALL OTHER CASES

MASTER DEVELOPMENT DETENTION

THE EXISTING MASTER DETENTION POND WAS DESIGNED TO ACCOMMODATE THE DETENTION REQUIREMENTS FROM THIS DEVELOPMENT. SEE DETENTION CALCS BY CATALYST DESIGN GROUP DATED JUNE 30, 2021.

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	
A1	MANHOLE	693.87
A1.1	CI	696.96
A1.2	MANHOLE	698.52
A1.3	CI	696.68
A1.4	MANHOLE	699.06
A1.5	CI	696.98
A2.1	CI	696.82
A2.2	CI	698.00
A2.3	CI	698.44
A2.4	CI	N/A
C5	Null Structure	???
CO1	CLEANOUT	699.40
CO2	CLEANOUT	698.89
CO3	CLEANOUT	698.38
CO4	CLEANOUT	697.87

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	689.05 (A1)	688.19 (A0)	18"	35'	2.50%	HP
A1.1 - A1	690.47 (A1.1)	690.09 (A1)	18"	39'	1.00%	HP
A1.2 - A1.1	691.65 (A1.2)	690.72 (A1.1)	15"	93'	1.00%	HP
A1.3 - A1.2	692.60 (A1.3)	691.65 (A1.2)	15"	95'	1.00%	HP
A1.4 - A1.3	693.43 (A1.4)	692.60 (A1.3)	15"	84'	1.00%	HP
A1.5 - A1.4	693.75 (A1.5)	693.43 (A1.4)	15"	33'	1.00%	HP
A2.1 - A1	690.50 (A2.1)	689.88 (A1)	18"	42'	1.50%	HP
A2.2 - A2.1	691.98 (A2.2)	690.75 (A2.1)	15"	82'	1.50%	HP
A2.3 - A2.2	693.28 (A2.3)	691.98 (A2.2)	15"	87'	1.50%	HP
A2.4 - A2.3	694.51 (A2.4)	693.28 (A2.3)	15"	124'	1.00%	HP
C5 - A1.5	695.68 (C5)	693.83 (A1.5)	8"	47'	3.97%	PVC
CO1 - CO2	697.49 (CO1)	696.98 (CO2)	8"	35'	1.50%	PVC
CO2 - CO3	696.98 (CO2)	696.47 (CO3)	8"	35'	1.50%	PVC
CO3 - CO4	696.47 (CO3)	695.96 (CO4)	8"	34'	1.50%	PVC
CO4 - C5	695.96 (CO4)	695.68 (C5)	8"	15'	2.00%	PVC

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129898
STATE OF TENNESSEE
10/20/2025

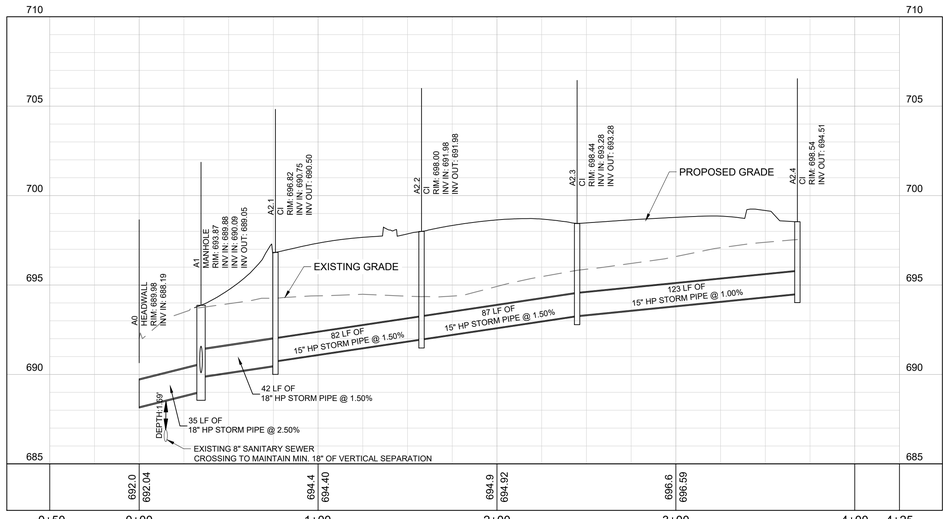
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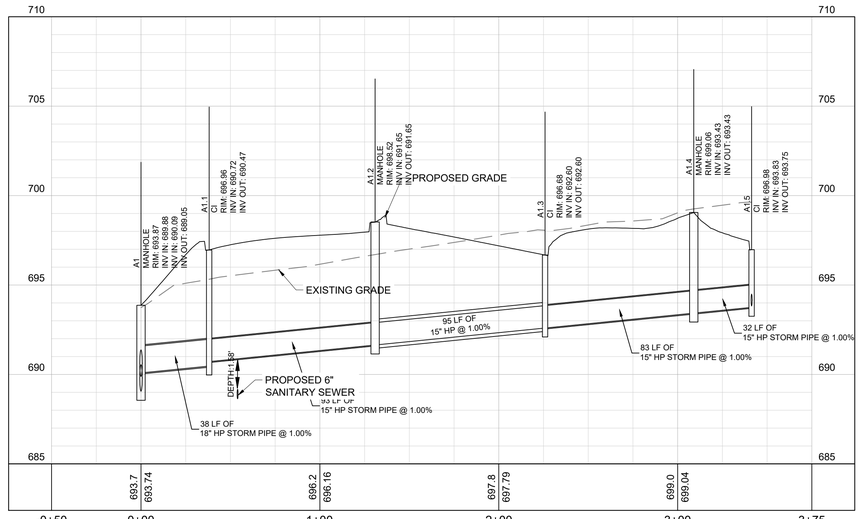
GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

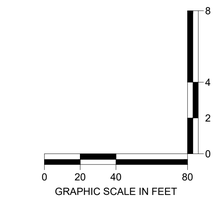
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A2.4 TO A0



A1.4 TO A1

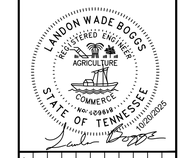


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STORM PROFILES

SHEET NUMBER
C4-10

CPWS TAPPING SLEEVE AND VALVES NOTES

A. TAPS MADE ON MAINS ONE SIZE BELOW THE MAIN PIPE SIZE CAN BE MADE WITH STAINLESS-STEEL WRAP-AROUND TYPE TAPPING SLEEVES. FOR SIZE-ON-SIZE CONNECTIONS, A MECHANICAL JOINT TEE SHALL BE CUT IN, WITH VALVES AND SLEEVES ON EITHER SIDE OF THE TEE.

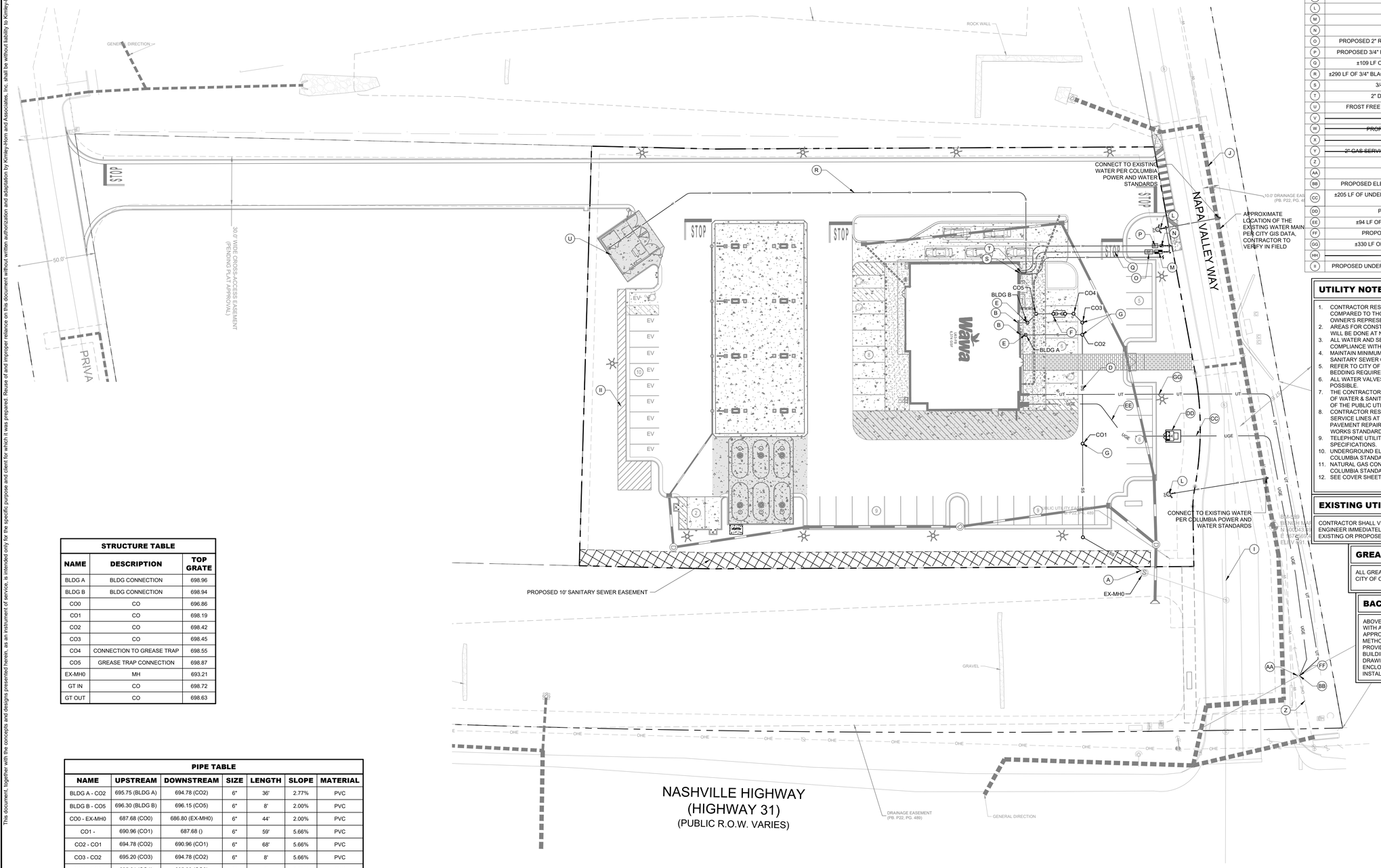
B. STAINLESS STEEL TAPPING SLEEVES SHALL BE TYPE 304L STAINLESS STEEL WRAP AROUND TYPE WITH STAINLESS STEEL BOLTS AND STAINLESS-STEEL OUTLET FLANGE. THE TAPPING SLEEVE SHALL BE MULLER HYMAX, FORD FAST, SMITH-BLAIR 665 OR APPROVED EQUAL.

C. TAPPING SLEEVES SHALL BE SUITABLE FOR A WATER WORKING PRESSURE OF NOT LESS THAN 250 PSI FOR SIZES 4-12-INCH AND 200 PSI ABOVE 12-INCH.

D. TAPPING SLEEVES SHALL BE RESILIENT WEDGE TYPE WITH NON-RISING STEM CONFORMING TO AWWA C509 WITH ONE FLANGED END TO ATTACH TO TAPPING SLEEVE

CPWS MAIN CONNECTIONS NOTES

ALL TAPPING OF MAINS SHALL BE DONE IN THE UPPER HALF OF THE PIPE AND APPROXIMATELY AT A 45° ANGLE FROM THE VERTICAL. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE TAPS ON PVC PIPE.



STRUCTURE TABLE

NAME	DESCRIPTION	TOP GRATE
BLDG A	BLDG CONNECTION	698.96
BLDG B	BLDG CONNECTION	698.94
CO0	CO	696.86
CO1	CO	698.19
CO2	CO	698.42
CO3	CO	698.45
CO4	CONNECTION TO GREASE TRAP	698.55
CO5	GREASE TRAP CONNECTION	698.87
EX-MH0	MH	693.21
GT IN	CO	698.72
GT OUT	CO	698.63

PIPE TABLE

NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
BLDG A - CO2	695.75 (BLDG A)	694.78 (CO2)	6"	36'	2.77%	PVC
BLDG B - CO5	696.30 (BLDG B)	696.15 (CO5)	6"	8'	2.00%	PVC
CO0 - EX-MH0	687.68 (CO0)	686.80 (EX-MH0)	6"	44'	2.00%	PVC
CO1 -	690.96 (CO1)	687.68 ()	6"	59'	5.66%	PVC
CO2 - CO1	694.78 (CO2)	690.96 (CO1)	6"	68'	5.66%	PVC
CO3 - CO2	695.20 (CO3)	694.78 (CO2)	6"	8'	5.66%	PVC
CO4 - CO3	695.64 (CO4)	695.20 (CO3)	6"	8'	5.66%	PVC
CO5 - GT IN	696.15 (CO5)	695.93 (GT IN)	6"	11'	2.00%	PVC
GT OUT - CO4	695.93 (GT OUT)	695.64 (CO4)	6"	6'	5.66%	PVC
GT OUT - GT IN	695.93 (GT OUT)	695.93 (GT IN)	6"	8'	-0.00%	PVC

UTILITY PLAN KEYNOTE LEGEND

A	PROPOSED SANITARY SEWER CONNECTION TO EXISTING MANHOLE. INV: 686.80'
B	4" PVC SANITARY SERVICE CONNECTION TO BUILDING. INV: 695.75'
C	~~±44 LF OF 4" SANITARY SEWER SERVICE LINE AT 2% SLOPE~~
D	±146 LF OF 6" SANITARY SEWER SERVICE LINE AT 5.66% SLOPE
E	4" 2 WAY SANITARY SEWER CLEANOUTS ("H-20" TRAFFIC RATED IN ALL PAVED AREAS)
F	PROPOSED GB-250 GREASE TRAP. SEE DETAIL ON SHEET C8-20. INV IN/OUT: 695.93'
G	PROPOSED CLEANOUT
H	~~PROPOSED WYE CONNECTION~~
I	EXISTING 8" SANITARY SEWER MAIN
J	EXISTING WATER MAIN
K	~~EXISTING FIRE HYDRANT~~
L	PROPOSED PUBLIC FIRE HYDRANT
M	PROPOSED 2" DOMESTIC WATER METER
N	PROPOSED 3/4" IRRIGATION METER
O	PROPOSED 2" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
P	PROPOSED 3/4" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
Q	±109 LF OF 2" BLACK POLYETHYLENE WATER SERVICE LINE
R	±290 LF OF 3/4" BLACK POLYETHYLENE WATER LINE TO DUMPSTER ENCLOSURE
S	3/4" WATER SERVICE BUILDING CONNECTION
T	2" DOMESTIC WATER CONNECTION TO BUILDING
U	FROST FREE YARD HYDRANT LOCATED IN DUMPSTER ENCLOSURE
V	~~EXISTING GAS MAIN~~
W	~~PROPOSED 2" GA3 CONNECTION TO EXISTING MAIN~~
X	~~±208 LF OF 2" GAS SERVICE LINE~~
Y	~~2" GAS SERVICE BUILDING CONNECTION AT PROPOSED GAS METER~~
Z	EXISTING OVERHEAD ELECTRIC LINE
AA	EXISTING OVERHEAD ELECTRIC POLE
BB	PROPOSED ELECTRICAL CONNECTION TO EXISTING ELECTRICAL POLE
CC	±205 LF OF UNDERGROUND ELECTRIC FROM EXISTING POLE TO PROPOSED TRANSFORMER
DD	PROPOSED PAD MOUNTED TRANSFORMER
EE	±94 LF OF UNDERGROUND ELECTRIC SERVICE TO BUILDING
FF	PROPOSED TELECOM CONNECTION TO EXISTING POLE
GG	±330 LF OF UNDERGROUND TELECOM SERVICE TO BUILDING
HH	~~PROPOSED CT CABINET~~
II	PROPOSED UNDERGROUND ELECTRIC FOR FUTURE EV CHARGING STATIONS

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO CITY OF COLUMBIA STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER CITY OF COLUMBIA STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO COLUMBIA PUBLIC WORKS STANDARD.
9. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T STANDARD SPECIFICATIONS.
10. UNDERGROUND ELECTRICAL INSTALLATION SHALL COMPLY WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
11. NATURAL GAS CONSTRUCTION & INSTALLATION SHALL COMPLY WITH CITY OF COLUMBIA STANDARDS SPECIFICATIONS.
12. SEE COVER SHEET (C0-00) FOR FRANCHISE UTILITY CONTACT INFORMATION.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

GREASE TRAP NOTE

ALL GREASE TRAPS SHALL BE MANUFACTURED AND INSTALLED PER CITY OF COLUMBIA STANDARDS.

BACKFLOW PREVENTER ENCLOSURE

ABOVE GROUND BACKFLOW PREVENTERS SHALL BE ENCLOSED WITH A HEATED ENCLOSURE SUCH AS SAFE-T-COVER OR APPROVED EQUAL. CONTRACTOR SHALL CONFIRM HEATING METHOD AND REQUIREMENTS WITH ENCLOSURE SUPPLIER AND PROVIDE ELECTRICAL SERVICE TO THE ENCLOSURE FROM THE BUILDING AS NEEDED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS OF BACKFLOW AND ENCLOSURE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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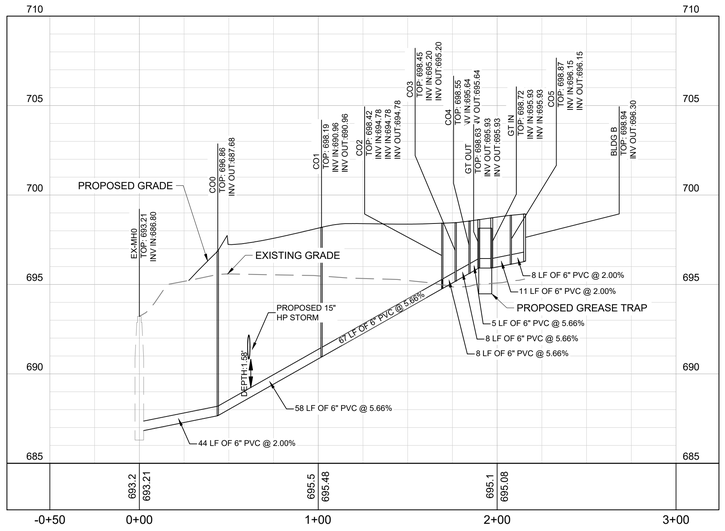
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UTILITY PLAN - OVERALL

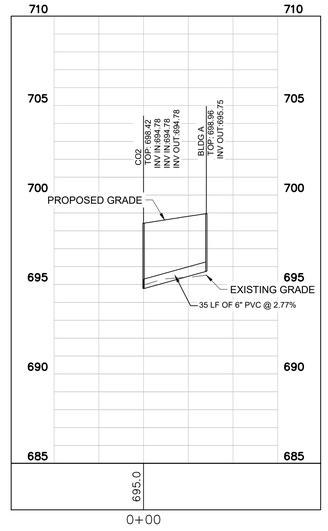
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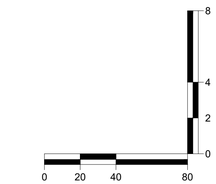
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BLDG B TO EX-MH0



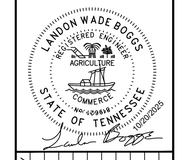
BLDG A TO CO2



COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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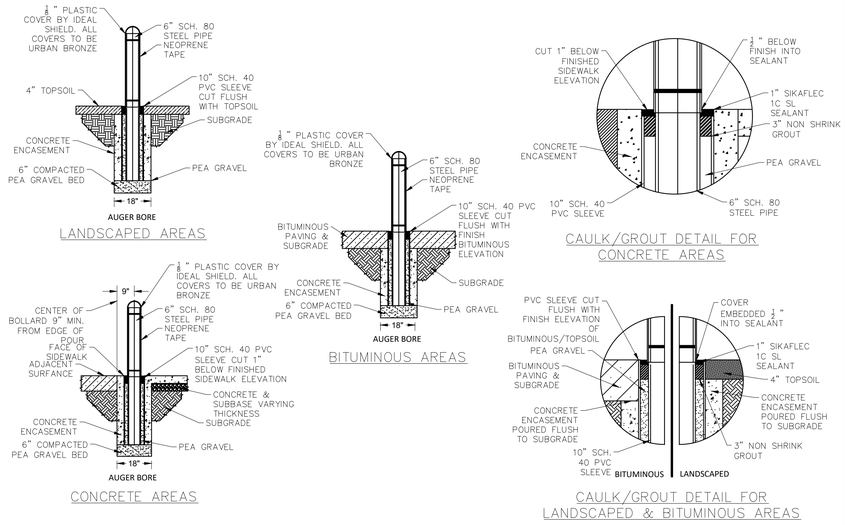
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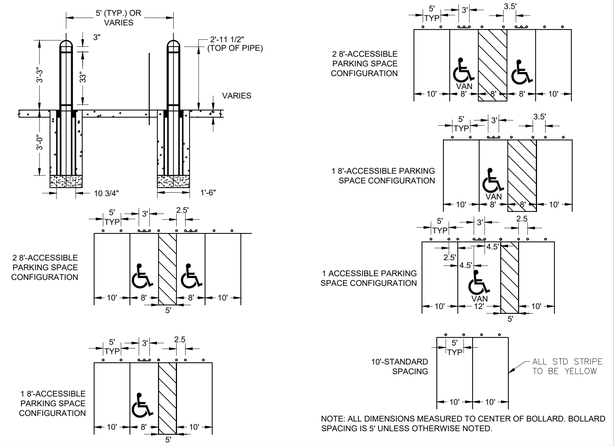
SANITARY SEWER PROFILES

SHEET NUMBER
C7-00

WAWA SITE DETAILS

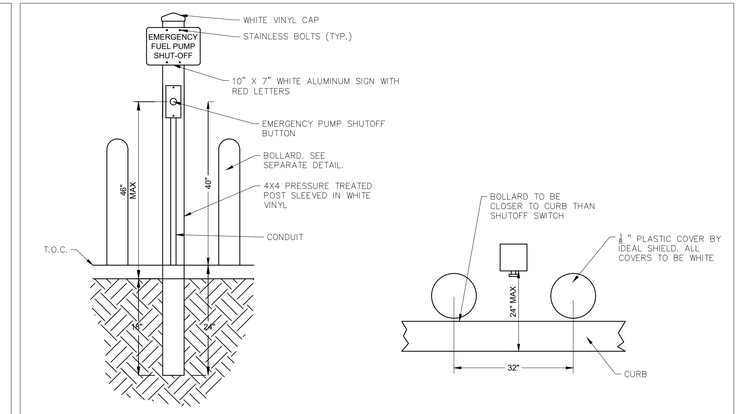


BOLLARD DETAIL

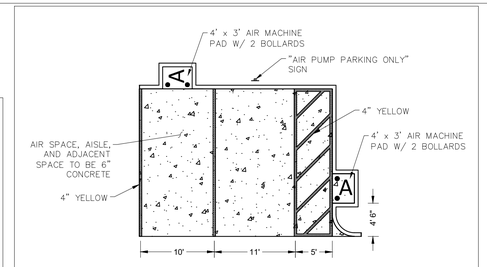


NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.

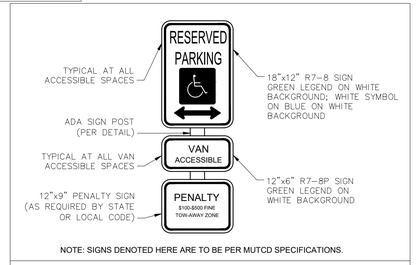
BOLLARD SPACING/DIMENSION DETAIL



EMERGENCY PUMP SHUTOFF ("E-STOP") DETAIL

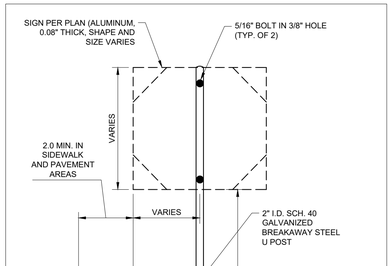


AIR PUMP PARKING DETAIL



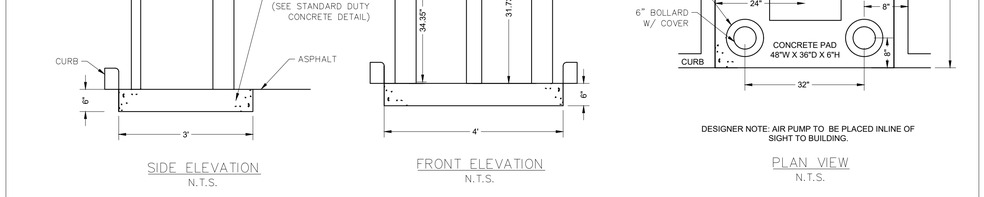
NOTE: SIGNS DENOTED HERE ARE TO BE PER MUTCD SPECIFICATIONS.

ADA PARKING SIGNAGE



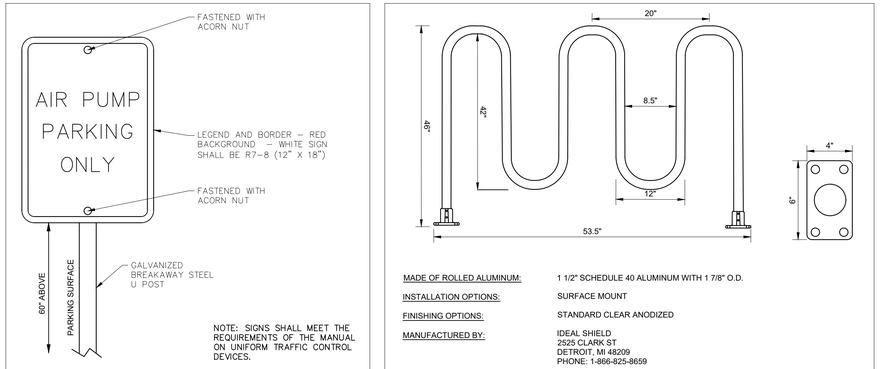
NOTES: DETAIL FOR ALL SIGNS ONSITE, OUTSIDE OF THE BUILDING AREA. ALL SIGNS TO USE ACORN BOLTS

SIGN POST



DESIGNER NOTE: AIR PUMP TO BE PLACED INLINE OF SIGHT TO BUILDING.

AIR PUMP STANDARD DETAIL

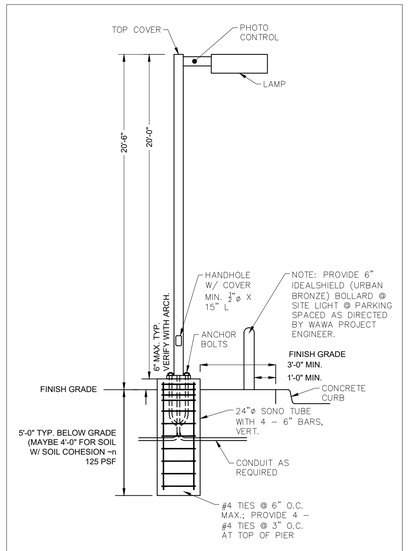


NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

AIR PUMP PARKING SIGN DETAIL

MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

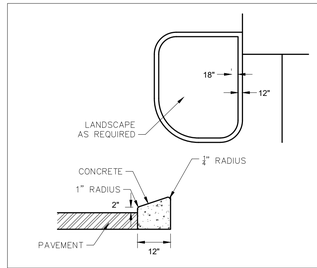
STANDARD BICYCLE RACK DETAIL



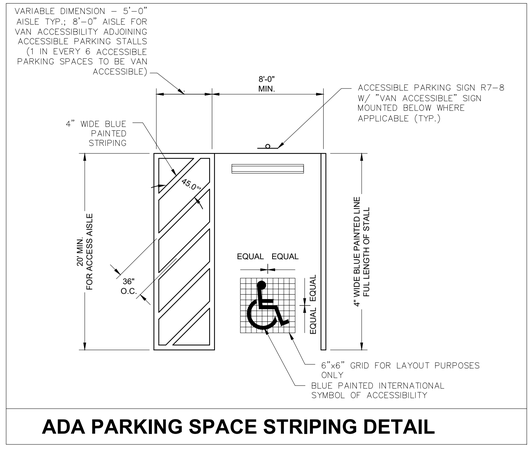
NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

PLACEMENT: POLE SHALL BE PLACED AT PARKING STRIPE AT HEAD OF SPACE.

LIGHT POLE W/ STANDARD ANCHORING DETAIL



MOUNTABLE CURB/ISLAND



ADA PARKING SPACE STRIPING DETAIL

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Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

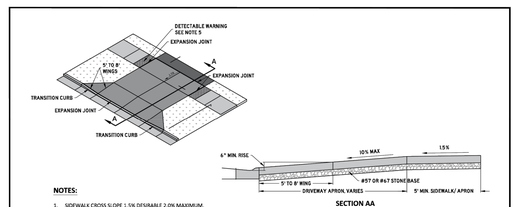
LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 120898 — STATE OF TENNESSEE — 10/20/2025

No:	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

SITE DETAILS

SHEET NUMBER
C8-10

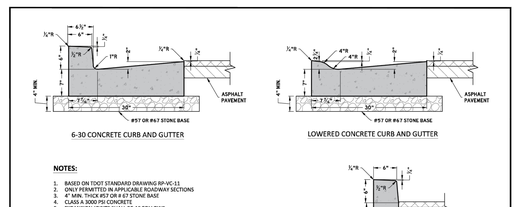


NOTES:

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

SECTION AA

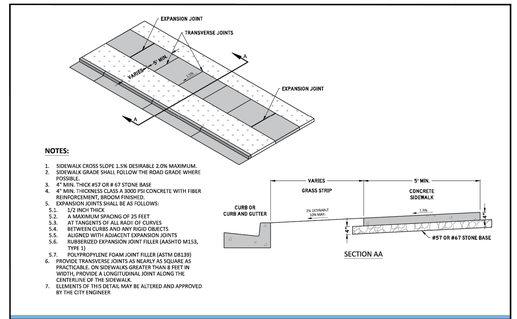
CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	DRIVEWAY APPROVAL (NTS)	DATE 6/9/2022
STANDARD DETAILS		SD-12



NOTES:

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

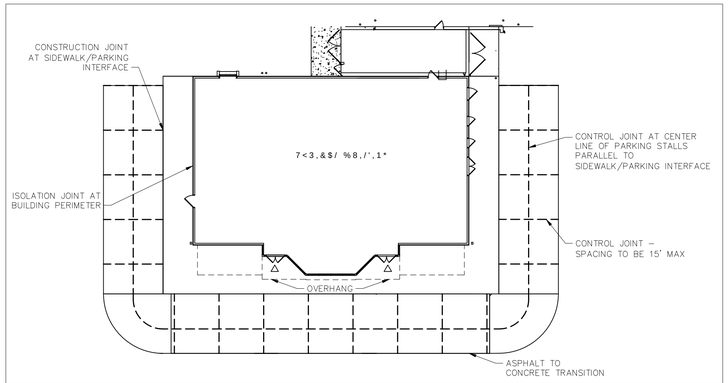
CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	CURB AND GUTTER AND POST CURB (NTS)	DATE 6/9/2022
STANDARD DETAILS		SD-01



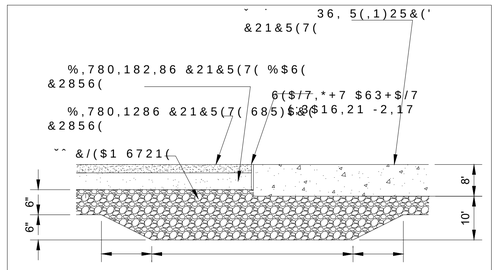
NOTES:

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

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



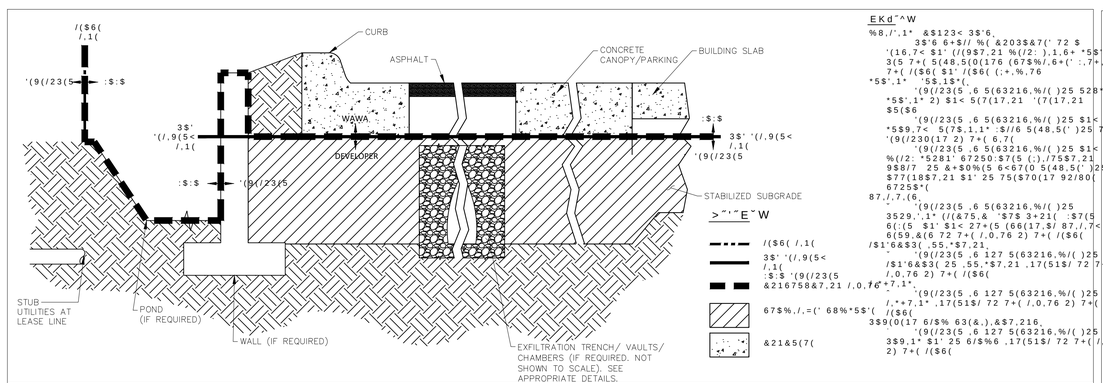
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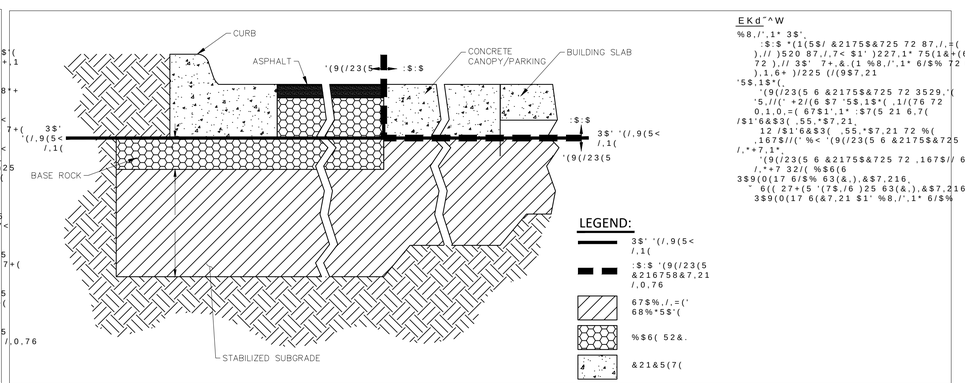
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Kimley»Horn
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 120818 STATE OF TENNESSEE

NO.	DATE	DESCRIPTION
1	5/9/2025	PER CITY COMMENTS
2	6/27/2025	PER CITY COMMENTS

DESIGNED	'(6,*1'(%<,
DRAWN	5$1 %<,
CHECKED	&+(&.'(%<,
QA/QC	$&&(37(' %<
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SPECIFICATIONS

Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 376 lbs. (For wet weight add 2,310 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 277 gal.; Grease: 1,895 lbs. (260 gal.) @100GPM; Grease: 1,196 lbs. (164 gal.) @200GPM; Solids: 89 gal.
5. This unit does not require flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks. (450 lb rating).

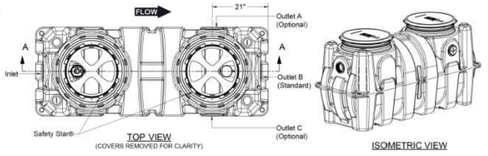
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapters. Safety Star® access restrictor built into each cover adapter, built-in flow control (for 200 GPM only) and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 lbs. @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

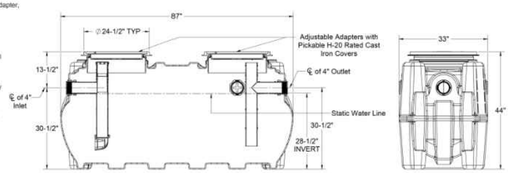
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



TOP VIEW
(COVERS REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A

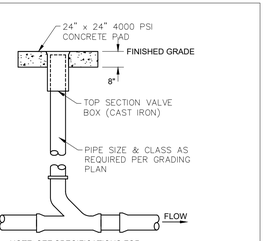
END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4055-007-02				
GB-250	DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS				
PROPRIETARY AND CONFIDENTIAL	DWG BY: C.SINCLAIR	DATE: 5/4/2022	REV: -	ECO: -	

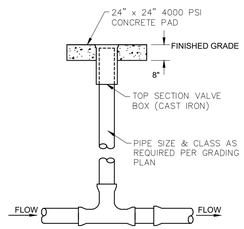
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

GREASE TRAP DETAIL



NOTE: SEE SPECIFICATIONS FOR APPROVED BEDDING MATERIAL.

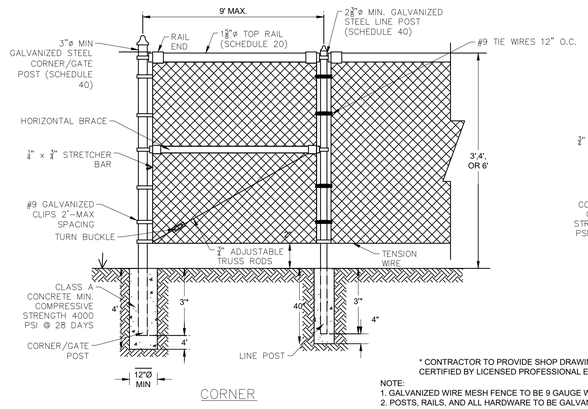
ONE WAY CLEAN-OUT DETAIL



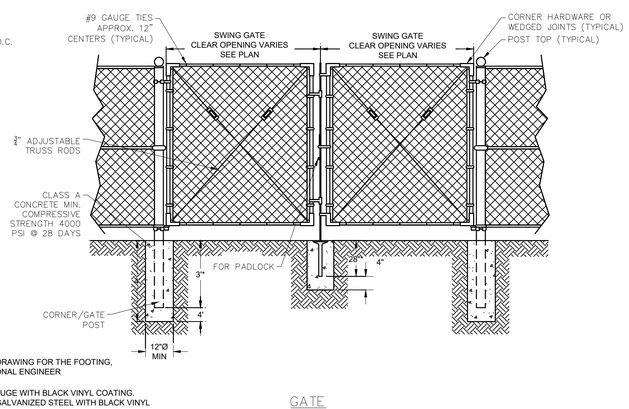
NOTE: SEE SPECIFICATIONS FOR APPROVED BEDDING MATERIAL.

TWO WAY CLEAN-OUT DETAIL

WAWA FENCE DETAILS



CORNER



GATE

* CONTRACTOR TO PROVIDE SHOP DRAWING FOR THE FOOTING, CERTIFIED BY LICENSED PROFESSIONAL ENGINEER

NOTE:
1. GALVANIZED WIRE MESH FENCE TO BE 9 GAUGE WITH BLACK VINYL COATING.
2. POSTS, RAILS, AND ALL HARDWARE TO BE GALVANIZED STEEL WITH BLACK VINYL COATING.
3. CONTRACTOR TO ADHERE TO LOCAL SPECIFICATION IF MORE STRINGENT.
4. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

CHAIN LINK FENCE DETAIL

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129894
STATE OF TENNESSEE
10/20/2025

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025

KIMLEY-HORN PROJECT NO. 014468150

UTILITY DETAILS

SHEET NUMBER
C8-20

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3300
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PO-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROJECTED ENDWALLS	TDOT PE, PEM SERIES
FLUMES	TDOT FLD-1

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

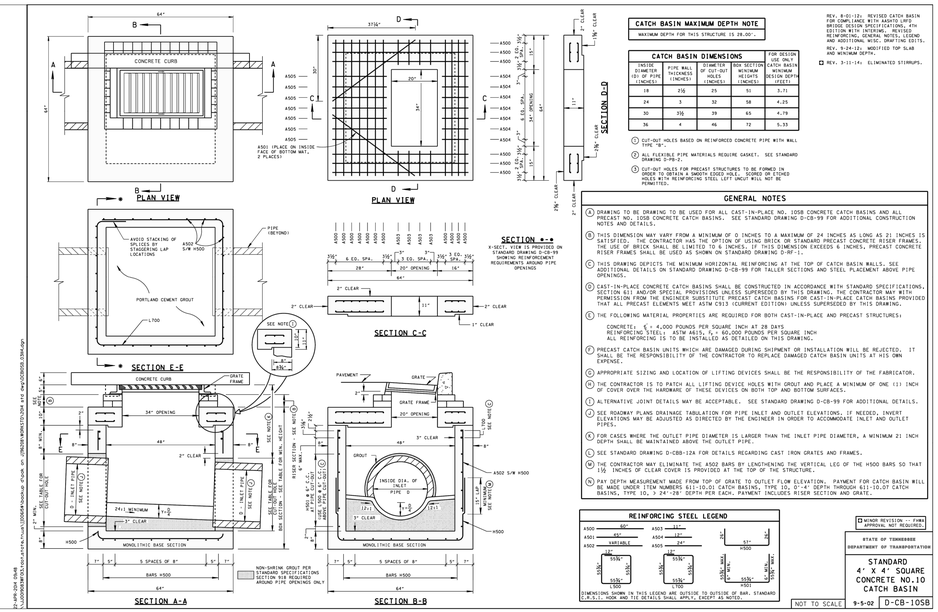
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE
8/6/2024

DD-01



CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF OUT-GO HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY MINIMUM DESIGN DEPTH (FEET)
18	2[5]	25	51	3.71
24	3	32	58	4.25
30	3[5]	39	65	4.79
36	4	46	72	5.33

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SIGNED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

REV. 8-01-12: REVISED CATCH BASIN NOTE, GENERAL NOTES, REINFORCING LEGEND, BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIM REVISIONS, SECTION C-C, SECTION D-D, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

☐ REV. 3-11-14: ELIMINATED STIRRUPS.

GENERAL NOTES

A. DRAWING TO BE DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 10SB CONCRETE CATCH BASINS AND ALL PRECAST CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS.

B. THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 21 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES, WHERE THE DEPTH FROM THE TOP SLAB TO THE INLET PIPE DIMENSION EXCEEDS 6 INCHES. PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-MF-1.

C. THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

D. CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

E. THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, f_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

F. PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

G. APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

H. THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

I. ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

J. SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

K. FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 21 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

L. SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

M. THE CONTRACTOR MAY ELIMINATE THE #502 BARS BY LENGTHENING THE VERTICAL LEG OF THE #500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

N. PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-10.01 CATCH BASINS, TYPE 10, 0'-4' DEPTH THROUGH 611-10.07 CATCH BASINS, TYPE 10, > 24'-28' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD (R.S.I.) HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

NOT TO SCALE

☐ MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD
4' X 4' SQUARE
CONCRETE NO.10
CATCH BASIN

9-5-02 D-CB-1058

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

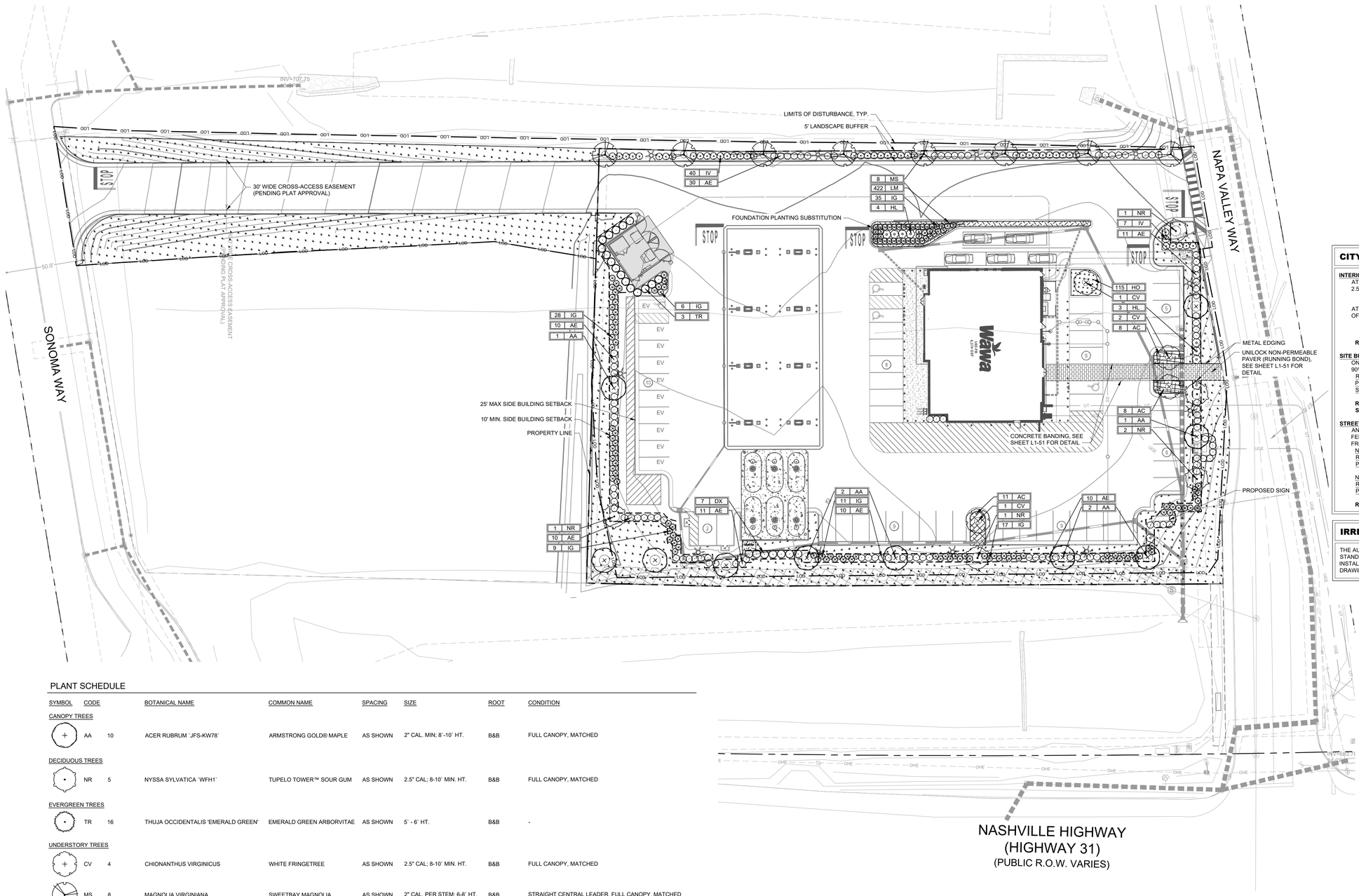
LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 128844 — STATE OF TENNESSEE — 10/20/2025

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DESIGNED BY: EAZ
DRAWN BY: EAZ
CHECKED BY: LWB
DATE: 07/15/2025
KIMLEY-HORN PROJECT NO. 014468150

GRADING & DRAINAGE DETAILS

SHEET NUMBER
C8-30



PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES								
	AA	10	ACER RUBRUM `JFS-KW78`	ARMSTRONG GOLD® MAPLE	AS SHOWN	2" CAL. MIN; 8`-10` HT.	B&B	FULL CANOPY, MATCHED
DECIDUOUS TREES								
	NR	5	NYSSA SYLVATICA `WFH1`	TUPELO TOWER™ SOUR GUM	AS SHOWN	2.5" CAL; 8-10` MIN. HT.	B&B	FULL CANOPY, MATCHED
EVERGREEN TREES								
	TR	16	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	AS SHOWN	5` - 6` HT.	B&B	-
UNDERSTORY TREES								
	CV	4	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	AS SHOWN	2.5" CAL; 8-10` MIN. HT.	B&B	FULL CANOPY, MATCHED
	MS	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	AS SHOWN	2" CAL. PER STEM; 6-8` HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
DECIDUOUS SHRUBS								
	HL	9	HYDRANGEA PANICULATA `LIMELIGHT` TM	LIMELIGHT HYDRANGEA	5` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IV	45	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
EVERGREEN SHRUBS								
	AE	109	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	DX	7	DISTYLIUM X 'PIIDIST-IV'	LINEBACKER™ DISTYLIUM	5` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IG	138	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY HOLLY	3` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL
GROUND COVERS								
	AC	27	ADENANTHOS CUNEATUS `CORAL DRIFT`	CORAL DRIFT FLAMEBUSH	48" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS
	FA	25,103 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD	ROLLS OR SQUARES	SOD/TURF	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS
	HO	115	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS
	LM	422	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	12" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS

SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401
GROSS SITE AREA	± 113,256 SF (±2.21 AC)
PROPOSED IMPERVIOUS AREA	± 76,650 SF (±1.66 AC)
EXISTING IMPERVIOUS AREA	± 0 SF (±0 AC)
PROPOSED BUILDING AREA	5,919 SF
PROPOSED FAR:	0.067
PARKING DATA:	
MIN. REQUIRED PARKING	36 STALLS
ADA PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	55 STALLS
ZONING:	
ZONING	(COMMERCIAL) PUD
EXISTING USE	COMMERCIAL
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(RESIDENTIAL) R4
SURROUNDING ZONING (EAST)	(RESIDENTIAL) R4
SURROUNDING ZONING (SOUTH)	(RESIDENTIAL) R6
SURROUNDING ZONING (WEST)	(RESIDENTIAL) R4
REQUIRED BUILDING SETBACKS:	
FRONT (NORTH)	28 FT
REAR (SOUTH)	15 FT
SIDE (EAST)	15 FT
SIRE (WEST) (R.O.W)	30 FT

CITY OF COLUMBIA LANDSCAPE REQUIREMENTS

INTERIOR PARKING AREAS:
AT LEAST 1 LANDSCAPE ISLAND TREE PER EVERY 10 SPACES. TREES MUST BE 2.5" CALIPER.
REQUIRED: 55 SPACES / 10 = 5.5 TREES
PROVIDED: 6 TREES
AT LEAST ONE (1) TREE MUST BE INSTALLED/PRESERVED FOR EVERY 2,000 SF OF PARKING AREA.
REQUIRED: 30,713 SF / 2,000 = 15.3 TREES
PROVIDED: 18 TREES

REQUIREMENTS MET.

SITE BUILDING PLANTING:
ONE (1) SHRUB PER EVERY 10-LINEAR FEET OF BUILDING FACADE. AT LEAST 90% MUST BE EVERGREEN.
REQUIRED: 328-LINEAR FEET / 10 = 32.8 SHRUBS
PROVIDED: 41 EVERGREEN SHRUBS + 4 DECIDUOUS SHRUBS = 45 SHRUBS
SPECIES REQUIREMENT: 41 EVERGREEN / 45 TOTAL = 91% EVERGREEN

REQUIREMENT NOT MET DUE TO LACK OF PLANTABLE BUILDING PERIMETER. SHRUB PLANTING REPLACED ACROSS THE SITE.

STREET PLANTING REQUIREMENTS:
ANY YARD ALONG A STREET MUST BE LANDSCAPE AND BE AT LEAST TEN (10) FEET WIDE. MUST HAVE ONE (1) TREE FOR EVERY 50 FEET OF STREET FRONTAGE.
NAPA VALLEY WAY:
REQUIRED: 262-LINEAR FEET / 50 = 5.2 TREES
PROVIDED: 6 TREES

NASHVILLE HWY:
REQUIRED: 380-LINEAR FEET / 50 = 7.6 TREES
PROVIDED: 8 TREES

REQUIREMENTS MET.

IRRIGATION NOTE

THE AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL MEET COLUMBIA, TN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/20/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	TT
DRAWN BY:	BMR
CHECKED BY:	CA
DATE:	10/20/2025
KIMLEY-HORN PROJECT NO.	014468150

LANDSCAPE PLAN - OVERALL

SHEET NUMBER
L1-00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

CHARLES A. ASHLEY
REGISTERED
TENNESSEE
LICENSED
PROFESSIONAL
ENGINEER
10/20/2025

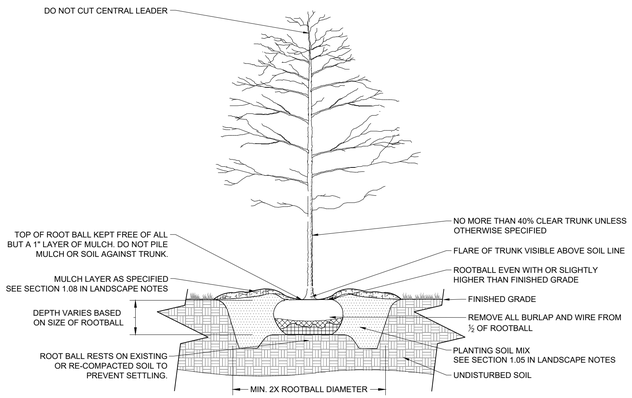
No.	REVISIONS	DATE	BY
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8			
9			
10			

DESIGNED BY: TT
DRAWN BY: BMR
CHECKED BY: CA
DATE: 10/20/2025
KIMLEY-HORN PROJECT NO. 014468150

LANDSCAPE DETAILS

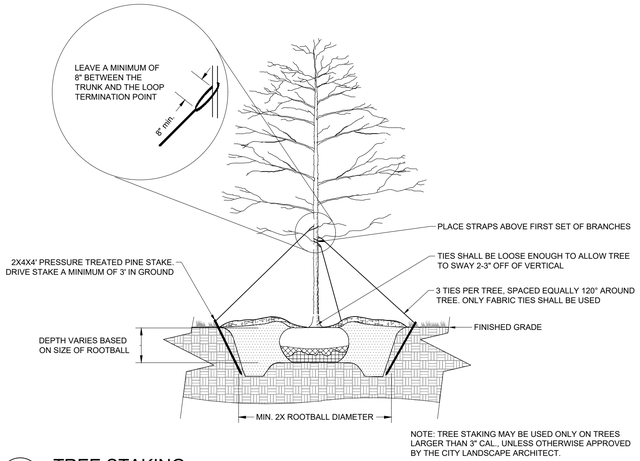
SHEET NUMBER
L1-50

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2 B&B TREE PLANTING

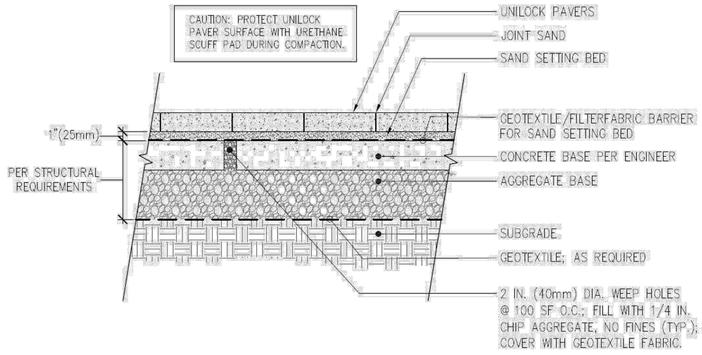
NOT TO SCALE



NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

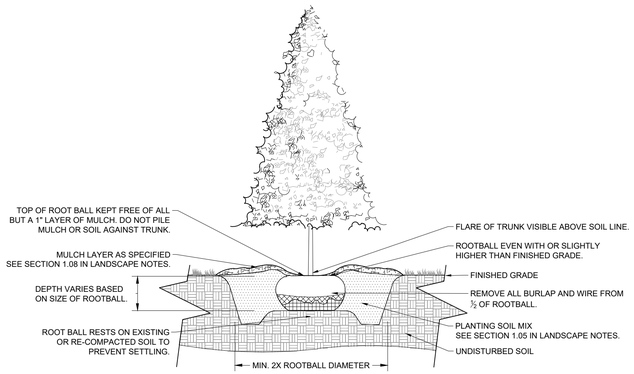
5 TREE STAKING

NOT TO SCALE



8 UNILOCK NON-PERMEABLE PAVERS

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE

1. SPADED LANDSCAPE BED EDGE
2. 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3. PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES

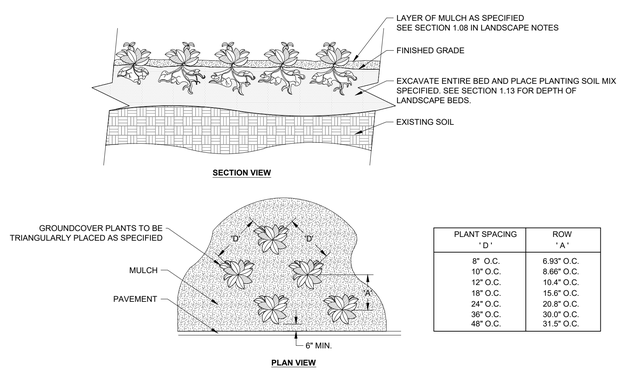
6 SPADED EDGE

1 1/2" = 1'-0"

KHA-LA-NO-14

9 CONCRETE BAND

NOT TO SCALE

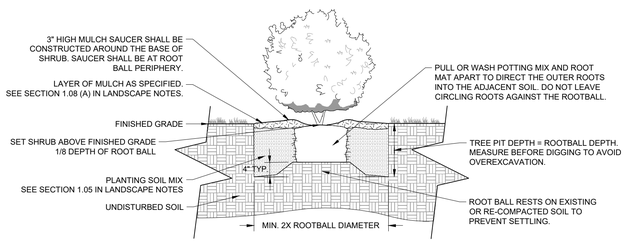


PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER PLANTING

NOT TO SCALE



7 CONTAINER SHRUB PLANTING

NOT TO SCALE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

CHARLES A. ASHLEY
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
10/20/2025

No.	REVISIONS	DATE	BY
1			
2			
3			
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9			
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DESIGNED BY:	TT
DRAWN BY:	BMR
CHECKED BY:	CA
DATE:	10/20/2025
KIMLEY-HORN PROJECT NO.	014468150

LANDSCAPE DETAILS

SHEET NUMBER
L1-51

CUSTOMER APPROVAL

☐ Approved ☐ Approved as Noted ☐ Not Approved Resubmit with Changes

Print Name _____ Title _____

Signature _____ Date _____

FAMILY OF SIGNS

CLIENT: Wawa

DATE: 3/31/22



U59 SIGN FAMILY- v.2023.01

DOCUMENT INFO

BLAIR PROJECT #: 97151

SALES ORDER #: XXXXX

DOC#: WAW-230301-3

REVISIONS

REV	DATE	DESCRIPTION
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

BRAND STANDARD REVISION DATE:

All provided image elements and / or services meet the current brand revision.

The following image elements and / or services do not meet the current brand standard due to municipal code and / or specific site conditions. _____

_____

blair IMAGE ELEMENTS™

Sign Legend

Illuminated Face Lit Channel letters & Halo Lit Logo
Wawa 24″
Wawa 28″
Wawa 31″
Wawa 32″
Wawa 35″
Wawa 38″
Wawa 44″
Wawa 53″
Wawa 59″

D/F Illuminated Pylon Signs
P-50, P-75,
P-100, P-150
P-200

D/F Illuminated Monument Signs
M-50

D/F Illuminated Directional Signs
30″ Vehicular Directional
20″ Vehicular Directional
16″ Vehicular Directional

S/F Illuminated Canopy Signs
S/F LED Illuminated Canopy Sign

D/F Non-Illuminated Pump Spanners
Straight Pumps
Stacked Pumps

D/F Non-Illuminated Pump Indicators
Gas
Gas / Diesel
Gas / Diesel / Ethanol Free

Color Material Legend

	EXAMPLE	CLIENT COLOR	PANTONE (PMS)	VINYL; *Opacity* (V)	PLASTIC(PL)	PAINT (P)	TRIM CAP(TC)
1.		White		3M 7725-10 'White'; *Opaque*	#7328 White	White; Smooth Satin	Standard White
2.		Milky White		3M 3635-70 'Diffuser Film'; *Trans.*	#2447 Milky White		Standard White
3.		Black Gloss	PMS Process BlackC	3M 7725-12 'Black'; *Opaque*	#2025 Opaque Black	Black	Standard Black
4.		Wawa Grey	PMS 421 C			Paint to match PMS 421 C	Jewelite 'Silver'
11.		**Wawa Red 186**	**PMS 186C**	3M 7725-263 "Perfect Match Red; *Opaque* 3M 3630-83 Regal Red ; *Trans*	#2793 Red	**Paint to Match PMS 186C**	Jewelite 'Red'
13.						RAL #1013 OYSTER WHITE	
16.		Kelly Green / Vivid Green	PMS 355C	3M 7725-46 'Kelly Green'; *Opaque* 3M 3630-156 'Vivid Green'; *Trans.*		Paint to Match PMS 355C	Jewelite 'Green'
17.		Olympic Blue	PMS 7461C	3M 7725-57 'Olympic Blue'; *Opaque* 3M 3630-57 'Olympic Blue'; *Trans.*		Paint to Match PMS 7461C	
20.		Limestone Cap					
21.		Masonry/Stone Fascia					
22.		#12 Brushed Aluminum - Metal Finish					
23.		Wawa Grey - Perforated Print		3M 3635-210 Perforated 'White' Vinyl			
24.			PMS 377 C			Paint to match PMS 377 C	

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Drawn By: J. ORMSBY

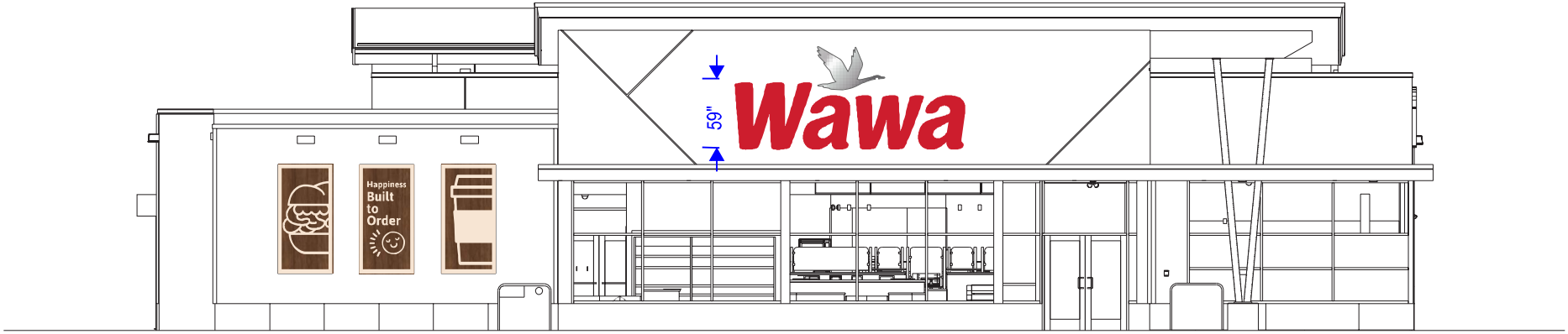
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
1	1/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

Page 2

Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com



The Front Building Art Panels:
The 3 panels shown should be presented as Wall Art & NOT SIGNS.
If by AHJ regulations these are defined as signs and not allowed without a variance contact Wawa Store Design.

The Front Building Sign: The preferred size is a 59" building sign
A minimum of 53" is allowed if a smaller sign is required by AHJ regulations
If Front Building sign allowance is smaller than 53" a variance should be sought
If variance is not granted and a smaller sign must be installed contact Store Design for Front Elevation design revisions

Store Front Elevation Scale: NTS

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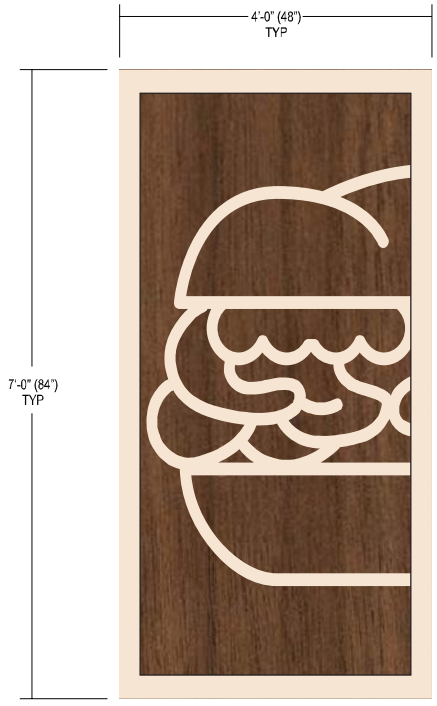
REV	DATE	
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U59 SIGN FAMILY

Page 3

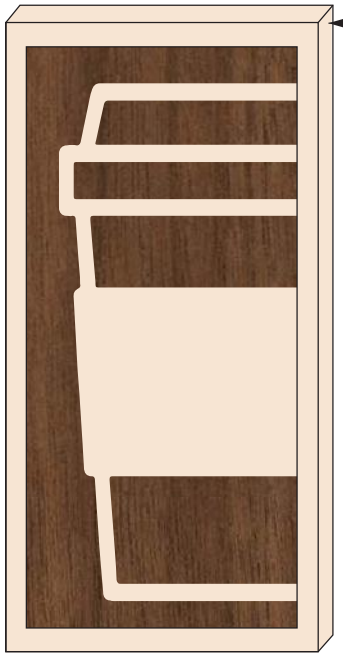
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ISOMETRIC VIEW



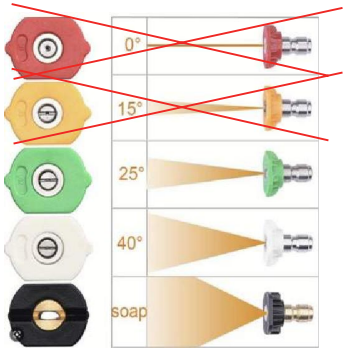
Non Lit ACM Thru (28 SQ. FT. Each)

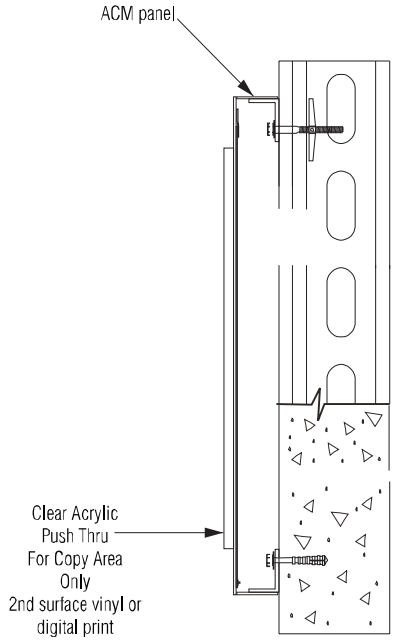
SCALE: NTS

The Front Building Art Panel:
The 3 panels shown should be presented as Wall Art & NOT SIGNS.
If by AHJ regulations these are defined by signs and not allowed without a variance contact Wawa Store Design.

CLEANING CRITERIA

Pressure Wash Acceptable.
If using 25° tip and over.
Use ONLY mild detergent soap and water.





SECTION @ Non Lit ACM Push Thru

SCALE: NTS

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Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
1	1/12/23	CHANGES PER CUSTOMER

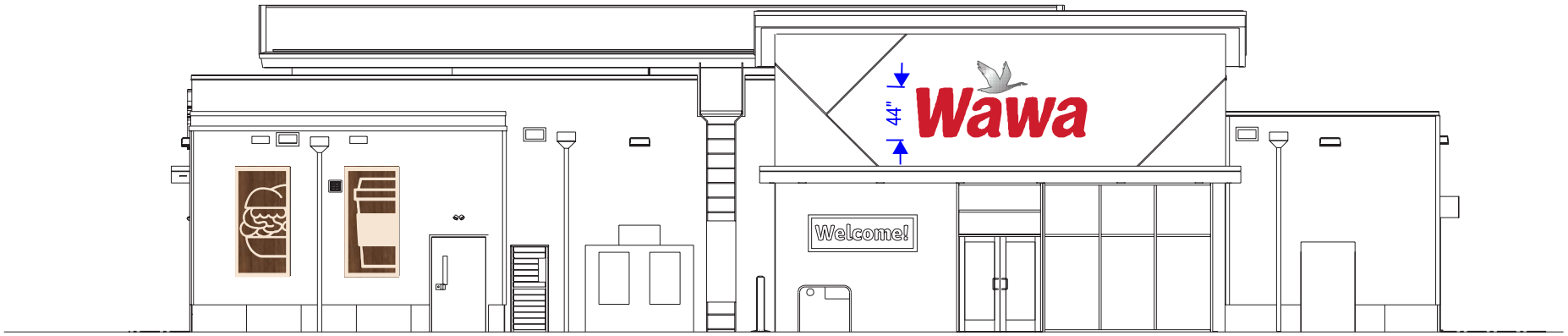
U59 SIGN FAMILY

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blair IMAGE ELEMENTS



The Rear Building Art Panels (U59FB only):
The 2 panels shown are not required but should be installed if allowed by AHJ regulations without a variance.

The Rear Building Sign (U59FB only): The preferred size is a 44" building sign
Provide smaller sign if required by AHJ sign regulations.

Store Rear Elevation- Option 1 Scale: NTS

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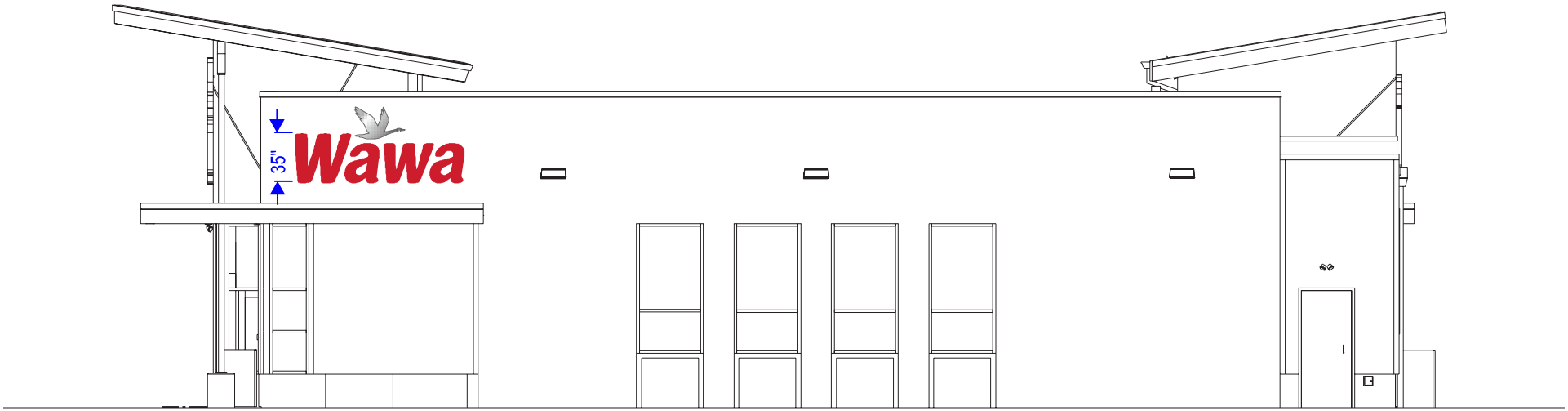
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
1	1/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

Page 5

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Altoona, PA 16601
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The Side Building Sign : The preferred size is a 35" building sign
Provide smaller sign if required by AHJ sign regulations.
Side Sign may be removed if not allowed by AHJ sign regulations without a variance.

Store Side Elevation Scale: NTS

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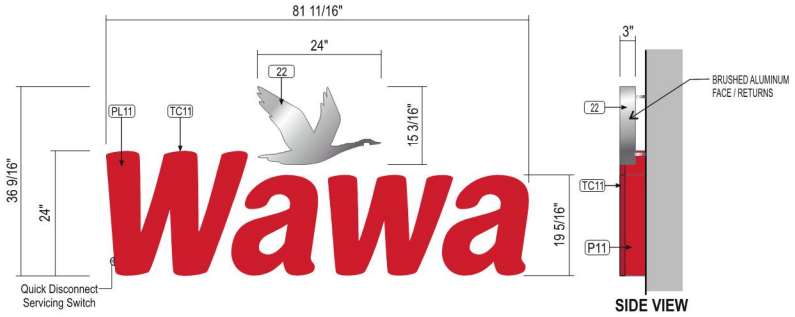
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U59 SIGN FAMILY

Page 6

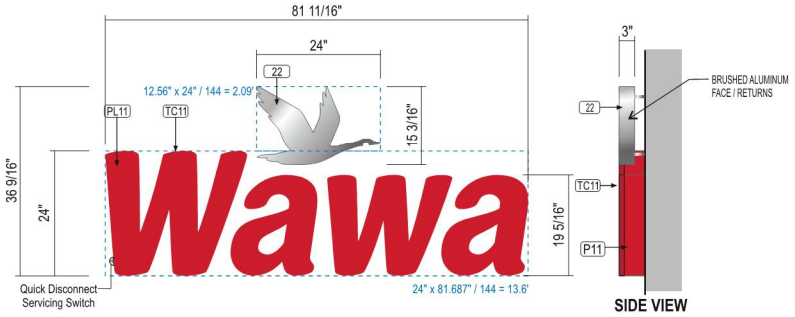
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Altoona, PA 16601
P: (814) 949.8287
blairimage.com



X 24" ILLUMINATED CHANNEL LETTERS w/ ALUM. HALO LIT GOOSE LOGO

QTY: 1 SCALE: 1/2"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **20.74 SQ. FT.**



X 24" ILLUMINATED CHANNEL LETTERS w/ ALUM. HALO LIT GOOSE LOGO

QTY: 1 SCALE: 1/2"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPE = **15.7 SQ. FT.**

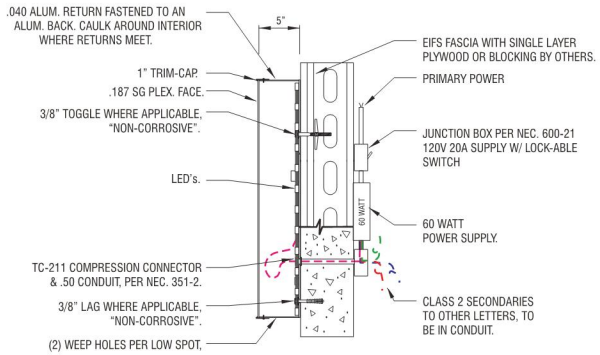
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread
into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

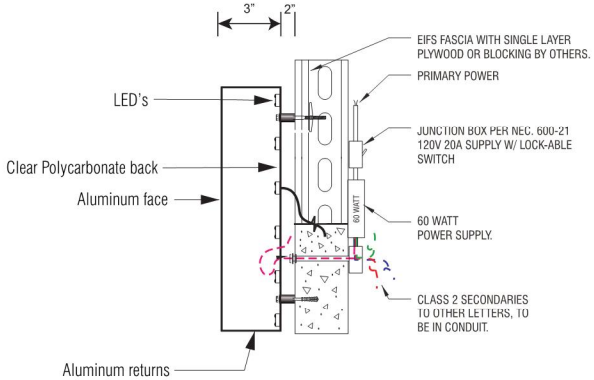
COLOR PALETTE

- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER
SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



SECTION @ HALO-LIT GOOSE LOGO
SCALE: NTS

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Issue Date: 03/31/23
Drawn By: J. ORMSBY

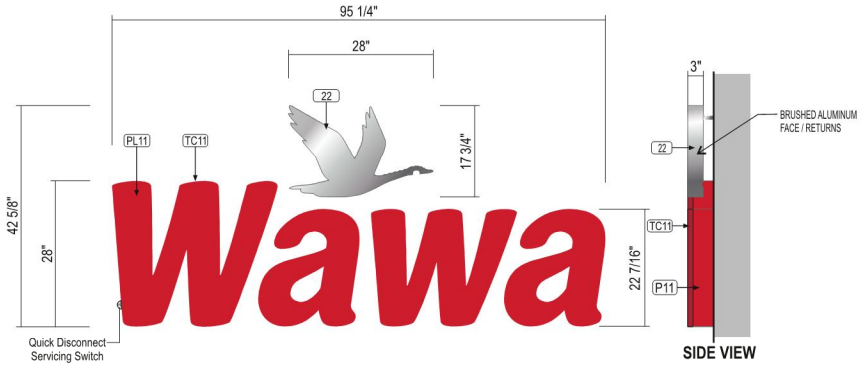
REV	DATE	
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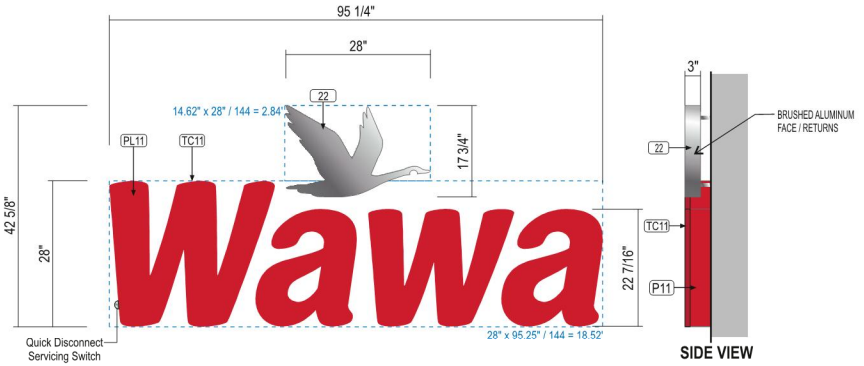
Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

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X 28" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1 SCALE: 1/2"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **28.19 SQ. FT.**



X 28" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1 SCALE: 1/2"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPE = **21.36 SQ. FT.**

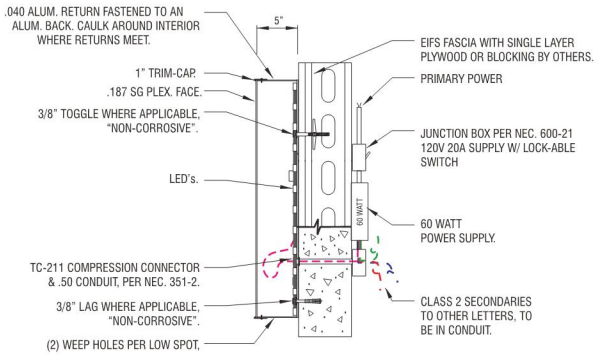
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread
into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

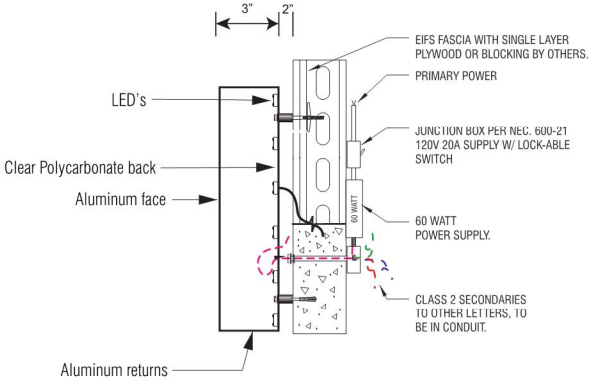
COLOR PALETTE

- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



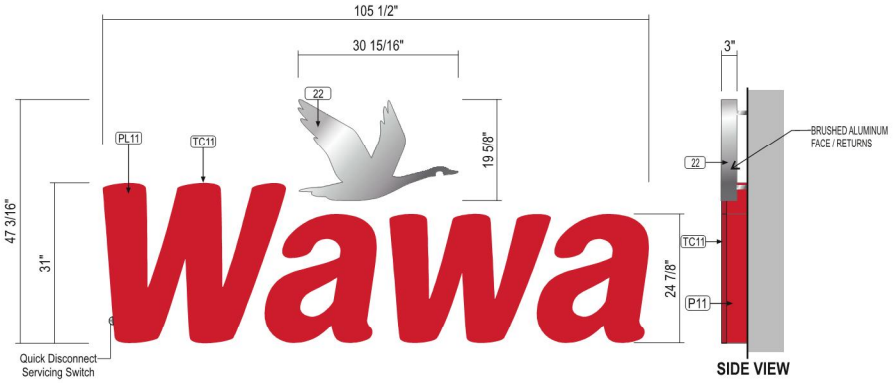
SECTION @ FACE-LIT CHANNEL LETTER
SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



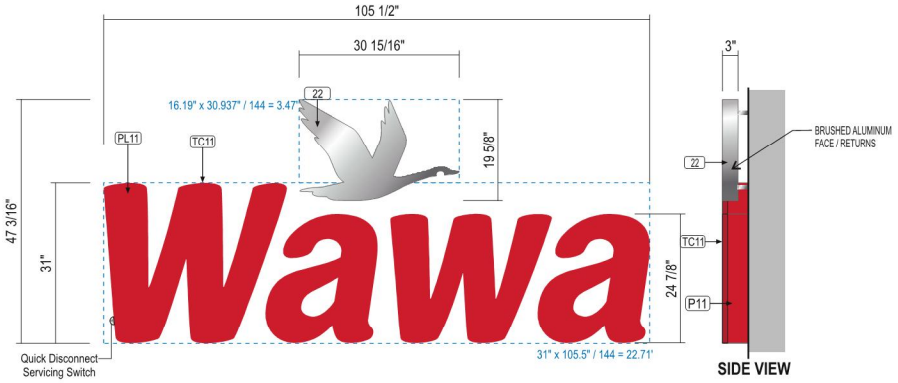
SECTION @ HALO-LIT GOOSE LOGO
SCALE: NTS

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X 31" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1 SCALE: 1/2"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **34.57 SQ. FT.**



X 31" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1 SCALE: 1/2"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPE = **26.18 SQ. FT.**

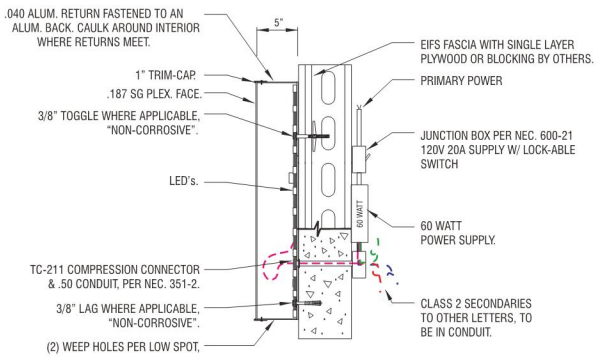
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

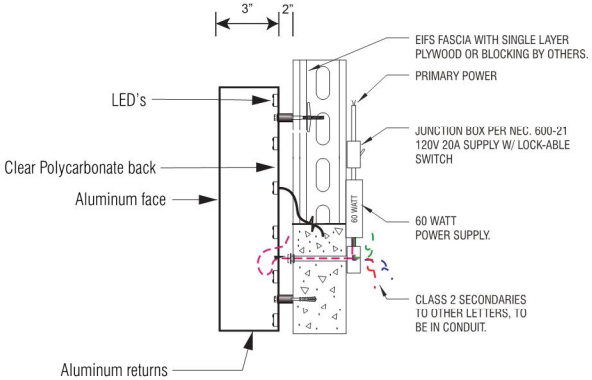
COLOR PALETTE

- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER
SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



SECTION @ HALO-LIT GOOSE LOGO
SCALE: NTS

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Drawn By: J. ORMSBY

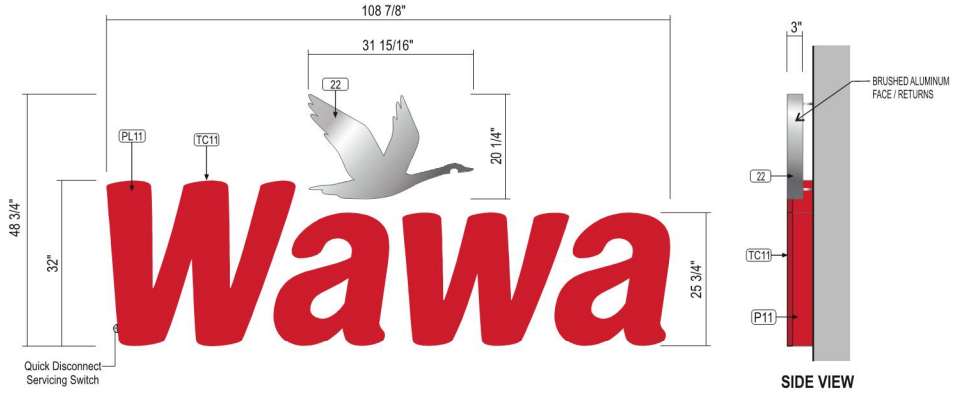
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Blair Sales Order #: XXXXX

