CITY OF COLUMBIA
TENNESSEE

AGENDA

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

I. Items For Review

1. Request from TKC Architecture & Engineering for approval of an overlay Map Amendment to the *Downtown Columbia Commercial Historic District* concerning property at 810 Woodland Street, being Tax Map 99A Group K Parcel 11.

2. Request from Noah Burchell for Appeal approval to 5.12.2.A of the Engineering Standards and Specifications regarding property at 308 Granada Drive, being Tax Map 89K Group G Parcel 28.

3. Request from Abigail Overstreet for Final Plat approval with surety of Hampshire Pike Steadfast located off Hampshire Pike at Tax Map 89 Parcel 41.15.

4. Request from Patrick Carter for a Future Land Use Designation Plan Amendment approval to reclassify property at Tax Map 67 Parcel 1 located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN).

5. Request from Fulmer Lucas Engineering, LLC for Preliminary PUD Master Plan approval for new construction of group care facilities located at a portion of Tax Map 112 Parcel 3.07 off Rutherford Lane.

6. Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58.

II. Items for Additional Review

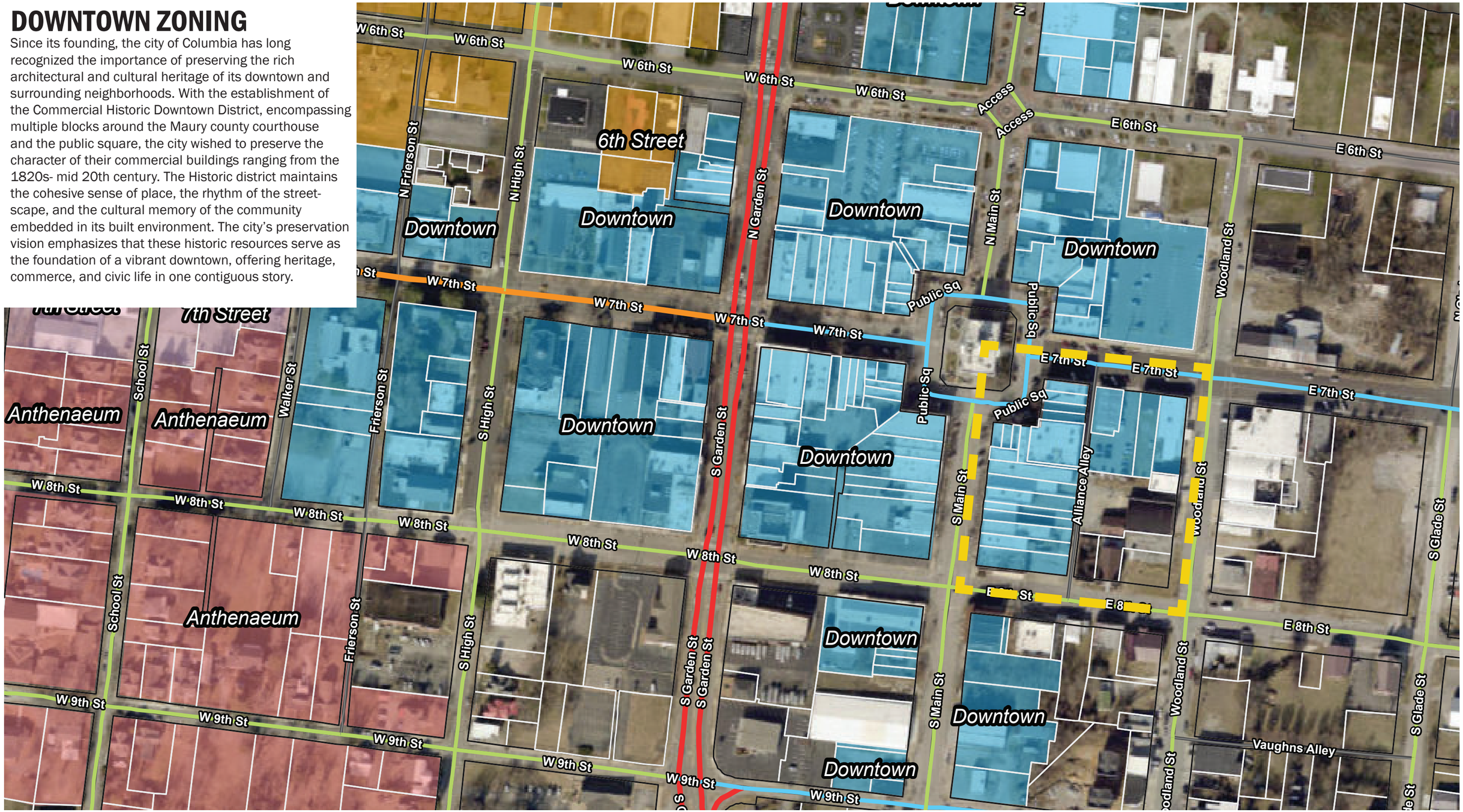
1. Request from TKC Architecture & Engineering, LLC for Final Plat approval with surety of Reserve at Hickory Ridge Phase 1B located at Tax Map 93 Parcel 3.02 off Bear Creek Pike and Red Hawk Road.



ARCHITECTURE / INTERIORS / CIVIL SITE

DOWNTOWN ZONING

Since its founding, the city of Columbia has long recognized the importance of preserving the rich architectural and cultural heritage of its downtown and surrounding neighborhoods. With the establishment of the Commercial Historic Downtown District, encompassing multiple blocks around the Maury county courthouse and the public square, the city wished to preserve the character of their commercial buildings ranging from the 1820s- mid 20th century. The Historic district maintains the cohesive sense of place, the rhythm of the street-scape, and the cultural memory of the community embedded in its built environment. The city's preservation vision emphasizes that these historic resources serve as the foundation of a vibrant downtown, offering heritage, commerce, and civic life in one contiguous story.



E 7TH STREET

SOUTH MAIN STREET

ALLIANCE ALLEY

WOODLAND STREET

E 8TH STREET

BAD BAKERY

PUCKETT'S

FIRST MISSIONARY BAPTIST

PROPOSED PROJECT

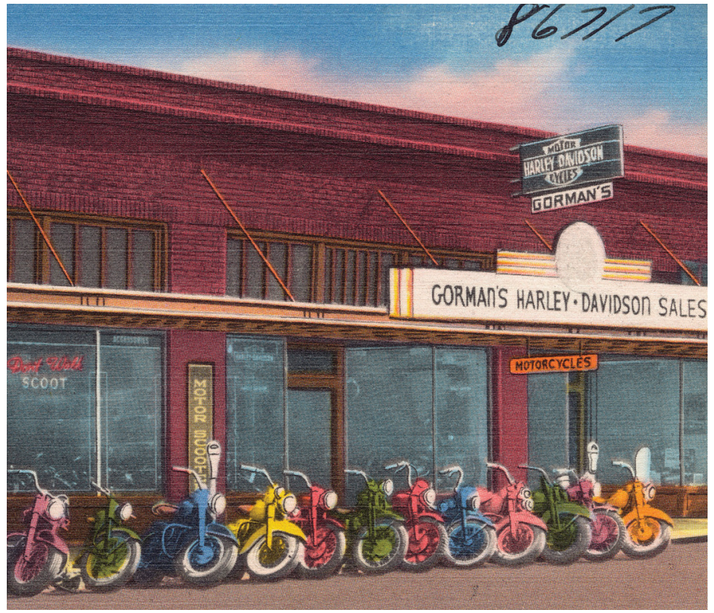
Downtown

Downtown

Downtown

810 WOODLAND STREET

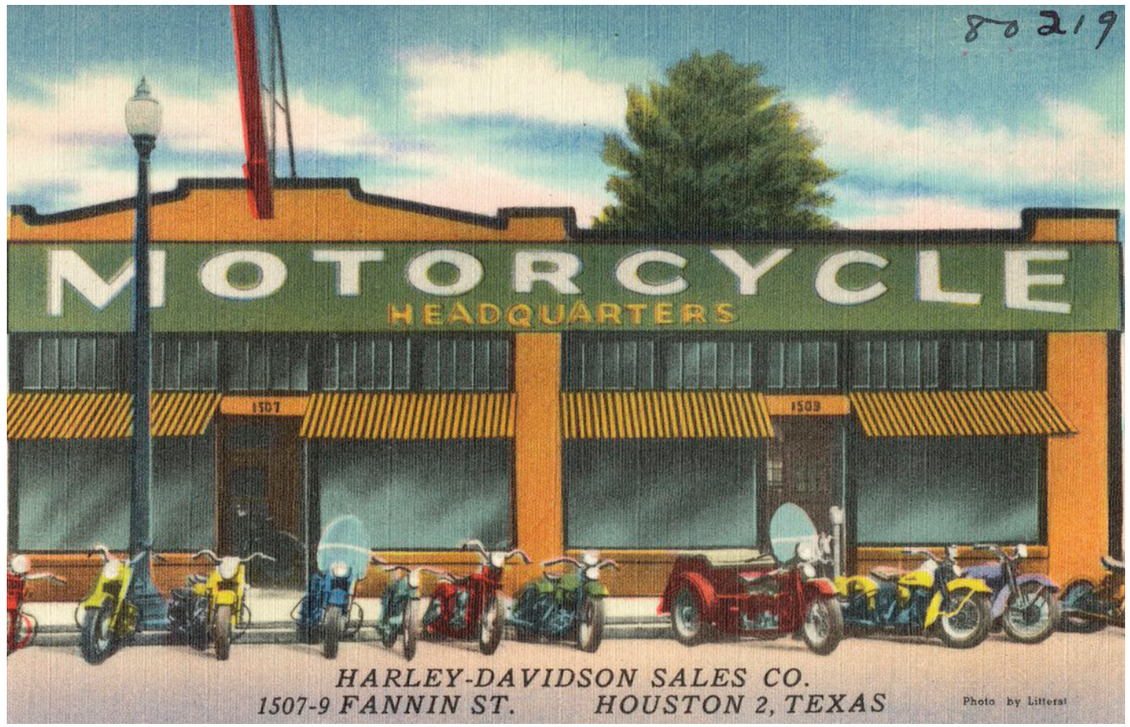
The subject property lies immediately adjacent to the east boundary of the current historic district separated only by a narrow alley - Alliance Alley. The North side is split between two lots already incorporated into the historic district and a building that, though not yet included, has potential to become part of the district as well. The South and East lines extend into areas that are currently undesignated and outside of the current boundary. Situated on a street with deep roots in mid-20th century Columbia Automovie history, this building is one of several structures now known as Columbia' Moto Alley. This is also the hub for Columbia's Coffee & Cars every 3rd saturday of the month where vintage cars are parked and shown off for spcctators to view. It's location just outside of the current boundary makes it a logical candidate for inclusion. It will extend the historic district's fabric in a direction that maintains continuity of the original commercial automotive street-scape and will strengthen the districts overall character and charm.

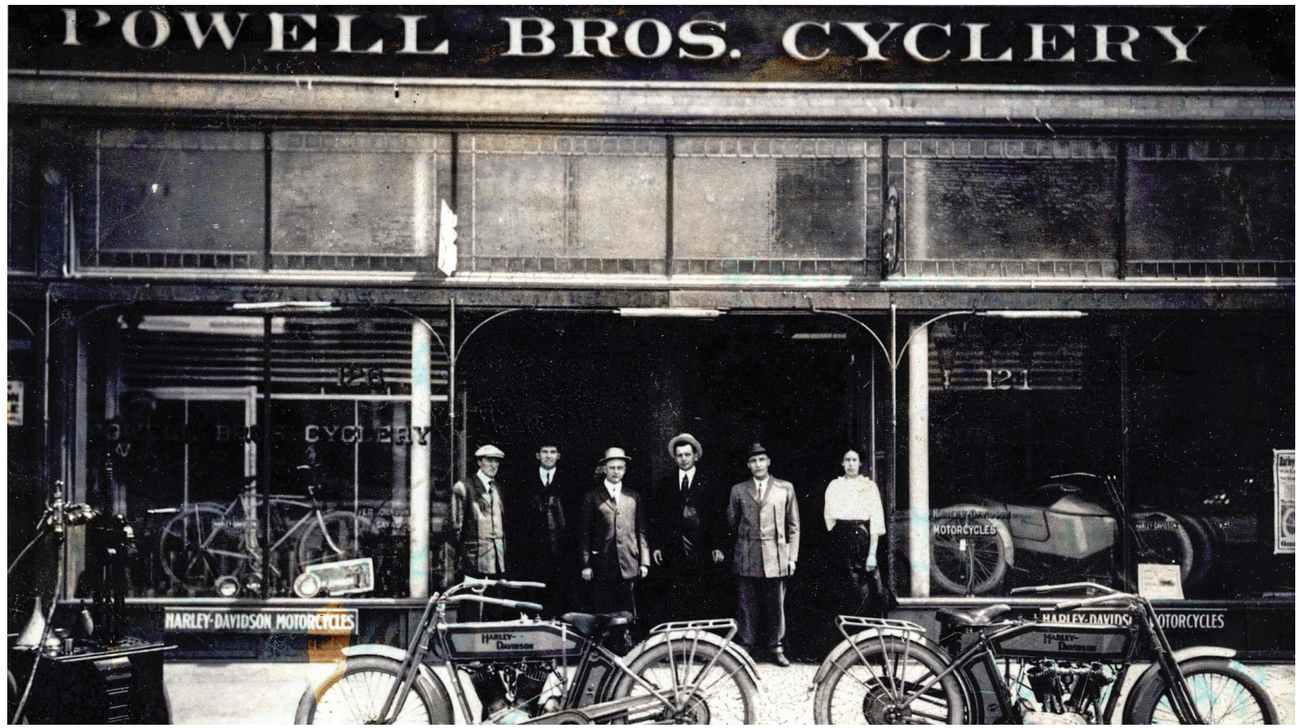




VINTAGE VEHICULAR DEALERSHIPS
& THEIR ARCHITECTURAL FEATURES

In the early decades of the 20th century through the 1950s, the rising popularity and usage of motor vehicles brought a distinct architectural typology to many American downtowns and motor-service corridors. Bold storefront display windows to showcase the newest models, a generous entrance, transom lights for additional daylighting, broad plate-glass panes, and timely signage (marquee, bands, and blades), were all architectural components that depicted the commercial and especially large good mercantile usages. Upper parapets often displayed distinctive signage either painted or affixed, and later highlighted with Neon tubing. Facades were often brick and accented by contrasting trim or decorative panels. Windows were often large and sized to not just display vehicles but to allow day lightings to penetrate into the sales floor. All dealerships with internal showrooms also possessed larger drive-in bays, service access and large openings for product movement with separated motor dealerships from other commercial buildings. In short, the architectural language of early Motor-vehicular dealerships is characterized by a mix of the maximization of showroom transparency at the street level, service functionality at the side and rear, and strong horizontal and vertical signage. Acknowledging and preserving these character defining features is key when adapting such buildings in a historic district context.





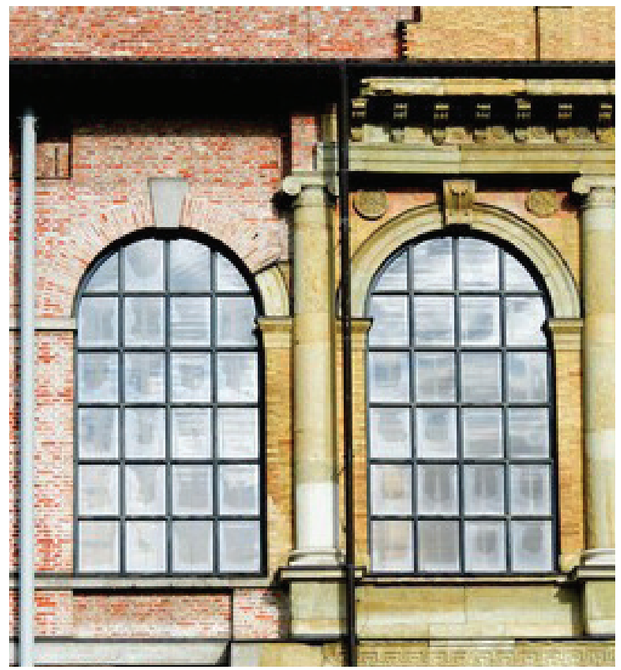




INTERATIONAL PRECEDENT
POST WAR GERMANY'S NEW CONSTRUCTION AND ADAPTIVE DESIGN

In Germany, historic-structure preservation has increasingly embraced a philosophy of "new insertion" rather than an exact replication of the past. Post World War II, German municipal architects weighed the importance of honoring the past and rebuilding. New infill or adaptive reuse construction often does not attempt to reproduce every detail but instead echoes the key character-defining architectural features of the original context- the shape/proportion and placement of windows, the rhythm of bays, cornice lines, and storefront openings - while allowing contemporary materials and forms to express the building's new purpose. For example, in the Altes-Pinokotek in Munich, the destruction caused during the war necessitated renovation. The new portion illustrates the window openings and pattern but with modernized materials. Brick detailing is minimized to simple lines and simple extrusions and brick color is a contrasting color to set itself apart from the original design. The building still 'feels' appropriate in scale, rhythm, massing, and ironically- the style. By applying this approach in Columbia, new construction or adaptive reuse on historic sites can achieve a respectful balance: honoring historic character without resorting to mimicry, thereby reinforcing the sense of continuity in the district while also allowing the building to compete with modern uses.









COLUMBIA'S AUTOMOTIVE HISTORY

The 1930s and 40s witnessed the emergence of Columbia's Automotive related commercial development lining particular corridors of the city, often clustered together and forming automotive districts. These corridors included dealerships, service garages, parts supply stores, warehouses, and showrooms, each aligned with the auto-age economy and contributing to recognizable architectural archetypes. All have some form of tall parapets, transoms, large storefront display windows, painted or illuminated signs (especially neon), large service bays and distinctive brick work. Within Columbia this can be found in only a handful of surviving buildings. By recognizing and preserving this group of buildings and their historic uses, the city affirms the importance of its automotive heritage as part of the larger commercial and transportation history of Columbia.





E 7th St and Woodland, now Columbia Motor Alley and hub for Columbia's Cars and Coffee. The grand opening of Dowling Chevrolet was in 1947.





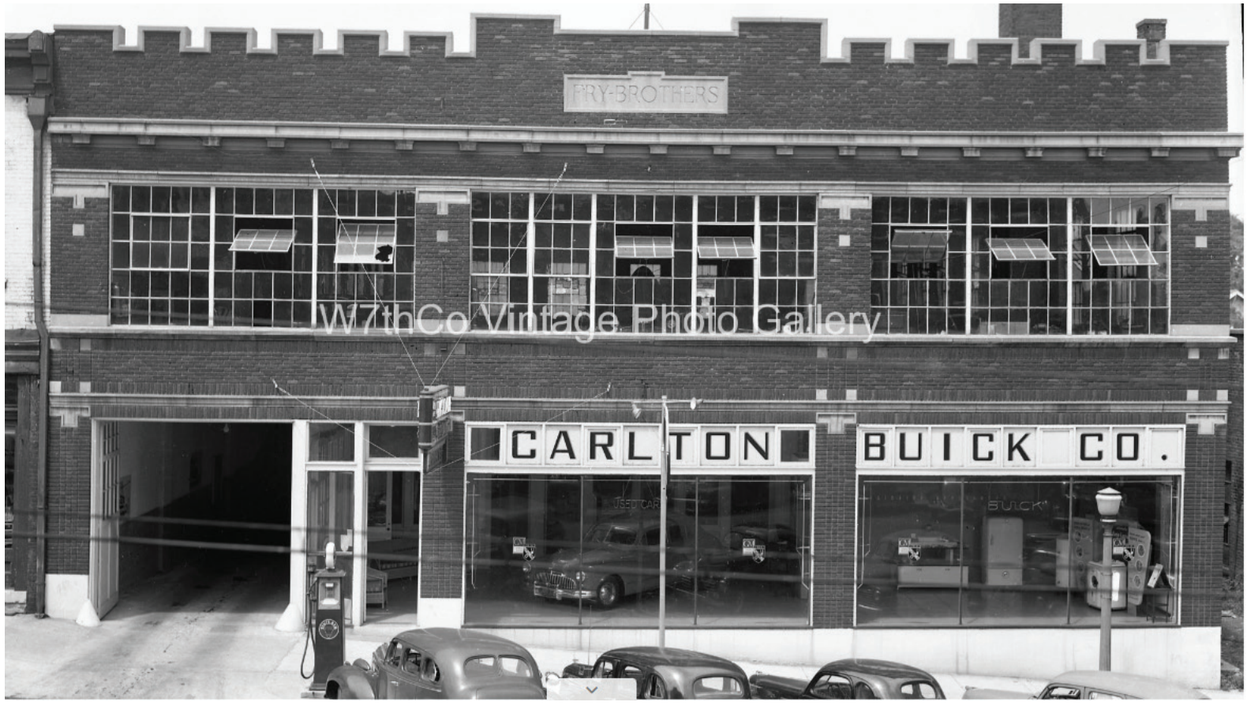
912 South Main Street Exterior of Adwell Motors opened in 1948 photo c. 1967 with Mustangs and Cougars on display. Now surrounded by Columbia's historical district .