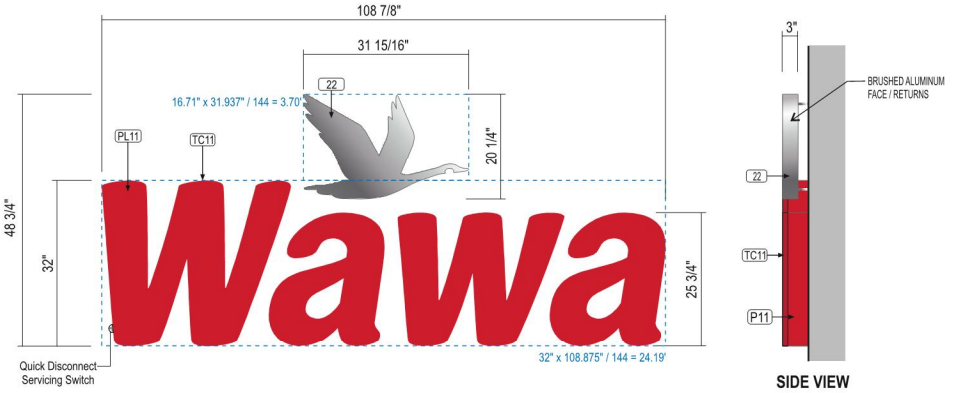
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X 32" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **36.85 SQ. FT.**

SCALE: 1/2"=1'-0"



X 32" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **27.89 SQ. FT**

SCALE: 1/2"=1'-0"

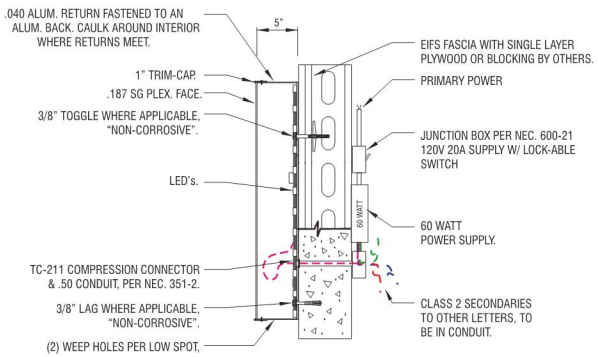
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

COLOR PALETTE

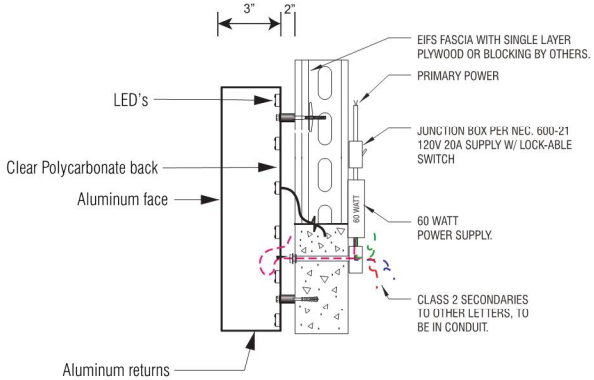
- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER

SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

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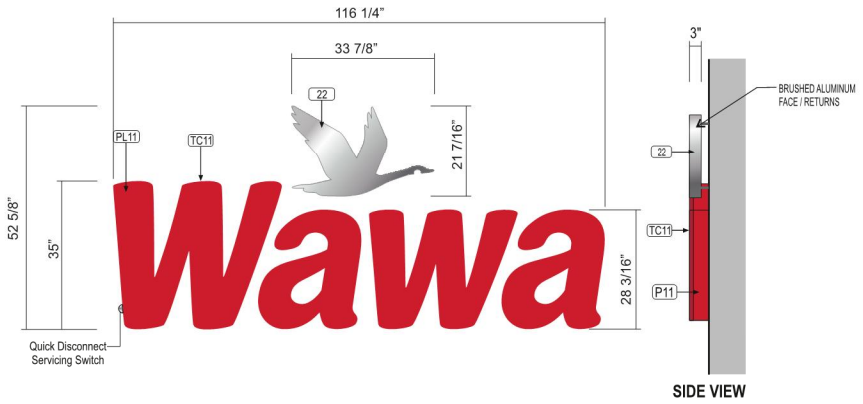
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
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Rev: 2
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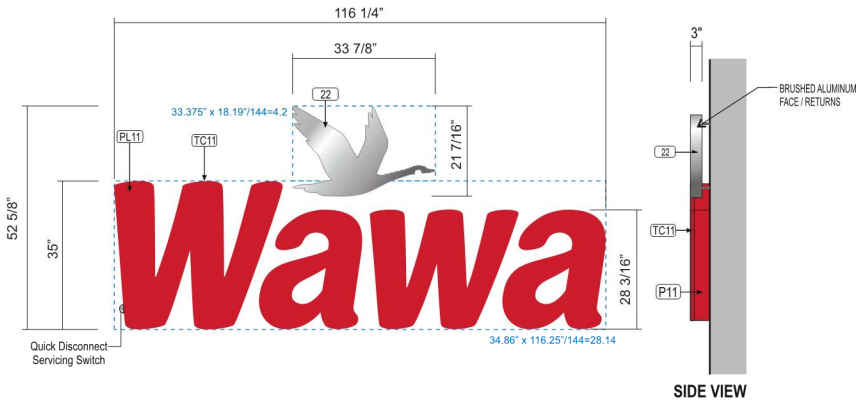
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X **35" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO**

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **42.5 SQ FT**

SCALE: 3/8"=1'-0"



X **35" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO**

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **32.34 SQ FT**

SCALE: 3/8"=1'-0"

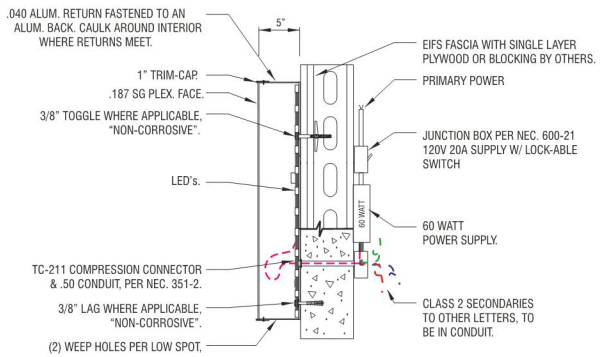
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

COLOR PALETTE

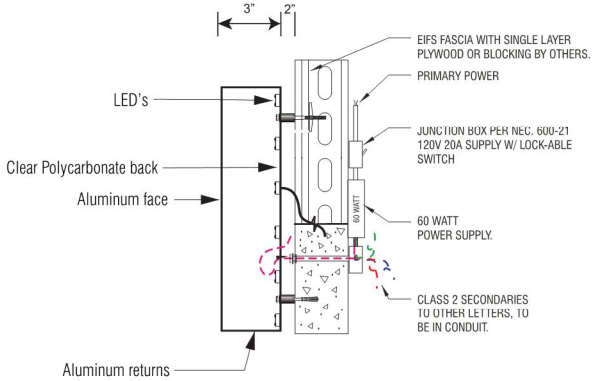
- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER

SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

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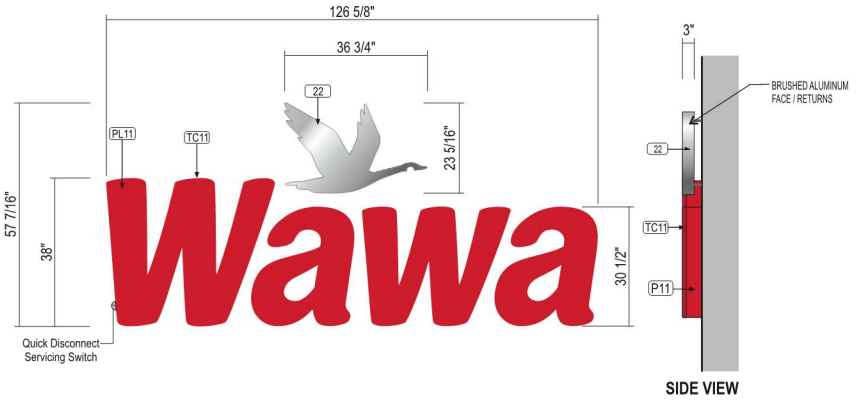
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
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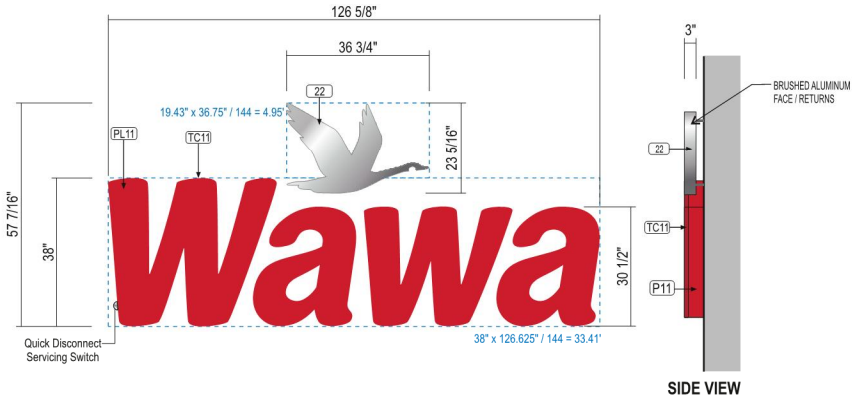
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X 38" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1 SCALE: 3/8"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **50.5 SQ. FT.**



X 38" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1 SCALE: 3/8"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **38.36 SQ. FT.**

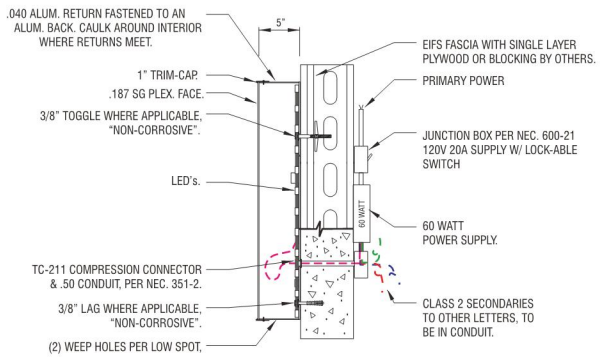
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread
into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

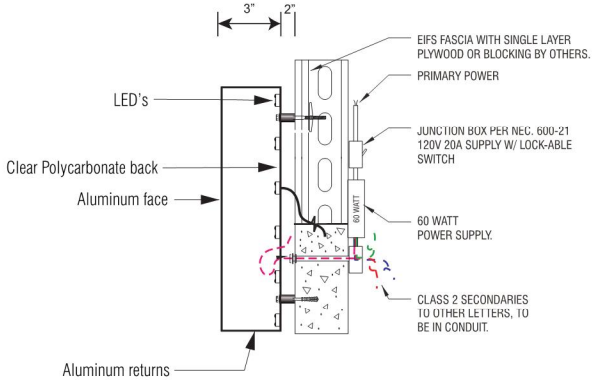
COLOR PALETTE

- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER
SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



SECTION @ HALO-LIT GOOSE LOGO
SCALE: NTS

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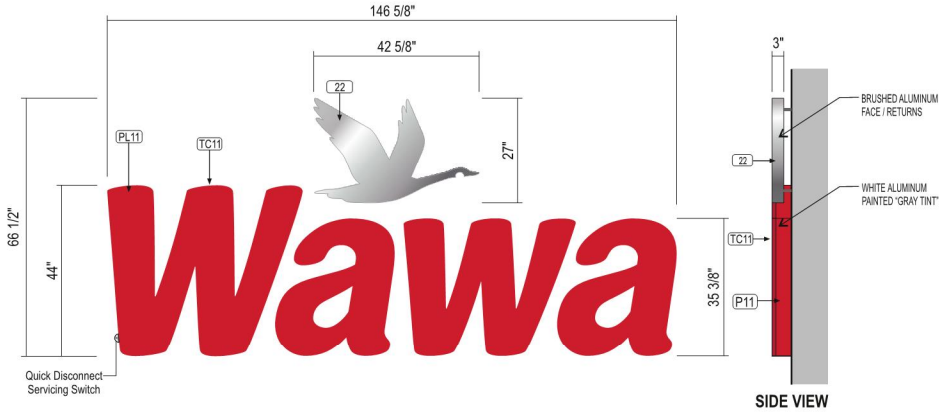
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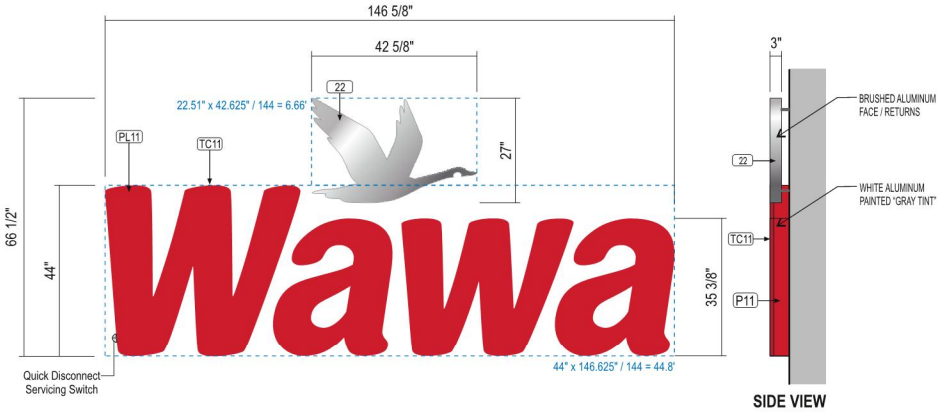
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Altoona, PA 16601
P: (814) 949.8287
blairimage.com



X 44" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **67.71 SQ. FT.**

SCALE: 3/8"=1'-0"



X 44" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **51.46 SQ. FT.**

SCALE: 3/8"=1'-0"

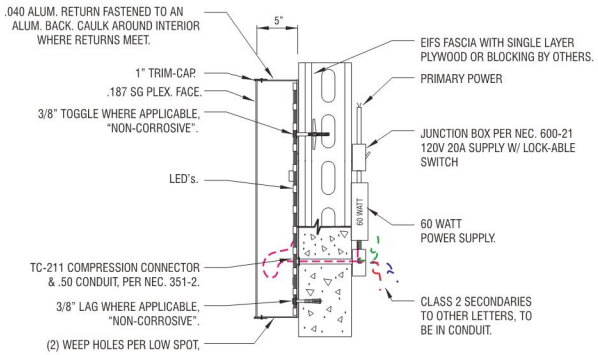
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

COLOR PALETTE

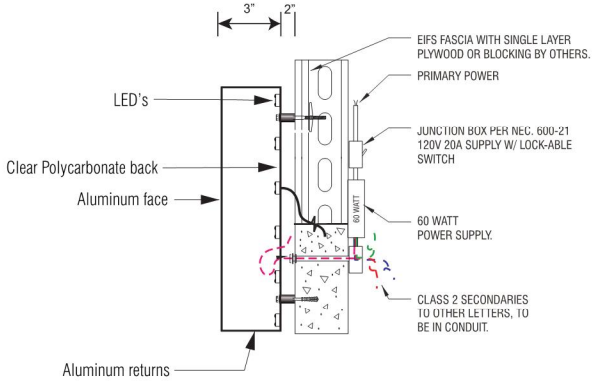
- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER

SCALE: NTS

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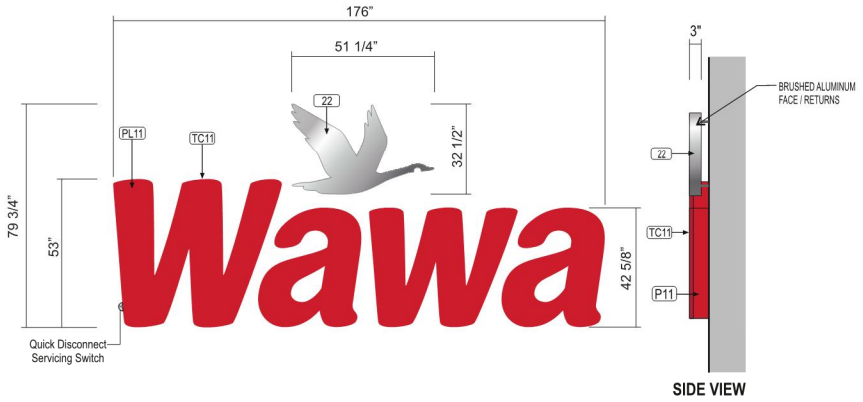


SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

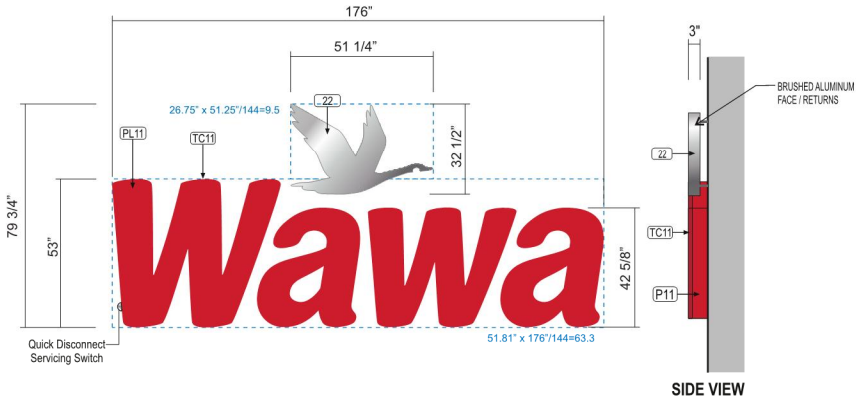
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X **53" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO**

QTY: 1 SCALE: NTS
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **97.4 SQ FT**



X **53" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO**

QTY: 1 SCALE: NTS
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **72.8 SQ FT**

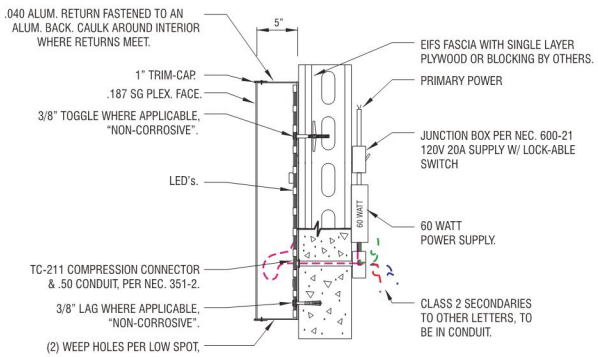
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

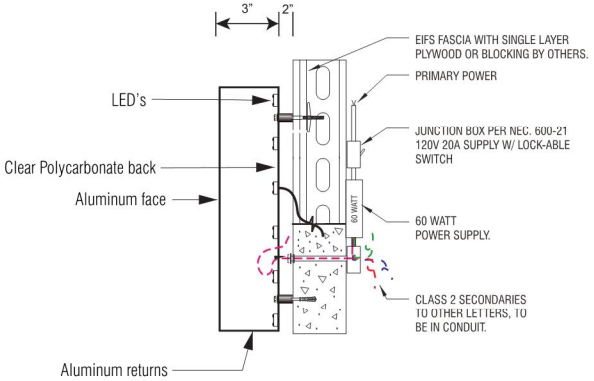
COLOR PALETTE

- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



SECTION @ FACE-LIT CHANNEL LETTER
SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.



SECTION @ HALO-LIT GOOSE LOGO
SCALE: NTS

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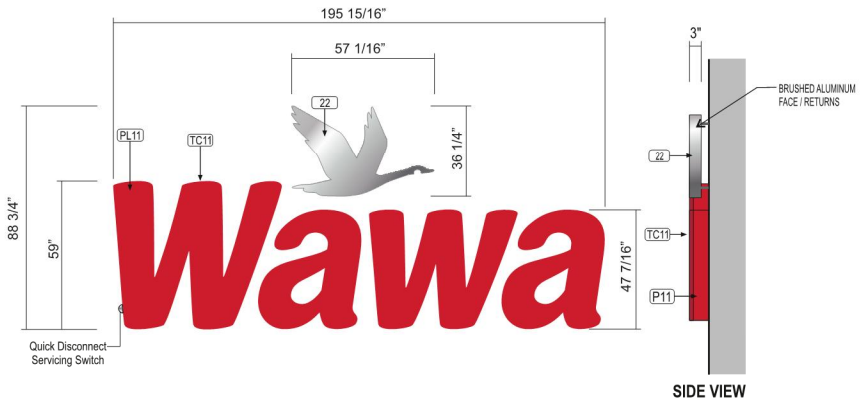
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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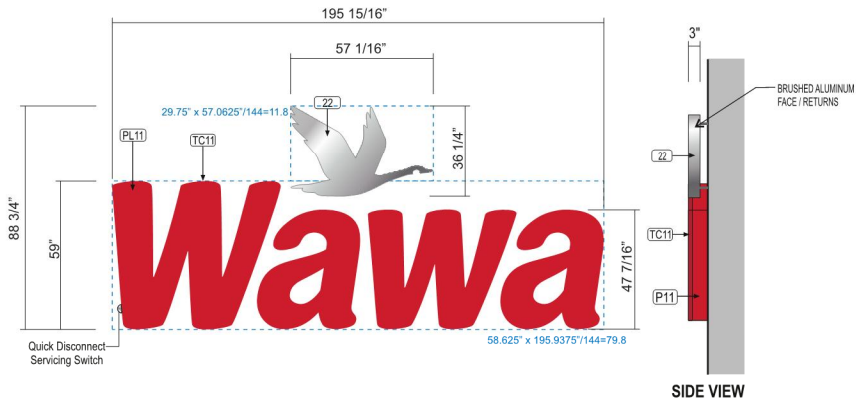
Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

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X **59" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO**

QTY: 1 SCALE: NTS
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **120.8 SQ FT**



X **59" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO**

QTY: 1 SCALE: NTS
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **91.6 SQ FT**

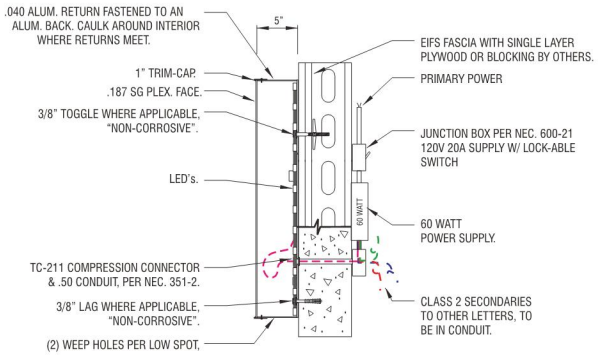
WALL MATERIAL:
to vary per site

INSTALL:
Logo: Thru bolted w/ 2" stand off from wall
Letters Thru bolted flush; all w/ min 3/8" dia all thread into approved blocking; spacers provided for logo painted to match wall

QUANTITY:
(1) one set required

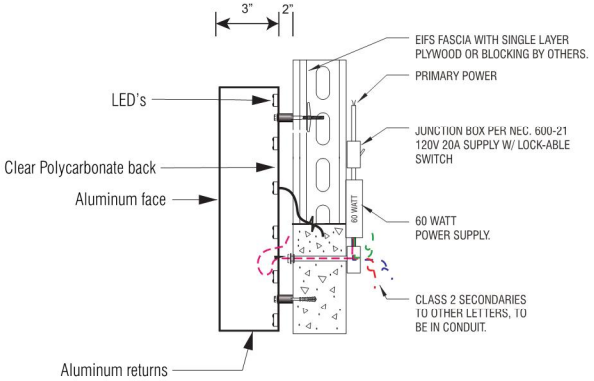
COLOR PALETTE

- **LOGO: 22** — #12 Brushed Alum. Metal finish
- **LETTER RETURNS: P11** — Pantone 186 Red
- **TRIMCAP: TC11** — Jewelite Red
- **FACES: PL11** — 2793 Red acrylic



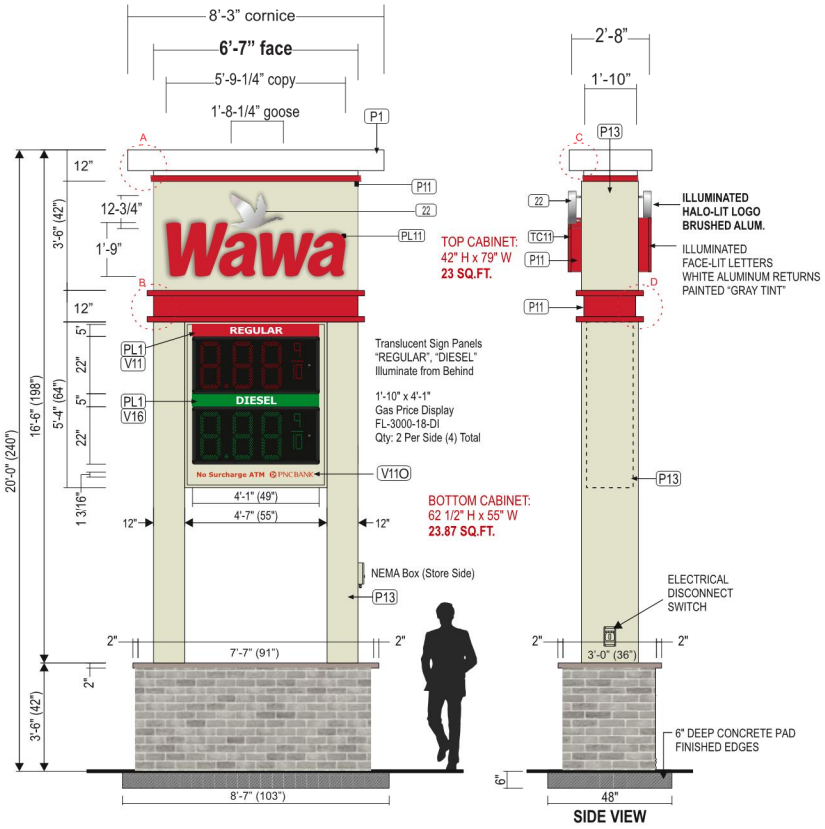
SECTION @ FACE-LIT CHANNEL LETTER
SCALE: NTS

Note: The power supply location shown in this detail in no way reflects the actual location when installed. In the field GC / Installer to determine appropriate mounting locations at site.

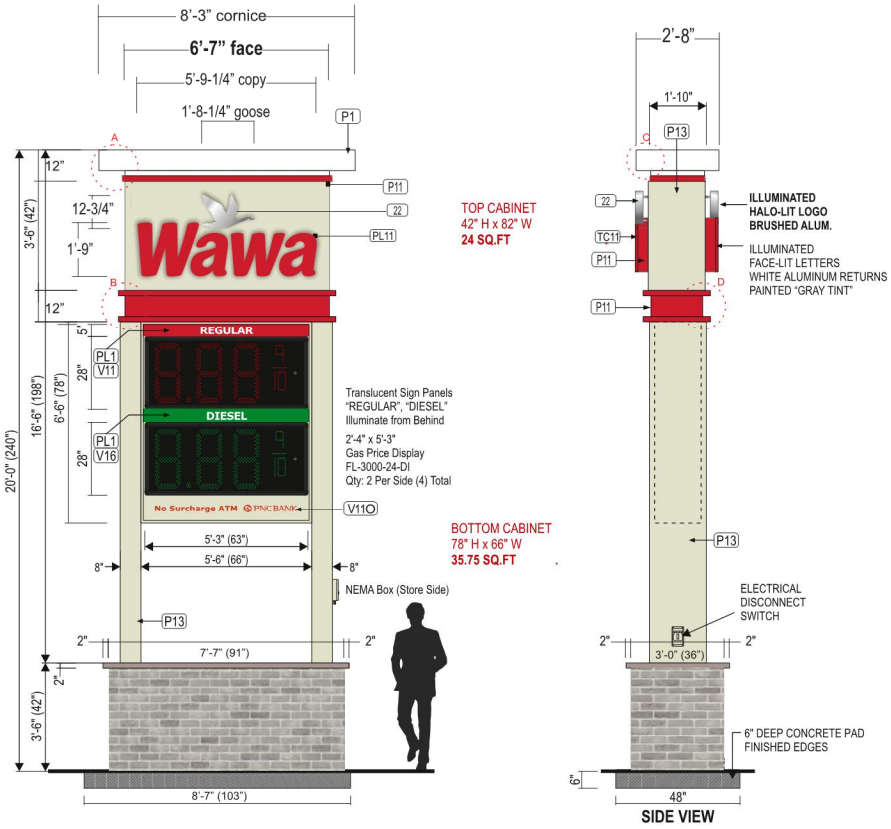


SECTION @ HALO-LIT GOOSE LOGO
SCALE: NTS

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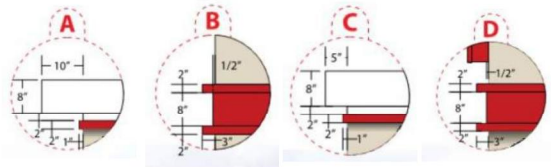
18" / 2 PRODUCT
P-50 D/F ILLUMINATED PYLON SIGN (46.87 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY SCALE: 1/4"=1'-0"



24" / 2 PRODUCT
P-50 D/F ILLUMINATED PYLON SIGN (59.75 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY SCALE: 1/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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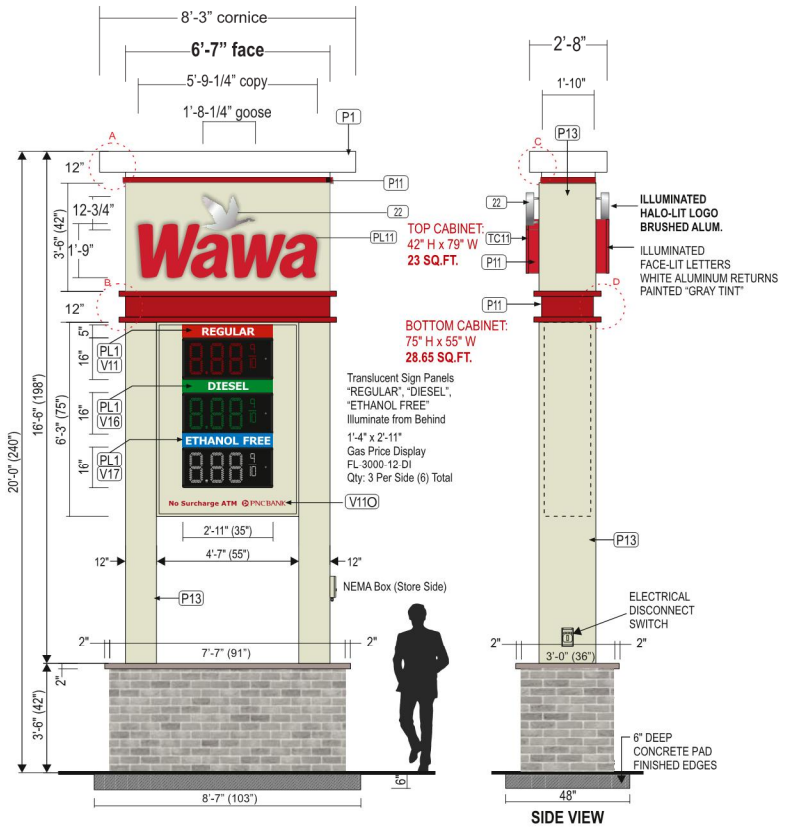
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

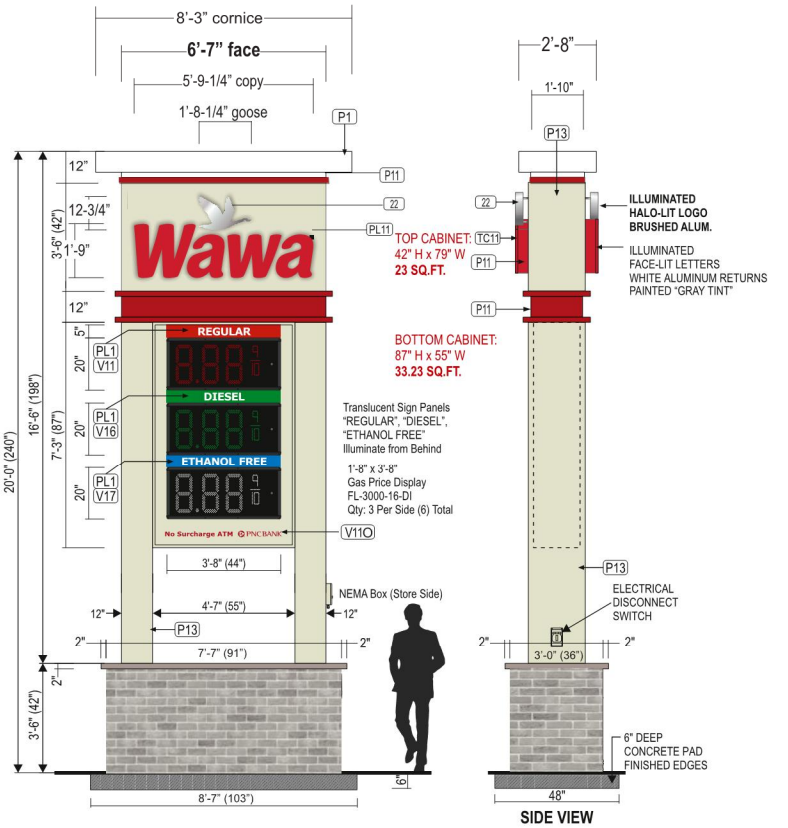
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Date: 03/31/23
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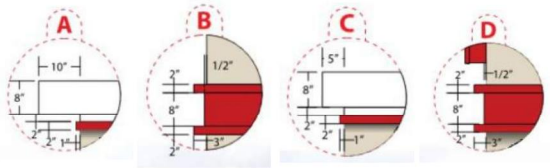
12" / 3 PRODUCT
P-50 D/F ILLUMINATED PYLON SIGN (51.65 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY SCALE: 1/4"=1'-0"



16" / 3 PRODUCT
P-50 D/F ILLUMINATED PYLON SIGN (56.23 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY SCALE: 1/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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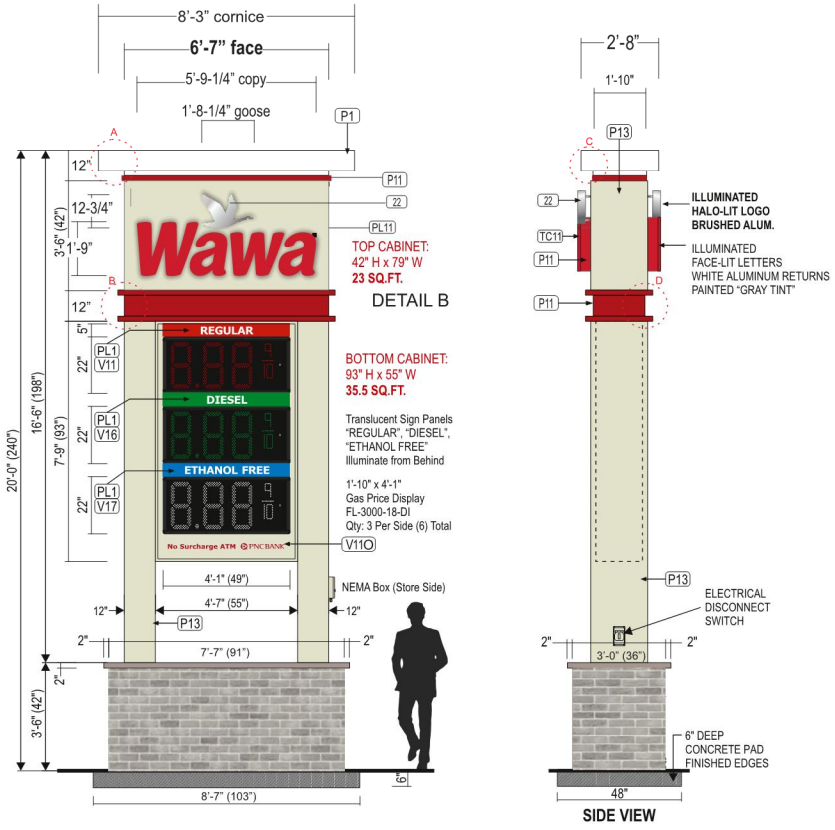
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

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Doc #: WAW-230301-4
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Blair Sales Order #: XXXXX

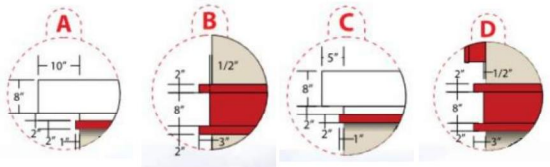
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18" / 3 PRODUCT
P-50 D/F ILLUMINATED PYLON SIGN (58.5 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY SCALE: 1/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

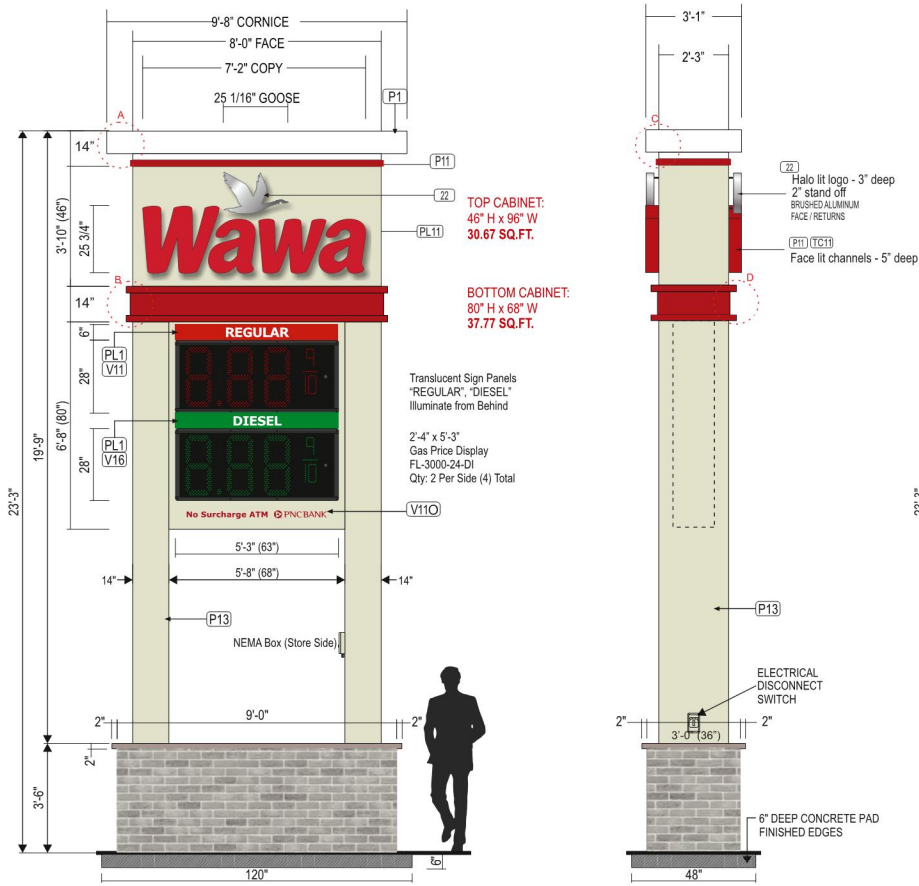
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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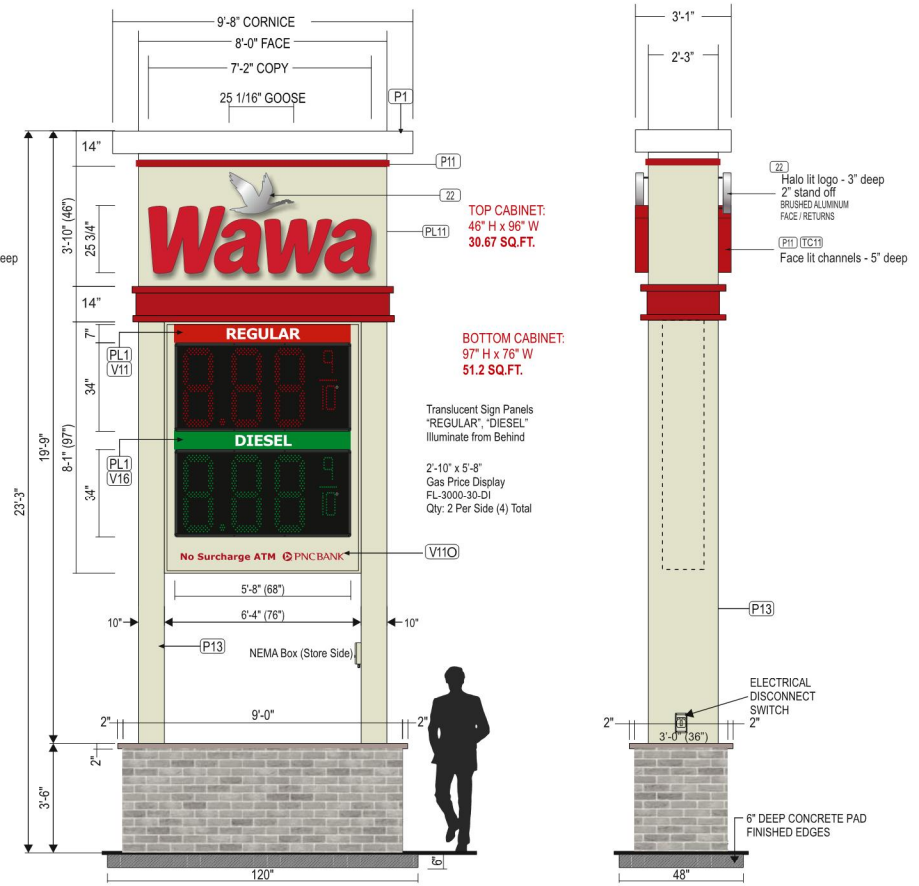


SIDE VIEW

24" / 2 PRODUCT
P-75 D/F ILLUMINATED PYLON SIGN (68.5 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

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



SIDE VIEW

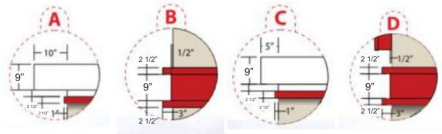
30" / 2 PRODUCT
P-75 D/F ILLUMINATED PYLON SIGN (81.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

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

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Drawn By: J. ORMSBY

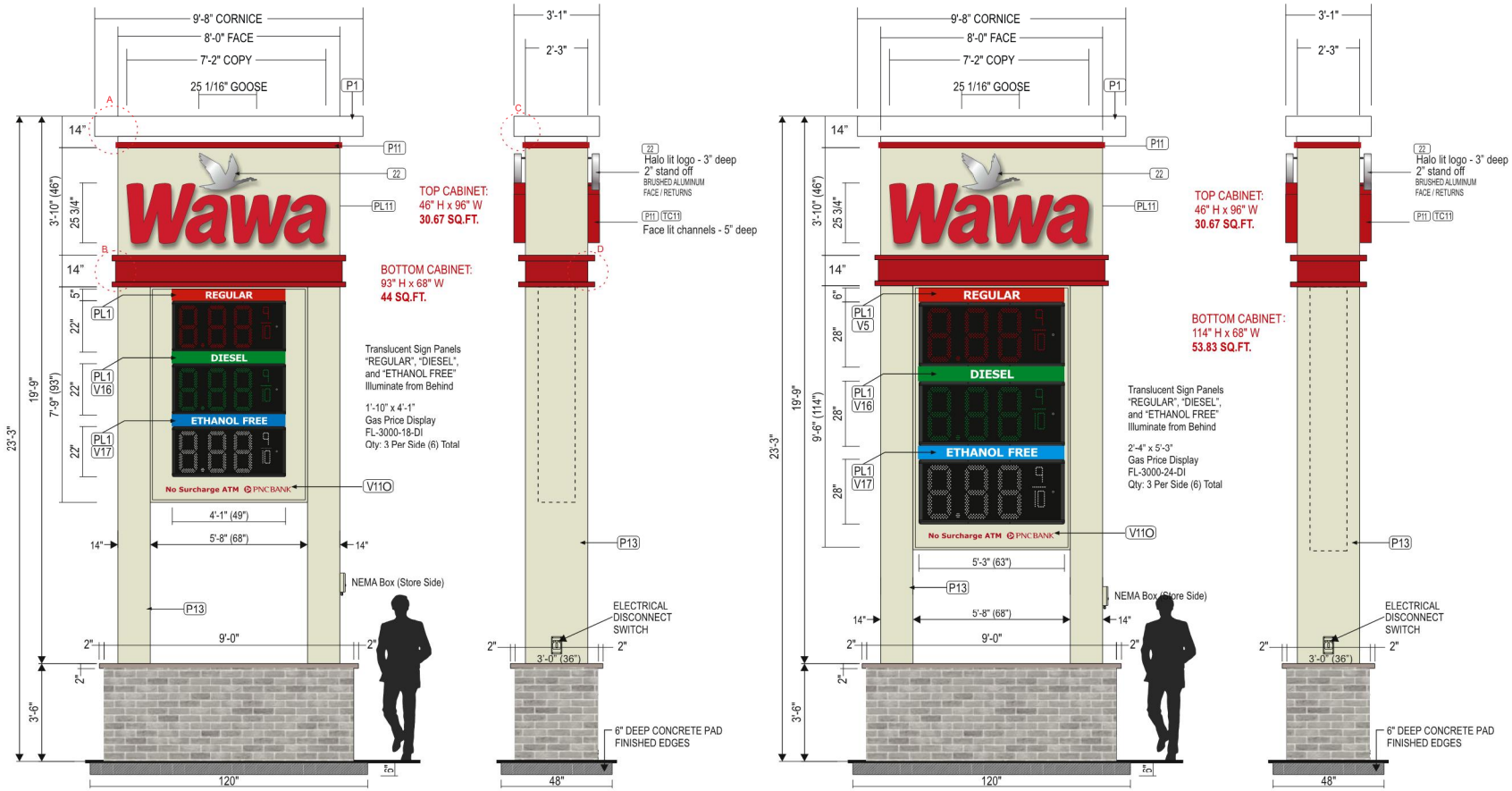
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

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Doc #: WAW-230301-4
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Blair Sales Order #: XXXXX

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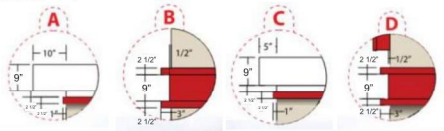


18" / 3 PRODUCT
P-75 D/F ILLUMINATED PYLON SIGN (74.67 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY — SCALE: 1/4"=1'-0"

24" / 3 PRODUCT
P-75 D/F ILLUMINATED PYLON SIGN (84.5 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY — SCALE: 1/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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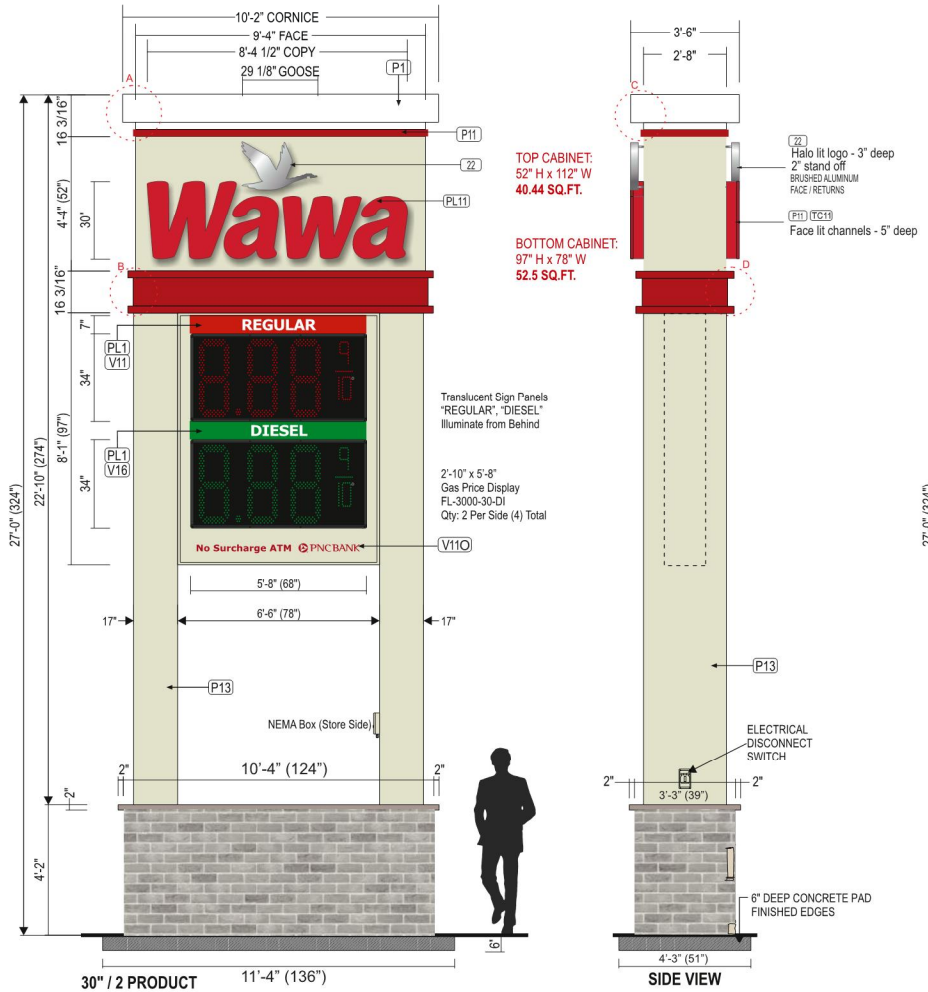
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

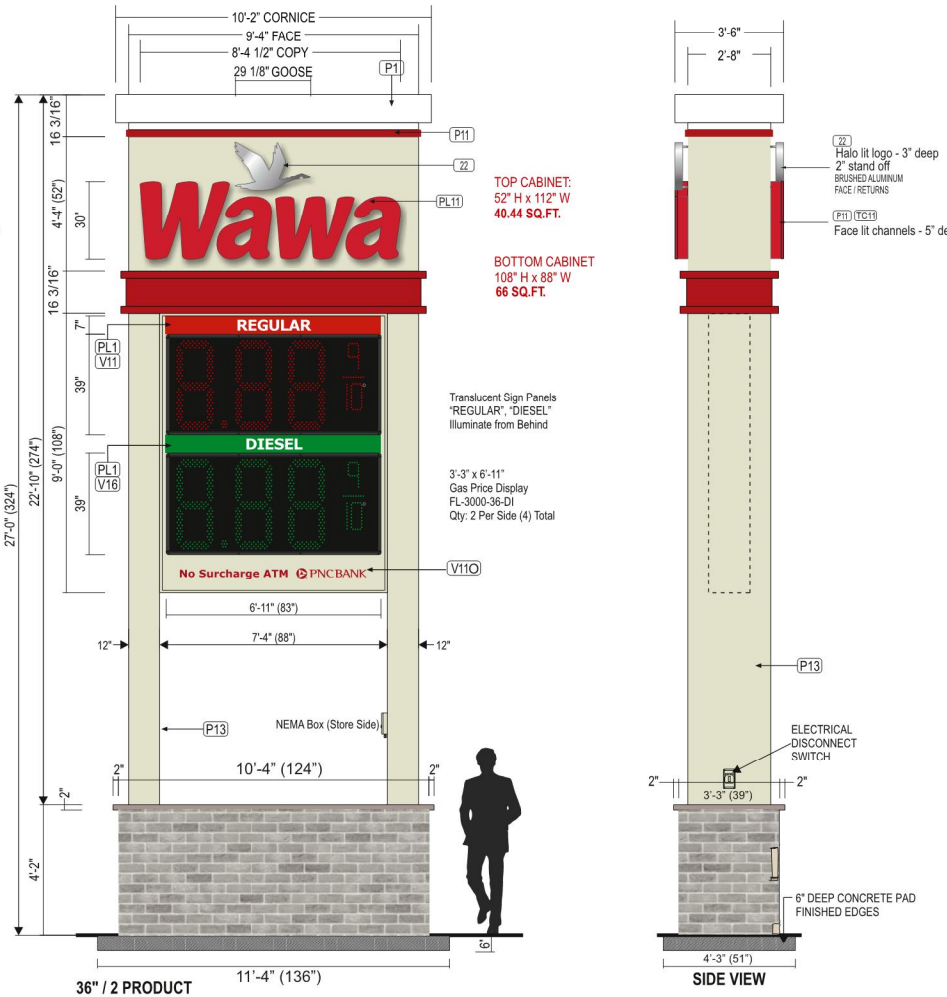
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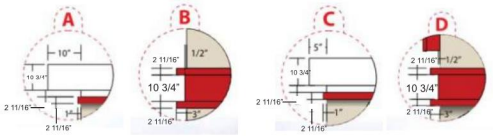
30" / 2 PRODUCT
P-100 D/F ILLUMINATED PYLON SIGN (93 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SCALE: 1/4"=1'-0"



36" / 2 PRODUCT
P-100 D/F ILLUMINATED PYLON SIGN (106.5 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SCALE: 1/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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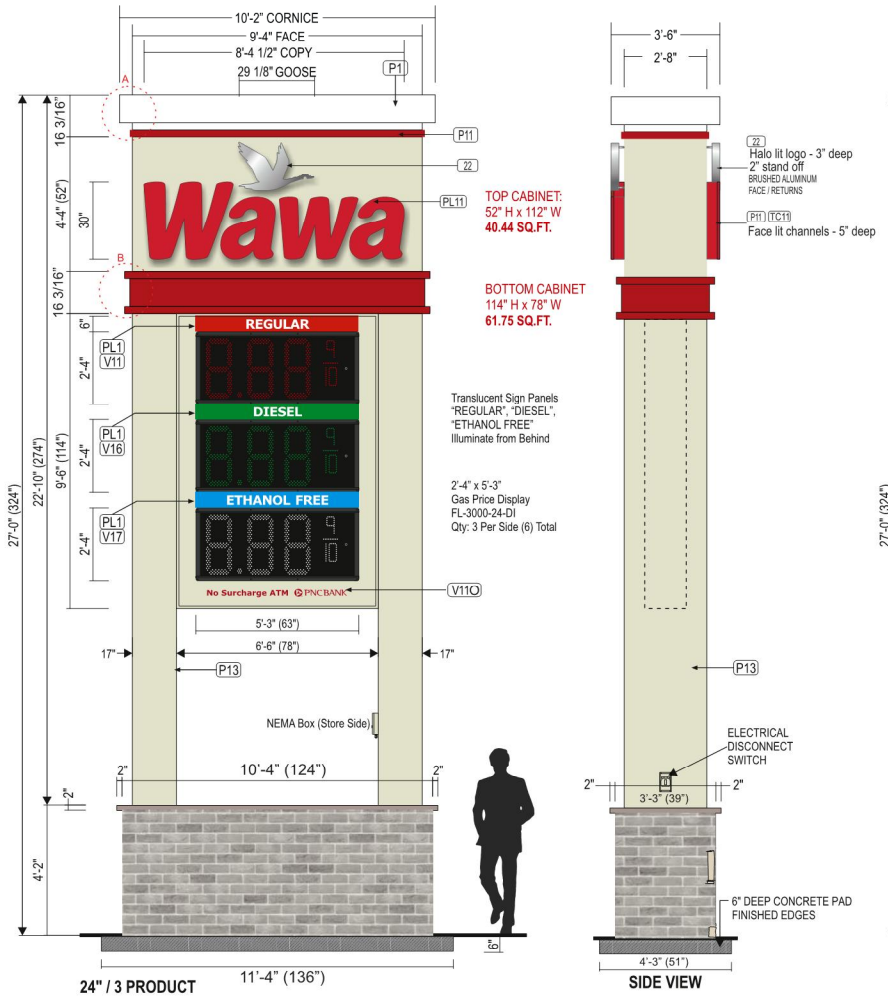
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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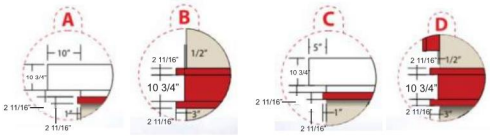


24" / 3 PRODUCT
P-100 D/F ILLUMINATED PYLON SIGN (102.2 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SCALE: 1/4"=1'-0"

30" / 3 PRODUCT
P-100 D/F ILLUMINATED PYLON SIGN (115.2 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SCALE: 1/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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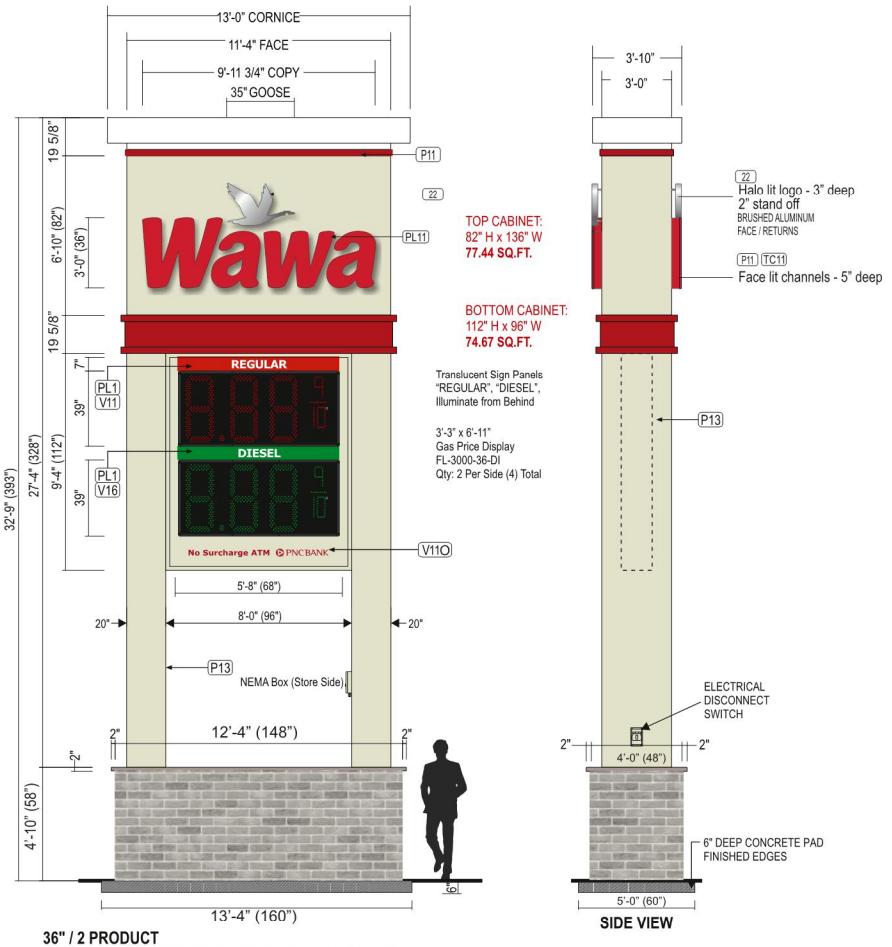
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30" / 2 PRODUCT
P-150 D/F ILLUMINATED PYLON SIGN (144 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"



36" / 2 PRODUCT
P-150 D/F ILLUMINATED PYLON SIGN (152.1 SQ. FT.)

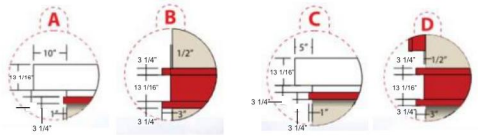
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

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Blair Sales Order #: XXXXX

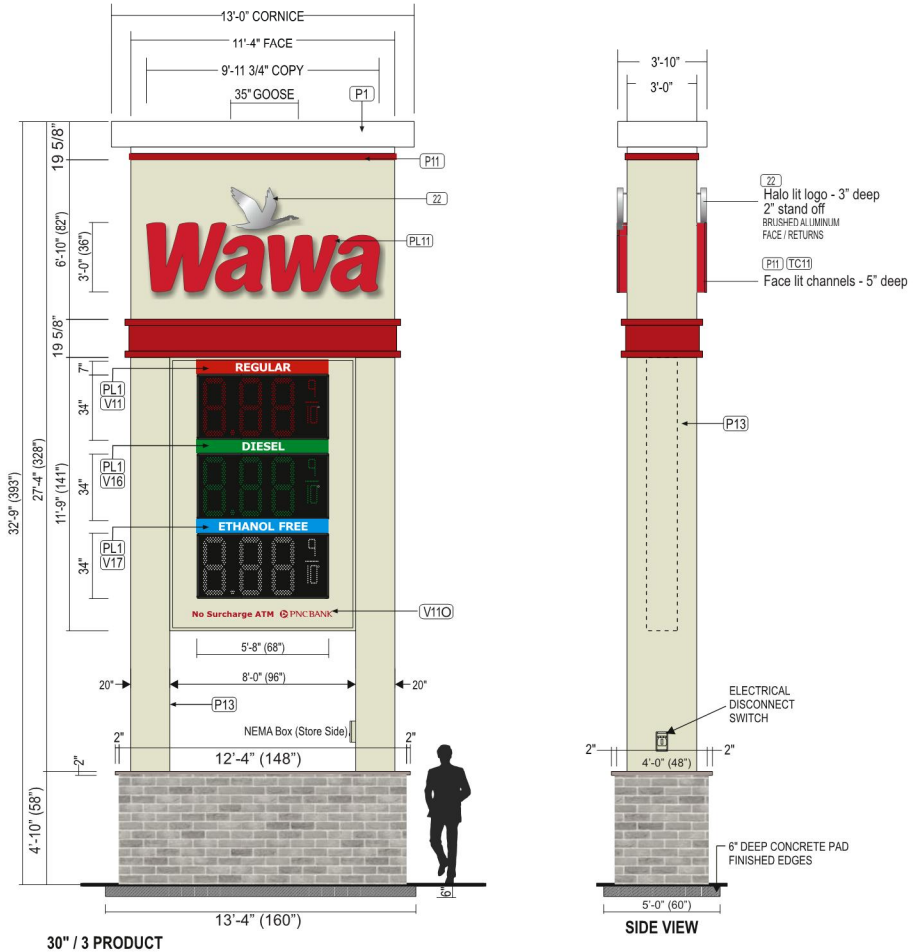
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24" / 3 PRODUCT
P-150 D/F ILLUMINATED PYLON SIGN (158 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"



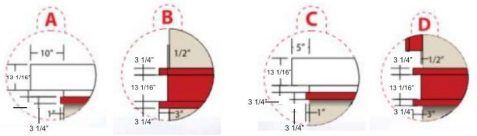
30" / 3 PRODUCT
P-150 D/F ILLUMINATED PYLON SIGN (171.44 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

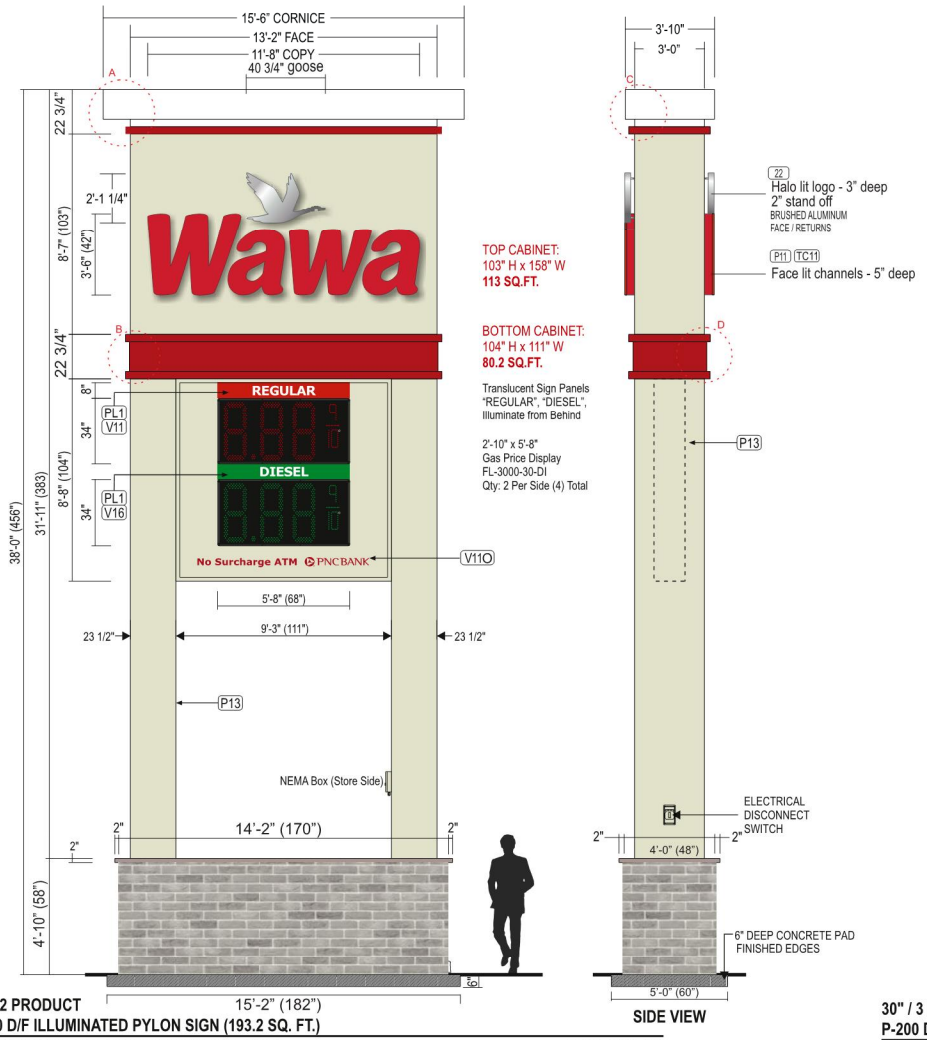
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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30" / 2 PRODUCT
P-200 D/F ILLUMINATED PYLON SIGN (193.2 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"



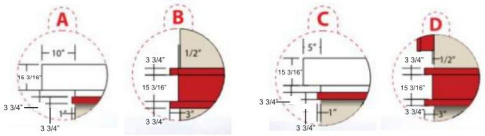
30" / 3 PRODUCT
P-200 D/F ILLUMINATED PYLON SIGN (224 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

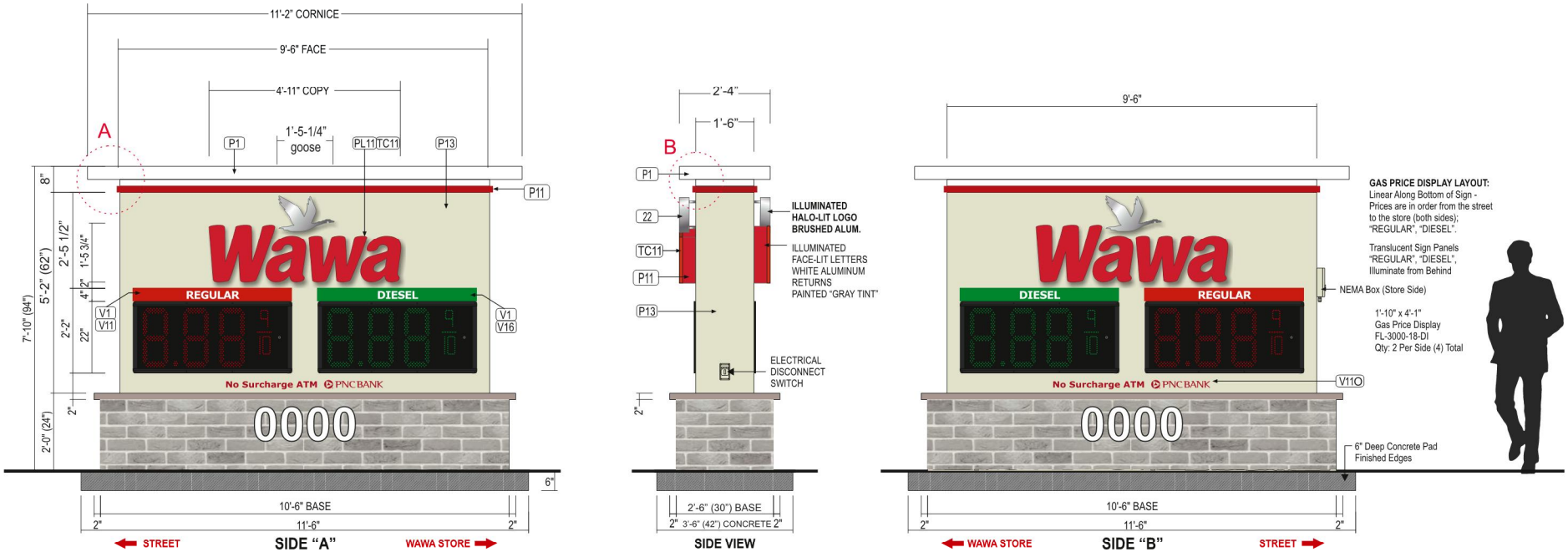
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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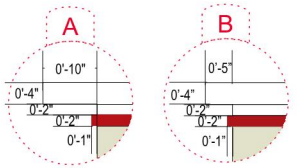
18" / 2 PRODUCT (OPTION 1A)
M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

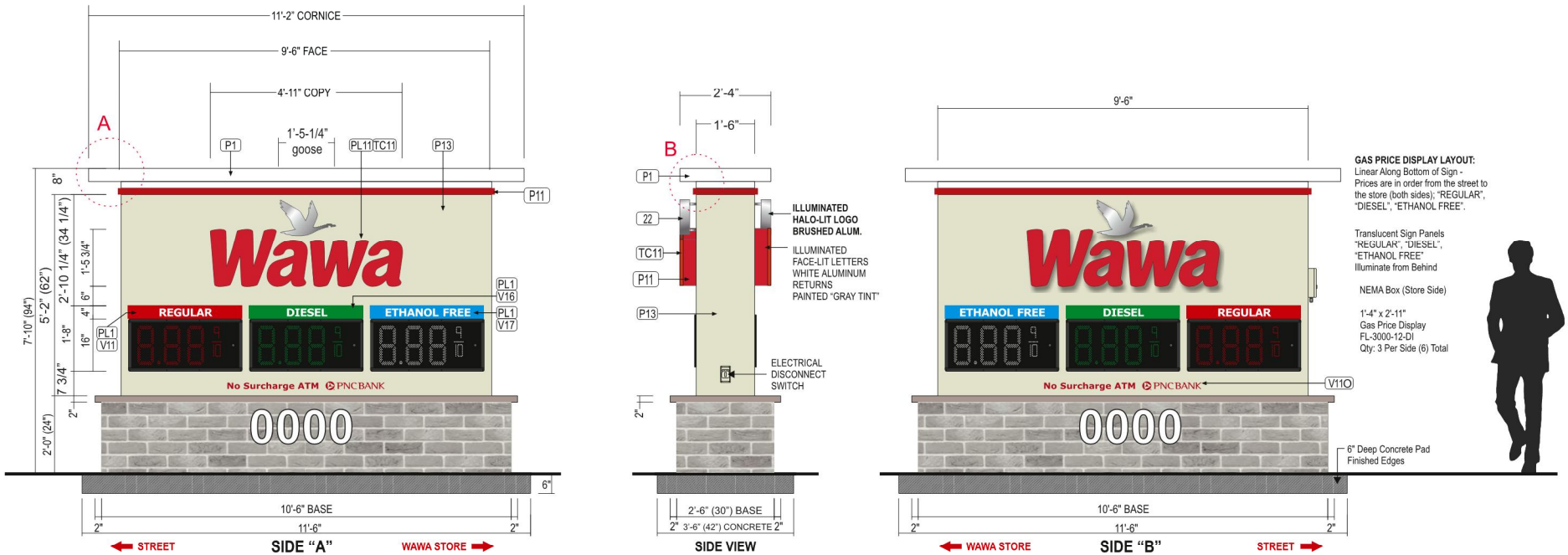
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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Blair Sales Order #: XXXXX

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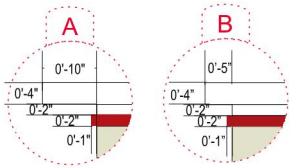
12" / 3 PRODUCT (OPTION 1B)
M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

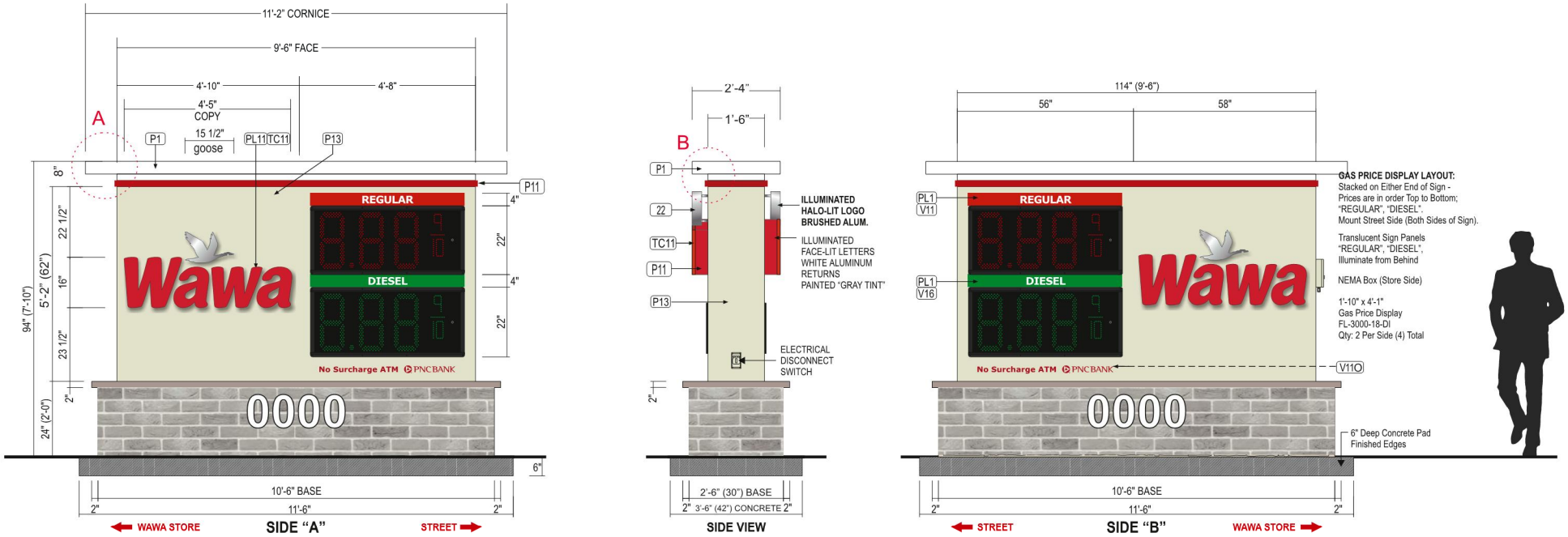
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Date: 03/31/23
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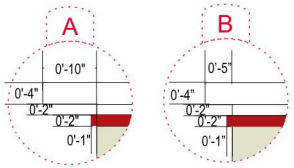
18" / 2 PRODUCT (OPTION 2A)
M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Issue Date: 03/31/23
Drawn By: J. ORMSBY

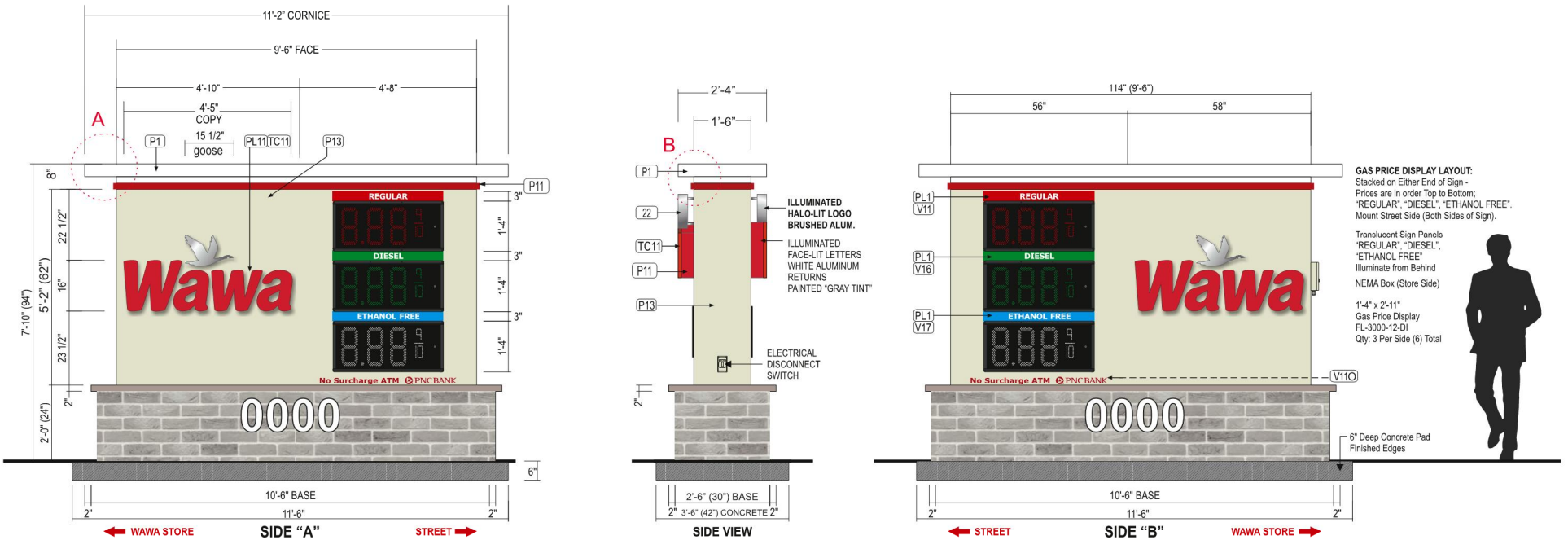
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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Blair Sales Order #: XXXXX

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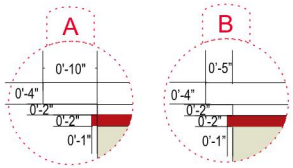
12" / 3 PRODUCT (OPTION 2B)
M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*



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Drawn By: J. ORMSBY

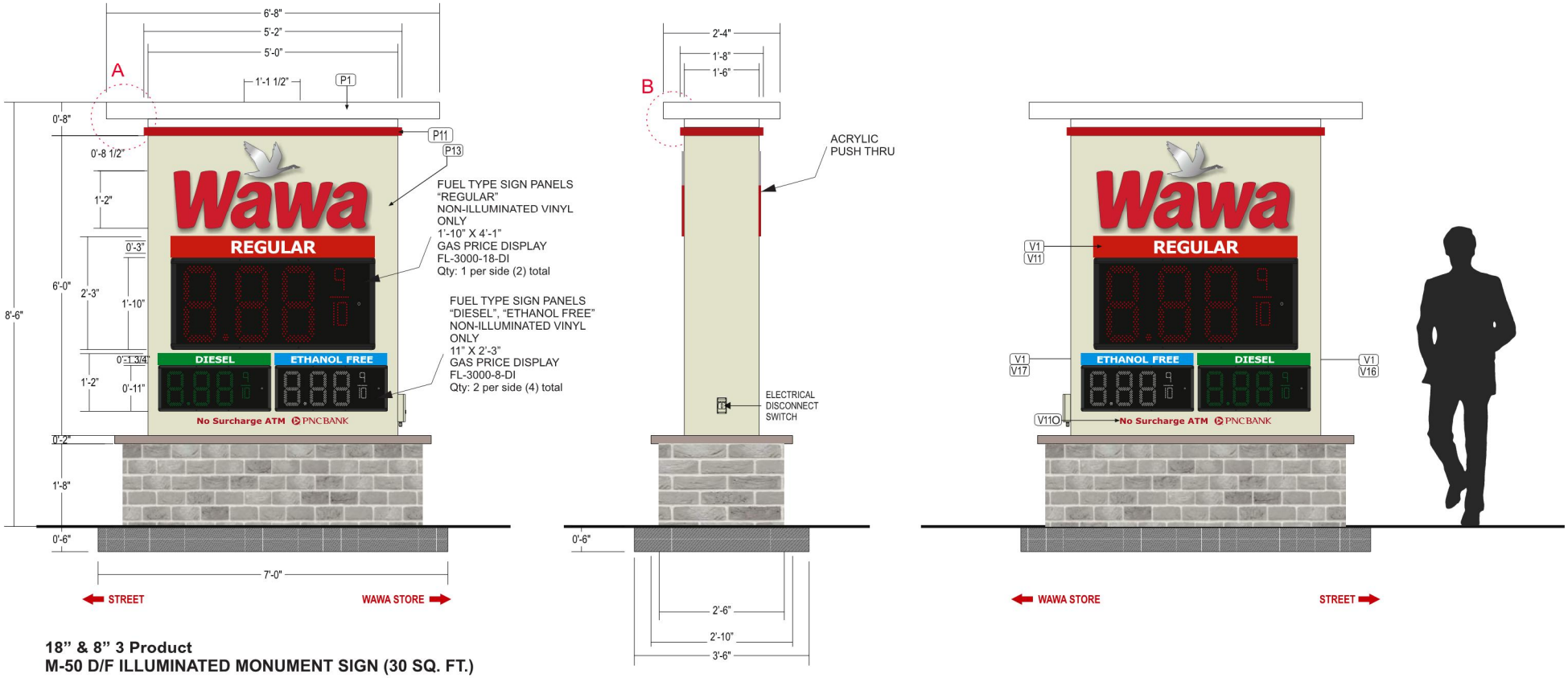
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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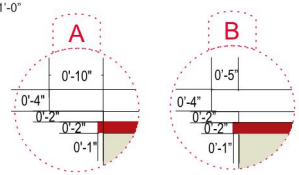
Rev: 2
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18" & 8" 3 Product
M-50 D/F ILLUMINATED MONUMENT SIGN (30 SQ. FT.)

SCALE: 1/2"=1'-0"



COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*

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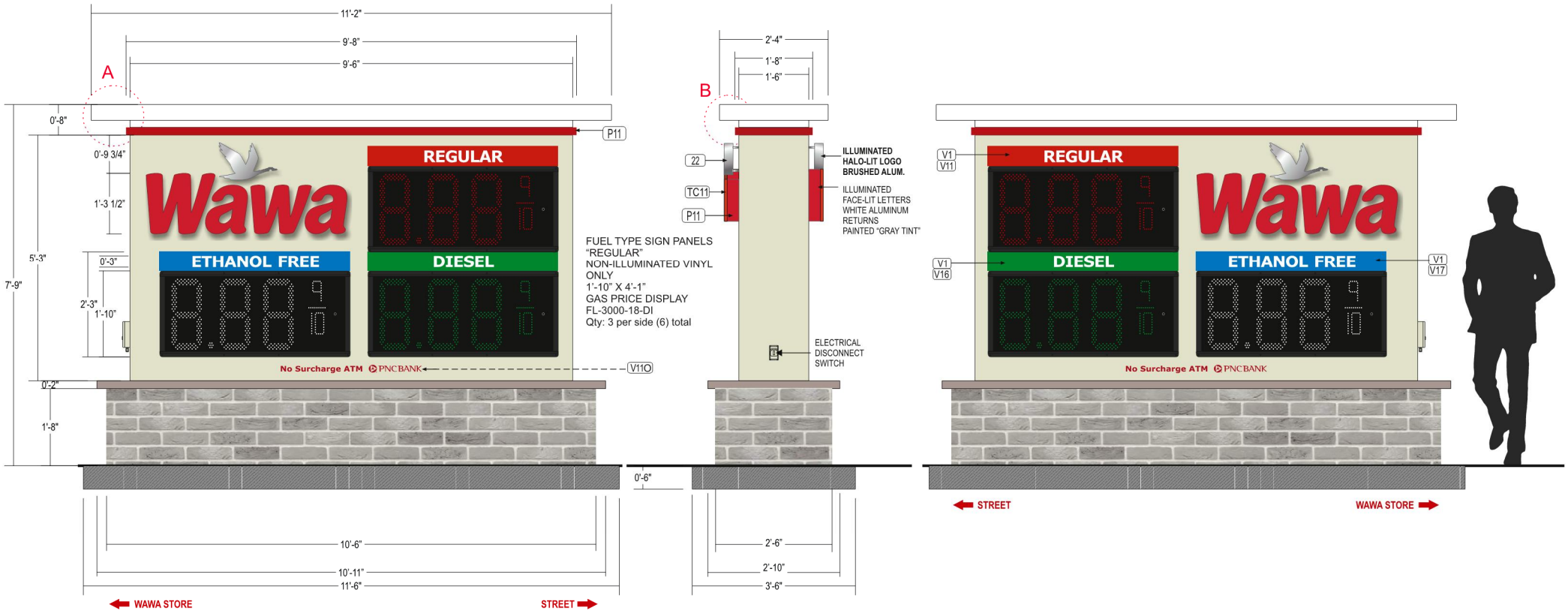
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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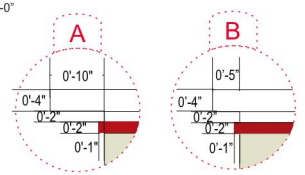
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18"/ 3 Product
CUSTOM M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1/2"=1'-0"



COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*

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Issue Date: 03/31/23
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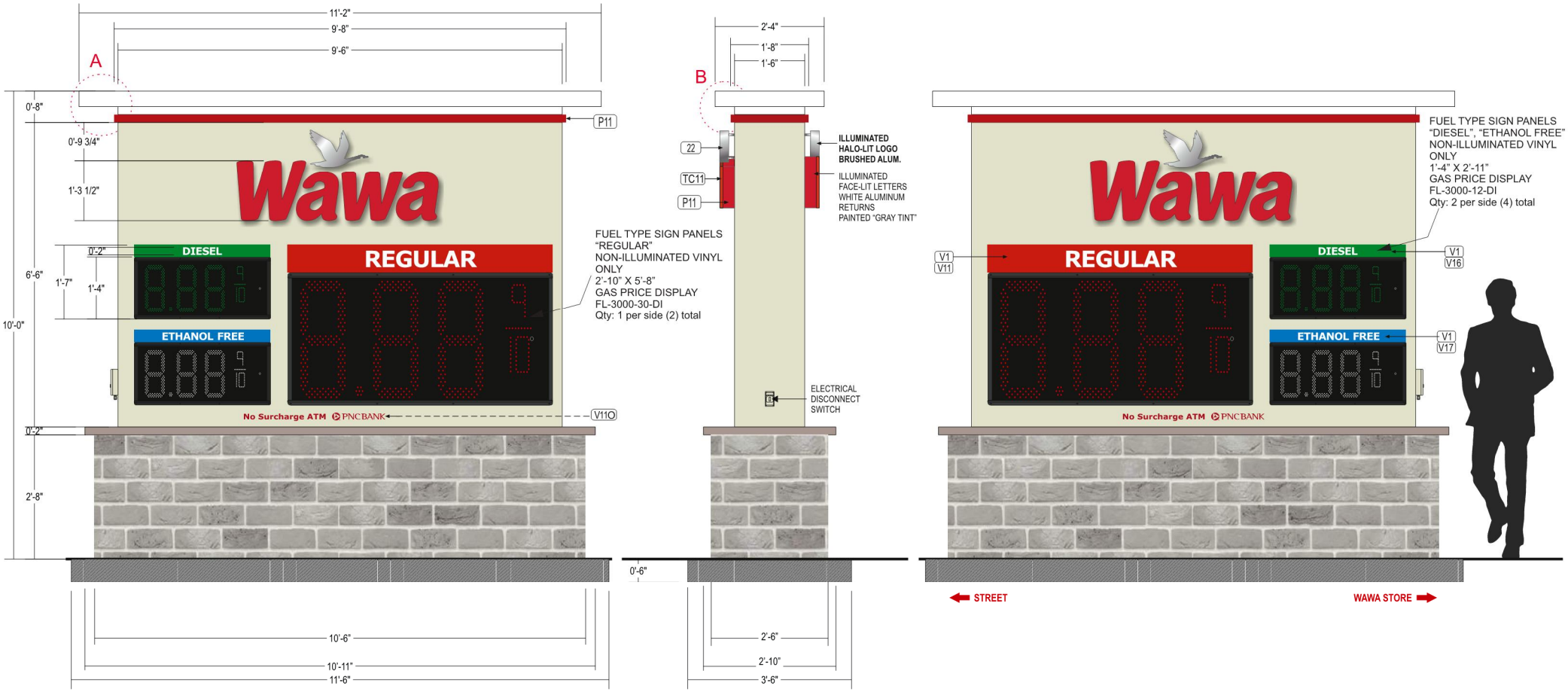
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

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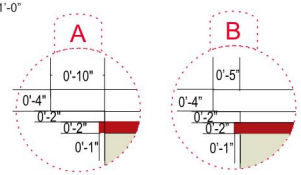
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30" & 12"/ 3 Product
CUSTOM M-50 D/F ILLUMINATED MONUMENT SIGN (61.75 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1/2"=1'-0"



COLOR REFERENCE

P11	TC11	PL11	V11	V16	V17	P13	P1	20	21	22	V11O
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" *Translucent*	3M 3630-153 "Vivid Green" *Translucent*	3M 3630-57 "Olympic Blue" *Translucent*	RAL #1013 OYSTER WHITE	Painted White Smooth Satin	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/ Protective Clear Coat	3M 7725-263 "Perfect Match Red" *Opaque*

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Issue Date: 03/31/23
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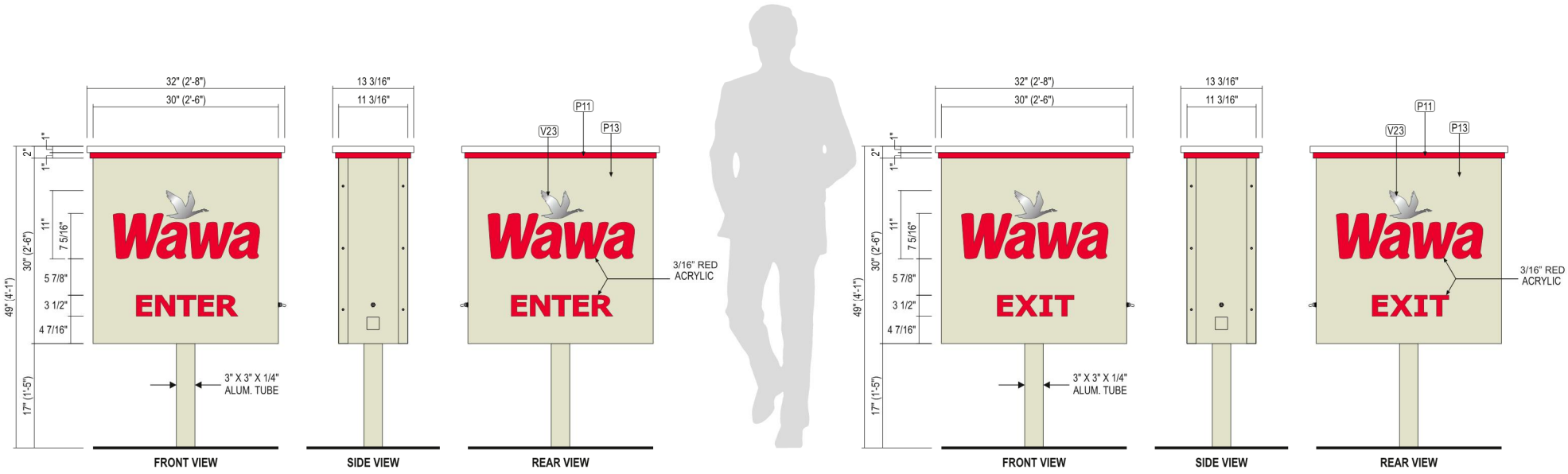
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
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X **30"**
D/F VEHICULAR DIRECTIONAL / ILLUMINATED SQ. FT = 6.25
QTY: 1 SCALE: 3/4"=1'-0"
ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

X **30" "FLORIDA STYLE"**
D/F VEHICULAR DIRECTIONAL / ILLUMINATED SQ. FT = 6.25
QTY: 1 SCALE: 3/4"=1'-0"
ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

COLOR REFERENCE

P11	V11	V23	P13	P1
Paint to Match PMS 186 C	3M 3630-83 'Regal Red' *Trans.*	3M 3630-121 'Silver' Trans.	To match building stucco	PAINTED WHITE SMOOTH SATIN

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Issue Date: 03/31/23
Drawn By: J. ORMSBY

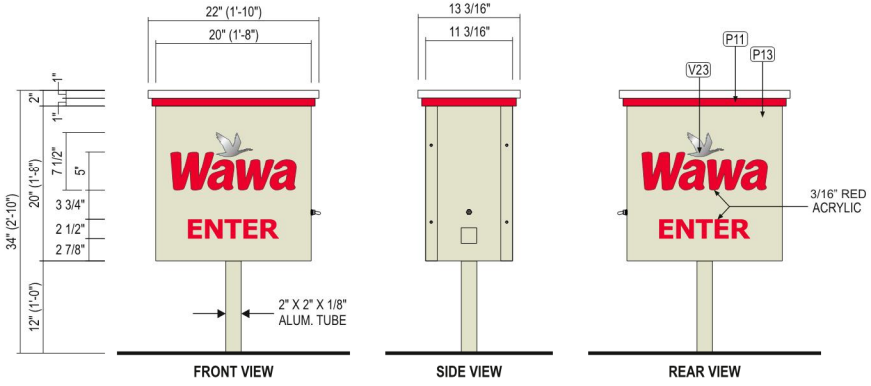
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

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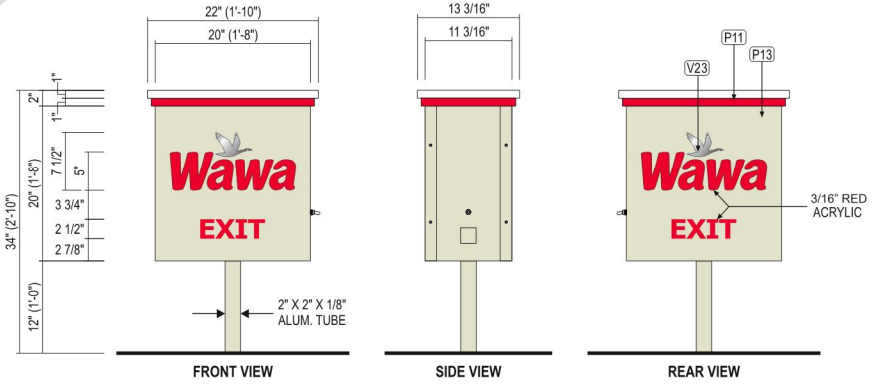
Rev: 2
Date: 03/31/23
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Blair Project #: 97151
Blair Sales Order #: XXXXX

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blairimage.com



X **20"**
D/F VEHICULAR DIRECTIONAL / ILLUMINATED SQ. FT = 2.7

QTY: 1 SCALE: 3/4"=1'-0"
ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY



X **20"**
D/F VEHICULAR DIRECTIONAL / ILLUMINATED SQ. FT = 2.7

QTY: 1 SCALE: 3/4"=1'-0"
ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

COLOR REFERENCE

P11	V11	V23	P13	P1
Paint to Match PMS 186 C	3M 3630-83 'Regal Red' *Trans.*	3M 3630-121 'Silver' Trans.	To match building stucco	PAINTED WHITE SMOOTH SATIN

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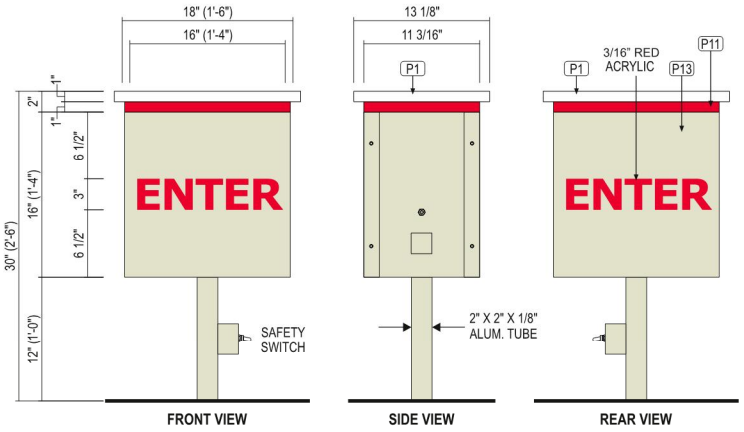
REV	DATE	
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U59 SIGN FAMILY

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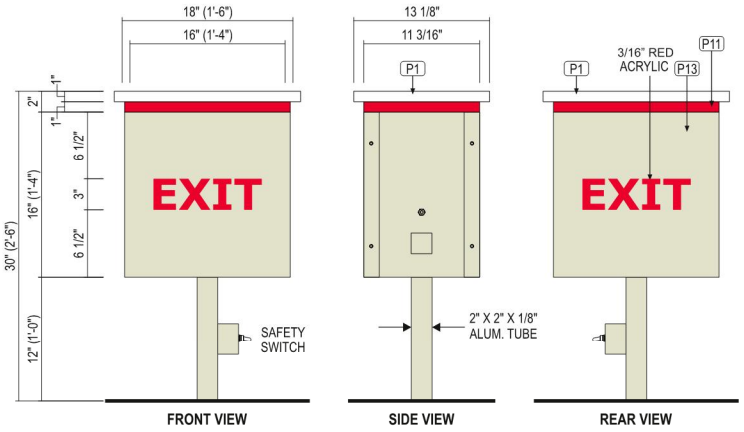


X **16" D/F VEHICULAR DIRECTIONAL / ILLUMINATED** SQ. FT = 1.7

QTY: 1 SCALE: 1"=1'-0"

ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY



X **16" D/F VEHICULAR DIRECTIONAL / ILLUMINATED** SQ. FT = 1.7

QTY: 1 SCALE: 1"=1'-0"

ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

COLOR REFERENCE

P11	V11	V23	P13	P1
Paint to Match PMS 186 C	3M 3630-83 'Regal Red' *Trans.*	3M 3630-121 'Silver' Trans.	To match building stucco	PAINTED WHITE SMOOTH SATIN

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Wawa

Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
3	4/12/23	CHANGES PER CUSTOMER

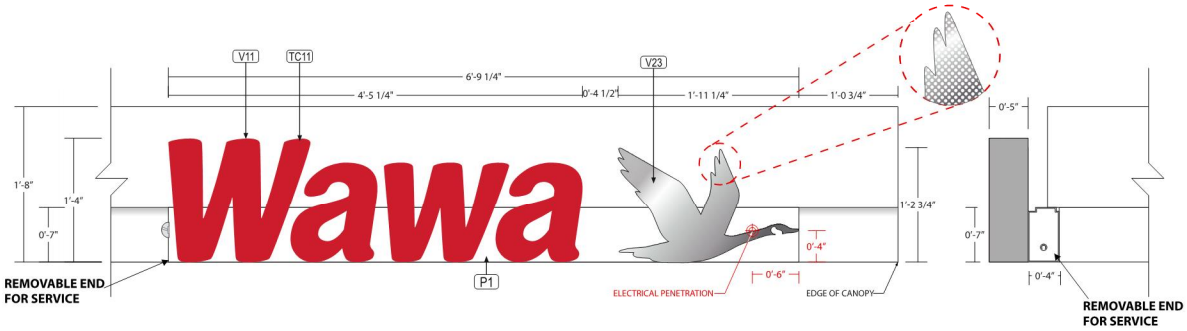
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blair IMAGE ELEMENTS



X **5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) - RIGHT SIDE** **9.02 SQ.FT.**

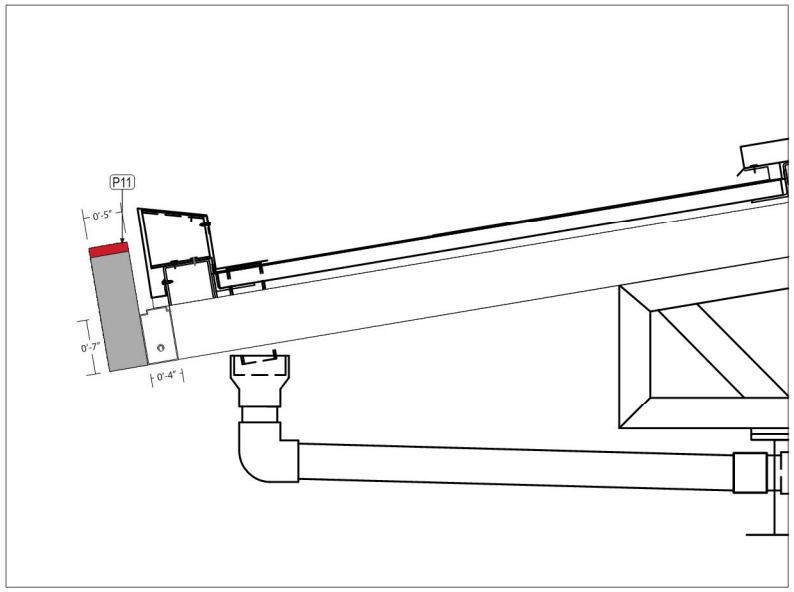
QTY: 1 SCALE: 3/4=1'-0"

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

END OF RACEWAY TO BE REMOVABLE TO ALLOW FOR SERVICING.

COLOR REFERENCE

P11	TC11	PL11	V23	P1	PL2
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3635-210 Printed to match 'Wawa Grey'	PAINTED WHITE SMOOTH SATIN	#2447 Milky White Acrylic

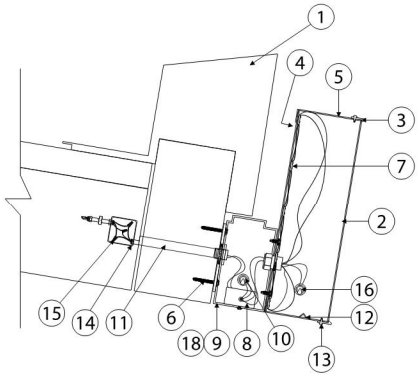


SELF-CONTAINED FLUSH MOUNT CANOPY SIGN (SIDE VIEW)

SCALE: 3/4"=1'-0"



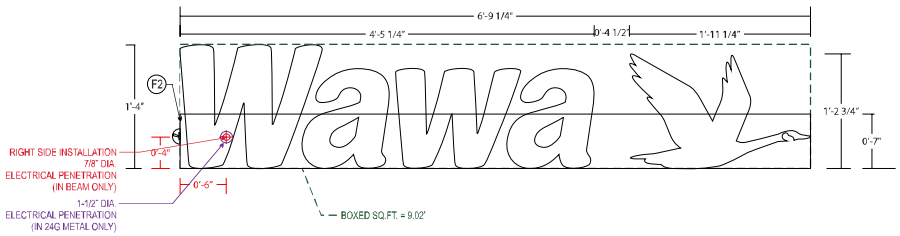
CHANNEL LETTERS ON RACEWAY



1. EXISTING CANOPY
2. ACRYLIC FACES
3. 1" JEWELITE TRIM CAP
4. ALUMINUM BACKS
5. ALUMINUM RETURNS PAINTED
6. WALL FASTENERS (AS REQUIRED)
7. LED LIGHTS
8. LED POWER SUPPLY
9. EXTRUDED ALUMINUM RACEWAY
10. 120V LISTED DISCONNECT SWITCH
11. PRIMARY ELECTRICAL SOURCE 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN)
12. DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
13. TECH SCREW ATTACHMENT OF FACES
14. BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/ BOND TO GROUND)
15. UL RATED WIRENUTS
16. WEATHERPROOF DISCONNECT SWITCH
18. REMOVABLE RACEWAY END TO ALLOW SERVICE

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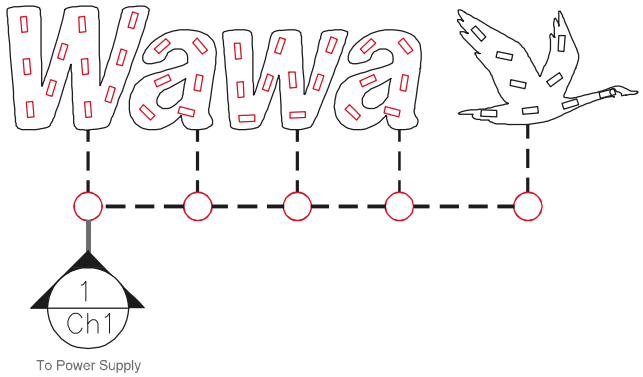


X 5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) - **RIGHT SIDE**

SCALE: 3/4"=1'-0"

NOTES: RIGHT SIDE INSTALLATION

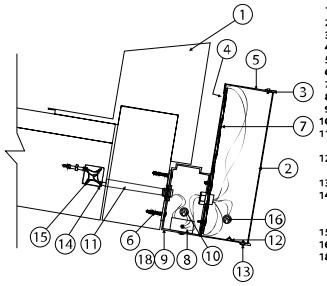
- FLAT HEAD SCREWS TO BE USED
- DISCONNECT SWITCH, THE MANUFACTURING AND U.L LABELS SHOULD BE PLACED ON LEFT SIDE OF RACEWAY



LED LAYOUT DETAIL

SCALE: 1 1/2"=1'-0"

CHANNEL LETTERS ON RACEWAY



1. EXISTING CANOPY
2. ACRYLIC FACES
3. 1" JEWELITE TRIM CAP
4. ALUMINUM BACKS
5. ALUMINUM RETURNS PAINTED
6. WALL FASTENERS (AS REQUIRED)
7. LED LIGHTS
8. LED POWER SUPPLY
9. EXTRUDED ALUMINUM RACEWAY
10. 120V LISTED DISCONNECT SWITCH
11. PRIMARY ELECTRICAL SOURCE 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN)
12. DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
13. TECH SCREW ATTACHMENT OF FACES
14. BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/ BOND TO GROUND)
15. UL RATED WIRENUTS
16. WEATHERPROOF DISCONNECT SWITCH
18. REMOVABLE RACEWAY END TO ALLOW SERVICE

Material for LED Letters

BACKS: .040" PRE FINISHED ALUMINUM
RETURNS: .050" PRE FINISHED ALUMINUM DEPTH: 5"
FACES: .187" #2793 RED ACRYLIC - FLAT
TRIM CAP: 1" JEWELITE
L.E.D.: PERMLIGHT #PFSC1720R - RED ROWS: 1
FASTENERS: PER ENGINEER

Colors for LED Letters

FACES: #2793 RED ACRYLIC
RETURNS INT: WHITE PRE FINISHED
RETURNS EXT: PAINT TO MATCH PMS 186 C RED
TRIM CAP: RED JEWELITE TRIMCAP
L.E.D.: RED

Material for LED CL Logo

BACKS: .040" PRE FINISHED ALUMINUM
RETURNS: .050" PRE FINISHED ALUMINUM DEPTH: 5"
FACES: .177" #2447 WHITE ACRYLIC - FLAT
TRIM CAP: 1" JEWELITE
L.E.D.: PERMLIGHT #PFSC1720W65 - WHITE ROWS: 1
FASTENERS: PER ENGINEER

Colors for LED CL Logo

FACES: WHITE
RETURNS INT: WHITE PRE FINISHED
RETURNS EXT: PAINT TO MATCH PMS 186 C RED
TRIM CAP: WHITE JEWELITE TRIMCAP
L.E.D.: WHITE

Fabrication Notes

1) 4" X 7" EXTRUDED ALUMINUM RACEWAY
2) REMOVABLE RACEWAY END TO ALLOW SERVICE

Paint Notes

1) PAINT TO MATCH PMS 186 C RED
2) PAINT WHITE SATIN FINISH

Electrical Notes

1) QTY. 32 - PERMLIGHT PFSC1720W65 WHITE LEDS
2) QTY. 9 - PERMILIGHT PFSC1720R
3) QTY. 1 - 60 WATT POWER SUPPLIES
4) QTY. 1 - UL APPROVED DISCONNECT SWITCH

Permlight Technologies

ELECTRICAL SPECIFICATIONS

LED MODULES= 41	110 VOLT INPUT		
PERMALIGHT TRANSFORMER	SECONDARY		AMP. INPUT
	VOLTS	WATTS	
1 PS60-12V-UNV	12	60	1.0
TOTAL			1.0

(1) 20 AMP-120 VOLT CIRCUIT REQUIRED

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Wawa

Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
1	1/12/23	CHANGES PER CUSTOMER

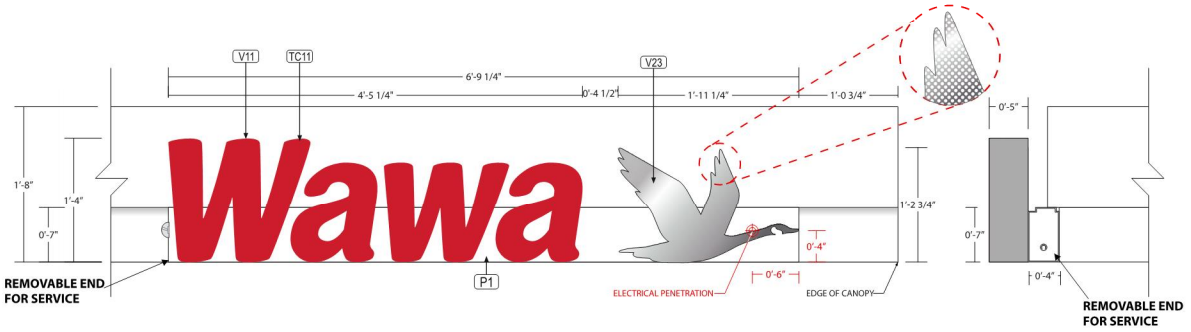
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Rev: 2
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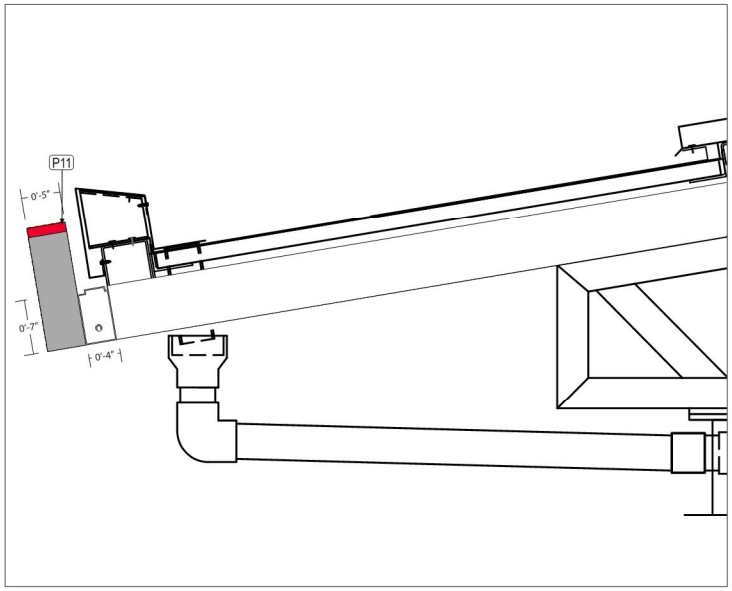
blair IMAGE ELEMENTS



F 5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) - LEFT SIDE — 9.02 SQ.FT.

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
END OF RACEWAY TO BE REMOVABLE TO ALLOW FOR SERVICING.

SCALE: 3/4"=1'-0"



SELF-CONTAINED FLUSH MOUNT CANOPY SIGN (SIDE VIEW)

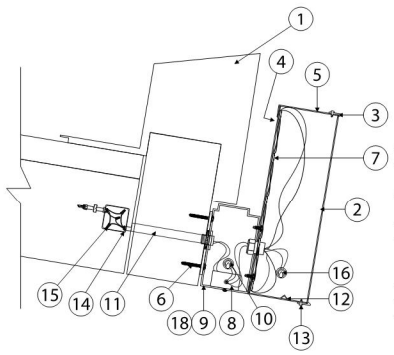
SCALE: 3/4"=1'-0"

COLOR REFERENCE

P11	TC11	PL11	V23	P1	PL2
Paint to Match PMS 186 C	Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 3635-210 Printed to match 'Wawa Grey'	PAINTED WHITE SMOOTH SATIN	#2447 Milky White Acrylic



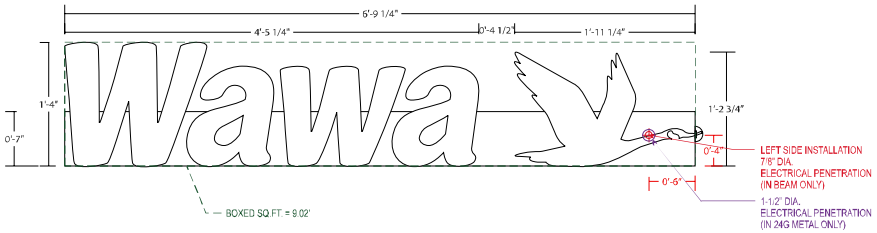
CHANNEL LETTERS ON RACEWAY



1. EXISTING CANOPY
2. ACRYLIC FACES
3. 1" JEWELITE TRIM CAP
4. ALUMINUM BACKS
5. ALUMINUM RETURNS PAINTED
6. WALL FASTENERS (AS REQUIRED)
7. LED LIGHTS
8. LED POWER SUPPLY
9. EXTRUDED ALUMINUM RACEWAY
10. 120V LISTED DISCONNECT SWITCH
11. PRIMARY ELECTRICAL SOURCE 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN)
12. DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
13. TECH SCREW ATTACHMENT OF FACES
14. BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/ BOND TO GROUND)
15. UL RATED WIRENUTS
16. WEATHERPROOF DISCONNECT SWITCH
18. REMOVABLE RACEWAY END TO ALLOW SERVICE

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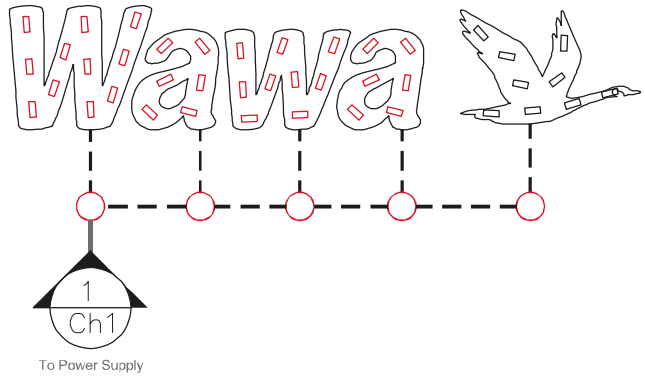


X 5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) - **LEFT SIDE**

SCALE: 3/4"=1'-0"

NOTES: RIGHT SIDE INSTALLATION

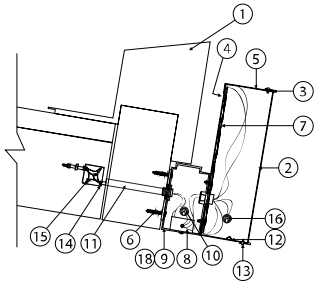
- FLAT HEAD SCREWS TO BE USED
- DISCONNECT SWITCH, THE MANUFACTURING AND U.L LABELS SHOULD BE PLACED ON LEFT SIDE OF RACEWAY



LED LAYOUT DETAIL

SCALE: 1 1/2"=1'-0"

CHANNEL LETTERS ON RACEWAY



1. EXISTING CANOPY
2. ACRYLIC FACES
3. 1" JEWELITE TRIM CAP
4. ALUMINUM BACKS
5. ALUMINUM RETURNS PAINTED
6. WALL FASTENERS (AS REQUIRED)
7. LED LIGHTS
8. LED POWER SUPPLY
9. EXTRUDED ALUMINUM RACEWAY
10. 120V LISTED DISCONNECT SWITCH
11. PRIMARY ELECTRICAL SOURCE 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN)
12. DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
13. TECH SCREW ATTACHMENT OF FACES
14. BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/ BOND TO GROUND)
15. UL RATED WIRENUTS
16. WEATHERPROOF DISCONNECT SWITCH
18. REMOVABLE RACEWAY END TO ALLOW SERVICE

Material for LED Letters

BACKS: .040" PRE FINISHED ALUMINUM
RETURNS: .050" PRE FINISHED ALUMINUM DEPTH: 5"
FACES: .187" #2793 RED ACRYLIC - FLAT
TRIM CAP: 1" JEWELITE
L.E.D.: PERMLIGHT #PFSC1720R - RED ROWS: 1
FASTENERS: PER ENGINEER

Colors for LED Letters

FACES: #2793 RED ACRYLIC
RETURNS INT: WHITE PRE FINISHED
RETURNS EXT: PAINT TO MATCH PMS 186 C RED
TRIM CAP: RED JEWELITE TRIMCAP
L.E.D.: RED

Material for LED CL Logo

BACKS: .040" PRE FINISHED ALUMINUM
RETURNS: .050" PRE FINISHED ALUMINUM DEPTH: 5"
FACES: .177" #2447 WHITE ACRYLIC - FLAT
TRIM CAP: 1" JEWELITE
L.E.D.: PERMLIGHT #PFSC1720W65 - WHITE ROWS: 1
FASTENERS: PER ENGINEER

Colors for LED CL Logo

FACES: WHITE
RETURNS INT: WHITE PRE FINISHED
RETURNS EXT: PAINT TO MATCH PMS 186 C RED
TRIM CAP: WHITE JEWELITE TRIMCAP
L.E.D.: WHITE

Fabrication Notes

1) 4" X 7" EXTRUDED ALUMINUM RACEWAY
2) REMOVABLE RACEWAY END TO ALLOW SERVICE

Paint Notes

1) PAINT TO MATCH PMS 186 C RED
2) PAINT WHITE SATIN FINISH

Electrical Notes

1) QTY. 32 - PERMLIGHT PFSC1720W65 WHITE LEDS
2) QTY. 9 - PERMILIGHT PFSC1720R
3) QTY. 1 - 60 WATT POWER SUPPLIES
4) QTY. 1 - UL APPROVED DISCONNECT SWITCH

Permlight Technologies

ELECTRICAL SPECIFICATIONS

LED MODULES= 41		110 VOLT INPUT		
PERMALIGHT TRANSFORMER		SECONDARY		AMP. INPUT
		VOLTS	WATTS	
1	PS60-12V-UNV	12	60	1.0
TOTAL				1.0
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED				

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Issue Date: 03/31/23
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2	9/31/23	CHANGES PER CUSTOMER
1	7/12/23	CHANGES PER CUSTOMER

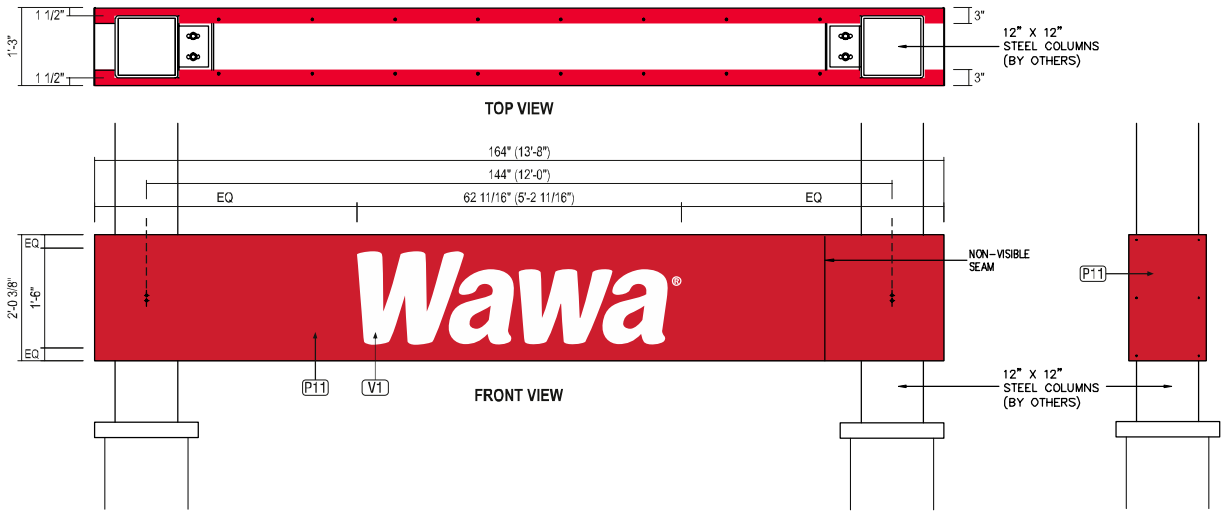
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2'-0 3/8" X 13'-8" NON-ILLUMINATED GAS PUMP SPANNER (STRAIGHT PUMPS)

QTY: 2

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

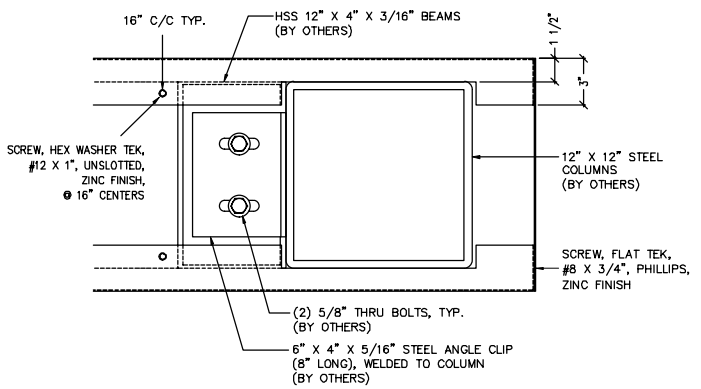
SCALE:1/2"=1'-0"



CANOPY ELEVATION (STRAIGHT PUMPS)

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

SIDE VIEW



DETAIL @ TOP VIEW

SCALE:1 1/2"=1'-0"

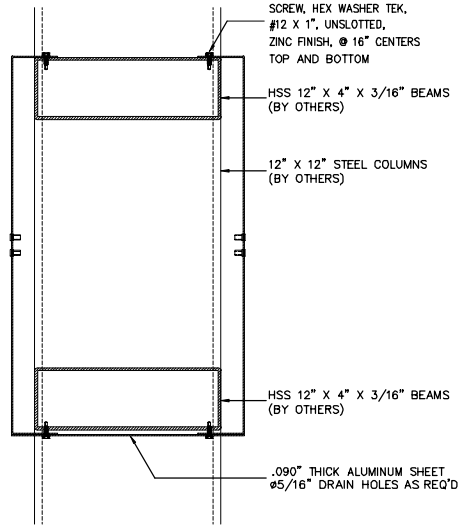
COLOR REFERENCE

P11	V1
Paint to match PMS 186 C	3M 7725-10 'White' *Opaque*

AREA/WEIGHT
SIGN SQUARE FOOTAGE: 27.8 sq. ft.
ESTIMATED SIGN WEIGHT: 120 Lb.

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

DESIGN LOADS:
170 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C.
FLORIDA BUILDING CODE 6TH EDITION (2017)



SECTION @ SPANNER SIGN

SCALE:1 1/2"=1'-0"

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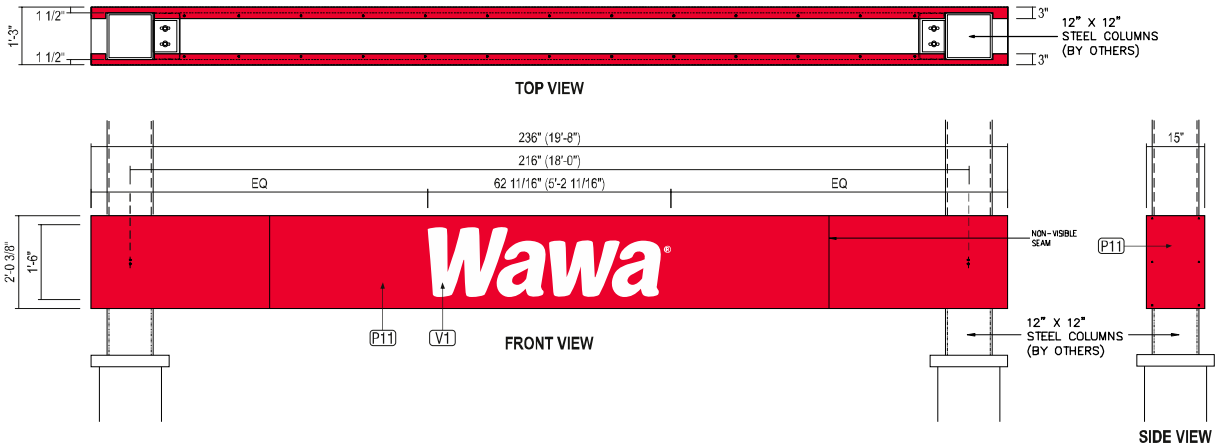
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REV	DATE	
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1	1/12/23	CHANGES PER CUSTOMER

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Blair Project #: 97151
Blair Sales Order #: XXXXX

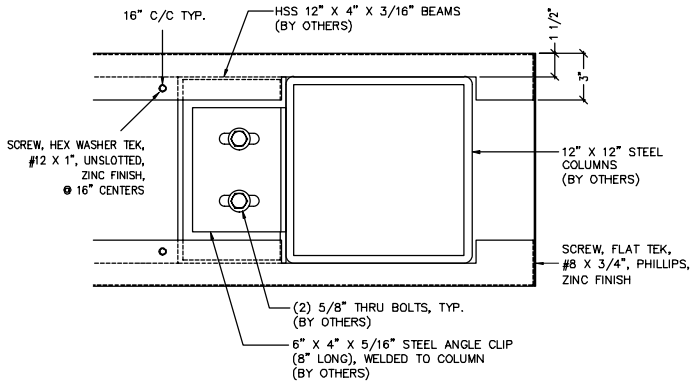
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P: (814) 949.8287
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2'-0 3/8" X 19'-8" NON-ILLUMINATED GAS PUMP SPANNER (STACKED PUMPS)

QTY: 2
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE:3/8"=1'-0"



DETAIL @ TOP VIEW

SCALE:1 1/2"=1'-0"



CANOPY END ELEVATION (STACKED PUMPS)

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

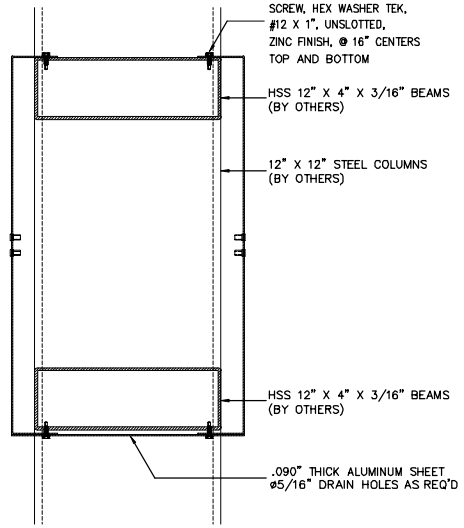
COLOR REFERENCE

P11	V1
Paint to match PMS 186 C	3M 7725-10 'White' *Opaque*

AREA/WEIGHT
SIGN SQUARE FOOTAGE: 39.3 sq. ft.
ESTIMATED SIGN WEIGHT: 170 Lb. (HEADER)

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

DESIGN LOADS:
170 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C.
FLORIDA BUILDING CODE 6TH EDITION (2017)



SECTION @ SPANNER SIGN

SCALE:1 1/2"=1'-0"

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Issue Date: 03/31/23
Drawn By: J. ORMSBY

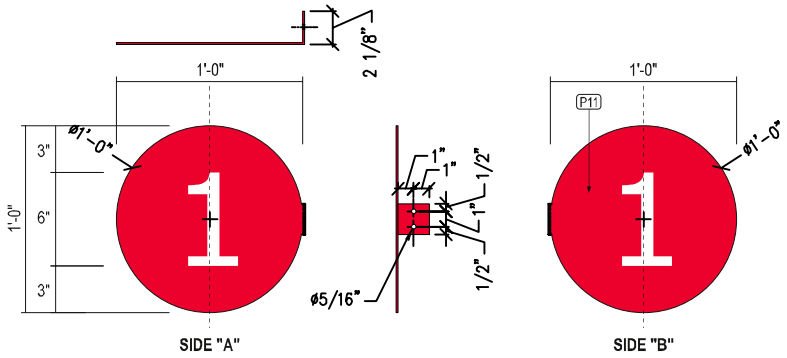
REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
1	1/12/23	CHANGES PER CUSTOMER

U59 SIGN FAMILY

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Rev: 2
Date: 03/31/23
Doc #: WAW-230301-4
Blair Project #: 97151
Blair Sales Order #: XXXXX

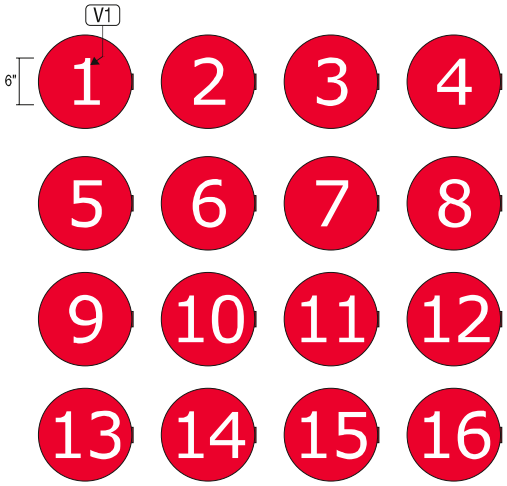
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DETAIL @ D/F PUMP INDICATOR SIGN - GAS

QTY: 16
ALUMINUM FACES PAINTED RED.
WHITE VINYL COPY & NUMBERS.
FONT STYLE: VERDANA

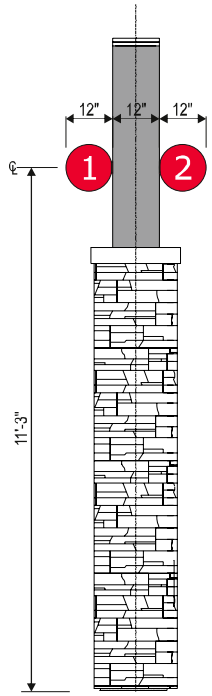
SCALE: 1 1/2"=1'-0"



DETAIL @ WHITE VINYL PUMP NUMBERS - GAS

QTY: NUMBERS 1 - 16 x 2 (for D/F SIGNS)
WHITE VINYL NUMBERS.
FONT STYLE: VERDANA

SCALE: 3/4"=1'-0"

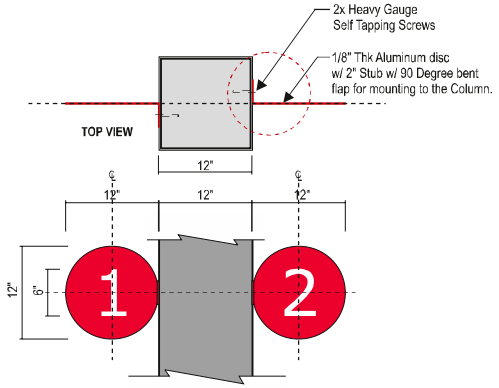


SIDE ELEVATION DETAIL @ CANOPY COLUMN

SCALE: 3/8"=1'-0"

COLOR REFERENCE

P11	V1
Paint to match PMS 186 C	3M 7725-10 'White' *Opaque*



ATTACHMENT DETAIL @ D/F PUMP INDICATOR SIGN

SCALE: 3/4"=1'-0"

*** NOTE: CONFIRM PUMP NUMBER SEQUENCE PRIOR TO MANUFACTURING**

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Wawa

Issue Date: 03/31/23
Drawn By: J. ORMSBY

REV	DATE	
2	3/31/23	CHANGES PER CUSTOMER
1	1/12/23	CHANGES PER CUSTOMER

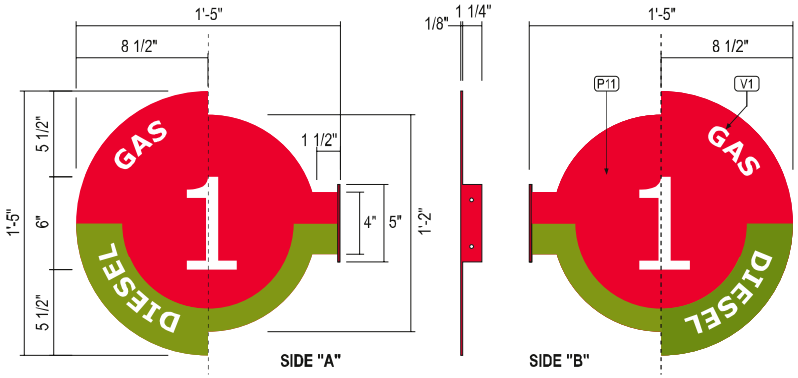
U59 SIGN FAMILY

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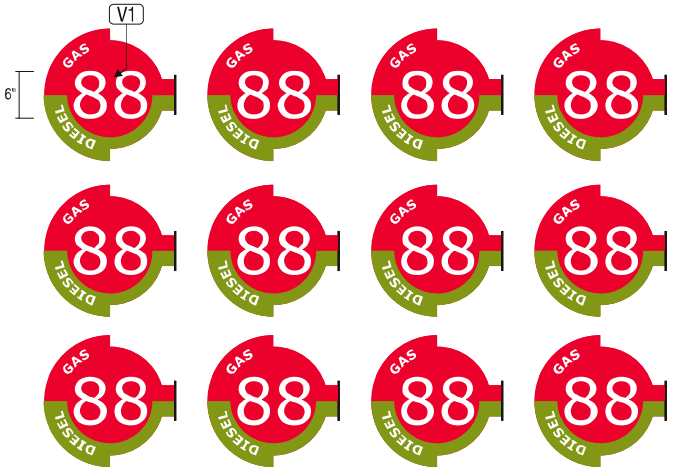
DETAIL @ D/F PUMP INDICATOR SIGN - GAS & DIESEL

QTY: TBD
ALUMINUM FACES PAINTED RED & GREEN.
WHITE VINYL COPY & NUMBERS.
FONT STYLE: VERDANA

SCALE: 1 1/2"=1'-0"

Paint to match PMS 186 C

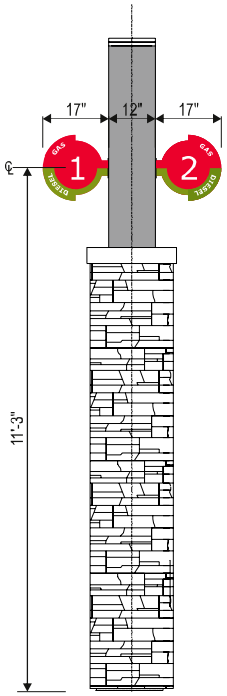
Paint to match PMS 377C GREEN



DETAIL @ WHITE VINYL PUMP NUMBERS - GAS & DIESEL

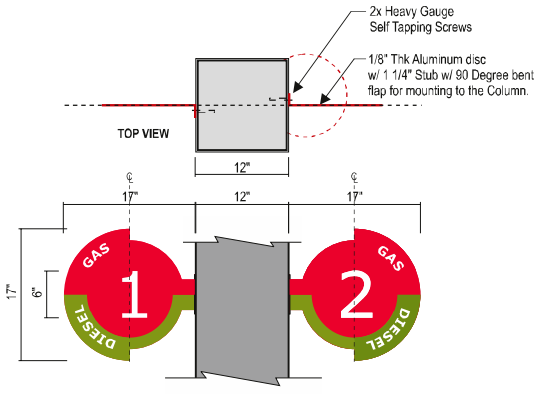
QTY: NUMBERS 1 - 16 x 2 (for D/F SIGNS)
WHITE VINYL NUMBERS.
FONT STYLE: VERDANA

SCALE: 3/4"=1'-0"



SIDE ELEVATION DETAIL @ CANOPY COLUMN

SCALE: 3/8"=1'-0"



ATTACHMENT DETAIL @ D/F PUMP INDICATOR SIGN

SCALE: 3/4"=1'-0"

*** NOTE: CONFIRM PUMP NUMBER SEQUENCE PRIOR TO MANUFACTURING**

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Wawa

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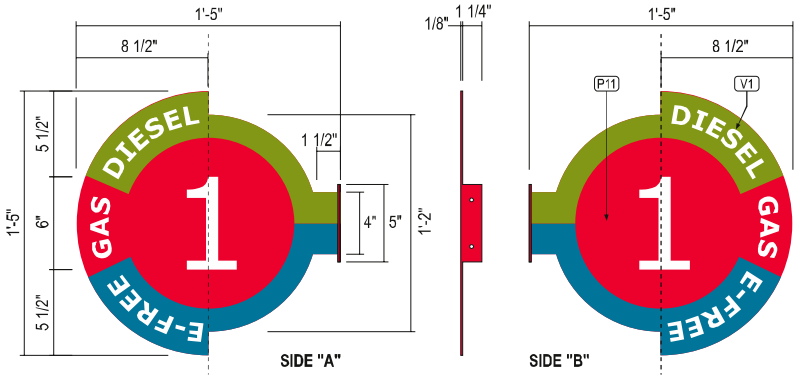
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Rev: 2
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DETAIL @ D/F PUMP INDICATOR SIGN - E-FREE, GAS & DIESEL

QTY: TBD
ALUMINUM FACES PAINTED RED, BLUE AND GREEN.
WHITE VINYL COPY & NUMBERS.
FONT STYLE: VERDANA

SCALE: 1 1/2"=1'-0"

Paint to match PMS 186 C | Paint to match PMS 377C GREEN | Paint to match PMS 7468C BLUE

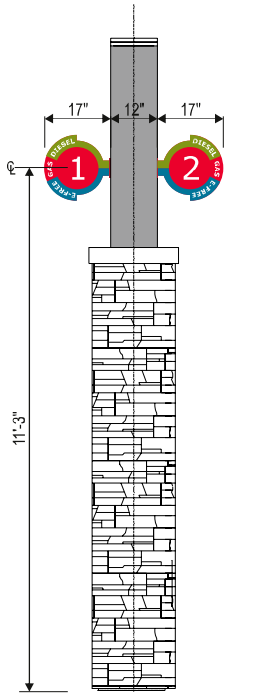


DETAIL @ WHITE VINYL PUMP NUMBERS - E-FREE, GAS & DIESEL

QTY: NUMBERS 1 - 16 x 2 (for D/F SIGNS)
WHITE VINYL NUMBERS.
FONT STYLE: VERDANA

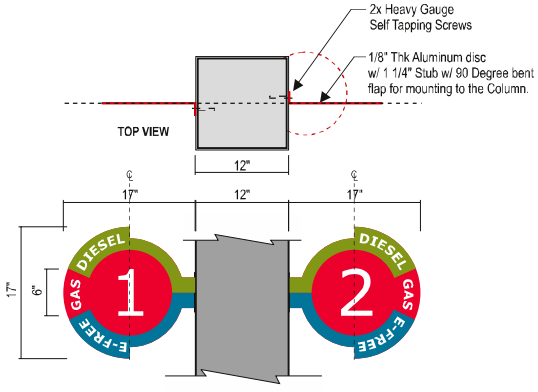
SCALE: 3/4"=1'-0"

*** NOTE: CONFIRM PUMP NUMBER SEQUENCE PRIOR TO MANUFACTURING**



SIDE ELEVATION DETAIL @ CANOPY COLUMN

SCALE: 3/8"=1'-0"



ATTACHMENT DETAIL @ D/F PUMP INDICATOR SIGN

SCALE: 3/4"=1'-0"

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blairimage.com

blair IMAGE ELEMENTS

October 20, 2025

RE: Wawa (25-0336), DRC Meeting Comments

Our responses to the plan review comments received 10/14/2025 are in ***red italics below:***

Planning

1. Preliminary PUD Master Plan approval indicates accessible sidewalk ramp on Napa Valley Way elevation to consist of brick. Please update site plan to reflect approval.
    a. ***See updated plans.***
2. Preliminary PUD Master Plan indicates shade tree in parking lot island facing Nashville Hwy (Full Canopy).
    a. ***See updated Landscaping Plan.***
3. Utility details indicate a chain link fence. Will there be chain link fencing on site?
    a. ***No, there is not going to be a chain link fence on the site. That is just part of Wawa's standard details.***
4. Details of freestanding sign were not given at time of Preliminary PUD Master Plan. Please submit details of monument sign as listed meeting the monument standards of the ZO.
    a. ***Details of the freestanding monument sign have been submitted along with this package. See separate attachment.***

Public Works

1. No comment on the dumpster enclosure. Private sanitation services may be utilized. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
    a. ***Acknowledged.***

Fire

1. Note: I know my required water letter states you will need 3 hydrants, I was mistaken. You will be required to have a minimum of 2 hydrants.
    a. ***Acknowledged.***

Columbia Power

1. 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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

1. A water availability letter was issued on September 12, 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.

Resubmittal

1. 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.

Please contact me at (470) 443-0274 or emily.zeller@kimley-horn.com should you have any questions or need any clarification on the above comments. Thank you!

Emily Zeller, EI
Kimley-Horn

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.
25-0336

DESCRIPTION: WaWa 2425 Nashville Hwy

COMMENTS:

Planning

1. Preliminary PUD Master Plan approval indicates accessible sidewalk ramp on Napa Valley Way elevation to consist of brick. Please update site plan to reflect approval.
2. Preliminary PUD Master Plan indicates shade tree in parking lot island facing Nashville Hwy (Full Canopy).
3. Utility details indicate a chain link fence. Will there be chain link fencing on site?
4. Details of freestanding sign were not given at time of Preliminary PUD Master Plan. Please submit details of monument sign as listed meeting the monument standards of the ZO.

Building

5. No comment provided.

Police

6. No comment provided.

City Attorney

7. No comments provided.

Public Works

8. No comment on the dumpster enclosure. Private sanitation services may be utilized. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.

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.
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.

CITY OF
COLUMBIA
TENNESSEE

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

Engineering

11. Subject to construction plans.

Wastewater

12. Columbia Wastewater has no comments.

Fire

13. Note: I know my required water letter states you will need 3 hydrants, I was mistaken. You will be required to have a minimum of 2 hydrants.

Maury County Schools

14. No comment.

Columbia Power

15. 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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

16. A water availability letter was issued on September 12, 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

17. No comments provided.

CITY OF COLUMBIA TENNESSEE

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

Maury County E911

18. No comments provided.

Duck River Electric Membership Corp

19. No comments.

Maury County Highway Dept.

20. No comments provided.

ATT

21. 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.

PERMIT SET

WAWA - #7026

2425 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401

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

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

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

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

EXISTING PROPERTY SUMMARY

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

PERMITTING REFERENCE

PLANNING COMMISSION ORDINANCE NO. 4529

BUILDING PERMIT: **TBD**

GRADING PERMIT: **SWGR TBD**

WATER PERMIT: **TBD**

SEWER PERMIT: **TBD**

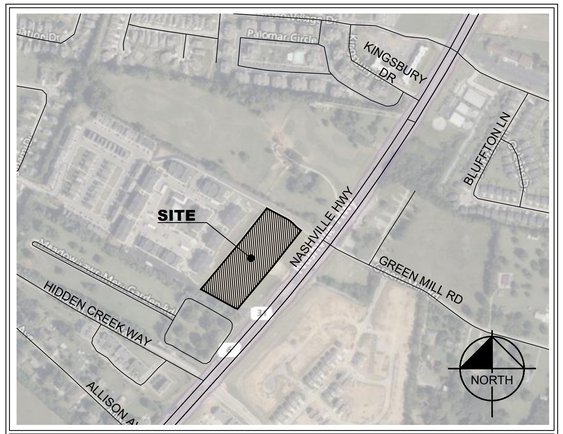
GENERAL DEVELOPMENT NOTES

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

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

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

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



VICINITY MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY COUNTY, TENNESSEE 38401

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

PROJECT DESIGN TEAM

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

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

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

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

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
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ENGINEER'S SEAL

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

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
014468150	C0-00	20

Know what's below. Call before you dig.

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

WAWA - #7026 - GRADING PERMIT SUBMITTAL

CONTRACTOR RESPONSIBILITIES:

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

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

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

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

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

2. DURING CONSTRUCTION:

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

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

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

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

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

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

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

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

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

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

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

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

2. DISPOSAL GUIDELINES:

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

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

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

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

3. TREE PROTECTION GUIDELINES:

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

4. UTILITIES:

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

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

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

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

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

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

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

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

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

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

ADA COMPLIANCE:

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

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

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

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

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

6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3500 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.

2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.

3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF COLUMBIA PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.

4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF COLUMBIA PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."

5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.

6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.

7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.

8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.
9. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.
3. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
6. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
7. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
8. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
9. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
10. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.
11. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
12. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
13. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.
14. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
    - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
    - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
    - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
    - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
    - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
17. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

PERMIT REVIEW ONLY

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 140498
STATE OF TENNESSEE
9/15/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES Sep 12, 2025 12:15pm by

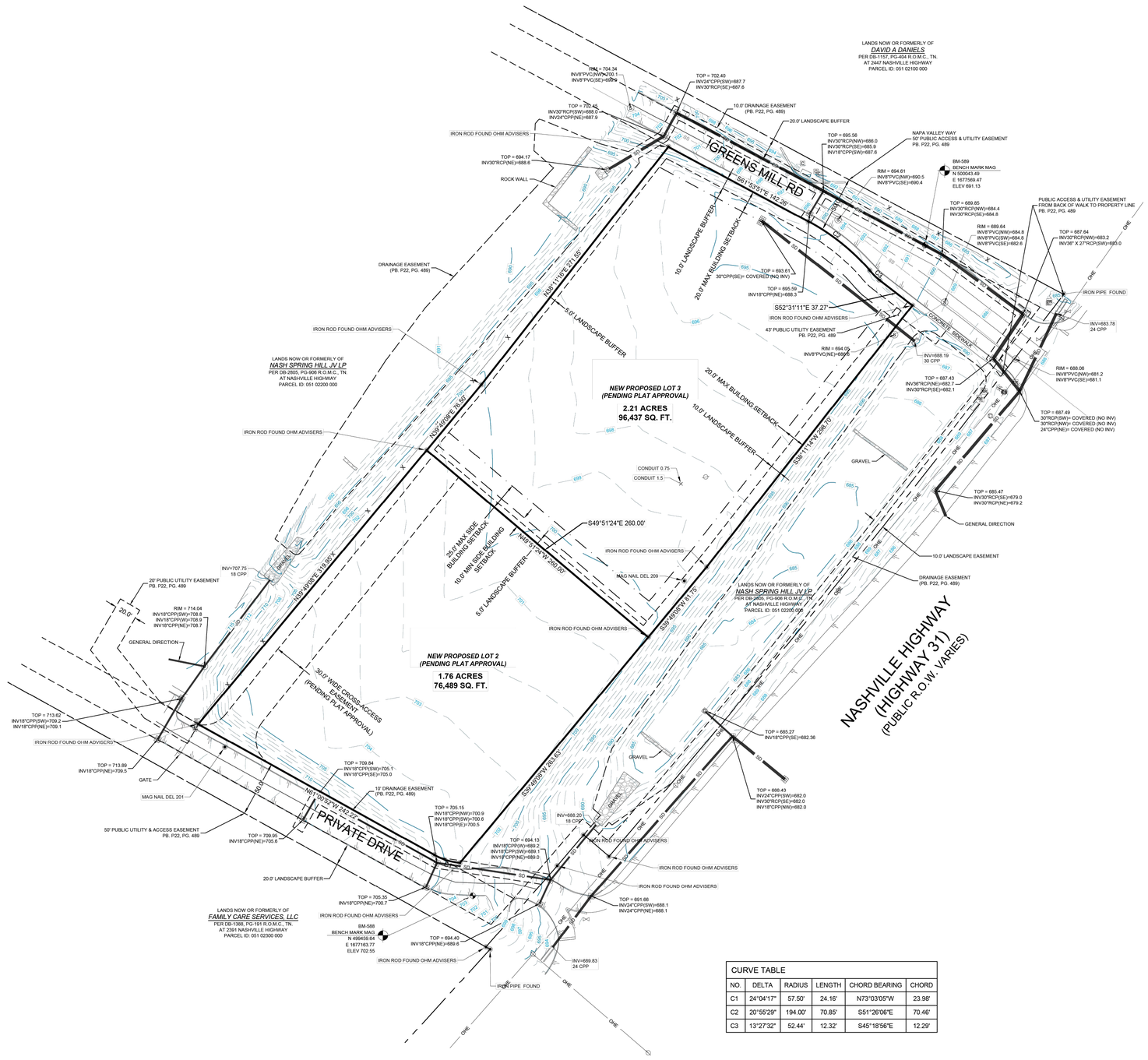
NORTH

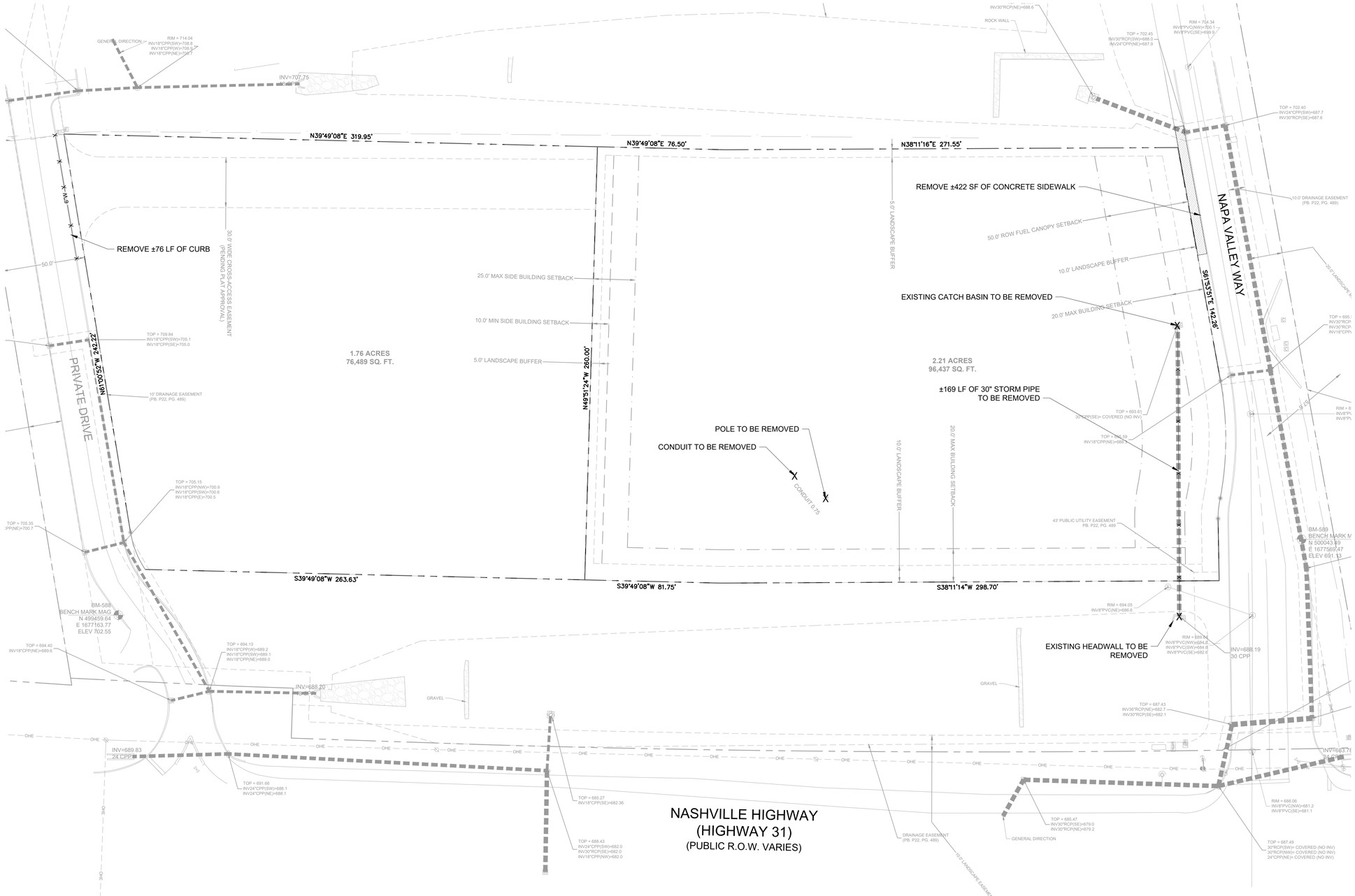
GRID NORTH
NAD83

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36


LANDS NOW OR FORMERLY OF
DAVID A DANIELS
PER DB-1157, PG-404 R.O.M.C., TN.
AT 2447 NASHVILLE HIGHWAY
PARCEL ID: 051 02100 000
RIM = 704.34
INV8"PVC(NW)=700.1
INV8"PVC(SE)=699.9
TOP = 702.40
INV24"CPP(SW)=687.7
INV30"RCP(SE)=687.6
10.0' DRAINAGE EASEMENT
(PB. P22, PG. 489)
20.0' LANDSCAPE BUFFER
TOP = 702.45
INV30"RCP(SW)=688.0
INV24"CPP(NE)=687.9
IRON ROD FOUND OHM ADVISERS
TOP = 694.17
INV30"RCP(NE)=688.6
ROCK WALL
TOP = 695.56
INV30"RCP(NW)=688.0
INV30"RCP(SE)=685.9
INV18"CPP(SW)=687.6
NAPA VALLEY WAY
50' PUBLIC ACCESS & UTILITY EASEMENT
PB. P22, PG. 489
RIM = 694.61
INV8"PVC(NW)=690.5
INV8"PVC(SE)=690.4
BM-589
BENCH MARK MAG
N 500043.49
E 1677569.47
ELEV 691.13
GREENS MILL RD
S61°05'51"E 142.26'
TOP = 689.85
INV30"RCP(NW)=684.4
INV30"RCP(SE)=684.8
PUBLIC ACCESS & UTILITY EASEMENT
FROM BACK OF WALK TO PROPERTY LINE
PB. P22, PG. 489
RIM = 689.64
INV8"PVC(NW)=684.8
INV8"PVC(SW)=684.8
INV8"PVC(SE)=682.6
TOP = 687.64
INV30"RCP(NW)=683.2
INV36" X 27"RCP(SW)=683.0
DRAINAGE EASEMENT
(PB. P22, PG. 489)
10.0' LANDSCAPE BUFFER
20.0' MAX BUILDING SETBACK
TOP = 693.61
30"CPP(SE)= COVERED (NO INV)
TOP = 695.59
INV18"CPP(NE)=688.3
S52°31'11"E 37.27'
IRON ROD FOUND OHM ADVISERS
43' PUBLIC UTILITY EASEMENT
PB. P22, PG. 489
CONCRETE SIDEWALK
IRON PIPE FOUND
INV=683.78
24 CPP
INV=688.19
30 CPP
RIM = 694.05
INV8"PVC(NE)=689.8
TOP = 687.43
INV36"RCP(NE)=682.7
INV30"RCP(SE)=682.7
RIM = 688.06
INV8"PVC(NW)=681.2
INV8"PVC(SE)=681.1
TOP = 687.49
30"RCP(SW)= COVERED (NO INV)
30"RCP(NW)= COVERED (NO INV)
24"CPP(NE)= COVERED (NO INV)
IRON ROD FOUND OHM ADVISERS
N39°11'45"W 276.55'
5.0' LANDSCAPE BUFFER
NEW PROPOSED LOT 3
(PENDING PLAT APPROVAL)
2.21 ACRES
96,437 SQ. FT.
20.0' MAX BUILDING SETBACK
10.0' LANDSCAPE BUFFER
S39°11'45"W 299.10'
GRAVEL
CONDUIT 0.75
CONDUIT 1.5
S49°51'24"E 260.00'
25' MAX SIDE BUILDING SETBACK
10.0' MIN SIDE BUILDING SETBACK
N49°51'24"W 260.00'
5.0' LANDSCAPE BUFFER
IRON ROD FOUND OHM ADVISERS
MAG NAIL DEL 209
TOP = 685.47
INV30"RCP(SE)=679.0
INV30"RCP(NE)=679.2
GENERAL DIRECTION
10.0' LANDSCAPE EASEMENT
DRAINAGE EASEMENT
(PB. P22, PG. 489)
INV=707.75
18 CPP
GRAVEL
20' PUBLIC UTILITY EASEMENT
PB. P22, PG. 489
20.0'
N15°49'09"E 103.95'
RIM = 714.04
INV18"CPP(SW)=708.8
INV18"CPP(W)=708.9
INV18"CPP(NE)=708.7
GENERAL DIRECTION
NEW PROPOSED LOT 2
(PENDING PLAT APPROVAL)
1.76 ACRES
76,489 SQ. FT.
30.0' WIDE CROSS ACCESS EASEMENT
(PENDING PLAT APPROVAL)
S39°49'09"W 493.50'
S49°49'09"W 83.72'
NASHVILLE HIGHWAY
(HIGHWAY 31)
(PUBLIC R.O.W. VARIES)
TOP = 685.27
INV18"CPP(SE)=682.36
GRAVEL
TOP = 688.43
INV24"CPP(SW)=682.0
INV30"RCP(SE)=682.0
INV18"CPP(NW)=682.0
TOP = 713.62
INV18"CPP(SW)=709.2
INV18"CPP(NE)=709.1
IRON ROD FOUND OHM ADVISERS
TOP = 713.89
INV18"CPP(NE)=709.5
GATE
MAG NAIL DEL 201
50' R
TOP = 709.84
INV18"CPP(SW)=705.1
INV18"CPP(SE)=705.0
10' DRAINAGE EASEMENT
(PB. P22, PG. 489)
N61°18'52"W 242.22'
PRIVATE DRIVE
50' PUBLIC UTILITY & ACCESS EASEMENT
PB. P22, PG. 489
TOP = 709.95
INV18"CPP(NE)=705.6
TOP = 705.15
INV18"CPP(NW)=700.9
INV18"CPP(SW)=700.8
INV18"CPP(E)=700.5
INV=688.20
18 CPP
GRAVEL
TOP = 694.13
INV18"CPP(W)=689.2
INV18"CPP(SW)=689.1
INV18"CPP(NE)=689.0
IRON ROD FOUND OHM ADVISERS
IRON ROD FOUND OHM ADVISERS
20.0' LANDSCAPE BUFFER
TOP = 705.35
INV18"CPP(NE)=700.7
IRON ROD FOUND OHM ADVISERS
TOP = 691.66
INV24"CPP(W)=688.1
INV24"CPP(NE)=688.1
LANDS NOW OR FORMERLY OF
FAMILY CARE SERVICES, LLC
PER DB-1380, PG-191 R.O.M.C., TN.
AT 2391 NASHVILLE HIGHWAY
PARCEL ID: 051 02300 000
BM-588
BENCH MARK MAG
N 499459.64
E 1677163.77
ELEV 702.55
TOP = 694.40
INV18"CPP(NE)=689.6
IRON ROD FOUND OHM ADVISERS
INV=689.83
24 CPP
IRON PIPE FOUND
LANDS NOW OR FORMERLY OF
NASH SPRING HILL JV LP
PER DB-2805, PG-906 R.O.M.C., TN.
AT NASHVILLE HIGHWAY
PARCEL ID: 051 02200 000
IRON ROD FOUND OHM ADVISERS
IRON ROD FOUND OHM ADVISERS
IRON ROD FOUND OHM ADVISERS



DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

UTILITY DEMOLITION NOTE

CONTRACTOR RESPONSIBLE FOR REMOVING ALL EXISTING UTILITY SERVICES TO SERVE THE EXISTING BUILDING(S). CONTACT THE RESPONSIBLE UTILITY DEPARTMENT AND NOTIFY OWNER A MINIMUM OF 72 HOURS PRIOR TO DISCONNECTING SERVICES TO THE EXISTING BUILDING(S). MAINTAIN UTILITY SERVICE TO THE ADJACENT PROPERTIES FOR THE DURATION OF THE PROJECT.

OSHA NOTE

ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH OSHA'S PRIMARY DEMOLITION STANDARDS (29 CFR 1926). CONTRACTOR TO BE RESPONSIBLE FOR ENFORCING OSHA STANDARDS.

SEE DEMOLITION NOTES, SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Know what's below. Call before you dig.

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2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 139918
STATE OF TENNESSEE
07/15/2025

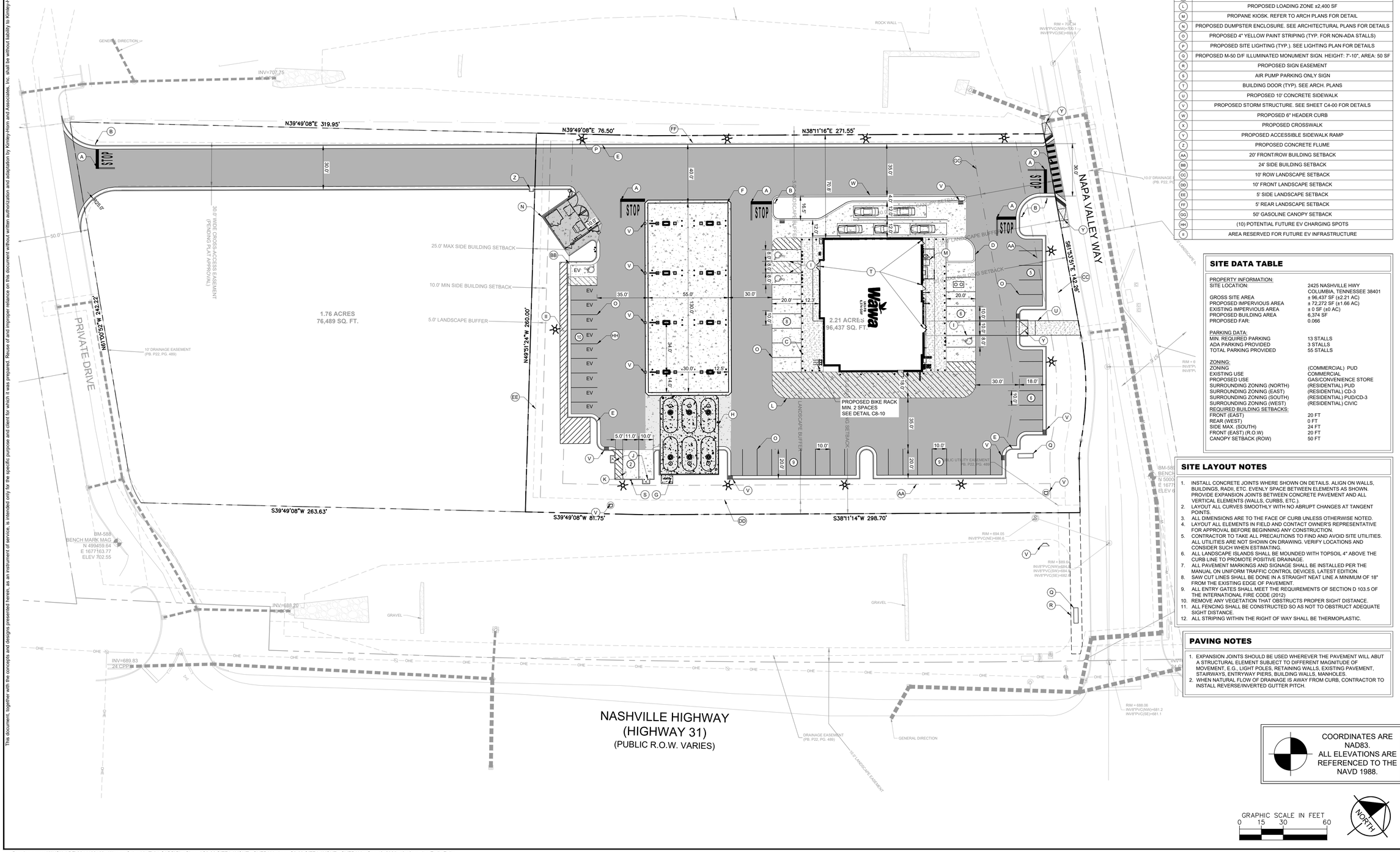
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

DEMOLITION PLAN

SHEET NUMBER
C1-10

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SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401
GROSS SITE AREA	± 96,437 SF (±2.21 AC)
PROPOSED IMPERVIOUS AREA	± 72,272 SF (±1.66 AC)
EXISTING IMPERVIOUS AREA	± 0 SF (±0 AC)
PROPOSED BUILDING AREA	6,374 SF
PROPOSED FAR:	0.066
PARKING DATA:	
MIN. REQUIRED PARKING	13 STALLS
ADA PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	55 STALLS
ZONING:	
ZONING	(COMMERCIAL) PUD
EXISTING USE	COMMERCIAL
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(RESIDENTIAL) PUD
SURROUNDING ZONING (EAST)	(RESIDENTIAL) CD-3
SURROUNDING ZONING (SOUTH)	(RESIDENTIAL) PUD/CD-3
SURROUNDING ZONING (WEST)	(RESIDENTIAL) CIVIC
REQUIRED BUILDING SETBACKS:	
FRONT (EAST)	20 FT
REAR (WEST)	0 FT
SIDE MAX. (SOUTH)	24 FT
FRONT (EAST) (R.O.W)	20 FT
CANOPY SETBACK (ROW)	50 FT

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
9. ALL ENTRY GATES SHALL MEET THE REQUIREMENTS OF SECTION D 103.5 OF THE INTERNATIONAL FIRE CODE (2012)
10. REMOVE ANY VEGETATION THAT OBSTRUCTS PROPER SIGHT DISTANCE.
11. ALL FENCING SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT ADEQUATE SIGHT DISTANCE.
12. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

PAVING NOTES

1. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES.
2. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE/INVERTED GUTTER PITCH.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
STATE OF TENNESSEE
07/15/2025

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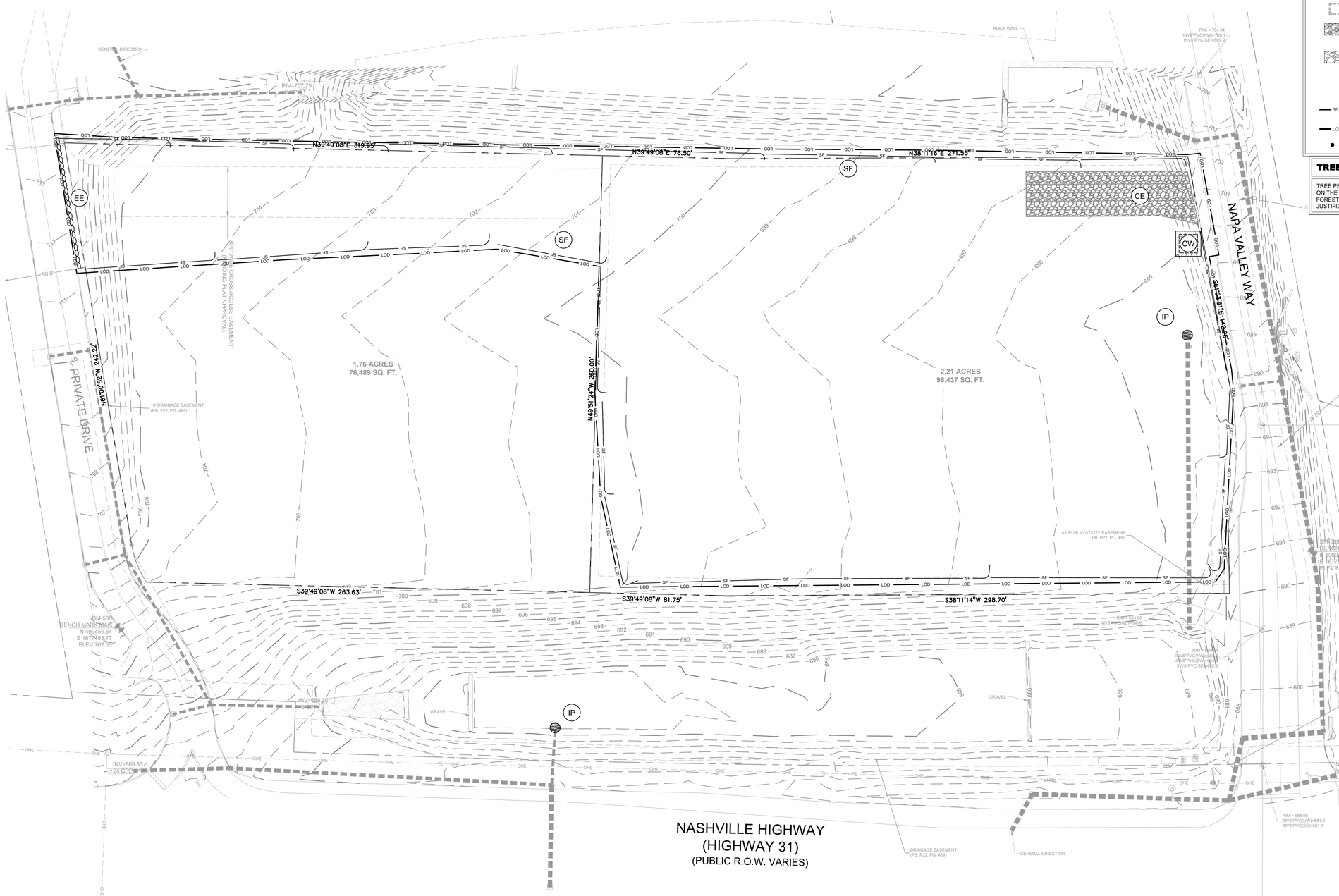
DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Sep 12, 2025 12:16pm by: Emily.Zeller



EROSION CONTROL LEGEND

- FR — STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD — DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP — INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF — SILT FENCE - REFER TO DETAIL SHEET C3-50
- EE — EROSION EELS - REFER TO DETAIL SHEET C3-50
- CD — ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS — PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TP — TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL CONSTRUCTION SEQUENCE

PHASE I:

- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, FIBER ROLLS, AND CONCRETE WASHOUTS ON SITE PRIOR TO WORK BEGINNING.
- SILT FENCE IS TO BE INSTALLED AROUND PERIMETER AND PERPENDICULAR TO SURFACE DRAINAGE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.