W7thCo Vintage Photo Gallery



Exterior of the Ellis Chrysler Plymouth Dodge dealership c. 1957 on N Main St. Now a lot used for off street parking and civic event space



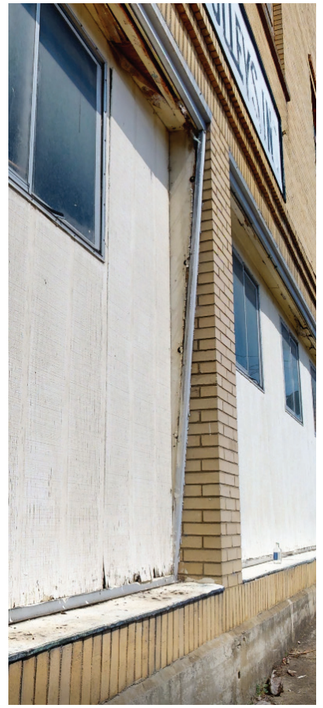
W7thCo Vintage Photo Gallery



Exterior of Carlton Buick on N Main St. in the Fry Bros. building c. 1946. Carlton is also a Frigidaire appliance dealer. This is the current Police Dept. headquarters downtown.

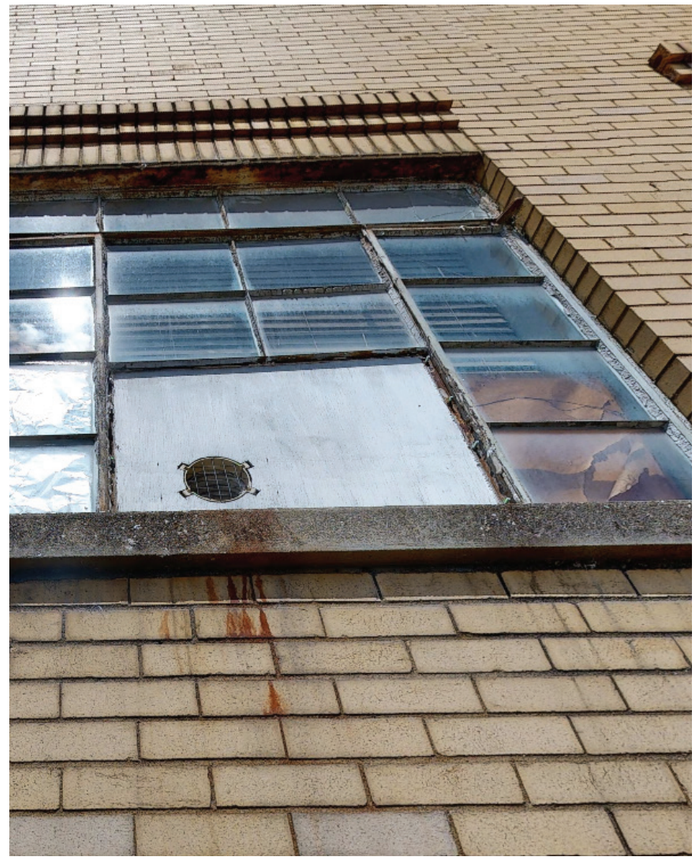






PROGRESSIVE DETERIORATION OF 810 WOODLAND

Built as a dealership and showroom for Lincoln Mercury in the late 1930s, over time, the building has fallen into disrepair and currently requires substantial renovation and rehabilitation to restore it to its aesthetic integrity as well as updating to modern building and energy codes. The original facade was constructed in yellow brick where the difficulty of replacing with an exact match is seen in the patched area about the front door. The building retains much of its original massing and showroom frontage. The Large plate glass windows have long since been boarded up but still show the original frame and trim. This offers an opportunity for restoration of some of its key features and reuse in a manner respectful to its history.



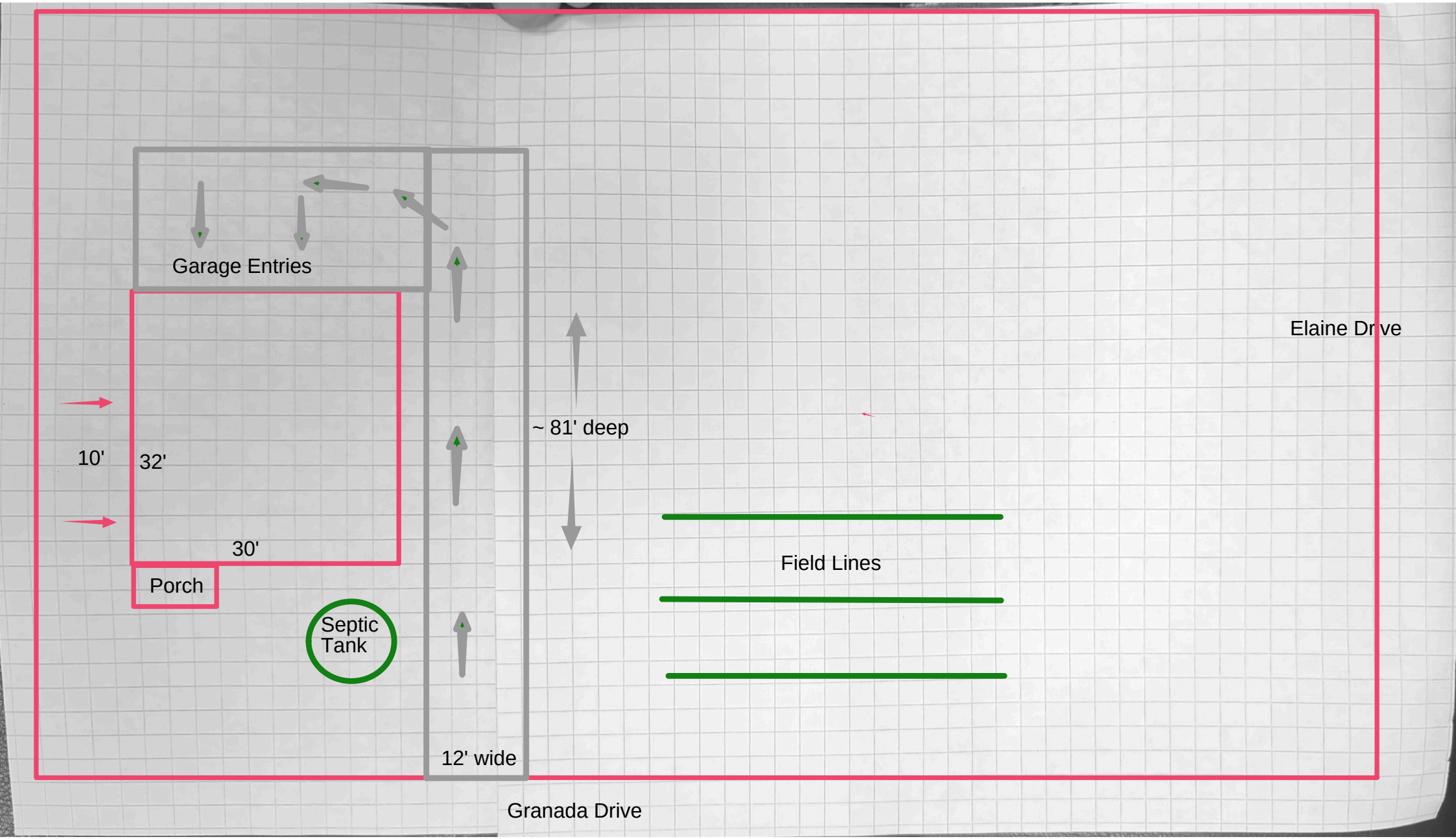


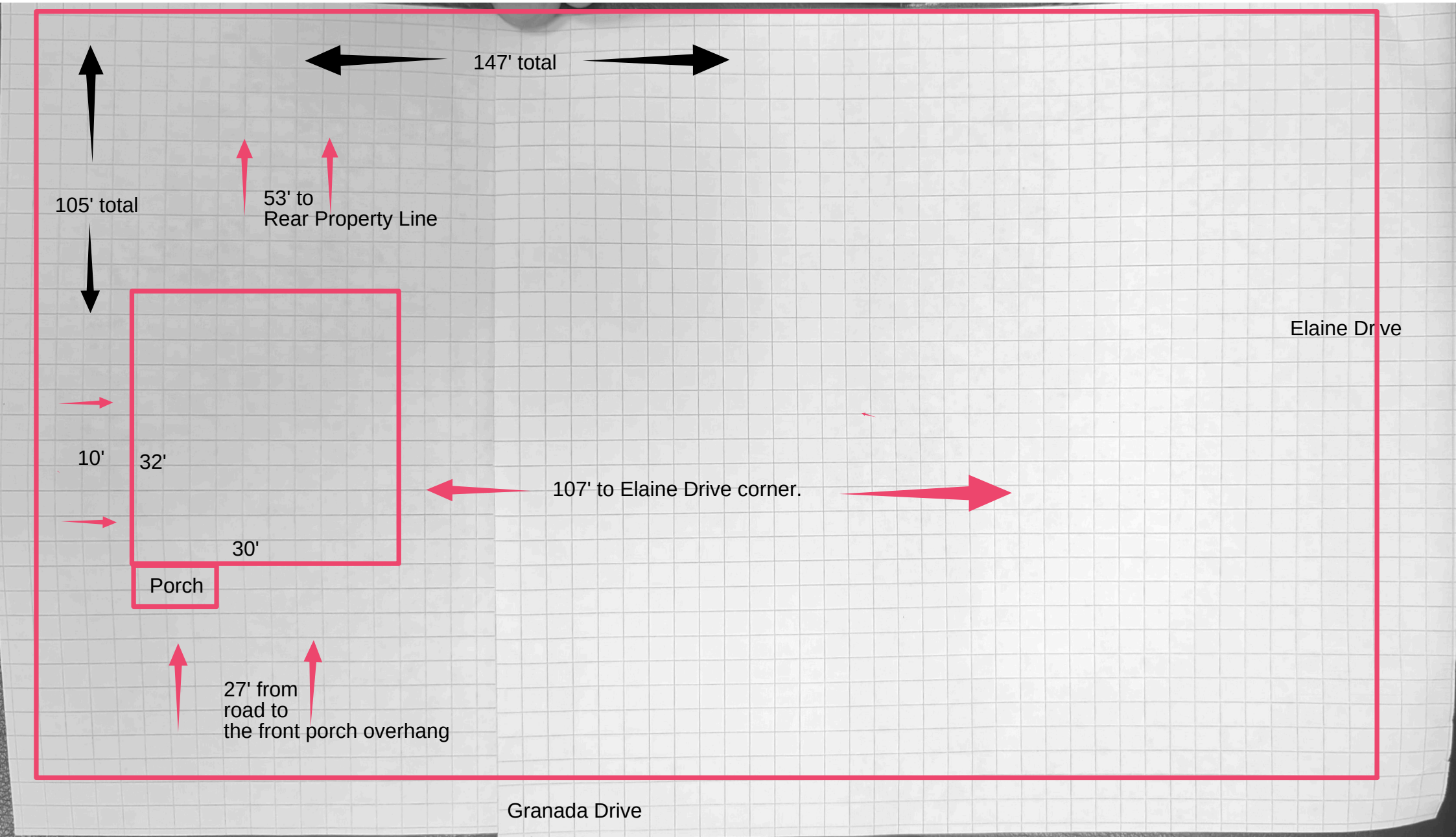


810 Woodland Street, Columbia, Tennessee

Description of Project:
Petition to the Historic Commission to review and accept 810 Woodland street into the Downtown Columbia Historic District.

PROPOSED MATERIALS: STEEL REPLICA WINDOWS BY WINCO (ATTACHED), DOORS, HISTORICALLY RESPECTIVE WROUGHT IRON FENCING


Garage Entries
10'
32'
30'
Porch
Septic Tank
~ 81' deep
Field Lines
12' wide
Granada Drive
Elaine Dr ve


147' total
105' total
53' to
Rear Property Line
Elaine Dr ve
10'
32'
107' to Elaine Drive corner.
30'
Porch
27' from
road to
the front porch overhang
Granada Drive

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Jesus Santos

Location:
County: Maury
Address: Granada Dr at Elaine Drive
City: Columbia
Subdivision: Bel Air Heights
Lot #: 7

Map: 089K Group: _____ Parcel: 028.00

Installation:
(**X**) 1. New Installation
( ) 2. Repair to Existing System
( ) 3. System Modification
( ) 4. Large System

Establishment:
(**X**) 1. Residential: # Bedrooms **1**
( ) 2. Other: _____
Gal/Day: _____

Evaluation Based Upon:
( ) 1. Soil Typing by Soil Scientist
( ) a. General
( ) b. High Intensity
( ) c. Extra High Intensity
( ) 2. Soil Percolation Test
(**X**) 3. Environmental Scientist
Estimated Absorption Rate: **75** MPI

Type of System:
(**X**) 1. Conventional
( ) 2. Modified Conventional
(**X**) 3. Conventional System Substitute
(**X**) Chamber
(**X**) Expanded Polystyrene
(**X**) Large Diameter Gravelless Pipe
Gravel backfill in a 24 in. wide trench required? **Yes**
( ) 4. Low Pressure Pipe
( ) 5. Mound
( ) 6. Lagoon
( ) 7. Subsurface Drip System
( ) 8. Other: _____

Approval Based Upon: State No. T.C.A. 68-221-403
( ) (c) Percolation Test
( ) (d) Grandfather Clause - Current standards except those specified
( ) (f) 12" (karst) and 6" (non-karst) buffer required
( ) (m) 3rd Party Permit Package
( ) (i) 9" Buffer required (24"-36" total soil depth)
( ) (k) Grandfather Clause - Meets June 30, 1990, standards (repair only)
(**X**) Current Standards
( ) Other: _____

The system shall consist of a two-compartment septic tank holding 750 (min) gallons, with 123 linear feet in 3 trenches, 36 inches wide and 24 (min) to 24 (max) inches in depth. (Depth of gravel: 12 inches)

SIP Depth (in): _____ **SIP Length (ft):** _____
SIP Comments:

General Comments:
Locate fieldlines to side of house in area shown

Also Required:
( ) 1. Soil Improvement Practice (SIP)
( ) Curtain Drain
( ) Drawdown Drain
( ) Interceptor Drain
( ) 2. Flow Diversion Valve
( ) 3. Sewage Pump
Pump Flow Rate (gpm): _____
TDH (ft): _____
( ) 4. Single Compartment Pump Tank, Volume (gal): _____
( ) 5. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

Please see attached drawing and supporting documentation.

The recipient of this permit agrees to construct or have constructed the above-described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. **Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.**

By: Alan Floyd (DWR Staff) **Date:** 09/02/2025 (Date of Issue)

This permit is valid for 3 years from date of issue.
This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

Tennessee Department of Environment and Conservation - Division of Water Resources

Permit for Construction of a Subsurface Sewage Disposal System

Issued To: Jesus Mendoza Santos

Location: Granada Dr at Elaine Dr
Lot#7 Bel Air

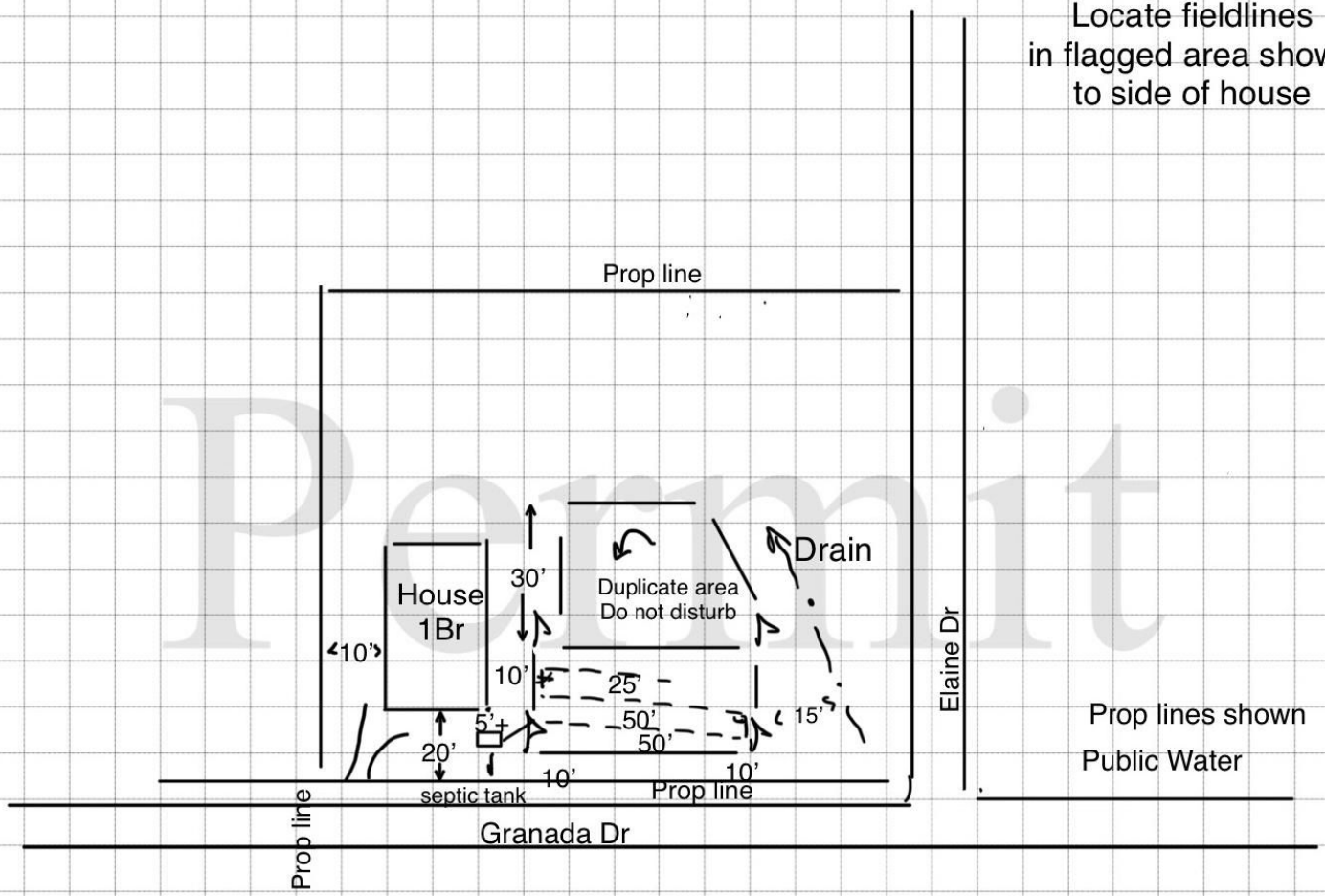
Inspector: Alan Floyd

Date: 9/2/25

General Notes:

- Please refer to the design specifications for the subsurface sewage disposal system on the first page of the construction permit.
- Contact the local Division of Water Resources representative to schedule a final inspection.
- All electric components (e.g., pump, alarm, etc.) for the subsurface sewage disposal system must be inspected and approved by the appropriate electrical inspector prior to requesting a final inspection. Documentation of the electrical inspection must be available during the final inspection.

Locate fieldlines
in flagged area shown
to side of house



Permit

Page 2

***Not to Scale**

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit
William R. Snodgrass – Tennessee Tower
312 Rosa L. Parks Ave., 11th Floor
Nashville, TN 37243-110

APPLICATION FOR WATER RESOURCES SERVICES
APPLICANT
COMPLETE QUESTIONS

1. Service Requested (Check Service) — **Fees Due**

X	Septic System Construction Permit	
X	Dwelling	$ 400.00 PAID
	Commercial: gdp	$
	System Modification	$
	Repair	$
X	Conventional Construction Inspection	$ 100.00 PAID
	Inspection Letter	$
	Certificate of Verification	$
	Water Sample	
	Total Coliform	$
	Fecal Coliform	$
	Alternative System Permit	$
	Alternative Construction Inspection	$
	Large Conventional System Plan Review	$
	Large Alternative System Plan Review	$
	Experimental System Plan Review	$
	Subdivision Evaluation: Lots:	$
	Pumping Contractor – Septage Application	$

2. LANDOWNER:
Names: Jesus Santos
Address: Elaine Drive
Columbia, Tennessee 38401
Day Phone: 9316981634
Original Owner: John Cain

APPLICANT:
Names: Jesus Santos
Address: Elaine Drive
Columbia, Tennessee 38401
Day Phone: 9316981634
Email: noahburchell10@gmail.com

Site Address:
Adresss: Elaine Drive
Columbia, Tennessee 38401

3. LOCATION OF LOT OR SITE: a) Subdivision Name: Bel Air Heights Lot # M/7
b) In a subdivision? Yes Give specific directions and address to the lot or site I've walked the property with Alan.
c) Tax Map 089K Parcel 028.00

FOR SSDS PERMIT
4. ONLY: a) Size of lot 0.35 b) Number of Bedrooms 2 Bedrooms Added
c) How many occupants? 2 d) Excavated Basement? Yes No X
e) Basement Plumbing Fixtures? Yes No X
f) Amount of water used monthly (gallons)
g) Water Supply: Public X Well Spring
h) Is the lot staked? Yes If not, date it will be staked:
Is the house staked? yes If not, date it will be staked:
i) Installer, if known: Lynn Excavation

5. FOR INSPECTION LETTER ONLY AND CERTIFICATE OF VERIFICATION ONLY:
a) Age of house b) Is house vacant? How long?
c) Original sewage system inspected
d) Date of previous repairs Inspected
e) Is wastewater "backing up" into plumbing fixtures? Surfacing on the ground?
f) All wastewater including washing machines routed into septic tank

6. FOR WATER SAMPLE ONLY: a) Source of Supply: Spring Well Other
b) Is there an outside faucet? c) Is the source chlorinated?
d) For Wells: Is the casing 6" above the ground? Is a sanitary seal on the casing?