PHASE II:

- CONTRACTOR TO CLEAR, GRUB, AND EXCAVATE EXISTING INFRASTRUCTURE ON SITE.
- CONTRACTOR TO CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES:
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE KENTUCKY EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83, ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 109918 — STATE OF TENNESSEE — 07/15/2025

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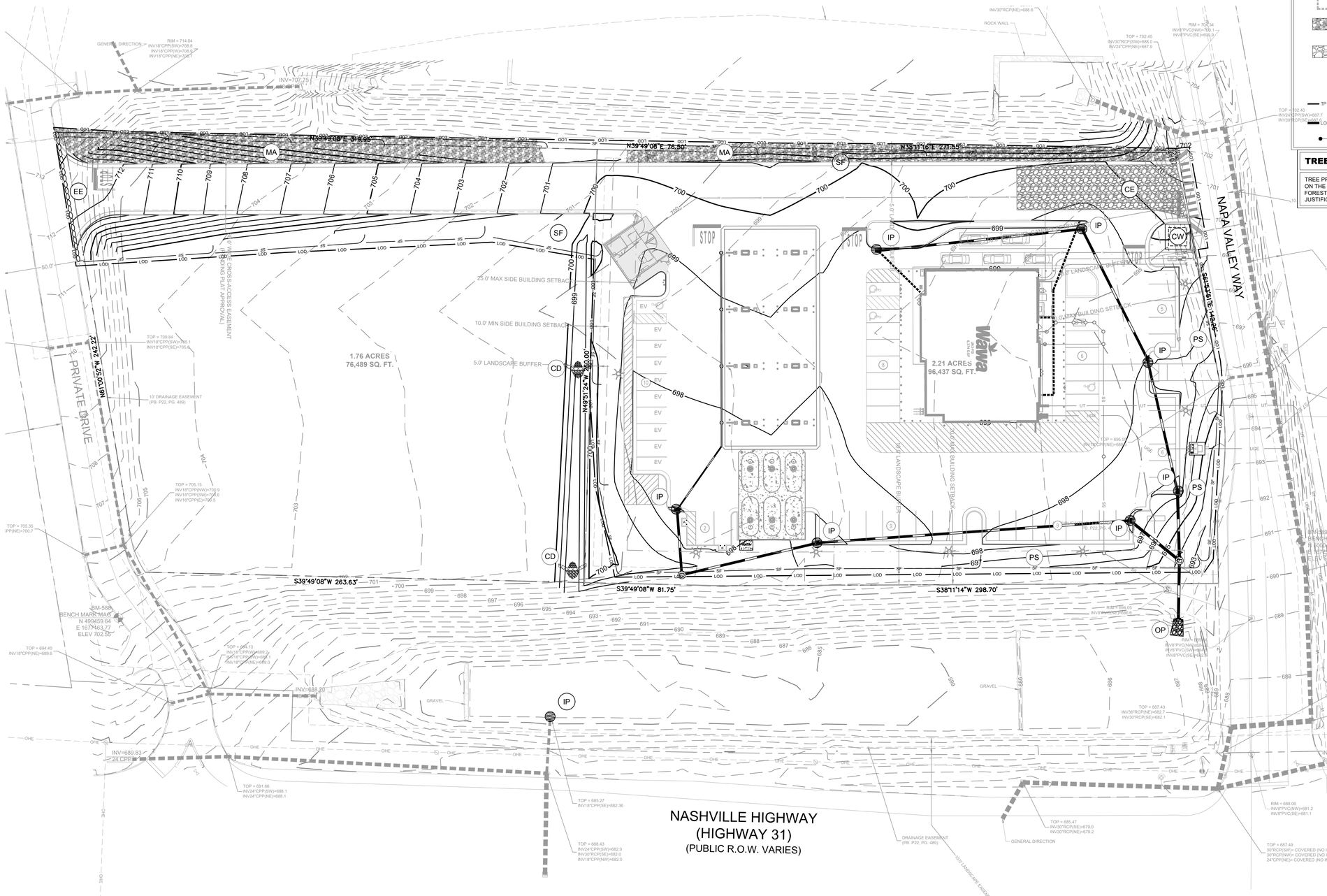
DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-10

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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-10 EROSION CONTROL PLAN - PHASE 1 Sep 12, 2025 12:17pm by: Emily.Zeller



EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
	LOD	LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL CONSTRUCTION SEQUENCE

PHASE I:
- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, FIBER ROLLS, AND CONCRETE WASHOUTS ON SITE PRIOR TO WORK BEGINNING.
- SILT FENCE IS TO BE INSTALLED AROUND PERIMETER AND PERPENDICULAR TO SURFACE DRAINAGE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.

PHASE II:
- CONTRACTOR TO CLEAR, GRUB, AND EXCAVATE EXISTING INFRASTRUCTURE ON SITE.
- CONTRACTOR TO CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES:
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COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129818
STATE OF TENNESSEE
07/15/2025

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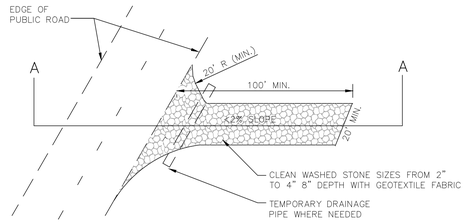
KIMLEY-HORN PROJECT NO. 014468150

EROSION CONTROL PLAN - PHASE 2

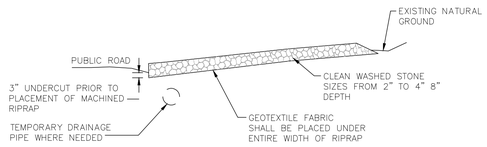
SHEET NUMBER
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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 Sep 12, 2025 12:17pm by: Emily.Zeller

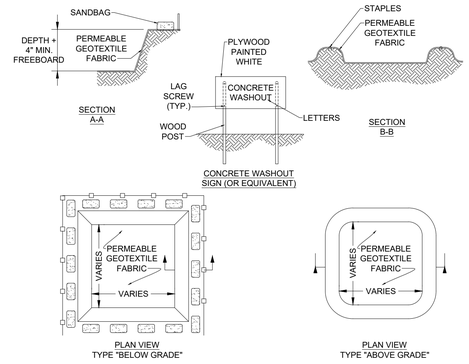


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

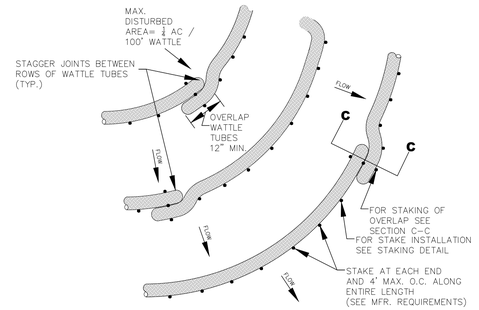


SECTION A-A

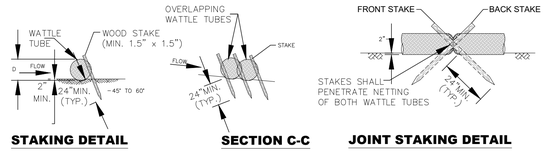
CE CONSTRUCTION EXIT
NOT TO SCALE



CW CONCRETE WASHOUT
NOT TO SCALE

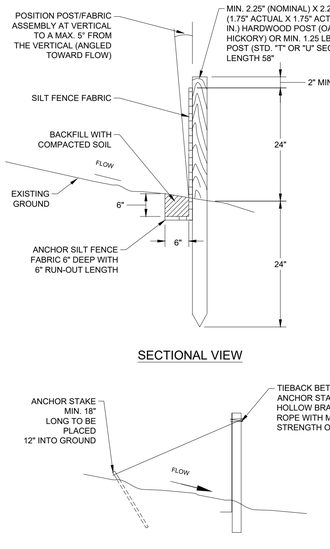


PLAN VIEW FOR SLOPE APPLICATION

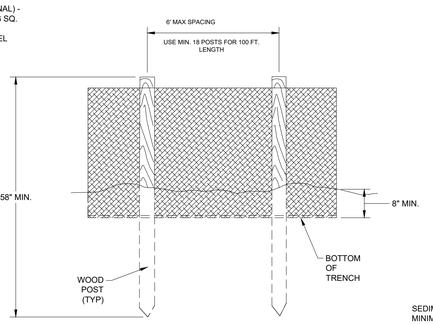


STAKING DETAIL **SECTION C-C** **JOINT STAKING DETAIL**

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SECTIONAL VIEW



ELEVATION VIEW

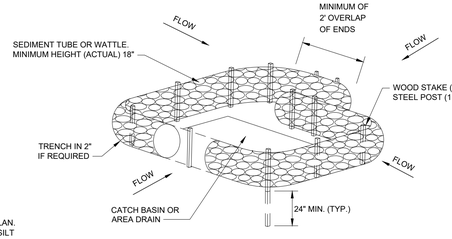
SILT FENCE TIEBACK

FOR STEEL POSTS OR WOOD POSTS

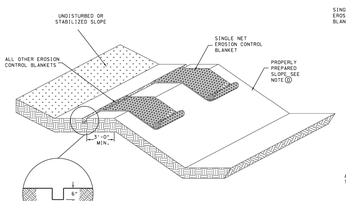
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

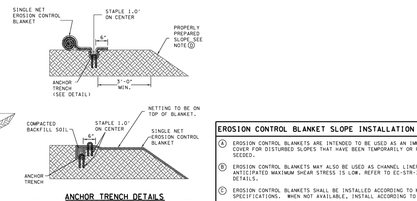
SF SILT FENCE
NOT TO SCALE



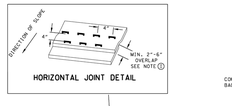
IP INLET PROTECTION
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EROSION CONTROL BLANKET ANCHOR TRENCH



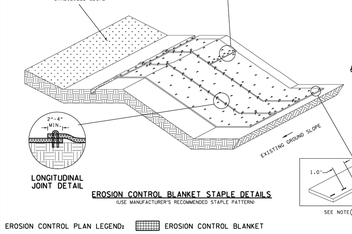
ANCHOR TRENCH DETAILS
SINGLE NET EROSION CONTROL BLANKETS



HORIZONTAL JOINT DETAIL



ANCHOR TRENCH DETAILS
ALL OTHER EROSION CONTROL BLANKETS



LONGITUDINAL JOINT DETAIL

EROSION CONTROL BLANKET STAPLE DETAILS
(USE MANUFACTURER'S RECOMMENDED STAPLE PATTERN)

EROSION CONTROL PLAN LEGEND: EROSION CONTROL BLANKET

EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

A. EROSION CONTROL BLANKETS ARE INTENDED TO BE USED AS AN IMMEDIATE MULCH COVER FOR DISTURBED SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.

B. EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO EC-STR-36 FOR INSTALLATION DETAILS.

C. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES D THRU J.

D. STEP ONE:- SITE PREPARATION
THE SITE SHOULD BE FINE GRADED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.

E. STEP TWO:- SEEDING
SEEDING WITHOUT MULCH SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.

F. STEP THREE:- PREPARE THE ANCHOR TRENCH
AT THE TOP OF THE SLOPE EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP BY 6 INCHES WIDE. THE EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLES. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.

G. STEP FOUR:- SECURE THE EROSION CONTROL BLANKET IN THE ANCHOR TRENCH
BEGIN EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR THE EROSION CONTROL BLANKET WITH STAPLES ONE FOOT ON CENTER IN THE ANCHOR TRENCH. BE SURE TO PLACE STAPLES IN THE BOTTOM OF THE TRENCH AND IN THE SIDE FARTHEST FROM THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL. COVER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE TERMINAL END OF THE EROSION CONTROL BLANKET. STAPLE OR STAKE TERMINAL END DOWN SLOPE OF THE ANCHOR TRENCH ON ONE FOOT CENTERS.

H. STEP FIVE:- EROSION CONTROL BLANKET DEPLOYMENT
STARTING AT THE CREST OF THE SLOPE, ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER. APPROXIMATELY EVERY 20-25 FEET PULL THE EROSION CONTROL BLANKET TO TAKE OUT ANY EXCESS SLACK. THE GOAL IS TO HAVE THE EROSION CONTROL BLANKET CONFORM AND INITIATE CONTACT WITH THE SOIL.

I. STEP SIX:- STAPLE OR STAKE THE EROSION CONTROL BLANKET
SECURE THE OVERLAP OF THE EDGES WITH STAPLES. THE TYPICAL INSTALLATION WILL REQUIRE ONE STAPLE PLACED AT THREE TO FIVE FEET INTERVALS ALONG THE VERTICAL LENGTH OF THE EROSION CONTROL BLANKET. STAPLES SHOULD BE STAGGERED EVERY 18 TO 24 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET NEEDS TO BE SPLICED IN THE MIDDLE OF A SLOPE BE SURE THE EROSION CONTROL BLANKET IS "SHINGLED" WITH UP-SLOPE EROSION CONTROL BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET. OVERLAP SHOULD BE A MINIMUM OF 4-INCHES OF OVERLAP IN A SPLICE. USE A STAPLE CHECK SLOT TO SECURE THE OVERLAP. A STAPLE CHECK SLOT IS MADE BY PLACING A ROW OF STAPLES 4-INCHES ON CENTER AND THEN PLACING A SECOND ROW OF STAPLES 4-INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.

J. STEP SEVEN:- SECURING THE EROSION CONTROL BLANKET AT THE TOE OF SLOPE
ROLL THE EROSION CONTROL BLANKET 24-INCHES PAST THE TOE OF THE SLOPE. STAPLE OR STAKE TERMINAL END OF THE EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

K. ONLY EROSION CONTROL BLANKETS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

L. EROSION CONTROL BLANKETS FOR SLOPE INSTALLATION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

801-02	SEEDING (WITHOUT MULCH) PER UNIT
801-02.01	TEMPORARY VETCH MIXTURE (WITHOUT MULCH) PER UNIT
805-12.01	EROSION CONTROL BLANKET (TYPE I) PER SQUARE YARD
805-12.02	EROSION CONTROL BLANKET (TYPE II) PER SQUARE YARD
805-12.03	EROSION CONTROL BLANKET (TYPE III) PER SQUARE YARD
805-12.04	EROSION CONTROL BLANKET (TYPE IV) PER SQUARE YARD

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL BLANKETS.

REV. 12-18-95:- CHANGED DRAWING NO. FROM ESC-STR-34 TO EC-STR-34.
REV. 1-07-00:- LAPPED LONGITUDINAL SEAM IN ISOMETRIC VIEW. REMOVED NOTE ⑤. CHANGED PLAN VIEW NOTE ⑤ TO READ TYPE I BLANKETS MAY NOT BE USED. CHANGED GENERAL NOTE ⑤. CHANGED PLAN VIEW AND LONGITUDINAL SEAM VIEW.
REV. 4-1-08:- REDREW REVISED NOTES, REVISED SPECIFICATION SYMBOL, REVISED INSTALLATION DETAILS.
REV. 9-1-21:- MINOR EDITS TO DRAWING AND GENERAL NOTES.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-26-92 EC-STR-34

MA
④ EROSION CONTROL MATTING
NOT TO SCALE

SEE TDOT STD. DWG. EC-STR-34

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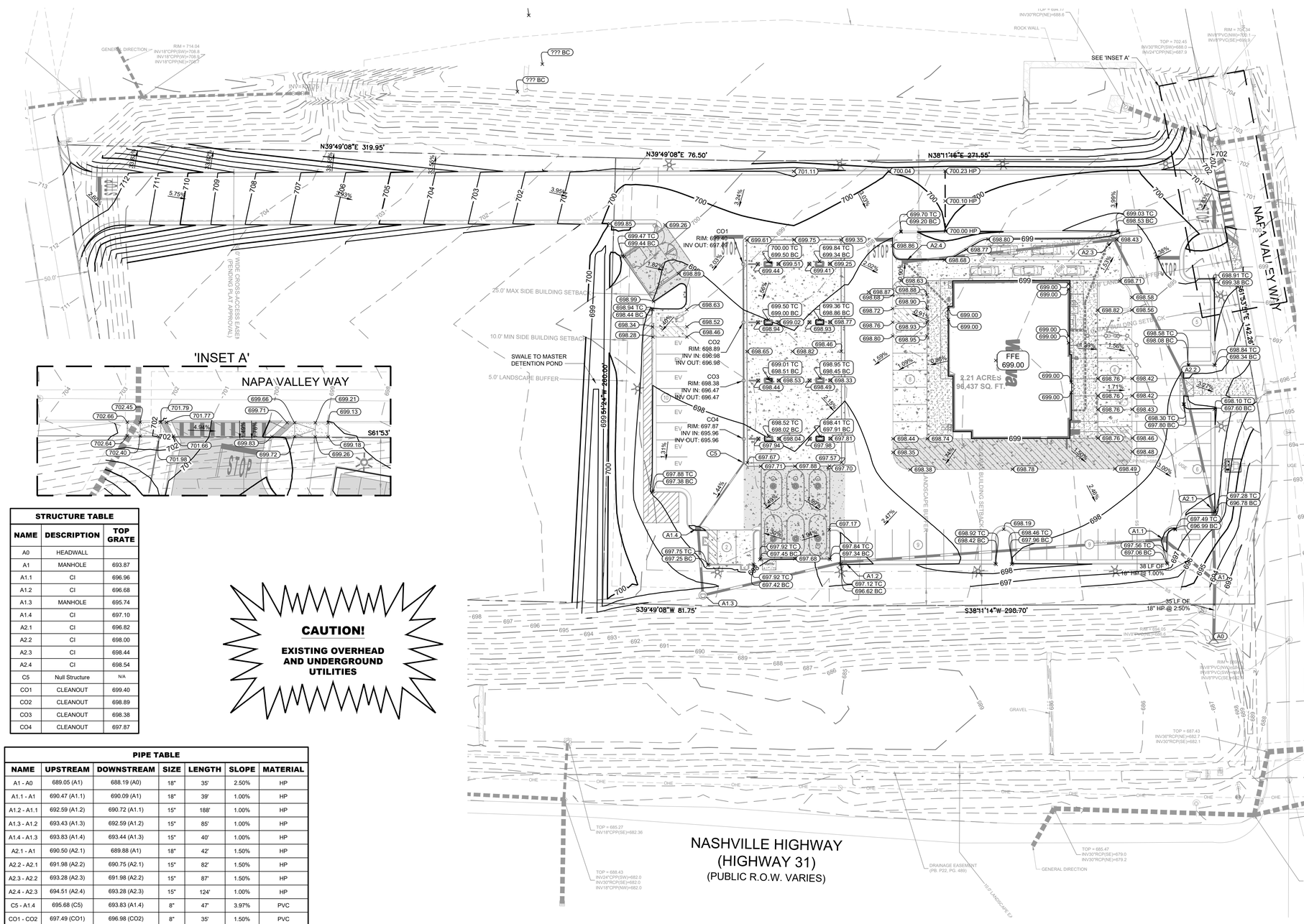
LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE — NO. 120894 — 07/15/2025

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DESIGNED BY: EAZ
DRAWN BY: EAZ
CHECKED BY: LWB
DATE: 07/15/2025
KIMLEY-HORN PROJECT NO. 014468150

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50



STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	
A1	MANHOLE	693.87
A1.1	CI	696.96
A1.2	CI	696.68
A1.3	MANHOLE	695.74
A1.4	CI	697.10
A2.1	CI	696.82
A2.2	CI	698.00
A2.3	CI	698.44
A2.4	CI	698.54
C5	Null Structure	N/A
CO1	CLEANOUT	699.40
CO2	CLEANOUT	698.89
CO3	CLEANOUT	698.38
CO4	CLEANOUT	697.87

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	689.05 (A1)	688.19 (A0)	18"	35'	2.50%	HP
A1.1 - A1	690.47 (A1.1)	690.09 (A1)	18"	39'	1.00%	HP
A1.2 - A1.1	692.59 (A1.2)	690.72 (A1.1)	15"	188'	1.00%	HP
A1.3 - A1.2	693.43 (A1.3)	692.59 (A1.2)	15"	85'	1.00%	HP
A1.4 - A1.3	693.83 (A1.4)	693.44 (A1.3)	15"	40'	1.00%	HP
A2.1 - A1	690.50 (A2.1)	689.88 (A1)	18"	42'	1.50%	HP
A2.2 - A2.1	691.98 (A2.2)	690.75 (A2.1)	15"	82'	1.50%	HP
A2.3 - A2.2	693.28 (A2.3)	691.98 (A2.2)	15"	87'	1.50%	HP
A2.4 - A2.3	694.51 (A2.4)	693.28 (A2.3)	15"	124'	1.00%	HP
C5 - A1.4	695.68 (C5)	693.83 (A1.4)	8"	47'	3.97%	PVC
CO1 - CO2	697.49 (CO1)	696.98 (CO2)	8"	35'	1.50%	PVC
CO2 - CO3	696.98 (CO2)	696.47 (CO3)	8"	35'	1.50%	PVC
CO3 - CO4	696.47 (CO3)	695.96 (CO4)	8"	34'	1.50%	PVC
CO4 - C5	695.96 (CO4)	695.68 (C5)	8"	15'	2.00%	PVC

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

UTLITIES LEGEND

—W—	PROPOSED WATER LINE
—UGE—	PROPOSED UNDERGROUND ELECTRIC
—G—	PROPOSED GAS LINE
—UT—	PROPOSED UNDERGROUND TELECOM
—SS—	PROPOSED SANITARY SEWER LINE
--SS--	EXISTING SANITARY SEWER MAIN
--G--	EXISTING GAS LINE

GRADING PLAN LEGEND

476.17	SPOT ELEVATION
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
INV	INVERT
LP	LOW POINT
BC	BOTTOM OF CURB / GUTTER LINE
BW	BOTTOM OF EXPOSED WALL
RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR

GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

ADA COMPLIANCE

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

STORM STRUCTURE NOTE

SQUARE STRUCTURES TO BE USED IN ALL LOCATIONS WHERE ALL PIPES ENTRY ANGLES ARE 90° DIFFERENT FROM EACH OTHER. ROUND STRUCTURES TO BE USED IN ALL OTHER CASES

MASTER DEVELOPMENT DETENTION

THE EXISTING MASTER DETENTION POND WAS DESIGNED TO ACCOMMODATE THE DETENTION REQUIREMENTS FROM THIS DEVELOPMENT. SEE DETENTION CALCS BY CATALYST DESIGN GROUP DATED JUNE 30, 2021.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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STATE OF TENNESSEE
07/15/2025

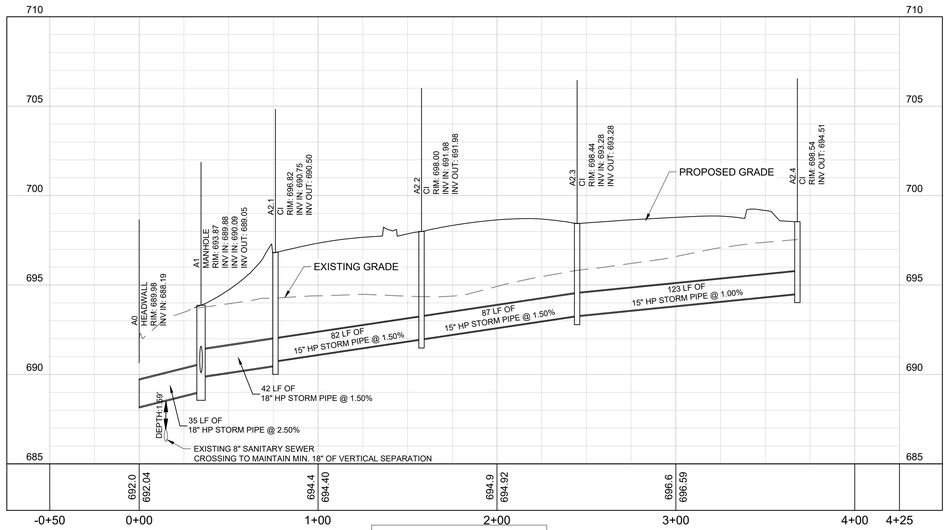
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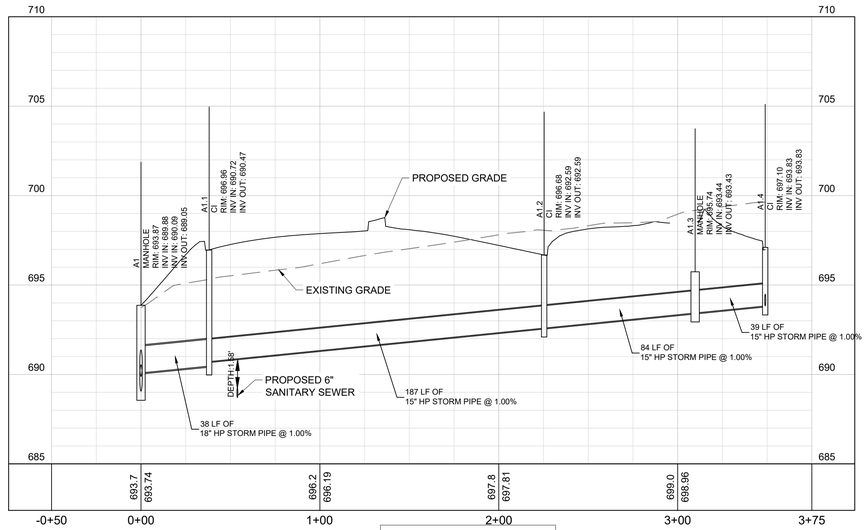
GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

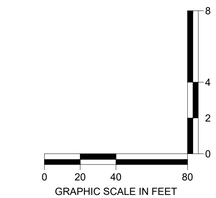
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A2.4 TO A0



A1.4 TO A1



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WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 139818
STATE OF TENNESSEE
07/15/2025

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STORM PROFILES

SHEET NUMBER
C4-10

CPWS TAPPING SLEEVE AND VALVES NOTES

A. TAPS MADE ON MAINS ONE SIZE BELOW THE MAIN PIPE SIZE CAN BE MADE WITH STAINLESS-STEEL WRAP-AROUND TYPE TAPPING SLEEVES. FOR SIZE-ON-SIZE CONNECTIONS, A MECHANICAL JOINT TEE SHALL BE CUT IN, WITH VALVES AND SLEEVES ON EITHER SIDE OF THE TEE.

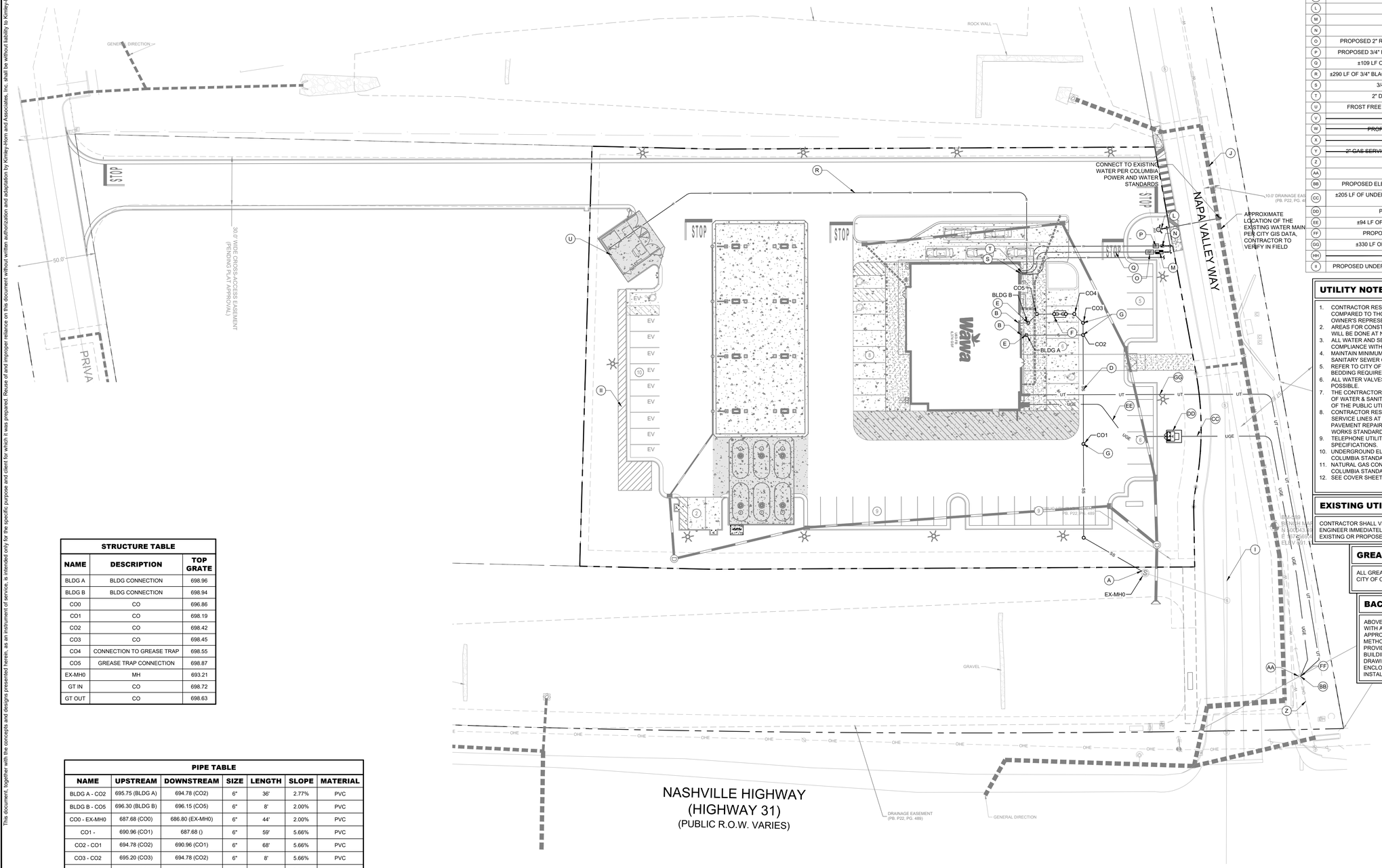
B. STAINLESS STEEL TAPPING SLEEVES SHALL BE TYPE 304L STAINLESS STEEL WRAP AROUND TYPE WITH STAINLESS STEEL BOLTS AND STAINLESS-STEEL OUTLET FLANGE. THE TAPPING SLEEVE SHALL BE MULLER HYMAX, FORD FAST, SMITH-BLAIR 665 OR APPROVED EQUAL.

C. TAPPING SLEEVES SHALL BE SUITABLE FOR A WATER WORKING PRESSURE OF NOT LESS THAN 250 PSI FOR SIZES 4-12-INCH AND 200 PSI ABOVE 12-INCH.

D. TAPPING SLEEVES SHALL BE RESILIENT WEDGE TYPE WITH NON-RISING STEM CONFORMING TO AWWA C509 WITH ONE FLANGED END TO ATTACH TO TAPPING SLEEVE

CPWS MAIN CONNECTIONS NOTES

ALL TAPPING OF MAINS SHALL BE DONE IN THE UPPER HALF OF THE PIPE AND APPROXIMATELY AT A 45° ANGLE FROM THE VERTICAL. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE TAPS ON PVC PIPE.



STRUCTURE TABLE

NAME	DESCRIPTION	TOP GRATE
BLDG A	BLDG CONNECTION	698.96
BLDG B	BLDG CONNECTION	698.94
CO0	CO	696.86
CO1	CO	698.19
CO2	CO	698.42
CO3	CO	698.45
CO4	CONNECTION TO GREASE TRAP	698.55
CO5	GREASE TRAP CONNECTION	698.87
EX-MH0	MH	693.21
GT IN	CO	698.72
GT OUT	CO	698.63

PIPE TABLE

NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
BLDG A - CO2	695.75 (BLDG A)	694.78 (CO2)	6"	36'	2.77%	PVC
BLDG B - CO5	696.30 (BLDG B)	696.15 (CO5)	6"	8'	2.00%	PVC
CO0 - EX-MH0	687.68 (CO0)	686.80 (EX-MH0)	6"	44'	2.00%	PVC
CO1 -	690.96 (CO1)	687.68 ()	6"	59'	5.66%	PVC
CO2 - CO1	694.78 (CO2)	690.96 (CO1)	6"	68'	5.66%	PVC
CO3 - CO2	695.20 (CO3)	694.78 (CO2)	6"	8'	5.66%	PVC
CO4 - CO3	695.64 (CO4)	695.20 (CO3)	6"	8'	5.66%	PVC
CO5 - GT IN	696.15 (CO5)	695.93 (GT IN)	6"	11'	2.00%	PVC
GT OUT - CO4	695.93 (GT OUT)	695.64 (CO4)	6"	6'	5.66%	PVC
GT OUT - GT IN	695.93 (GT OUT)	695.93 (GT IN)	6"	8'	-0.00%	PVC

UTILITY PLAN KEYNOTE LEGEND

A	PROPOSED SANITARY SEWER CONNECTION TO EXISTING MANHOLE. INV: 686.80'
B	4" PVC SANITARY SERVICE CONNECTION TO BUILDING. INV: 695.75'
C	~~±44 LF OF 4" SANITARY SEWER SERVICE LINE AT 2% SLOPE~~
D	±146 LF OF 6" SANITARY SEWER SERVICE LINE AT 5.66% SLOPE
E	4" 2 WAY SANITARY SEWER CLEANOUTS ("H-20" TRAFFIC RATED IN ALL PAVED AREAS)
F	PROPOSED GB-250 GREASE TRAP. SEE DETAIL ON SHEET C8-20. INV IN/OUT: 695.93'
G	PROPOSED CLEANOUT
H	~~PROPOSED WYE CONNECTION~~
I	EXISTING 8" SANITARY SEWER MAIN
J	EXISTING WATER MAIN
K	~~EXISTING FIRE HYDRANT~~
L	PROPOSED PUBLIC FIRE HYDRANT
M	PROPOSED 2" DOMESTIC WATER METER
N	PROPOSED 3/4" IRRIGATION METER
O	PROPOSED 2" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
P	PROPOSED 3/4" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
Q	±109 LF OF 2" BLACK POLYETHYLENE WATER SERVICE LINE
R	±290 LF OF 3/4" BLACK POLYETHYLENE WATER LINE TO DUMPSTER ENCLOSURE
S	3/4" WATER SERVICE BUILDING CONNECTION
T	2" DOMESTIC WATER CONNECTION TO BUILDING
U	FROST FREE YARD HYDRANT LOCATED IN DUMPSTER ENCLOSURE
V	~~EXISTING GAS MAIN~~
W	~~PROPOSED 2" GA3 CONNECTION TO EXISTING MAIN~~
X	~~±208 LF OF 2" GAS SERVICE LINE~~
Y	~~2" GAS SERVICE BUILDING CONNECTION AT PROPOSED GAS METER~~
Z	EXISTING OVERHEAD ELECTRIC LINE
AA	EXISTING OVERHEAD ELECTRIC POLE
BB	PROPOSED ELECTRICAL CONNECTION TO EXISTING ELECTRICAL POLE
CC	±205 LF OF UNDERGROUND ELECTRIC FROM EXISTING POLE TO PROPOSED TRANSFORMER
DD	PROPOSED PAD MOUNTED TRANSFORMER
EE	±94 LF OF UNDERGROUND ELECTRIC SERVICE TO BUILDING
FF	PROPOSED TELECOM CONNECTION TO EXISTING POLE
GG	±330 LF OF UNDERGROUND TELECOM SERVICE TO BUILDING
HH	~~PROPOSED CT CABINET~~
II	PROPOSED UNDERGROUND ELECTRIC FOR FUTURE EV CHARGING STATIONS

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO CITY OF COLUMBIA STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER CITY OF COLUMBIA STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO COLUMBIA PUBLIC WORKS STANDARD.
9. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T STANDARD SPECIFICATIONS.
10. UNDERGROUND ELECTRICAL INSTALLATION SHALL COMPLY WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
11. NATURAL GAS CONSTRUCTION & INSTALLATION SHALL COMPLY WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
12. SEE COVER SHEET (C0-00) FOR FRANCHISE UTILITY CONTACT INFORMATION.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

GREASE TRAP NOTE

ALL GREASE TRAPS SHALL BE MANUFACTURED AND INSTALLED PER CITY OF COLUMBIA STANDARDS.

BACKFLOW PREVENTER ENCLOSURE

ABOVE GROUND BACKFLOW PREVENTERS SHALL BE ENCLOSED WITH A HEATED ENCLOSURE SUCH AS SAFE-T-COVER OR APPROVED EQUAL. CONTRACTOR SHALL CONFIRM HEATING METHOD AND REQUIREMENTS WITH ENCLOSURE SUPPLIER AND PROVIDE ELECTRICAL SERVICE TO THE ENCLOSURE FROM THE BUILDING AS NEEDED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS OF BACKFLOW AND ENCLOSURE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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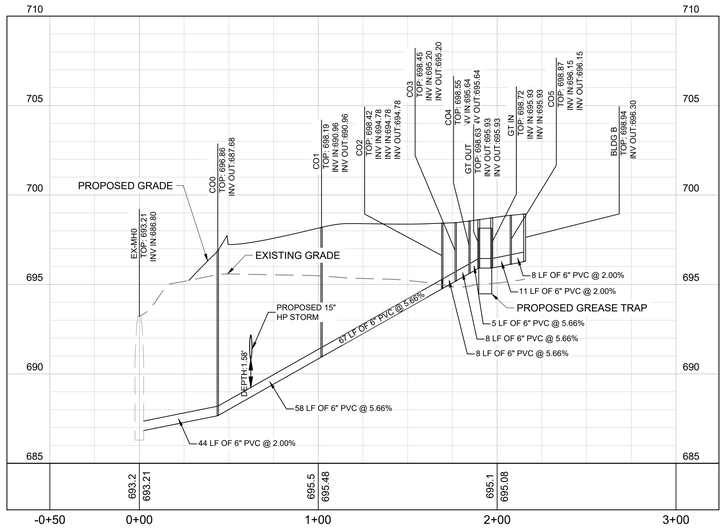
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UTILITY PLAN - OVERALL

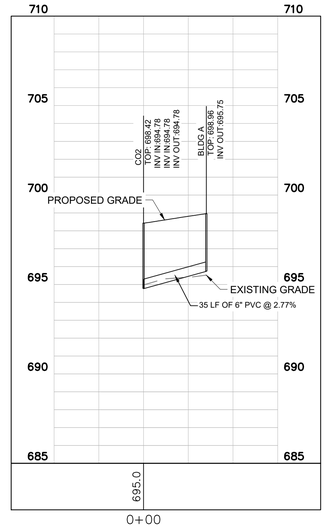
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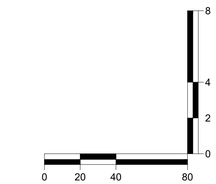
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BLDG B TO EX-MH0



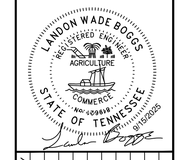
BLDG A TO CO2



COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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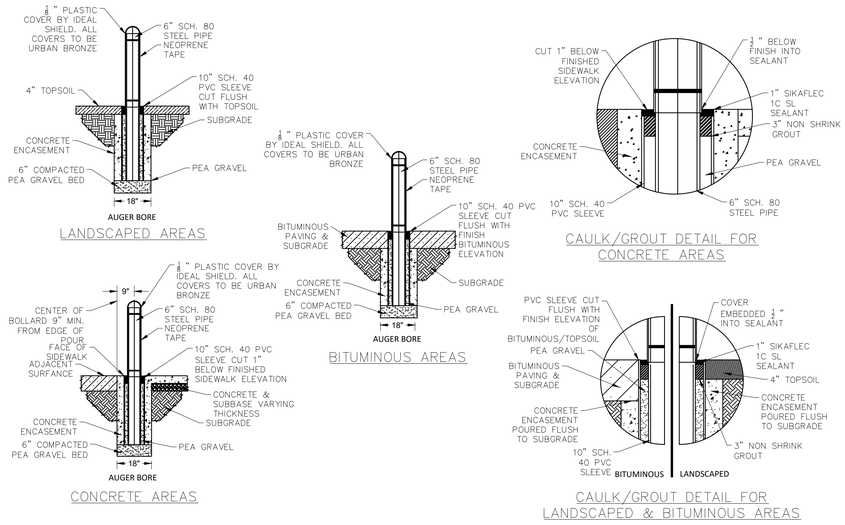
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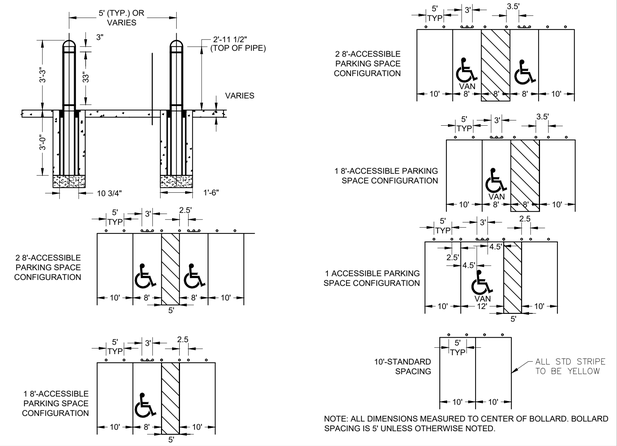
SANITARY SEWER PROFILES

SHEET NUMBER
C7-00

WAWA SITE DETAILS

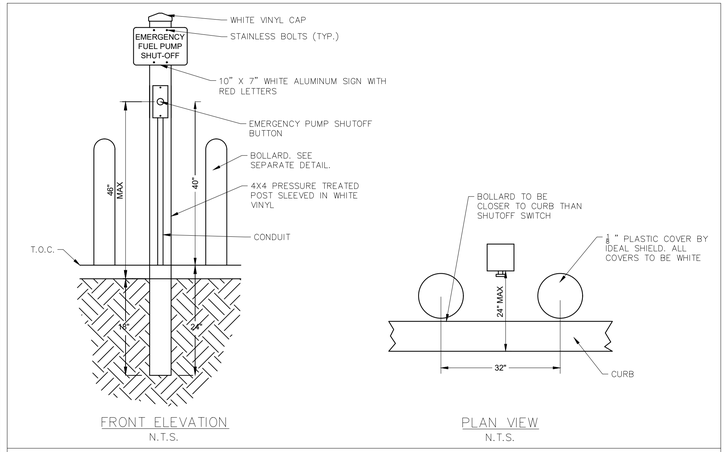


BOLLARD DETAIL

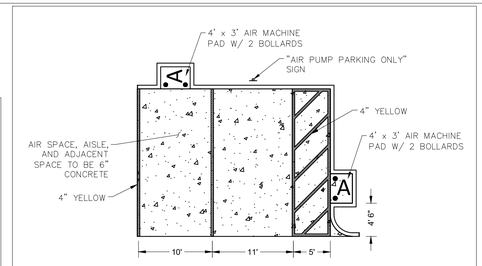


NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.

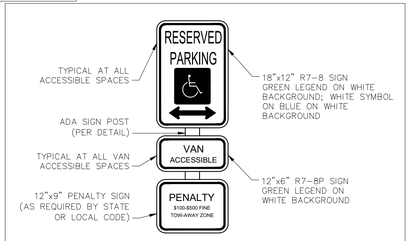
BOLLARD SPACING/DIMENSION DETAIL



EMERGENCY PUMP SHUTOFF ("E-STOP") DETAIL

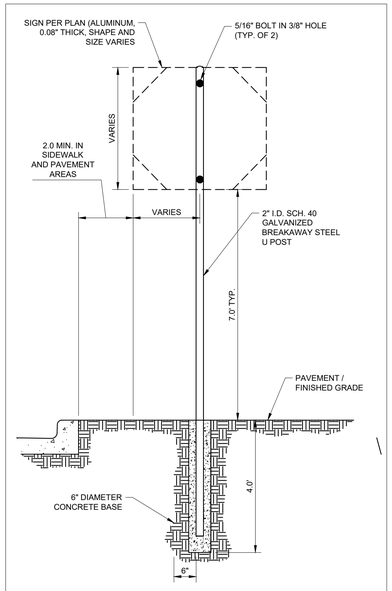


AIR PUMP PARKING DETAIL



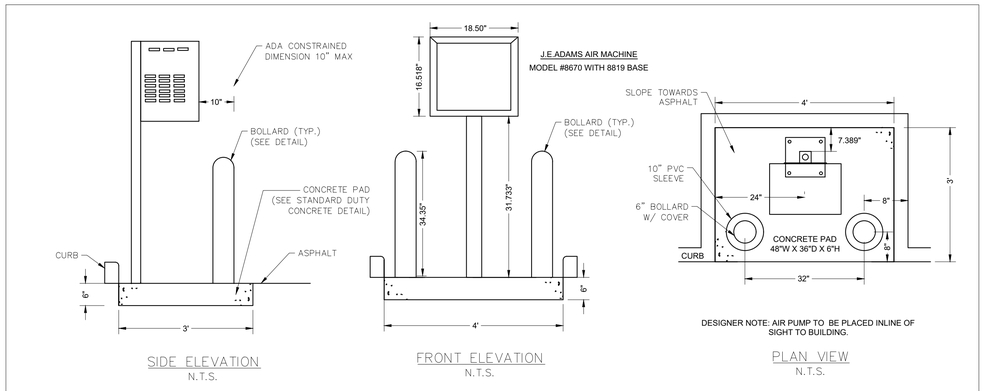
NOTE: SIGNS DENOTED HERE ARE TO BE PER MUTCD SPECIFICATIONS.

ADA PARKING SIGNAGE



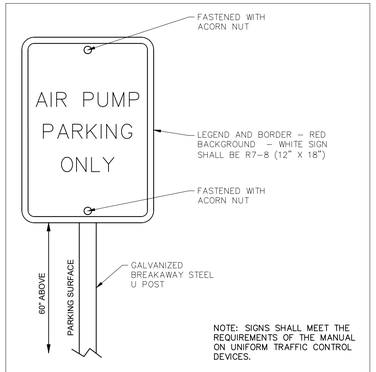
NOTES: DETAIL FOR ALL SIGNS ONSITE, OUTSIDE OF THE BUILDING AREA. ALL SIGNS TO USE ACORN BOLTS

SIGN POST



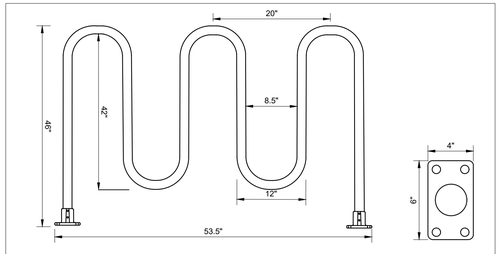
DESIGNER NOTE: AIR PUMP TO BE PLACED INLINE OF SIGHT TO BUILDING.

AIR PUMP STANDARD DETAIL



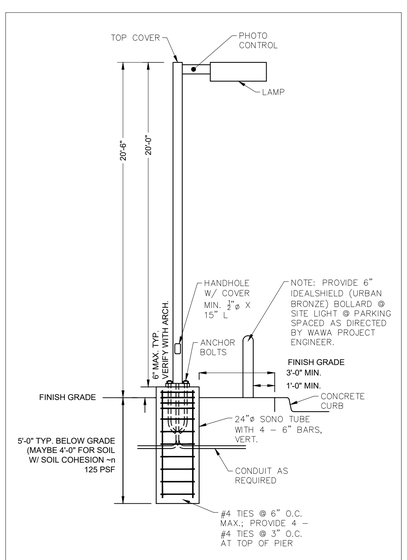
NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

AIR PUMP PARKING SIGN DETAIL



MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

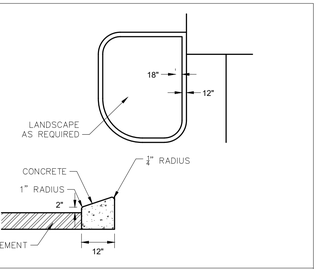
STANDARD BICYCLE RACK DETAIL



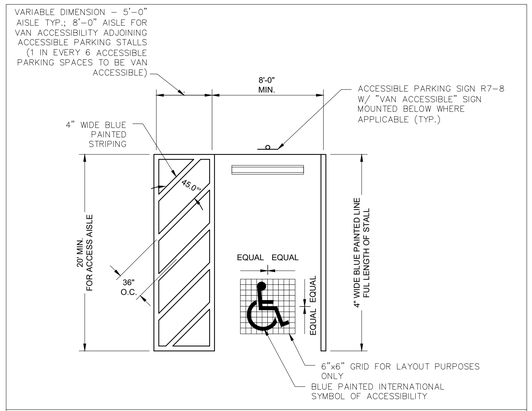
NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

PLACEMENT: POLE SHALL BE PLACED AT PARKING STRIPE AT HEAD OF SPACE.

LIGHT POLE W/ STANDARD ANCHORING DETAIL



MOUNTABLE CURB/ISLAND



ADA PARKING SPACE STRIPING DETAIL

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Kimley»Horn
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Main: 615.564.2701 | www.kimley-horn.com
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 120898 — STATE OF TENNESSEE — 07/15/2025

NO.	REVISIONS	DATE	BY
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2			
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

SITE DETAILS

SHEET NUMBER
C8-10

WAWA LANDSPACE SPECIFICATIONS

WAWA STANDARD LANDSCAPING SPECIFICATIONS:

1. ALL TOPSOIL SHALL BE A MINIMUM 4'' IN ALL SOD AREAS AND 10'' - 12'' IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 ½'' ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16'' X 5 ½'' X 16' BY PERMALOC. (800-356-9660. //WWW.PERMALOC.COM.) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6'' AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24'' FROM THE CURB.
11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOURINCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
15. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3''. LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1''-3'' "RIVER STONE" MULCH TO AT LEAST A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT WAWA'S PROJECT ENGINEER.
16. TURF SPECIFICATION AND SEEDBED PREPARATION

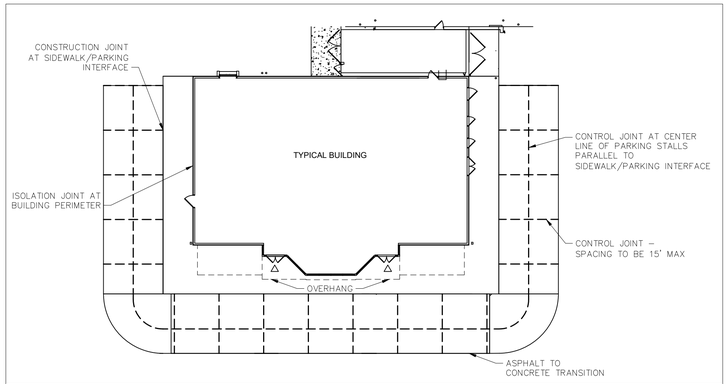
A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4'' OF TOPSOIL.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW-RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.

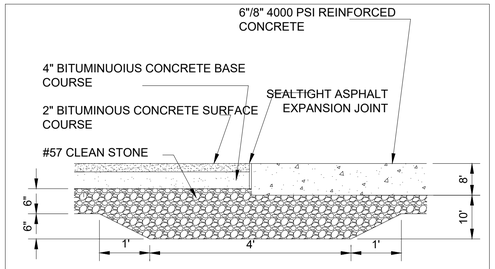
C. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.

17. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.



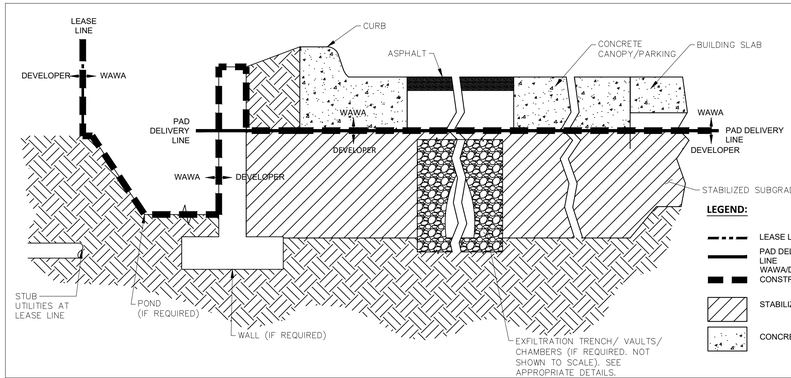
TYPICAL CONCRETE JOINT PLAN DETAIL



CONCRETE TO ASPHALT TRANSITION DETAIL

SEE ARCH. SPEC. FOR COMPLETE DETAILS

*REFER TO PAVEMENT PLAN FOR PAVEMENT SECTION THICKNESS



NOTES:

BUILDING/ CANOPY PADS:
1. PADS SHALL BE COMPACTED TO A DENSITY AND ELEVATION BELOW FINISH GRADE PER THE REQUIREMENTS ESTABLISHED WITHIN THE LEASE AND LEASE EXHIBITS.

GRADING & DRAINAGE:
2. DEVELOPER IS RESPONSIBLE FOR ROUGH GRADING OF ANY RETENTION/ DETENTION AREAS.
3. DEVELOPER IS RESPONSIBLE FOR ANY GRAVITY/ RETAINING WALLS REQUIRED FOR THE DEVELOPMENT OF THE SITE.
4. DEVELOPER IS RESPONSIBLE FOR ANY BELOW GROUND STORMWATER EXFILTRATION, VAULT, OR CHAMBER SYSTEM REQUIRED FOR ATTENUATION AND/OR TREATMENT VOLUME STORAGE.

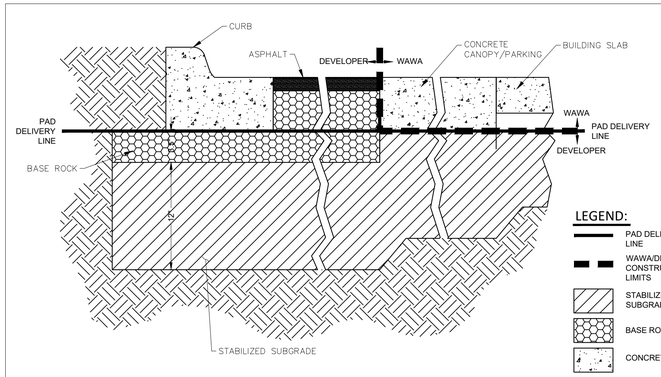
UTILITIES:
5. DEVELOPER IS RESPONSIBLE FOR PROVIDING ELECTRIC, DATA/PHONE, WATER, SEWER, AND ANY OTHER ESSENTIAL UTILITY SERVICES TO THE LIMITS OF THE LEASE.

LANDSCAPE/IRRIGATION:
6. DEVELOPER IS NOT RESPONSIBLE FOR LANDSCAPE OR IRRIGATION INTERNAL TO THE LIMITS OF THE LEASE.

LIGHTING:
7. DEVELOPER IS NOT RESPONSIBLE FOR LIGHTING INTERNAL TO THE LIMITS OF THE LEASE.

PAVEMENT/SLAB SPECIFICATIONS:
8. DEVELOPER IS NOT RESPONSIBLE FOR PAVING AND/OR SLABS INTERNAL TO THE LIMITS OF THE LEASE.

TYPICAL "PAD READY" DELIVERY DETAIL



NOTES:

BUILDING PAD:
1. WAWA GENERAL CONTRACTOR TO UTILIZE FILL FROM UTILITY AND FOOTING TRENCHES TO FILL PAD. THICKEN BUILDING SLAB TO MEET FINISH FLOOR ELEVATION.

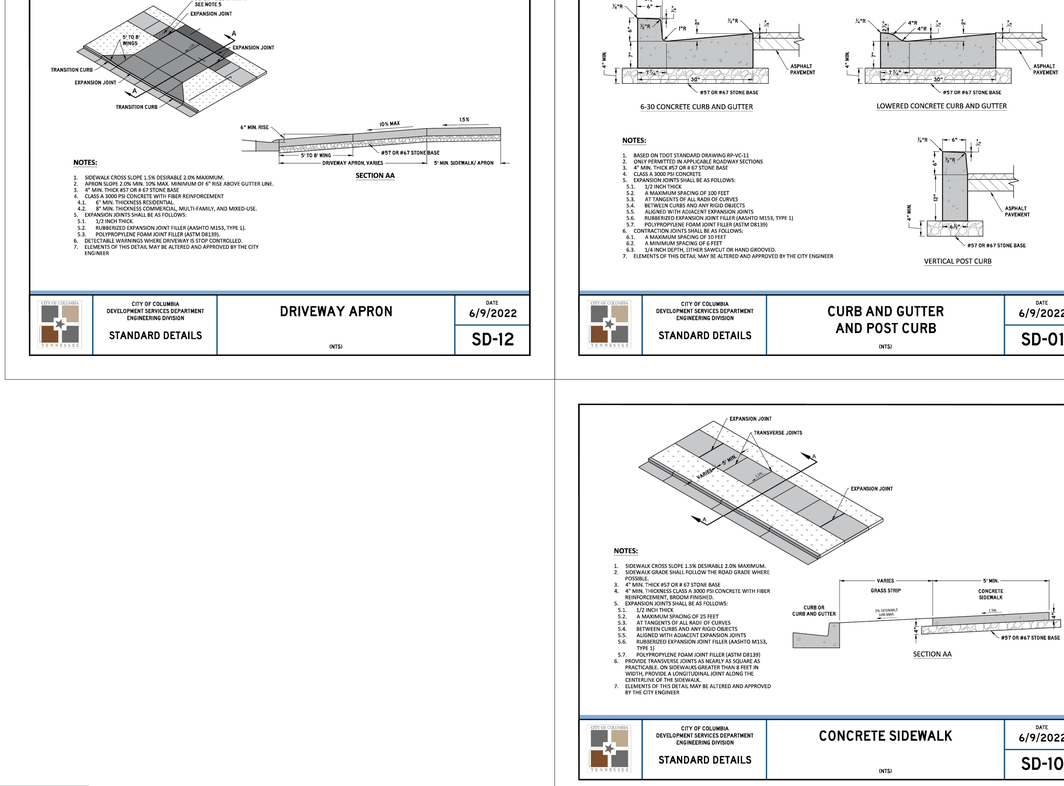
DRAINAGE:
2. DEVELOPER'S CONTRACTOR TO PROVIDE DRILLED HOLES AT DRAINAGE INLETS TO MINIMIZE STANDING WATER ON SITE.

LANDSCAPE/IRRIGATION:
3. NO LANDSCAPE/ IRRIGATION TO BE INSTALLED BY DEVELOPER'S CONTRACTOR.

LIGHTING:
4. DEVELOPER'S CONTRACTOR TO INSTALL SITE LIGHT POLE BASES.

PAVEMENT/SLAB SPECIFICATIONS:
5. SEE OTHER DETAILS FOR SPECIFICATIONS ON PAVEMENT SECTION AND BUILDING SLAB.

TYPICAL "PAD COMPLETE" DELIVERY DETAIL



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

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

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

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

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

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

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 129818 STATE OF TENNESSEE 07/15/2025

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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

SITE DETAILS

SHEET NUMBER
C8-11

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SPECIFICATIONS

Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 376 lbs. (For wet weight add 2,310 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 277 gal.; Grease: 1,895 lbs. (260 gal.) @100GPM; Grease: 1,196 lbs. (164 gal.) @200GPM; Solids: 89 gal.
5. This unit does not require flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks. (450 lb rating).

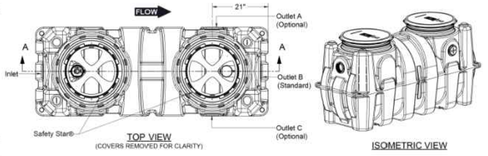
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapters. Safety Star® access restrictor built into each cover adapter, built-in flow control (for 200 GPM only) and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 lbs. @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

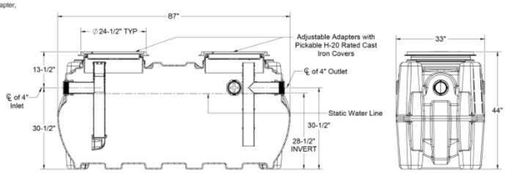
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



TOP VIEW
(COVERS REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A

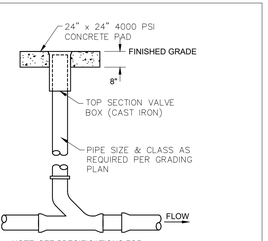
END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4055-007-02				
GB-250	DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS				
PROPRIETARY AND CONFIDENTIAL	DWG BY: C.SINCLAIR	DATE: 5/4/2022	REV: -	ECO: -	

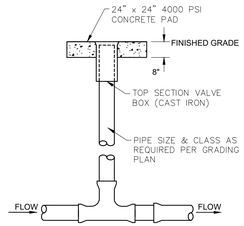
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

GREASE TRAP DETAIL



NOTE: SEE SPECIFICATIONS FOR APPROVED BEDDING MATERIAL.

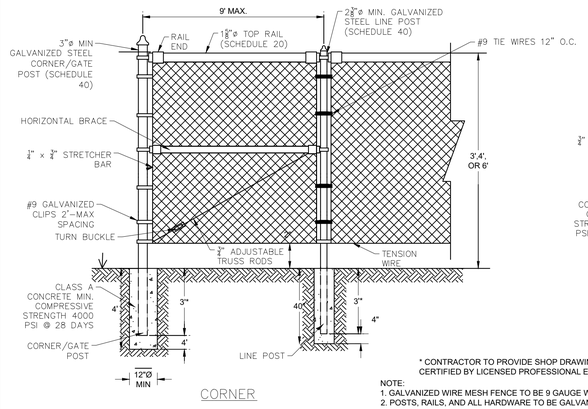
ONE WAY CLEAN-OUT DETAIL



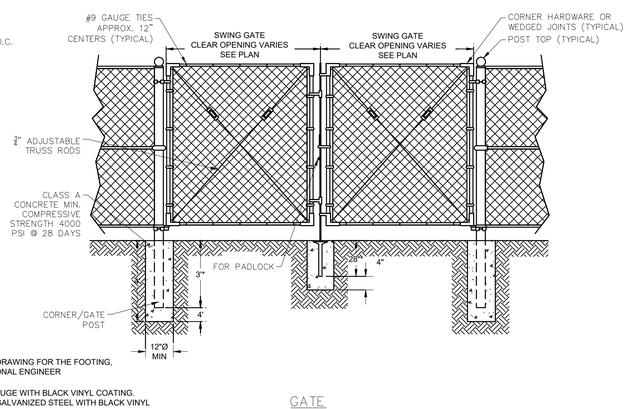
NOTE: SEE SPECIFICATIONS FOR APPROVED BEDDING MATERIAL.

TWO WAY CLEAN-OUT DETAIL

WAWA FENCE DETAILS



CORNER



GATE

* CONTRACTOR TO PROVIDE SHOP DRAWING FOR THE FOOTING, CERTIFIED BY LICENSED PROFESSIONAL ENGINEER

NOTE:
1. GALVANIZED WIRE MESH FENCE TO BE 9 GAUGE WITH BLACK VINYL COATING.
2. POSTS, RAILS, AND ALL HARDWARE TO BE GALVANIZED STEEL WITH BLACK VINYL COATING.
3. CONTRACTOR TO ADHERE TO LOCAL SPECIFICATION IF MORE STRINGENT.
4. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

CHAIN LINK FENCE DETAIL

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129894
STATE OF TENNESSEE
07/15/2025

No.	REVISIONS	DATE	BY
1			
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8			
9			
10			

DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025

KIMLEY-HORN PROJECT NO. 014468150

UTILITY DETAILS

SHEET NUMBER
C8-20

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3300
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PO-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROJECTED ENDWALLS	TDOT PE, PEM SERIES
FLUMES	TDOT FLD-1

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

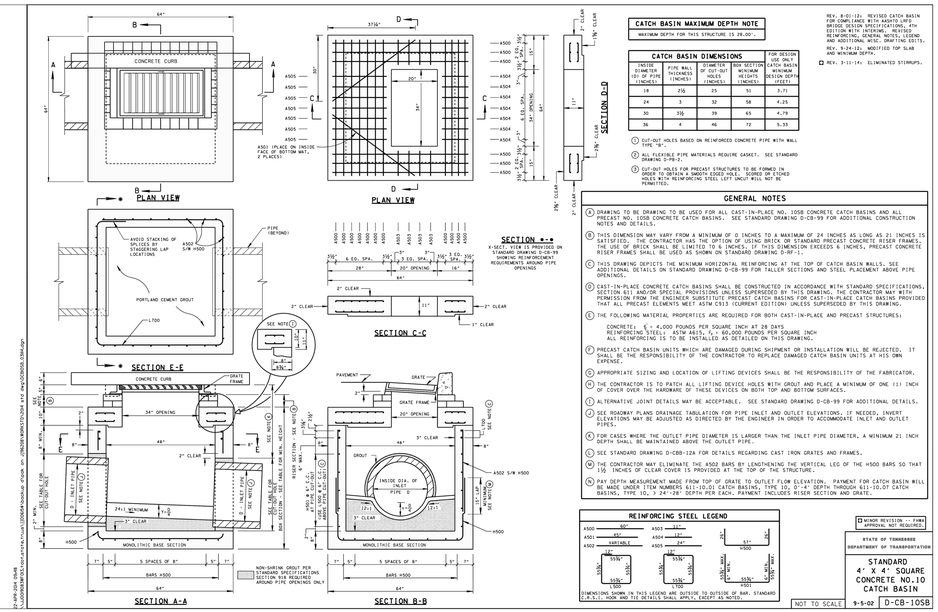
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE
8/6/2024

DD-01



CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF OUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY MINIMUM MINIMUM DESIGN DEPTH (FEET)
18	2.16	25	51	3.71
24	3	32	58	4.25
30	3.56	39	65	4.79
36	4	46	72	5.33

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SIGNED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

GENERAL NOTES

A. DRAWING TO BE DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 10SB CONCRETE CATCH BASINS AND ALL PRECAST CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS.

B. THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 21 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES, WHERE THE DIMENSION SHALL BE 21 INCHES. WHEN THE DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-MF-1.

C. THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

D. CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

E. THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, f_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

F. PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

G. APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

H. THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

I. ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

J. SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

K. FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 21 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

L. SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

M. THE CONTRACTOR MAY ELIMINATE THE #502 BARS BY LENGTHENING THE VERTICAL LEG OF THE #500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

N. PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-10.01 CATCH BASINS, TYPE 10, 0'-4' DEPTH THROUGH 611-10.07 CATCH BASINS, TYPE 10, > 24'-28' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD (R.S.), HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

NOT TO SCALE

REV. 8-01-12: REVISED CATCH BASIN NOTE, CHANGED REFERENCE TO BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIM REVISIONS THROUGH 2012 TO LRFD SPECIFICATIONS AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

☐ REV. 3-11-14: ELIMINATED STIRRUPS.

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD
4' X 4' SQUARE CONCRETE NO.10 CATCH BASIN

9-5-02 D-CB-1058

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WAWA #7026
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WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 128844
STATE OF TENNESSEE
07/15/2025

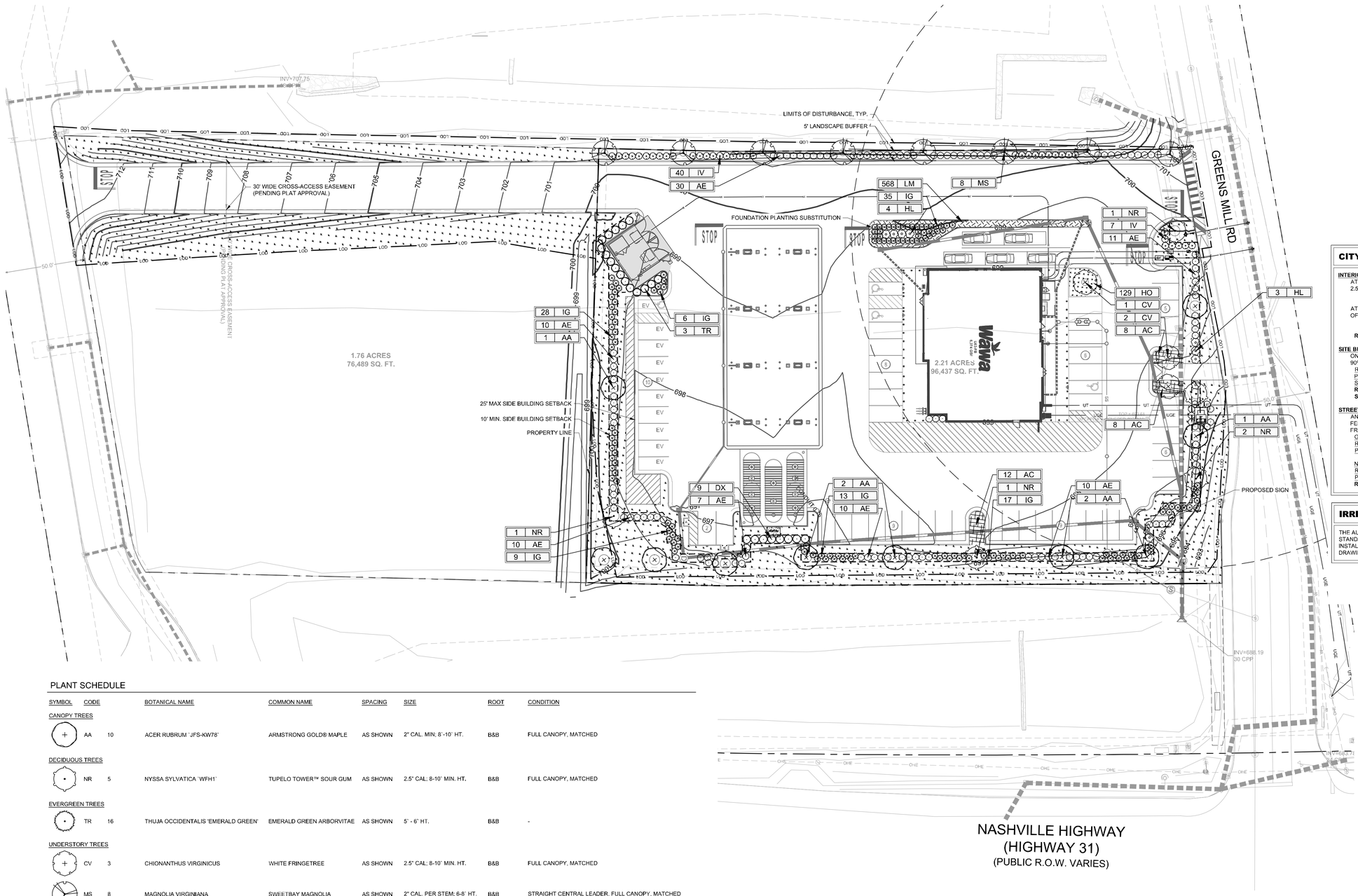
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025

KIMLEY-HORN PROJECT NO. 014468150

GRADING & DRAINAGE DETAILS

SHEET NUMBER
C8-30



PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES								
	AA	10	ACER RUBRUM `JFS-KW78`	ARMSTRONG GOLD® MAPLE	AS SHOWN	2" CAL. MIN; 8`-10` HT.	B&B	FULL CANOPY, MATCHED
DECIDUOUS TREES								
	NR	5	NYSSA SYLVATICA `WFH1`	TUPELO TOWER™ SOUR GUM	AS SHOWN	2.5" CAL; 8-10` MIN. HT.	B&B	FULL CANOPY, MATCHED
EVERGREEN TREES								
	TR	16	THUJA OCCIDENTALIS 'EMERALD GREEN`	EMERALD GREEN ARBORVITAE	AS SHOWN	5` - 6` HT.	B&B	-
UNDERSTORY TREES								
	CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	AS SHOWN	2.5" CAL; 8-10` MIN. HT.	B&B	FULL CANOPY, MATCHED
	MS	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	AS SHOWN	2" CAL. PER STEM; 6-8` HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
DECIDUOUS SHRUBS								
	HL	9	HYDRANGEA PANICULATA `LIMELIGHT` TM	LIMELIGHT HYDRANGEA	5` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IV	47	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
EVERGREEN SHRUBS								
	AE	114	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	DX	9	DISTYLIUM X 'PIIDIST-IV'	LINEBACKER™ DISTYLIUM	5` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IG	140	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY HOLLY	3` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL
GROUND COVERS								
	AC	28	ADENANTHOS CUNEATUS `CORAL DRIFT`	CORAL DRIFT FLAMEBUSH	48" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS
	FA	25,397 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD	ROLLS OR SQUARES	SOD/TURF	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS
	HO	129	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS
	LM	568	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	12" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS

SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401
GROSS SITE AREA	± 113,256 SF (±2.21 AC)
PROPOSED IMPERVIOUS AREA	± 76,650 SF (±1.66 AC)
EXISTING IMPERVIOUS AREA	± 0 SF (±0 AC)
PROPOSED BUILDING AREA	5,919 SF
PROPOSED FAR:	0.067
PARKING DATA:	
MIN. REQUIRED PARKING	36 STALLS
ADA PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	55 STALLS
ZONING:	
ZONING	(COMMERCIAL) PUD
EXISTING USE	COMMERCIAL
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(RESIDENTIAL) R4
SURROUNDING ZONING (EAST)	(RESIDENTIAL) R4
SURROUNDING ZONING (SOUTH)	(RESIDENTIAL) R6
SURROUNDING ZONING (WEST)	(RESIDENTIAL) R4
REQUIRED BUILDING SETBACKS:	
FRONT (NORTH)	28 FT
REAR (SOUTH)	15 FT
SIDE (EAST)	15 FT
SIRE (WEST) (R.O.W)	30 FT

CITY OF COLUMBIA LANDSCAPE REQUIREMENTS

INTERIOR PARKING AREAS:
AT LEAST 1 LANDSCAPE ISLAND TREE PER EVERY 10 SPACES. TREES MUST BE 2.5" CALIPER.
REQUIRED: 55 SPACES / 10 = 5.5 TREES
PROVIDED: 6 TREES
AT LEAST ONE (1) TREE MUST BE INSTALLED/PRESERVED FOR EVERY 2,000 SF OF PARKING AREA.
REQUIRED: 30,713 SF / 2,000 = 15.3 TREES
PROVIDED: 18 TREES
REQUIREMENTS MET.

SITE BUILDING PLANTING:
ONE (1) SHRUB PER EVERY 10-LINEAR FEET OF BUILDING FACADE. AT LEAST 90% MUST BE EVERGREEN.
REQUIRED: 328-LINEAR FEET / 10 = 32.8 SHRUBS
PROVIDED: 41 EVERGREEN SHRUBS + 4 DECIDUOUS SHRUBS = 45 SHRUBS
SPECIES REQUIREMENT: 41 EVERGREEN / 45 TOTAL = 91% EVERGREEN
REQUIREMENT NOT MET DUE TO LACK OF PLANTaBLE BUILDING PERIMETER. SHRUB PLANTING REPLACED ACROSS THE SITE.

STREET PLANTING REQUIREMENTS:
ANY YARD ALONG A STREET MUST BE LANDSCAPE AND BE AT LEAST TEN (10) FEET WIDE. MUST HAVE ONE (1) TREE FOR EVERY 50 FEET OF STREET FRONTAGE.
GREENS MILL RD:
REQUIRED: 282-LINEAR FEET / 50 = 5.2 TREES
PROVIDED: 6 TREES

NASHVILLE HWY:
REQUIRED: 380-LINEAR FEET / 50 = 7.6 TREES
PROVIDED: 8 TREES
REQUIREMENTS MET.

IRRIGATION NOTE

THE AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL MEET COLUMBIA, TN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
6/27/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	TT
DRAWN BY:	BMR
CHECKED BY:	CA
DATE:	6/25/2025
KIMLEY-HORN PROJECT NO.	014468150

LANDSCAPE PLAN - OVERALL

SHEET NUMBER
L1-00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ½ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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REGISTERED
AGRICULTURE
LA
6/27/2025

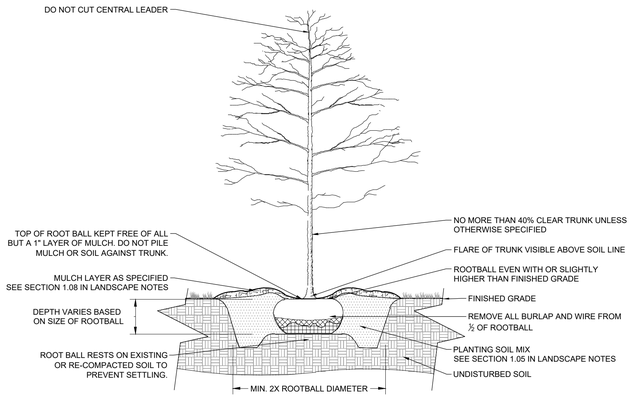
No	REVISIONS	DATE	BY
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DESIGNED BY:	TT
DRAWN BY:	BMR
CHECKED BY:	CA
DATE:	6/25/2025
KIMLEY-HORN PROJECT NO.	014468150

LANDSCAPE DETAILS

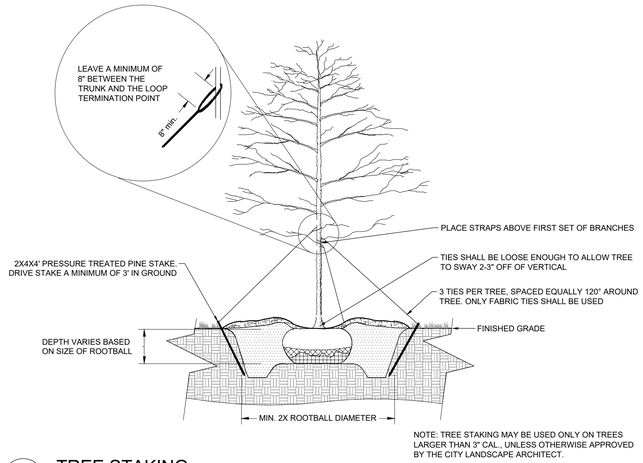
SHEET NUMBER
L1-50

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2 B&B TREE PLANTING

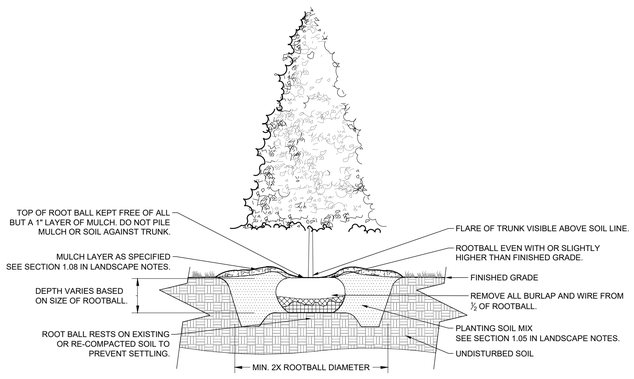
NOT TO SCALE



NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

5 TREE STAKING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

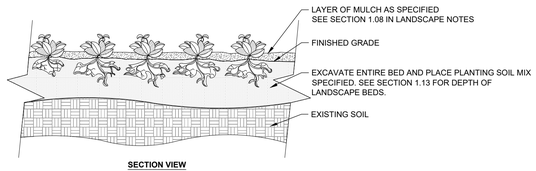
NOT TO SCALE

1. SPADED LANDSCAPE BED EDGE
2. 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3. PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES

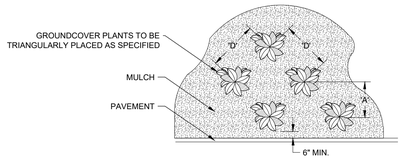
6 SPADED EDGE

1 1/2" = 1'-0"

KHA-LA-NO-14



SECTION VIEW



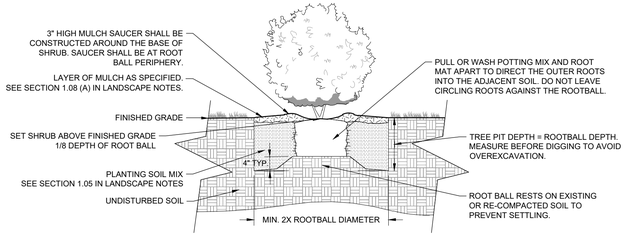
PLAN VIEW

PLANT SPACING " D "	ROW " A "
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER PLANTING

NOT TO SCALE



7 CONTAINER SHRUB PLANTING

NOT TO SCALE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
6/27/2025

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY: TT
DRAWN BY: BMR
CHECKED BY: CA
DATE: 6/25/2025
KIMLEY-HORN PROJECT NO. 014468150

LANDSCAPE DETAILS

SHEET NUMBER
L1-51



1 FRONT ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS FRONT ELEVATION:	
TRANSPARENT GLAZING - 309 SF	15.5%
SPANDREL GLAZING - 306 SF	15.3%
TOTAL 615 SF	30.8%

MATERIAL CALS FRONT ELEVATION:	
BRICK (1) - 215 SF	10.8%
BRICK (3) - 576 SF	28.9%
FC SIDING - 348 SF	17.5%
CULTURED STONE - 168 SF	8.5%
METAL AWNING - 71 SF	3.5%
TOTAL 1,378	69.2%



2 REAR ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS LEFT SIDE ELEVATION:	
TRANSPARENT GLAZING - 186 SF	9.1%
SPANDREL GLAZING - 70 SF	3.4%
TOTAL 256 SF	12.5%

MATERIAL CALS REAR ELEVATION:	
BRICK (1) - 326 SF	16.2%
BRICK (3) - 502 SF	24.3%
FC SIDING - 654 SF	31.7%
CULTURED STONE - 272 SF	13.2%
MTL AWNING - 48 SF	2.1%
TOTAL 1,802 SF	87.5%



3 LEFT ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS LEFT SIDE ELEVATION:	
TRANSPARENT GLAZING - 186 SF	11.6%
SPANDREL GLAZING - 47 SF	2.9%
TOTAL 233 SF	14.5%

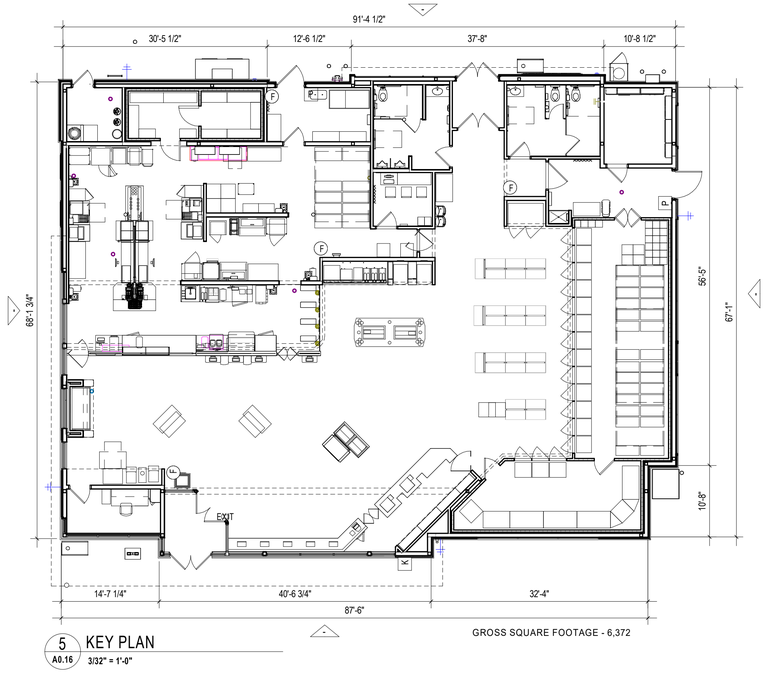
MATERIAL CALS LEFT SIDE ELEVATION:	
BRICK (1) - 768 SF	48.0%
BRICK (3) - 65 SF	4.1%
FC SIDING - 332 SF	20.7%
CULTURED STONE - 141 SF	8.8%
METAL AWNING - 62 SF	3.9%
TOTAL 1,368 SF	85.5%



4 RIGHT ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS RIGHT SIDE ELEVATION:	
SPANDREL GLAZING - 325 SF	23.5%
TOTAL 325 SF	23.5%

MATERIAL CALS RIGHT SIDE ELEVATION:	
BRICK (1) - 131 SF	9.5%
BRICK (3) - 112 SF	8.1%
FC SIDING - 656 SF	47.6%
CULTURED STONE - 145 SF	10.5%
METAL AWNING - 9 SF	0.8%
TOTAL 1,053 SF	76.5%



5 KEY PLAN
A0.16 3/32" = 1'-0"

MATERIALS:



7a METAL OVERHANG: ATAS #17 BRITE RED

HFA

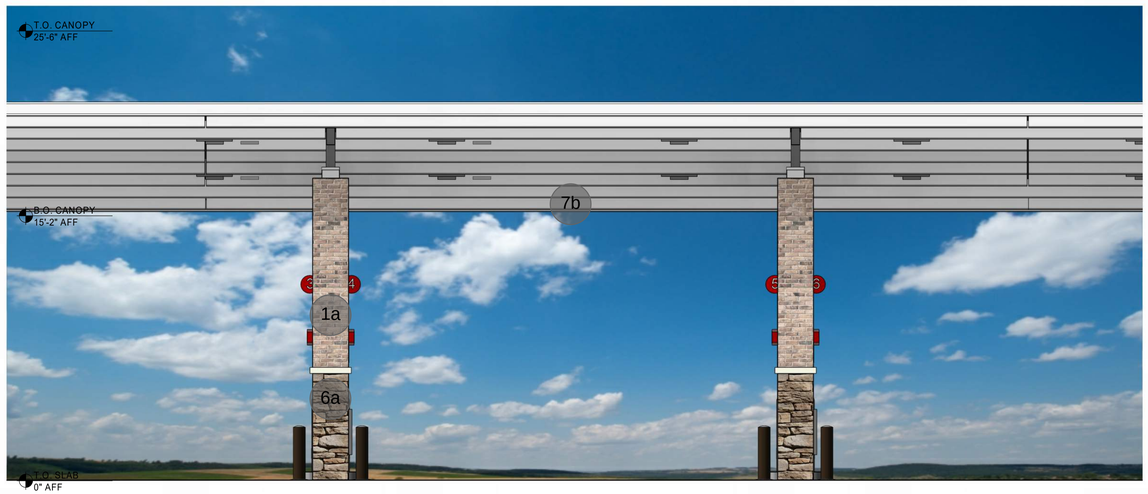
U63L - DRIVE THRU

2447 TENNESSEE 6
COLUMBIA, TN 38401

Wawa



3 FUEL CANOPY ELEVATION
1/4" = 1'-0"



2 FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



1 FUEL CANOPY PERSPECTIVE

MATERIALS:


1a BRICK-1


1a BRICK-1

7b METAL: WHITE


6a CULTURED STONE



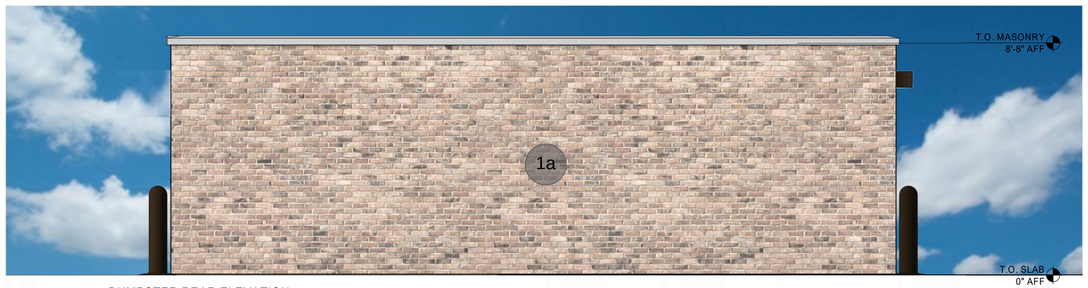
7 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



6 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



5 DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



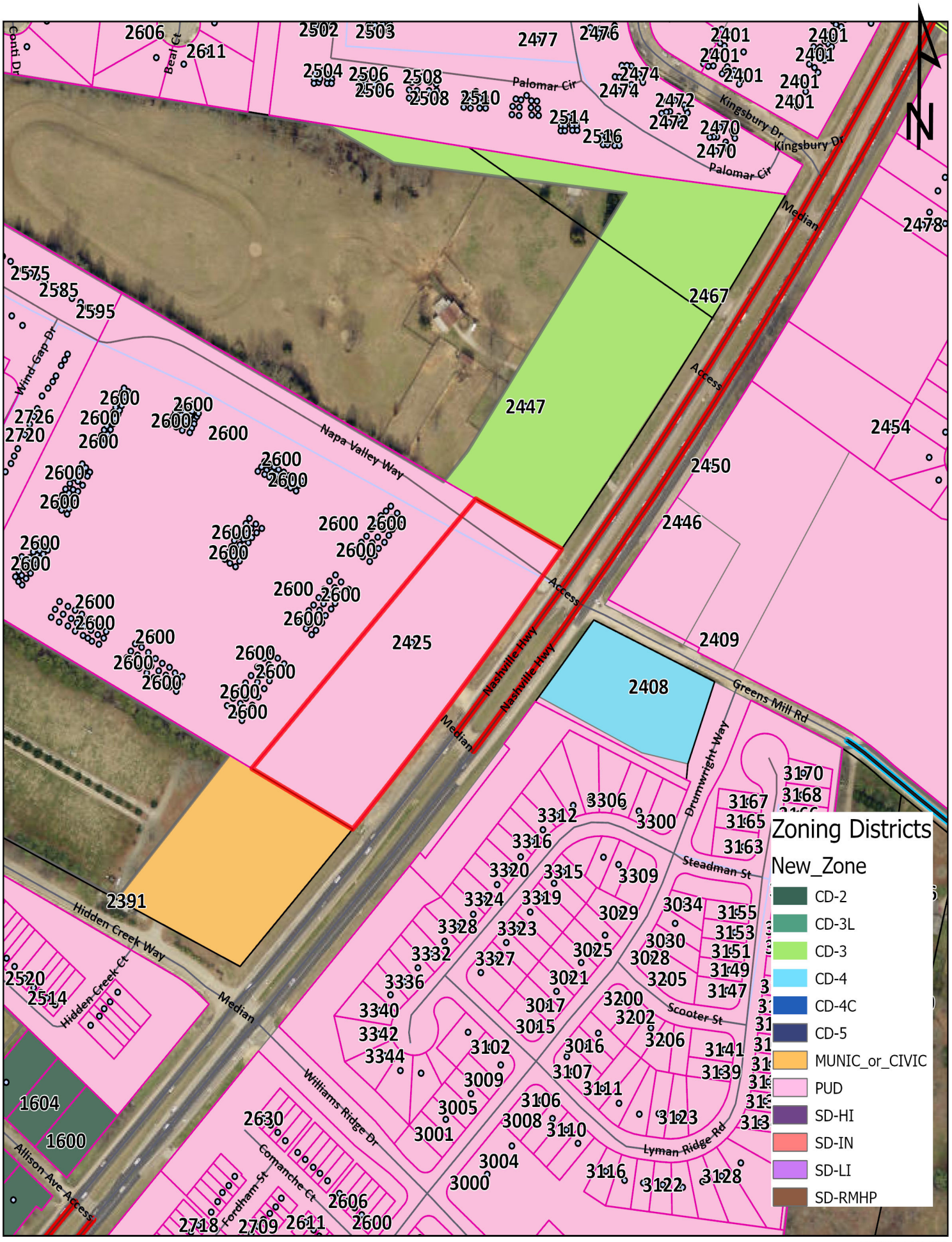
4 DUMPSTER REAR ELEVATION
3/8" = 1'-0"

HFA

WAWA STRAIGHT 8 FUEL CANOPY- TRASH COMPOUND-L

2447 TENNESSEE 6
COLUMBIA, TN 38401

Wawa



Case #25-0336
Villages at Carters Creek PUD
2425 Nashville Highway

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

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

June 14, 2024

Kimley-Horn & Associates
Emily Zeller, E.I.
10 Lea Ave., Ste. 400
Nashville, TN 37210
emily.zeller@kimley-horn.com

Re: 2425 Nashville Highway

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

5 September 2025

Emily Zeller
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210

RE: 2425 Nashville Hwy, Columbia, TN 38401; Wawa

Emily,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Property owner may need to work with adjacent property owners to ensure sanitary sewer availability to the properties in the area.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

September 12, 2025

Ms. Kristen Ritz
Wawa, Inc.
260 W. Baltimore Pike
Media, Pennsylvania 19063
Sent via email: Kristen.Ritz@wawa.com

RE: **Water Availability Letter** Expires: 3/12/2026
Wawa #7206
2425 Nashville Highway
Tax Map & Parcel: 051 02203000
Columbia, TN

Dear Mr. Boggs:

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

The proposed development is a gas station and associated store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity for development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Fire Flow Requirement letter dated 6/13/2024 indicates a 2,250 gpm flow requirement and a minimum of 3 hydrants to serve the proposed project.
- Available fire flow capacity in the 12-inch main on Nashville Highway at the project frontage is up to 4,000 gpm.

  - The existing 8-inch main on the north edge of the project can support up to 1,950 gpm of fire flow.
  - A supplemental water main extension and hydrant will be necessary from the 8-inch main at the south secondary entrance of the project to meet the full fire flow requirement.
- Approval is based on daily volumes and peak flows as provided by the applicant:
  - Commercial/domestic Peak of 30 gpm
  - Peak Daily Demand of 1,750 GPD
  - Assumed one ¾" Landscape Irrigation Meter and one 2" Service Meter for purposes of estimating impact fees (to be verified during Design Review phase).
- The above request translates to a 10 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
  - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried utilities, and surface improvements.
  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

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

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- 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" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	1	$30,000	$30,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$36,040**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

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

cc: Landon Boggs, Kimley-Horn
Bart Anderson, CPWS
File 24-041

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 9/12/2025
Name: Emily Zeller
Phone: 470-443-0274
Email: emily.zeller@kimley-horn.com
Address/Parcel ID: 2425 Nashville Hwy
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Wood Frame
Enclosed Area (ft²): 6,372

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

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

Minimum number of hydrants: 3

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

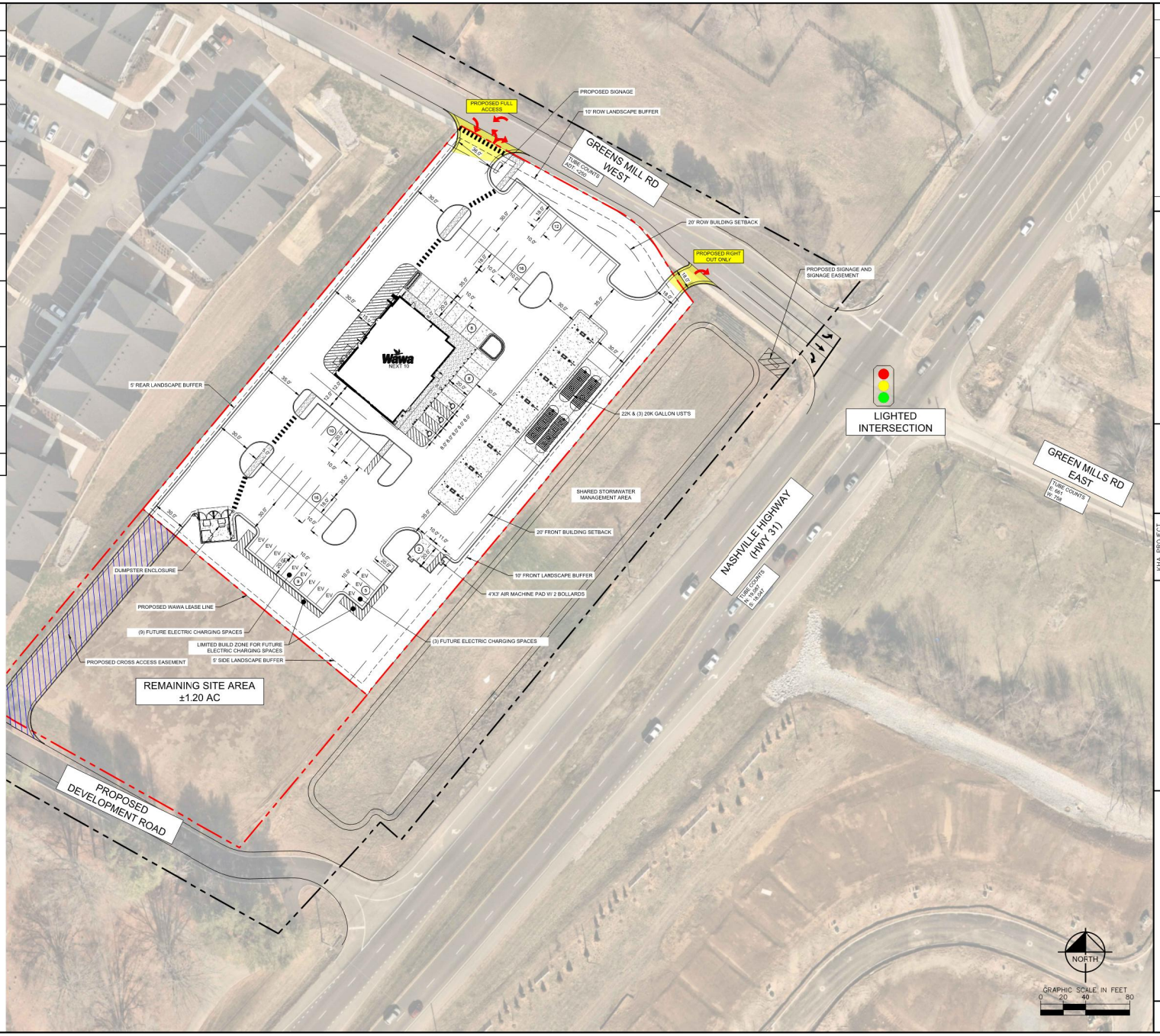
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 9-12-2025

SITE DATA

JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC.± OVERALL 2.77 AC ± WAWA SITE
BUILDING AREA	6,200 S.F.
MIN. PARKING REQUIRED	1 PER 300 SF + 1.5 SPACES PER PUMP = 36 SPACES
PARKING PROVIDED	86 SPACES
ZONE A ZONE B ZONE C	26 SPACES 16 SPACES 44 SPACES
FRONT SETBACK SIDE (R/W) SETBACK SIDE SETBACK REAR SETBACK	20 FT 20 FT 0 FT (NONRESIDENTIAL) 0 FT
FRONT BUFFER YARD SIDE BUFFER YARD REAR BUFFER YARD	10 FT 5 FT (NONRESIDENTIAL) 5 FT
BUILDING TYPE CANOPY CONFIGURATION CANOPY TYPE	NEXT10 STRAIGHT SLOPED
# MPD'S	8



Kimley»Horn

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10 LEA AVENUE, SUITE 400, NASHVILLE, TN 37210
PHONE: 615-564-2701
WWW.KIMLEY-HORN.COM

No.	REVISIONS

KHA PROJECT 014468150
DATE 4/25/2024
SCALE AS SHOWN
DESIGNED BY NVL
DRAWN BY NVL
CHECKED BY CVC

GOVERNANCE PLAN

NASHVILLE HWY & GREEN MILLS RD

WAWA

COLUMBIA TENNESSEE

SHEET NUMBER 2 OF 3

Plotted By: Churchill, Caroline Sheet Set: WAWA_Columbia_Layout: GOVERNANCE April 25, 2024 07:25:35pm G:\MKTG\Clients-Private\WAWA\WAWA_Inc\Columbia TN (Hwy 31)\CAD\WAWA Master_Columbia TN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 6/12/2024
Name: Emily Zeller
Phone: 470-443-0274
Email: emily.zeller@kimley-horn.com
Address/Parcel ID: 2425 Nashville Hwy
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Wood Frame
Enclosed Area (ft²): 6,372

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

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Fire Flow: 2,250 gpm Duration: 2 hours

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

Minimum number of hydrants: 3

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6-13-2024

Village at Carter's Creek Preliminary/Final Plat

Project #:	25-0339	Location:	2425 Nashville Hwy Map 022 Parcels 03
Applicant:	Emily Zeller, PE	Case Type(s):	Final Plat/ Preliminary Plat
Staff Planner:	Austin Brass, AICP	Proposed Use:	Wawa Store/ Vacant Lot for Future Development

PROJECT SUMMARY

The applicant requests approval of a Preliminary & Final Plat for the subdivision of one lot into two lots with rear PUDEA access. The subject parcel is within a PUD-MU Character District.

- The purpose of this Preliminary & Final Plat is to subdivide an existing lot of record into two lots of record.
- A 30' PUDE cross access easement has been added at the rear of the lot.
- Lot 2 on the Final Plat would be required to conform to an 180' maximum lot width enfronting a private drive upon creation of a building site and conforming to the lot standards for a PUD-MU district. Proposed lot 2 has buildable area of 180' maximum when excluding 51.87' plated PUDE and residual 9.51' non-buildable strip.
- The is no letter of credit or surety associated with this Final Plat due to no public infrastructure being created.
- The Final Plat is required to be recorded within 60 days of Planning Commission approval.
- The DRC reviewed this proposal at its October 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 Preliminary & 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
PUD-MU	Vacant Parcel	Wawa Gas Station	+/- 3.97 acres



FUTURE LAND USE MAP (*City Center & Urban Village*)	ZONING MAP (*PUD MU*)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	PUD-MU	Vacant
North	City Center & Urban Village	CD-3	Single-Family Residential
South	City Center & Urban Village	Civic	Cemetery
East	City Center & Urban Village	PUD-R & CD-4	Single-Family Residential
West	City Center & Urban Village	PUD-MU	Multi-Family

CONFORMITY WITH ZONING ORDINANCE

This Preliminary & Final Plat conforms to the standards of the Zoning Ordinance within a PUD-MU District.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary & Final Plat at its October 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 & Preliminary Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*

3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.

In the event of a denial, **§ 2.2.5** 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.

Section **2.3.6** of the Subdivision Regulations establishes the 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.

Staff recommends approval of FPL 25-0339 with the following conditions:

1. *That final plat be recorded at the Register of Deeds within sixty (60) days of Planning Commission approval per 2.3.5, Final Action of the City of Columbia Subdivision Regulations.*
2. *Approval subject to any technical comments as listed.*

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 & staff conditions of approval as listed].

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 any additional conditions of approval crafted by Planning Commission].

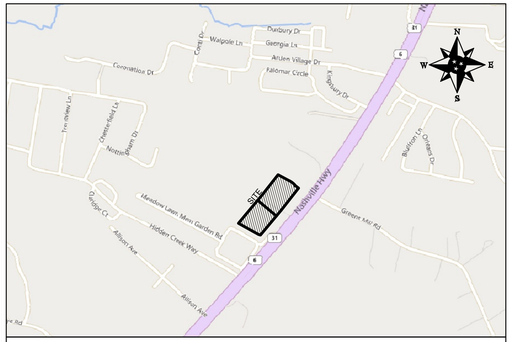
Defer for Continued Review:

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.

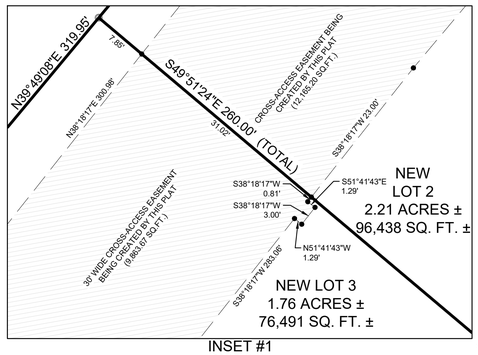
Deny:

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].

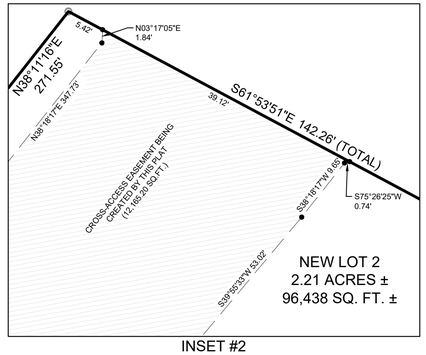
RESUBDIVISION PLAT OF LOT 2
VILLAGE AT CARTER'S CREEK
3RD CIVIL DISTRICT
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE



VICINITY MAP (NOT TO SCALE)



INSET #1
SCALE: 1"=10'



INSET #2
SCALE: 1"=10'

PROPERTY OWNER INFORMATION:
OP II NASH 2425 NASHVILLE HIGHWAY LAND PARTNERS, A TEXAS GENERAL PARTNERSHIP, AS SUCCESSOR TO OP II NASH 2425 NASHVILLE HIGHWAY LAND, LP, A TEXAS LIMITED PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF CONVERSION FILED WITH THE SECRETARY OF STATE OF TEXAS ON FEBRUARY 13, 2023. THE AFORESAID ENTITY HAVING BECOME OWNER PER DEED RECORDED IN BOOK R2761, PAGE 1144, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE:

OP II NASH 2425 NASHVILLE HIGHWAY LAND PARTNERS
500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2761, Page 1144, Maury County Registers Office, and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner(s) Date

Title (if action for corporation or partnership)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name Date

Title Authorizing Agency

CERTIFICATE OF COMPLIANCE

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

City Engineer Date
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director Date
Columbia, Tennessee

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

Maury County E-911 Date

CERTIFICATE OF SANITARY SEWER SYSTEM

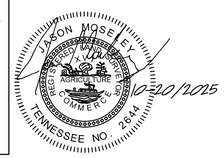
I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department Date
Columbia, Tennessee

CERTIFICATE OF SURVEY ACCURACY

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

JASON MOSELEY, TN RLS # 2644
OHM ADVISORS
209 10TH AVENUE SOUTH, SUITE 154
NASHVILLE, TN 37203
(615)-649-5264

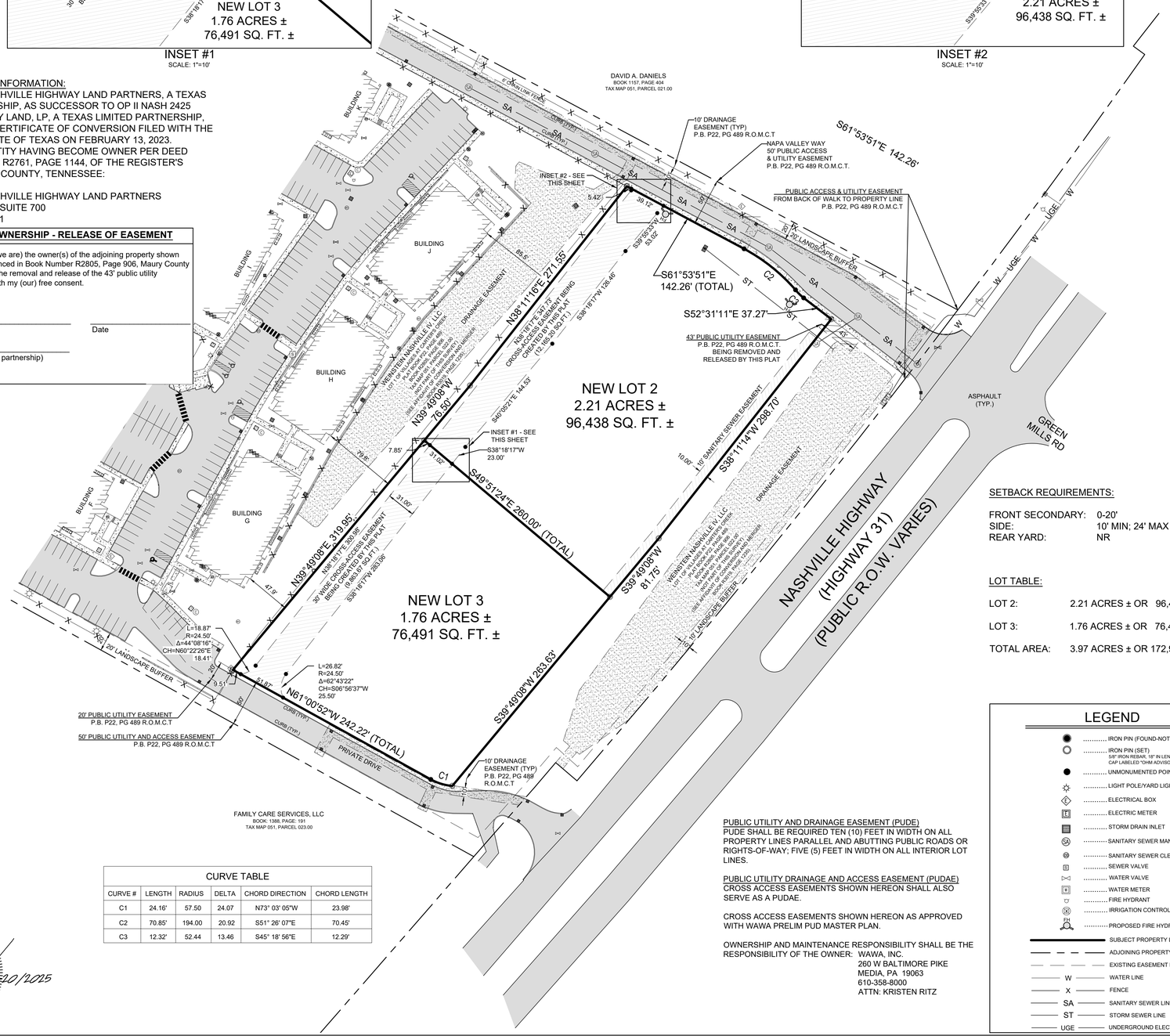


CERTIFICATE OF OWNERSHIP - RELEASE OF EASEMENT

I (we) hereby certify that I am (we are) the owner(s) of the adjoining property shown and described hereon as evidenced in Book Number R2805, Page 906, Maury County Registers Office, and agree to the removal and release of the 43' public utility easement, as shown hereon with my (our) free consent.

Owner(s) Date

Title (if action for corporation or partnership)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.16'	57.50	24.07	N73° 03' 05"W	23.98'
C2	70.85'	194.00	20.92	S51° 26' 07"E	70.45'
C3	12.32'	52.44	13.46	S45° 18' 56"E	12.29'

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
PUDE SHALL BE REQUIRED TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY; FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES.

PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT (PUDAE)
CROSS ACCESS EASEMENTS SHOWN HEREON SHALL ALSO SERVE AS A PUDAE.

CROSS ACCESS EASEMENTS SHOWN HEREON AS APPROVED WITH WAWA PRELIM PUD MASTER PLAN.

OWNERSHIP AND MAINTENANCE RESPONSIBILITY SHALL BE THE RESPONSIBILITY OF THE OWNER: WAWA, INC.
260 W BALTIMORE PIKE
MEDIA, PA 19063
610-358-8000
ATTN: KRISTEN RITZ

SETBACK REQUIREMENTS:

FRONT SECONDARY:	0-20'
SIDE:	10' MIN; 24' MAX
REAR YARD:	NR

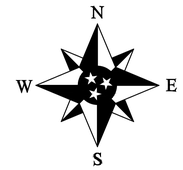
LOT TABLE:

LOT 2:	2.21 ACRES ± OR 96,438 SQ.FT.
LOT 3:	1.76 ACRES ± OR 76,491 SQ.FT.
TOTAL AREA:	3.97 ACRES ± OR 172,929 SQ.FT.

LEGEND

- IRON PIN (FOUND-NOTED)
- IRON PIN (SET) 5/8" IRON REBAR, 18" IN LENGTH WITH YELLOW CAP LABELED "OHM ADVISORS"
- UNMONUMENTED POINT
- LIGHT POLE/YARD LIGHT
- ELECTRICAL BOX
- ELECTRIC METER
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
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- WATER VALVE
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- PROPOSED FIRE HYDRANT
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- W — WATER LINE
- X — FENCE
- SA — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- UGE — UNDERGROUND ELECTRIC

OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264



TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM= NAVD88

GRAPHIC SCALE 1"= 60'
60' 0' 60'

GENERAL NOTES:

1. SUBJECT PROPERTY IS CURRENTLY ZONED "X" (UNSHADED) AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA "SFHA" PER FEMA MAP 47119C0180E, HAVING AN EFFECTIVE DATE OF APRIL 16, 2007.
2. PROPERTY CURRENTLY ZONED: PUD-MU (PLANNED UNIT DEVELOPMENT-MIXED USE)
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA ZONING AND PLANNING DIVISION.
6. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
7. RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES 8/25/2023 AND 9/25/2023, 9/19/2024, 12/06/24, AND 12/19/24, UTILIZING A CARLSON BRX7 MULTI FREQUENCY RECEIVER. THE GRID COORDINATES SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011)(EPOCH 2010), GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.04', V0.06'.
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12. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM A PUBLIC RIGHT-OF-WAY, NASHVILLE HIGHWAY, VIA A PUBLIC ACCESS EASEMENT (NAPA VALLEY WAY) AND A 50' PUBLIC ACCESS EASEMENT.
13. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 OF VILLAGES AT CARTER'S CREEK, AS SHOWN ON PLAT RECORDED IN BOOK P22, PAGE 489, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
14. PROPERTY IS SUBJECT TO AGREEMENT RECORDED IN BOOK R2960, PAGE 66, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
15. PROPERTY IS SUBJECT TO ANY AGREEMENTS, COVENANTS, RESTRICTIONS, AND/OR EASEMENTS THAT MAY EXIST AND NOT SHOWN HEREON.

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REVISION TABLE

1.	01/23/2025	LOT DIVISION REVISED
2.	01/24/2025	OWNER INFORMATION
3.	01/27/2025	UPDATED REQUESTOR INFORMATION
4.	02/17/2025	REVISED LOT DIVISION LINE
5.	02/25/2025	ADDED CROSS ACCESS EASEMENT
6.	03/10/2025	ADDED SETBACK/BUFFER INFORMATION
7.	06/02/2025	EASEMENT TO BE REMOVED/RELEASED
8.	07/07/2025	REVISIONS PER ENGINEER OF RECORD
9.	07/23/2025	ADJOINER INFO REVISION
10.	10/20/2025	PLANNING COMMENTS

SURVEY ORDERED BY: OP II NASH 2425 NASHVILLE HWY LAND PARTNERS
C/O COLLIN AUFHAMMER
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

PROPERTY ADDRESS: NASHVILLE HWY
COLUMBIA, TENNESSEE 38401

PROPERTY OWNER: (NOTED HEREON)

DEED REFERENCE: PART OF BOOK R2761, PAGE 1144, R.O.M.C.T.
PLAT REFERENCE: PLAT BOOK P22, PAGE 489, R.O.M.C.T.
TAX MAP: 051 PARCEL ID: 022.03
WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 9114-24-0010

DRAWN BY: RL/BA	DATE: JANUARY 10, 2025
FIELD WORK: BG/JW/BA	DATE: DECEMBER 6, 2024

"P:\9000_9999\9114\24001 0_Villages_of_CC_Re-Plat_of_Lot-2_Survey\Drawings\9114240010 PLAT.dwg"

SHEET 1 OF 1

October 20, 2025

RE: Wawa (25-0339), DRC Meeting Comments

Our responses to the plan review comments received 10/14/2025 are in ***red italics below:***

Planning

1. Setbacks listed be reflected to be 0-20': Front Secondary 0-20': Side 10 min 24' max: Rear Yard: NR
    a. ***See updated plat.***
2. Remove Landscape Buffer Requirements note.
    a. ***Removed the note.***
3. Indicate proposed PUDEA cross access on lot that connects Private Drive with Napa Valley Way. Indicate details of this cross-access easement as approved with WAWA Prelim PUD Master Plan. Indicate proposed ownership and maintenance responsibility of easement
    a. ***Proposed easement has been updated to reflect Planning's request.***

Engineering

1. Show Public Utility Drainage and Access Easement (PUDAE) going through both lots.
    a. ***Proposed easement has been updated.***
2. Public Utility and Drainage Easements (PUDE) shall be required and be ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines.
    a. ***Acknowledged.***

Wastewater

1. Add a 10-ft easement on the southeastern side of Lot 3 which will allow for public sewer infrastructure access to give sewer access to Lot 2.
    a. ***See updated plat.***

Fire

1. Note: I know my required water letter states you will need 3 hydrants, I was mistaken. You will be required to have a minimum of 2 hydrants.

    a. ***See updated plat.***

Columbia Power

1. 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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.
    a. ***Acknowledged.***

Resubmittal

1. 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.

Please contact me at (470) 443-0274 or emily.zeller@kimley-horn.com should you have any questions or need any clarification on the above comments. Thank you!

Emily Zeller, EI
Kimley-Horn

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.
25-0339

DESCRIPTION: Village at Carters Creek_WaWa_2425 Nashville Hwy

COMMENTS:

Planning

1. Setbacks listed be reflected to be 0-20': Front Secondary 0-20': Side 10 min 24' max: Rear Yard: NR
2. Remove Landscape Buffer Requirements note.
3. Indicate proposed PUDEA cross access on lot that connects Private Drive with Napa Valley Way. Indicate details of this cross-access easement as approved with WAWA Prelim PUD Master Plan. Indicate proposed ownership and maintenance responsibility of easement

Engineering

4. Show Public Utility Drainage and Access Easement (PUDAE) going through both lots.
5. Public Utility and Drainage Easements (PUDE) shall be required and be ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines.

Wastewater

6. Add a 10-ft easement on the southeastern side of Lot 3 which will allow for public sewer infrastructure access to give sewer access to Lot 2.

Fire

7. Note: I know my required water letter states you will need 3 hydrants, I was mistaken. You will be required to have a minimum of 2 hydrants.

Maury County Schools

8. No comment.

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

City Attorney

9. No comment provided.

Police

10. No comment provided.

Building

11. No comment provided.

Public Works

12. No comments.

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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

14. A Water Availability Letter will be required for each lot when development moves forward.

Atmos Energy

15. No comments provided.

CITY OF COLUMBIA TENNESSEE

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

Maury County E911

16. No comments provided.

Duck River Electric Membership Corp

17. No comments.

Maury County Highway Dept.

18. No comments provided.

ATT

19. 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.

RESUBDIVISION PLAT OF LOT 2
VILLAGE AT CARTER'S CREEK
3RD CIVIL DISTRICT
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2761, Page 1144, Maury County Registers Office, and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner(s) Date

Title (if action for corporation or partnership)

PROPERTY OWNER INFORMATION:
OP II NASH 2425 NASHVILLE HIGHWAY LAND PARTNERS, A TEXAS GENERAL PARTNERSHIP, AS SUCCESSOR TO OP II NASH 2425 NASHVILLE HIGHWAY LAND, LP, A TEXAS LIMITED PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF CONVERSION FILED WITH THE SECRETARY OF STATE OF TEXAS ON FEBRUARY 13, 2023. THE AFORESAID ENTITY HAVING BECOME OWNER PER DEED RECORDED IN BOOK R2761, PAGE 1144, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE:

OP II NASH 2425 NASHVILLE HIGHWAY LAND PARTNERS
500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name Date

Title Authorizing Agency

CERTIFICATE OF OWNERSHIP - RELEASE OF EASEMENT

I (we) hereby certify that I am (we are) the owner(s) of the adjoining property shown and described hereon as evidenced in Book Number R2805, Page 906, Maury County Registers Office, and agree to the removal and release of the 43' public utility easement, as shown hereon with my (our) free consent.

Owner(s) Date

Title (if action for corporation or partnership)

CERTIFICATE OF COMPLIANCE

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

City Engineer Date
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director Date
Columbia, Tennessee

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

Maury County E-911 Date

CERTIFICATE OF SANITARY SEWER SYSTEM

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

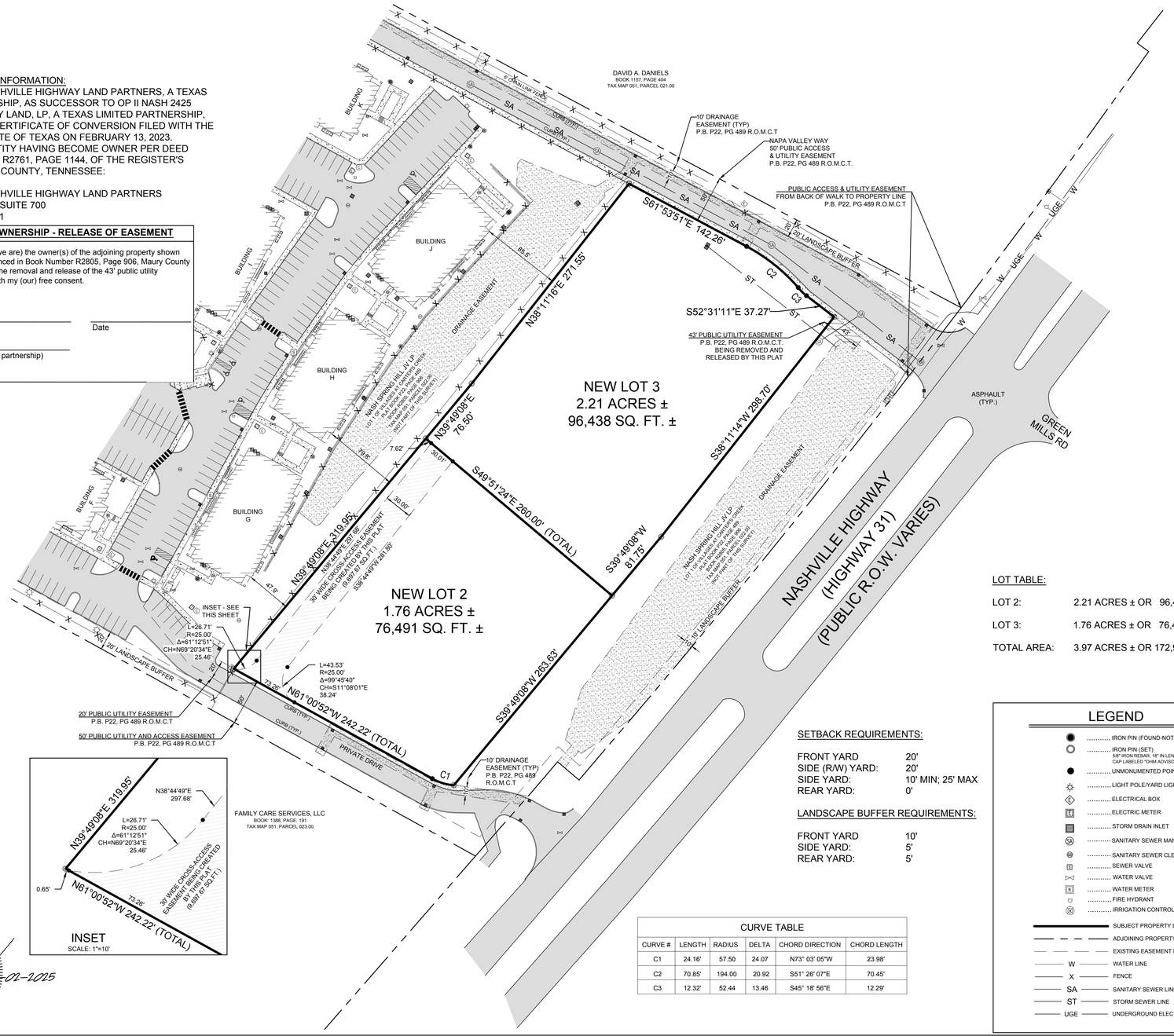
Director of Wastewater Department Date
Columbia, Tennessee

CERTIFICATE OF SURVEY ACCURACY

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

JASON MOSELEY, TN RLS # 2644
OHM ADVISORS
209 10TH AVENUE SOUTH, SUITE 154
NASHVILLE, TN 37203
(615)-649-5264

JASON MOSELEY — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — TENNESSEE NO. 2644 — 06-02-2025



INSET
SCALE: 1"=10'

LOT TABLE:

LOT 2:	2.21 ACRES ± OR	96,438 SQ.FT.
LOT 3:	1.76 ACRES ± OR	76,491 SQ.FT.
TOTAL AREA:	3.97 ACRES ± OR	172,929 SQ.FT.

SETBACK REQUIREMENTS:

FRONT YARD	20'
SIDE (R/W) YARD:	20'
SIDE YARD:	10' MIN; 25' MAX
REAR YARD:	0'

LANDSCAPE BUFFER REQUIREMENTS:

FRONT YARD	10'
SIDE YARD:	5'
REAR YARD:	5'

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N
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HORIZONTAL DATUM = NAD83
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60' 0' 60'

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7.	06/02/2025	EASEMENT TO BE REMOVED/RELEASED

SURVEY ORDERED BY: OP II NASH 2425 NASHVILLE HWY LAND PARTNERS
C/O COLLIN AUFHAMMER
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

PROPERTY ADDRESS: NASHVILLE HWY
COLUMBIA, TENNESSEE 38401

PROPERTY OWNER: (NOTED HEREON)

DEED REFERENCE: PART OF BOOK R2761, PAGE 1144, R.O.M.C.T.
PLAT REFERENCE: PLAT BOOK P22, PAGE 489, R.O.M.C.T.
TAX MAP: 051 PARCEL ID: 022.03
WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 9114-24-0010

DRAWN BY: RL/BA DATE: JANUARY 10, 2025

FIELD WORK: BG/JW/BA DATE: DECEMBER 6, 2024

"P:\9000_9999\9114240010_Villages_of_CC_Re-Plat_of_Lot-2_Survey\Drawings\9114240010 PLAT.dwg"

SHEET 1 OF 1

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

5 September 2025

Emily Zeller
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210

RE: 2425 Nashville Hwy, Columbia, TN 38401; Wawa

Emily,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Property owner may need to work with adjacent property owners to ensure sanitary sewer availability to the properties in the area.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

September 12, 2025

Ms. Kristen Ritz
Wawa, Inc.
260 W. Baltimore Pike
Media, Pennsylvania 19063
Sent via email: Kristen.Ritz@wawa.com

RE: **Water Availability Letter** Expires: 3/12/2026
Wawa #7206
2425 Nashville Highway
Tax Map & Parcel: 051 02203000
Columbia, TN

Dear Mr. Boggs:

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

The proposed development is a gas station and associated store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity for development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Fire Flow Requirement letter dated 6/13/2024 indicates a 2,250 gpm flow requirement and a minimum of 3 hydrants to serve the proposed project.
- Available fire flow capacity in the 12-inch main on Nashville Highway at the project frontage is up to 4,000 gpm.

  - The existing 8-inch main on the north edge of the project can support up to 1,950 gpm of fire flow.
  - A supplemental water main extension and hydrant will be necessary from the 8-inch main at the south secondary entrance of the project to meet the full fire flow requirement.
- Approval is based on daily volumes and peak flows as provided by the applicant:
  - Commercial/domestic Peak of 30 gpm
  - Peak Daily Demand of 1,750 GPD
  - Assumed one ¾" Landscape Irrigation Meter and one 2" Service Meter for purposes of estimating impact fees (to be verified during Design Review phase).
- The above request translates to a 10 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
  - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried utilities, and surface improvements.
  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

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

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- 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" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	1	$30,000	$30,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$36,040**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

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

cc: Landon Boggs, Kimley-Horn
Bart Anderson, CPWS
File 24-041

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 9/12/2025
Name: Emily Zeller
Phone: 470-443-0274
Email: emily.zeller@kimley-horn.com
Address/Parcel ID: 2425 Nashville Hwy
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Wood Frame
Enclosed Area (ft²): 6,372

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

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

Minimum number of hydrants: 3

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

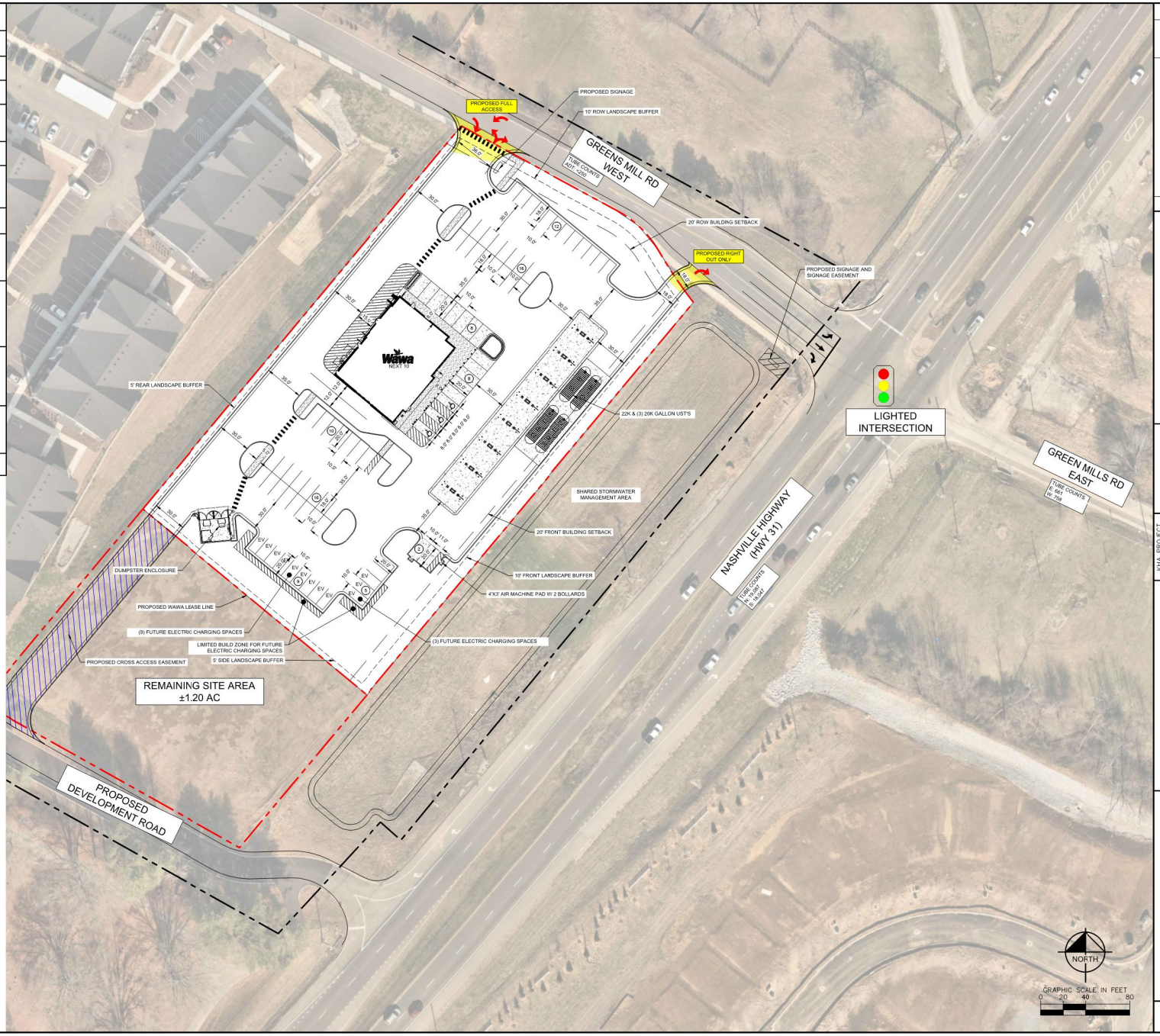
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 9-12-2025

SITE DATA

JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC.± OVERALL 2.77 AC ± WAWA SITE
BUILDING AREA	6,200 S.F.
MIN. PARKING REQUIRED	1 PER 300 SF + 1.5 SPACES PER PUMP = 36 SPACES
PARKING PROVIDED	86 SPACES
ZONE A ZONE B ZONE C	26 SPACES 16 SPACES 44 SPACES
FRONT SETBACK SIDE (R/W) SETBACK SIDE SETBACK REAR SETBACK	20 FT 20 FT 0 FT (NONRESIDENTIAL) 0 FT
FRONT BUFFER YARD SIDE BUFFER YARD REAR BUFFER YARD	10 FT 5 FT (NONRESIDENTIAL) 5 FT
BUILDING TYPE CANOPY CONFIGURATION CANOPY TYPE	NEXT10 STRAIGHT SLOPED
# MPD'S	8



Plotted By: Churchill, Caroline Sheet Set: WAWA_Columbia_Layout: GOVERNANCE April 25, 2024 07:25:35pm G:\MCTO\Clients-Private\WAWA\WAWA_Inc\Columbia TN (Hwy 31)\CAD\WAWA Master_Columbia TN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400, NASHVILLE, TN 37210
PHONE: 615-564-2701
WWW.KIMLEY-HORN.COM

No.	REVISIONS

KHA PROJECT 014468150
DATE 4/25/2024
SCALE AS SHOWN
DESIGNED BY NVL
DRAWN BY NVL
CHECKED BY CVC

WAWA

COLUMBIA TENNESSEE

GOVERNANCE PLAN

NASHVILLE HWY & GREEN MILLS RD

SHEET NUMBER 2 OF 3

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

June 14, 2024

Kimley-Horn & Associates
Emily Zeller, E.I.
10 Lea Ave., Ste. 400
Nashville, TN 37210
emily.zeller@kimley-horn.com

Re: 2425 Nashville Highway

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

AGREEMENT TO BE COMPLETED UPON APPROVAL OF THE FINAL PLAT

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

_____ PROJECT	
Completed by the Developer	*Completed by the City*
_____ DEVELOPER NAME	
_____ AUTHORIZED AGENT NAME	_____ CITY ENGINEER
_____ SIGNATURE	_____ SIGNATURE
_____ DATE	_____ DATE
_____ STREET	
_____ CITY, STATE, ZIP	
_____ PHONE	
_____ EMAIL	
Attest	*Attest*
_____ ATTEST NAME	_____ ATTEST NAME
_____ ATTEST SIGNATURE	_____ ATTEST SIGNATURE
_____ DATE	_____ DATE

Melissa Sanders

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 12:45 PM
To: Austin Brass
Cc: Melissa Sanders; Will Jenner (wjenner@jennerdesign.com); Steve Roberts
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Austin,

Please use this email to request deferral to the December PC, to provide adequate time for architectural revisions requested.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Wednesday, November 5, 2025 12:39 PM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

It can just be a formal email of request.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 12:39 PM
To: Austin Brass <ABrass@Columbiatn.gov>

Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Understood. What is the best way to request deferral to December?

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Wednesday, November 5, 2025 12:10 PM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

As staff does not have adequate time to review these changes, can you please formally request a deferral of the item for the December PC and we can meet regarding the changes well in advance of the Dec PC.

Thank you.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 12:07 PM
To: Austin Brass <ABrass@Columbiatn.gov>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Ok, thank you Austin. I have forwarded this information to the architect and owner and will re-upload as soon as I receive back revised.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Wednesday, November 5, 2025 10:00 AM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

Michael:

Thanks for reaching out. The architectural documents are different from the original approval with different window openings, balconies, and open breezeways at the front.

I know we discussed it being a change in orientation, but with the architectural changes the request delves a little deeper and we need more information. In addition, there were somethings with the building site lines that were off such as the requirement of having a I would highly recommend deferring this item with the changes as staff would not have adequate time to review the design and would more than likely recommend that we need more time at the meeting.

If you deferred the item it would atomically fall on the December meeting. We could meet sometime next week to get everything addressed.

Thanks!

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 9:48 AM
To: Austin Brass <ABrass@Columbiatn.gov>

Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Austin,

The architecture documents are the same material that was submitted for the original approval. If you are requesting more, this will take time.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Tuesday, November 4, 2025 10:52 AM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

Michael,

In addition there were no building elevations submitted for building 1, just building 2. Could you please provide an update.

When not having this information, the item may be required to be deferred.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Austin Brass
Sent: Tuesday, November 4, 2025 10:45 AM

To: Michael Williams, P.E. <mwilliams@civ-design.com>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

Michael,

We are in the process of review and notice there is not a glazing note on the elevations that were submitted. Can you please provide this calculation asap.

The ZO requires 20% glazing.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Tuesday, October 14, 2025 4:38 PM
To: columbia@davengis.net; Austin Brass <ABrass@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>; Sandra Richardson <SRichardson@Columbiatn.gov>
Cc: Michael Williams, P.E. <mwilliams@civ-design.com>; Steve Roberts <lnandsteve@yahoo.com>; Joey Pedroza <jpedroza@thex1.com>
Subject: [Caution External Email] - Resubmittal - RE: Project - 25-0297-SP

Good Afternoon City of Columbia,

I am trying to resubmit project 25-0297 via online portal and it is saying its status is “Abandoned/ Closed”. We received comments from 9/9 Development Review Committee, and were unable to address for 9/15 deadline due to the landscape architect being unavailable. The developer Steve Roberts contacted the city, and was told to resubmit for the following 10/20 deadline. The subject resubmittal package is attached.

If you can please accept this resubmittal via email, or allow the resubmittal to be uploaded to City of Columbia’s portal to meet 10/20 deadline, it would be greatly appreciated.

Thank you for your help. Have a nice evening.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.

Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: columbia@davengis.net <columbia@davengis.net>
Sent: Thursday, September 11, 2025 12:45 PM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Subject: Project - 25-0297-SP

RE: Site Development Plan Project at at All 4 Selected Parcels

Dear Applicant:

Thank you for your recent attendance at the DRC meeting concerning your project for Heritage Village @ Sante Fe Pike. Please find attached technical comments for your reference. Resubmission is due Monday September 15th, 2025.

Do not respond to this communication. Feel free to contact me directly with any questions you may have at (931) 560-1536 or via email at rarchibald@columbiatn.gov.

City of Columbia
(931) 560-1560
development@columbiatn.com

This automated message was sent by the City of Columbia Land Management Software System. Please do not reply directly to this email.

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HERITAGE VILLAGE
CONSTRUCTION DRAWINGS

LOCATED AT

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

FOR

HIVE NASHVILLE

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

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



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

CITY OF COLUMBIA, TENNESSEE

SITE DEVELOPMENT PLAN: Project # 23-0121

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

Tennessee811

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

MICHAEL WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 122908 — STATE OF TENNESSEE
Michael Williams 10.14.2025

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

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

DESIGNED BY: MLW

DATE: 6/2/2025

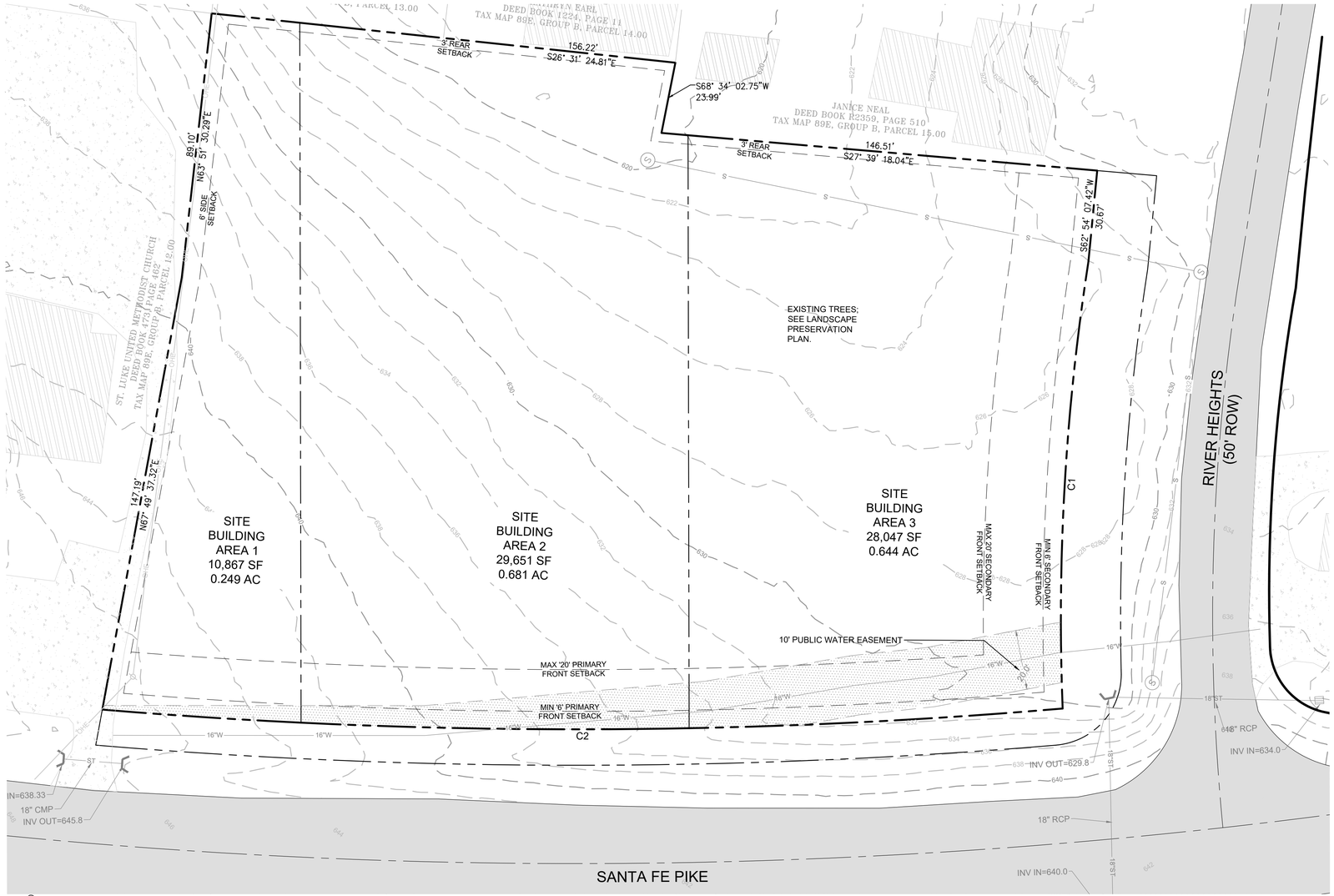
SCALE: N/A

JOB #: 20230412-1

COVER

C0.0

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_GOMEZ_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:39 PM - LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:39 PM



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

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

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

EXISTING CONDITIONS & DEMO NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.

2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.

3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.

4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.

5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.

6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 123901
STATE OF TENNESSEE
Michael Williams
10.14.2025

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

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

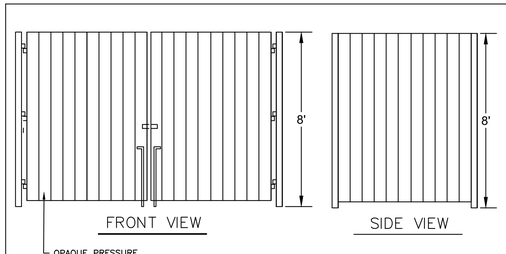
SCALE: #"=##

JOB #: 20230412-1

EXISTING

C1.0

C:\USERS\MICHAELWILLIAMS\DROPBOX\PROJECTS\809 SANTA FE PIKE COLUMBIA, TN_COMCD_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON: 10/14/2025 3:58 PM LAST UPDATED BY MICHAEL.WILLIAMS ON: 10/14/2025 3:58 PM



WOODEN TRASH ENLCOSURE

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

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

SW1-3.A DUMPSTER STANDARDS

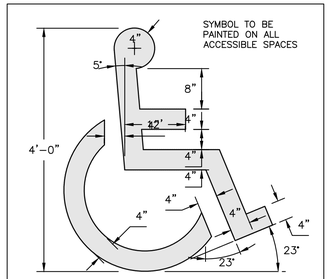
- General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B GUIDELINES FOR DUMPSTERS

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

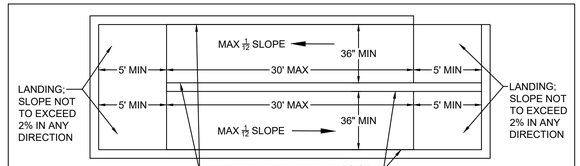
SW1-3.C DUMPSTER PAD REQUIREMENTS

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



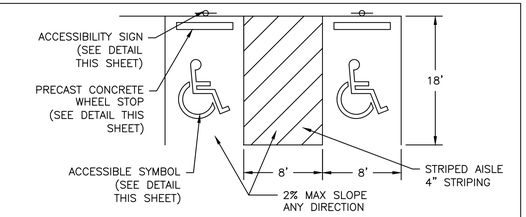
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ADA RAMP STANDARD DETAIL

PER ADA GUIDELINES



ACCESSIBLE SPACES

NOT TO SCALE



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

0 20 40 80 Feet

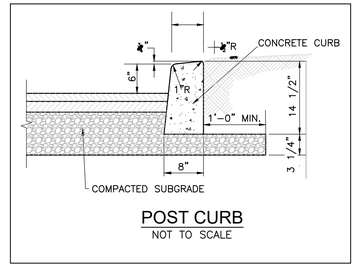
GRAPHIC SCALE

LEGEND

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

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

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



POST CURB

NOT TO SCALE

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
ZONING	CD-4
TOTAL AREA	1.67 AC / 72,623 SF
SIDE SETBACK	6 FT
FRONT SETBACK	15 FT
REAR SETBACK	3 Ft
MAX ISR	0.80
HEIGHT STANDARDS	3 STORIES / 35 FT
MAX CEILING HEIGHT	
RESIDENTIAL (Multi-Family)	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
UNIT DENSITY (UNIT/AC)	12.0 UNIT/AC
COLUMBIA PARKING REQUIREMENTS	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
PARKING REQUIRED	30 SPACES (1.5 SPACE/ UNIT)
TOTAL PARKING PROVIDED	33 SPACES
COLUMBIA BIKE PARKING REQUIREMENTS	
BIKE PARKING REQUIRED	1 BIKE SPACE PER 20 PARKING SPACES 33 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
FRONTAGE REQUIREMENTS	120' BUILDING MAX WIDTH 60% MIN FRONTAGE
FRONTAGE	FRONTAGE PROVIDED
SITE BUILDING AREA 1 (DISTANCE = 66.7')	CIVIC SPACE
SITE BUILDING AREA 2 (DISTANCE = 130.1')	(99.5 FT/ BLD)] / 130.1 FT = 76.5%
SITE BUILDING AREA 3 (DISTANCE = 66.7')	(98.7 FT/ BLD)] / 125.3 FT = 78.8%

Federal Compliance Note

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

CITY OF COLUMBIA NOTES

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

Tennessee811

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

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 122309 — STATE OF TENNESSEE
Michael Williams 10.14.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

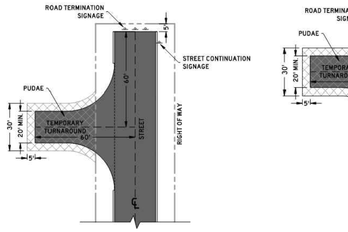
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JOB #: 20230412-1

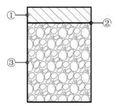
SITE PLAN

C2.0

C:\USERS\MICHAEL\WILLIAMS\ONEDRIVE\DOCUMENTS\HIVE SANTA FE PIKE COLUMBIA, TN_DOMCA_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:38 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:38 PM



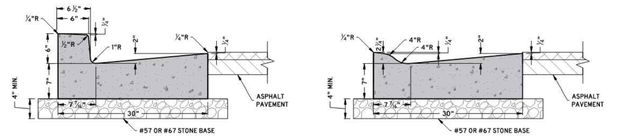
PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-5.0 (0.4)ASPHALT CONCRETE MIX: 1PG64-22(1-10)PMD-1MC GRADING D MZ
②	PRIME COAT 409.07.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 410.02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

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

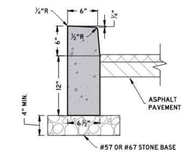


6-30 CONCRETE CURB AND GUTTER

LOWERED CONCRETE CURB AND GUTTER

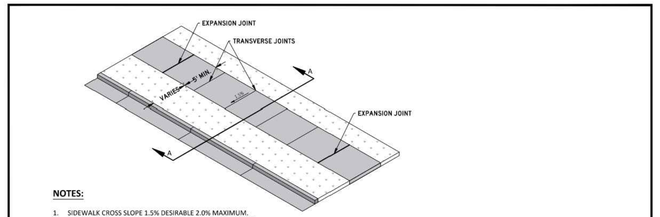
NOTES:

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



VERTICAL POST CURB

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

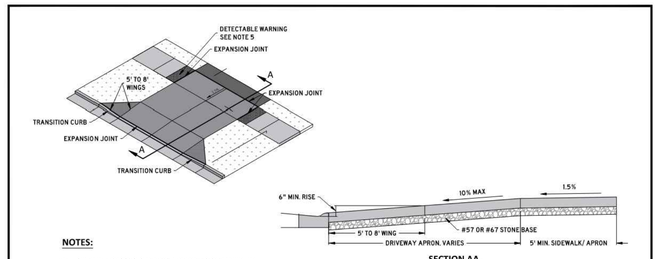


SECTION AA

NOTES:

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

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

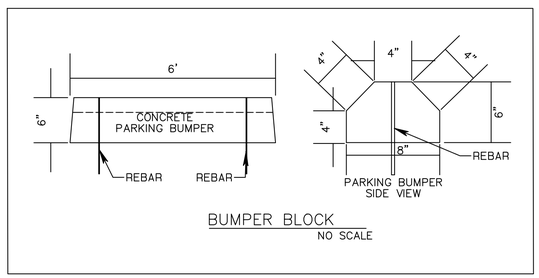


SECTION AA

NOTES:

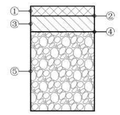
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY,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

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



BUMPER BLOCK
NO SCALE

PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-03.05 ASPHALT CONCRETE MIX: 1PG64-22 (ACS) GRADING D (SURFACE), OR 307-03.05 ASPHALT CONCRETE MIX: 1PG64-22 (ACS) GRADING C-M (SURFACE)
②	TACK COAT (GENERAL USE) 403.07.07 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX: 1PG64-22(1-10)PMD-1MC GRADING B MZ
④	PRIME COAT 409.07.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 410.07.02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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

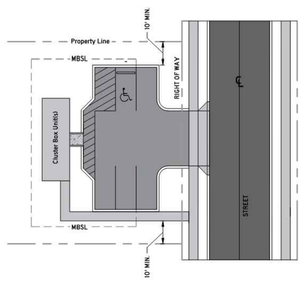
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

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

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

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



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

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
112390
TENNESSEE
STATE OF TENNESSEE
Michael Williams
6.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: N/A

JOB #: 20230412-1

SITE DETAILS

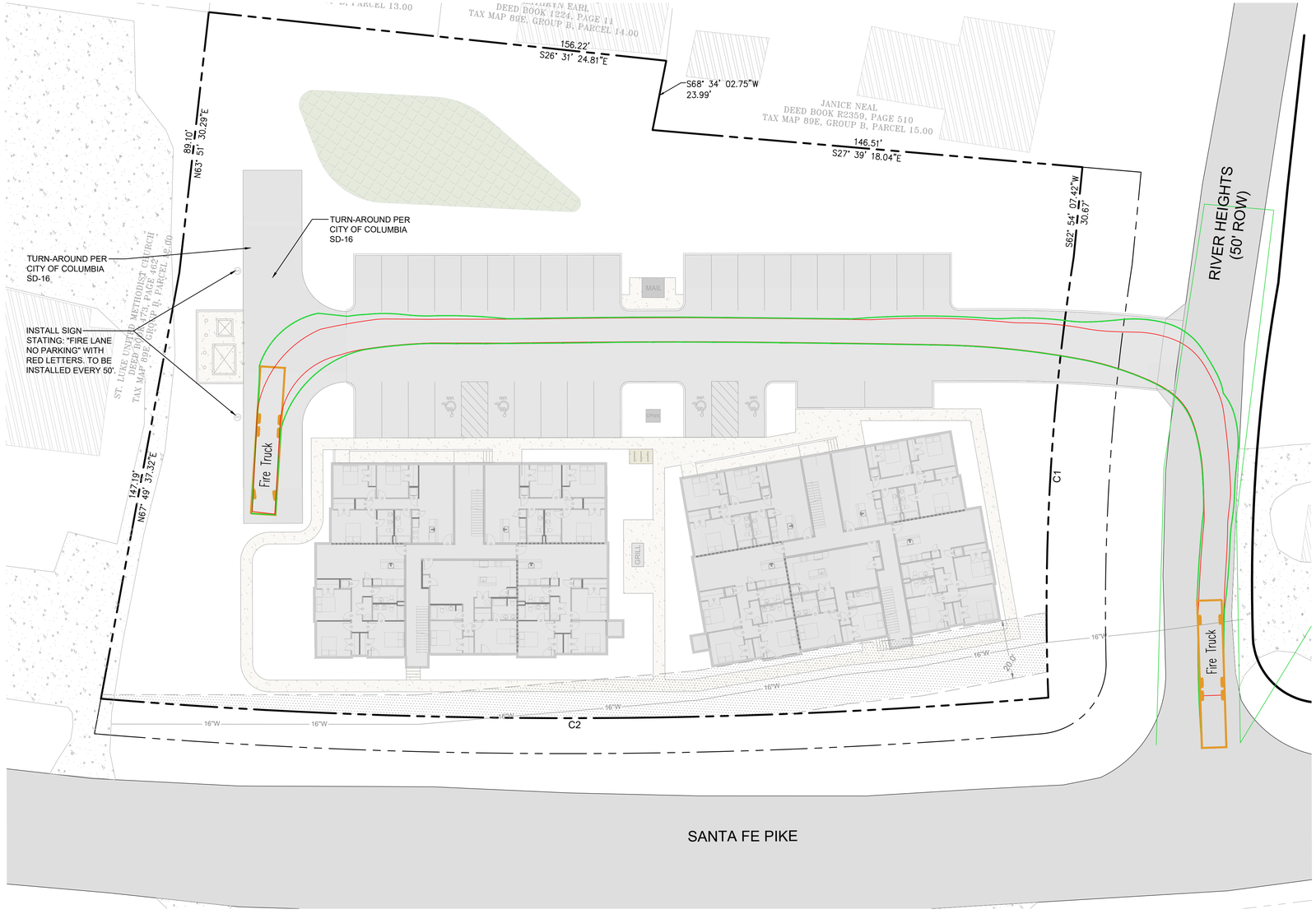
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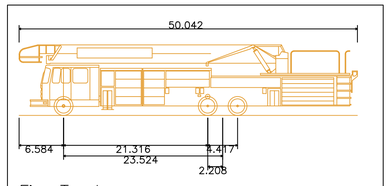
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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/4/2025 3:38 PM - LAST UPDATED BY MICHAEL WILLIAMS ON 9/9/2025 4:59 PM

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

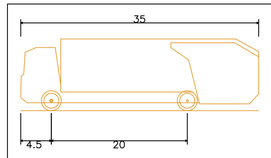
0 20 40 80 Feet

GRAPHIC SCALE





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



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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
NUMBER 122908
STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

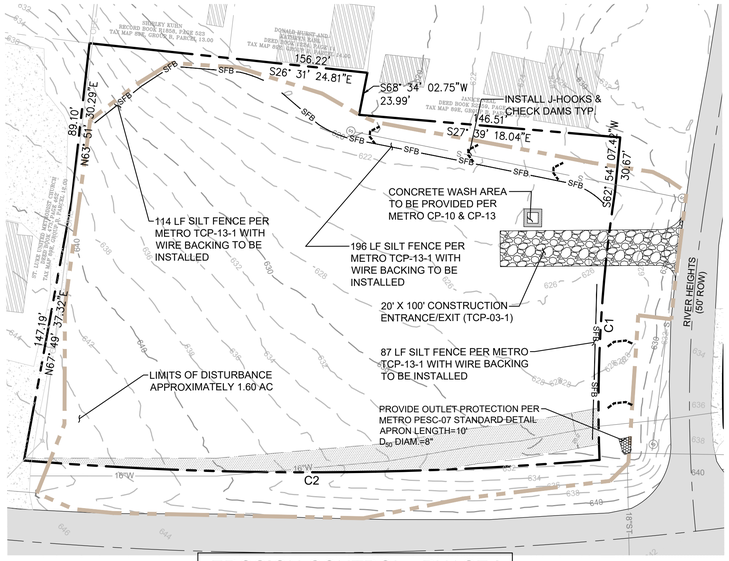
REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
-	-
-	-
-	-
-	-
-	-

DEISGNED BY: MLW
DATE: 6/2/2025
SCALE: 1"=20'
JOB #: 20230412-1

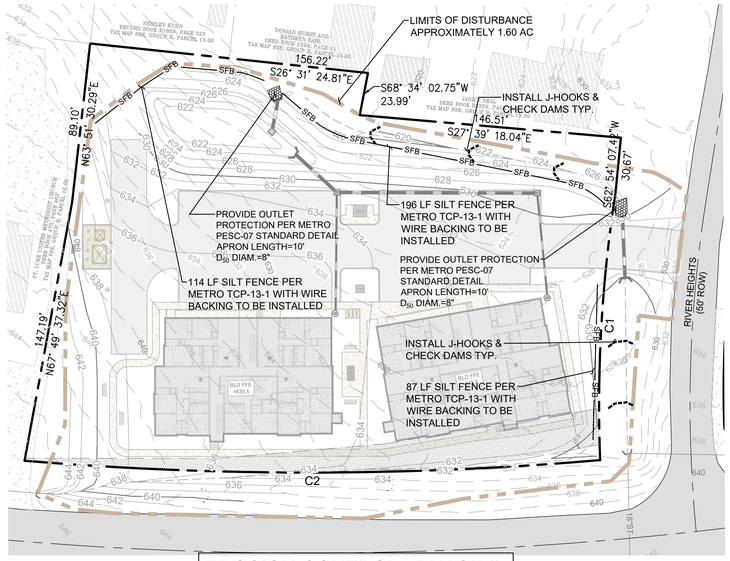
FIRE

C2.2

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\005 SANTA FE PIKE, COLUMBIA, TN, 20\MEP2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS P.E. ON 10/14/2025 3:38 PM LAST UPDATED BY MICHAELWILLIAMSPE ON 10/14/2025 3:38 PM



EROSION CONTROL - PHASE I



EROSION CONTROL - PHASE II

TEMPORARY COVER SEEDING MIXTURES

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

SOURCE: TDOT STANDARD SPECIFICATIONS:

PERMANENT COVER SEEDING MIXTURES

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

SOURCE: TDOT STANDARD SPECIFICATIONS:

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

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

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

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

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

Michael Williams 6/2/2025
Signature Date

Circle one: Developer (Project Engineer) Other _____

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

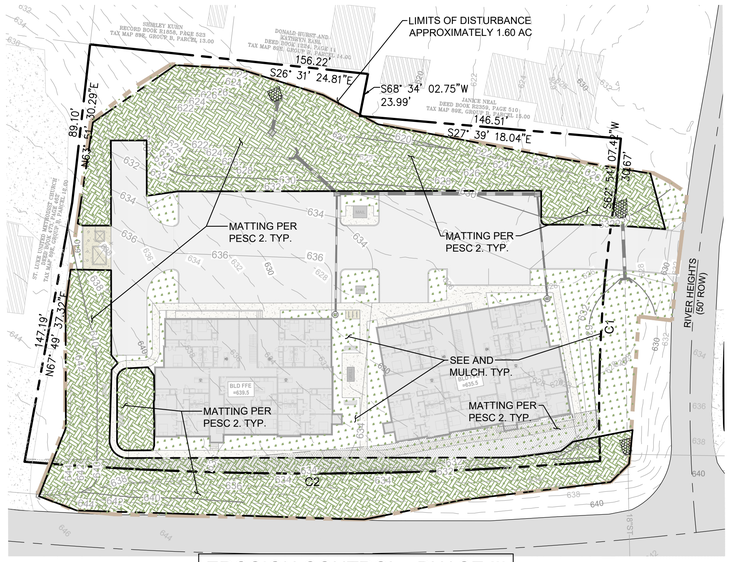
NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

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

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

_____ _____
Signature Date

Circle one: Developer Project Engineer Other _____



EROSION CONTROL - PHASE III

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

0 20 40 80 Feet

GRAPHIC SCALE

Erosion Prevention & Sediment Controls

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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
NUMBER 123901
STATE OF TENNESSEE
Michael Williams 10.14.2025

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

REVISIONS	DATE
07/10/2025	–
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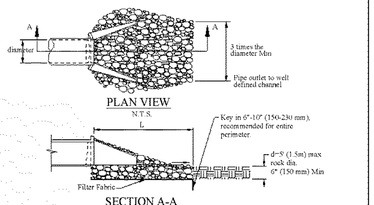
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DATE: 6/2/2025
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JOB #: 20230412-1

EROSION CONTROL

C3.0

C:\USERS\MICHAEL\WILLIAMSDROPBOX\PROJECTS\2023\SANTA FE PIKE COLUMBIA, TN_COMECO_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON - 10/14/2025 3:38 PM LAST UPDATED BY MICHAEL.WILLIAMS ON - 10/14/2025 3:58 PM

ACTIVITY: Outlet Protection | PESC – 07



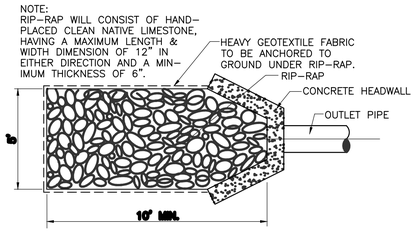
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

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

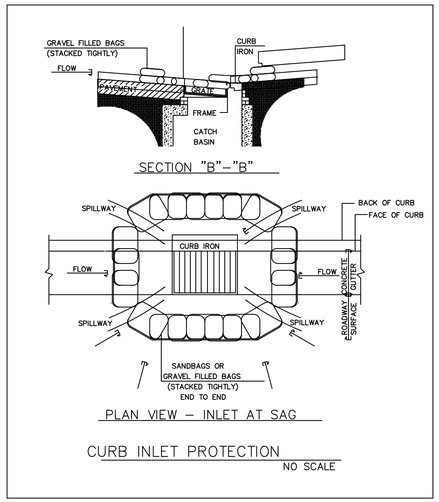
Source: Adapted from USDA-SCS

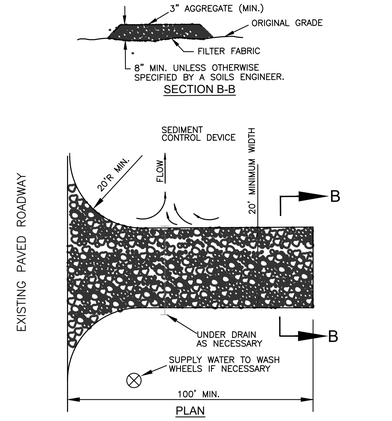
Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EPSC | PESC-07-3 | January 2014



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





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

ACTIVITY: Geotextiles | PESC – 02

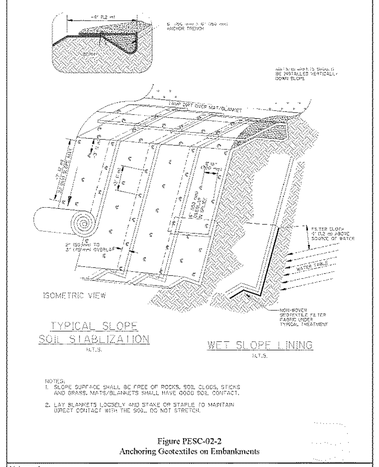
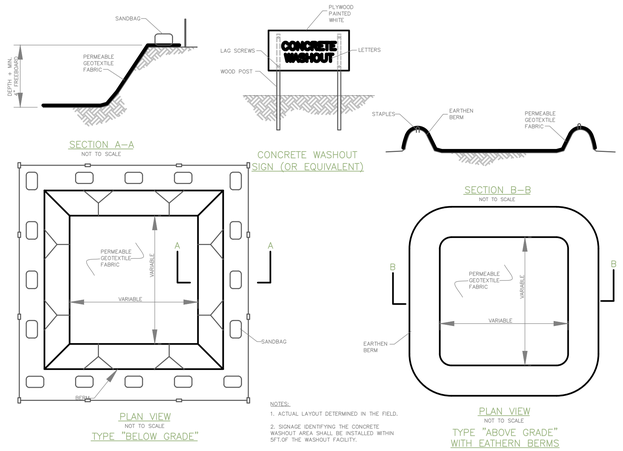


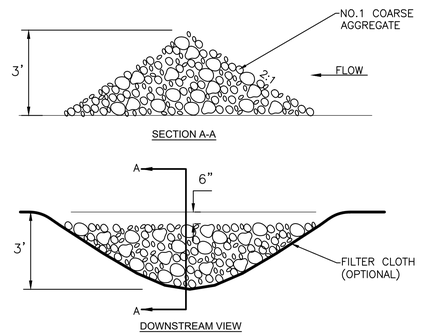
Figure PESC-02-2
Anchoring Geotextiles on Embankments

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

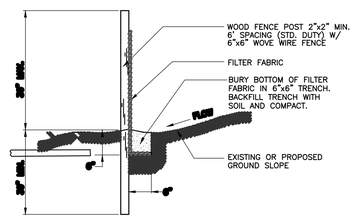


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

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



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



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

EROSION/SILTATION FENCE
(PER MWS TCP-13)
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MICHAEL L. WILLIAMS
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AGRICULTURE
12390
NOVEMBER
STATE OF TENNESSEE
Michael Williams
10.14.2025

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

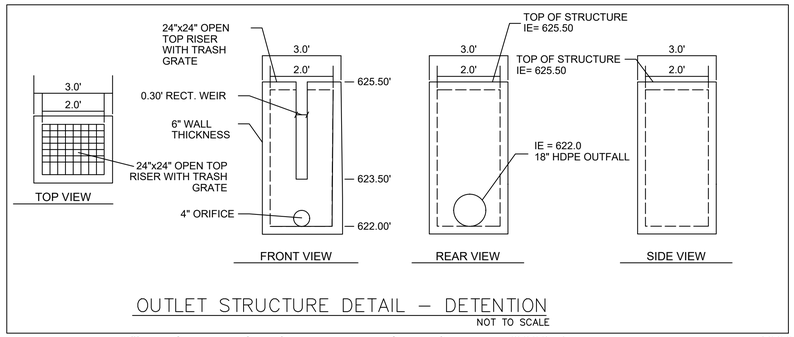
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DESIGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##
JOB #: 20230412-1

EPSC DETAILS

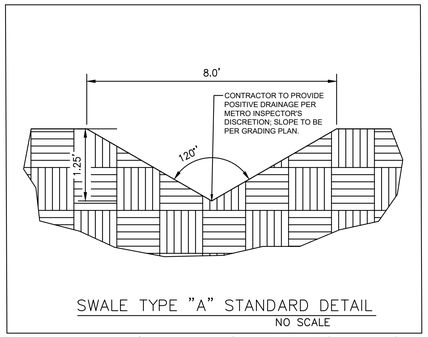
C3.1

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:39 PM - LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:39 PM



OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE



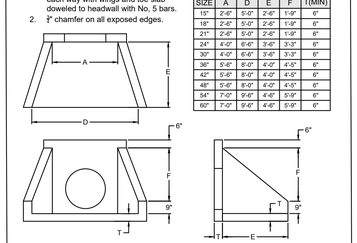
SWALE TYPE "A" STANDARD DETAIL

NO SCALE

NOTES

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

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
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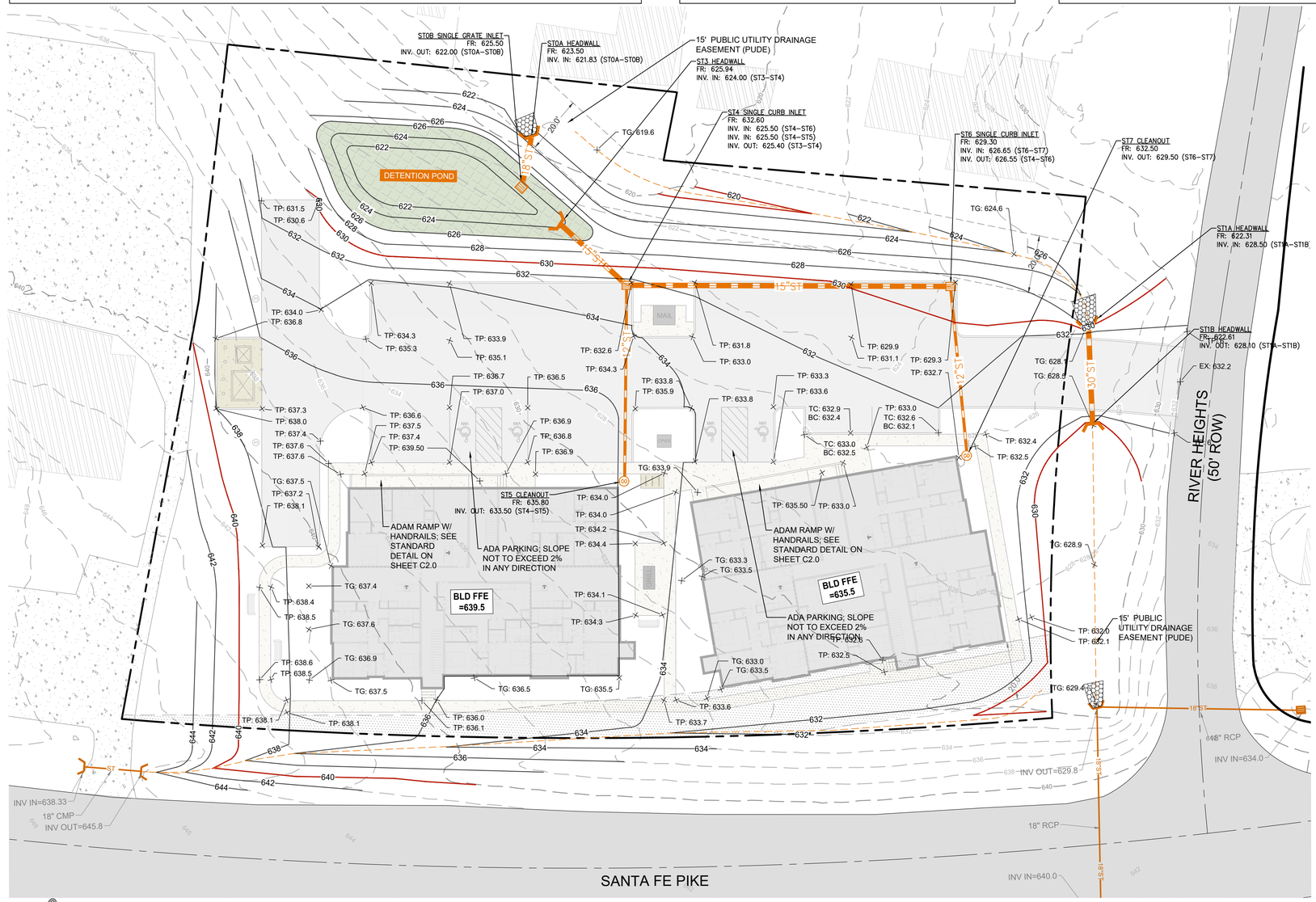
TYPICAL PRECAST HEADWALL

NO SCALE

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

0 20 40 80 Feet

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- 6" PERFORATED UNDERDRAIN
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT

TP TOP OF PAVEMENT
TC TOP OF CURB
TG TOP OF GRADE
BG BOT OF GUTTER
EX EXISTING SPOT ELV.