7. I certify that the above information is true and correct to the best of my knowledge; **I have been authorized by the above name landowner** to submit this application for Environmental Services to the Division of Water Resources.

DATE: Aug 27, 2025 SIGNATURE: Jesus Mendoza AMOUNT PAID: 500.00 RECEIPT NUMBER: 3905093385

CN-0971 (Rev. 1-18) **RDA's 2321 &2403**


Granada Dr
1.00
2.00
21.00
22.00
26.00
27.00
Granada Dr
Elaine Dr

To whom it may concern,

I, Jesus Mendoza, mistakingly submitted for a two-bedroom permit on Elaine drive and it was supposed to be a one-bedroom permit. Can you please revise my application?

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit
William R. Snodgrass – Tennessee Tower
312 Rosa L. Parks Ave., 11th Floor
Nashville, TN 37243-110

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APPLICANT
COMPLETE QUESTIONS

1. Service Requested (Check Service) **Fees Due**

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	Fecal Coliform	$
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APPLICANT:
Names: Jesus Santos
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Email: noahburchell10@gmail.com

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DATE: Aug 27, 2025 SIGNATURE: Jesus Mendoza AMOUNT PAID: 500.00 RECEIPT NUMBER: 3905093385

CN-0971 (Rev. 1-18) **RDA's 2321 &2403**

Burco Construction, LLC
noahburchell10@gmail.com
(931) 698 - 1634

Appeal Justification

To whom it may concern, I am applying for this appeal on behalf of the property owner Jesus Mendoza.

We are requesting an exception be made so that Jesus is able to build on the lot in question. I've already acquired the septic permit to do so. It will not negatively impact any neighbors. It is only a 1 BR system.

If we can't get an exception for this, then there is no benefit to owning the lot as it is not buildable. We've already verified water availability.

Respectfully,
Noah Burchell - Owner at Burco Construction, LLC

LEGEND

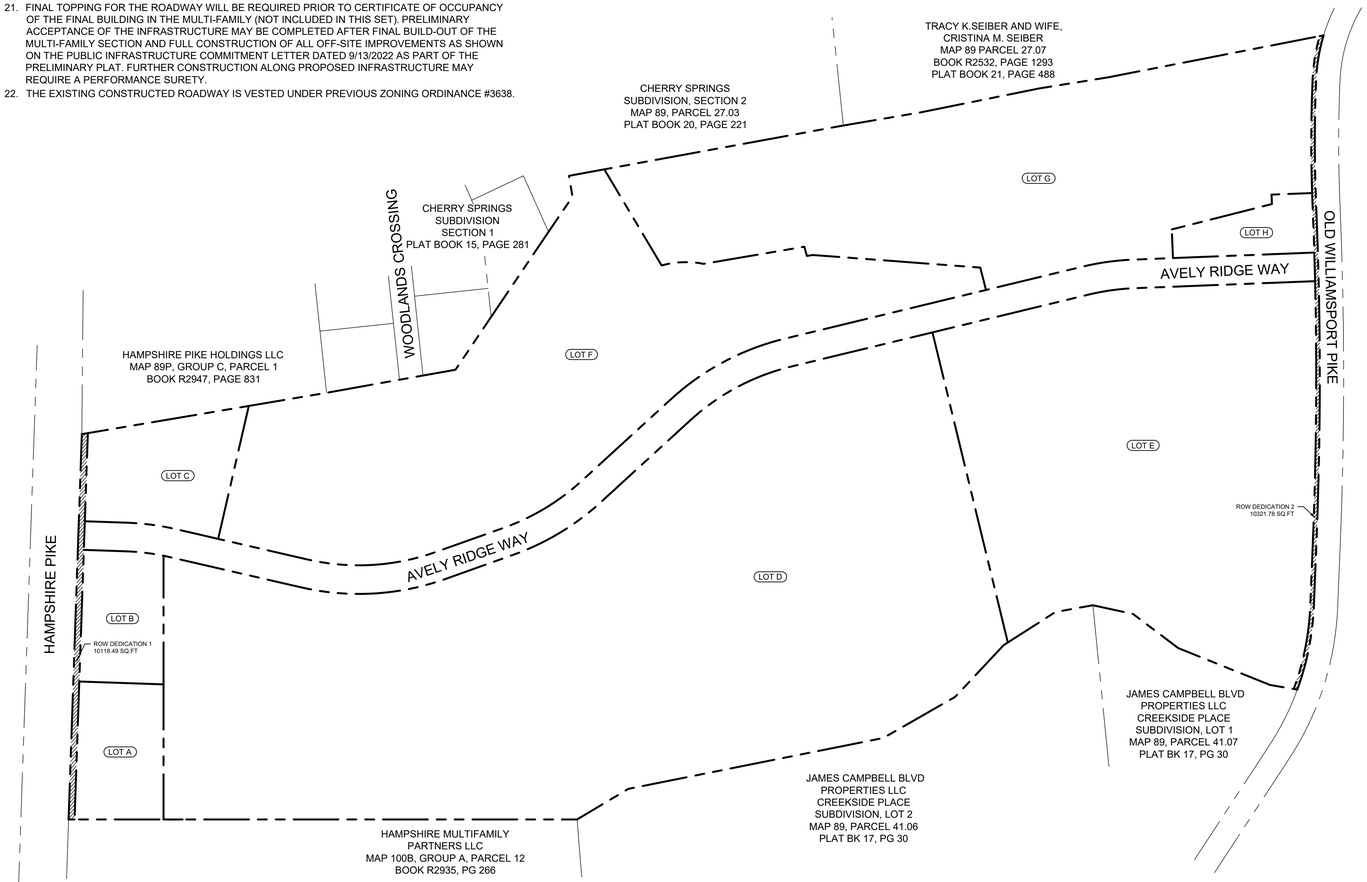
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.		BOUNDARY		
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234		CENTERLINE		
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE			BUFFER		
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY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

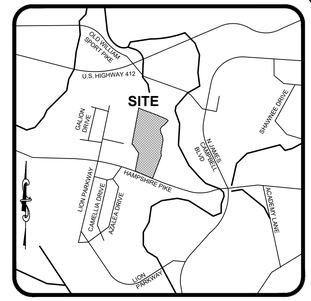
HATCH LEGEND

ROW DEDICATION

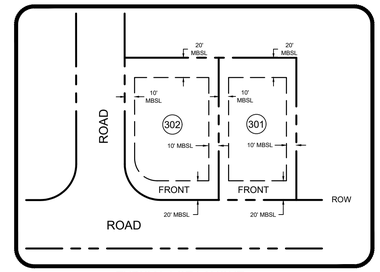
PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS AND DEDICATE RIGHT-OF-WAY.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 41.15, ON MAURY COUNTY TAX MAP 089. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN BOOK R2858, PAGE 105, 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: 10-01-2021
   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 SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). 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" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0280E AND 47119C0165E, 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 ____, PAGES ____.
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. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. 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.
15. 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.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
18. 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.
19. 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.
20. LOTS A, B, AND C SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO HAMPSHIRE PIKE.
21. FINAL TOPPING FOR THE ROADWAY WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FINAL BUILDING IN THE MULTI-FAMILY (NOT INCLUDED IN THIS SET). PRELIMINARY ACCEPTANCE OF THE INFRASTRUCTURE MAY BE COMPLETED AFTER FINAL BUILD-OUT OF THE MULTI-FAMILY SECTION AND FULL CONSTRUCTION OF ALL OFF-SITE IMPROVEMENTS AS SHOWN ON THE PUBLIC INFRASTRUCTURE COMMITMENT LETTER DATED 9/13/2022 AS PART OF THE PRELIMINARY PLAT. FURTHER CONSTRUCTION ALONG PROPOSED INFRASTRUCTURE MAY REQUIRE A PERFORMANCE SURETY.
22. THE EXISTING CONSTRUCTED ROADWAY IS VESTED UNDER PREVIOUS ZONING ORDINANCE #3638.





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
LOT A	51983.49'	1.193
LOT B	47303.93'	1.086
LOT C	69305.44'	1.591
LOT D	1081847.58'	24.836
LOT E	526629.63'	12.090
LOT F	489022.37'	11.226
LOT G	451275.23'	10.360
LOT H	28107.47'	0.645

Additional ROW Dedication Area Table		
ROW #	Area (SF)	Area (AC)
ROW Dedication 1	10118.49'	0.232
ROW Dedication 2	10321.78'	0.237



GRAPHIC SCALE: 1" = 150'

OWNER: HAMPSHIRE PIKE HOLDINGS LLC
18100 VON KARMAN AVENUE,SUITE 500
IRVINE,CA,92612
949-518-2191

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-564-2701
KELLEY FRANK@KIMLEY-HORN.COM

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

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

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 1

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
COLUMBIA, TENNESSEE — DATE

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 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 R2858, PAGE 105, 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
COLUMBIA, TENNESSEE — DATE

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
COLUMBIA, TENNESSEE — DATE

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
COLUMBIA, TENNESSEE — DATE

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

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	66.815	TOTAL NO. OF LOTS:	8
ACRES NEW RD/ST:	4.256 (ROW)	L.F. OF NEW RD/ST:	2749.5717
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 150'	DATE:	08/06/2025

WA PROJECT NO. 21-1752 — SHEET 1 OF 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.65'	375.01'	14° 18' 30"	S62° 07' 47"E	93.41'
C2	91.58'	382.51'	13° 43' 01"	S62° 25' 33"E	91.36'
C3	263.09'	3068.00'	4° 54' 48"	S71° 44' 27"E	263.01'
C4	239.00'	3075.58'	4° 27' 08"	S71° 30' 37"E	238.94'
C5	24.74'	3075.58'	0° 27' 39"	N73° 58' 01"W	24.74'
C6	100.14'	8492.39'	0° 40' 32"	N73° 51' 35"W	100.14'
C7	60.00'	8492.39'	0° 24' 17"	S73° 19' 10"E	60.00'
C8	709.46'	8499.93'	4° 46' 56"	S71° 48' 23"E	709.26'
C9	548.70'	8492.39'	3° 42' 07"	S71° 15' 58"E	548.60'
C11	177.29'	567.46'	17° 54' 01"	S60° 27' 56"E	176.57'
C12	103.81'	540.00'	11° 00' 53"	N25° 43' 03"E	103.65'
C13	79.66'	480.00'	9° 30' 30"	S24° 57' 52"W	79.57'
C14	12.62'	480.00'	1° 30' 23"	S30° 28' 19"W	12.62'
C15	307.12'	540.00'	32° 35' 10"	S14° 55' 55"W	303.00'
C16	272.99'	480.00'	32° 35' 10"	N14° 55' 55"E	269.33'
C17	215.51'	540.00'	22° 51' 58"	S12° 47' 40"E	214.08'
C18	191.56'	480.00'	22° 51' 58"	N12° 47' 40"W	190.29'
C19	241.85'	480.00'	28° 52' 06"	S9° 47' 36"E	239.30'
C20	272.08'	540.00'	28° 52' 06"	N9° 47' 36"W	269.21'
C21	89.07'	192.50'	26° 30' 41"	N16° 06' 38"E	88.28'
C22	107.15'	540.00'	11° 22' 08"	N10° 19' 31"E	106.97'
C23	95.24'	480.00'	11° 22' 08"	S10° 19' 31"W	95.09'
C25	178.22'	574.95'	17° 45' 37"	S60° 32' 09"E	177.51'

HATCH LEGEND

ROW DEDICATION

DETENTION POND

POB
N:470741.49
E:1649350.82

CHERRY SPRINGS
SUBDIVISION, SECTION 2
MAP 89, PARCEL 27.03
PLAT BOOK 20, PAGE 221

TRACY K.SEIBER AND WIFE,
CRISTINA M. SEIBER
MAP 89 PARCEL 27.07
BOOK R2532, PAGE 1293
PLAT BOOK 21, PAGE 488

CHERRY SPRINGS
SUBDIVISION
SECTION 1
PLAT BOOK 15, PAGE 281

HAMPSHIRE PIKE HOLDINGS LLC
MAP 89P, GROUP C, PARCEL 1
BOOK R2947, PAGE 831

HAMPSHIRE MULTIFAMILY
PARTNERS LLC
MAP 100B, GROUP A, PARCEL 12
BOOK R2935, PG 266

JAMES CAMPBELL BLVD
PROPERTIES LLC
CREEKSIDE PLACE
SUBDIVISION, LOT 2
MAP 89, PARCEL 41.06
PLAT BK 17, PG 30

JAMES CAMPBELL BLVD
PROPERTIES LLC
CREEKSIDE PLACE
SUBDIVISION, LOT 1
MAP 89, PARCEL 41.07
PLAT BK 17, PG 30

AVELY RIDGE WAY
(60' R.O.W.)
MAJOR LOOP

AVELY RIDGE WAY
(60' R.O.W.)

WOODLANDS CROSSING
(50' R.O.W.)

HAMPSHIRE PIKE
(100' R.O.W.)

OLD WILLIAMSPORT PIKE
(PUBLIC R.O.W. VARIES)

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H

FLOOD ZONE X
FLOOD ZONE AE
REGULAR FLOODWAY
BASE FLOOD ELEVATION: 577'
FLOODWAY BOUNDARY

BIGBY CREEK

WATER QUALITY
DETENTION POND

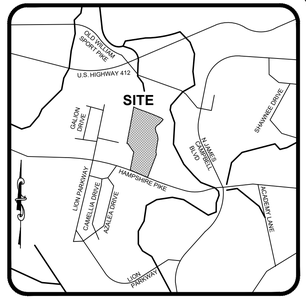
SEGMENTAL BLOCK
RETAINING WALL

TOP OF BANK

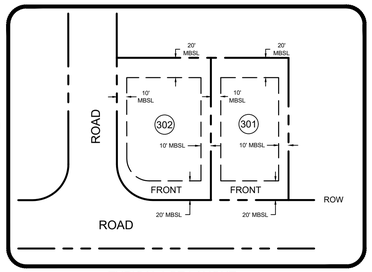
50' EAST TENNESSEE
NATURAL GAS PIPELINE
RIGHT OF WAY
INSTRUMENT NO. 0000
BOOK 283, PAGE 388

ROW DEDICATION 1
10116.49 SQ.FT

ROW DEDICATION 2
10321.78 SQ.FT



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	8.46'	S7°12'30"W
L2	7.63'	S27°51'17"W
L3	50.45'	S27°51'17"W
L4	118.69'	S55°18'29"W
L5	86.06'	S30°29'38"W
L6	79.99'	S7°58'19"W
L7	118.34'	S14°23'00"E
L8	9.97'	S14°23'00"E
L9	21.78'	N28°31'26"W
L10	127.10'	N28°34'27"W
L11	12.51'	S18°14'30"W
L12	12.76'	N8°39'08"E
L13	119.24'	N8°07'38"E
L14	89.24'	N37°28'50"W
L15	44.42'	N81°16'34"W
L16	60.00'	N69°47'23"W
L17	88.09'	N20°12'37"E
L18	88.09'	S20°12'37"W
L19	57.48'	S31°13'30"W
L20	57.48'	N31°13'30"E
L21	33.55'	N31°13'30"E
L22	225.63'	S31°13'30"W

Parcel Line Table		
Line #	Length	Direction
L23	192.07'	N31°13'30"E
L24	151.47'	N1°21'41"W
L25	151.47'	S1°21'41"E
L26	254.36'	S24°13'39"E
L27	254.36'	N24°13'39"W
L28	304.68'	S4°38'28"W
L29	434.74'	N4°38'28"E
L30	154.09'	S4°38'28"W
L31	24.03'	N4°38'28"E
L32	48.48'	S86°12'18"E
L33	12.28'	N8°34'35"E
L34	20.09'	S86°45'59"E
L35	66.93'	N77°26'30"E
L36	183.87'	N4°38'28"E
L37	183.87'	S4°38'28"W
L38	83.84'	N16°00'35"E
L39	60.10'	S73°59'25"E
L40	379.71'	S16°00'35"W
L41	296.58'	N16°00'35"E
L42	19.80'	S73°59'35"E
L43	85.08'	S16°00'25"W

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

LEGEND

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

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

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 1

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

TOTAL ACRES:	66.815	TOTAL NO. OF LOTS:	8
ACRES NEW RD/ST:	4.256 (ROW)	L.F. OF NEW RD/ST:	2749.5717
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	08/06/2025

WA PROJECT NO. 21-1752 SHEET 2 OF 2

OWNER AFFIDAVIT
COLUMBIA, MAURY COUNTY, TENNESSEE

I/we, Hampshire Pike Holdings, LLC
(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:

Map 089, Parcel 41.15
(Property Parcel/Tax ID Number)

and located at:

Hampshire Pike, Columbia, TN
(Street Address)

am fully aware of the request for development approval in 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

18100 Von Karman, Suite 500
Property Owner Mailing Address

Irvine, CA 92612
City, State, & Zip

Subscribed and sworn to before me this ____ day of _____, 20____.

See attached certificate
Notary Public

My Commission Expires: _____

CALIFORNIA ALL PURPOSE JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
ss
County of ORANGE)

Subscribed and sworn to (or affirmed) before me on this 17th day of March, 2025, by Rodney F. Emery, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

CRISTINA B. SONG
Notary Public - California
Orange County
Commission # 2422287
My Comm. Expires Oct 20, 2026

WITNESS my hand and official seal.

C Song

Signature of Notary Public

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

7 day of May, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Hampshire Pike Development Holdings, 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.