- STORMWATER TREATMENT & CONVEYANCE
- PRETREATMENT CELLS
- PERMEABLE PAVEMENT
- BIORETENTION (LVL2)

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

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
ST0A–ST0B	18" HDPE	18'	0.95%
ST1A–ST1B	30" RCP	34'	–1.18%
ST3–ST4	15" RCP	31'	4.48%
ST4–ST5	12" RCP	68'	11.80%
ST4–ST6	15" RCP	112'	0.94%
ST6–ST7	12" RCP	59'	4.85%

Tennessee 811

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\008 SANTA FE PIKE COLUMBIA, TN_2024\C2_PLAN SHEETS.DWG
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STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

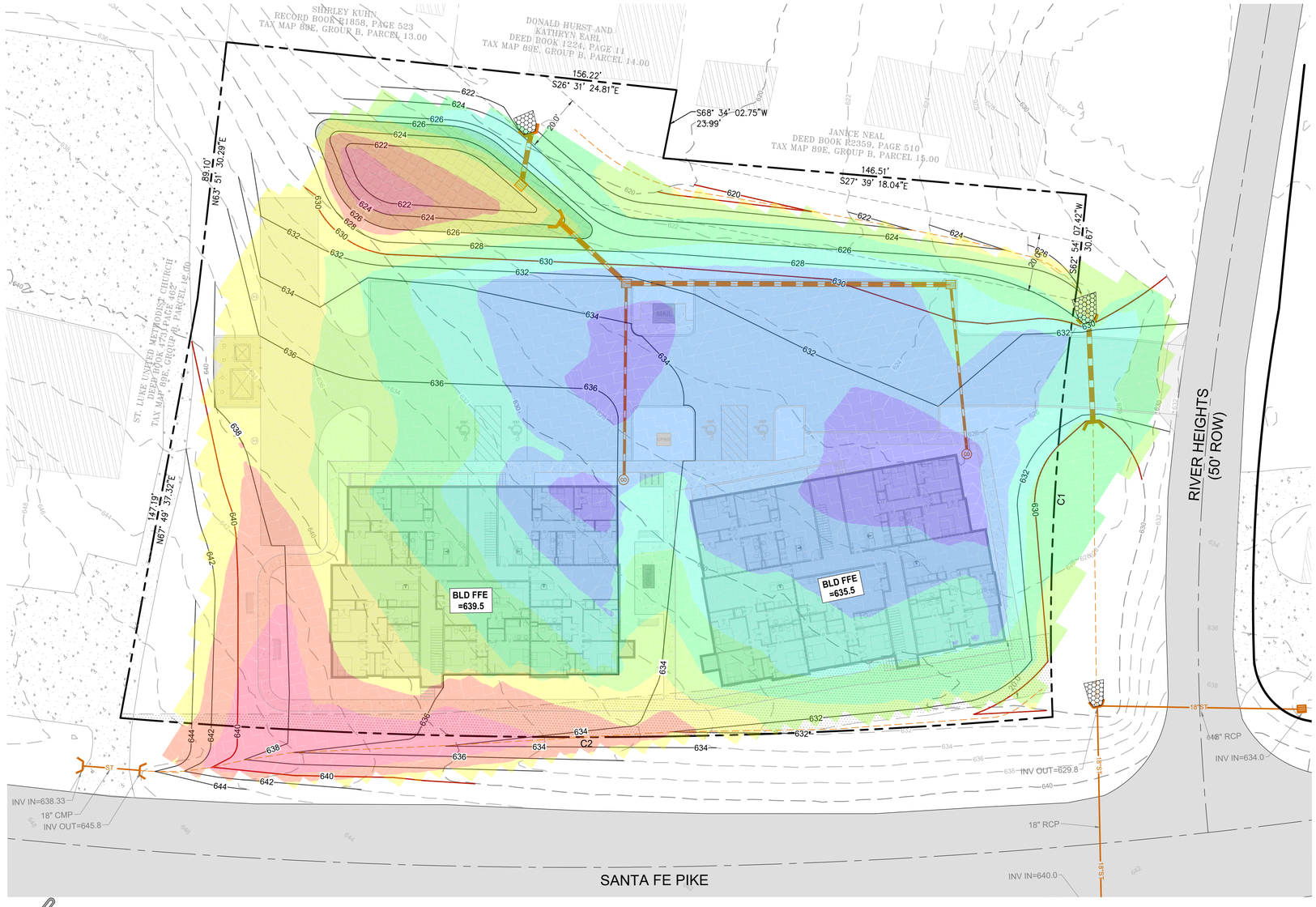
GRADING & DRAINAGE

C4.0

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

0 20 40 80 Feet

GRAPHIC SCALE



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

Tennessee811

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Michael Williams
10.14.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

CUT FILL PLAN

C4.1

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PLOTTED BY MICHAEL WILLIAMS P.E. ON 10/14/2025 3:39 PM LAST UPDATED BY MICHAEL WILLIAMS P.E. ON 10/14/2025 3:39 PM

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

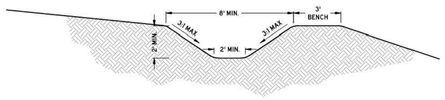
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE 6/9/2022

DD-01



NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

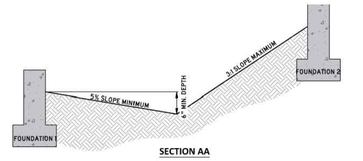
STANDARD DETAILS

TRAPEZOIDAL DITCH

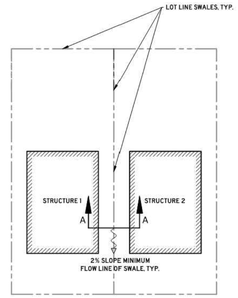
(NTS)

DATE 6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

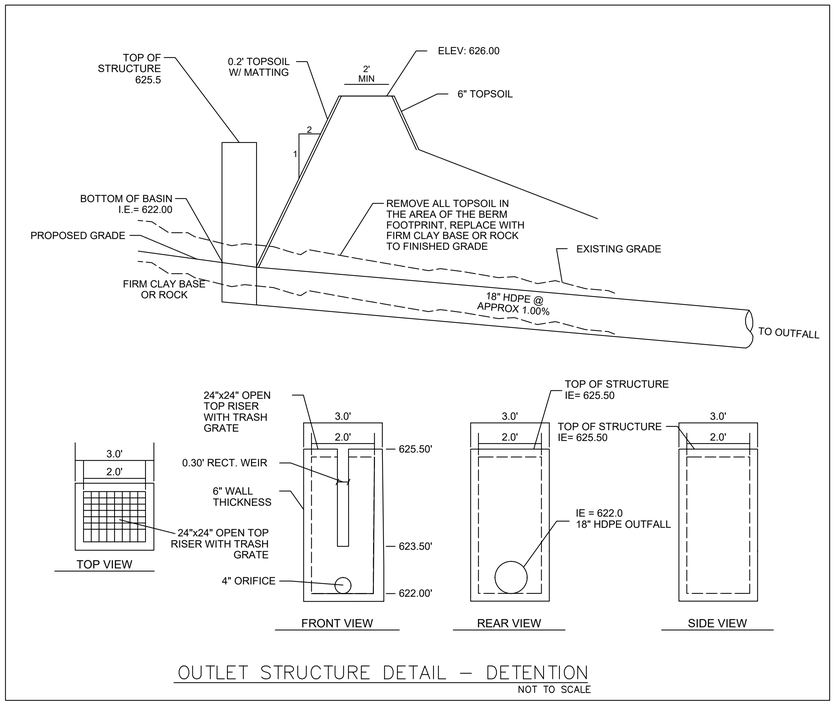
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04



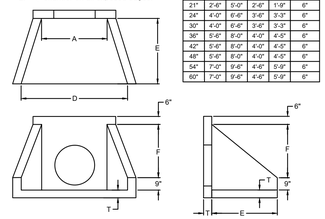
OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE

NOTES

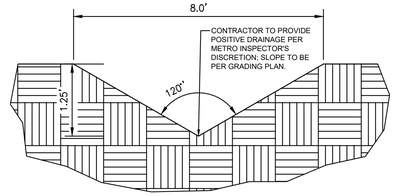
1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No, 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
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TYPICAL PRECAST HEADWALL

NO SCALE



SWALE TYPE "A" STANDARD DETAIL

NO SCALE

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STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: SEE DETAILS

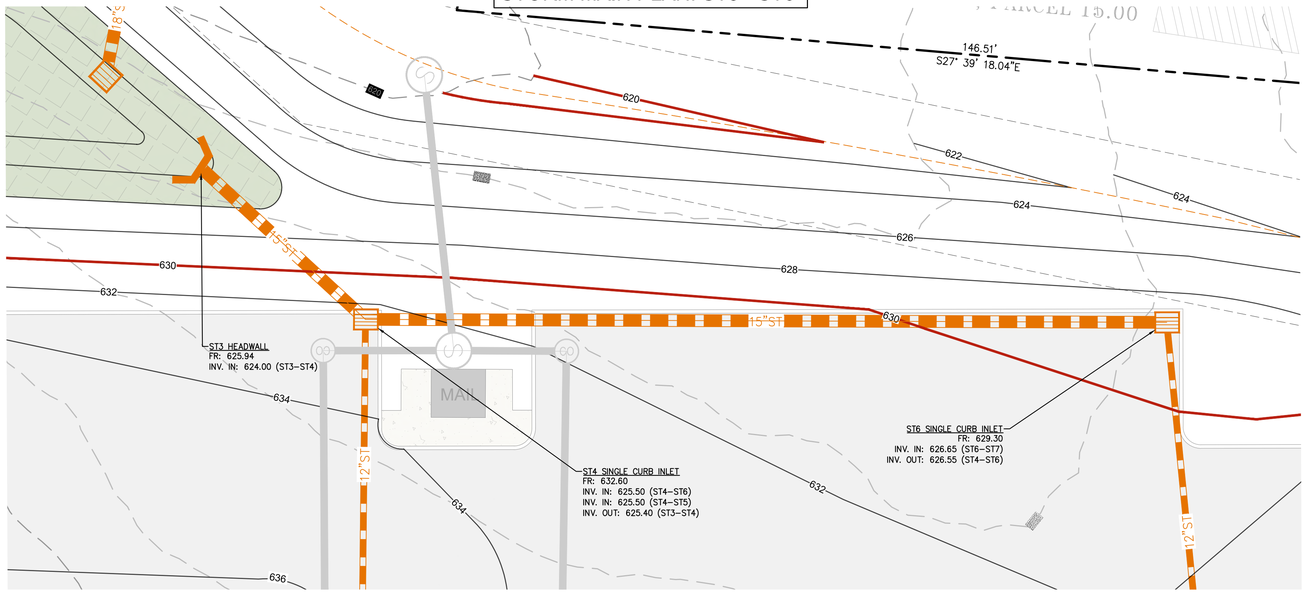
JOB #: 20230412-1

STORM DETAILS

C4.2

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STORM MAIN PLAN: ST3 - ST6





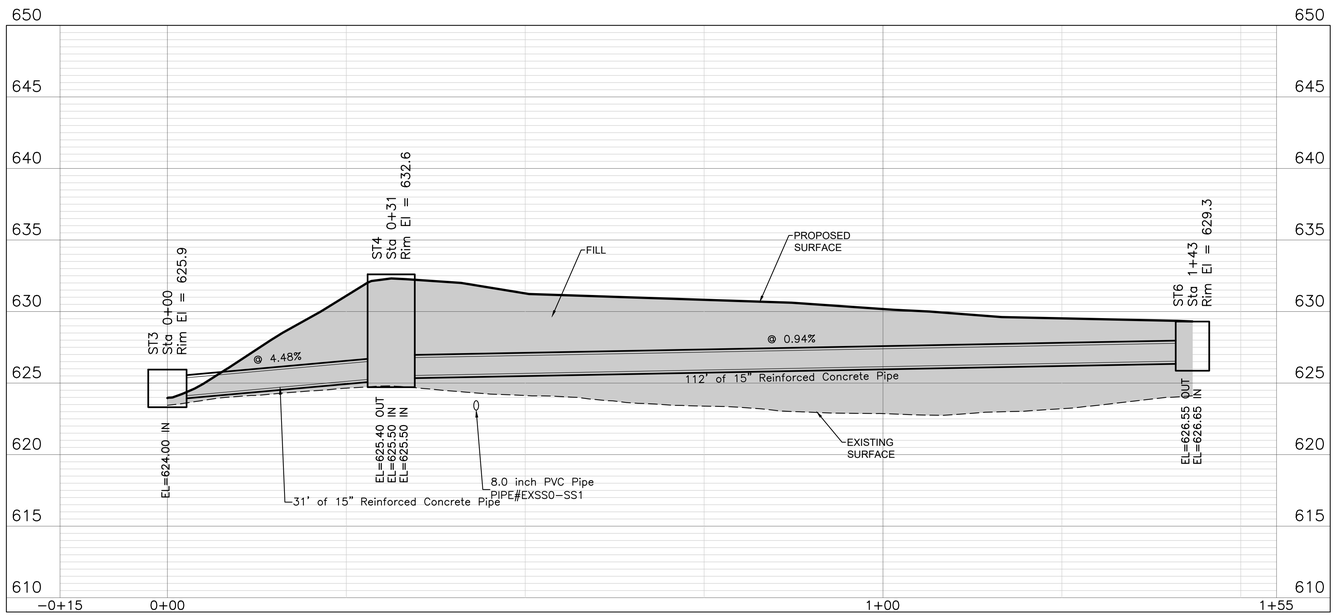
0 10 20 40 Feet

GRAPHIC SCALE

SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL 1" =5' VERTICAL

STORM MAIN PROFILE: ST3 - ST6



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10.14.2025
NUMBER
120300
STATE OF TENNESSEE

Michael Williams 10.14.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
BUILDING ROTATION	07/10/2025
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DEISGNED BY: MLW

DATE: 6/2/2025

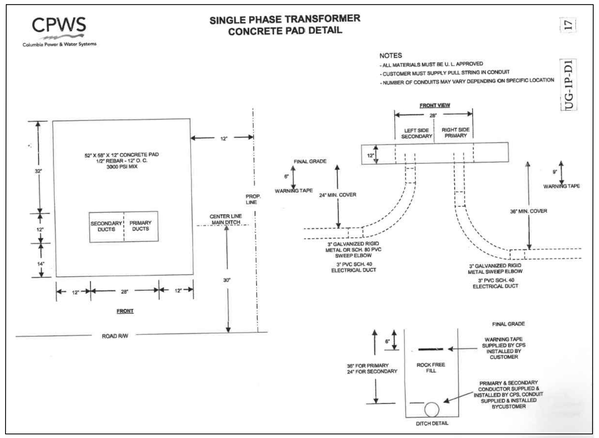
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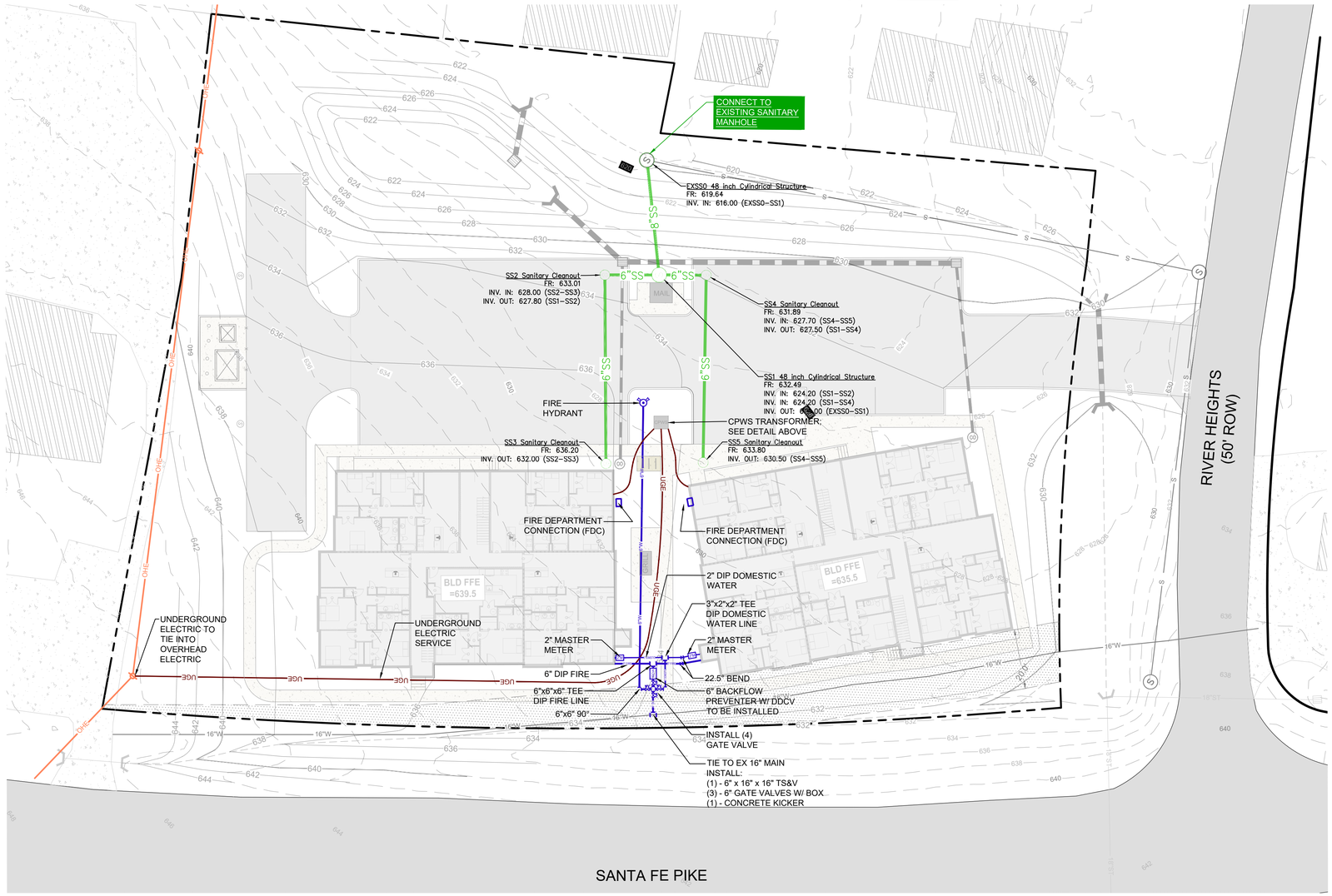
JOB #: 20230412-1

STORM PROFILES

C5.0

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TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- PROPOSED WATER
- FIRE HYDRANT
- WATER VALVE
- TAPPING TEE
- UNDERGROUND ELECTRIC

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

Tennessee811

Williams Engineering
Plan - Design - Build
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MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
120390
ENGINEER
STATE OF TENNESSEE
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
07/10/2025	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

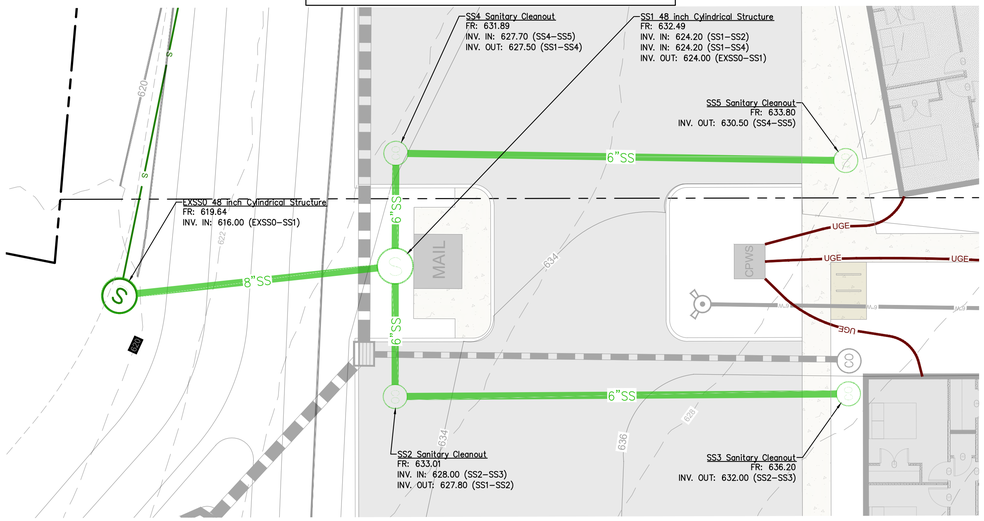
JOB #: 20230412-1

UTILITY PLAN

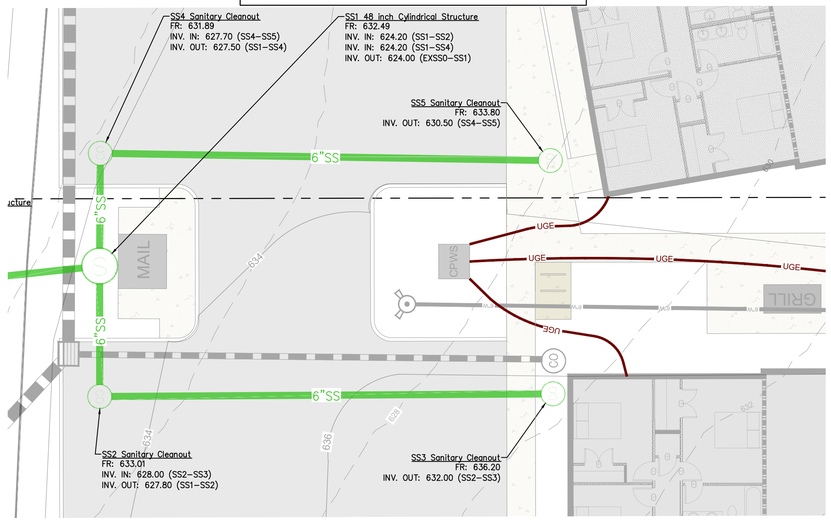
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SANITARY MAIN PLAN: EXSS0 - SS3



SANITARY MAIN PLAN: SS1 - SS5



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

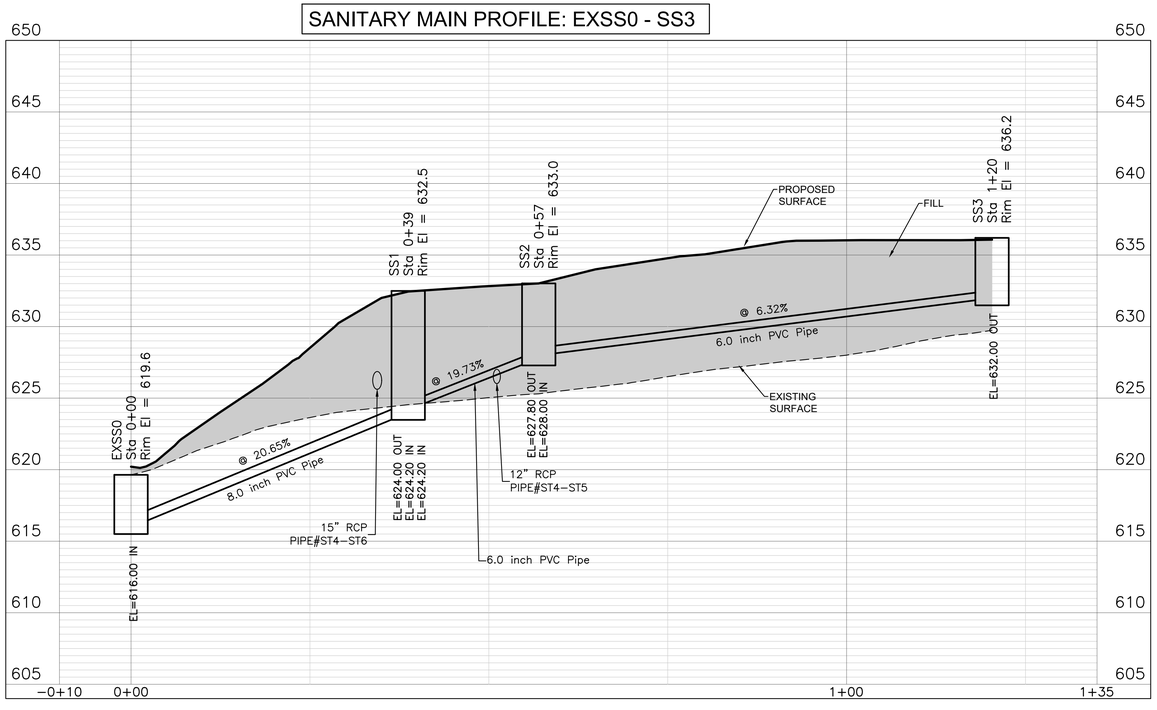
0 10 20 40 Feet

GRAPHIC SCALE

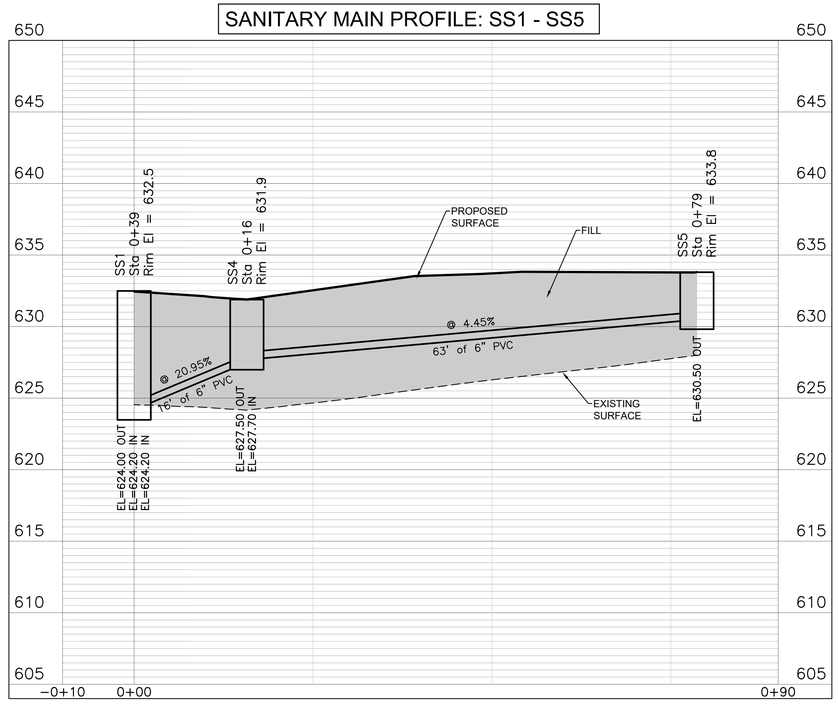
SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

SANITARY MAIN PROFILE: EXSS0 - SS3



SANITARY MAIN PROFILE: SS1 - SS5



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PROFESSIONAL ENGINEER
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12390
STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
BUILDING ROTATION	07/10/2025
-	-
-	-
-	-
-	-
-	-

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=10'

JOB #: 20230412-1

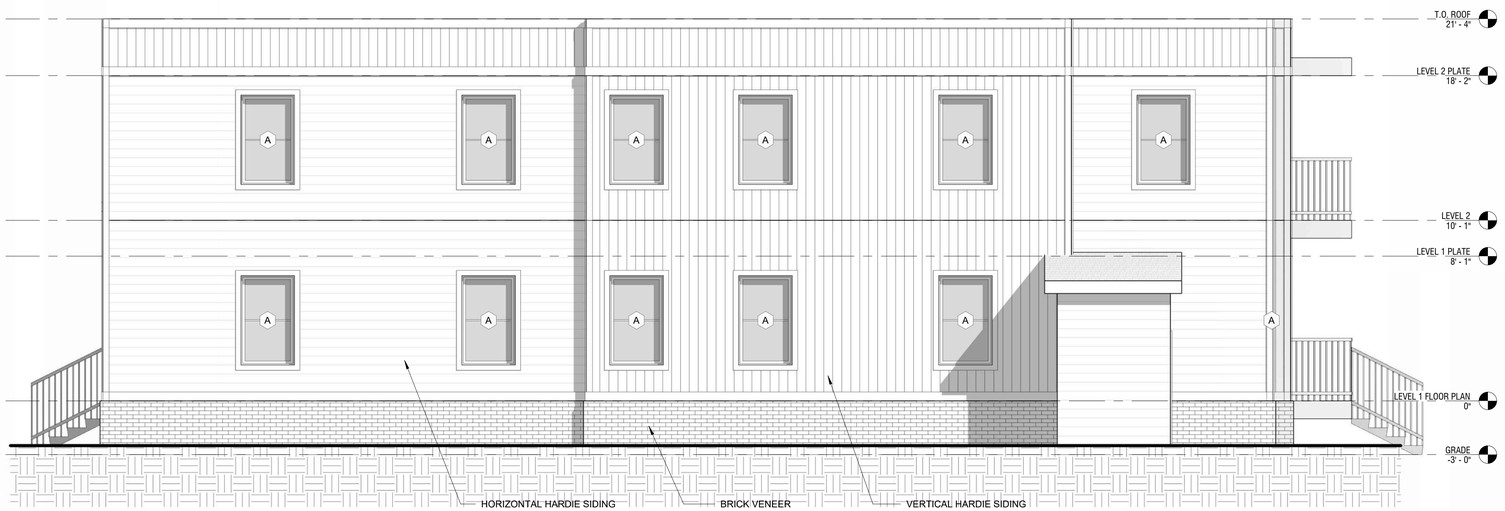
SEWER PROFILES

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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
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PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

HERITAGE VILLAGE BLDG 2

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

Revision Schedule

Revision Number	Revision Description	Revision Date

Sheet Information

Date :	4.17.24
Job Number :	18016
Drawn By :	
Checked By :	GB
Approved By :	WJ

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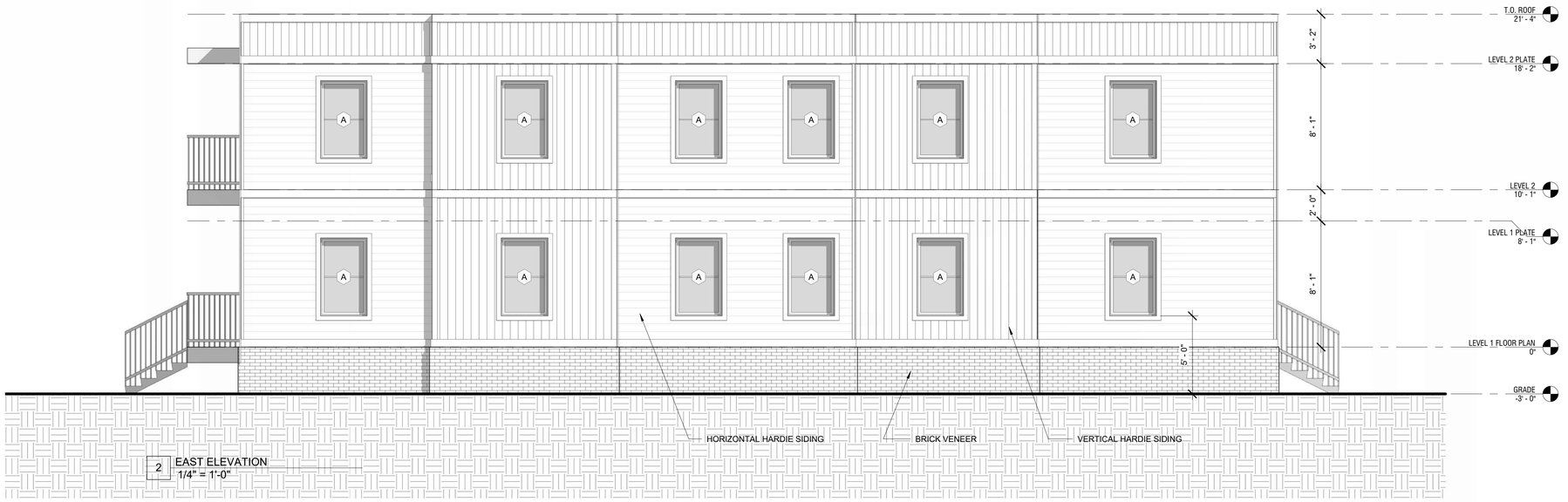
ELEVATIONS

Sheet:

A-2.00



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE | DESIGN

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HERITAGE VILLAGE BLDG 2

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information	
Date :	4.17.24
Job Number :	18016
Drawn By :	Author
Checked By :	Checker
Approved By :	Approver

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Sheet Description:

ELEVATIONS

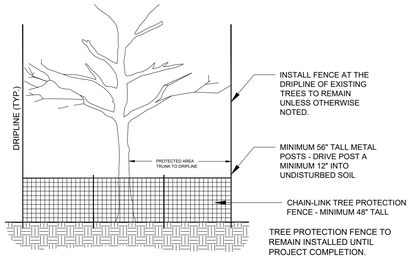
Sheet:

A-2.01

Tree Id	DBH	Common Name		Replacement	
1	33	Silver maple	Remove	66	
2	25	Elm	Remove	50	
3	27	Hackberry	Remove	54	
4	28	Elm	Remove	56	
5	35	Hackberry	Remove	70	
6	17	Hackberry	Remove		
7	21	Hackberry	Remove		
8	6	Dogwood	Remove		
9	7	Dogwood	Remove		
10	7	Dogwood	Remove		
11	16	Hackberry	Remove		
12	11	Hackberry	Remove		
13	21	Hackberry	Remove		
14	12	Hackberry	Remove		
15	11	Hackberry	Remove		
16	13	Hackberry	Remove		
17	8	Hackberry	Remove		
18	15	Hackberry	Remove		
19	15	Hackberry	Save		
20	12	Hackberry	Save		
21	18	Hackberry	Save		
22	8	Dogwood	Remove		
23	8	Redbud	Remove		
24	24	Hackberry	Remove	48	
25	13	Hackberry	Remove		
26	18	Hackberry	Remove		
27	18	Hackberry	Remove		
28	14	Hackberry	Remove		
29	25	Hackberry	Remove	50	
30	24	Hackberry	Remove	48	
31	13	Hackberry	Remove		
32	21	Hackberry	Remove		
33	27	Black cherry	Remove	54	
34	17	Hackberry	Remove		
35	15	Hackberry	Remove		
36	19	Hackberry	Remove		
37	30	Hackberry	Remove		
38	28	Elm	Remove	56	
39	26	Elm	Remove	52	
40	25	Hackberry	Remove	50	
41	20	Elm	Remove		
42	22	Elm	Remove		
43	20	Elm	Remove		

SITE AREA: +/-1.67 AC	
SPECIMEN TREES TO BE REMOVED: (13)	
Total Caliper Inch of Replacement: 654" REPLACEMENT INCHES	
EXISTING TREE CANOPY ON SITE:	29,401 sf (0.67 AC)
REQ. CANOPY RETENTION (22% OF EXISTING COVER)	6,468 sf (0.14 AC)
PROPOSED CANOPY RETENTION	1,878 sf (.026 AC)

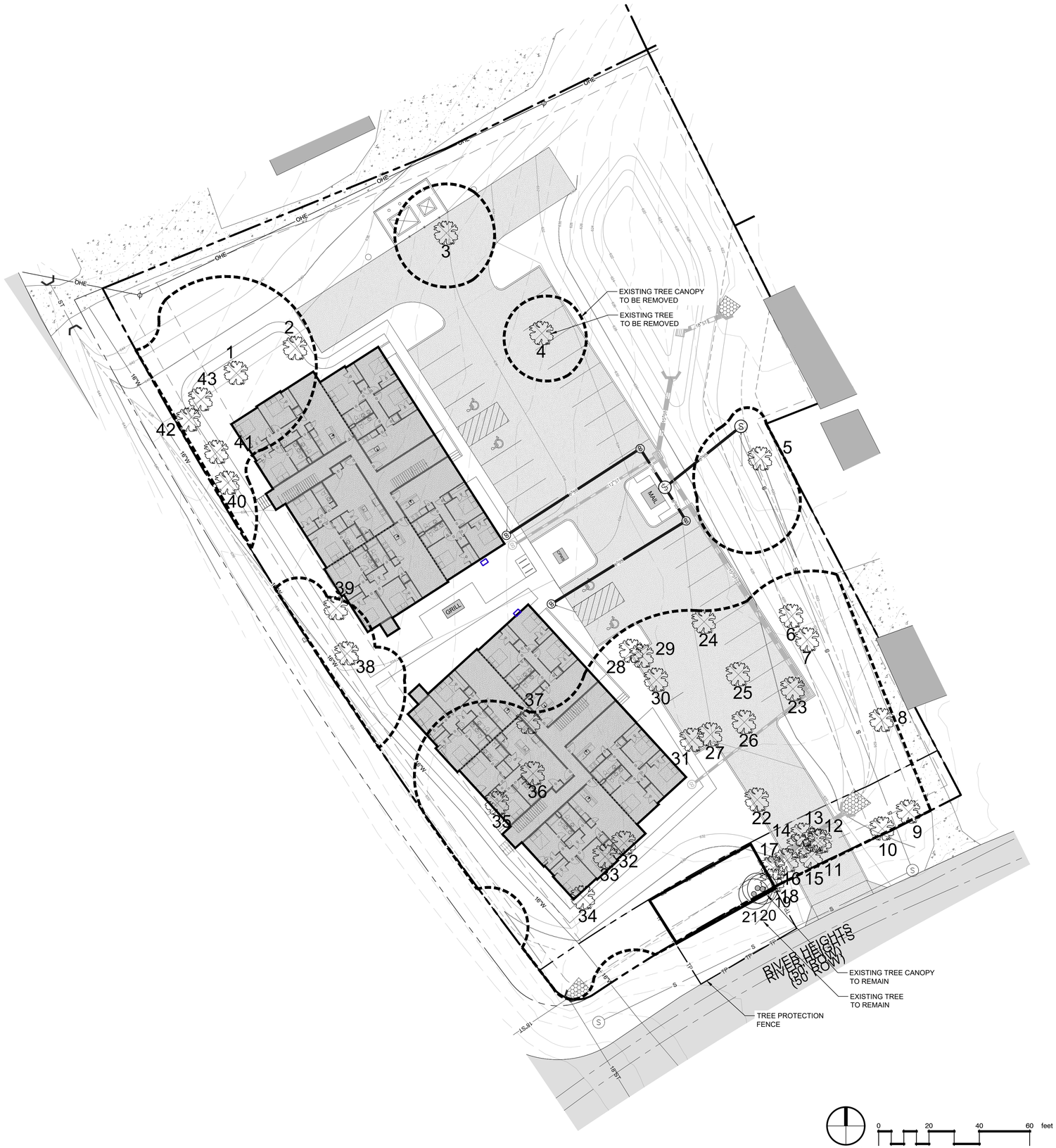
- MITIGATION TREES TO PROVIDE IN LIEU OF 2,809 SF CANOPY COVERAGE
- MITIGATION TREES = 80 TREES PER ACRE
- REQUIRED CANOPY MITIGATION 0.11 AC X 80 = 9 TREES



CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root prunning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction pro cess (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility. All tree fence to remain intact until final completion of the project.



LAND DESIGN
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Franklin, TN 37067
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PROPOSED SITE FOR:
HERITAGE VILLAGE
COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
AGRICULTURE
COMMERCE &
CONSERVATION
LANDSCAPE ARCHITECT

Job # - 23281
BY: cb

PRESERVATION PLAN

L1.0

PLANT SCHEDULE

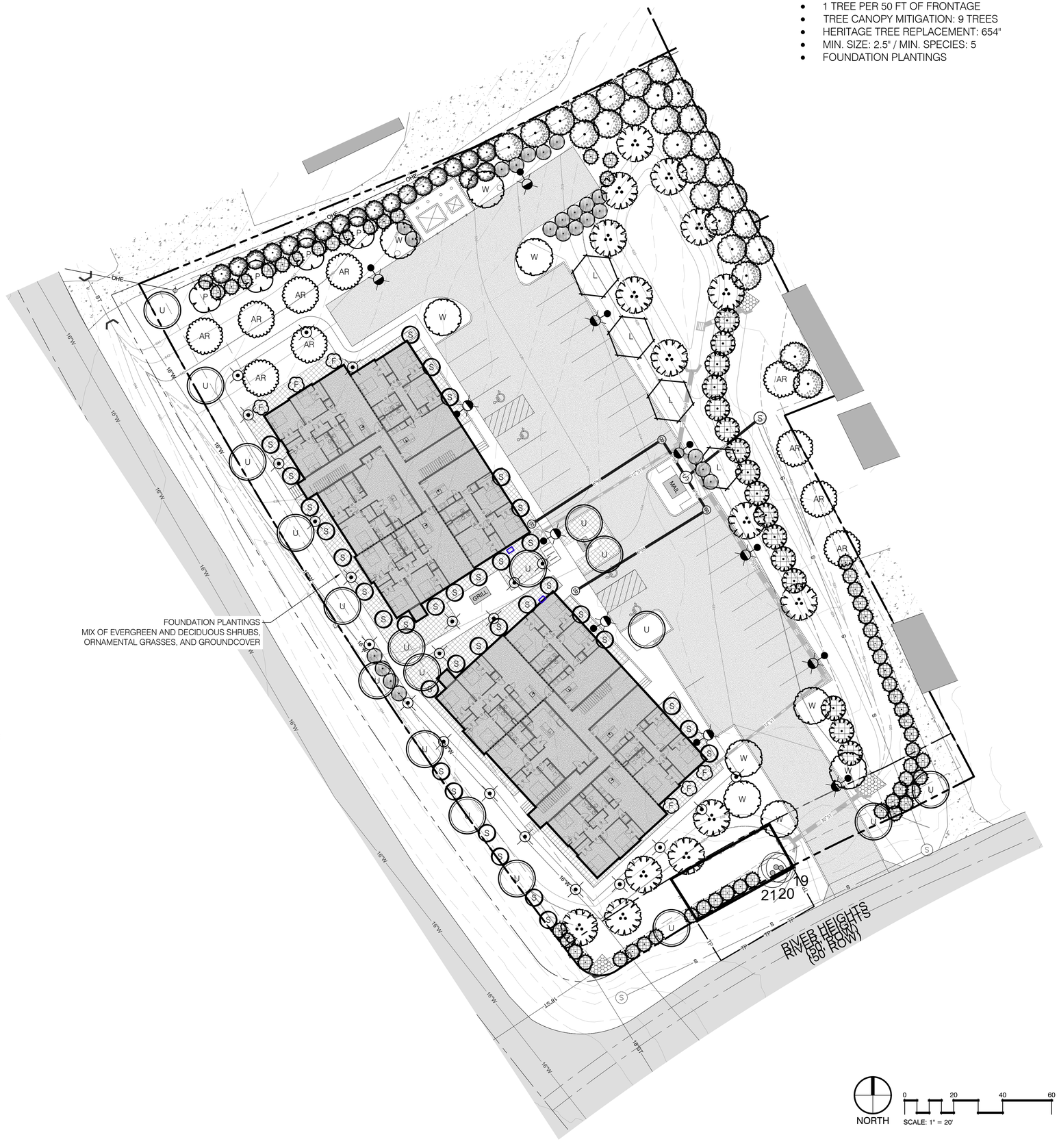
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
MITIGATION TREE					
W	9	Willow Oak / *Quercus phellos* 5` Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	12`-14` HT
REPLACEMENT TREES					
AR	10	October Glory Maple / *Acer rubrum* `October Glory` 5` Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	15	Duraheat River Birch / *Betula nigra* `Duraheat` Multi Trunk. Full Rounded Head. See Tree Specifications	B & B	3"Cal	10`-12` HT
F	6	Franz Fontaine Hornbeam / *Carpinus betulus* `Franz Fontaine` 3` Clear Trunk. MATCHED. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
	55	Nellie R. Stevens Holly / *Ilex x 'Nellie R. Stevens'* Full to Base. Full Dense Form. Matched. See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	23	Blue Point Juniper / *Juniperus chinensis* `Blue Point` Full to Base. Full Dense Form. See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	19	Brodie Columnar Cedar / *Juniperus virginiana* `Brodie` Full To Base. Full Dense Form. See Tree Specifications	B & B	3"Cal	10`-12` HT
S	35	Columnar Sweet Gum / *Liquidambar styraciflua* `Slender Silhouette` 3` Clear Trunk. MATCHED. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
L	4	Tulip Poplar / *Linodendron tulipifera* 5` Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	16	Little Gem Magnolia / *Magnolia grandiflora* 'Little Gem' Full To Base. Full Dense Form. See Tree Specifications	B & B	3"Cal	10`-12` HT
P	4	Akebono Cherry / *Prunus x Akebono* 5` Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	27	Green Giant Arborvitae / *Thuja standishii x plicata* `Green Giant` Full To Base. Full Dense Form Matched. See Tree Specifications	B & B	3"Cal	10`-12` HT
U	18	Princeton Elm / *Ulmus amencana* 'Princeton' 5` Clear Trunk, Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	Per ANSI

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

- 1 TREE PER 50 FT OF FRONTAGE
- TREE CANOPY MITIGATION: 9 TREES
- HERITAGE TREE REPLACEMENT: 654"
- MIN. SIZE: 2.5" / MIN. SPECIES: 5
- FOUNDATION PLANTINGS



FOUNDATION PLANTINGS
MIX OF EVERGREEN AND DECIDUOUS SHRUBS, ORNAMENTAL GRASSES, AND GROUNDCOVER

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR B. BAILEY REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 374 LANDSCAPE ARCHITECT

Job # - 23281

BY: cb

L1.1

LANDSCAPE PLAN

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

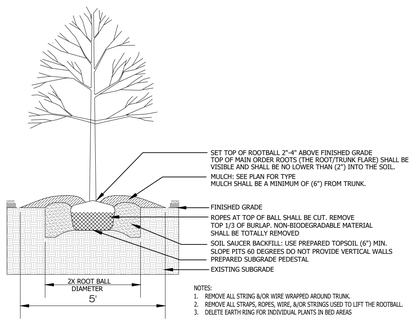
DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

PLANTING NOTES:

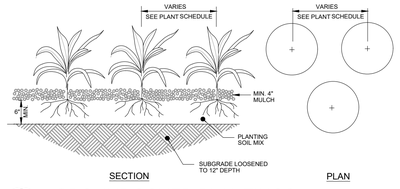
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
14. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

Know what's **below.**
Call before you dig.

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
3. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
4. Minimum topsoil depth in lawn areas shall be four (4) inches.
5. Minimal topsoil depth in landscape areas shall be twelve (12) inches.
6. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
7. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod or seed.
9. All areas of disturbance outside of landscape beds shall be repaired with turf.
10. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
11. Lawns shall be seeded by hydroseeding method; application fertilizer shall be placed at a minimum of 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. Slope protection shall be provided in seeded areas with slopes three (3) feet horizontal to one (1) foot vertical (i.e. 3H:1V) or greater.
12. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
14. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
15. All trees and shrubs shall be coordinated with lighting plan prior to installation.
16. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

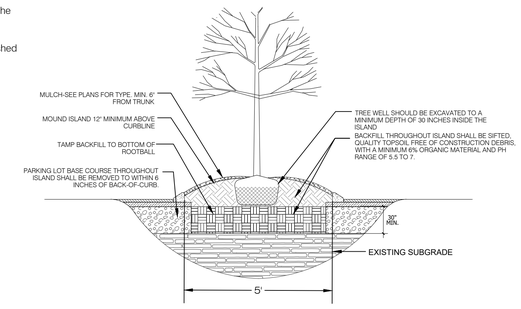
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

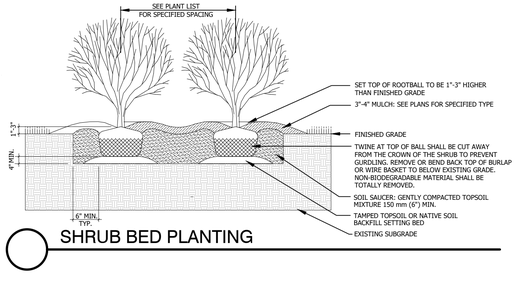
TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE



Job # - 23281

BY: cb

L1.2

LANDSCAPE NOTES

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
	11	A	Single 15' MOUNTING HEIGHT	6309	0.900	41.88	460.68	OPF-S-A01-840-T4W
	22	B	Single	492	0.900	6.1	115.9	PBL-14L-100-NW-G2-3-UNV



GARDCO by Signify

Site and Area

OptiForm

OPF-S Small

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-S							
OptiForm Small Area	Site and Area	Precision Plus™ (T2M,T3M, T4M, T5W only)		AFR Automotive row	LCL LEED corner optic left	AR1[14] Arm mount (1# sender)	120 120V
	A01 7,000 lumens	P01 2,000 lumens	827 80CRI 2700K	T2M Type 2 medium	LCR LEED corner optic right	208 208V
	A02 9,000 lumens	P02 4,000 lumens	840 80CRI 3000K	T3M Type 3 medium	BLC Backlight control	MAR1 Mast arm	240 240V
	A03 11,000 lumens	P03 6,500 lumens	727 70CRI 2700K	T4M Type 4 medium	2RL Type 2 rot.sted left 90°	WAL Wall mount	277 277V
	A04 15,000 lumens	P04 9,000 lumens	730 70CRI 3000K	T4W Type 4 wide	2RR Type 2 rot.sted right 270°	MOM Mounting ordered separately	347 347V
	A05 17,000 lumens	P05 11,500 lumens	740 70CRI 4000K	T5N Type 5 narrow	3RL Type 3 rot.sted left 90°		480 480V
	A06 19,000 lumens	P06 14,000 lumens	760 70CRI 6000K	T5M Type 5 medium	3RR Type 3 rot.sted right 270°		UNV 120-277V
	A07 23,000 lumens	P07 16,500 lumens		T5W Type 5 wide	4RL Type 4 rot.sted left 90°		HVU[9] 347-480V
		P08 19,000 lumens			4RR Type 4 rot.sted right 270°		
		P09 22,000 lumens					

Dimming Controls	Sensing	Options (electrical, mechanical, etc.)	Emergency	Finish
The following options include 0-10V Driver		Noise Surge prot.ector 10kV/10kA standard	EMP[1,2,3] Emergency Battery Pack (0-40 °C) Available with precision plus optics P01-P05 only	Standard textured finish
none 0-10V dimming driver		SP2 Surge prot.ector 20kV/10kA (option)		BK Black
DLEA[4] Dimming leads externally accessible (control by others)		FS3[4] Single fuse (120, 277, or 347VAC)		WH White
FAWT[4,5] Field adjustable watt.age selector		FS2[4] Double fuse (208, 240, or 480V)		BZ Bronze
BL50[4,5,6] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BL50 is select.ed)	PCB[4,6] Photocontrol button connected to 0-10V driver		DG Dark Gray
The following options include SR/DALI Driver		TRS NEMA Twist-lock 5-pin r.eceptacle connect.ed to 0-10V driver		MG Medium Gray
DRDP[4,5,6] SR driver connect.ed to Zhaga socket (D4)		TR7[4] 7-pin twist lock r.eceptacle connect.ed to D4i compliant driver		Customer specified
OMSR[4,5,6] Outdoor motion sensor		TL7[4,5] 7-pin twist lock r.eceptacle connect.ed to D4i compliant driver w/ 3-pin photocell		OC Special optional color or RAL: consult factory (must supply color chip)
DynaDimmer: Automatic Profile Dimming		EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		SC Special color (must supply color chip); (requires factory quote)
CS50[4,5] Security 50% dimming, 7 hours				
CM50[4,5] Median 50% dimming, 8 hours				
CS30[4,5] Security 30% dimming, 7 hours				
CM30[4,5] Median 30% dimming, 8 hours				

1. Extended lead time applies. Consult factory for details.
2. Mount to a square pole with knockout for 4-5" OD round pole.
3. Mount to a horizontal 2-3/8" OD x 6" L mast arm.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor (ex:L2).
8. Not available with PCB, TR6.
9. Must be specified with a motion sensor (ex: L3).
10. Not available with TR7, TL7.
11. Must specify input voltage.
12. Not available in HVU [347-480V].
13. UNV [120-277V] only available for lumen packages P03-P09. HVU [347-480V] only available for lumen packages P05-P09 & A04-A07.
14. UNV [120-277V] only available for lumen packages P04-P06.
15. Not available with Dynadimmer, SRDR, FANS, FS1, FS2, OMSR, DLEA, BL50 (physical restriction).
16. Precision Plus Optics (P01-P08) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-RMB accessory recommended for hurricane applications.

OPF-S_OptiForm_Small 04/23 page 1 of 8



GARDCO

Site and Area

PureForm

PBL LED bollard

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: PBL-42-14L-450-NW-G2-5-UNV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL		14L					
PBL PureForm bollard	36 Standard Shaft 36"	14L 14 LEDs (full ring)	100 100mA	WW-G2 Warm White 3000K, 80CRI Generation 2	Type 3	Leave blank for no battery	120 120V
	42 Standard Shaft 42"		200 200mA	3 Type 3		EBP Emergency battery[1,2,3]	208 208V
	60 Standard Shaft 60"		350 350mA	NW-G2 Neutral White 4000K, 80CRI Generation 2	Type 5		240 240V
			450 450mA		5 Type 5		277 277V
			600 600mA	CW-G2 Cool White 5000K, 80CRI Generation 2			347 347V
			800 800mA				480 480V
			1050 1050mA				UNV 120-277V (50/60HZ)

Options				
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (by others)[3,4]	IMRI Integral Infrared[5,6,7]	PCB Photocontrol button[5,6,8]	Fusing	Textured
FANS Field Adjustable[1,3]			F1 Single (120, 277, 347VAC)[1]	BK Black
LLC Wireless controls without PIR sensor[3,4,5]			F2 Double (208, 240, 480VAC)[1]	WH White
BL Bi-level functionary with motion sensor[3,5]			F3 Canadian Double Pull (208, 240, 480VAC)[1]	BZ Bronze
				DGY Dark Gray
				MDY Medium Gray
DynaDimmer: Automatic Profile Dimming[3,4]			Surge Protection (10kA standard)	Customer Specified
CS50 Security 50% dimming, 7 hours			SP2 Increased 20kA	RAL Special optional color or RAL (ex: RAL7024)
CM50 Median 50% dimming, 8 hours			GFCI Ground Fault Interrupt. Outlet[9]	CC Custom color (must supply color chip for required factory quote)
CS30 Security 30% dimming, 7 hours				
CM30 Median 30% dimming, 8 hours				

1. Extended lead times apply. Contact factory for details.
2. Not available in 100, 200 or 350mA.
3. Not available with other control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Available only with BL dimming control.
7. Not available with LLC and CS/CM.
8. Must specify input voltage.
9. Available in 120V only.
10. Not available in 347 or 480V.
11. Not available in 100, 200, and 1050mA.
12. Not available with LLC.

Accessories

Service	TDNC	Description
	(4) 3/8X8X1.5 A/B 2N-2W-TLW + (1) Template	
For shipment with the bollard (order 1 per bollard)	912401538601	KIT, PBL ANCHOR BOLTs & TEMPL

PBL PureForm bollard 04/24 page 1 of 4

OUTDOOR LIGHTING

MOUNTING HEIGHT: 15'

POLE / FIXTURE COLOR: BLACK

MATERIAL: Diecast Alluminum Light Steel Pole

CONTACT: SESCO LIGHTING FOR PRODUCT DATA

PRODUCT DATA

THE SITE LIGHTING IS DESIGNED TO MEET THE INTENT OF THE COLUMBIA CODE

THE PRODUCT SPECIFIED IS THE BASIS OF THE BID AND THE PHOTOMETRIC CALCULATIONS HAVE BEEN RUN FROM THEIR SPECIFIC ATTRIBUTES. SUBSTITUTIONS TO THE BASE BID SHALL BE APPROVED EQUAL AND A SITE LIGHTING PLAN, THAT MATCHES THE CITY REQUIREMENTS AS DESIGNED, SHALL BE SUBMITTED FOR REVIEW FOR COMPLIANCE BEFORE ANY SUBSTITUTIONS ARE ACCEPTED.



LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BAILEY — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

Job # - 23281

BY: cb

PHOTOMETRIC PLAN

PH1.0

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

RESPONSE
By: Michael Williams, P.E.
Date: 10/14/2025

ITEM NO.
25-0297

DESCRIPTION: Santa Fe Pike - Heritage Village

COMMENTS:

Planning

1. Austin Brass will be the case planner for this item. Please email all communication to abrass@columbiatn.gov
   So noted
2. Repositioning of building creates a partial section of the building on adjacent building site line. Readjust building site line to create two separate buildings on an individual building site.
   Building site line is retained. Proposed building has been shifted east to exist in its own respective site line perimeter.
3. With readjusting building site line, provide updated frontage buildout calculation for each building-on-building site. Note 60% minimum frontage buildout
   Updated buildout frontage calculations have been provided on sheet C2.0.
4. Provide notation from CPWS regarding relocation of 16'' Water Line.
   They had concerns with the amount of residents affected by shutting off main for a period of time due to the mains age and shut off valves available. CPWS stated to explore all other possibilities.
5. The file uploaded to the portal for building elevations was not readable. Please re-submit.
   Building elevations have been reuploaded.
6. Update Photometric, Landscaping, and Tree Preservation Plan showing new site plan layout.
   Photometric, Landscaping, and Tree Preservation Plans have been revised and reuploaded.
7. Indicate the number of caliper inches of trees being removed and provide a tree resource protection notation of the number of trees being replaced at a 2.5 caliper inch ratio based off caliper inches of trees removed. Please note that heritage trees are trees being removed outside the tree save area.
   Landscaping comments above have been addressed in revised plans.
8. Identify any retaining walls if proposed.
   No retaining walls are planned on this development.

9. Are there any additional options to re-adjust building on site plan that does not create an angle to be more cohesive with a site.
   It would not be possible for front of building to be parallel with front min/ max setback, and be within the max 20' setback.

Fire

10. No comments
    So noted

Building

11. No comment.
    So noted

Police

12. No comment provided.
    So noted

Public Works

13. No comment per se on the dumpster enclosure depicted in the site plan. For 20 multifamily units, we recommend one 8-yard dumpster with one to two times a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for multi-family residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
    So noted

14. 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.

15. 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.
So noted

City Attorney

16. No comments provided.
So noted

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Engineering

17. Subject to construction plan revision.
    So noted

Maury County Schools

18. No Comment on Change. Neighborhood is zoned for Riverside Elementary, Cox Middle, Central High.
    So noted

Columbia Power

19. 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.
    So noted

Duck River Electric Membership Corp

20. No comment.
    So noted

Maury County Highway Dept.

21. No Comment.
    So noted

Wastewater

22. Sanitary sewer will be required to be placed deeper to about a 7-ft depth for pipe protection and to shallow up the slope in the last run.
    Sanitary Sewer has been revised.

23. The 6" service slope is required to be 2% minimum.
    6" sewer has been revised to be min 2% slope.

ATT

24. ATT INTENDS TO SERVE.
    So noted

Columbia Water

25. Shift the sidewalk along the frontage of the relocated building such that the sidewalk is closer to the building and off the water line.
    We understand it may still be in the easement, but shifting it will provide a better situation should there ever be a need to uncover the water line.
    Sidewalk has been shifted closer to building, to avoid being directly over water main.

Atmos Energy

26. No comment provided.
    So noted

Maury County E911

27. No comment provided.
    So noted

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.

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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, September 9, 2025

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25-0297

DESCRIPTION: Santa Fe Pike - Heritage Village

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3. With readjusting building site line, provide updated frontage buildout calculation for each building-on-building site. Note 60% minimum frontage buildout
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9. Are there any additional options to re-adjust building on site plan that does not create an angle to be more cohesive with a site.

Fire

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Building

11. No comment.

Police

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    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.
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City Attorney

16. No comments provided.

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Duck River Electric Membership Corp

20. No comment.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Maury County Highway Dept.

21. No Comment.

Wastewater

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23. The 6" service slope is required to be 2% minimum.

ATT

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HERITAGE VILLAGE
CONSTRUCTION DRAWINGS

LOCATED AT

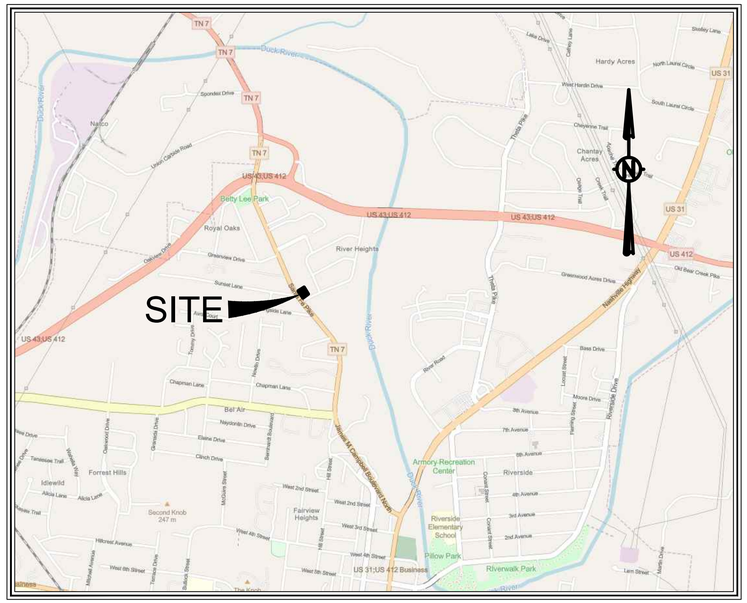
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

FOR

HIVE NASHVILLE

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
ZONING	CD-4
TOTAL AREA	1.67 AC / 72,623 SF
SIDE SETBACK	6 FT
FRONT SETBACK	15 FT
REAR SETBACK	3 Ft
MAX ISR	0.80
HEIGHT STANDARDS	3 STORIES / 35 FT
MAX CEILING HEIGHT	
RESIDENTIAL (Multi-Family)	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
UNIT DENSITY (UNIT/AC)	12.0 UNIT/AC
COLUMBIA PARKING REQUIREMENTS	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
PARKING REQUIRED	30 SPACES (1.5 SPACE/ UNIT)
TOTAL PARKING PROVIDED	39 SPACES
COLUMBIA BIKE PARKING REQUIREMENTS	
BIKE PARKING REQUIRED	1 BIKE SPACE PER 20 PARKING SPACES
	39 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
FRONTAGE REQUIREMENTS	120' BUILDING MAX WIDTH
	60% MIN FRONTAGE
FRONTAGE PROVIDED	EACH BUILDING = 95' WIDTH
	[(2 BLD) * (95 FT/ BLD)] / 314 FT = 60.5%



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING
C2.0	SITE PLAN
C2.1	SITE DETAILS
C2.2	FIRE
C3.0	EROSION CONTROL
C3.1	EPSC DETAILS
C4.0	GRADING & DRAINAGE
C4.1	CUT FILL PLAN
C4.2	STORM DETAILS
C4.3	PRE VS POST STORMWATER
C5.0	STORM PROFILES
C6.0	UTILITY PLAN
C7.0	SEWER PROFILES
L1.0	PRESERVATION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES
PH1.0	PHOTOMETRIC PLAN

CITY OF COLUMBIA, TENNESSEE

SITE DEVELOPMENT PLAN: Project # 23-0121

Development Summary	
Property Information	**Developer**
Santa Fe Pike & River Heights Drive Columbia, TN 378401 Parcel ID # 089 E B 017.00	Michael Gomez Hive Nashville 376 Herron Dr #2 Nashville, TN 37210 Phone: (615) 613-4461 Email: michael@hivenashville.com
CONTRACTOR	**Civil Engineer**
Aaron Evens KCS Property 1985 Ridgecrest Drive Columbia, TN 38401 Phone: (931) 982-4196 Email: aaron@kcsllc.com	Michael Williams, P.E. Williams Engineering 818 18th Ave S, Floor 10 Nashville, TN 37203 Phone: (865) 679-5992 Email: mwilliams@civ-design.com

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 122900
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
BUILDING ROTATION	07/10/2025
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

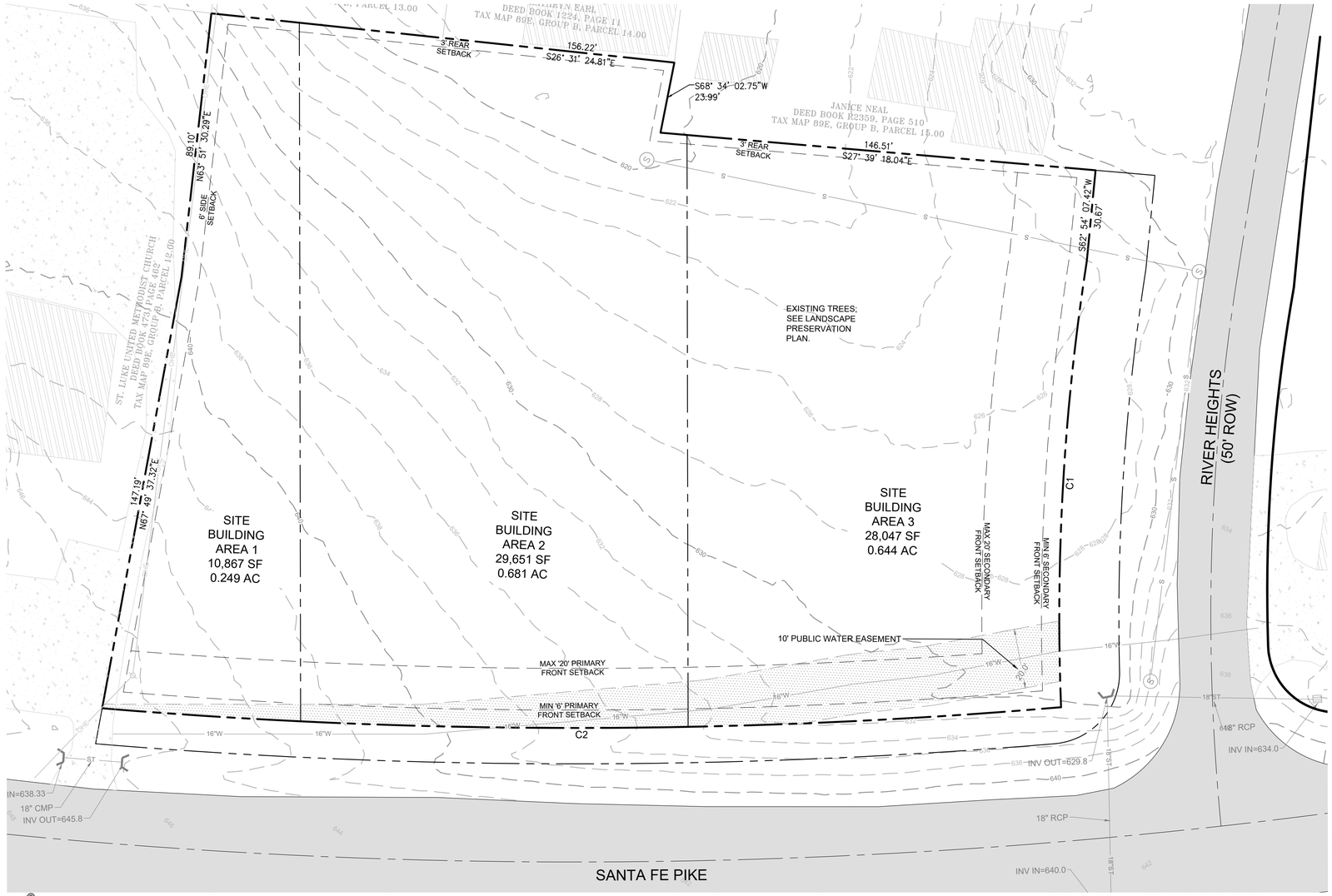
SCALE: N/A

JOB #: 20230412-1

COVER

C0.0

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_GOMEZ_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:43 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:42 PM



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

EXISTING CONDITIONS & DEMO NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	776.89'	150.22'	11°04'44"	75.35	149.99'	S60°42'36"W
C2	1909.40'	322.10'	9°39'55"	161.43	321.72'	N32°39'25"W

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 123901
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

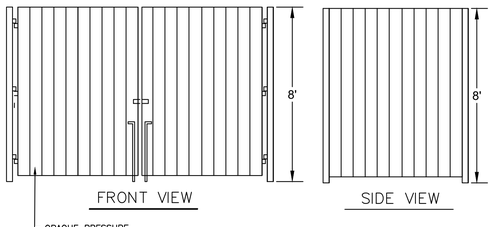
REVISIONS	DATE
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DEISGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##
JOB #: 20230412-1

EXISTING

C1.0

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON: 7/10/2025 3:45 PM LAST UPDATED BY MICHAEL.WILLIAMS ON: 7/10/2025 3:42 PM



WOODEN TRASH ENLCOSURE

PER CITY OF COLUMBIA SW1-3. SEC A, B, & C

DUMPSTER NOTES (per SW1-3 Sec A, B, & C)

SW1-3.A DUMPSTER STANDARDS

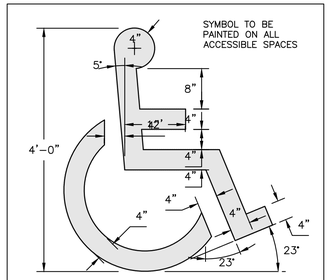
- General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B GUIDELINES FOR DUMPSTERS

- Guidelines For Dumpsters -The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex.
- Collection must occur at least one time per week.
- Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department.
- If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

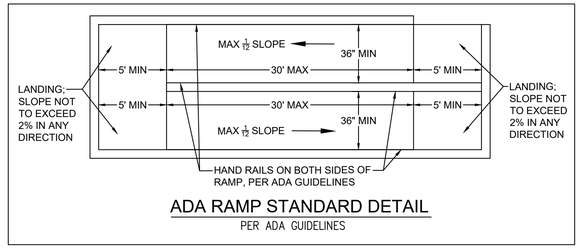
SW1-3.C DUMPSTER PAD REQUIREMENTS

- The concrete dumpster pad shall be at least 12 ft by 12 ft. The pad (s) shall be 8 inch thick concrete, reinforce with rebar to support a 30- ton load-bearing capacity.
- 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required. Clearance at each side of each dumpster must be at least 2 ft - 6in.
- If a gated enclosure is utilized the gate must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
- Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
- If the box is enclosed it is recommended that there be pedestrian access in addition to service gates. Access area, approach , and pad must be level. Standard pads with no drain should be elevated approximately 1 1/2 in. above the surrounding pavement.



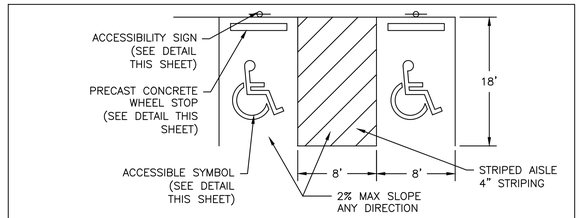
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ADA RAMP STANDARD DETAIL

PER ADA GUIDELINES



ACCESSIBLE SPACES

NOT TO SCALE



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

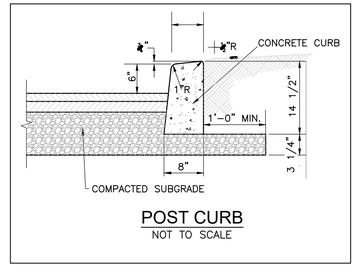
GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

(A) PINEWOOD LANDSCAPE FENCE TO BE INSTALLED.
(B) STANDARD CURB AND GUTTER PER MPW ST-200
(C) BLD SETBACK/SIDE YARD PER GOVERNING AUTHORITY CODE.
(D) ACCESSIBLE PARING SIGN. SEE DETAIL SHEET D-1.
(E) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE.
(F) GUTTER ONLY
(G) COMMERCIAL DRIVEWAY RAMP PER CITY OF COLUMBIA STANDARD DETAIL
(H) 6" POST CURB
(I) 2' CURB CUT
(J) 2' SIDEWALK CHASE
(K) PARKING BUMPER

- EXISTING PUBLIC ROAD
- ASPHALTIC CONCRETE
- PRIVATE DRIVE
- STORMWATER TREATMENT & CONVEYANCE
- GRASS STRIP/ GREEN SPACE
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PRETREATMENT CELLS



POST CURB

NOT TO SCALE

DEVELOPMENT / SITE DATA TABLE	
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	33 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

Tennessee 811

Federal Compliance Note

All development within the boundaries of this plan meets the requirements of the americans with disabilities act and the fair housing act.
ADA: https://www.ada.gov/
U.S. Justice Dept.: https://www.justice.gov/crt/fair-housing-act-2

CITY OF COLUMBIA NOTES

1. Impervious surface coverage to not exceed 80%.
2. This subject development will conform to the lighting standards allowed in City of Columbia per 4.3.17. Conformity will be confirmed at building permit stage.

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
FRONTAGE REQUIREMENTS	120' BUILDING MAX WIDTH
	60% MIN FRONTAGE
FRONTAGE PROVIDED	EACH BUILDING = 95' WIDTH
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MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
121390
NUMBER
STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
BUILDING ROTATION	07/10/2025
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DEISGNED BY: MLW

DATE: 6/2/2025

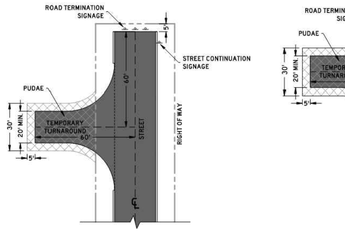
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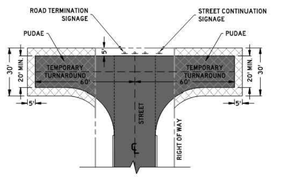
JOB #: 20230412-1

SITE PLAN

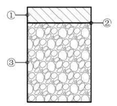
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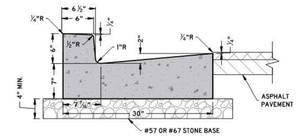
PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-5.0 (0.4)ASPHALT CONCRETE MIX (PG64-22) (ESTMD) (HM) GRADING D MZ
②	PRIME COAT 402-1.0 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-2.0 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-5.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



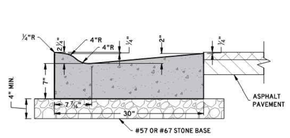
NOTES:

1. TEMPORARY TURNAROUNDS SHALL BE SHOWN ON ALL FINAL PLATS AND DEVELOPMENT PLANS WHERE REQUIRED
2. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL
3. TERMINATION AND STREET CONTINUATION SIGNAGE SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL
4. TURNAROUNDS SHALL BE CONSTRUCTED TO DRAIN
5. IF A CONNECTION IS NOT MADE TO ALLOW FOR THE REMOVAL OF THE TURNAROUND PRIOR TO STREET FINAL SURFACING, THE TURNAROUND SHALL BE SURFACED, CURBED, AND STRIPED WITH NO PARKING HATCHING.
6. ONCE ROADWAY CONNECTION IS MADE TO ALLOW FOR REMOVAL, THE TURNAROUND SHALL BE REMOVED PRIOR TO ANY FINAL PLAT OR FURTHER PERMITS BEING ISSUED.
7. DIMENSIONS REFLECT A MINIMUM STANDARD
8. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	TEMPORARY TURNAROUND (NTS)	DATE 6/9/2022 SD-16



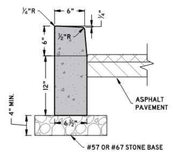
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

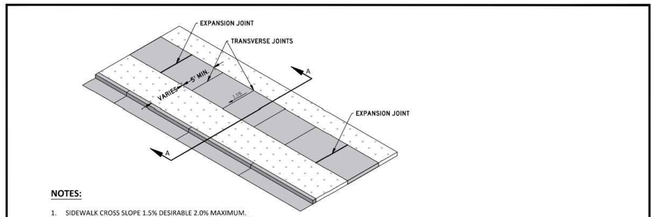
NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



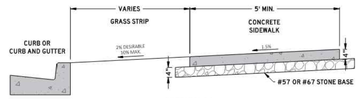
VERTICAL POST CURB

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CURB AND GUTTER AND POST CURB (NTS)	DATE 6/9/2022 SD-01



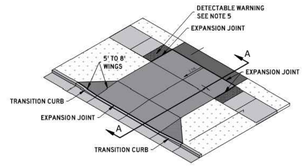
NOTES:

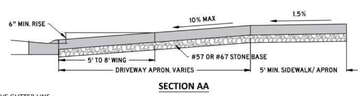
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CONCRETE SIDEWALK (NTS)	DATE 6/9/2022 SD-10



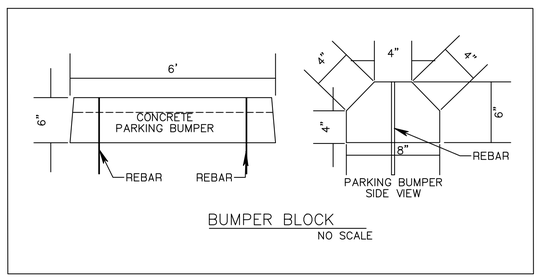


SECTION AA

NOTES:

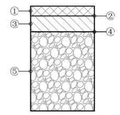
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK.
   - 5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   - 5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	DRIVEWAY APRON (NTS)	DATE 6/9/2022 SD-12



BUMPER BLOCK
NO SCALE

PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-03.00 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-03.00 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING E (SURFACE)
②	TACK COAT (GENERAL USE) 413-01.01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX (PG64-22) (SMA) (HM) GRADING B MZ
④	PRIME COAT 402-01.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303-01.00 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	PARKING LOT PAVEMENT SECTION (NTS)	DATE 6/9/2022 MD-02

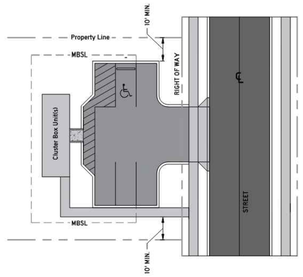
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT, FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THERLOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	MAIL CLUSTER BOX UNITS (NTS)	DATE 6/9/2022 MD-03

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
112390
STATE OF TENNESSEE
6.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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–	–
–	–
–	–
–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: N/A

JOB #: 20230412-1

SITE DETAILS

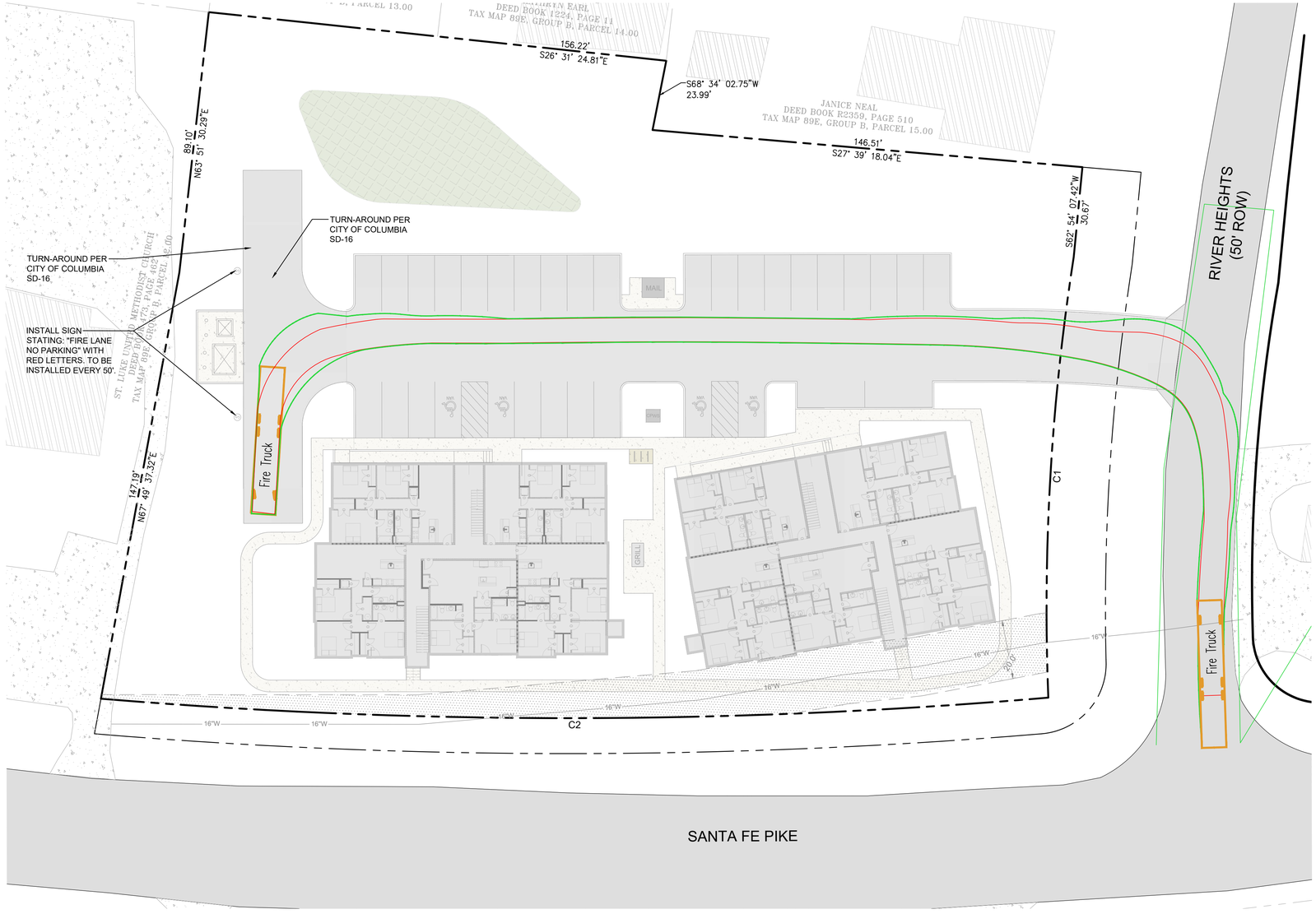
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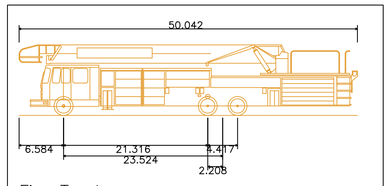
C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_DOMESTIC_STANDARD DETAILS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/1/2025 3:43 PM — LAST UPDATED BY MICHAEL WILLIAMS ON 5/9/2024 6:58 PM

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

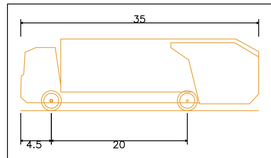
0 20 40 80 Feet

GRAPHIC SCALE





Fire Truck	
Overall Length	50.042ft
Overall Width	8.330ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
7.10.2025
NUMBER 123901
STATE OF TENNESSEE

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
-	-
-	-
-	-
-	-
-	-

DEISGNED BY: MLW

DATE: 6/2/2025

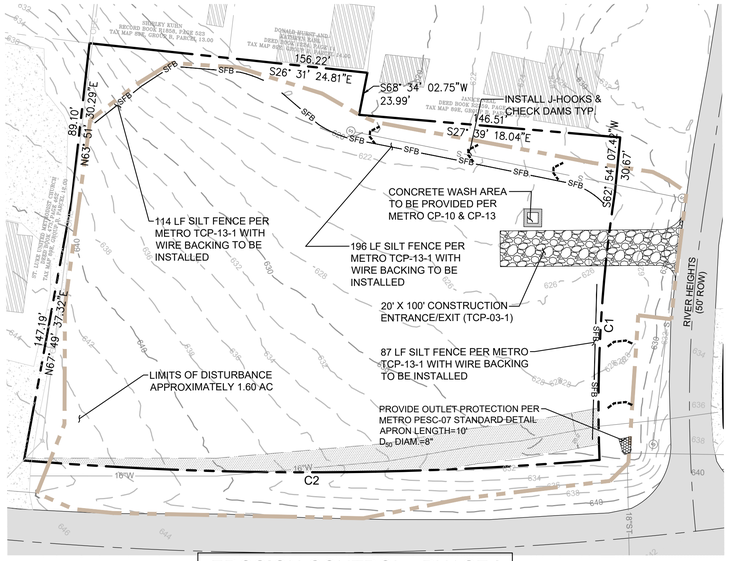
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JOB #: 20230412-1

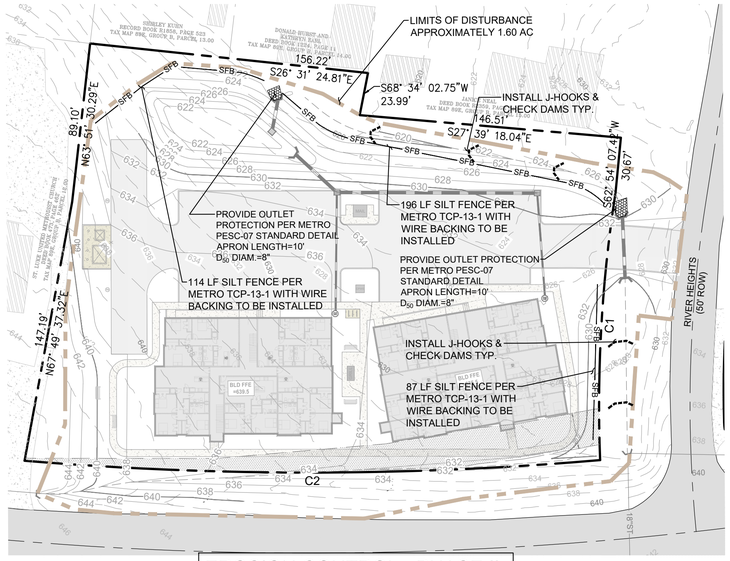
FIRE

C2.2

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\2023 SANTE FE PIKE, COLUMBIA, TN, DOMEZ\2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS P.E. ON: 7/10/2025 3:43 PM LAST UPDATED BY MICHAEL.WILLIAMSPE ON: 7/10/2025 3:42 PM



EROSION CONTROL - PHASE I



EROSION CONTROL - PHASE II

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

Erosion Prevention & Sediment Controls

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, tdec and local standards.
2. Contractors shall verify location, depth, and size of existing utilities prior to beginning construction, and shlal be responsible for making the necessary arrangements with the governing utility company for utilites requiring relocation.
3. Bmp capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. Planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The noi general permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for epsc should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. Contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. Epsc measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the swppp shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the swppp, the location of the swppp, along with a contact phone number, shall be posted on-site. If the swppp is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's nashville central office for projects of tdot or tva. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in despair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether epsc measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
16. Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality is also required by the Grading Permittee
17. Exposed areas to be stabilized with 14 days after construction activities in the areas that have temporarily or permanently ceased. Areas with a slope of 3:1 or steeper shall be stabilized within 7 days.
18. All slopes 3:1 or steeper to be stabilized with erosion control blankets or matting.

Tennessee Construction General Permit Certification Stamp
Metropolitan Government of Nashville Davidson County
Department of Water & Sewerage Services

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN TNR183213 . The Total Disturbed Area is: 1.60 acres.

   Check all that apply: This site discharges into waters identified by TDEC as: Duck River
   ☐ Impaired for siltation ✓ Impaired for habitat alteration ☐ Exceptional (TN06040003026_2000.)

   Michael Williams 6/2/2025
   Signature Date

   Circle one: Developer (Project Engineer) Other _____

   Please attach a copy of the Notice of Coverage under the Construction General Permit.

   NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: _____ acres.

   Check all that apply: This site discharges into waters identified by TDEC as:
   ☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

   _____ _____
   Signature Date

   Circle one: Developer Project Engineer Other _____

TEMPORARY COVER SEEDING MIXTURES

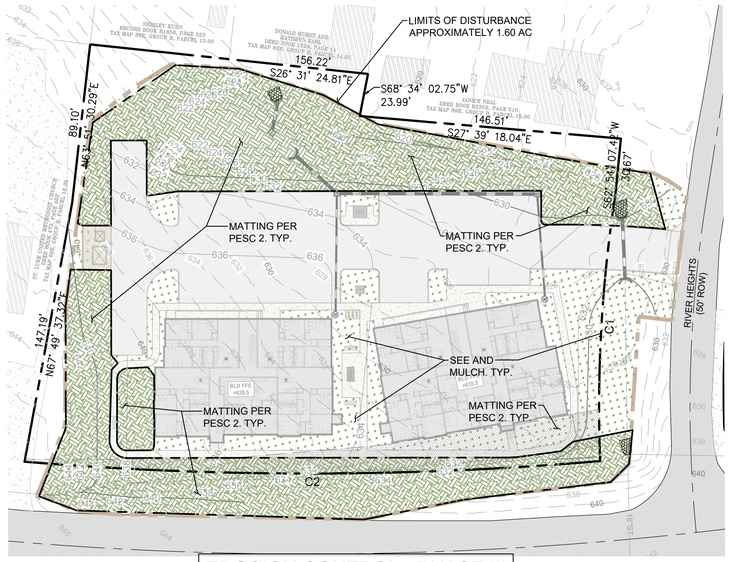
SEEDING DATES	GRASS SEED	PERCENTAGES
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan- Sorghum	100%
May 1 to July 15	StarrMillet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

SOURCE: TDOT STANDARD SPECIFICATIONS:

PERMANENT COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

SOURCE: TDOT STANDARD SPECIFICATIONS:



EROSION CONTROL - PHASE III

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL W. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
12390
STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
07/10/2025	–
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DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=40'

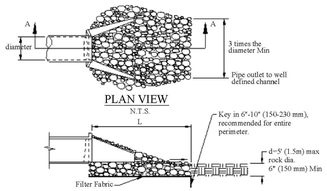
JOB #: 20230412-1

EROSION CONTROL

C3.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\0000 SHEETS PNE COLUMBIA, TN_COMECS_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON: 7/10/2025 3:45 PM LAST UPDATED BY MICHAEL.WILLIAMS ON: 7/10/2025 3:42 PM

ACTIVITY: Outlet Protection | PESC – 07



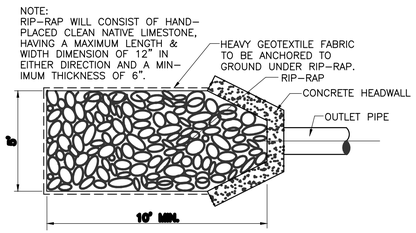
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ^{3}/s (m^3 /s)	Apron Length, L ft (m)	Rip-Rap D_{50}Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

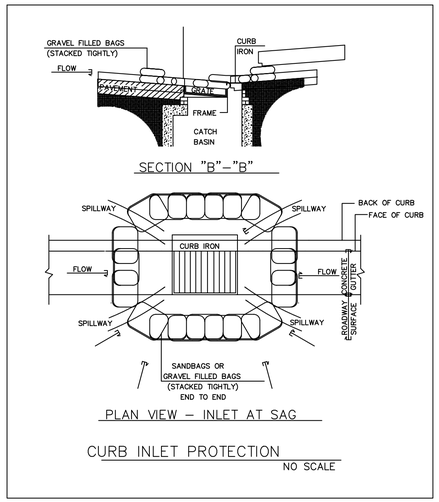
Source: Adapted from USDA-SCS

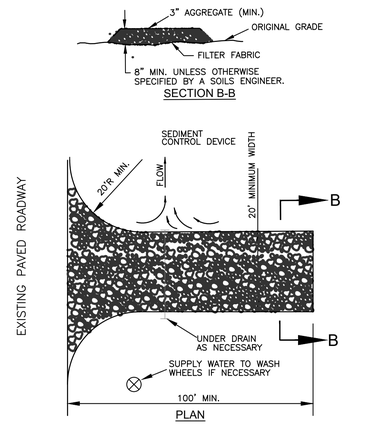
Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014



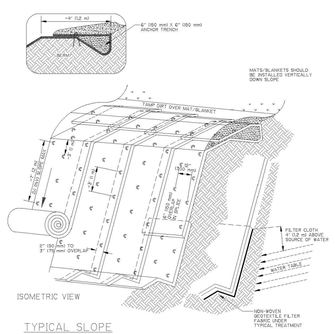
RIP-RAP DETAIL
(PER MWS TCP-20)
NOT TO SCALE





STABILIZED CONSTRUCTION ENTRANCE
(PER MWS TCP-03)
NOT TO SCALE

ACTIVITY: Geotextiles | PESC – 02



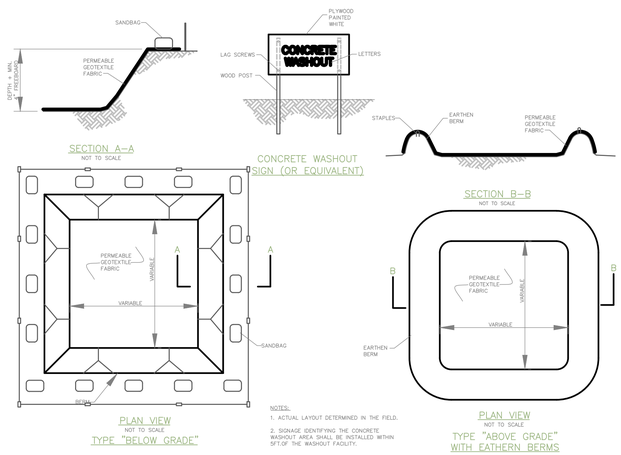
TYPICAL SLOPE SOIL STABLIZATION
N.T.S.

WET SLOPE LINING
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

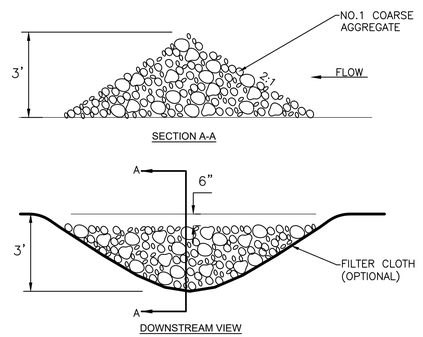
Figure PESC-02-2
Anchoring Geotextiles on Embankments

Volume 4:
Stormwater Best Management Practices – Permanent E&S Control Management Practices PESC-02-4 | February 2000

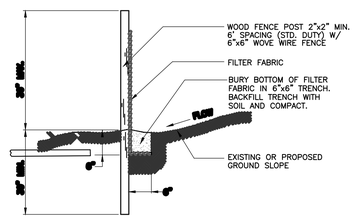


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

CONCRETE WASHOUT
(PER MWS CP-12)
NOT TO SCALE



ROCK CHECK DAM
(PER MWS TCP-12)
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE
(PER MWS TCP-13)
NOT TO SCALE

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 112390 — STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

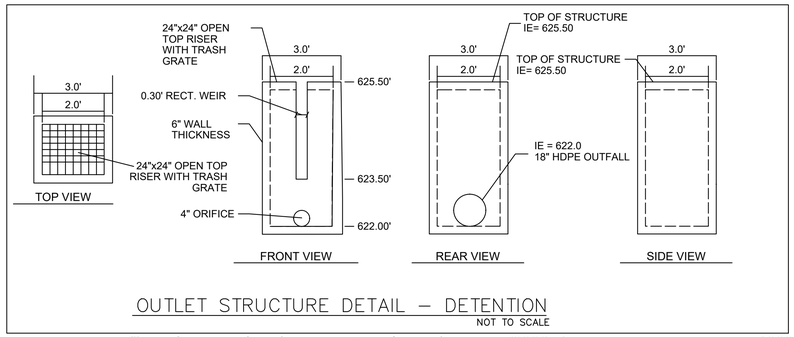
REVISIONS	DATE
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DESIGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##
JOB #: 20230412-1

EPSC DETAILS

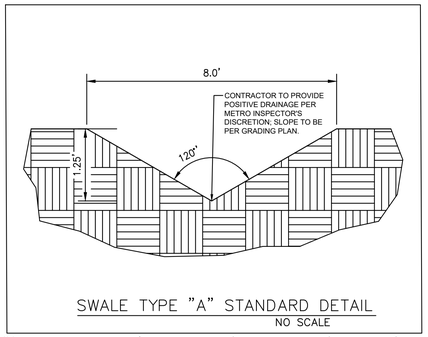
C3.1

C:\USERS\MICHAEL.WILLIAMS\ONEDRIVE\DESKTOP\WORKFILES\TBWG SANTA FE PIKE COLUMBIA, TN_DOMESTIC_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:43 PM — LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:42 PM



OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE



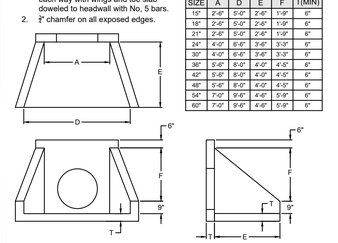
SWALE TYPE "A" STANDARD DETAIL

NO SCALE

NOTES

1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No. 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-0"	6"
42"	5'-6"	8'-0"	4'-0"	4'-0"	6"
48"	5'-6"	8'-0"	4'-0"	4'-0"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



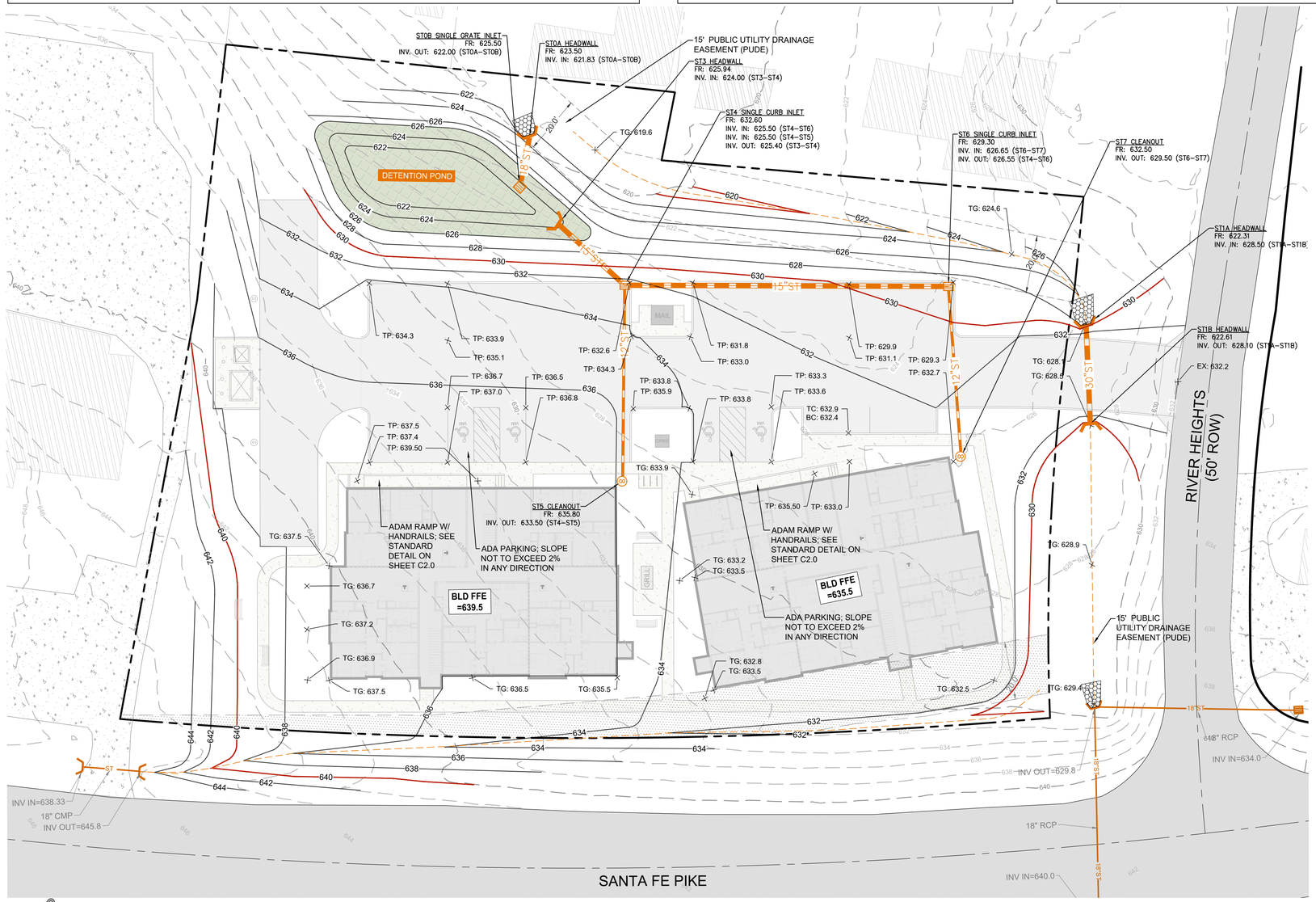
TYPICAL PRECAST HEADWALL

NO SCALE

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- 6" PERFORATED UNDERDRAIN
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- TP TOP OF PAVEMENT
- TC TOP OF CURB
- TG TOP OF GRADE
- BG BOT OF GUTTER
- EX EXISTING SPOT ELV.
- STORMWATER TREATMENT & CONVEYANCE
- PRETREATMENT CELLS
- PERMEABLE PAVEMENT
- BIORETENTION (LVL2)

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE	CASTING	RIM	INVERTS
ST0A	HEADWALL	REINFORCED CONCRETE	623.50	621.83 (ST0B)
ST0B	SINGLE GRATE INLET	4310	625.50	622.00 (ST0A)
ST1A	HEADWALL	REINFORCED CONCRETE	622.31	628.50 (ST1B)
ST1B	HEADWALL	REINFORCED CONCRETE	622.61	628.10 (ST1A)
ST3	HEADWALL	REINFORCED CONCRETE	625.94	624.00 (ST4)
ST4	SINGLE CURB INLET	3300	632.60	625.40 (ST3) 625.50 (ST6) 625.50 (ST5)
ST5	CLEANOUT	ADS	635.80	633.50 (ST4)
ST6	SINGLE CURB INLET	3300	629.30	626.55 (ST4) 626.65 (ST7)
ST7	CLEANOUT	ADS	632.50	629.50 (ST6)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
ST0A–ST0B	18" HDPE	18'	0.95%
ST1A–ST1B	30" RCP	34'	–1.18%
ST3–ST4	15" RCP	31'	4.48%
ST4–ST5	12" RCP	68'	11.80%
ST4–ST6	15" RCP	112'	0.94%
ST6–ST7	12" RCP	59'	4.83%

Tennessee 811

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MICHAEL WILLIAMS
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12390
COMMERCIAL
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
BUILDING ROTATION	07/10/2025
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

GRADING & DRAINAGE

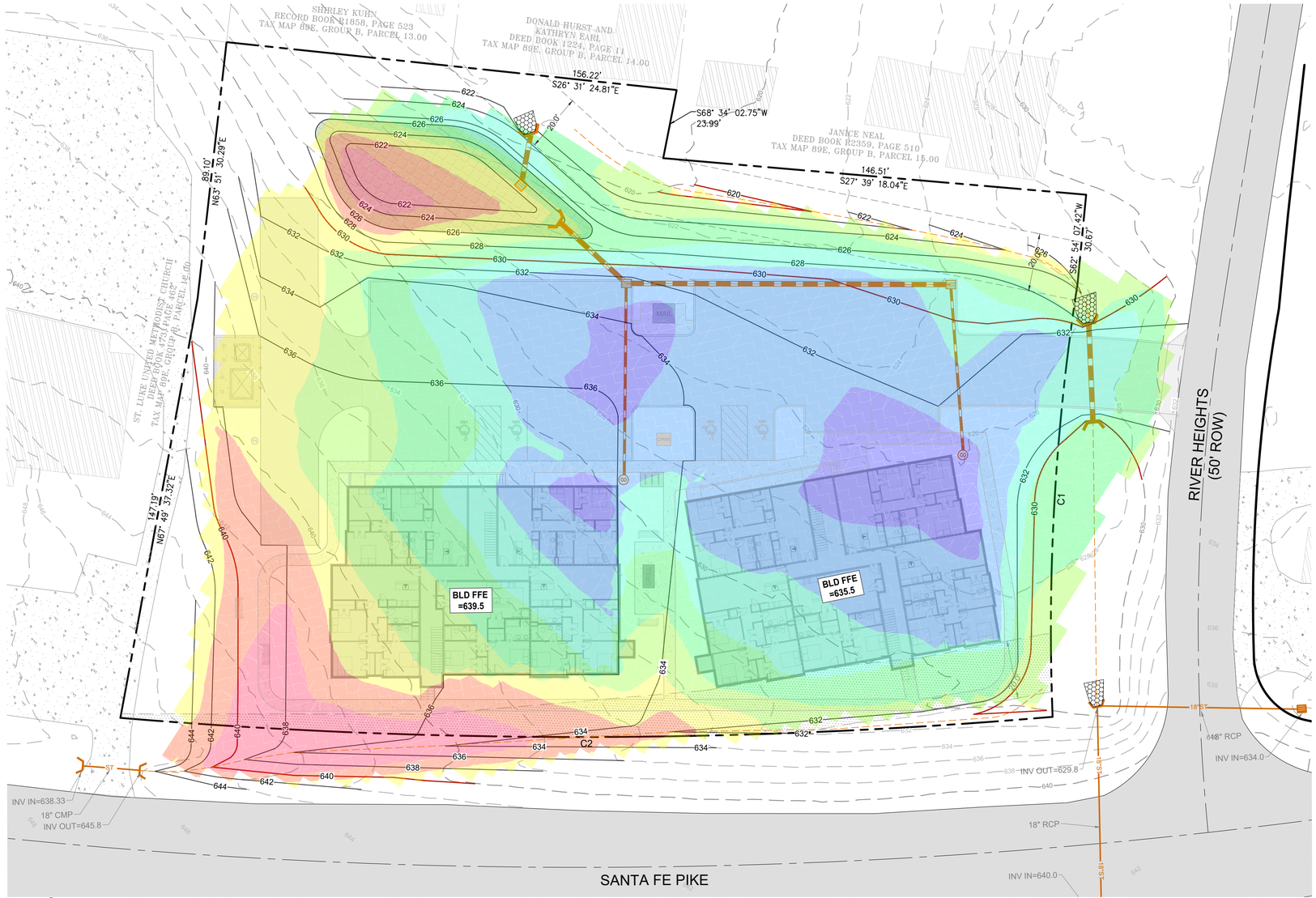
C4.0

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:48 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:48 PM

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE



Elevations Table			
Minimum Elevation	Maximum Elevation	VOLUME, CY	Color
(6.0) CUT	(4.0) CUT	(161.2) CUT	
(4.0) CUT	(2.0) CUT	(477.0) CUT	
(2.0) CUT	(0.0) CUT	(1,102.3) CUT	
0.0 FILL	2.0 FILL	2,857.6 FILL	
2.0 FILL	4.0 FILL	2,078.8 FILL	
4.0 FILL	6.0 FILL	1,227.3 FILL	
6.0 FILL	8.0 FILL	307.0 FILL	
8.0 FILL	10.0 FILL	1.1 FILL	
10.0 FILL	12.0 FILL	0.0 FILL	
		4,731.3 CY FILL	

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STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

CUT FILL PLAN

C4.1

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PLOTTED BY MICHAEL WILLIAMS P.E. ON 7/10/2025 3:48 PM LAST UPDATED BY MICHAEL WILLIAMS ON 7/10/2025 3:42 PM

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PD-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

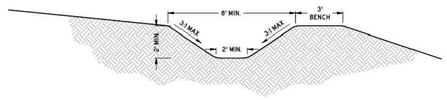
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE 6/9/2022

DD-01



NOTES:

1. DITCHES SHALL BE STABILIZED WITH APPROPRIATELY DESIGNED SOFT ARMORING.
2. RIP-RAP OR OTHER HARD ARMORING TECHNIQUES ARE DISCOURAGED AND SHALL ONLY BE APPROVED WHEN ALL OTHER MEANS OF STABILIZATION ARE EXHAUSTED.
3. FLOW LINE GRADE SHALL NOT BE LESS THAN 1.0%
4. FLOW LINE GRADE SHALL NOT BE MORE THAN 7.5%
5. WHERE PLACED ON A SLOPE, A BENCH OF MINIMUM WIDTH OF 3 FEET SHALL BE PROVIDED.
6. A MINIMUM OF 6 INCHES OF FREEBOARD ABOVE THE DESIGN FLOW DEPTH SHALL BE PROVIDED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

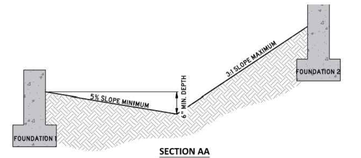
STANDARD DETAILS

TRAPEZOIDAL DITCH

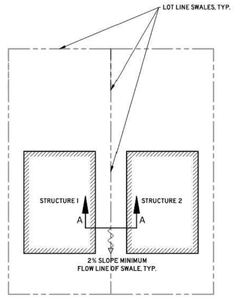
(NTS)

DATE 6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

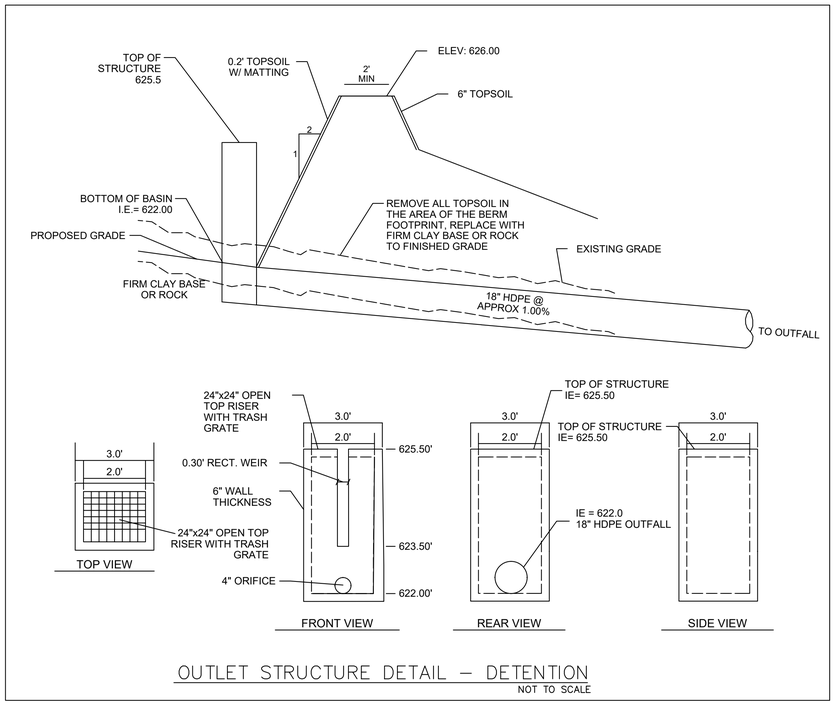
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04



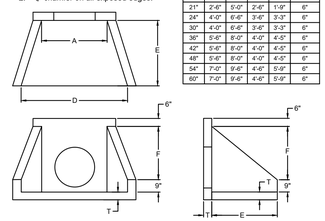
OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE

NOTES

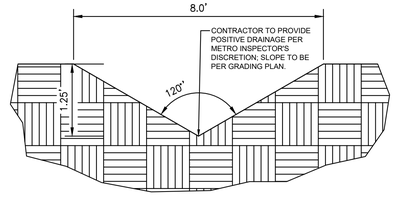
1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No, 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-5"	6"
42"	5'-6"	8'-0"	4'-0"	4'-5"	6"
48"	5'-6"	8'-0"	4'-0"	4'-5"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



TYPICAL PRECAST HEADWALL

NO SCALE



SWALE TYPE "A" STANDARD DETAIL

NO SCALE

Williams Engineering
Plan - Design - Build
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MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
12390
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: SEE DETAILS

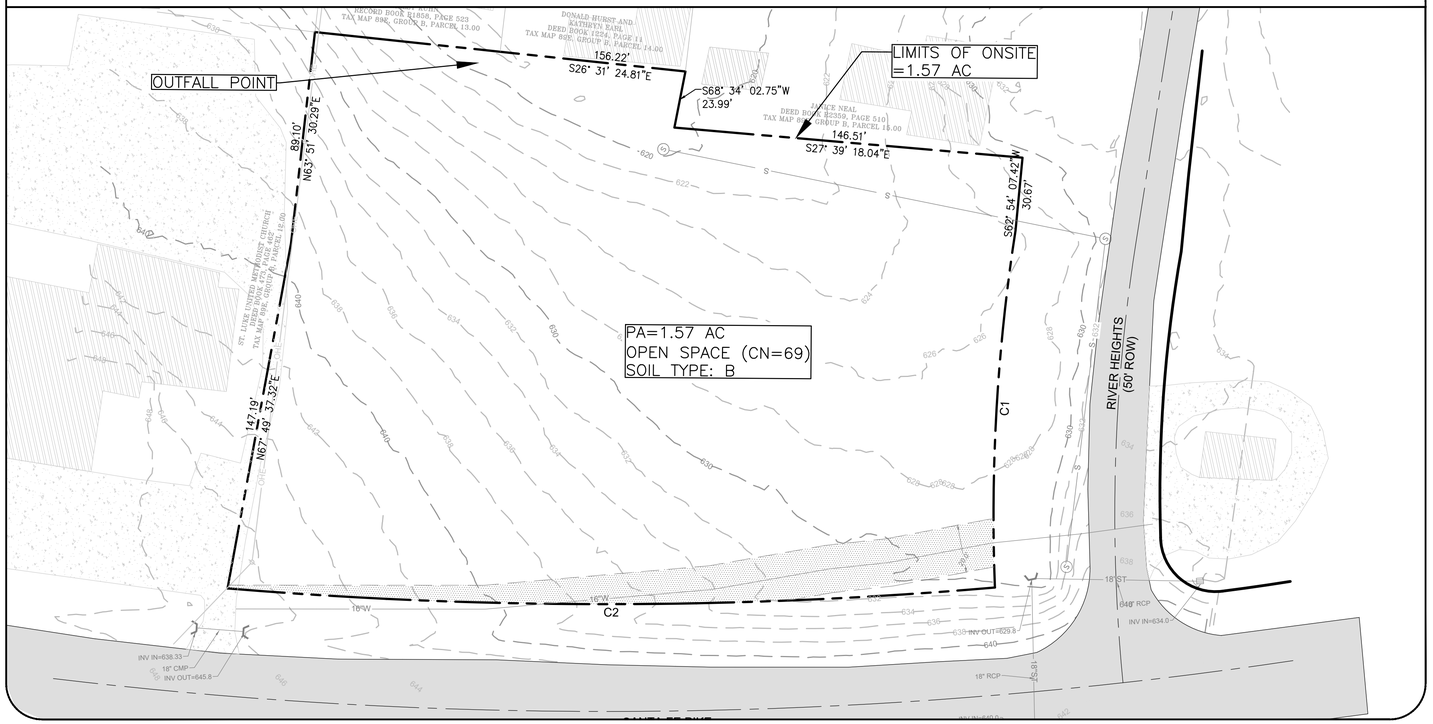
JOB #: 20230412-1

STORM DETAILS

C4.2

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:40 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:42 PM

PRE-DEVELOPED CONDITIONS



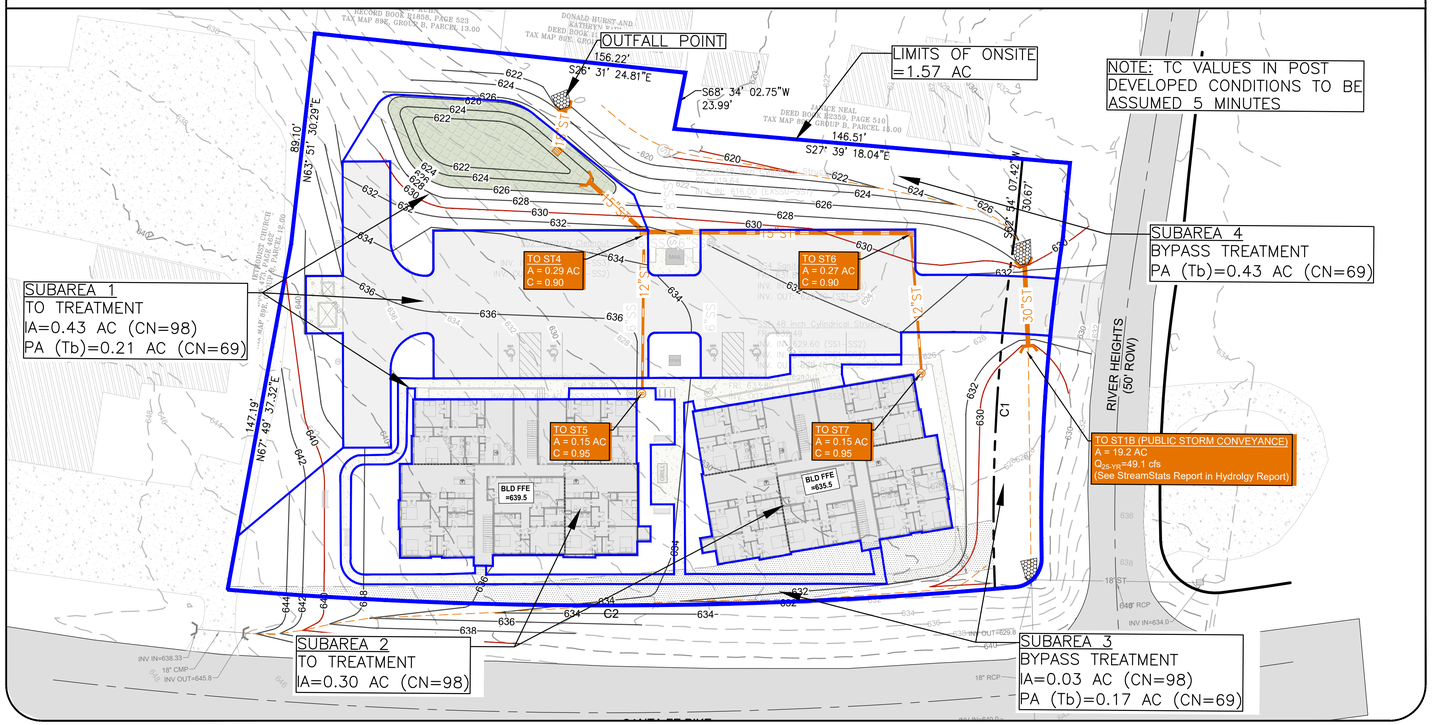
TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 30 60 120 Feet

GRAPHIC SCALE

Tennessee811

POST-DEVELOPED CONDITIONS



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MICHAEL L. WILLIAMS
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7.10.2025
NO. 122905
STATE OF TENNESSEE

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=30'

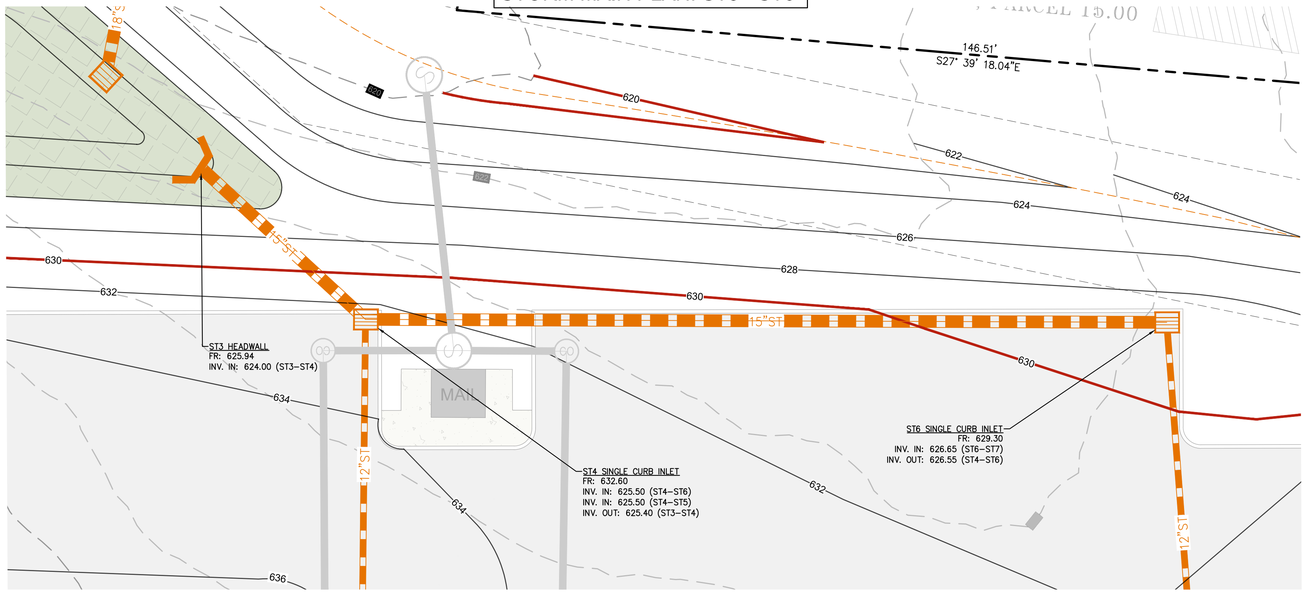
JOB #: 20230412-1

PRE VS POST STORMWATER

C4.3

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:48 PM
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STORM MAIN PLAN: ST3 - ST6





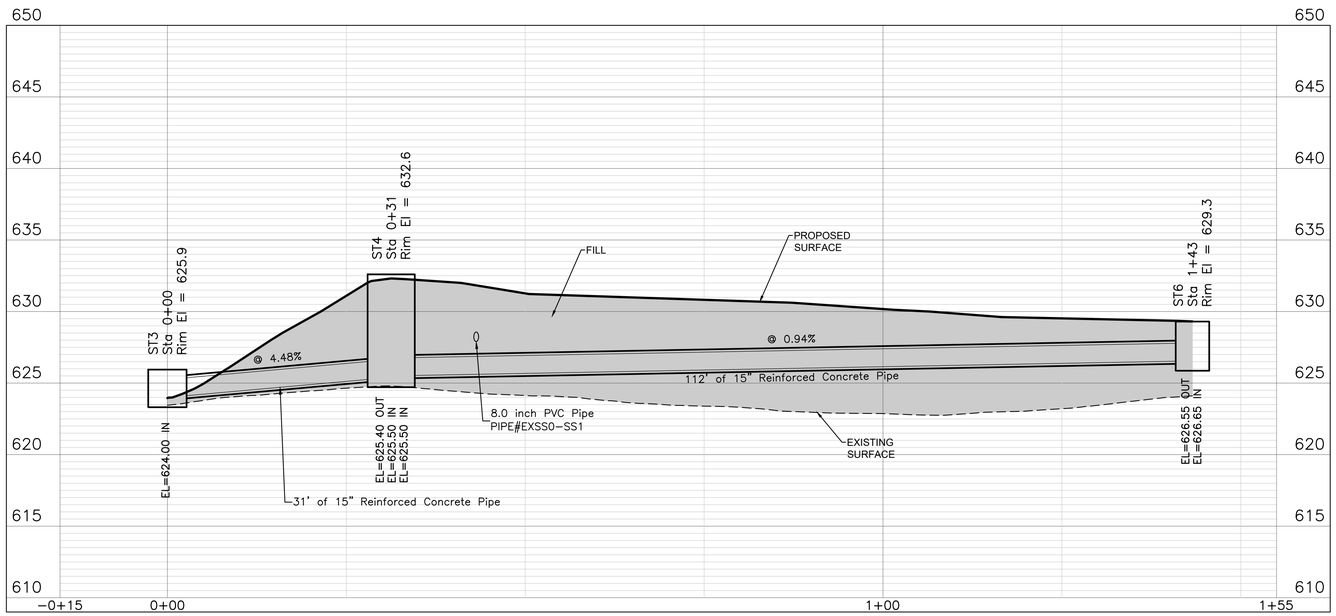
0 10 20 40 Feet

GRAPHIC SCALE

SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL 1" =5' VERTICAL

STORM MAIN PROFILE: ST3 - ST6



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AGRICULTURE
No. 122900
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
BUILDING ROTATION	07/10/2025
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DEISGNED BY: MLW

DATE: 6/2/2025

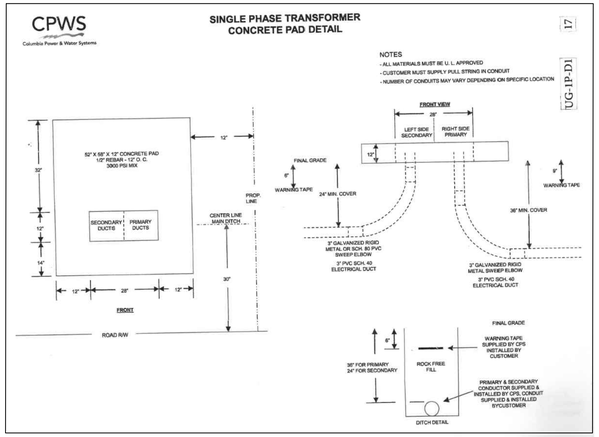
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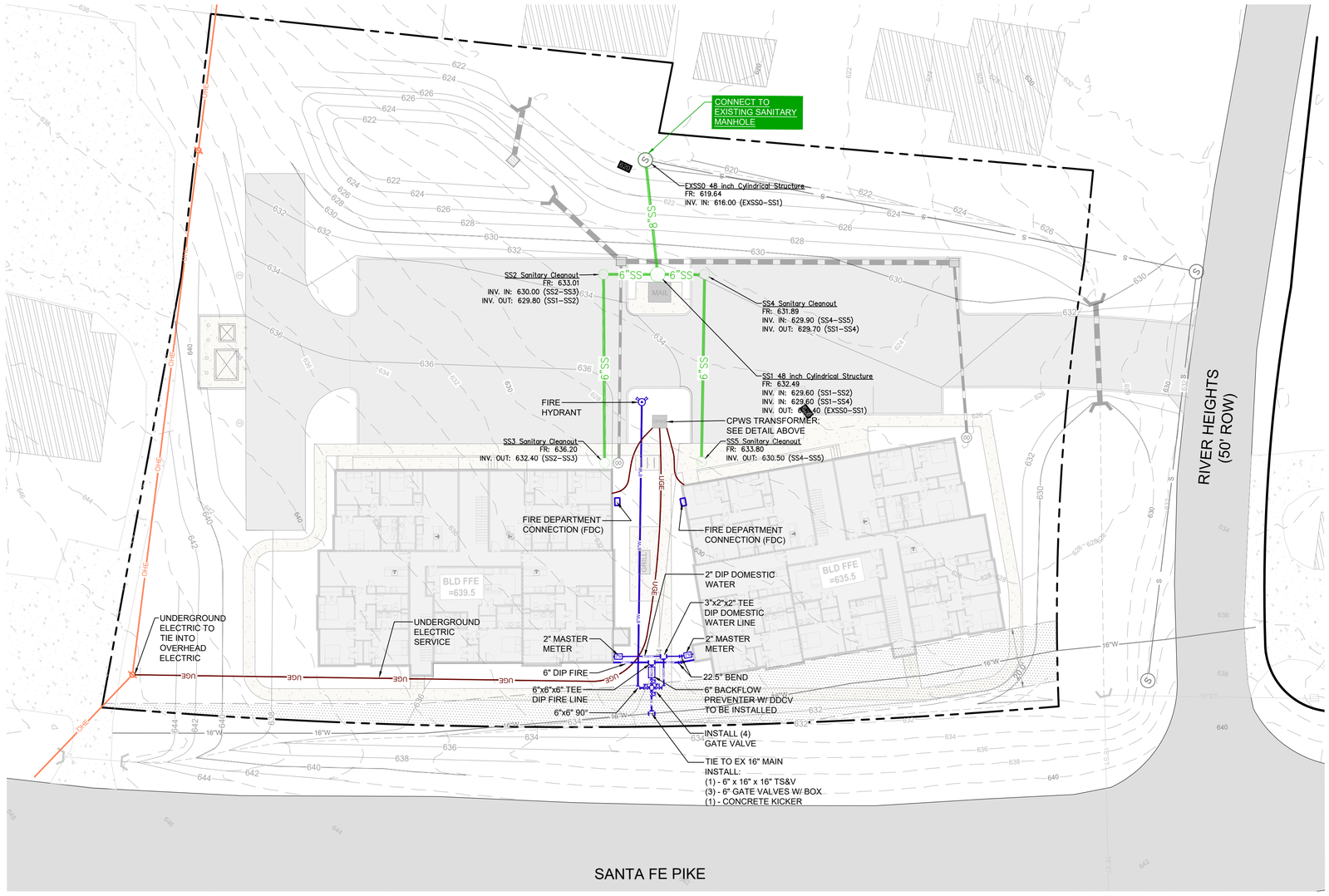
JOB #: 20230412-1

STORM PROFILES

C5.0

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TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- X X — EXISTING FENCE
- OHE — EXISTING OVERHEAD POWER LINE
- SA SA — EXISTING SANITARY SEWER
- ST ST — EXISTING STORM SEWER
- W W — EXISTING WATER LINE
- 540 — EXISTING CONTOUR
- 540 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- X"SS — PROPOSED SANITARY SEWER
- S — SANITARY MANHOLE
- SANITARY CLEANOUT
- X"W — PROPOSED WATER
- FIRE HYDRANT
- WATER VALVE
- TAPPING TEE
- UGE — UNDERGROUND ELECTRIC

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

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Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
07/10/2025	–
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DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

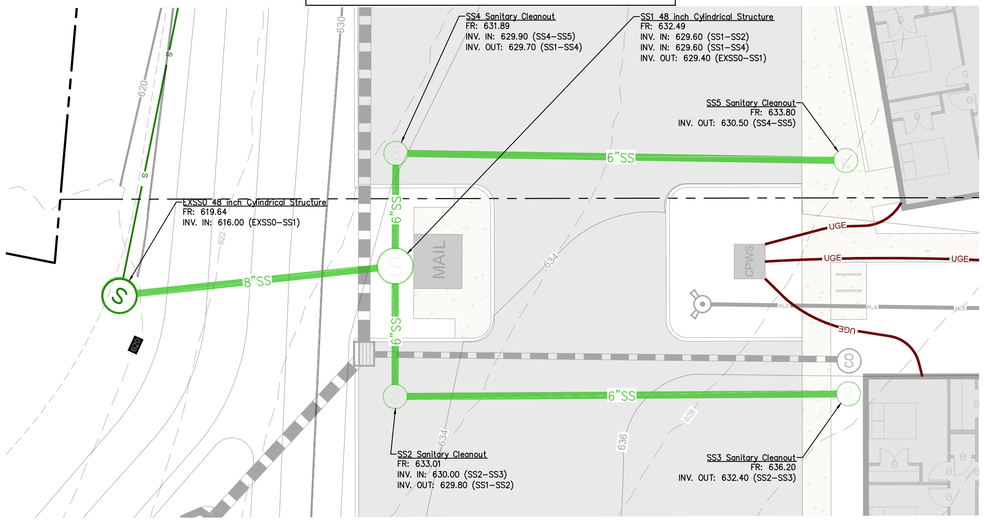
JOB #: 20230412-1

UTILITY PLAN

C6.0

C:\USERS\MICHAEL\WILLIAMS\DESKTOP\PROJECTS\906 SANTE FE PIKE COLUMBIA, TN_DOMESTIC PLAN SHEETS.DWG
PLOTTED BY: MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:46 PM LAST UPDATED BY MICHAEL WILLIAMS ON 7/10/2025 3:42 PM

SANITARY MAIN PLAN: EXSS0 - SS3



SCALES:

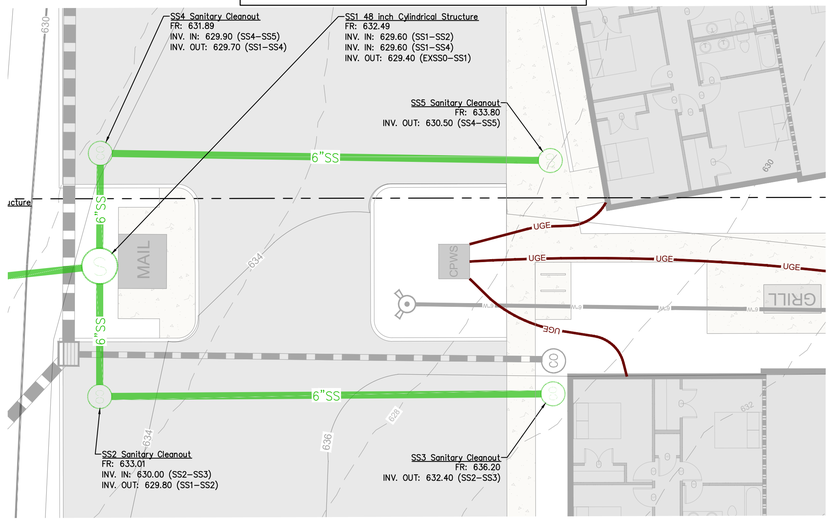
PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 10 20 40 Feet

GRAPHIC SCALE

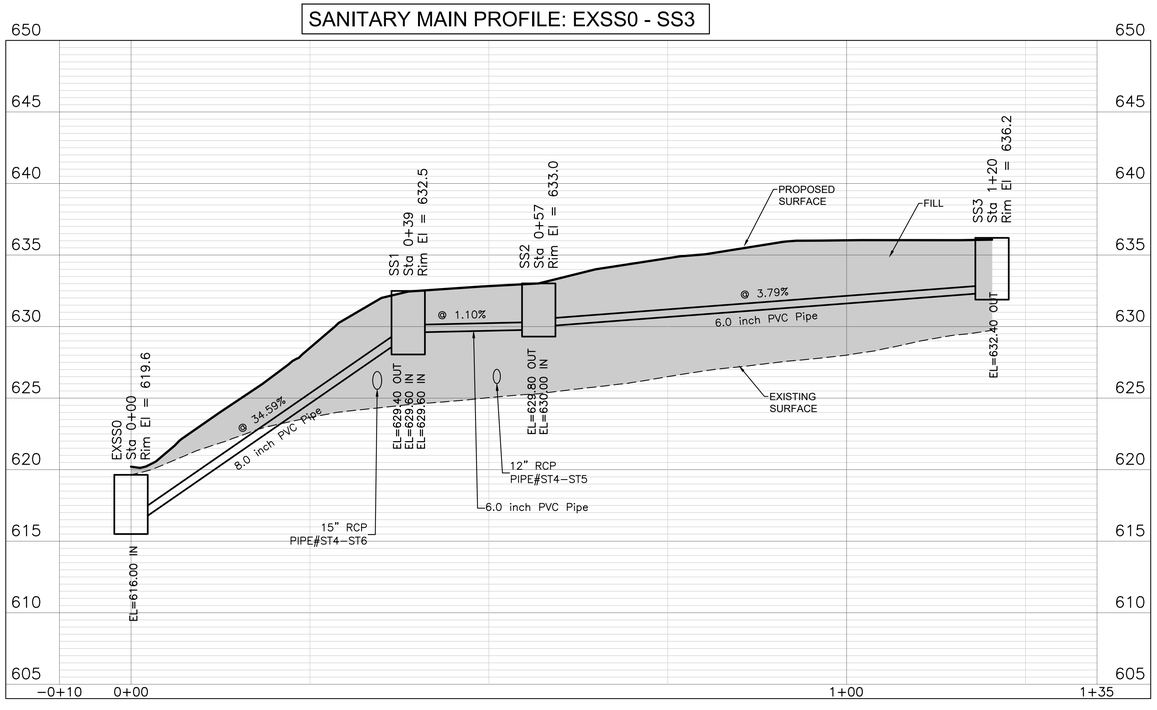
SANITARY MAIN PLAN: SS1 - SS5



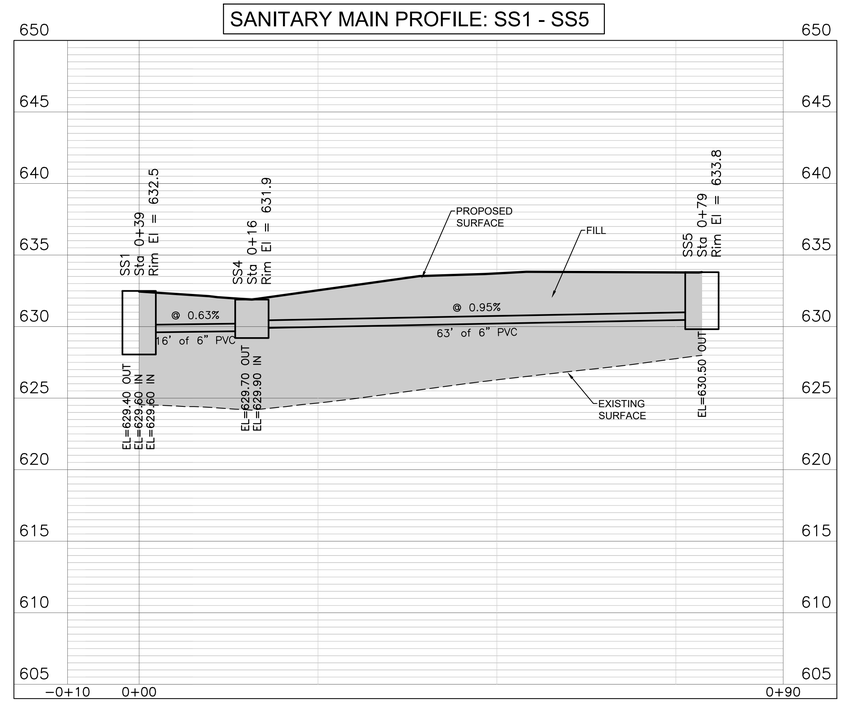
SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

SANITARY MAIN PROFILE: EXSS0 - SS3



SANITARY MAIN PROFILE: SS1 - SS5



Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
12290
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
BUILDING ROTATION	07/10/2025
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=10'

JOB #: 20230412-1

SEWER PROFILES

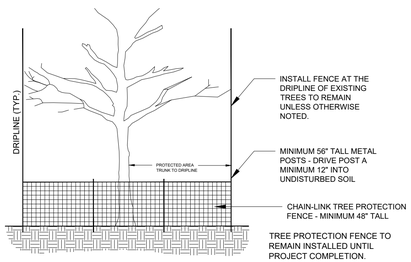
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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:49 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:43 PM

Tree Id	DBH	Common Name		Replacement	
1	33	Silver maple	Remove	66	
2	25	Elm	Remove	50	
3	27	Hackberry	Remove	54	
4	28	Elm	Remove	56	
5	35	Hackberry	Remove	70	
6	17	Hackberry	Remove		
7	21	Hackberry	Remove		
8	6	Dogwood	Remove		
9	7	Dogwood	Remove		
10	7	Dogwood	Remove		
11	16	Hackberry	Remove		
12	11	Hackberry	Remove		
13	21	Hackberry	Remove		
14	12	Hackberry	Remove		
15	11	Hackberry	Remove		
16	13	Hackberry	Remove		
17	8	Hackberry	Remove		
18	15	Hackberry	Remove		
19	15	Hackberry	Save		
20	12	Hackberry	Save		
21	18	Hackberry	Save		
22	8	Dogwood	Remove		
23	8	Redbud	Remove		
24	24	Hackberry	Remove	48	
25	13	Hackberry	Remove		
26	18	Hackberry	Remove		
27	18	Hackberry	Remove		
28	14	Hackberry	Remove		
29	25	Hackberry	Remove	50	
30	24	Hackberry	Remove	48	
31	13	Hackberry	Remove		
32	21	Hackberry	Remove		
33	27	Black cherry	Remove	54	
34	17	Hackberry	Remove		
35	15	Hackberry	Remove		
36	19	Hackberry	Remove		
37	30	Hackberry	Remove		
38	28	Elm	Remove	56	
39	26	Elm	Remove	52	
40	25	Hackberry	Remove	50	
41	20	Elm	Remove		
42	22	Elm	Remove		
43	20	Elm	Remove		

SITE AREA: +/-1.67 AC	
SPECIMEN TREES TO BE REMOVED: (13)	
Total Caliper Inch of Replacement: 654" REPLACEMENT INCHES	
EXISTING TREE CANOPY ON SITE:	29,401 sf (0.67 AC)
REQ. CANOPY RETENTION (22% OF EXISTING COVER) PROPOSED CANOPY RETENTION	6,468 sf (0.14 AC) 1,878 sf (.026 AC)

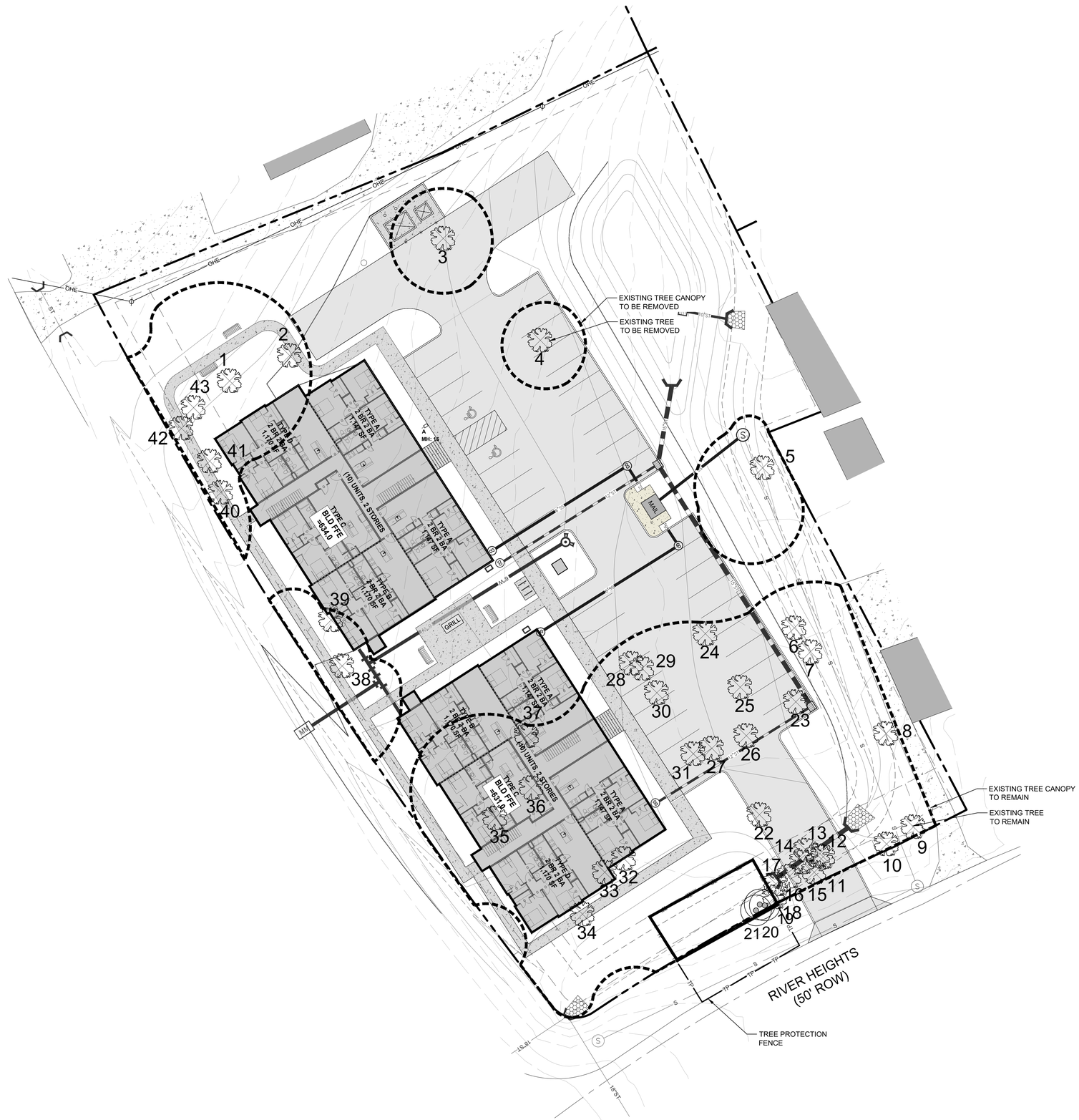
- MITIGATION TREES TO PROVIDE IN LIEU OF 2,809 SF CANOPY COVERAGE
- MITIGATION TREES = 80 TREES PER ACRE
- REQUIRED CANOPY MITIGATION 0.11 AC X 80 = 9 TREES



CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root prunning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction pro cess (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility. All tree fence to remain intact until final completion of the project.



LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
HERITAGE VILLAGE
COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BAIL REGISTERED LANDSCAPE ARCHITECT 8/7/2024

Job # - 23281
BY: cb

L1.0

PRESERVATION PLAN

PLANT SCHEDULE

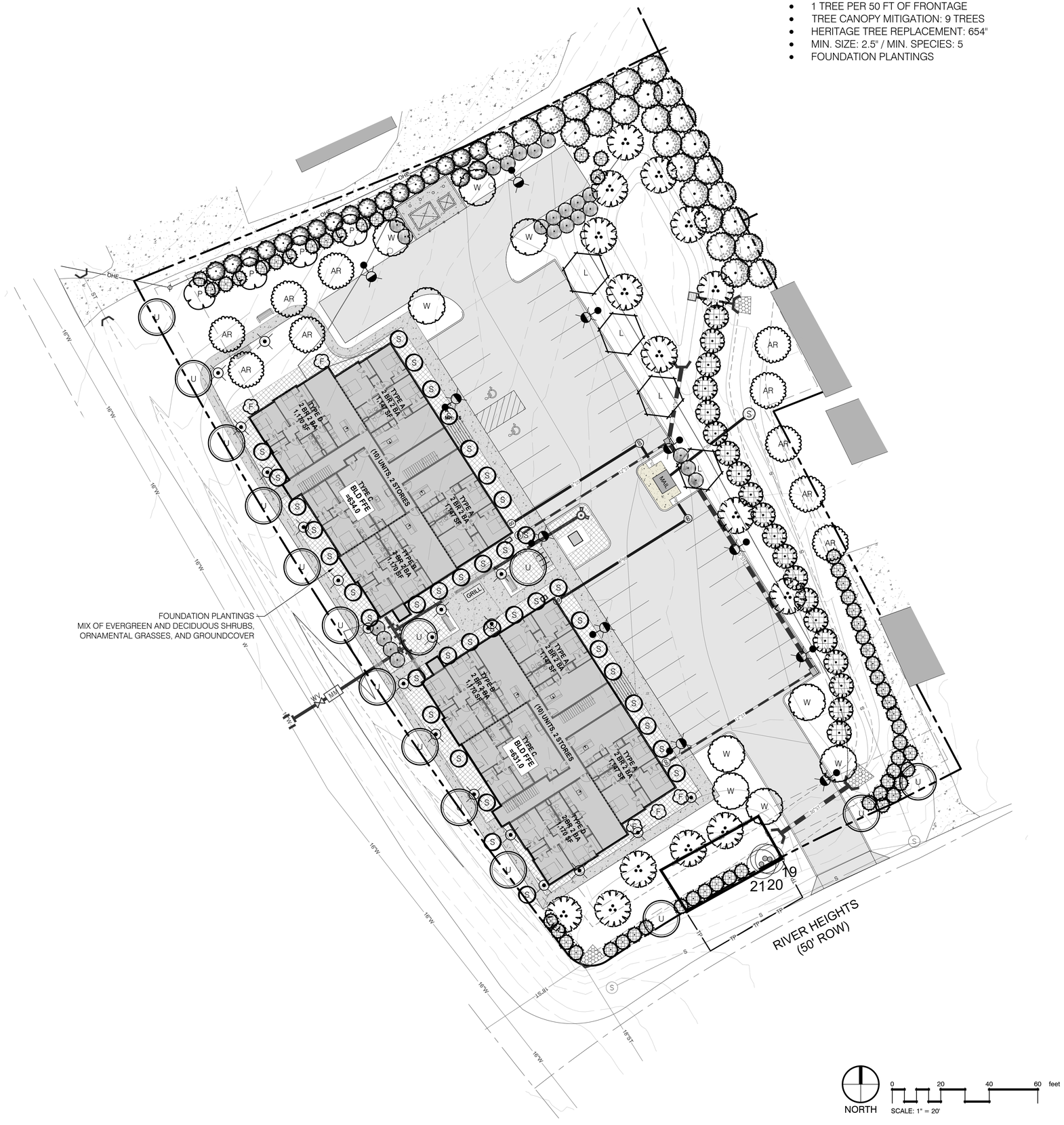
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
MITIGATION TREE					
W	9	Willow Oak / *Quercus phellos* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	12`-14` HT
REPLACEMENT TREES					
AR	10	October Glory Maple / *Acer rubrum* `October Glory` 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	15	Duraheat River Birch / *Betula nigra* `Duraheat` Multi Trunk, Full Rounded Head. See Tree Specifications	B & B	3"Cal	10`-12` HT
F	5	Franz Fontaine Hornbeam / *Carpinus betulus* `Franz Fontaine` 3` Clear Trunk, MATCHED, Evenly Branched, Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
	55	Nellie R. Stevens Holly / *Ilex x 'Nellie R. Stevens'* Full to Base, Full Dense Form, Matched. See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	23	Blue Pont Juniper / *Juniperus chinensis* `Blue Point` Full to Base, Full Dense Form, See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	19	Brodie Columnar Cedar / *Juniperus virginiana* `Brodie` Full To Base, Full Dense Form, See Tree Specifications	B & B	2.5"Cal	8`-10` HT
S	39	Columnar Sweet Gum / *Liquidambar styraciflua* `Slender Silhouette` 3` Clear Trunk, MATCHED, Evenly Branched, Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
L	4	Tulip Poplar / *Linodendron tulipifera* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	20	Little Gem Magnolia / *Magnolia grandiflora* 'Little Gem' Full To Base, Full Dense Form. See Tree Specifications	B & B	3"Cal	10`-12` HT
P	4	Akebono Cherry / *Prunus x Akebono* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	26	Green Giant Arborvitae / *Thuja standishii x plicata* `Green Giant` Full To Base, Full Dense Form Matched. See Tree Specifications	B & B	3"Cal	10`-12` HT
U	15	Princeton Elm / *Ulmus amencana* 'Princeton' 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

- 1 TREE PER 50 FT OF FRONTAGE
- TREE CANOPY MITIGATION: 9 TREES
- HERITAGE TREE REPLACEMENT: 654"
- MIN. SIZE: 2.5" / MIN. SPECIES: 5
- FOUNDATION PLANTINGS



LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE
LA#3301007172
8/1/22

Job # - 23281

BY: cb

LANDSCAPE PLAN

L1.1

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

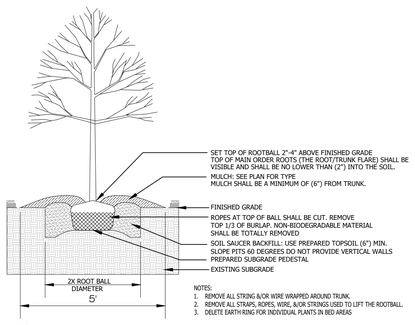
DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

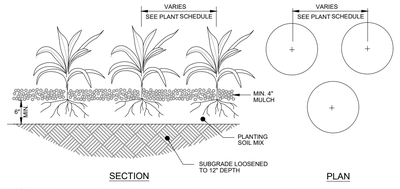
PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
14. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

811

Know what's **below.**
Call before you dig.

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
3. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
4. Minimum topsoil depth in lawn areas shall be four (4) inches.
5. Minimal topsoil depth in landscape areas shall be twelve (12) inches.
6. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
7. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod or seed.
9. All areas of disturbance outside of landscape beds shall be repaired with turf.
10. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
11. Lawns shall be seeded by hydroseeding method; application fertilizer shall be placed at a minimum of 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. Slope protection shall be provided in seeded areas with slopes three (3) feet horizontal to one (1) foot vertical (i.e. 3H:1V) or greater.
12. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
14. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
15. All trees and shrubs shall be coordinated with lighting plan prior to installation.
16. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

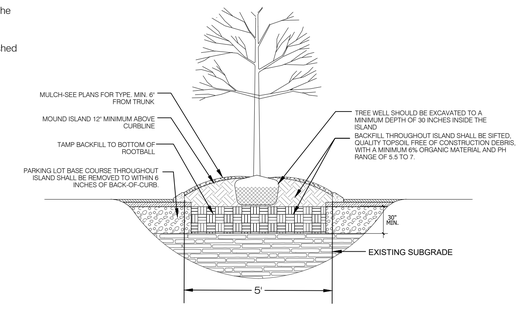
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

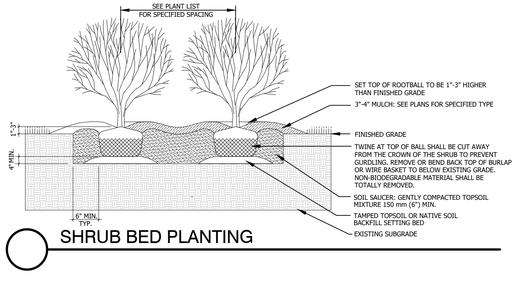
TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNER L. BALL
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
RESIDENTIAL
LANDSCAPE ARCHITECT

Job # - 23281

BY: cb

L1.2

LANDSCAPE NOTES

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
	11	A	Single 15' MOUNTING HEIGHT	6309	0.900	41.88	460.68	OPF-S-A01-840-T4W
	19	B	Single	492	0.900	6.1	115.9	PBL-14L-100-NW-G2-3-UNV



GARDCO by Signify

Site and Area

OptiForm

OPF-S Small

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: OPF-S-A01-840-T4M-ARM-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-S							
OptiForm Small Area	Site and Area	Precision Plus™ (72W,73W,74W,75W,76W only)		AFR Autoform row	LCL LEED corner optic left	ARM[1] Arm mount (all sender 0)	120 120V
			827 80CRI 2700K	T2M Type 2 medium	LCR LEED corner optic right		208 208V
			840 80CRI 3000K	T2H Type 2 medium	BLC Backlight control	MAST Mast arm	240 240V
	A01 7,000 lumens	P01 2,000 lumens	727 70CRI 2700K	T4M Type 4 medium	3RL Type 2 rot.stad left 90°	WALL Wall mount	277 277V
	A02 9,000 lumens	P02 4,000 lumens	740 70CRI 3000K	T4W Type 4 wide	2RR Type 2 rot.stad right 270°	MOM Mounting ordered separately	347 347V
	A03 11,000 lumens	P03 6,500 lumens	740 70CRI 4000K	T4H Type 4 narrow	3RL Type 3 rot.stad left 90°		480 480V
	A04 15,000 lumens	P04 9,000 lumens	740 70CRI 5000K	T5N Type 5 medium	3RR Type 3 rot.stad right 270°		UNV 120-277V
	A05 17,000 lumens	P05 11,500 lumens		T5M Type 5 medium	4RL Type 4 rot.stad left 90°		HVU[2] 347-480V
	A06 19,000 lumens	P06 14,000 lumens		T5W Type 5 wide	4RR Type 4 rot.stad right 270°		
	A07 21,000 lumens	P07 16,500 lumens					
		P08 19,000 lumens					
		P09 22,000 lumens					

Dimming Controls	Sensing	Options (electrical, mechanical, etc.)	Emergency	Finish
The following options include 0-10V Driver		None Surge protector 10kV/10kA standard	EMP[3,4,5] Emergency Battery Pack (0-40 °C) Available with precision plus optics P05-P09 only	Standard textured finish
none 0-10V dimming driver		SP2 Surge protector 20kV/10kA (option)		BK Black
DLEA[6,9] Dimming leads externally accessible (controls by others)		FS3[9] Single fuse (120, 277, or 347VAC)		WH White
FSHT[6,9] Field adjustable wattage selector		FS2[9] Double fuse (208, 240, or 480V)		BZ Bronze
BL50[6,9,10] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BL50 is selected)	PCR[7,9] Photocontrol button connected to 0-10V driver		DG Dark Gray
		TR5 NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		MG Medium Gray
The following options include SR/DALI Driver		TR7[9] 7-pin twist lock receptacle connected to D4i compliant driver		Customer specified
DRDP[6,9] SR driver connected to Zhega socket (D4i)		TL7[6,9] 7-pin twist lock receptacle connected to D4i compliant driver w/ 3-pin photocell		OC Special optional color or RAL, consult factory
OMSR[6,9] Outdoor motion sensor		EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		SC Special optional color (must supply color chip, requires factory quote)
DynaDimmer: Automatic Profile Dimming				
CS50[6,9] Security 50% dimming, 7 hours				
CM50[6,9] Median 50% dimming, 8 hours				
CS30[6,9] Security 30% dimming, 7 hours				
CM30[6,9] Median 30% dimming, 8 hours				

1. Extended lead time applies. Consult factory for details.
2. Mount to a square pole with knockout for 4-5" OD round pole.
3. Mount to a horizontal 2-3/8" OD x 6" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor (sensor lens L2).
8. Not available with PCR, TR5.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TL7.
11. Must specify input voltage.
12. Not available in HVU (347-480V).
13. UNV (120-277V) only available for lumen packages P03-P09, HVU (347-480V) only available for lumen packages P06-P09 (L804-407.
14. UNV (120-277V) only available for lumen packages P04-P09.
15. Not available with Dynadimmer, SR5R, FANS, FS1, FS2, OMSR, DLEA, BL50 (physical restriction).
16. Precision Plus Optics (P01-P08) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-EHS accessory recommended for retrofit applications.

OPF-S_OptiForm_Small 04/23 page 1 of 8



GARDCO

Site and Area

PureForm

PBL LED bollard

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: PBL-42-14L-450-NW-G2-5-UNV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL		14L					
PBL Pure Form bollard	36 Standard Shaft 36"	14L 14 LEDs (full ring)	100 100mA	WW-G2 Warm White 3000K, 80CRI Generation 2	Type 3 3 Type 3	Leave blank for no battery	120 120V
	42 Standard Shaft 42"		200 200mA			EBP Emergency battery[13,14]	208 208V
	60 Standard Shaft 60"		350 350mA	NW-G2 Neutral White 4000K, 80CRI Generation 2	Type 5 5 Type 5		240 240V
			450 450mA				277 277V
			600 600mA	CW-G2 Cool White 5000K, 80CRI Generation 2			347 347V
			800 800mA				480 480V
			1050 1050mA				UNV 120-277V (50/60hZ)

Options					
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish	
DD 0-10V External dimming (by others)[1,2]	IMRI Integral Infrared[1,2]	PCB Photocontrol button[1,2,12]	Fusing	Textured	
FANS Field Adjustable[1,3]			F1 Single (120, 277, 347VAC)[1]	BK Black	
LLC Wireless controls without PIR sensor[1,2,3]			F2 Double (208, 240, 480VAC)[1]	WH White	
BL Bi-level functionary with motion sensor[3,5]			F3 Canadian Double Pull (208, 240, 480VAC)[1]	BZ Bronze	
				DGY Dark Gray	
DynaDimmer: Automatic Profile Dimming[1,4]			Surge Protection (10kA standard)	MDY Medium Gray	
CS50 Security 50% dimming, 7 hours			SP2 Increased 20kA	Customer Specified	
CM50 Median 50% dimming, 8 hours			GFCI Ground Fault Interrupt Outlet[1]	RAL Special optional color or RAL (ex: RAL7024)	
CS30 Security 30% dimming, 7 hours				CC Custom color (must supply color chip for required factory quote)	
CM30 Median 30% dimming, 8 hours					

1. Extended lead times apply. Contact factory for details.
2. Not available with photocontrol.
3. Not available with other control options.
4. Not available with motion sensor.
5. Available only with BL dimming control.
6. Not available with 480V.
7. Not available with LLC and CS/CM.
8. Must specify input voltage.
9. Available in 120V only.
10. Not available in 347 or 480V.
11. Not available in 100, 200, and 1050mA.
12. Not available with LLC.