Hampshire Pike Mixed-Use
PROJECT

Completed by the Developer	*Completed by the City*
Hampshire Pike Development Holdings, LLC DEVELOPER NAME	
Dinesh Dalvar AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
May 7, 2025 DATE	DATE
18100 Von Karman Ave Ste 500 STREET	
Irvine, CA 92612 CITY, STATE, ZIP	
949-852-0700 PHONE	
chase.Emery@Steadfastco.com EMAIL	
Attest	*Attest*
Jacklyn White ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
May 7, 2025 DATE	DATE

CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: csurvey@bellsouth.net

LEGAL DESCRIPTION

BEING AND LYING IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING NORTH OF DOUBLE BRANCH ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF DOUBLE BRANCH ROAD; SAID POINT BEING THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF PATRICIA BARNETT; THENCE WITH CENTER OF SAID ROAD, N 86°17'01" W For A Distance Of 174.43' To A MAG NAIL; THENCE N 85°40'34" W For A Distance Of 148.39' TO A POINT; SAID POINT BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF CATHERINE BARNETT; THENCE LEAVING SAID ROAD WITH BARNETT, N 05°05'34" E, PASSING A TWIN CEDAR TREE AT 16.29', IN ALL A Distance Of 748.06' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, N 88°23'07" W For A Distance Of 257.82' To A IRON PIN FOUND (#596); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF BARNETT, AND THE NORTHEAST CORNER OF JOHN WARD JR.; THENCE WITH WARD, N 45°40'16" W For A Distance Of 83.99' To A IRON PIN FOUND (#596); THENCE N 77°47'02" W For A Distance Of 134.77' To A IRON PIN SET; THENCE S 65°46'23" W For A Distance Of 101.74' To A IRON PIN FOUND(#596); THENCE N 82°43'11" W, PASSING THE CENTER OF A TVA LINE AT 126.22', IN ALL A Distance Of 226.22' To A IRON PIN FOUND; THENCE N 83°12'45" W, PASSING AN IRON PIN FOUND AT 162.41' IN ALL A Distance Of 191.68' TO A POINT IN THE CENTER OF AND OLD LANE; SAID POINT BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING, THE NORTHWEST CORNER OF WARD, AND THE EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA SECTION 1B; THENCE WITH CENTER OF SAID ROAD AND EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA, N 09°17'45" E For A Distance Of 458.30' To A POINT; THENCE N 10°12'24" E For A Distance Of 129.16' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 30, AND THE SOUTHEAST CORNER OF LOT 31; THENCE WITH LOTS 31-33, N 12°43'52" E For A Distance Of 411.65' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 33; THENCE LEAVING CENTER OF SAID OLD LANE CONTINUING WITH LOT 33, N 77°15'40" W For A Distance Of 11.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 51 OF SAGEWOOD ESTATES SECTION 2B; THENCE WITH LOT 51 OF SAGEWOOD ESTATES SECTION 2B AND A FENCE, N 17°09'45" E For A Distance Of 129.46' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 50; THENCE WITH LOT 50 AND CONTINUING WITH A FENCE, N 17°24'44" E For A Distance Of 126.44' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 49; THENCE WITH LOT 49 AND CONTINUING WITH A FENCE, N 13°54'02" E For A Distance Of 96.83' To A IRON PIN FOUND (#596); THENCE N 17°06'23" E For A Distance Of 45.75' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 48; THENCE WITH LOT 48 AND CONTINUING WITH A FENCE, N 13°49'36" E For A Distance Of 24.12' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 21 OF SAGEWOOD ESTATES SECTION 2C; THENCE WITH LOT 21 OF SAGEWOOD ESTATES SECTION 2C AND CONTINUING WITH A FENCE, N 16°44'48" E For A Distance Of 183.24' To A 12" HICKORY; THENCE N 18°09'38" E For A Distance Of 89.04' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 20; THENCE WITH LOT 20 AND CONTINUING WITH A FENCE, N 22°02'15" E For A Distance Of 133.78' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CHARLES RAINES; THENCE LEAVING SAGEWOOD ESTATES SECTION 2C AND SAID FENCE WITH RAINES, S 72°22'23" E For A Distance Of 265.85' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHEAST CORNER OF RAINES; THENCE CONTINUING WITH RAINES, N 63°50'40" E For A Distance Of 23.77' To A IRON PIN FOUND (#1488); THENCE N 52°03'05" E For A Distance Of 221.73' To A IRON PIN FOUND (#1488); THENCE N 37°25'50" E For A Distance Of 772.20' To A IRON PIN FOUND (#1488); THENCE S 78°58'43" E, PASSING THE EASTERN MOST SOUTHEAST CORNER OF RAINES, AND THE SOUTH BOUNDARY OF LOT 308 OF HONEY FARM PHASE II SECTION 4, For A Distance Of 470.27' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 307, AND THE SOUTHWEST CORNER OF LOT 306; THENCE WITH LOTS 306-304, S 79°19'27" E For A Distance Of 231.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF LOT 303 OF HONEY FARM PHASE II SECTION 3; THENCE WITH LOT 303 OF HONEY FARM PHASE II SECTION 3, S 80°17'59" E For A Distance Of 65.83' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 302, AND THE SOUTHWEST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2; THENCE WITH OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, N 22°11'56" E For A Distance Of 173.66' To A IRON PIN FOUND (#1488); THENCE N 26°34'46" E For A Distance Of 230.14' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, AND THE SOUTHEAST CORNER OF A COMMON AREA OF HONEY FARM PHASE I SECTION 1; THENCE WITH A COMMON AREA OF HONEY FARM PHASE I SECTION 1, N 20°27'06" W For A Distance Of 254.10' To A IRON PIN FOUND; THENCE N 13°01'42" W, PASSING AN IRON PIN FOUND AT 317.90', IN ALL A Distance Of 380.00' To A POINT IN THE CENTER OF RUTHERFORD CREEK; SAID POINT BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH CENTER OF SAID CREEK, S 51°08'37" E For A Distance Of 530.10'; THENCE S 21°10'27" E For A Distance Of 235.64'; THENCE S 14°57'02" E For A Distance Of 511.26'; THENCE S 24°44'10" E For A Distance Of 196.45'; THENCE S 45°00'00" E For A Distance Of 93.74'; THENCE S 68°07'46" E For A Distance Of 331.06'; THENCE S 49°24'17" E For A Distance Of 204.66'; THENCE S 46°25'20" E For A Distance Of 341.03'; THENCE S 57°19'33" E For A Distance Of 212.10'; THENCE S 62°41'44" E For A Distance Of 189.84'; THENCE S 69°13'46" E For A Distance Of 159.25'; THENCE S 77°47'04" E For A Distance Of 134.97'; THENCE S 43°29'09" E For A Distance Of 248.36'; THENCE S 50°06'18" E, PASSING THE CENTER OF A TVA LINE AT 56.92', IN ALL A Distance Of 264.79'; THENCE S 17°09'45" E For A Distance Of 42.14'; THENCE S 71°33'37" E For A Distance Of 53.77'; THENCE S 35°51'20" W For A Distance Of 82.42'; THENCE S 48°13'47" W For A Distance Of 72.01'; THENCE N 79°36'00" W For A Distance Of 148.72'; THENCE S 78°41'53" W For A Distance Of 41.00'; THENCE S 75°00'16" W For A Distance Of 196.26'; THENCE S 63°53'26" W For A Distance Of 263.14'; THENCE S 71°31'09" W For A Distance Of 533.63'; THENCE S 73°36'12" W For A Distance Of 153.60'; THENCE S 48°52'07" W For A Distance Of 112.34'; THENCE S 34°59'45" W For A Distance Of 295.87'; THENCE S 14°27'34" W For A Distance Of 140.72'; THENCE S 28°20'53" W For A Distance Of 119.22'; THENCE S 41°54'23" W For A Distance Of 88.50'; THENCE S 57°21'23" W For A Distance Of 90.17'; THENCE S 88°18'48" W For A Distance Of 208.04'; THENCE N 68°53'29" W For A Distance Of 64.43'; THENCE N 62°34'30" W For A Distance Of 207.05'; THENCE N 75°57'59" W For A Distance Of 79.12'; THENCE S 87°51'36" W For A Distance Of 218.88'; THENCE S 74°24'07" W For A Distance Of 118.95'; THENCE S 73°28'59" W For A Distance Of 528.93'; THENCE S 80°56'14" W For A Distance Of 159.83'; THENCE S 63°39'13" W For A Distance Of 120.16'; THENCE S 11°45'48" W For A Distance Of 79.77'; THENCE S 25°40'20" W For A Distance Of 63.44'; THENCE S 36°44'47" E For A Distance Of 273.01' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF JERRY LASSITER ETUX; THENCE LEAVING SAID CREEK WITH LASSITER, S 59°23'35" W For A Distance Of 69.95' To A IRON PIN FOUND; THENCE S 25°22'28" W For A Distance Of 34.24' To A Rock; SAID ROCK BEING THE NORTHWEST CORNER OF LASSITER, AND THE NORTHEAST CORNER OF PATRICIA BARNETT; THENCE WITH BARNETT, S 74°47'08" W For A Distance Of 160.59' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, S 10°22'03" W, PASSING AN IRON PIN SET AT 623.46', IN ALL A Distance Of 643.20' To The Point Of Beginning And Containing 206.96 Acres As SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 4, 2018.

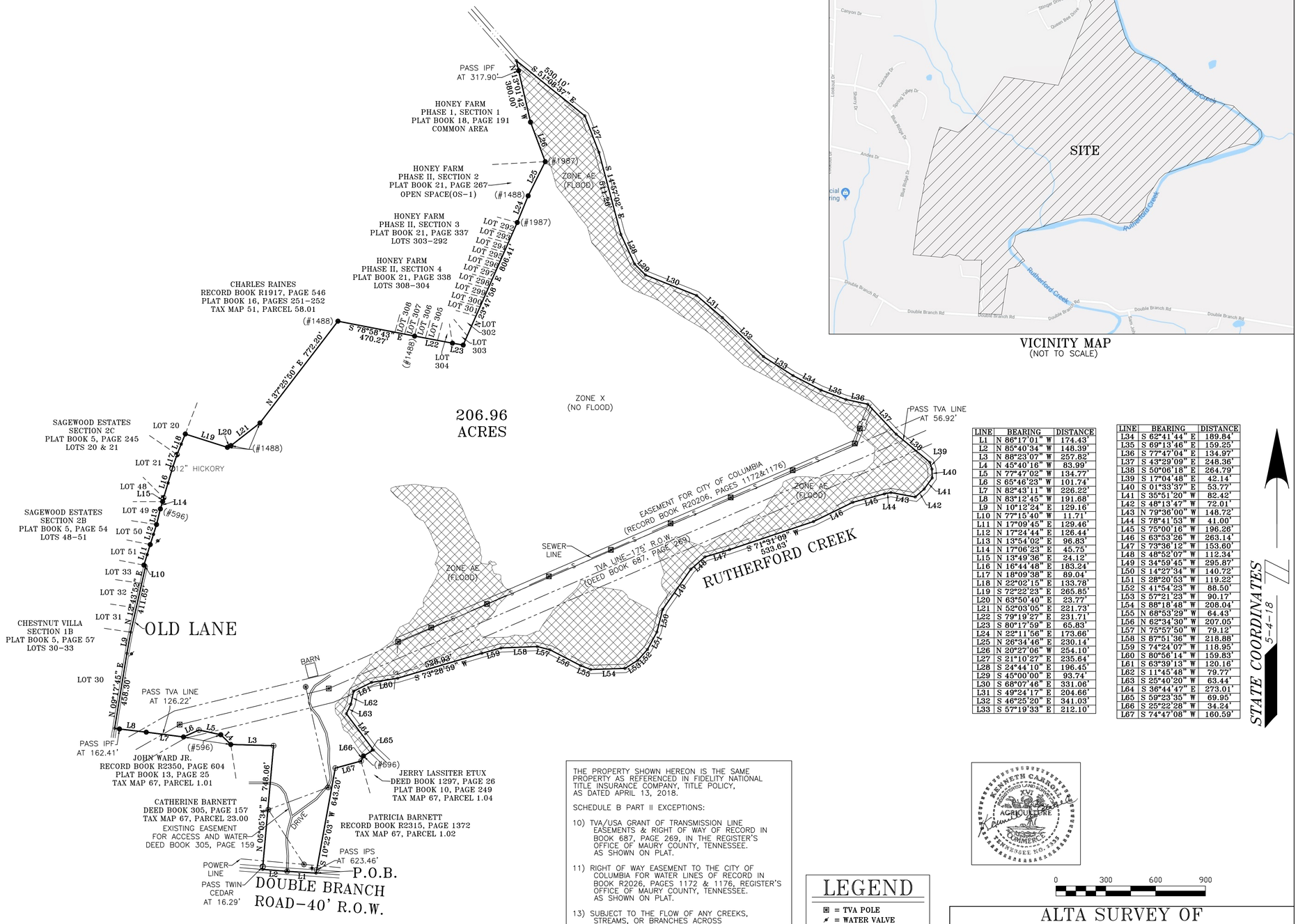
THE ABOVE TRACT IS SUBJECT TO 20 FEET OF THE 40 FOOT R.O.W. OF DOUBLE BRANCH ROAD, A 175' TVA LINE R.O.W. AS RECORDED IN DEED BOOK 687, PAGE 269, AN EASEMENT FOR CITY OF COLUMBIA AS RECORDED IN RECORD BOOK R2026, PAGES 1172 AND 1176, AND AN EASEMENT FOR ACCESS AND WATER RIGHT AS RECORDED IN DEED BOOK 305, PAGE 159, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO L E BARNETT ETAL AS RECORDED IN DEED BOOK 609, PAGE 77, DEED BOOK 811, PAGE 314, DEED BOOK 285, PAGE 273, AND DEED BOOK 231, PAGE 589, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND ROBERT C. LEPLEY AND TERI L. LEPLEY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335



VICINITY MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N 86°17'01" W	174.43'
L2	N 85°40'34" W	148.39'
L3	N 88°23'07" W	257.82'
L4	N 45°40'16" W	83.99'
L5	N 77°47'02" W	134.77'
L6	S 65°46'23" W	101.74'
L7	N 82°43'11" W	226.22'
L8	N 83°12'45" W	191.68'
L9	N 10°12'24" E	129.16'
L10	N 77°15'40" W	11.71'
L11	N 17°09'45" E	129.46'
L12	N 17°24'44" E	126.44'
L13	N 13°54'02" E	96.83'
L14	N 17°06'23" E	45.75'
L15	N 13°49'36" E	24.12'
L16	N 16°44'48" E	183.24'
L17	N 18°09'38" E	89.04'
L18	N 22°02'15" E	133.78'
L19	S 72°22'23" E	265.85'
L20	N 63°50'40" E	23.77'
L21	N 52°03'05" E	221.73'
L22	S 79°19'27" E	231.71'
L23	S 80°17'59" E	65.83'
L24	N 22°11'56" E	173.66'
L25	N 26°34'46" E	230.14'
L26	N 20°27'06" W	254.10'
L27	S 21°10'27" E	235.64'
L28	S 24°44'10" E	196.45'
L29	S 45°00'00" E	93.74'
L30	S 68°07'46" E	331.06'
L31	S 49°24'17" E	204.66'
L32	S 46°25'20" E	341.03'
L33	S 57°19'33" E	212.10'

LINE	BEARING	DISTANCE
L34	S 62°41'44" E	189.84'
L35	S 69°13'46" E	159.25'
L36	S 77°47'04" E	134.97'
L37	S 43°29'09" E	248.36'
L38	S 50°06'18" E	264.79'
L39	S 17°09'45" E	42.14'
L40	S 01°33'37" E	53.77'
L41	S 35°51'20" W	82.42'
L42	S 48°13'47" W	72.01'
L43	N 79°36'00" W	148.72'
L44	S 78°41'53" W	41.00'
L45	S 75°00'16" W	196.26'
L46	S 63°53'26" W	263.14'
L47	S 73°36'12" W	153.60'
L48	S 48°52'07" W	112.34'
L49	S 34°59'45" W	295.87'
L50	S 14°27'34" W	140.72'
L51	S 28°20'53" W	119.22'
L52	S 41°54'23" W	88.50'
L53	S 57°21'23" W	90.17'
L54	S 88°18'48" W	208.04'
L55	N 68°53'29" W	64.43'
L56	N 62°34'30" W	207.05'
L57	N 75°57'59" W	79.12'
L58	S 87°51'36" W	218.88'
L59	S 74°24'07" W	118.95'
L60	S 80°56'14" W	159.83'
L61	S 63°39'13" W	120.16'
L62	S 11°45'48" W	79.77'
L63	S 25°40'20" W	63.44'
L64	S 36°44'47" E	273.01'
L65	S 59°23'35" W	69.95'
L66	S 25°22'28" W	34.24'
L67	S 74°47'08" W	160.59'

NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "AE&X" AS INDICATED BY MAP

47119C0190E 470123

AS DATED APRIL 16, 2007.

Kenneth Carroll

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY, AS DATED APRIL 13, 2018.

SCHEDULE B PART II EXCEPTIONS:

10) TVA/USA GRANT OF TRANSMISSION LINE EASEMENTS & RIGHT OF WAY OF RECORD IN BOOK 687, PAGE 269, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. AS SHOWN ON PLAT.

11) RIGHT OF WAY EASEMENT TO THE CITY OF COLUMBIA FOR WATER LINES OF RECORD IN BOOK R2026, PAGES 1172 & 1176, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. AS SHOWN ON PLAT.

13) SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY.

14) PERMANENT RIGHT OF WAY AND EASEMENT OVER OVER DRIVEWAY FOR ACESS AND WATER RIGHTS SET OUT IN DEED OF RECORD IN BOOK 305, PAGE 159, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (THIS WILL NOT REMAIN AS AN EXCEPTION ON THE FINAL POLICY IF THE IF THE REQUIRED DOCUMENTATION ELEMINATING THESE RIGHTS IS PROPERTY EXECUTED AND RECORDED IN THE REGISTER'S OFFICE OF MAURY COUNTY.) AS SHOWN ON PLAT.

LEGEND

- ⊠ = TVA POLE
- ✕ = WATER VALVE
- ▣ = SEWER MAN HOLE
- ✦ = WATER METER
- ◉ = MAG NAIL
- ⊕ = UTILITY POLE
- ◔ = IRON PIPE FOUND
- ○ = TREE
- ● = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ◉ = ROCK

KENNETH CARROLL RLS NO. 1335 XV AGRICULTURE COMMERCE TENNESSEE

0 300 600 900

STATE COORDINATES 5-4-18

ALTA SURVEY OF L E BARNETT ESTATE

SCALE: 1" = 300'	APPROVED: KENNETH CARROLL	DRAWN BY: BRITTANY RICHARDSON
DATE: 5/4/18		

3RD CIVIL DISTRICT - MAURY COUNTY, TN

REF: DEED BOOK 609, PAGE 77; DEED BOOK 811, PAGE 314; DEED BOOK 285, PAGE 273; DEED BOOK 231, PAGE 589; TAX MAP 67, PARCEL 1.00

JOB NAME: BARN518 (JC)

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

PUD PLANS FOR:

MORNING POINTE

RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401
PARCEL ID: 112 00307 000

OWNER
CBP, LLC
COLUMBIA, TENNESSEE 38401

CONTACT: ANDY CRICHTON
931-398-5533

DEVELOPER
MORNING POINTE SENIOR LIVING
2050 UNION PLACE
COLUMBIA, TENNESSEE 38401

CONTACT: FRANKLIN FARROW

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

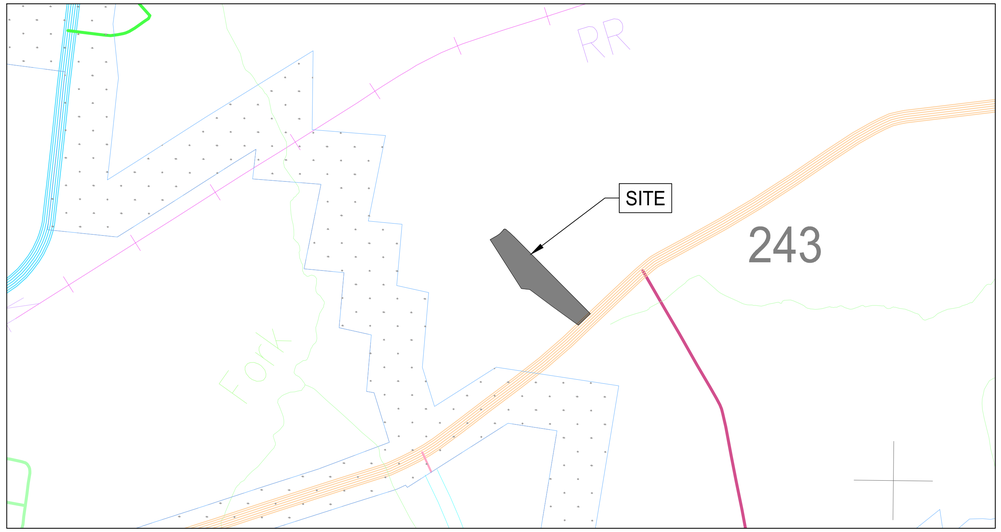
CONTACT: JAY FULMER
615-516-8477

LAND SURVEYOR
M2 GROUP, LLC
1881 GENERAL GEORGE PATTON DRIVE, SUITE 107
FRANKLIN, TENNESSEE 37067

CONTACT: STEPHEN VANDER HORST
931-623-8913

ARCHITECT
NEUHOFF TAYLOR ARCHITECTS, AIA
699 DALLAS ROAD
CHATTANOOGA, TN 37405

CONTACT: RANDALL TAYLOR
423-265-3272



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
SV-01	TOPOGRAPHIC SURVEY
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING, DRAINAGE, & UTILITY PLAN
EP1.0	PHOTOMETRIC PLAN
A2	BUILDING ELEVATIONS
A2	BUILDING ELEVATIONS 2

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NOT FOR CONSTRUCTION
11.17.25

SITE DEVELOPMENT PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JAF	11/17/2025	PUD SUBMITTAL

COVER SHEET

C0.0

1421-01 MORNING POINTE

Monday, November 17, 2025
Z:\1421_Morning Pointe\01 - Columbia\02 - Cad\Sheets\1421-01_Cover Sheet.dwg

Xref: \XXXX-XX_24X36 Title_NCS.dwg

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT III:

PARCEL NO. 1:

BOUNDED ON THE NORTH BY L AND N RAILROAD AND RUTHERFORD LANE; EAST BY CRIDDLE MEADOWS SUBDIVISION AND DR. DAN GRAY; SOUTH BY MT. PLEASANT PIKE OR U.S. NO. 43 HIGHWAY, PLEASANT HILLS SUBDIVISION, J.A. MORGAN AND OTHERS; WEST BY RIDLEY BROTHERS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EAST LINE OF RIDLEY BROTHERS TRACT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE WITH RIDLEY BROTHERS AND GENERALLY FOLLOWING A FENCE NORTH 5 DEGREES 16 MINUTES EAST, 1,127.65 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 32 MINUTES WEST, 946.15 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 0 DEGREES 50 MINUTES EAST, 359.97 FEET TO A SPIKE IN THE CENTER LINE OF L AND N RAILROAD; THENCE FOLLOWING A STAKED LINE WITH IRON PINS ALONG CENTER LINE OF L AND N RAILROAD AS FOLLOWS: NORTH 53 DEGREES 29 MINUTES EAST, 2,326.46 FEET, NORTH 56 DEGREES 09 MINUTES EAST, 352.0 FEET; NORTH 59 DEGREES 31 MINUTES EAST, 326.96 FEET; NORTH 62 DEGREES 32 MINUTES EAST, 264.30 FEET; NORTH 65 DEGREES 18 MINUTES 39 MINUTES EAST, 278.60 FEET; NORTH 67 DEGREES 39 MINUTES EAST, 221.60 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND GENERALLY FOLLOWING A FENCE ALONG THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 87 DEGREES 27 MINUTES EAST, 916.74 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 86 DEGREES 19 MINUTES EAST, 149.18 FEET TO A STAKE; THENCE WITH THE WEST LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 4 DEGREES 04 MINUTES WEST, 2,743.39 FEET TO AN IRON PIN; THENCE WITH THE SOUTH LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 85 DEGREES 56 MINUTES EAST, 400.0 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 84 DEGREES 29 MINUTES EAST, 221.98 FEET TO AN IRON PIN; THENCE WITH DR. DAN GRAY SOUTH 13 DEGREES 46 MINUTES EAST, 24.80 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 24 MINUTES WEST, 95.22 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 42 DEGREES 15 MINUTES EAST, 93.35 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 24 DEGREES 43 MINUTES EAST, 99.95 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 50 MINUTES WEST, 178.04 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 39 DEGREES 27 MINUTES EAST, 820.80 FEET TO AN IRON PIN; THENCE WITH THE NORTH MARGIN OF MT. PLEASANT PIKE SOUTH 42 DEGREES 32 MINUTES WEST, 506.57 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 68 DEGREES 05 MINUTES WEST, 424.19 FEET TO AN IRON PIN; THENCE WITH SAME AND WITH PLEASANT HILLS SUBDIVISION NORTH 57 DEGREES 35 MINUTES WEST, 418.17 FEET TO AN IRON PIN; THENCE WITH PLEASANT HILLS SUBDIVISION NORTH 88 DEGREES 01 MINUTES WEST, 680.26 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 21 MINUTES WEST, 514.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 01 MINUTES WEST, 308.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 37 MINUTES WEST, 431.0 FEET TO AN IRON PIN; THENCE WITH PROPOSED PLEASANT HILLS SUBDIVISION, SECTION 4; AND J. A. MORGAN AND OTHERS NORTH 87 DEGREES 23 MINUTES WEST, 919.68 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 86 DEGREES 26 MINUTES WEST, 310.82 FEET TO THE POINT OF BEGINNING.

THERE IS A TVA POWER LINE HAVING A 250 RIGHT-OF-WAY ACROSS THE EAST PORTION OF THE ABOVE DESCRIBED TRACT. THERE IS A 100-FOOT CHARTERED RAILROAD RIGHT-OF- WAY ON THIS TRACT ALONG THE RAILROAD LINE.

PARCEL NO. 2:

BOUNDED ON THE NORTH BY RAYMOND MCMEEN AND TOM BURT; C. C. PINCKNEY; W. CLYDE BAKER AND RUTHERFORD LANE; EAST AND SOUTH BY L AND N RAILROAD AND WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN MCMEEN AND BURT'S SOUTH LINE; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MCMEEN AND BURT FARM, C. C. PINCKNEY AND W. CLYDE BAKER GENERALLY FOLLOWING A FENCE SOUTH 87 DEGREES 52 MINUTES EAST, 1079.03 FEET TO AN IRON PIN; THENCE WITH BAKER GENERALLY FOLLOWING A FENCE SOUTH 85 DEGREES 57 MINUTES EAST, 490.23 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 85 DEGREES 46 MINUTES EAST, 371.10 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 5 DEGREES 29 MINUTES EAST, 342.33 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 35 MINUTES EAST, 504.44 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 88 DEGREES 15 MINUTES EAST, 300.05 FEET TO AN IRON PIN; THENCE WITH THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 89 DEGREES 17 MINUTES EAST, 1,160.19 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 27 MINUTES EAST, 13.46 FEET TO AN IRON PIN IN CENTER LINE OF L AND N RAILROAD; THENCE WITH THE CENTER LINE OF L AND N RAILROAD FOLLOWING A STAKED LINE WITH IRON PINS AS FOLLOWS: SOUTH 67 DEGREES 39 MINUTES WEST, 221.60 FEET; SOUTH 65 DEGREES 18 MINUTES WEST, 278.60 FEET; SOUTH 62 DEGREES 32 MINUTES WEST, 264.30 FEET; SOUTH 59 DEGREES 31 MINUTES WEST, 326.96 FEET; SOUTH 56 DEGREES 09 MINUTES WEST, 252.0 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 2,305.30 FEET; THENCE LEAVING RAILROAD AND WITH RIDLEY BROTHERS GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 20 DEGREES 46 MINUTES WEST, 328.63 FEET TO AN IRON PIN; NORTH 32 DEGREES 52 MINUTES WEST, 326.42 FEET TO AN IRON PIN; NORTH 23 DEGREES 49 MINUTES WEST, 428.85 FEET TO AN IRON PIN; NORTH 17 DEGREES 02 MINUTES WEST, 922.55 FEET TO THE POINT OF BEGINNING, THERE IS A 100-FOOT CHARTERED RIGHT-OF-WAY ON THIS TRACT ALONG THE RAILROAD LINE.

TRACT IV:

LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NEAR THE INTERSECTION OF WEST PARK DRIVE AND THE L AND N RAILROAD. BOUNDED ON THE NORTH BY L AND N RAILROAD; EAST BY WEST PARK DRIVE; SOUTH AND WEST BY A. D. CRICHTON AND OTHERS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF L AND N RAILROAD, SAID POINT IS ALSO IN THE WEST MARGIN OF WEST PARK DRIVE, SAID POINT IS IN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST MARGIN OF WEST PARK DRIVE SOUTH 34 DEGREES 10 MINUTES EAST, 517.77 FEET TO AN IRON PIN AT POINT OF CURVE; THENCE ON A CHORD TO A 5 DEGREES 11 MINUTES CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES FEET SOUTH 30 DEGREES 56 MINUTES EAST, 125.0 FEET TO AN IRON PIN; THENCE WITH A. D. CRICHTON AND OTHERS SOUTH 53 DEGREES 29 MINUTES WEST, 644.71 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 36 DEGREES 31 MINUTES WEST, 660.91 FEET TO A SPIKE IN THE CENTER OF L AND N RAILROAD; THENCE WITH L AND N RAILROAD NORTH 53 DEGREES 29 MINUTES EAST, 287.17 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO A 1 DEGREES CURVE NORTH 56 DEGREES 04 MINUTES EAST 352.0 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO CURVE NORTH 57 DEGREES 57 MINUTES EAST, 39.21 FEET TO THE POINT OF BEGINNING.

TRACT V:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE BOUNDED ON THE NORTH BY DON CRICHTON AND OTHERS; EAST BY PROPOSED NEW ROAD; SOUTH AND WEST BY DON CRICHTON AND OTHERS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF NEW PROPOSED ROAD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING NORTH 48 DEGREES 53 MINUTES WEST, 1,473.45 FEET FROM THE NORTH MARGIN OF U. S. HIGHWAY NO. 43 OR MT. PLEASANT PIKE, SAID POINT IN NORTH MARGIN OF HIGHWAY IS SOUTH 41 DEGREES 57 MINUTES WEST, 236.16 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE DON CRICHTON AND OTHERS FARM; THENCE WITH DON CRICHTON AND OTHERS SOUTH 56 DEGREES 07 MINUTES WEST, 255.0 FEET TO AN IRON PIN; THENCE WITH SAME, NORTH 48 DEGREES 53 MINUTES WEST, 175.0 FEET TO AN IRON PIN, THENCE WITH SAME NORTH 56 DEGREES 07 MINUTES EAST, 246.70 FEET TO AN IRON PIN; THENCE WITH THE WEST MARGIN OF THE NEW PROPOSED ROAD ON A 4 DEGREES 07 MINUTES CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 54 MINUTES A DISTANCE ON CURVE OF 149.30 FEET TO P.C. OF CURVE; THENCE WITH SAME ON A TANGENT SOUTH 48 DEGREES 53 MINUTES EAST, 28.0 FEET TO THE POINT OF BEGINNING.

TRACT VI:

ANY PORTION OF OLD RUTHERFORD LANE THAT BOUNDS SAID PROPERTY OWNED BY ANDREW D. CRICHTON, JOHN B. JEWELL, III, AND JAMES W. JEWELL, UP TO THE CENTERLINE OF SAID LANE.

FIRST PARTY ALSO QUITCLAIMS ANY AND ALL RIGHTS IN AND TO OLD RUTHERFORD LANE ACQUIRED BY VIRTUE OF THE FOREGOING DEED OR OTHERWISE.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING; ALL OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

1. ALL LOTS IN WESTFIELD SUBDIVISION, SECTIONS 1, 2,3, 4, AND 4A, WITH THE EXCEPTION OF LOT 114 WESTFIELD SUBDIVISION, SECTION 4 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8, PAGE 21, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
2. DEED TO THE INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE IN BOOK 563, PAGE 204;
3. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 591, PAGE 180;
4. DEED TO HERMAN L. LEWIS IN BOOK 607, PAGE 512;
5. DEED TO COLCO, INC., A TENNESSEE CORPORATION IN BOOK 655, PAGE 709;
6. DEED TO RICHARD A. BRICKNER AND WIFE, JUDITH BRICKNER, AS TENANTS IN THE ENTIRETY IN BOOK 675, PAGE 50;
7. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 675, PAGE 354;
8. DEED TO GAITHER FRIERSON GARY IN BOOK 679, PAGE 508;
9. DEED TO STEVEN G. HALL IN BOOK 711, PAGE 531;
10. DEED TO MAURY COUNTY BOARD OF EDUCATION IN BOOK 803, PAGE 174;
11. DEED TO DAVID L. SCHWAB AND JOHN G. MITCHELL, AS EQUAL TENANTS IN COMMON IN BOOK 1114, PAGE 276;
12. DEED EUGENE L. HELLER IN BOOK 1145, PAGE 580; AND
13. DEED TO MAURY COUNTY, STATE OF TENNESSEE IN BOOK R2839, PAGE 368.

BEING PART OF THE SAME PROPERTY CONVEYED TO CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CRICHTON WELTON PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2895, PAGE 1276, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING A PORTION OF THE CBP, LLC PROPERTY, AS REFERENCED IN RECORD BOOK 2895, PAGE 829 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (SET), ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 1, WESTFIELD ESTATES, SECTION 1 PROPERTY, PLAT BOOK 7, PAGE 34 (ROMCT), HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 460,158.17 US FEET, EAST: 1,640,747.93 US FEET (NAD83, 2011);

THENCE, WITH WESTFIELD DRIVE, THE FOLLOWING FOUR (4) CALLS:
1. NORTH 60° 15' 34" EAST 105.85 FEET TO AN IRON PIPE (FOUND);
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282.23 FEET, AN ARC LENGTH OF 108.50 FEET, AND A CHORD BEARING OF NORTH 49° 15' 42" EAST 107.83 FEET TO AN IRON PIPE (FOUND);
3. NORTH 36° 46' 42" EAST 18.65 FEET TO AN IRON PIPE (FOUND);
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.59 FEET, AND A CHORD BEARING OF NORTH 80° 41' 30" EAST 37.63 FEET TO AN IRON PIPE (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF RUTHERFORD LANE;

THENCE, WITH RUTHERFORD LANE, THE FOLLOWING TWO (2) CALLS:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET, AN ARC LENGTH OF 157.80 FEET, AND A CHORD BEARING OF SOUTH 47° 58' 28" EAST 157.71 FEET TO AN IRON REBAR (SET);
2. SOUTH 44° 43' 40" EAST 834.17 FEET TO AN IRON REBAR (SET) BEING IN THE CENTERLINE OF A 150' TVA EASEMENT;

THENCE, SEVERING CBP, LLC, SOUTH 08° 07' 07" WEST 383.66 FEET TO AN IRON PIPE (FOUND) BEING THE NORTHEAST CORNER OF THE ALPHEUS S. WEIDNER III PROPERTY, RECORD BOOK 2482, PAGE 1271 (ROMCT);

THENCE, WITH WEIDNER AND THE NORTHERLY LINE OF PLEASANT HILLS, SECTION 1, PLAT BOOK 4, PAGE 63 (ROMCT), THE FOLLOWING TWO (2) CALLS:
1. NORTH 53° 16' 46" WEST 395.79 FEET TO AN IRON REBAR (FOUND);
2. NORTH 83° 51' 15" WEST 118.06 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WESTFIELD ESTATES, SECTION 1;

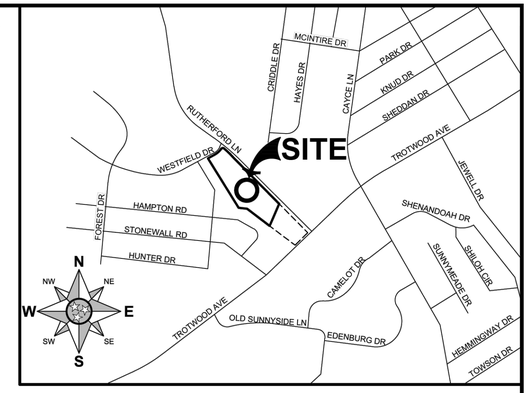
THENCE WITH WESTFIELD ESTATES, NORTH 32° 33 34" WEST 812.55 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.13 ACRES, MORE OR LESS.

GENERAL NOTES:

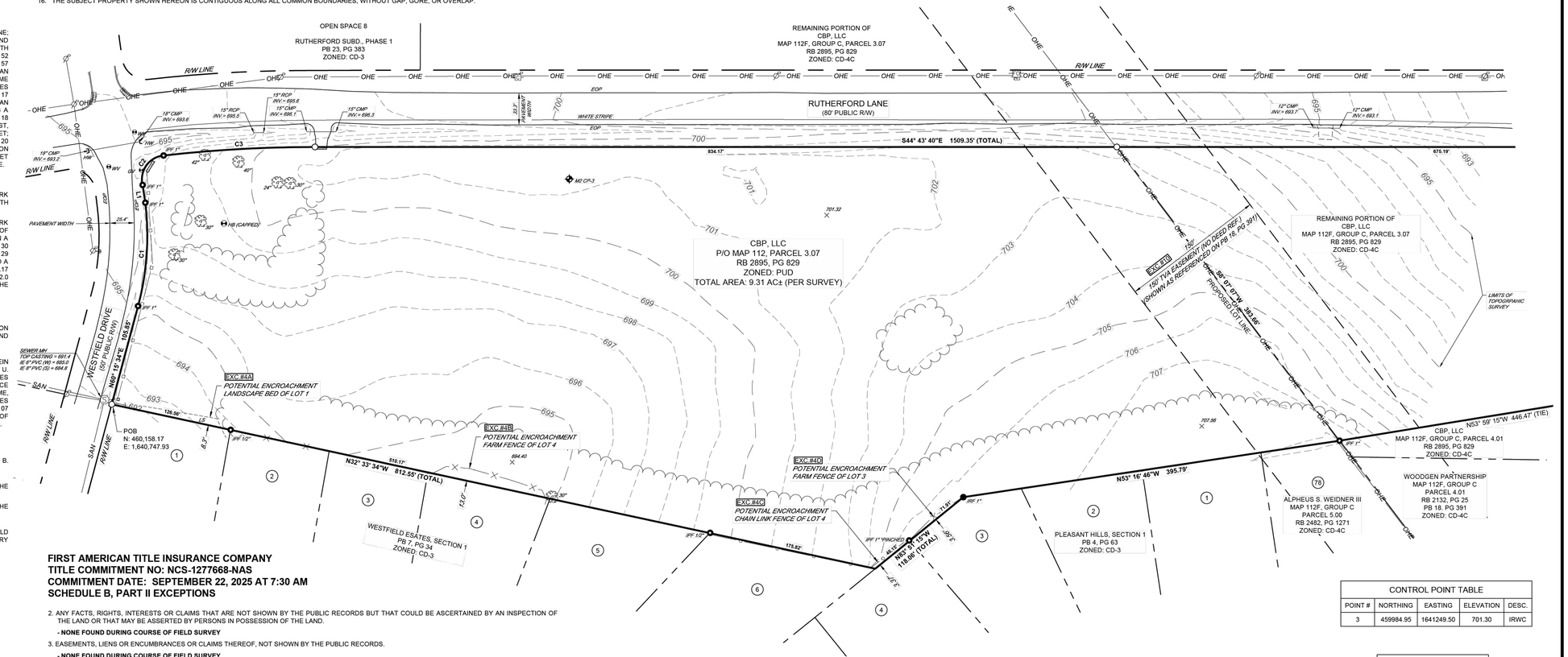
1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NAS-1277668-NAS.
4. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
5. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
9. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
13. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
15. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
16. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.

LEGEND:

EXISTING PROPERTY LINE		HB	HOSE BIB
EXISTING RIGHT-OF-WAY			SANITARY SEWER MANHOLE
EXISTING ADJACENT PROPERTY LINE			CURB INLET
EXISTING EASEMENT			INLET (SQUARE)
MINIMUM BUILDING SETBACK LINE	MBSL	GV	GAS BOX (GAS VALVE)
EXISTING INDEX CONTOUR	700		HIGH TENSION TOWER
EXISTING INTERMEDIATE CONTOUR			POWER POLE
EXISTING FARM FENCE			GUY WIRE
EXISTING WOOD FENCE			TRAFFIC PULL BOX
EXISTING CHAIN-LINK FENCE			COMMUNICATION PEDESTAL
EXISTING SANITARY SEWER LINE	SAN		FIBER OPTIC PULL BOX
EXISTING WATER LINE	W		TREE, DECIDUOUS
EXISTING OVERHEAD ELECTRIC	OHE	700.00	EXISTING SPOT ELEVATION
EXISTING TREELINE		(POI)	POINT OF INSERTION
IRON REBAR FOUND (IRF)		HW	HEADWALL
IRON PIPE FOUND (IPF)		LS	LANDSCAPE BED
IRON REBAR SET W/CAP (IRS)		EOP	EDGE OF PAVEMENT
BENCHMARK / SURVEY CONTROL		1	LOT NUMBER
WATER VALVE	WV	EXC. #3	SCHEDULE B PART II EXCEPTION
FIRE HYDRANT			



VICINITY MAP
SCALE: 1"=1000'



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: NCS-1277668-NAS
COMMITMENT DATE: SEPTEMBER 22, 2025 AT 7:30 AM
SCHEDULE B, PART II EXCEPTIONS

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   (A) - ENCROACHMENT OF LANDSCAPE BED FROM LOT 1, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (B) - ENCROACHMENT OF FARM FENCE FROM LOT 4, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (C) - ENCROACHMENT OF CHAIN LINK FENCE FROM LOT 4, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
   (D) - ENCROACHMENT OF FARM FENCE FROM LOT 3, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN BOOK 8, PAGE 21; PLAT BOOK P18, PAGE 379; AND PLAT BOOK P23, PAGE 348, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - PLAT BOOK 8, PAGE 21 AND PLAT BOOK 23, PAGE 348, DO NOT AFFECT THE SUBJECT PROPERTY
   - PLAT BOOK 18, PAGE 379, REFERENCES A 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
   - PLAT BOOK 18, PAGE 391, IS NOT LISTED IN EXCEPTION ABOVE, BUT DOES REFERENCE SAME 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
11. RIGHT OF WAY AND LIFE ESTATE CONTAINED IN DEED OF RECORDED IN BOOK 595, PAGE 486, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
12. TERMS AND PROVISIONS OF RIGHT OF WAY OR EASEMENT, BY AND BETWEEN THOMAS J. BURT AND RAYMOND MCMEEN AND CITY OF COLUMBIA, TENNESSEE, A MUNICIPAL CORPORATION, OF RECORD IN BOOK 609, PAGE 309, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
13. TERMS AND PROVISIONS OF RIGHT-OF-WAY OR EASEMENT, BY AND BETWEEN ANDREW DON CRICHTON, JAMES W. JEWELL AND JOHN B. JEWELL, III AND CITY OF COLUMBIA, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R1924, PAGE 1092, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
15. TERMS AND PROVISIONS OF GRADING AND CONSTRUCTION EASEMENT AGREEMENT, BY AND BETWEEN WELTON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLUMBIA RETAIL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2113, PAGE 557, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
17. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CITY OF COLUMBIA, STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R2931, PAGE 1096, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
20. RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH.
   - DOES NOT AFFECT THE SUBJECT PROPERTY

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
3	459984.95	1641249.50	701.30	IRWC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.65	N36° 46' 42"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	108.50	282.23	N49° 15' 42"E	107.83
C2	42.59	25.00	N80° 41' 30"E	37.63
C3	157.80	1392.39	S47° 58' 28"E	157.71

GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.9999285106
- UNITS: (US FEET)(GRID)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

STEPHEN VANDERHORST
REGISTERED LAND SURVEYOR
11/4/25
TENNESSEE NO. 3041

60' 0 60' 120'
GRAPHIC SCALE

REVISION #	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY
P/O MAP 112, PARCEL 3.07
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE :	OCTOBER 22, 2025	DRAWN BY :	PMK
PROJECT NUMBER :	25-215	CHECKED BY :	EDC

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUPLLC.COM

SHEET NUMBER: SV-01

25-215_RUTHERFORD LN_SV.DWG | Monday, November 17, 2025

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

DEVIATIONS FROM CODE

TABLE 4.3.1-M

FRONTAGE BUILDOUT: DOES NOT EXCEED 60% MINIMUM

FAÇADE ARTICULATION: FAÇADE GREATER THAN 100' DOES NOT APPEAR TO BE COMPRISED OF TWO OR MORE ADJACENT BUILDINGS.

FAÇADE OPENINGS: ALL WINDOWS AND/OR DOORS ARE NOT SPACED <20' APART.

FAÇADE GLAZING: NON-SHOPFRONT DOES NOT EXCEED 20% OF FAÇADE.

BICYCLE PARKING: NO BICYCLE PARKING IS PROPOSED.

MAXIMUM BUILDING SITE WIDTH OF 180' IS EXCEEDED.

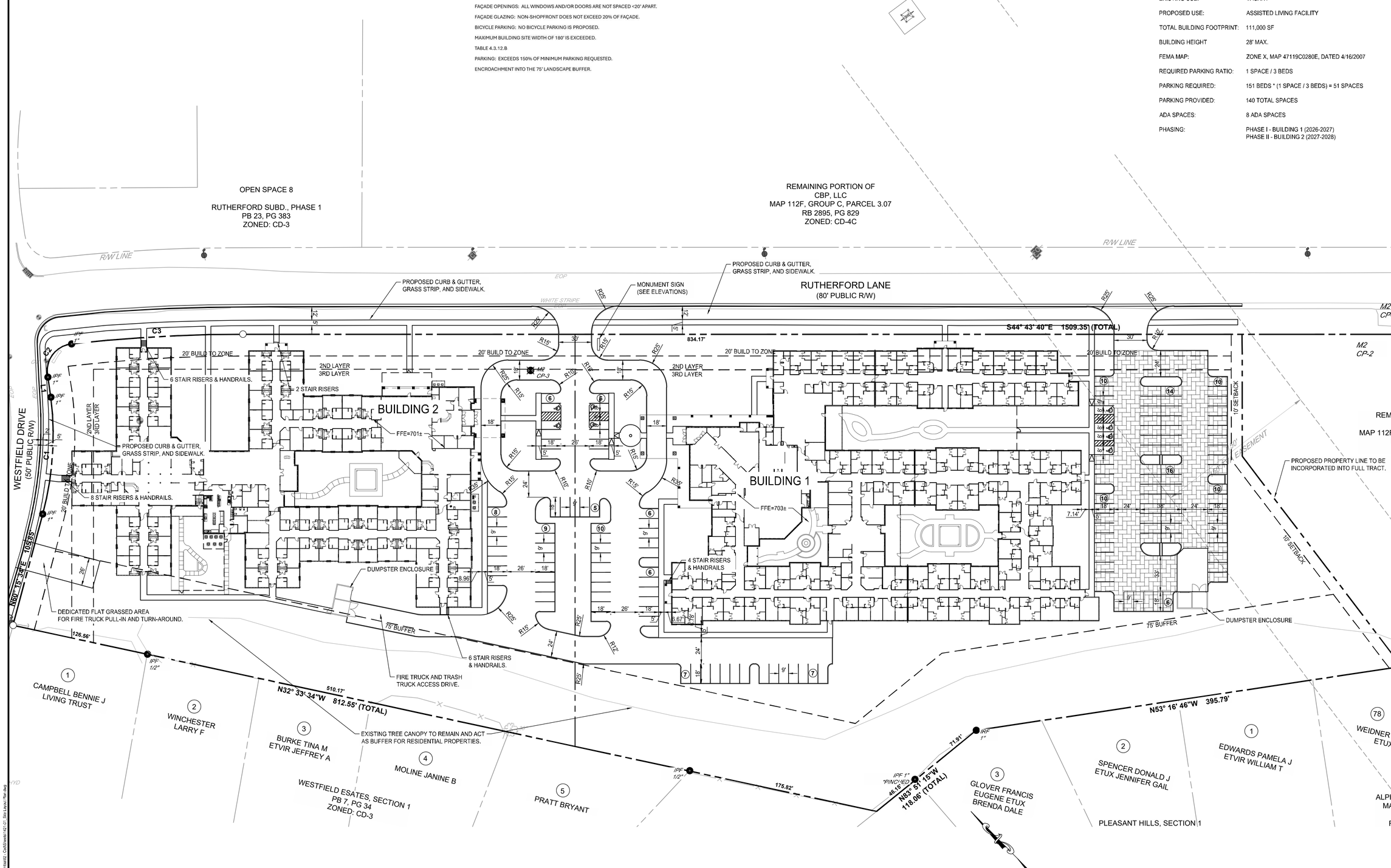
TABLE 4.3.12.B

PARKING: EXCEEDS 150% OF MINIMUM PARKING REQUESTED.

ENCROACHMENT INTO THE 75' LANDSCAPE BUFFER.

SITE DATA:

ADDRESS:	RUTHERFORD LANE @ WESTFIELD DRIVE COLUMBIA, TN 38401
PARCEL ID:	112 00307 000
PARCEL ACREAGE:	9.42 AC.
ZONING DISTRICT:	PUD
EXISTING USE:	VACANT
PROPOSED USE:	ASSISTED LIVING FACILITY
TOTAL BUILDING FOOTPRINT:	111,000 SF
BUILDING HEIGHT	28' MAX.
FEMA MAP:	ZONE X, MAP 47119C0280E, DATED 4/16/2007
REQUIRED PARKING RATIO:	1 SPACE / 3 BEDS
PARKING REQUIRED:	151 BEDS * (1 SPACE / 3 BEDS) = 51 SPACES
PARKING PROVIDED:	140 TOTAL SPACES
ADA SPACES:	8 ADA SPACES
PHASING:	PHASE I - BUILDING 1 (2026-2027) PHASE II - BUILDING 2 (2027-2028)



0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NOT FOR CONSTRUCTION
11.17.25

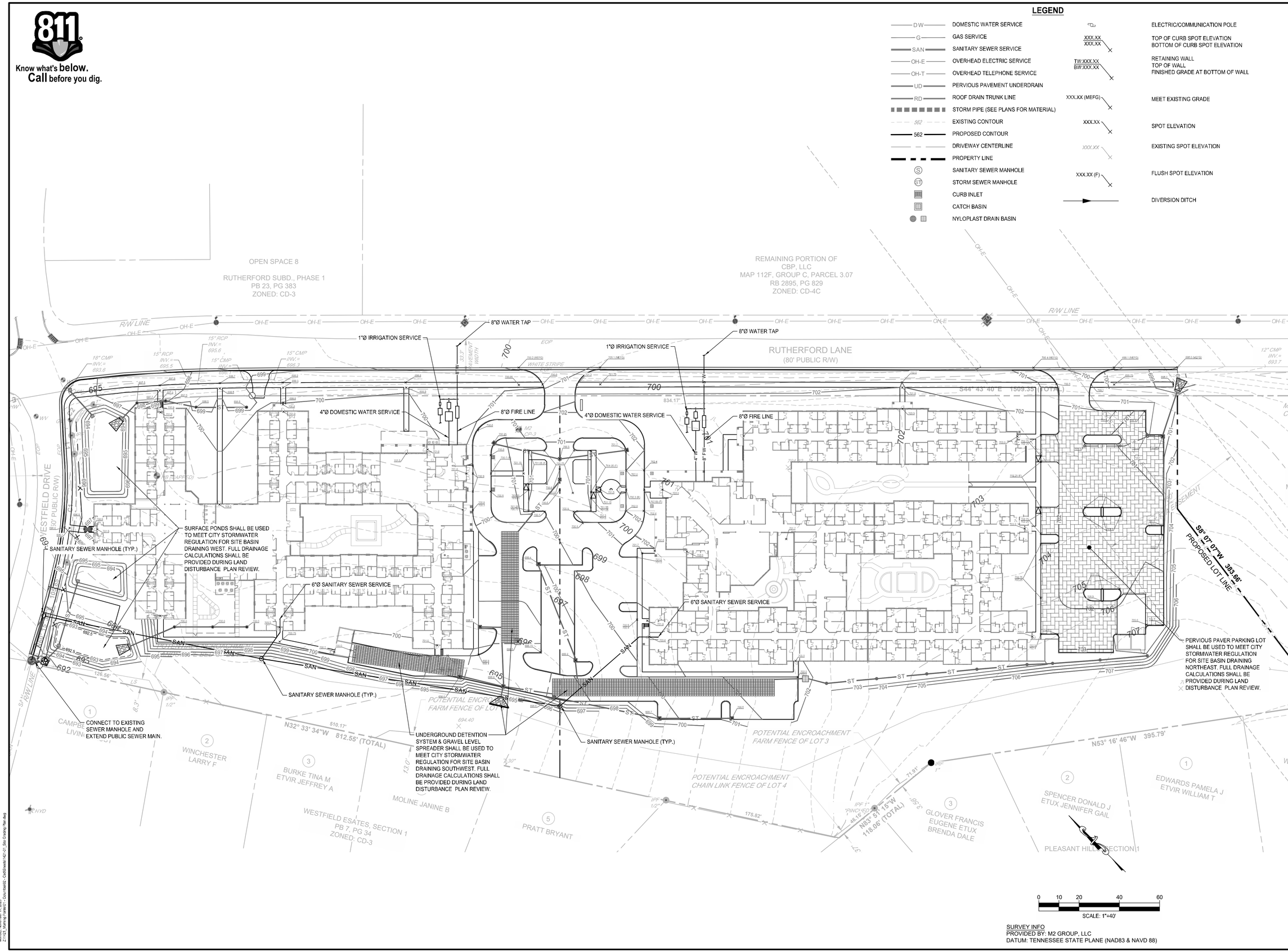
PUD PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JAF	11/17/2025	PUD SUBMITTAL

CONCEPTUAL SITE PLAN

1.1

1421-01 MORNING POINTE



FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NOT FOR CONSTRUCTION
11.17.25

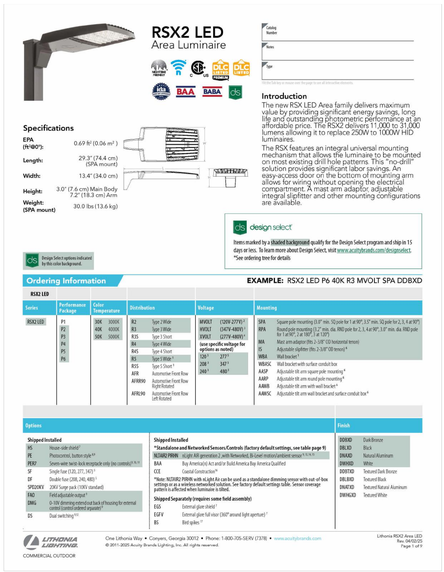
PUD PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JAF	11/17/2025	PUD SUBMITTAL

SITE GRADING, DRAINAGE, & UTILITY PLAN

C2.0

1421-01 MORNING POINTE



RSX2 LED
Area Luminaire

Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications
EPA (N-90°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm
Weight (SPA mount): 30.0 lbs (13.6 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information
EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)*	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)	RPA Round pole mounting (3.2" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V)*	WA Mast arm adaptor (fits 2-3/8" OD horizontal tenons)
	P4		R4 Type 4 Wide	Low-specific-voltage for options as noted:	IS Adjustable slipfitter (fits 2-3/8" OD tenons)*
	P5		R4S Type 4 Short	120 277	WBA Wall bracket*
	P6		R5 Type 5 Wide*	208 347	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short*	240 480	AASP Adjustable tilt arm square pole mounting*
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting*
			AFRR90 Automotive Front Row Right-Rotated		AABB Adjustable tilt arm with wall bracket*
			AFRL90 Automotive Front Row Left-Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box*

Options
Shipped Installed
HS House-side shield*
PE Photocontrol, button style*
PER7 Seven-wire twist-lock receptacle only (no control)*
SF Single fuse (120, 277, 347)
DF Double fuse (208, 240, 480)
SPD20KV 20KV Surge pack (10KV standard)
FAO Field adjustable output*
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)*
DS Dual switch*
Shipped Installed
*Standalone and Networked Sensors, Controls: Factory default settings, see table page 9)
NLTAIR2 PIRHN Night time operation, 360 detection, 30 feet mounting height, ambient sensor enabled*
BAA Buy America's Act and/or Build America Buy America Qualified
CCE Coastal Construction*
*Note: NLTAIR2 PIRHN with eGFX kit can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.
Shipped Separately (require same field assembly)
EGS External glare shield*
EGFV External glare full visor (360° around light aperture)*
BS Bird spikes*
Finish
DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DSSTXD Textured Dark Bronze
DBLBXD Textured Black
DNATXD Textured Natural Aluminum
DWHGXD Textured White

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX2 Area LED Rev. 04/02/20
Page 1 of 9

2 TYPES SP1, SP1D, & SP2
NOT TO SCALE

KBA8 LED
LED Specification Bollard

Introduction
The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications
8" Round (203.2mm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)

Ordering Information
EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options
KBA8 LED	Asymmetric 12C 12 LEDs*	350 350 mA	30K 3000 K	ASY Asymmetric*	MVOLT*	Shipped installed
		450 450 mA (1)	40K 4000 K	SYM Symmetric*	120 120*	PE Photoelectric cell, button type
	Symmetric 16C 16 LEDs*	530 530 mA	50K 5000 K		208 208*	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	AMBPC Amber phosphor converted		240 240*	ELCW Emergency battery backup, CA 1 life 20 hrs/cumulative*
			AMBLW Amber limited wavelength (2)		277 277*	
					347 347*	

Other options
Shipped installed
SF Single fuse (120, 277, 347V) (3)
DF Double fuse (208, 240V) (3)
HS4 24" overall height
HS5 30" overall height
HS6 36" overall height
FG Ground-fault fixture outlet
LHB Without anchor bolts (3 bolt base)
LHB4 4 bolt retrofit base without anchor bolts (3)

Finish
DNAXD Natural aluminum
DDBXD Dark bronze
DBLXD Black
DSSTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Accessories
Ordered and shipped as separate line item.
KBA8 U Anchor bolts for KBA8 LED*

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with ASY AMBLW version.
4 Not available with ELCW.
5 Not available with single fuse (SF) any voltage from 120..277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with ASY AMBLW version.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
8 KBA8 U not available with LHBA option.
9 Stripping is available only in the colors listed.

LITHONIA LIGHTING.
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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KBA8 LED Rev. 11/21/22

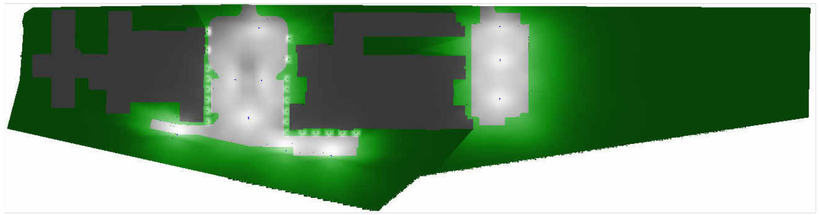
3 TYPE BD1
NOT TO SCALE

Statistics

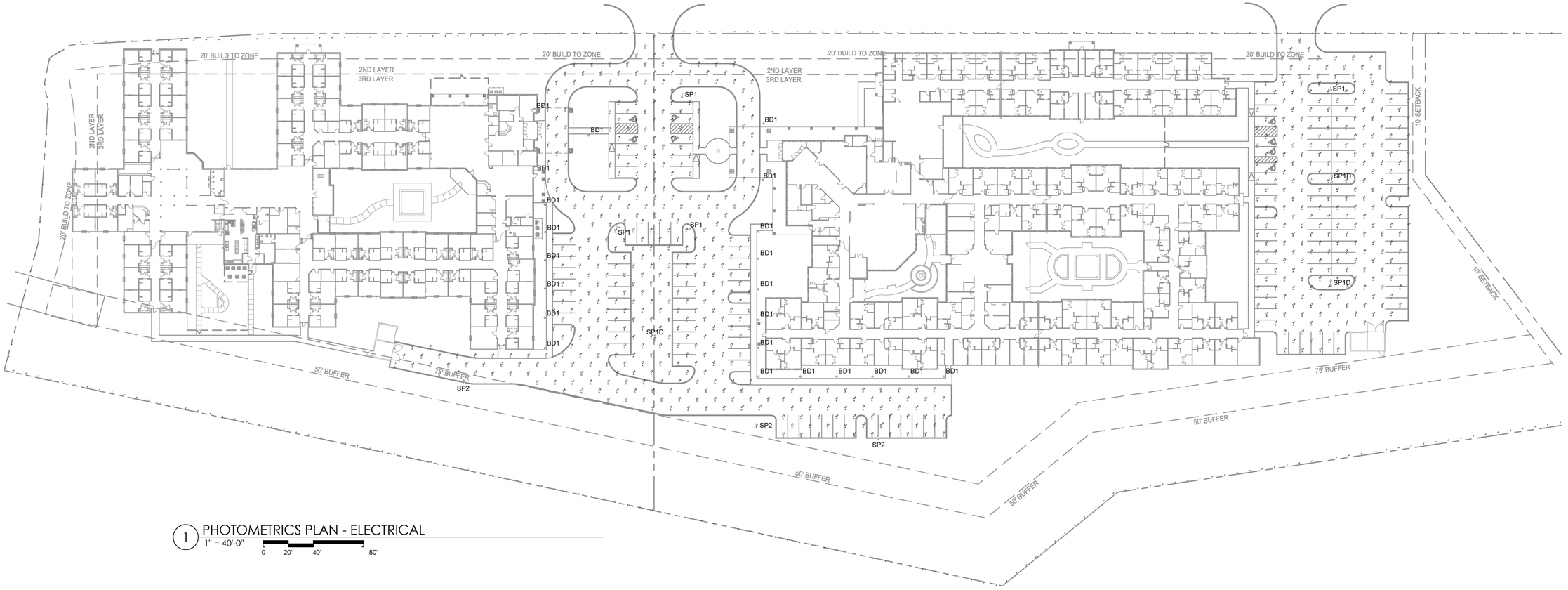
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE 2	◇	4.0 fc	12.5 fc	0.9 fc	13.9:1	4.4:1
DRIVE 3	◇	1.1 fc	3.1 fc	0.1 fc	31.0:1	11.0:1
PARKING 1	+	2.3 fc	5.5 fc	1.0 fc	5.5:1	2.3:1
PARKING 2	+	3.1 fc	9.2 fc	1.0 fc	9.2:1	3.1:1
PARKING 3	+	4.8 fc	12.3 fc	1.3 fc	9.5:1	3.7:1
PARKING 4	+	3.6 fc	9.7 fc	1.0 fc	9.7:1	3.6:1
PROPERTY LINE	×	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
DRIVE 1	◇	1.6 fc	6.4 fc	0.1 fc	64.0:1	16.0:1

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLTAGE	INPUT WATTS	CCT/LUMENS	MOUNTING	DESCRIPTION
BD1	LITHONIA	KBA8-LED-12C-350-50K-ASY	120	16	5000K/1650	BOLLARD	LED BOLLARD, DARK BRONZE
SP1	LITHONIA	RSX2-LED-P6-50K-R3-EGS	208	244	5000K/30267	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE
SP1D	LITHONIA	(2) RSX1-LED-P4-50K-R3	208	488	5000K/60534	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE, DUAL HEAD
SP2	LITHONIA	RSX2-LED-P6-50K-AFR	208	244	5000K/30332	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE



4 PHOTOMETRIC RENDER
NOT TO SCALE



1 PHOTOMETRICS PLAN - ELECTRICAL
1" = 40'-0"
0 20' 40' 80'

REVISIONS

pmc Consulting Engineers
www.powermgmt.com
PROJECT NO. 25097
MIM / MIM

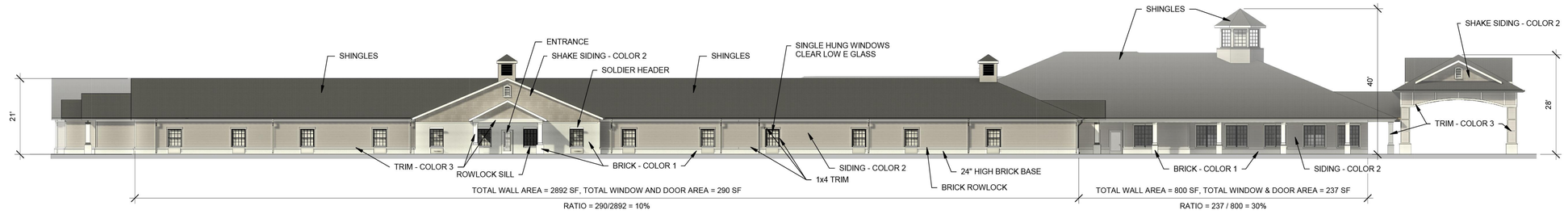
699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

SITE DEVELOPMENT PLANS FOR
MORNING POINTE
RUTHERFORD LANE
COLUMBIA, TENNESSEE

MATTHEW IAN MCDANIEL REGISTERED ENGINEER 121233 STATE OF TENNESSEE 11/17/2025

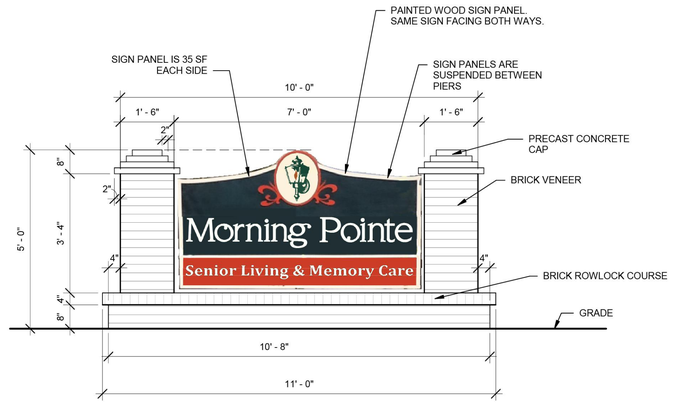
PROJECT #
25047
DATE
11-17-25
DRAWING NAME
PHOTOMETRICS PLAN - ELECTRICAL
SHEET #
EP1.0



2 NORTH (FRONTAGE) ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

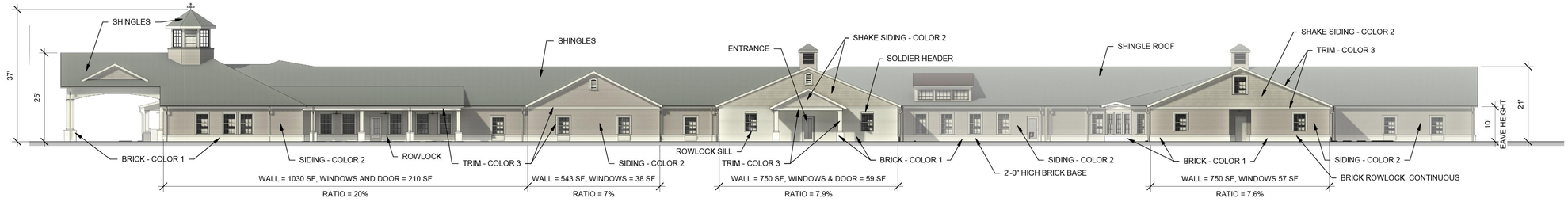
RANDALL P. TAYLOR
REGISTERED ARCHITECT
No. 19021
STATE OF TENNESSEE
11/17/25

PROJECT #
25049

DATE
11-17-25

DRAWING NAME
ELEVATIONS

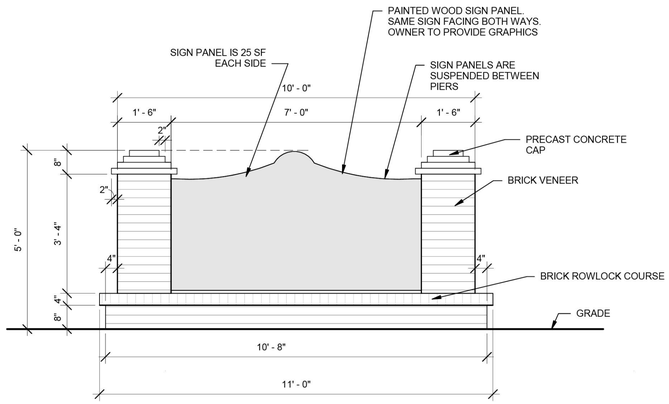
SHEET #
A2



1 NORTH (FRONTAGE) ELEVATION
1/16" = 1'-0"



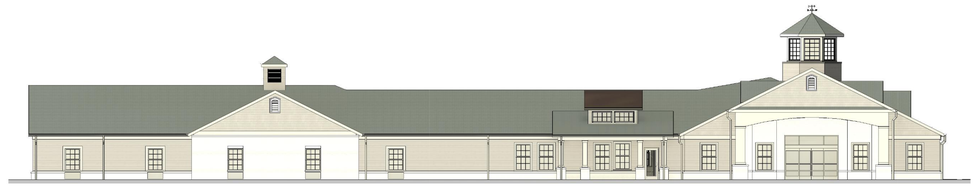
2 SOUTH ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA

RUTHERFORD LANE
COLUMBIA, TN

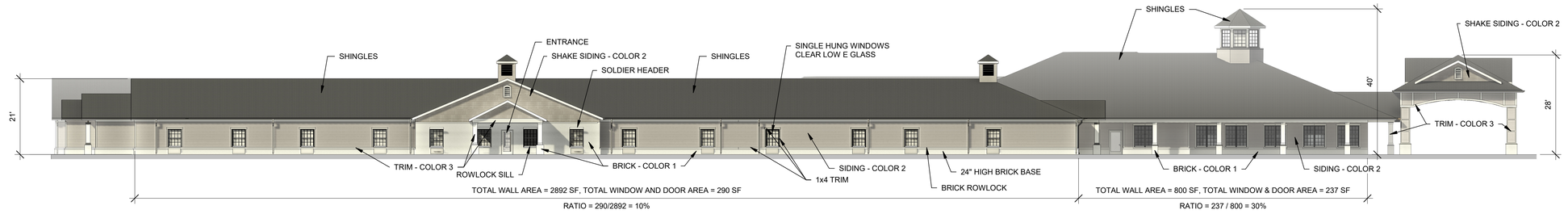
RANDALL P. TAYLOR REGISTERED ARCHITECT No. 16021 STATE OF TENNESSEE
11/17/25

PROJECT #
25048

DATE
11-17-25

DRAWING NAME
ELEVATIONS

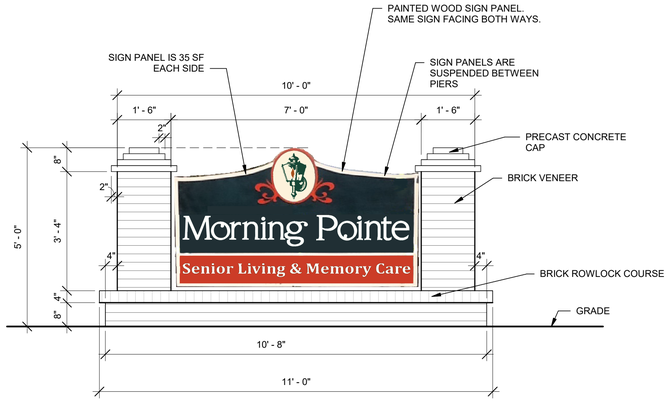
SHEET #
A2



2 NORTH (FRONTAGE) ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY

RUTHERFORD LANE
COLUMBIA, TENNESSEE

RANDALL P. TAYLOR
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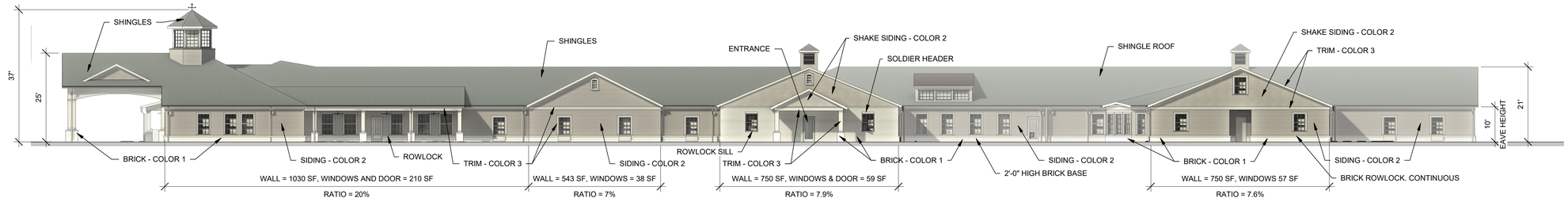

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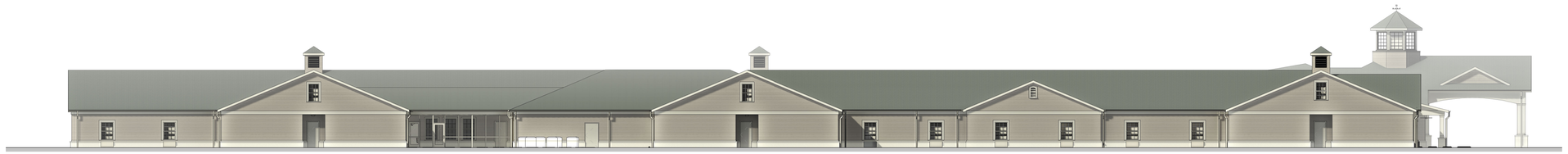

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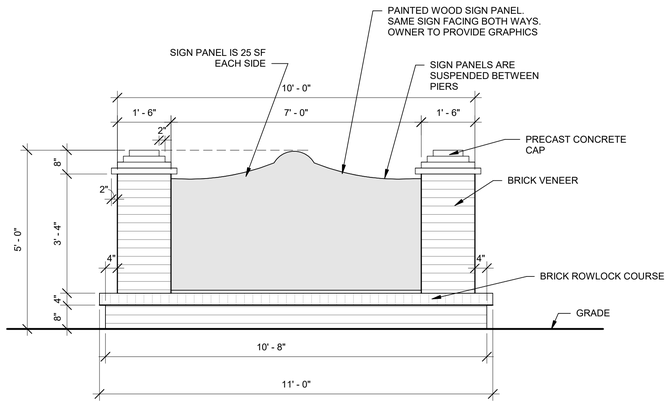

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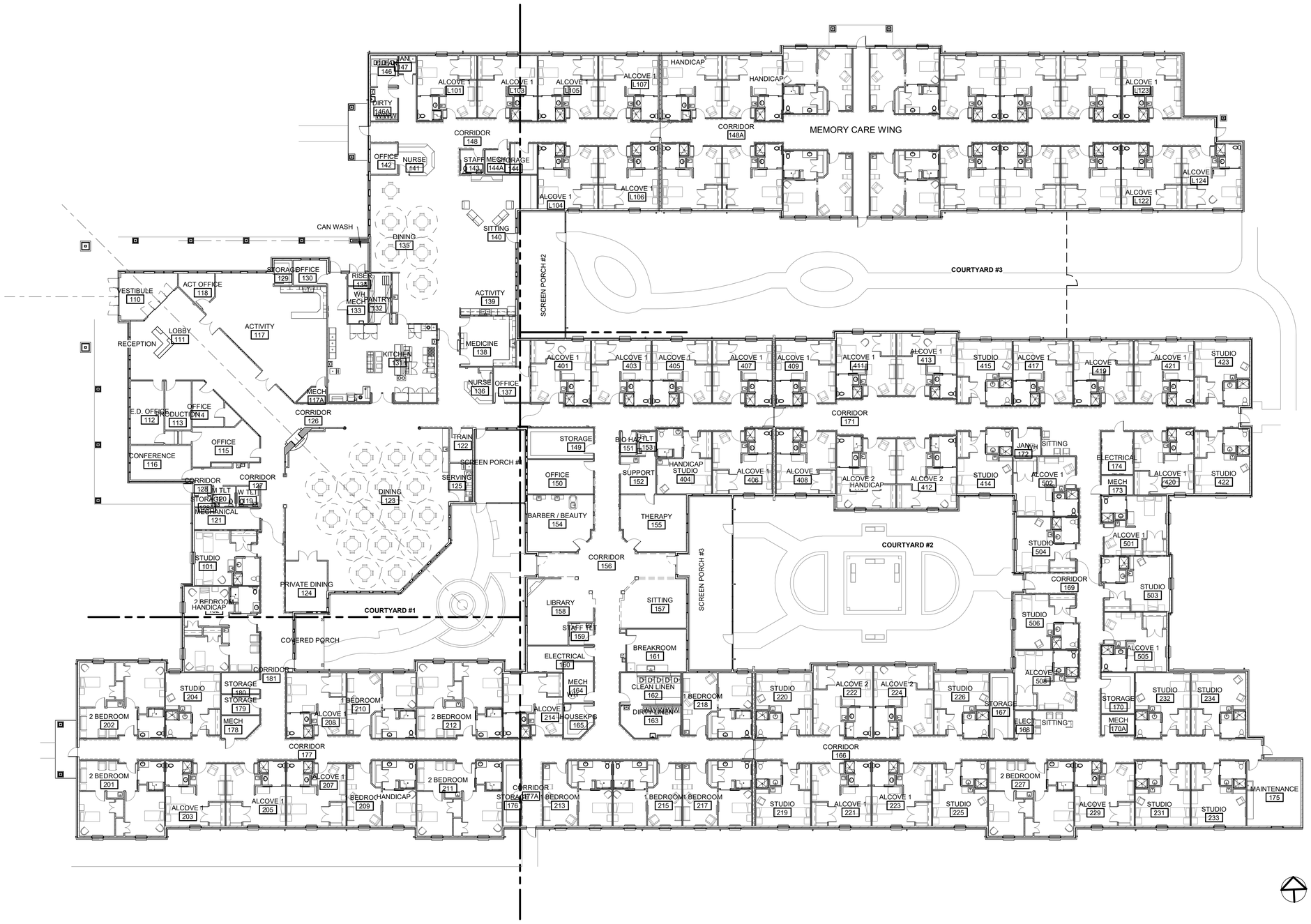

1 FLOOR PLAN
1/16" = 1'-0"

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MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
11/25

PROJECT #
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DATE
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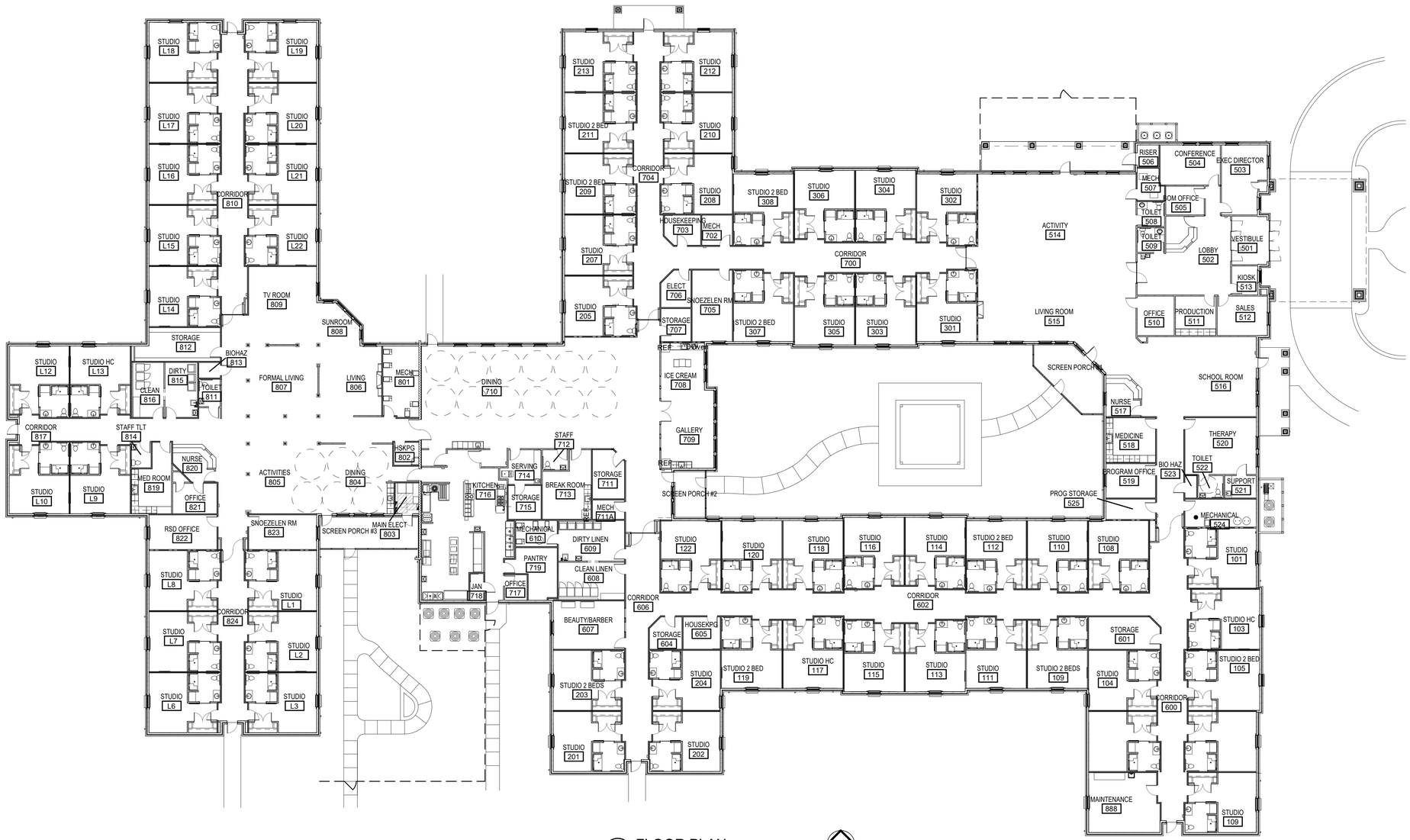
DRAWING NAME
FLOOR PLAN

SHEET #
A1



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REVISIONS

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RUTHERFORD LANE
COLUMBIA, TN

RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
NO. 19021
11/7/25

PROJECT #
25048

DATE
11-17-25

DRAWING NAME
FLOOR PLAN

SHEET #
A1

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT III:

PARCEL NO. 1:

BOUNDED ON THE NORTH BY L AND N RAILROAD AND RUTHERFORD LANE; EAST BY CRIDDLE MEADOWS SUBDIVISION AND DR. DAN GRAY; SOUTH BY MT. PLEASANT PIKE OR U.S. NO. 43 HIGHWAY, PLEASANT HILLS SUBDIVISION, J.A. MORGAN AND OTHERS; WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN THE EAST LINE OF RIDLEY BROTHERS TRACT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE WITH RIDLEY BROTHERS AND GENERALLY FOLLOWING A FENCE NORTH 5 DEGREES 16 MINUTES EAST, 1,127.65 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 32 MINUTES WEST, 946.15 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 0 DEGREES 50 MINUTES EAST, 359.97 FEET TO A SPIKE IN THE CENTER LINE OF L AND N RAILROAD; THENCE FOLLOWING A STAKED LINE WITH IRON PINS ALONG CENTER LINE OF L AND N RAILROAD AS FOLLOWS: NORTH 53 DEGREES 29 MINUTES EAST, 2,326.46 FEET, NORTH 56 DEGREES 09 MINUTES EAST, 352.0 FEET; NORTH 59 DEGREES 31 MINUTES EAST, 326.96 FEET; NORTH 62 DEGREES 32 MINUTES EAST, 264.30 FEET; NORTH 65 DEGREES 18 MINUTES EAST, 278.60 FEET; NORTH 67 DEGREES 39 MINUTES EAST, 221.60 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND GENERALLY FOLLOWING A FENCE ALONG THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 87 DEGREES 27 MINUTES EAST, 916.74 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 86 DEGREES 19 MINUTES EAST, 149.18 FEET TO A STAKE; THENCE WITH THE WEST LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 4 DEGREES 04 MINUTES WEST, 2,743.39 FEET TO AN IRON PIN; THENCE WITH THE SOUTH LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 85 DEGREES 56 MINUTES EAST, 400.0 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 84 DEGREES 29 MINUTES EAST, 221.98 FEET TO AN IRON PIN; THENCE WITH DR. DAN GRAY SOUTH 13 DEGREES 46 MINUTES EAST, 24.80 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 24 MINUTES WEST, 95.22 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 42 DEGREES 15 MINUTES EAST, 93.35 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 24 DEGREES 43 MINUTES EAST, 99.95 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 50 MINUTES WEST, 178.04 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 39 DEGREES 27 MINUTES EAST, 820.80 FEET TO AN IRON PIN; THENCE WITH THE NORTH MARGIN OF MT. PLEASANT PIKE SOUTH 42 DEGREES 32 MINUTES WEST, 506.57 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 58 DEGREES 05 MINUTES WEST, 424.19 FEET TO AN IRON PIN; THENCE WITH SAME AND WITH PLEASANT HILLS SUBDIVISION NORTH 57 DEGREES 35 MINUTES WEST, 418.17 FEET TO AN IRON PIN; THENCE WITH PLEASANT HILLS SUBDIVISION NORTH 88 DEGREES 01 MINUTES WEST, 680.26 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 21 MINUTES WEST, 514.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 01 MINUTES WEST, 308.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 37 MINUTES WEST, 431.0 FEET TO AN IRON PIN; THENCE WITH PROPOSED PLEASANT HILLS SUBDIVISION, SECTION 4; AND J. A. MORGAN AND OTHERS NORTH 87 DEGREES 23 MINUTES WEST, 919.68 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 86 DEGREES 26 MINUTES WEST, 310.82 FEET TO THE POINT OF BEGINNING.

THERE IS A TVA POWER LINE HAVING A 250 RIGHT-OF-WAY ACROSS THE EAST PORTION OF THE ABOVE DESCRIBED TRACT. THERE IS A 100-FOOT CHARTERED RAILROAD RIGHT-OF- WAY ON THIS TRACT ALONG THE RAILROAD LINE.

PARCEL NO. 2:

BOUNDED ON THE NORTH BY RAYMOND MCMEEN AND TOM BURT; C. C. PINCKNEY; W. CLYDE BAKER AND RUTHERFORD LANE; EAST AND SOUTH BY L AND N RAILROAD AND WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN MCMEEN AND BURT'S SOUTH LINE; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MCMEEN AND BURT FARM, C. C. PINCKNEY AND W. CLYDE BAKER GENERALLY FOLLOWING A FENCE SOUTH 87 DEGREES 52 MINUTES EAST, 1079.03 FEET TO AN IRON PIN; THENCE WITH BAKER GENERALLY FOLLOWING A FENCE SOUTH 85 DEGREES 57 MINUTES EAST, 400.23 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 85 DEGREES 46 MINUTES EAST, 371.10 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 5 DEGREES 29 MINUTES EAST, 342.33 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 35 MINUTES EAST, 504.44 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 88 DEGREES 15 MINUTES EAST, 300.05 FEET TO AN IRON PIN; THENCE WITH THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 89 DEGREES 17 MINUTES EAST, 1,160.19 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 27 MINUTES EAST, 13.46 FEET TO AN IRON PIN IN CENTER LINE OF L AND N RAILROAD; THENCE WITH THE CENTER LINE OF L AND N RAILROAD FOLLOWING A STAKED LINE WITH IRON PINS AS FOLLOWS: SOUTH 67 DEGREES 39 MINUTES WEST, 221.60 FEET; SOUTH 65 DEGREES 18 MINUTES WEST, 278.60 FEET; SOUTH 62 DEGREES 32 MINUTES WEST, 264.30 FEET; SOUTH 59 DEGREES 31 MINUTES WEST, 326.96 FEET; SOUTH 56 DEGREES 09 MINUTES WEST, 252.0 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 2,305.30 FEET; THENCE LEAVING RAILROAD AND WITH RIDLEY BROTHERS GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 20 DEGREES 46 MINUTES WEST, 328.63 FEET TO AN IRON PIN; NORTH 32 DEGREES 52 MINUTES WEST, 326.42 FEET TO AN IRON PIN; NORTH 23 DEGREES 49 MINUTES WEST, 428.85 FEET TO AN IRON PIN; NORTH 17 DEGREES 02 MINUTES WEST, 922.55 FEET TO THE POINT OF BEGINNING, THERE IS A 100-FOOT CHARTERED RIGHT-OF-WAY ON THIS TRACT ALONG THE RAILROAD LINE.

TRACT IV:

LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NEAR THE INTERSECTION OF WEST PARK DRIVE AND THE L AND N RAILROAD. BOUNDED ON THE NORTH BY L AND N RAILROAD; EAST BY WEST PARK DRIVE; SOUTH AND WEST BY A. D. CRICHTON AND OTHERS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF L AND N RAILROAD, SAID POINT IS ALSO IN THE WEST MARGIN OF WEST PARK DRIVE; SAID POINT IS IN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST MARGIN OF WEST PARK DRIVE SOUTH 34 DEGREES 10 MINUTES EAST, 517.77 FEET TO AN IRON PIN AT POINT OF CURVE; THENCE ON A CHORD TO A 5 DEGREES 11 MINUTES CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES FEET SOUTH 30 DEGREES 56 MINUTES EAST, 125.0 FEET TO AN IRON PIN; THENCE WITH A. D. CRICHTON AND OTHERS SOUTH 53 DEGREES 29 MINUTES WEST, 644.71 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 36 DEGREES 31 MINUTES WEST, 660.91 FEET TO A SPIKE IN THE CENTER OF L AND N RAILROAD; THENCE WITH L AND N RAILROAD NORTH 53 DEGREES 29 MINUTES EAST, 287.17 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO A 1 DEGREES CURVE NORTH 56 DEGREES 04 MINUTES EAST 352.0 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO CURVE NORTH 57 DEGREES 57 MINUTES EAST, 39.21 FEET TO THE POINT OF BEGINNING.

TRACT V:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE BOUNDED ON THE NORTH BY DON CRICHTON AND OTHERS; EAST BY PROPOSED NEW ROAD; SOUTH AND WEST BY DON CRICHTON AND OTHERS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF NEW PROPOSED ROAD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING NORTH 48 DEGREES 53 MINUTES WEST, 1,473.45 FEET FROM THE NORTH MARGIN OF U. S. HIGHWAY NO. 43 OR MT. PLEASANT PIKE, SAID POINT IN NORTH MARGIN OF HIGHWAY IS SOUTH 41 DEGREES 57 MINUTES WEST, 236.16 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE DON CRICHTON AND OTHERS FARM; THENCE WITH DON CRICHTON AND OTHERS SOUTH 56 DEGREES 07 MINUTES WEST, 255.0 FEET TO AN IRON PIN; THENCE WITH SAME, NORTH 48 DEGREES 53 MINUTES WEST, 175.0 FEET TO AN IRON PIN, THENCE WITH SAME NORTH 56 DEGREES 07 MINUTES EAST, 246.70 FEET TO AN IRON PIN; THENCE WITH THE WEST MARGIN OF THE NEW PROPOSED ROAD ON A 4 DEGREES 07 MINUTES CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 54 MINUTES A DISTANCE ON CURVE OF 149.30 FEET TO P.C. OF CURVE; THENCE WITH SAME ON A TANGENT SOUTH 48 DEGREES 53 MINUTES EAST, 28.0 FEET TO THE POINT OF BEGINNING.

TRACT VI:

ANY PORTION OF OLD RUTHERFORD LANE THAT BOUNDS SAID PROPERTY OWNED BY ANDREW D. CRICHTON, JOHN B. JEWELL, III, AND JAMES W. JEWELL, UP TO THE CENTERLINE OF SAID LANE.

FIRST PARTY ALSO QUITCLAIMS ANY AND ALL RIGHTS IN AND TO OLD RUTHERFORD LANE ACQUIRED BY VIRTUE OF THE FOREGOING DEED OR OTHERWISE.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING; ALL OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

1. ALL LOTS IN WESTFIELD SUBDIVISION, SECTIONS 1, 2,3, 4, AND 4A, WITH THE EXCEPTION OF LOT 114 WESTFIELD SUBDIVISION, SECTION 4 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8, PAGE 21, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
2. DEED TO THE INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE IN BOOK 563, PAGE 204;
3. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 591, PAGE 180;
4. DEED TO HERMAN L. LEWIS IN BOOK 607, PAGE 512;
5. DEED TO COLCO, INC., A TENNESSEE CORPORATION IN BOOK 655, PAGE 709;
6. DEED TO RICHARD A. BRICKNER AND WIFE, JUDITH BRICKNER, AS TENANTS IN THE ENTIRETY IN BOOK 675, PAGE 50;
7. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 675, PAGE 354;
8. DEED TO GAITHER FRIERSON GARY IN BOOK 679, PAGE 508;
9. DEED TO STEVEN G. HALL IN BOOK 711, PAGE 531;
10. DEED TO MAURY COUNTY BOARD OF EDUCATION IN BOOK 803, PAGE 174;
11. DEED TO DAVID L. SCHWAB AND JOHN G. MITCHELL, AS EQUAL TENANTS IN COMMON IN BOOK 1114, PAGE 276;
12. DEED EUGENE L. HELLER IN BOOK 1145, PAGE 580; AND
13. DEED TO MAURY COUNTY, STATE OF TENNESSEE IN BOOK R2839, PAGE 368.

BEING PART OF THE SAME PROPERTY CONVEYED TO CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CRICHTON WELTON PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2895, PAGE 1276, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING A PORTION OF THE CBP, LLC PROPERTY, AS REFERENCED IN RECORD BOOK 2895, PAGE 829 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (SET), ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 1, WESTFIELD ESTATES, SECTION 1 PROPERTY, PLAT BOOK 7, PAGE 34 (ROMCT), HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 460,158.17 US FEET, EAST: 1,640,747.93 US FEET (NAD83, 2011);

THENCE, WITH WESTFIELD DRIVE, THE FOLLOWING FOUR (4) CALLS:
1. NORTH 60° 15' 34" EAST 105.85 FEET TO AN IRON PIPE (FOUND);
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282.23 FEET, AN ARC LENGTH OF 108.50 FEET, AND A CHORD BEARING OF NORTH 49° 15' 42" EAST 107.83 FEET TO AN IRON PIPE (FOUND);
3. NORTH 36° 46' 42" EAST 18.65 FEET TO AN IRON PIPE (FOUND);
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.59 FEET, AND A CHORD BEARING OF NORTH 80° 41' 30" EAST 37.63 FEET TO AN IRON PIPE (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF RUTHERFORD LANE;

THENCE, WITH RUTHERFORD LANE, THE FOLLOWING TWO (2) CALLS:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET, AN ARC LENGTH OF 157.80 FEET, AND A CHORD BEARING OF SOUTH 47° 58' 28" EAST 157.71 FEET TO AN IRON REBAR (SET);
2. SOUTH 44° 43' 40" EAST 834.17 FEET TO AN IRON REBAR (SET) BEING IN THE CENTERLINE OF A 150' TVA EASEMENT;

THENCE, SEVERING CBP, LLC, SOUTH 08° 07' 07" WEST 383.66 FEET TO AN IRON PIPE (FOUND) BEING THE NORTHEAST CORNER OF THE ALPHEUS S. WEIDNER III PROPERTY, RECORD BOOK 2482, PAGE 1271 (ROMCT);

THENCE, WITH WEIDNER AND THE NORTHERLY LINE OF PLEASANT HILLS, SECTION 1, PLAT BOOK 4, PAGE 63 (ROMCT), THE FOLLOWING TWO (2) CALLS:
1. NORTH 53° 16' 46" WEST 395.79 FEET TO AN IRON REBAR (FOUND);
2. NORTH 83° 51' 15" WEST 118.06 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WESTFIELD ESTATES, SECTION 1;

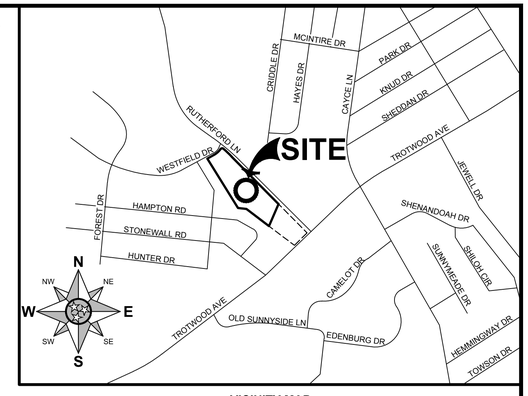
THENCE WITH WESTFIELD ESTATES, NORTH 32° 33' 34" WEST 812.55 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.13 ACRES, MORE OR LESS.

GENERAL NOTES:

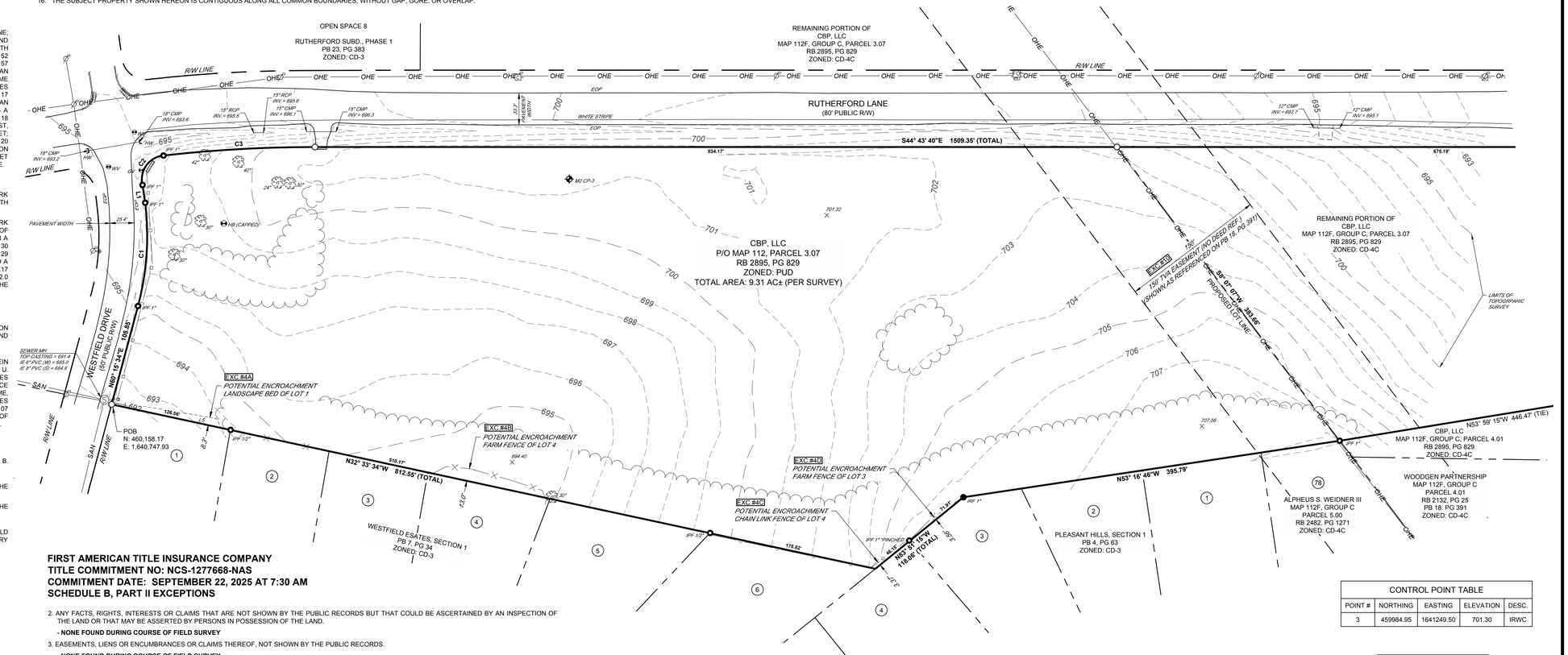
1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NAS-1277668-NAS.
4. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
5. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
9. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
13. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
15. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
16. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.

LEGEND:

	EXISTING PROPERTY LINE	HB	HOSE BIB
	EXISTING RIGHT-OF-WAY		SANITARY SEWER MANHOLE
	EXISTING ADJACENT PROPERTY LINE		CURB INLET
	EXISTING EASEMENT		INLET (SQUARE)
MBSL	MINIMUM BUILDING SETBACK LINE	GV	GAS BOX (GAS VALVE)
700	EXISTING INDEX CONTOUR		HIGH TENSION TOWER
	EXISTING INTERMEDIATE CONTOUR		POWER POLE
	EXISTING FARM FENCE		GUY WIRE
	EXISTING WOOD FENCE		TRAFFIC PULL BOX
	EXISTING CHAIN-LINK FENCE		COMMUNICATION PEDESTAL
SAN	EXISTING SANITARY SEWER LINE		FIBER OPTIC PULL BOX
W	EXISTING WATER LINE		TREE, DECIDUOUS
OHE	EXISTING OVERHEAD ELECTRIC	700.00	EXISTING SPOT ELEVATION
	EXISTING TREELINE	(POI)	POINT OF INSERTION
	IRON REBAR FOUND (IRF)	HW	HEADWALL
	IRON PIPE FOUND (IPF)	LS	LANDSCAPE BED
	IRON REBAR SET W/CAP (IRS)	EOP	EDGE OF PAVEMENT
	BENCHMARK / SURVEY CONTROL	1	LOT NUMBER
WV	WATER VALVE	EXC. #3	SCHEDULE B PART II EXCEPTION
	FIRE HYDRANT		



VICINITY MAP
SCALE: 1"=1000'



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: NCS-1277668-NAS
COMMITMENT DATE: SEPTEMBER 22, 2025 AT 7:30 AM
SCHEDULE B, PART II EXCEPTIONS

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   (A) - ENCROACHMENT OF LANDSCAPE BED FROM LOT 1, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (B) - ENCROACHMENT OF FARM FENCE FROM LOT 4, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (C) - ENCROACHMENT OF CHAIN LINK FENCE FROM LOT 4, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
   (D) - ENCROACHMENT OF FARM FENCE FROM LOT 3, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN BOOK 8, PAGE 21; PLAT BOOK P18, PAGE 379; AND PLAT BOOK P23, PAGE 348, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - PLAT BOOK 8, PAGE 21 AND PLAT BOOK 23, PAGE 348, DO NOT AFFECT THE SUBJECT PROPERTY
   - PLAT BOOK 18, PAGE 379, REFERENCES A 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
   - PLAT BOOK 18, PAGE 391, IS NOT LISTED IN EXCEPTION ABOVE, BUT DOES REFERENCE SAME 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
11. RIGHT OF WAY AND LIFE ESTATE CONTAINED IN DEED OF RECORDED IN BOOK 595, PAGE 486, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
12. TERMS AND PROVISIONS OF RIGHT OF WAY OR EASEMENT, BY AND BETWEEN THOMAS J. BURT AND RAYMOND MCMEEN AND CITY OF COLUMBIA, TENNESSEE, A MUNICIPAL CORPORATION, OF RECORD IN BOOK 609, PAGE 309, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
13. TERMS AND PROVISIONS OF RIGHT-OF-WAY OR EASEMENT, BY AND BETWEEN ANDREW DON CRICHTON, JAMES W. JEWELL AND JOHN B. JEWELL, III AND CITY OF COLUMBIA, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R1924, PAGE 1092, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
15. TERMS AND PROVISIONS OF GRADING AND CONSTRUCTION EASEMENT AGREEMENT, BY AND BETWEEN WELTON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLUMBIA RETAIL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2113, PAGE 557, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
17. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CITY OF COLUMBIA, STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R2931, PAGE 1096, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
20. RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH.
   - DOES NOT AFFECT THE SUBJECT PROPERTY

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
3	459984.95	1641249.50	701.30	IRWC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.65	N36° 46' 42"E

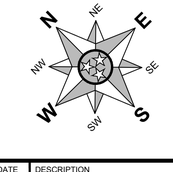
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	108.50	282.23	N49° 15' 42"E	107.83
C2	42.59	25.00	N80° 41' 30"E	37.63
C3	157.80	1392.39	S47° 58' 28"E	157.71



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

60' 0 60' 120'
GRAPHIC SCALE



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.9999285106
- UNITS: (US FEET)(GRID)

REVISION #	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY
P/O MAP 112, PARCEL 3.07
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE :	O

November 19, 2025

Mr. Jay Fulmer
Fulmer Lucas Engineering
2002 Richard Jones Rd., Suite B200
Nashville, TN 37215
Sent via email: jay@fulmerlucas.com

RE: **Water Availability Letter** Expires: 5/19/2026
Morning Pointe Assisted Living
Rutherford Lane at Westfield Drive (southwest corner)
Tax Map & Parcel 11200307000
Columbia, TN

Dear Mr. Lucas:

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 145 bed assisted living facility in two buildings. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- The current CPWS system is only able to support a fire flow up to 750 gpm at this location until (planned) additional improvements in the Southside distribution area are completed.
    - After completion of the Southside distribution area improvements, available fire flow will be up to 1,250 gpm.

- The number and sizes of service meters assumed for this letter is based on Applicant's description of the project features. Actual meter count and sizing will be updated or verified during the Design Review phase of the Project:
    - 114,340 sf of commercial assisted living space (two buildings)
    - Assume Fire Service meter: One (1) at 6-inch
    - Assumed Commercial Service meters: Two (2) at 2-inch
    - Assumed Landscape Irrigation meter: One (1) at ¾-inch
- The above request translates to a 41 Single Family Unit (SFU) flow demand equivalent.
- 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, if required).

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 (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval (if TDEC review required).
    - 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	41	**$16,670**

- 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	2	Current Price	Deferred
6" Fire 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	2	$30,000	$60,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$66,040**

- After the pre-construction meeting, CPWS will then issue a formal 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 prior to the Notice to Proceed or 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: Franklin Farrow, Morning Pointe
Bart Anderson, CPWS
File 25-036

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

October 21, 2025

Jay Fulmer, PE
Fulmer Lucas
2002 Richard Jones Rd Ste B200
Nashville, TN 37215

jay@fulmerlucas.com

Re: Rutherford Lane & Westfield Dr, being Tax Map: 112F Group: C Parcel: 3.07. Assisted living facility with 145 beds split between two buildings.

Dear Sir:

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

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

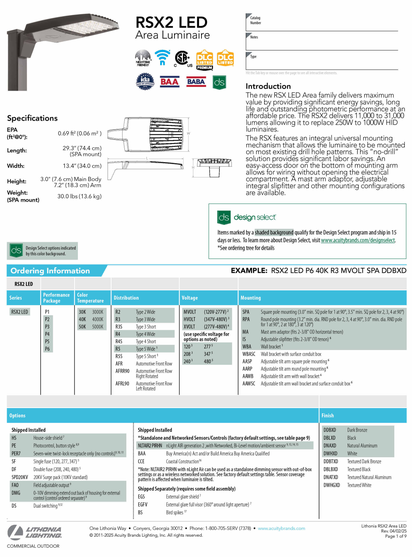
- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so



RSX2 LED
Area Luminaire

Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications
EPA (ft²@0°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm
Weight (SPA mount): 30.0 lbs (13.6 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information
EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)*	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)*	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V)*	WA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	Use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon)*
	P5		R4S Type 4 Short	120* 277*	WBA Wall bracket*
	P6		R5S Type 5 Short*	208* 347*	WBASC Wall bracket with surface conduit box
			AFR Automotive Front Row	240* 480*	AASP Adjustable tilt arm square pole mounting*