Accessories

Service	DNC	Description
	(4) 3/8X83.5 A/B 2N-2W-TLW + (1) Template	
For shipment with the bollard (order 1 per bollard)	912401538601	KIT, PBL ANCHOR BOLTs & TEMPL

DARKSKY APPROVED 3000K only

PBL PureForm bollard 04/24 page 1 of 4

OUTDOOR LIGHTING

MOUNTING HEIGHT: 15'

POLE / FIXTURE COLOR: BLACK

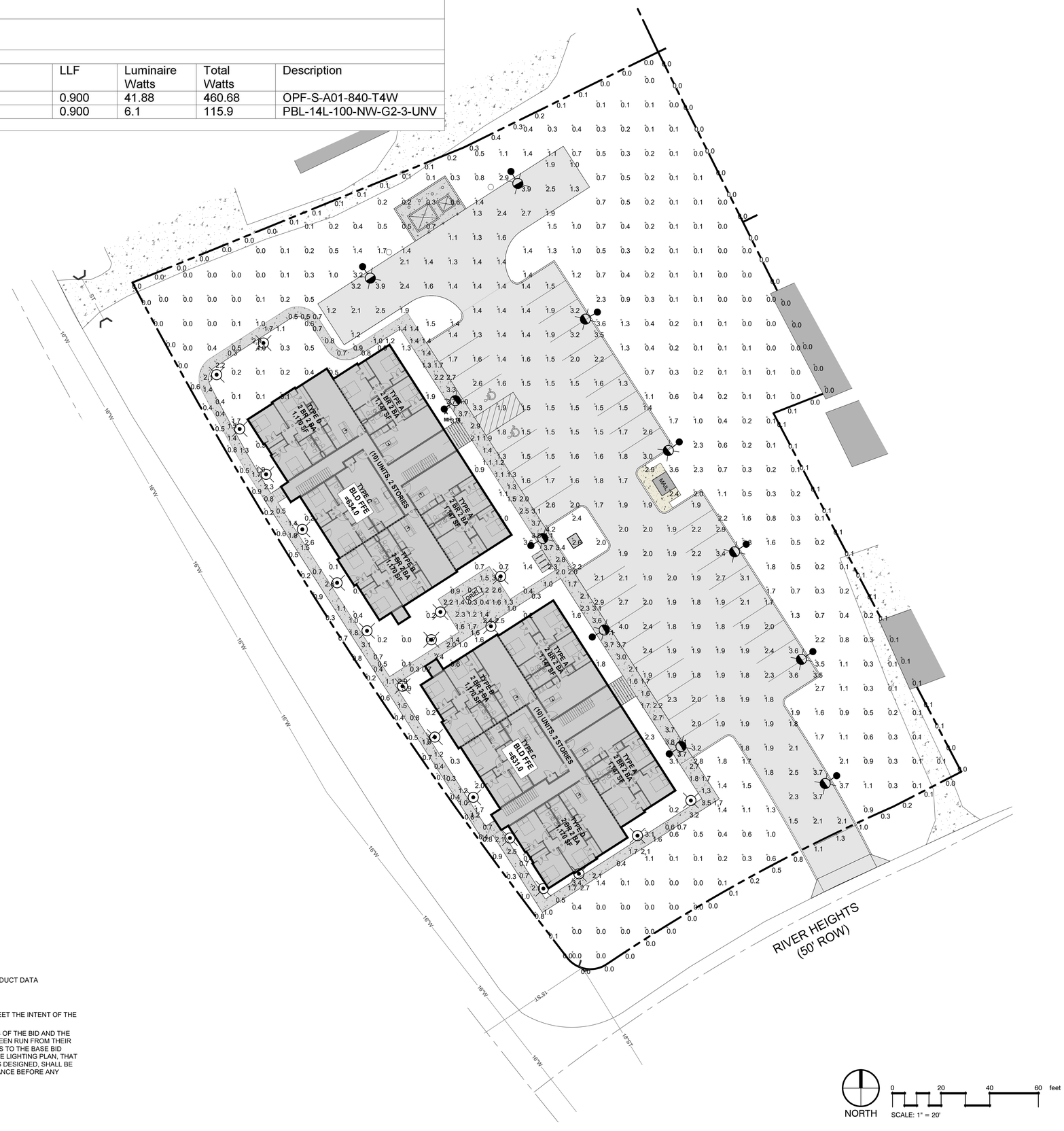
MATERIAL: Diecast Alluminum Light Steel Pole

CONTACT: SESCO LIGHTING FOR PRODUCT DATA

PRODUCT DATA

THE SITE LIGHTING IS DESIGNED TO MEET THE INTENT OF THE COLUMBIA CODE

THE PRODUCT SPECIFIED IS THE BASIS OF THE BID AND THE PHOTOMETRIC CALCULATIONS HAVE BEEN RUN FROM THEIR SPECIFIC ATTRIBUTES. SUBSTITUTIONS TO THE BASE BID SHALL BE APPROVED EQUAL AND A SITE LIGHTING PLAN, THAT MATCHES THE CITY REQUIREMENTS AS DESIGNED, SHALL BE SUBMITTED FOR REVIEW FOR COMPLIANCE BEFORE ANY SUBSTITUTIONS ARE ACCEPTED.



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT
8/1

Job # - 23281

BY: cb

PHOTOMETRIC PLAN

PH1.0

Project Description

The purpose of this submittal is to amendment the approved "Site Development Plan" (Project #23-0274) to shift the south eastern building outside of the public water easement, but to still remain within the max and min setbacks. Project site does not have address. 4 subject parcels are directly south, adjacent to 606 Sante Fe Pike; Subject Parcel IDs: 089EB01700000, 089EB01800000, 089EB01900000, & 089EB02000000. The proposed Heritage Village development is to include (2) buildings, with each building having (10) 2 Br units, for a total of (20) 2 Br units on 1.67 ac.

Foster Lane Annexation & Rezoning/ Comprehensive Plan Amendment

Project #:	25-0342	Location:	Tax Map 88 Parcel 071.01
Applicant:	Adam Crunk, PE	Case Type(s):	Annx/Rzn & Comp Plan Amendment
Staff Planner:	Austin Brass, AICP Jeremy Humphrey	Proposed Use:	CD-3L with identified CD-2 spaces

PROJECT SUMMARY

The applicant requests annexation with a plan of services for an 86-acre parcel located off Foster Lane at Tax Map 88, Parcel 071. In addition, the applicant is requesting a Comprehensive Plan Amendment from Rual Transitions to Suburban Neighborhood with a requested CD-3L & CD-2 Zoning of the subject parcel and also includes a Comprehensive Plan amendment from Rural Transitions to Suburban Neighborhood for Parcel 112 18.02 (53.5-acre tract) located just north of the subject site.

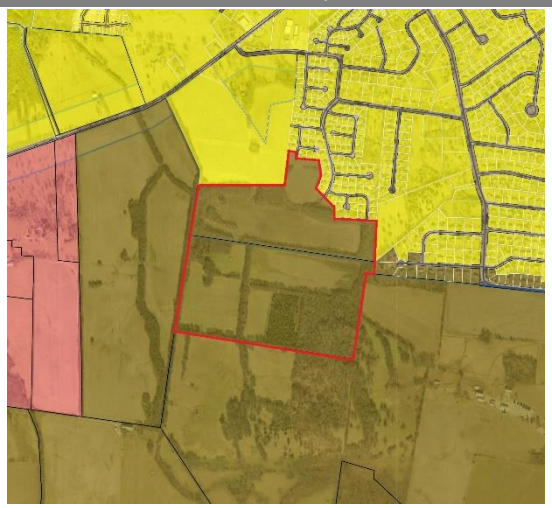
- Staff has noted that this site requested for annexation is not adjacent to an improved roadway (*Foster Ln*) that can adequality serve the annexation request and highlighted that this request is premature for annexation until adjacent infrastructure improvements are made. Easement agreements have been provided for the property at the north.
- A water availability letter has been issued on 9-24-25 from CPWS noting its validity of 120 days from issuance.
- The proposed development zoning request of CD-3L **is inconsistent** with the future land use element of the comprehensive plan, *Connect Columbia* being Rural Transitions, and thus requesting a Future Land Use Classification of Suburban Neighborhood.
- This request demonstrates the area of hillside and natural protection as being highlighted as a CD-2 character district.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.

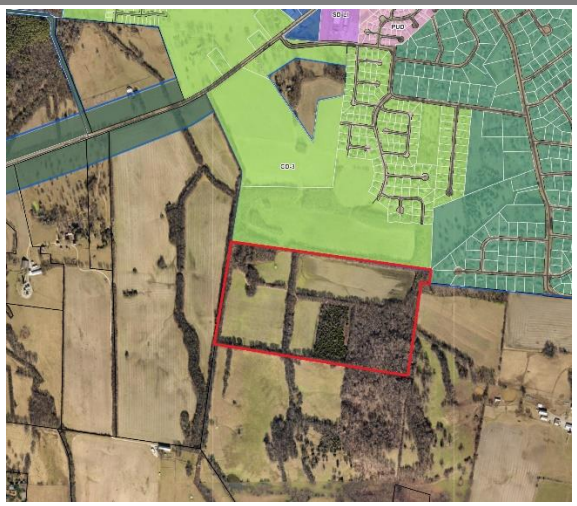
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Vacant	+/- 86 acres



FUTURE LAND USE MAP (Rural Transitions)	ZONING MAP (County Zoning)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition (RT)	County	Vacant
North	Rural Transition (RT)	CD-3	Vacant/Developing
South	RT Rural Transition (RT)	County	Vacant
East	Rural Transition (RT)	County	Agricultural Use
West	Rural Transition (RT)	County	Vacant

CONSISTENCY WITH CONNECT COLUMBIA

The applicant's request for annexation and a Comprehensive Plan amendment to allow CD-3L & CD-2 zoning for the subject property has been reviewed for consistency with the **Connect Columbia Comprehensive Plan**, specifically the **Rural Transition (RT)** Future Land Use Classification.
The proposed request is found to be **inconsistent** with the explicit intent, policies, and provisions of the Connect Columbia Comprehensive Plan for the following reasons:

- **Conflict with Rural Transition (RT) Intent:** The Comprehensive Plan clearly defines the RT classification as an area intended to "create and maintain a discernable transition between agricultural uses... and the suburban areas within Columbia," emphasizing the "preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city." The primary land use is defined as "very low-density detached housing." CD-3L is not an implementing district with the Rural Transistion Future Land Use.



- **Inappropriate Land Uses:** The RT classification explicitly states that "New mixed-use, medium-density residential, commercial, industrial and warehouse uses are inappropriate." While the specific uses of CD-3L are not detailed in this report, CD-3L would likely permit uses or densities that fall into these categories deemed inappropriate for the RT area.

- **Premature Annexation and Lack of Urban Services:** A core policy within the RT classification, found under the "Form & Pattern" section, states: "**Annexations and rezonings are inappropriate without concurrent extensions of urban services.**" The subject property currently lacks essential urban services, such as public sewer infrastructure. The applicant's request for annexation and rezoning without the concurrent extension of these critical services represents a direct contravention of this explicit Comprehensive Plan policy. A Sanitary Sewer easement agreement has been recorded with the property to the north (*Hunters Glen*, See Exhibit A-1 in attachments). An access easement has been recorded with the property to the north (*Hunters Glen*, See Exhibit C-1 in attachments). However, the consideration of may be determined by the Planning Commission as *concurrent service.* Easements provide the right to extend infrastructure in the future and do not equate to the physical availability or operational capacity of urban services. Additionally, the access road through the Hunters Glen property has not yet been constructed, further limiting connectivity.

- **Mismatch with Designated Implementing Districts:** The Comprehensive Plan identifies the "Rural Character District CD-2" and "Civic CV" as the implementing zoning districts for the RT future land use classification. The applicant's request for "CD-3L" zoning is not

an enumerated implementing district for RT, indicating a significant departure from the planned zoning framework for this area.

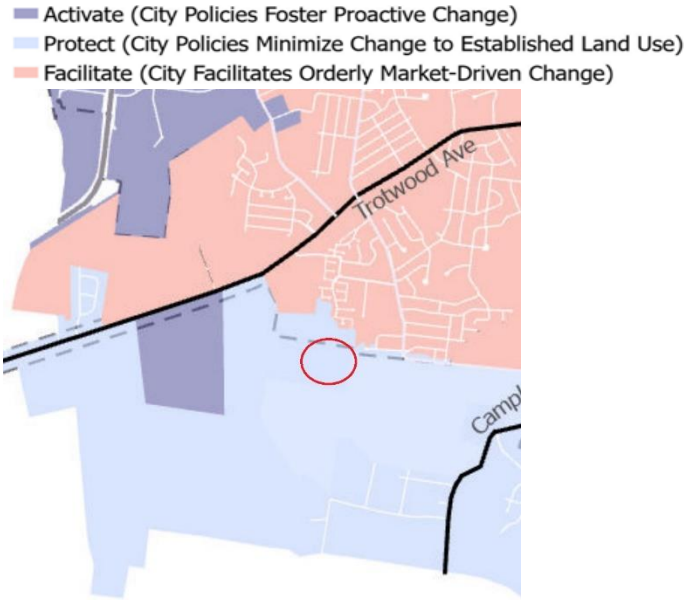
- **Deviation from Planned Form & Pattern:** The RT classification describes a character of "single-family detached residential areas and legacy agricultural operations" with "large lots with very deep setbacks," "minimal site and design requirements," and "insignificant public frontages." A CD-3L district would likely introduce form and pattern standards not consistent with the Future Land Use of Rural Transition that supports a semi-rural, very low-density character district as outlined for CD-2.

- **Orderly and Contiguous Development:** The request is also considered premature in the context of orderly and contiguous growth, especially given that an area immediately to the North has been recently annexed but remains undeveloped and without urban services. Permitting annexation in an area lacking services creates an undesirable "leapfrog" development pattern, which is contrary to the principles of efficient infrastructure extension.

For these reasons, the request for a Comprehensive Plan Amendment to allow CD-3L zoning and the associated annexation is deemed **inconsistent** with the vision and specific policies of the Connect Columbia Comprehensive Plan for the Rural Transition area.

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as ***Protect*.** These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options, However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The applicant's request involves a proposed annexation and a concurrent request for CD-3 zoning for the subject property. This section assesses the conformity of the proposed zoning with the intent and regulations of the Columbia Zoning Ordinance as they relate to the Comprehensive Plan.

The proposed CD-3L zoning is found to be **not in conformity** with the existing Columbia Zoning Ordinance, as it applies to the context of the subject property and its Comprehensive Plan designation.

- **Inconsistent with Comprehensive Plan Implementing Districts:** As noted in the "Consistency with Connect Columbia" section, the Comprehensive Plan designates the Rural Character District (CD-2) and Civic (CV) as the appropriate implementing zoning districts for areas classified as Rural Transition (RT). The applicant's request for CD-3L zoning is a district that is not designated to implement the RT Future Land Use Classification. To grant CD-3L zoning, an amendment to the Comprehensive Plan would be necessary to change the underlying Future Land Use designation for this property, as the Zoning Ordinance relies on the Comprehensive Plan for guiding zoning decisions.
- **Zoning Pre-requisites for Annexation:** The Zoning Ordinance, in conjunction with the Comprehensive Plan, establishes that areas being annexed must have the necessary urban services available or must have them concurrently extended. The lack of adjacent and available urban services, particularly sewer, means that the proposed CD-3L zoning, which typically implies a greater demand for such services, cannot be adequately supported at this location under current conditions. The Zoning Ordinance's application is intrinsically linked to the ability to serve the proposed uses and densities.
- **Incompatibility with Existing Rural Character District Intent:** The intent of the existing Rural Character District (CD-2), which is the designated implementing zone for RT, is to maintain low densities and preserve rural characteristics. Allowing CD-3L zoning would introduce a level of development intensity and form that is fundamentally incompatible with the purpose and standards of the adjacent and surrounding CD-2 zoned properties, as well as the overarching intent of the RT area.

Therefore, without a fundamental change to the underlying Comprehensive Plan Future Land Use classification for this property to one that supports CD-3L zoning and absent the provision

of necessary urban services, the proposed CD-3L zoning is **not in conformity** with the guiding principles and structure of the Columbia Zoning Ordinance in this context.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its meeting in February 2025. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Engineering:** No comments
- **Planning** noted that the implementing Character district for Hillside and Natural Space protection is Civic. The applicant responded by establishing a CD-2 district over the required protection area in accordance with *Connect Columbia.* Furthermore, planning noted that access with the adjoining CPWS property to the east of the subject property will require joint agreements if a Development Plan for the subject site is created.
- **Fire Marshal:** Advisory note was made that structure over 150 ft off main roads will not meet the code. This was based off of the concept plan only and would be required to addressed at time of Site Development Plan.
- **Columbia Water** issued conditional water availability letter on January 2, 2025, and remains valid for 120 days. It was highlighted in the letter that current planning anticipates completion of water system improvements near the end of 2028.
- **Wastewater** noted that it has the available capacity to service the development; however, existing infrastructure improvements may be required to convey additional sanitary sewer flow from the development with a requirement of a contract with a third-party engineering consultant.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its July 2025 meeting, as directed by **Section 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section 8.5.19 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section 8.5.19.H.4 of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. *The Rezoning*[1] *is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;

f. It has been determined that adequate schools, roads, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Section 8.5.20 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed Comprehensive Plan, Future Land Use Map, or other City land use plan Amendment(s)/Adoption(s). Collectively referred to as "Land Use Plans" within the Section.

Section 8.5.20.E of the Zoning Ordinance establishes the actions by the Planning Commission when considering changes to Amendments/Adoptions.

Section 8.5.20.F outlines the criteria for Planning Commission Recommendations:

1. *Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*

2. *Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*

[1] **Rezoning**: A change in the district boundaries or district classifications of the Zoning map pursuant to Section 8.5.19. **For the purposes of the Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.**

3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*

4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*

5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change*

SAMPE MOTIONS

Approve:

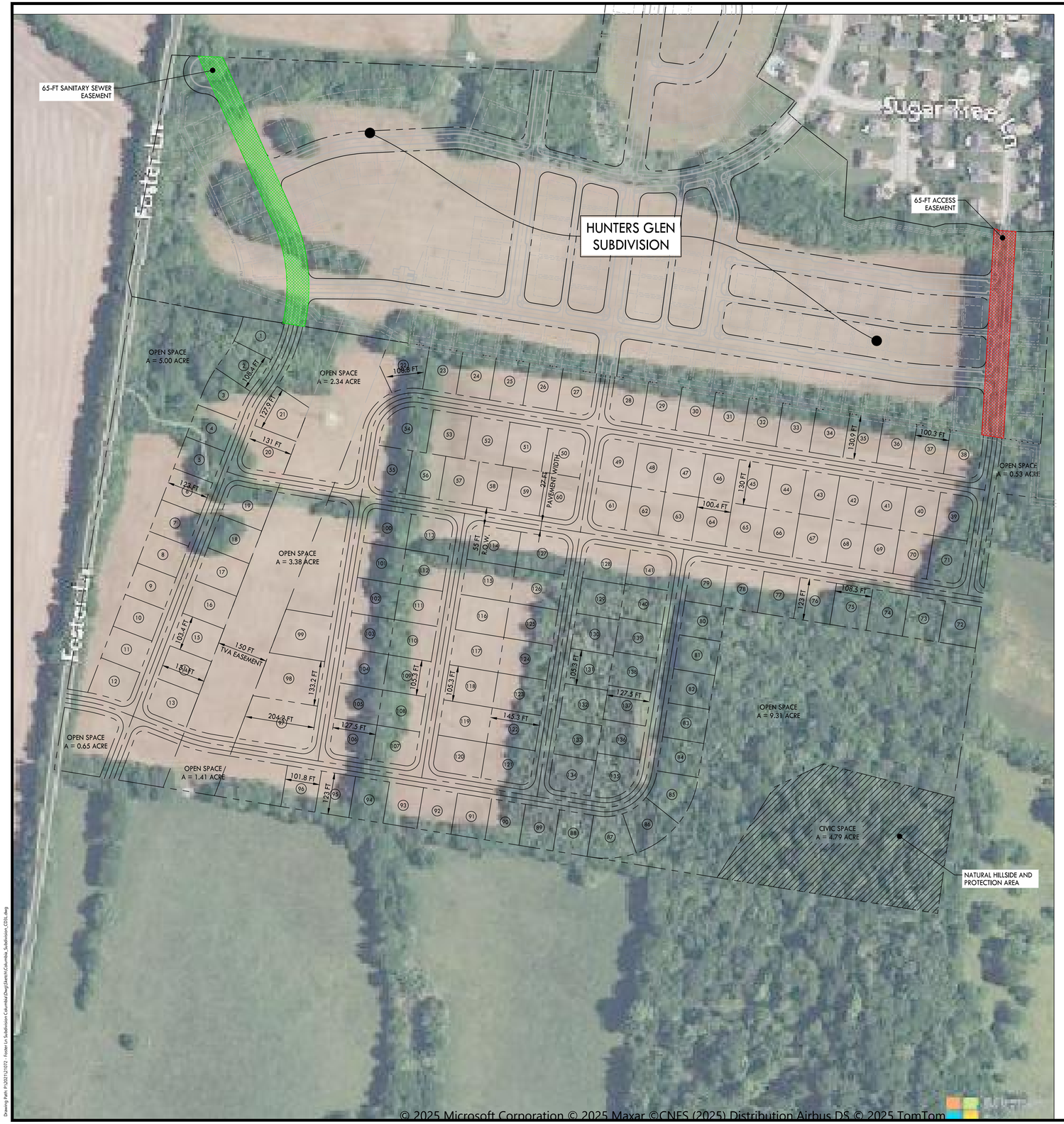
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request to annex with plan of services as presented, subject to technical comments and other conditions presented by planning staff.

Deny:

Move to recommend denial of the requested annexation with a plan of services and zoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [list additional information] for review at a future meeting.



Parcel Table	
Lot #	Area
1	11,743
2	12,882
3	13,177
4	12,300
5	12,300
6	12,300
7	12,300
8	12,300
9	12,300
10	12,300
11	12,300
12	12,489
13	13,435
14	13,537
15	13,537
16	13,537
17	13,537
18	13,537
19	14,330
20	15,186
21	15,088
22	16,850
23	12,727
24	12,756
25	12,785
26	12,813
27	12,707
28	12,799
29	12,961
30	12,990

Parcel Table	
Lot #	Area
31	13,019
32	13,048
33	13,077
34	13,106
35	13,136
36	13,165
37	13,194
38	13,092
39	12,916
40	13,050
41	13,050
42	13,050
43	13,050
44	13,050
45	13,050
46	13,050
47	13,050
48	13,050
49	12,916
50	14,775
51	14,909
52	14,909
53	14,909
54	16,398
55	12,878
56	13,012
57	13,012
58	13,012
59	13,012
60	12,878

Parcel Table	
Lot #	Area
61	12,916
62	13,050
63	13,050
64	13,050
65	13,050
66	13,050
67	13,050
68	13,050
69	13,050
70	13,050
71	12,916
72	13,418
73	13,341
74	13,341
75	13,341
76	13,341
77	13,341
78	13,341
79	13,207
80	12,520
81	12,520
82	12,520
83	12,520
84	12,543
85	14,523
86	14,679
87	14,439
88	12,518
89	12,518
90	12,518

Parcel Table	
Lot #	Area
91	12,518
92	12,518
93	12,518
94	12,518
95	12,518
96	12,518
97	27,236
98	23,921
99	20,434
100	13,290
101	13,424
102	13,424
103	13,424
104	13,424
105	13,424
106	13,290
107	13,290
108	13,424
109	13,424
110	13,424
111	13,424
112	13,424
113	13,290
114	15,162
115	15,296
116	15,296
117	15,296
118	15,296
119	15,296
120	15,162

Parcel Table	
Lot #	Area
121	15,162
122	15,296
123	15,296
124	15,296
125	15,296
126	15,296
127	15,162
128	13,290
129	13,424
130	13,424
131	13,424
132	13,424
133	13,424
134	13,290
135	14,350
136	12,930
137	12,930
138	12,930
139	12,930
140	12,930
141	12,795

SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3L
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 2 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:
- FRONT = 30-FT (MIN)
- SECONDARY FRONTAGE = 30-FT (MIN)
- SIDE = 12-FT (MIN)
- REAR = 30-FT (MIN)

OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
OPEN SPACE PROVIDED: 22.6-AC (26.2% OF GROSS ACREAGE)
CIVIC SPACE PROVIDED: 4.8-AC

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

09/15/2025 21072

C0.0

PRELIMINARY LAYOUT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sheet\Columbia_Subdivision C0.0.dwg

PLAN OF SERVICES

FOR ANNEXATION
Foster Lane PROPERTY
+/-86.6 ACRES,
BEING
TAX MAP 112 PARCEL 17

(25-0342)

A. Water

A water availability letter was issued on September 22, 2025, and 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 the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

B. Sewer

All sewer improvements including but not limited to off-site improvements, on-site improvements, and pump station and equipment installation shall be completed and functioning to the satisfaction of the Director of the Wastewater Department prior to the filing of any Final Plat with the City of Columbia Municipal Planning Commission, unless specific approval is granted by the Director and a surety of sufficient amount is provided. Note: Pump stations will require a building permit and all other required permits from additional entities. All inspections must be completed and certificates of completion granted before Council Agenda Deadline. Please contact the Wastewater Department for standard design details and equipment.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

   Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure:

The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water:

Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also

be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and/or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

Emergency Response to Your Location: The proposed annex will be located on the Property at Tax Map 112 Parcel 17, Foster Lane, in Columbia, Tennessee. This location is approximately 0.8 miles from Fire Station #4 located at 5040 Trotwood Ave, 3.6 miles from Columbia Fire Station #2 located at 711 Lion Parkway, 5.4 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

Medical Emergency Response: Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #4 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 2.00 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #2 or Fire Station #4 could send an additional unit and arrive on-scene within 5.00 minutes of your 911 call.

Fire Incident Response: Columbia Fire & Rescue recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinkles in future homes. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 2.00 minutes, the second fire apparatus should be on-scene within 5.00 minutes, and the third/fourth apparatus should be on-scene within 6.50 minutes. Columbia Fire & Rescue also has an automatic aid agreement and you would also receive a response from Mt. Pleasant Fire Department with-in 7.50 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior

fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 6.50 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-3L (Large Lot Neighborhood Character District) and Civic (CV) including a Comprehensive Land Use Designation Amendment of Suburban Neighborhoods upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets and Drainage

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Services will include: Street sweeping, Catch basin cleaning, Street and curb repair, Snow removal, Drainage maintenance, and Sidewalk repair.

2. **Signage:** Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Single family homes will receive the following City of Columbia sanitation services:
Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

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.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

SANITARY SEWER EASEMENT

65 FT

HUNTERS GLEN
SUBDIVISION

ACCESS EASEMENT

65 FT

0 100 200 400

GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

HUNTERS GLEN SUBDIVISION

COLUMBIA, TENNESSEE

10/16/2025 21072

1.0

EASEMENT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Hunters Glen Concept\Hunters Glen in Crunk Layers.dwg

PICKUP: JOHNHILL

BK/PG: R3080/207-216
25009732

10 PGS:AL-EASEMENT	
NANCY BATCH: 356194	07/09/2025 - 02:10 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:

Miller & Martin PLLC
Attn: Kyle B. Fuller
401 Commerce Street, Suite 1010
Nashville, TN 37219

SANITARY SEWER EASEMENT AGREEMENT

This Sanitary Sewer Easement Agreement ("**Agreement**") is made as of the 7 day of July, 2025, between MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership (the "**Grantor**"), and JOHN MAHER BUILDERS, INC., a Tennessee corporation (the "**Grantee**").

That, Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, and by these presents does GRANT unto Grantee the following (collectively, the "**Easement**"): (i) a perpetual non-exclusive easement in, under, through and across the area described on Exhibit "A-1" and Exhibit "A-2" hereto, and (ii) a temporary non-exclusive easement in, under, through and across the area measuring ten feet (10') on each side of the perimeter of the Easement (the "**Temporary Easement**"), being a portion of the tract of land owned by Grantor described on Exhibit "B" attached hereto and made a part hereof (the "**Grantor's Tract**"). The areas described on Exhibit "A" are collectively referred to herein as the "**Easement Tract**".

The Easement hereby granted shall be used for the purpose of constructing, repairing, maintaining, re-constructing and operating an underground sanitary sewer line or lines and related appurtenances and facilities for residential development use by Grantee in connection with the improvements located and/or hereafter located on the tract or parcel of land described on Exhibit "C" attached hereto and made a part hereof (the "**Benefited Tract**"). Grantee, its contractors, agents, employees and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary to construct, repair, maintain and re-construct such sanitary sewer lines and facilities; provided, however, the Easement granted hereby shall be subject to and governed by the following provisions:

1. Grantor reserves and retains the right to use the Easement Tract in any manner which does not interfere with the rights and Easement hereby granted. Notwithstanding the foregoing and since the sewer line will be located under or along the relocated Foster Lane, Grantor is permitted to construct the Foster Lane relocated roadway and said construction will not be considered to breach the non-interference covenant in the preceding sentence provided Grantor and Grantee, through their respective engineers, shall coordinate with the other on roadway construction and the sewer line construction so that same can be accomplished in the most efficient and unobtrusive manner that is commercially reasonable.

2. Grantee shall be responsible for (i) obtaining all permits and licenses for the construction, repair, maintenance, re-construction and operation of such sanitary sewer line pursuant to the terms hereof, (ii) determining that the construction, repair, maintenance, re-

construction and operation of such sanitary sewer line complies with all approved plans and specifications, and (iii) maintaining the sanitary sewer line constructed and installed within the Easement Tract in good repair and condition. All costs of constructing, repairing, maintaining, re-constructing and operating such sanitary sewer line or lines and facilities shall be the responsibility of Grantee, its successors and assigns.

1. Grantee shall indemnify, defend and hold the Grantor harmless from and against any and all loss, damage, cost, expense (including reasonable attorneys' fees and court costs), liability or causes of action arising out of: (i) any accident or occurrence on or about the Easement Tract or Grantor's Tract causing injury or death to any individual or damage to or loss of any property of any individual or entity arising out of the Grantee's exercise of its rights granted hereunder; and (ii) lien claims of contractors, engineers, mechanics, materialmen or others performing work on or about the Easement Tract or Grantor's Tract on behalf of the Grantee, arising out of or related to the construction, repair, maintenance, re-construction and operation of such sanitary sewer line or lines and facilities by the Grantee and/or its contractors.

2. Prior to performing any work on the Easement Tract, Grantee and/or its contractor performing such work shall have in force commercial general liability insurance covering such work.

3. During or immediately after any work on the Easement Tract pursuant to the rights granted hereby, Grantee, at its sole cost and expense, shall take or cause to be taken all reasonable measures to restore the surface of the Easement Tract, to the extent reasonably possible, to the condition which existed prior to such work. The Temporary Easement shall expire immediately upon the substantial completion and final acceptance of the sewer line or lines and facilities by the appropriate governmental agencies.

4. Grantor will, whenever reasonably required so to do by Grantee, execute, acknowledge and deliver such other instruments of easement conveyance and location, and take such other actions (other than the payment of funds) as may be reasonably required to convey, confirm or locate the Easement granted hereunder.

5. Nothing herein shall be deemed to constitute any dedication to the public or for public use of the Easement granted herein. Notwithstanding the foregoing, Grantor agrees, without further action, to permit the Grantee to dedicate the Easement to the applicable public or private authority without the further consent or joinder of Grantor. Grantor agrees to execute or procure any additional documents necessary to effect such dedication. The within Easement shall cease and terminate at such time as it is dedicated to the applicable public or private authority.

6. At any time prior to the dedication of the Easement, any Requesting Party (as hereinafter defined) may request that the other party provide to the Requesting Party, or to any lender or proposed lender, or to any prospective purchaser, designated by the Requesting Party, an estoppel letter or certificate confirming that, to the knowledge of such party, the Requesting Party is in compliance with the terms of this Agreement and such other information as the Requesting Party, such lender or such prospective purchaser shall reasonably request, and all exceptions thereto. Such estoppel letter shall be provided to the Requesting Party within ten (10)

days after receipt of the request therefor. For purposes of this Paragraph 8, the term "**Requesting Party**" shall refer to the Grantor or Grantee, as applicable.

7. In the event that either party is required to initiate litigation to enforce the terms of this Agreement, the prevailing party shall be awarded its documented litigation costs and reasonable attorneys' fees.

TO HAVE AND TO HOLD the Easement for said purposes, together with all and singular the rights, privileges and appurtenances thereto being, belonging or in any manner appertaining to the proper use and benefit of Grantee, its successors and assigns as owner of the Benefited Tract.

This Agreement and the rights, easements and obligations hereunder shall run as easements appurtenant to the Benefited Tract and all terms of this Agreement shall inure to the benefit of and binding upon the parties hereto, their successors and assigns. Without limitation of the foregoing, the parties hereto acknowledge and agree that the intended purposes and uses of the easement granted herein is of a commercial character, and, in the event of a finding by a court of competent jurisdiction that the above-described easements are not appurtenant, but are easements in gross of a commercial character, the parties hereto and the then current titleholders to the Grantor's Tract and the Benefited Tract will take any steps reasonably necessary to cause their respective rights or obligations created hereunder to transfer to any transferee of the Benefited Tract as if such easements were easements appurtenant running with the land. Upon the good faith transfer of the Benefited Tract or the Grantor's Tract, as applicable, the transferring party shall have no further liability for the performance of any of the covenants, obligations and indemnities of such transferring party set forth herein and the transferee of such transferring party shall be deemed to have assumed the covenants, obligations and indemnities of the transferring party hereunder; provided, however, the transferring party shall not be released from (and the transferee shall not be deemed to have assumed) liability hereunder arising out of acts or occurrences occurring prior to the date of such transfer.

Except as otherwise provided herein, all notices required or permitted hereunder shall be in writing and delivered to the addresses set forth below either (1) in person, (2) by a prepaid overnight delivery service, or (3) by electronic mail (Email), to the other party, with a copy by Email to the party's broker and attorney. Notice shall be deemed to have been given as of the date and time it is actually received.:

To Grantor:

McBroom Family Partnership
Attn: Randy E. McBroom
943 Riverview Lane
Columbia, TN 38401
Email: mcbroom5@msn.com

With a copy to:

Law Office of K. Brian Hay
Attn: K. Brian Hay
104 W 6th St, Ste. 200
Columbia, TN 38401
Email: brian@kbrianhaylaw.com

To Grantee:

John Maher Builders Inc.
3000 Reserve Blvd.
Spring Hill, TN 37174
Email: johnmaher1@johnmaherbuilders.com

With a copy to:

Miller & Martin PLLC
Attn: Kyle Fuller
401 Commerce Street
Suite 1010
Nashville, TN 37219
Telephone: (615) 744-8605
Email: kyle.fuller@millermartin.com

And:

John Hill
Maury County Realty
1217 Trotwood Avenue
Columbia, TN 38401
Email: johnrosshill@gmail.com

Any party may, from time to time, change its address by written notice to the other party at its then current address.

This document may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

[Signatures begin on next page]

IN WITNESS WHEREOF, Grantor and Grantee have signed and sealed this Agreement the day and year first above written.

GRANTOR:

MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership

By: _____
Randy E. McBroom, General Partner

By: _____
Linda McBroom Walker, General Partner

STATE OF TENNESSEE §
§
COUNTY OF Maury §

Before me, the undersigned authority, on this day personally appeared Randy E. McBroom and Linda McBroom Walker, they being the General Partners of McBroom Family Partnership, a Tennessee general partnership, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed on behalf of said general partnership.

Given under my hand and seal of office this 9 day of July, 2025.

_____
Notary Public - State of Tennessee
My Commission Expires: 3-20-29

JOHN HILL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

[GRANTOR SIGNATURE PAGE TO SANITARY SEWER EASEMENT AGREEMENT]

GRANTEE:

JOHN MAHER BUILDERS, INC.,
a Tennessee corporation

By: _____
Name: John Maher
Title: Chief Executive Officer

STATE OF TENNESSEE §
§
COUNTY OF Maury §

Before me, the undersigned authority, on this day personally appeared John Maher, the Chief Executive Officer of John Maher Builders, Inc., a Tennessee corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said company.

Given under my hand and seal of office this 7 day of July, 2025.

JOHN HILL
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public - State of Tennessee
My Commission Expires: 3-20-29

[GRANTEE SIGNATURE PAGE TO SANITARY SEWER EASEMENT AGREEMENT]

EXHIBIT A-1

TO SANITARY SEWER EASEMENT AGREEMENT

Description of the Easement Tract

Foster Lane Utility Easement

Sanitary Sewer Easement

A tract of land located in Maury County, Tennessee. A portion of parcel 018.02 as shown on Tax Map 112, the McBroom Family Partnership property as recorded in Deed Book R1466, page 134, and being more particularly described as follows.

Commencing at the south west corner of McBroom Family Partnership property as recorded in Deed Book R1466, page 134,
Thence SOUTH 79°14'39" EAST a distance of 240.74';
Thence SOUTH 80°54'30" EAST a distance of 212.21' to the **TRUE POINT OF BEGINNING,** having a Tennessee State Plane Coordinate N-455,136.7, E-1,640,594.6 (TDOT CORS);

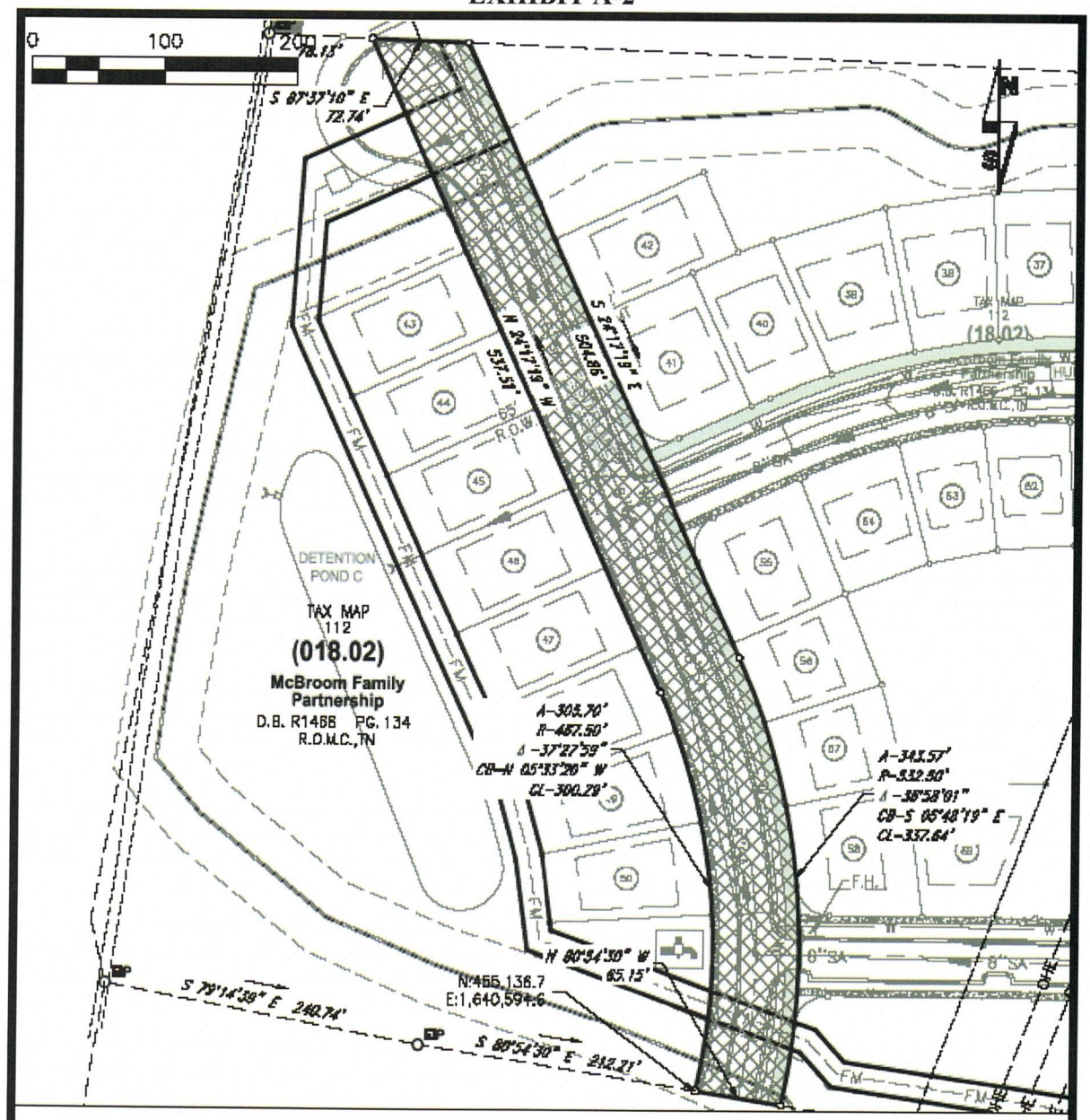
Thence severing the property of McBroom and with a curve turning to the left with an arc length of 305.70', with a radius of 467.50', with a chord bearing of NORTH 05°33'20" WEST, with a chord length of 300.29', to a point;
Thence with the same, NORTH 24°17'19" WEST a distance of 537.51' to a point on the south line of James and Stacy Gore as recorded in Deed Book R2387, page 455, said point lying 78.13' from the north west corner of McBroom;
Thence with the south line of James and Stacy Gore as recorded in Deed Book R2387, page 455, SOUTH 87°37'10" EAST a distance of 72.74' to a point;
Thence severing the property of McBroom, SOUTH 24°17'19" EAST a distance of 504.86' to a point;
Thence with the same, with a curve turning to the right with an arc length of 343.57', with a radius of 532.50', with a chord bearing of SOUTH 05°48'19" EAST, with a chord length of 337.64', to a point;
Thence with the north line of John Maher Builders, Inc. as recorded in Deed Book R2758, page 851, NORTH 80°54'30" WEST a distance of 65.15', which is the point of beginning,
having an area of 54,978 square feet, 1.26 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #17608, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 8TH day of July 2025.

Allen B. O'Leary
TN R.L.S. No. 1987

EXHIBIT A-2



MAP SHOWING 1 OF 2

SANITARY SEWER EASEMENT

TO JOHN MAHER BUILDERS, INC.
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
FROM

McBROOM FAMILY PARTNERSHIP

PROJECT NO.: TROTWOOD	EASEMENT NO.: 1		SYSTEM: SANITARY
SCALE: 1"=100'	PARCEL NO.: 018.02	DATE: 1-29-25	BY: W.E.S.

EXHIBIT B
TO SANITARY SEWER EASEMENT AGREEMENT

Description of the Grantor's Tract

53.5+/- acres on Hunters Glen Drive, in Columbia (Maury County), Tennessee acquired by deed of record in Book R1466 at page 134, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-018.02.

MAURY COUNTY REGISTER, STATE OF TENNESSEE
I or we hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred whichever is greater is $ 0 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.

_____ Affiant

Subscribed and sworn before me this 9th day of July 2025

John Fleming Register of Deeds
by N.M.D.

OFFICIAL SEAL
JOHN FLEMING
REGISTER OF DEEDS
MAURY CO TN

EXHIBIT C
TO SANITARY SEWER EASEMENT AGREEMENT

Description of Benefited Tract

85.711+/- acres on an unimproved roadway known as Foster Lane, in Columbia (Maury County), Tennessee acquired by deed of record in Book R2758 at page 851, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-017.00.

September 24,2025

Mr. Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd. Suite 201
Franklin, TN 37067
Sent via email: *Aaron@crunkeng.com*

RE: **Water Availability Letter** Expires: 1/22/2026
Foster Lane Subdivision – 141 Units
Tax Map 112, Parcel 017.00
Columbia, Maury County, TN

Dear Mr. Keathley:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

We have received your application for water availability to serve a proposed residential development consisting of 174 single-family residential units off Foster Lane south of the intersection with Trotwood Avenue. It appears that the proposed water infrastructure connections are anticipated to come through stub-streets in the adjacent (proposed) Hunters Glen Phase 4 subdivision. Based on this concept, we have reviewed this application for service with the understanding that both projects (Foster Lane Subdivision and Hunters Glen Ph4) would be constructed at the same time. CPWS has performed field measurements and water system hydraulic model analysis of the projected water demands for the proposed development.

CPWS has determined that the existing system is <u>not</u> able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, the existing system is able to meet the minimum 500 gpm fire flow requirement – as

listed in the Fire Flow Requirements letter submitted as part of the application. In addition, the demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- 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.
- The first 80-units (total between both projects; Foster Ln and Hunters Glen Ph4) can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction – we welcome a meeting to discuss.

This Water Availability Letter will expire on the date listed on the first page unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - CPWS will submit proposed improvements design to TDEC for review and approval.
    - Once comments received from TDEC have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- 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	141	**$53,670**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
    - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.

- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
3/4" Service Meter Cost	141	$540	$76,140
Impact Fee for 3/4" Service Meter	141	$5,500	$775,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$851,640**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: John Maher, John Maher Builders
Bart Anderson, CPWS
File 23-034

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

7 October 2025

Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd Suite 201
Brentwood, TN 37027

RE: 112 0017.00, Columbia, TN 38401; Foster Lane Subdivision, 141 SF lots

Aaron,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Final plat signature for the subject development depends upon the development and final plat signature of the adjacent property which includes their proposed pump station.

Donald F. Boshers - Ryan Filipkowski

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

October 17, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Comprehensive Plan Amendment // Statement of Justification
Parcel B – Hunters Glen Subdivision - (Tax Map #112 018.02)

Columbia Planning Commission -

This letter serves as a formal request for a Comprehensive Plan Amendment (CPA) to the Connect Columbia Comprehensive Plan and its associated Future Land Use Map (FLUM). The subject property, Parcel B (Tax Map #112 018.02), is approximately 53.5 acres in size and owned by the McBroom Family Partnership. The property is located on Foster Lane, just west of Columbia, and is currently designated Rural Transition (RT) on the FLUM.

Parcel B has already been approved and annexed for the Hunters Glen Subdivision and is zoned CD-3 (Suburban Neighborhood) with 148 residential lots currently under construction. This existing development pattern is inconsistent with the current FLUM designation, and this request seeks to amend the FLUM to Suburban Neighborhood (SN) to align the map with the property's approved and existing zoning.

The adjacent Parcel A (Tax Map #112 017.00), owned by John Maher Builders, Inc., is being considered for a FLUM amendment from RT to SN to support future annexation and zoning under CD-3L, creating a compatible land use pattern along the Foster Lane corridor.

In accordance with Section 8.5.20(F) of the Columbia Zoning Ordinance, the following findings are provided:

1. Consistency with Adopted Land Use Plans

- The Suburban Neighborhood (SN) designation is consistent with the Connect Columbia Comprehensive Plan, which envisions suburban-scale residential neighborhoods in proximity to existing infrastructure and within established growth areas. The amendment will bring the property's FLUM classification into alignment with its approved CD-3 zoning and the City's overall growth objectives.

2. Compatibility with Existing and Future Land Uses

- The amendment is fully compatible with existing and planned land uses in the area. The Hunters Glen Subdivision reflects the suburban neighborhood character intended for this part of the City. Adjacent Parcel A is being considered for CD-3L zoning, which would maintain larger lots and provide a smooth transition to the west, ensuring a cohesive pattern of suburban residential development

3. Potential Adverse Impacts

- No substantial adverse impacts are anticipated. Infrastructure improvements associated with the Hunters Glen Subdivision—including roadway connections, utilities, and stormwater management—are being implemented in accordance with City standards. The FLUM amendment simply aligns the plan with an existing, approved land use and development pattern.

4. Changed Conditions

- Since the adoption of the current FLUM designation, the area has experienced significant development activity, including the approval and construction of Hunters Glen. This change establishes a suburban neighborhood character along Foster Lane and justifies updating the FLUM to reflect the existing conditions on the ground.

5. Parcel Shape and Size

- At approximately 53.5 acres, Parcel B is of sufficient shape and size to support the existing CD-3 zoning and development pattern. The subdivision's internal layout, open space areas, and infrastructure have been designed to comply with all City standards and are consistent with the Suburban Neighborhood land use classification.

For these reasons, **we respectfully request approval of this Comprehensive Plan Amendment to reclassify Parcel B from Rural Transition (RT) to Suburban Neighborhood (SN)**, ensuring consistency with the property's approved zoning and the City's adopted growth policies.

Respectfully,



Adam Crunk, P.E.
Principal Engineer
adam@crunkeng.com
[615] 873-1795

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

October 17, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Comprehensive Plan Amendment // Statement of Justification
Parcel A – John Maher Builders - (Tax Map #112 017.00)

Columbia Planning Commission –

This letter serves as a formal request for a Comprehensive Plan Amendment (CPA) to the Connect Columbia Comprehensive Plan and its associated Future Land Use Map (FLUM). The subject property, Parcel A (Tax Map #112 017.00), is approximately 85.8 acres in size and is owned by John Maher Builders, Inc. The property is located along Foster Lane, which connects to Trotwood Avenue just west of Columbia. Parcel A is currently designated Rural Transition (RT) on the FLUM, and this request seeks to reclassify it to Suburban Neighborhood (SN) to support future annexation and zoning under CD-3L (Suburban Neighborhood—Large Lot).

An adjacent property, Parcel B (Tax Map #112 018.02), owned by the McBroom Family Partnership, has already been annexed and zoned CD-3 for the Hunters Glen Subdivision, which is under construction. The proposed amendment for Parcel A would ensure consistent and compatible land use along this growing corridor.

In accordance with Section 8.5.20(F) of the Columbia Zoning Ordinance, the following findings are provided:

1. Consistency with Adopted Land Use Plans

- The proposed Suburban Neighborhood (SN) designation is consistent with the goals and guiding principles of the Connect Columbia Comprehensive Plan, which encourages context-sensitive growth that complements existing development patterns and provides logical transitions between rural and suburban areas. The SN classification aligns with nearby residential growth while maintaining larger lots through the CD-3L zoning, which will reinforce the plan's intent for balanced suburban expansion.

2. Compatibility with Existing and Future Land Uses

- The amendment is compatible with both the existing Hunters Glen development on Parcel B (CD-3) and other suburban residential neighborhoods to the east. The larger-lot CD-3L district will provide an appropriate transition between the higher-density development to the east and the remaining rural and agricultural areas to the west, supporting a coherent and gradual shift in development intensity.

3. Potential Adverse Impacts

- The proposed amendment will not create substantial adverse impacts in the adjacent area or the City in general. The proposed land use pattern supports the existing road network and available utility infrastructure. Stormwater management and traffic impacts will be addressed through future site design and permitting processes, ensuring the development proceeds responsibly and in compliance with all City requirements.

4. Changed Conditions

- Conditions along Foster Lane have changed substantially in recent years. The approval and ongoing construction of the Hunters Glen Subdivision has established a suburban development pattern and introduced new infrastructure capacity in the area. These changes warrant an update to the FLUM to reflect the emerging character of this corridor.

5. Parcel Shape and Size

- At approximately 85.8 acres, Parcel A is of adequate shape and size to accommodate the proposed Suburban Neighborhood (SN) designation and future zoning under CD-3L. The parcel's configuration supports logical internal street connections, stormwater management, and coordinated access with adjoining developments.

For these reasons, **we respectfully request approval of this Comprehensive Plan Amendment to reclassify Parcel A from Rural Transition (RT) to Suburban Neighborhood (SN**) to allow coordinated, context-appropriate development consistent with the City's adopted growth policies.

Respectfully,



Adam Crunk, P.E.
Principal Engineer
adam@crunkeng.com
[615] 873-1795

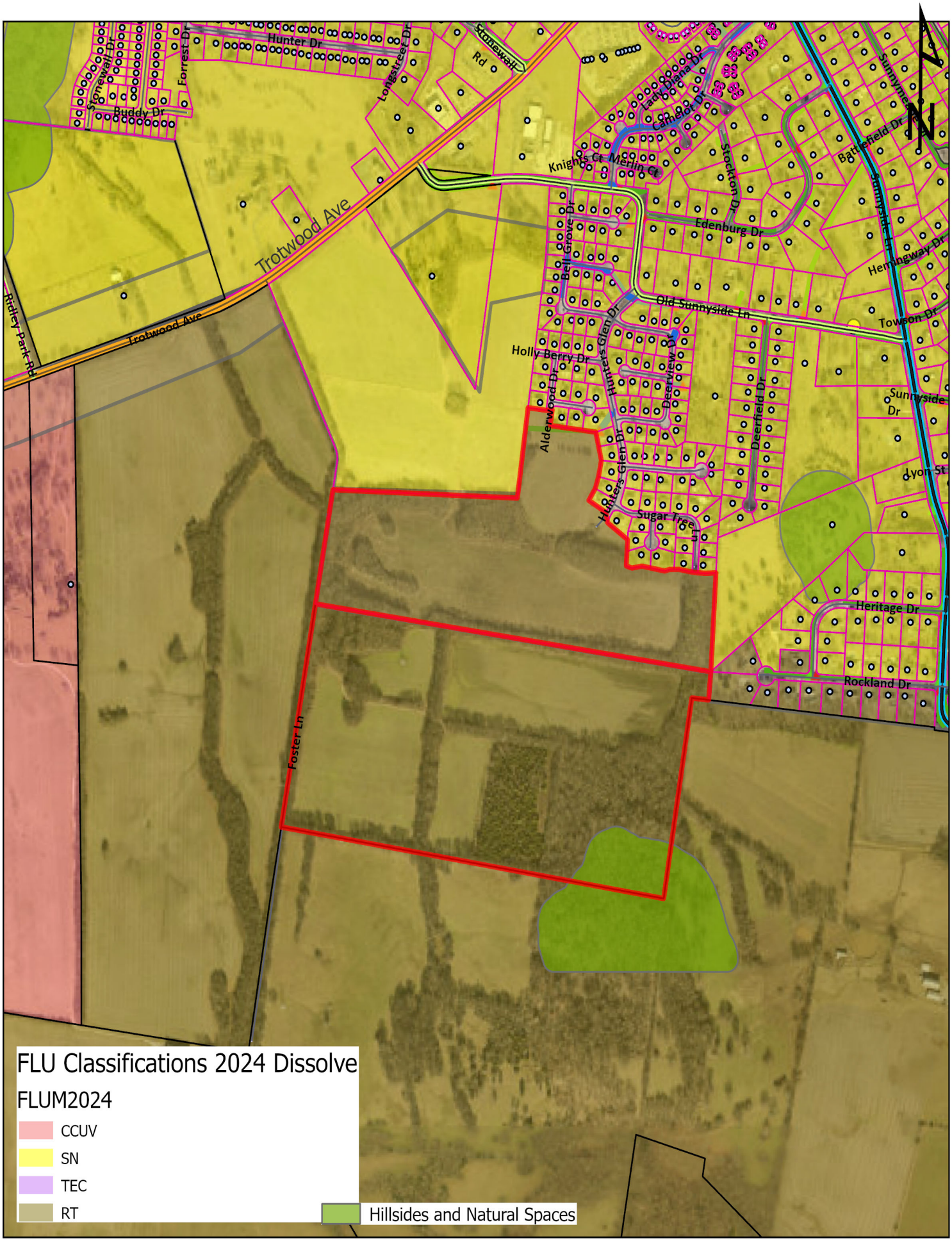
A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the northwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

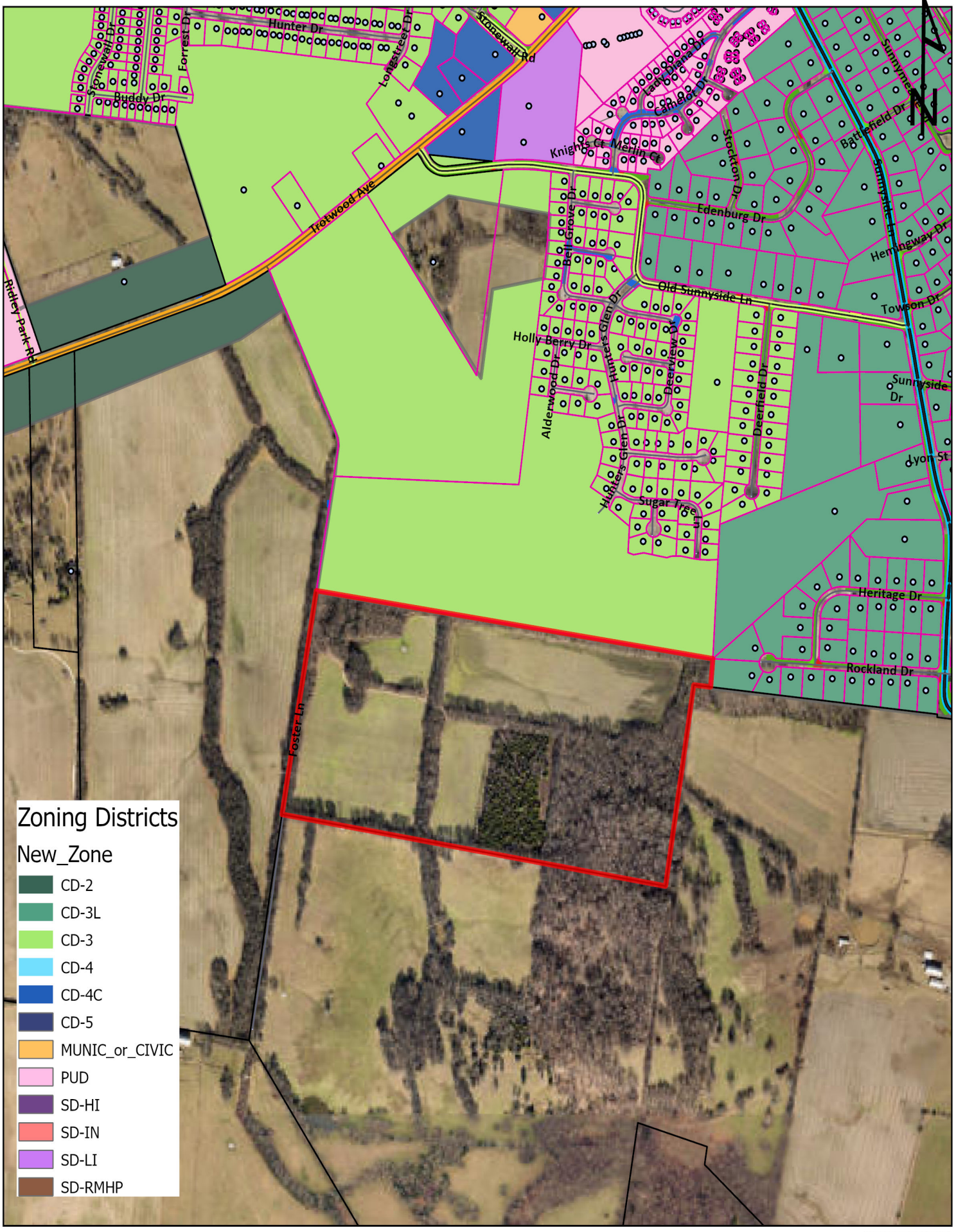
Thence S 87° 37' 10" E 1255.82 feet
Thence N 07° 33' 22" E 567.46 feet
Thence S 82° 28' 49" E 124.70 feet
Thence S 07° 34' 33" W 90.07 feet
Thence S 82° 22' 23" E 40.00 feet
Thence S 82° 33' 28" E 12.44 feet
Thence S 82° 26' 38" E 67.50 feet
Thence S 82° 08' 26" E 30.38 feet
Thence S 82° 36' 00" E 71.51 feet
Thence S 82° 36' 00" E 38.46 feet
Thence S 82° 15' 42" E 91.96 feet
Thence S 11° 36' 10" E 92.83 feet
Thence S 11° 41' 42" E 89.97 feet
Thence S 18° 20' 37" W 1.82 feet
Thence S 18° 20' 37" W 98.32 feet
Thence S 16° 53' 34" W 34.15 feet
Thence S 17° 02' 46" W 42.87 feet
Thence S 31° 08' 43" W 29.95 feet
Thence S 31° 17' 44" W 56.84 feet
Thence S 57° 14' 26" E 132.42 feet
Thence S 57° 14' 26" E 7.52 feet
Thence curve with a radius of 518.88 feet, arc of 41.22 feet
Thence S 48° 44' 55" E 50.07 feet
Thence S 52° 13' 09" E 7.44 feet
Thence S 52° 13' 09" E 167.34 feet
Thence S 03° 22' 15" W 165.32 feet
Thence S 70° 42' 24" E 40.33 feet
Thence N 80° 22' 50" E 71.11 feet
Thence S 78° 50' 11" E 59.54 feet
Thence S 79° 17' 48" E 101.01 feet
Thence N 73° 47' 31" E 33.44 feet
Thence S 88° 48' 08" E 31.33 feet
Thence S 89° 31' 28" E 32.93 feet
Thence S 79° 21' 32" E 81.85 feet
Thence S 79° 21' 32" E 11.05 feet
Thence S 03° 22' 15" E 2.95 feet
Thence S 86° 37' 45" E 40.10 feet
Thence S 86° 49' 38" E 55.38 feet
Thence S 48° 44' 55" E 50.07 feet

Thence N 87° 30’ 28” E 69.83 feet
Thence S 03° 24’ 58” W 609.86 feet
Thence S 06° 57’ 53” W 20.93 feet
Thence N 80° 54’ 30” W 2477.99 feet
Thence N 79° 14’ 39” W 240.74 feet
Thence N 13° 04’ 55” W 48.61 feet
Thence N 10° 56’ 40” E 678.58 feet to the point of beginning



Case #25-0342
Foster Lane
Tax Map 112 Parcels 17 & 18.02

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



Case #25-0342
Foster Lane
Tax Map 112 Parcel 17

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

October 17, 2025

Crunk Engineering, LLC
7112 Crossroads Blvd, Ste 201
Brentwood, TN 37027

Response to Comments

Item No. 25-0342
Foster Lane Comprehensive Plan Amendment Annexation

Columbia Development Services,

The following comments were received from a development review committee meeting held on October 14, 2025 regarding a comprehensive plan amendment and annexation for the subject parcels located on Foster Lane. These comments have been reviewed and incorporated where appropriate. Should you have additional questions or comments, please let us know.

Thanks,

Adam Crunk, PE
Principal Engineer
Crunk Engineering
adam@crunkeng.com

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, October 14, 2025

ITEM NO.
25-0342

Planning

1) Application does not include Comprehensive Plan Amendment selected. A CD-3L Character District is an allowed land use type within a Suburban Neighborhood. Update Application to indicate legal description for new updated parcel on site.
    - **RESPONSE: Legal Descriptions are provided for both parcels included in this comprehensive plan amendment application package as requested.**
2) Outstanding fees pending. Staff is unable to place item on PC docket if fees are not paid.
3) Update application and provide legal description for McBroom Property at north to request a comp plan amendment. Please provide a response to note 5. Below for this property as a comp plan amendment.
    - **RESPONSE: Legal description provided as required.**
4) The Comprehensive Plan requires all hillside and natural spaces with an elevation of *775'* to be identified with an implementing character district. As a request for Future Land Use of Suburban Neighborhood. A Civic character district shall be identified within the area of hillside and natural spaces that would be compatible with this future land use.
    - **RESPONSE: Civic Area existing at or above *775-ft* in elevation is notated in this concept plan. Only the southeastern section of the lot, totaling *4.79-AC*, is considered this Civic Character District.**
5) Note on concept plan separate character district "Civic" within area identified as 4.79-acre area from legal description. Correct from CD-3 to CD-3L.
    - **RESPONSE: Plans meet this comments' requirements.**
6) Please provide consistency response to each section 1 to 5 as outlined in 8.5.20 (F) Criteria for Planning Recommendations E. Action by Planning Commission.
    1) Before making any recommendation on a Land Use Plan Amendment, the Planning Commission shall consider any recommendations from the Zoning Administrator and shall conduct a public hearing.
    2) Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.
    3) It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.
    4) Following the public hearing, the Planning Commission shall make a recommendation on the application to the City Council
    5) The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.
    6) If a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.
    7) Site is not currently adjacent to a roadway that can adequately serve the annexation request. As noted, this application for annexation is premature as it is not directly connected to adequate infrastructure to support request.

- **RESPONSE: A "Statement of Justification" has been provided with this submittal for each of the parcels in question which satisfies the consistence response requested.**

Public Works

1) Please see attached Plan of Services.
2) Garbage Collection
   Single family homes will receive the following City of Columbia sanitation services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
3) Streets and Drainage
   a. Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services will include:
      i. Street sweeping
      ii. Catch basin cleaning
      iii. Street and curb repair
      iv. Snow removal
      v. Drainage maintenance
      vi. Sidewalk repair
      vii. Signage
4) Upon acceptance by City Council, all approved street signs will be maintained by Public Works.
   - **RESPONSE: All Comments from Public Works are received and understood.**

Wastewater

1) Final plat signature for the subject development depends upon the development and final plat signature of the adjacent property which includes their proposed pump station for sanitary sewer access.
   - **RESPONSE: Understood.**

Maury County Schools

1) Woodard Elementary, Whitthorne Middle School, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.
   - **RESPONSE: Understood.**

Columbia Power

1) 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 time frame

can be guaranteed regarding the availability of meters or transformers appropriate for your development.

- **RESPONSE: Understood.**

Columbia Water

1) A water availability letter was issued on September 22, 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 letters 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.
    - **RESPONSE: Understood.**

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.
25-0342

DESCRIPTION: Foster Lane

COMMENTS:

Planning

1. Application does not include Comprehensive Plan Amendment selected. A CD-3L Character District is an allowed land use type within a Suburban Neighborhood. Update Application to indicate legal description for new updated parcel on site.
2. Outstanding fees pending. Staff is unable to place item on PC docket if fees are not paid.
3. Update application and provide legal description for McBroom Property at north to request a comp plan amendment. Please provide a response to note 5. Below for this property as a comp plan amendment.
4. The Comprehensive Plan requires all hillside and natural spaces with an elevation of 775' to be identified with an implementing character district. As a request for Future Land Use of Suburban Neighborhood. A Civic character district shall be identified within the area of hillside and natural spaces that would be compatible with this future land use.
5. Note on concept plan separate character district "Civic" within area identified as 4.79-acre area from legal description. Correct from CD-3 to CD-3L.
6. Please provide consistency response to each section 1 to 5 as outlined in 8.5.20 (F) Criteria for Planning Recommendations E. Action by Planning Commission. 1. Before making any recommendation on a Land Use Plan Amendment, the Planning Commission shall consider any recommendations from the Zoning Administrator and shall conduct a public hearing.
   2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.
   3. It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.
   4. Following the public hearing, the Planning Commission shall make a recommendation on the application to the City Council.
   5. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council. 6. If a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.
   Site is not currently adjacent to a roadway that can adequately serve the annexation request. As

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
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PHONE: (931) 560-1560
FAX: (931) 560-1541

noted, this application for annexation is premature as it is not directly connected to adequate infrastructure to support request.

Building

7. No comment.

Police

8. No comments provided.

City Attorney

9. No comment provided.

Public Works

10. Please see attached Plan of Services.
11. Garbage Collection
    Single family homes will receive the following City of Columbia sanitation services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
    Streets and Drainage
    Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services will include:
    - Street sweeping
    - Catch basin cleaning
    - Street and curb repair
    - Snow removal
    - Drainage maintenance
    - Sidewalk repair

    Signage
    Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Engineering

12. No comments on annexation and rezoning

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Wastewater

13. Final plat signature for the subject development depends upon the development and final plat signature of the adjacent property which includes their proposed pump station for sanitary sewer access.

Maury County Schools

14. Woodard Elementary, Whitthorne Middle School, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.

Fire

15. No Comments

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 time frame can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

17. A water availability letter was issued on September 22, 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 letters 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

18. No comment provided.

Maury County E911

19. No comments provided.

Duck River Electric Membership Corp

20. No comments.

Maury County Highway Dept.

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.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

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.



Parcel Table	
Lot #	Area
1	11,743
2	12,882
3	13,177
4	12,300
5	12,300
6	12,300
7	12,300
8	12,300
9	12,300
10	12,300
11	12,300
12	12,489
13	13,435
14	13,537
15	13,537
16	13,537
17	13,537
18	13,537
19	14,330
20	15,186
21	15,088
22	16,850
23	12,727
24	12,756
25	12,785
26	12,813
27	12,707
28	12,799
29	12,961
30	12,990

Parcel Table	
Lot #	Area
31	13,019
32	13,048
33	13,077
34	13,106
35	13,136
36	13,165
37	13,194
38	13,092
39	12,916
40	13,050
41	13,050
42	13,050
43	13,050
44	13,050
45	13,050
46	13,050
47	13,050
48	13,050
49	12,916
50	14,775
51	14,909
52	14,909
53	14,909
54	16,398
55	12,878
56	13,012
57	13,012
58	13,012
59	13,012
60	12,878

Parcel Table	
Lot #	Area
61	12,916
62	13,050
63	13,050
64	13,050
65	13,050
66	13,050
67	13,050
68	13,050
69	13,050
70	13,050
71	12,916
72	13,418
73	13,341
74	13,341
75	13,341
76	13,341
77	13,341
78	13,341
79	13,207
80	12,520
81	12,520
82	12,520
83	12,520
84	12,543
85	14,523
86	14,679
87	14,439
88	12,518
89	12,518
90	12,518

Parcel Table	
Lot #	Area
91	12,518
92	12,518
93	12,518
94	12,518
95	12,518
96	12,518
97	27,236
98	23,921
99	20,434
100	13,290
101	13,424
102	13,424
103	13,424
104	13,424
105	13,424
106	13,290
107	13,290
108	13,424
109	13,424
110	13,424
111	13,424
112	13,424
113	13,290
114	15,162
115	15,296
116	15,296
117	15,296
118	15,296
119	15,296
120	15,162

Parcel Table	
Lot #	Area
121	15,162
122	15,296
123	15,296
124	15,296
125	15,296
126	15,296
127	15,162
128	13,290
129	13,424
130	13,424
131	13,424
132	13,424
133	13,424
134	13,290
135	14,350
136	12,930
137	12,930
138	12,930
139	12,930
140	12,930
141	12,795

SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3L
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 2 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:
- FRONT = 30-FT (MIN)
- SECONDARY FRONTAGE = 30-FT (MIN)
- SIDE = 12-FT (MIN)
- REAR = 30-FT (MIN)

OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
OPEN SPACE PROVIDED: 22.6-AC (26.2% OF GROSS ACREAGE)
CIVIC SPACE PROVIDED: 4.8-AC

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

CRUNK ENGINEERING

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

09/15/2025 21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sheet\Columbia_Subdivision C0.0.dwg

Parent Parcel Legal Description

A parcel of land located in the 9th Civil District of Maury County, Tennessee. More particularly described as follows:

Beginning at a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79° 12' 28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the south line of said lands of McBroom Family Partnership, generally along a fence, South 80° 54' 28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of Lot 13 of Leatherwood Estates, Section 1, of record in Plat Book 56, Page 315, R.O.M.C., TN.;

Thence, along the west line of said Lot 13 of Leatherwood Estates, South 03° 36' 18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the southwest corner of Lot 13 Leatherwood Estates. Said point also being on the north line of lands owned by Edwin W. Halliday Family Trust, of record in Deed Book R2383, Page 186, R.O.M.C., TN.;

Thence, along the north line of said lands of Halliday Family Trust, North 83° 01' 05" West, a distance of 117.28 feet, to a tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of Foster Lane, North 09° 19' 07" East, a distance of 116.73 feet to the point of beginning.

Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

Of the total parent tract described herein, a portion containing 4.79 acres is designated as Civic Space pursuant to the requirements of the Comprehensive Plan Connect Columbia for natural hillside protection areas (775' elevation). The balance of the parcel, outside the Civic Space designation, is requested for rezoning to CD-3L.

Civic Space Legal Description

A portion of land located within the parent parcel, situated in the 9th Civil District of Maury County, Tennessee, more particularly described as follows:

Beginning at the same point of beginning as described in the parent parcel, being a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30', also being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, from said point of beginning, along the parent parcel boundary, North 80°44'35" West, a distance of 1983.10 feet to the POINT OF BEGINNING of the Civic Space herein described;

Thence, from said point, South 80°44'35" East, a distance of 660.17 feet;

Thence, North 08°07'09" East, a distance of 346.26 feet;

Thence, North 75°29'59" West, a distance of 397.75 feet;

Thence, South 64°36'12" West, a distance of 163.02 feet;

Thence, South 32°16'11" West, a distance of 314.91 feet to the point of beginning of this Civic Space description.

Containing 4.79 acres, more or less, to be designated as Civic Space in accordance with the requirements of the Comprehensive Plan Connect Columbia. The remainder of the parent parcel outside this 4.79-acre area is to be designated CD-3L Zoning.



Parcel Table	
Lot #	Area
1	11,743
2	12,882
3	13,177
4	12,300
5	12,300
6	12,300
7	12,300
8	12,300
9	12,300
10	12,300
11	12,300
12	12,489
13	13,435
14	13,537
15	13,537
16	13,537
17	13,537
18	13,537
19	14,330
20	15,186
21	15,088
22	16,850
23	12,727
24	12,756
25	12,785
26	12,813
27	12,707
28	12,799
29	12,961
30	12,990

Parcel Table	
Lot #	Area
31	13,019
32	13,048
33	13,077
34	13,106
35	13,136
36	13,165
37	13,194
38	13,092
39	12,916
40	13,050
41	13,050
42	13,050
43	13,050
44	13,050
45	13,050
46	13,050
47	13,050
48	13,050
49	12,916
50	14,775
51	14,909
52	14,909
53	14,909
54	16,398
55	12,878
56	13,012
57	13,012
58	13,012
59	13,012
60	12,878

Parcel Table	
Lot #	Area
61	12,916
62	13,050
63	13,050
64	13,050
65	13,050
66	13,050
67	13,050
68	13,050
69	13,050
70	13,050
71	12,916
72	13,418
73	13,341
74	13,341
75	13,341
76	13,341
77	13,341
78	13,341
79	13,207
80	12,520
81	12,520
82	12,520
83	12,520
84	12,543
85	14,523
86	14,679
87	14,439
88	12,518
89	12,518
90	12,518

Parcel Table	
Lot #	Area
91	12,518
92	12,518
93	12,518
94	12,518
95	12,518
96	12,518
97	27,236
98	23,921
99	20,434
100	13,290
101	13,424
102	13,424
103	13,424
104	13,424
105	13,424
106	13,290
107	13,290
108	13,424
109	13,424
110	13,424
111	13,424
112	13,424
113	13,290
114	15,162
115	15,296
116	15,296
117	15,296
118	15,296
119	15,296
120	15,162

Parcel Table	
Lot #	Area
121	15,162
122	15,296
123	15,296
124	15,296
125	15,296
126	15,296
127	15,162
128	13,290
129	13,424
130	13,424
131	13,424
132	13,424
133	13,424
134	13,290
135	14,350
136	12,930
137	12,930
138	12,930
139	12,930
140	12,930
141	12,795

SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3L
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 2 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:
FRONT = 30-FT (MIN)
SECONDARY FRONTAGE = 30-FT (MIN)
SIDE = 12-FT (MIN)
REAR = 30-FT (MIN)
OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
CIVIC SPACE PROVIDED: 27.4-AC (31.6% OF GROSS ACREAGE)

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

09/15/2025 21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sheet\Columbia_Subdivision C0.0.dwg

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

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Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 8301'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09'19"07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/25/2024
Name: Aaron Keathley
Phone: 615-708-3517
Email: aaron@crunkeng.com
Address/Parcel ID: 112 017.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Residential Subdivisi
Enclosed Area (ft²): 2000/home

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13R

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 11/25/2024

SUGAR TREE LN

HUNTER'S GLEN DR

PROPOSED CONNECTION TO THE FUTURE HUNTERS GLEN

ELECTRIC LINE
150FT EASEMENT WIDTH

NEW FOSTER LN

STORMWATER DETENTION AREA: 7.2 AC

POND A

POND B

OPEN SPACE

80.00 FT

123.00 FT

81.88 FT

100.00 FT

81.21 FT

70.00 FT

ROADWAY STUB TO ADJACENT PROPERTY

CIVIC SPACE NATURAL AREA 14.1 AC

TIE-IN ROAD NETWORK TO EXISTING FOSTER LN

82.55 FT

ROADWAY STUB TO ADJACENT PROPERTY

FOSTER LN

- **PROPOSED ZONING: CD-3**
- **174 TOTAL LOTS** (MIN. 100' X 80')
  MAX. ALLOWABLE LOTS : 346 (86.6 AC @ 4 PER AC)
- **URBAN NEIGHBORHOOD STREET:**
  70' ROW 38' ROADWAY WIDTH
- **STORMWATER POND** (0.8% OF SITE AREA):
  6.9 AC REQUIRED
  7.2 AC PROVIDED
- **CIVIC SPACE** (5-20% OF SITE AREA):
  4.3 - 17.3 AC REQUIRED
  14.1 AC PROVIDED

0 50 100 150 300
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD
SUITE 201
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

NOT FOR CONSTRUCTION

FOSTER LN SUBDIVISION

FOSTER LN
COLUMBIA, TN 38401

REVISIONS	
No.	DATE

08/01/24 21072

C1.0

PRELIMINARY LAYOUT PLAN

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 4, 2024

Aaron Keathley, E.I.T.
Crunk Engineering, LLC

Re: Foster Lane, being Tax Map: 112 Parcel: 017.00

Dear Sir:

Columbia Power System serving this development is dependent on the development of the adjacent property and/or any necessary utility easements across adjacent properties.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels*
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See **Table 4.3.7.A (Private Frontage Types)**	NP		

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Pocket Park	P
Plaza	NP		

See **Table 5.3.2-A (Civic Space Types - Summary)** and **Table 5.3.2-B (Civic Space - Specific Standards)**

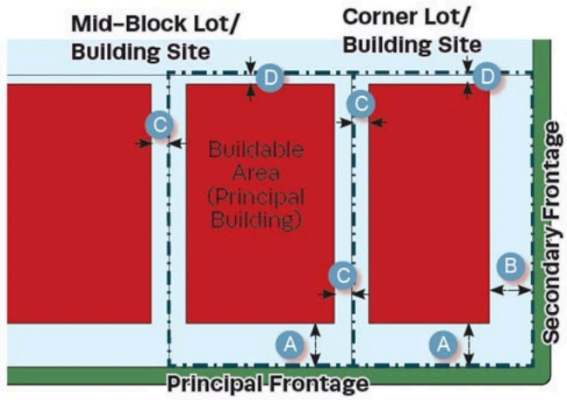
Permitted Uses

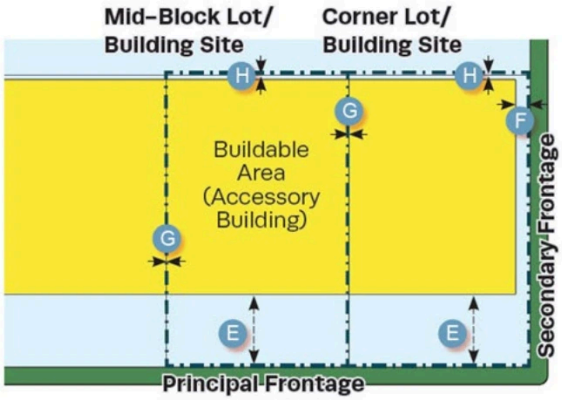
See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses),** and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**. For Development Parcels, see also **Table 5.1.7 (Principal Use Mix)**.

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	100 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			**Setbacks / Yards – Accessory Building**		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards	
Building Height*	
Principal Building	3 Stories Max
Accessory Building	2 Stories Max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Blank Walls	**NP** at Frontage
Façade Articulation	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Brick	**P**	Exposed concrete	**NP**
Natural stone	**P**	Vinyl siding	**P**
Wood	**P**	Aluminum siding	**NP**
Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See **Table 4.3.8.A (Principal Building Types - Summary)** and **Table 4.3.8.B (Principal Building Types - Specific Standards)**. For Development Parcels, see also **Table 5.1.6(Building Type Mix)**.

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All Other Vehicles	NP	P in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**NP**	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**P**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**P**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and **Table 7.12.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types- Specific Standards)**

Lighting

See Private Lighting Requirements in Section 4.3.17 and **Table 4.3.17.B (Private Lighting Standards)**

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space Civic Space	**Not at Frontage or Adjacent to**
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	**N/A** (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	**R**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Streetscreen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.5

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

September 15, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Annexation & Rezoning // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for the annexation of the parcel located on Foster Lane, identified as Tax Map #112 017.00, which abuts the City of Columbia boundary. In conjunction with annexation, we respectfully request that this parcel be assigned a zoning designation of CD-3L (Neighborhood Large Lot Low Intensity Character District).

According to Connect Columbia, the City's comprehensive plan, this parcel lies within the Rural Transitions (RT) area. The intent of the RT designation is to enhance existing suburban areas and support the creation of new neighborhoods that improve the overall quality of life in Columbia. The RT designation permits zoning districts such as Rural Character (CD-2) and Civic (CV), with a maximum density of 1 density unit per acre. It also requires the inclusion of Civic Space for parks, greenways, civic uses, and private yards.

The adjacent parcel to the north has been approved and is under development as the Hunters Glen Subdivision, which carries a CD-3 zoning designation. The CD-3 district allows up to 4 density units per acre, and Hunters Glen is being developed at approximately 2.8 density units per acre. While this exceeds the RT density recommendation, it preserves the residential character intended for the area and has established a precedent for suburban neighborhood growth along Foster Lane.

The proposed layout for the subject parcel includes 141 single-family homes on 86.7 acres, with 27.4 acres dedicated to Civic Space, resulting in a density of approximately 1.6 density units per acre. This density falls squarely within the standards of the CD-3L zoning district, which establishes a maximum of 2 density units per acre and a minimum lot width of 100 feet. The proposed design demonstrates an intentional step-down in intensity from Hunters Glen, creating an appropriate transition between the CD-3 neighborhood to the north and the broader RT area envisioned by the comprehensive plan.

By pursuing CD-3L, this development preserves the suburban residential character of Foster Lane while ensuring that lot sizes, building patterns, and Civic Space are consistent with both the RT designation and the City's long-term planning goals. The project is designed to connect seamlessly to the roadways and utility infrastructure of the Hunters Glen development while offering larger lot widths and significant Civic Space that reinforce the low-intensity character of CD-3L.

For these reasons, and to maintain a cohesive yet appropriately scaled neighborhood fabric along Foster Lane, we respectfully request that the CD-3L zoning designation be assigned to this parcel upon annexation.
Respectfully,

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

September 15, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Comprehensive Plan Amendment // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for a Comprehensive Plan Amendment (CPA) to the Connect Columbia Comprehensive Plan and its associated Future Land Use Map (FLUM). The subject of this request includes Tax Map #112 017.00, an 85.8-acre parcel owned by John Maher Builders, Inc., hereafter referred to as Parcel A, and the neighboring Parcel #112 018.02, a 53.5-acre tract owned by the McBroom Family Partnership, hereafter referred to as Parcel B.

Both parcels are located on Foster Lane, a rural road that connects to Trotwood Avenue just west of Columbia. They are currently designated as Rural Transition (RT) on the FLUM. This classification is intended for very low-density residential neighborhoods, large-lot semi-rural estates, open spaces, and legacy agricultural operations. The RT classification serves to create and preserve a distinct transition between agricultural uses in unincorporated Maury County and the suburban character of Columbia. According to the FLUM zoning matrix, the RT classification supports zoning character districts CD-2 (Rural) and CV (Civic), with a permitted maximum density of 1 dwelling unit per acre.

Parcel B, however, has been approved for development as the Hunters Glen Subdivision and has already been assigned the CD-3 zoning designation, with 148 lots currently under construction. This equates to an approximate density of 2.8 dwelling units per acre, which is inconsistent with the current FLUM designation.

To support the continued development of Parcel B and to establish a cohesive and consistent development pattern along Foster Lane, we respectfully request an amendment to the FLUM to reclassify both Parcel A and Parcel B as Suburban Neighborhood (SN). This amendment will enable the annexation and zoning of Parcel B under CD-3L in alignment with the comprehensive plan and will promote consistent land use along this growing corridor.

Respectfully,

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, John Maher being the sole owner of the Foster Lane Property more particularly described as Parcel 112 017.00 on Deed of Record in Deed Book R2758 Pages 851-853 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

John Maher
Print Name

12-2-24
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda: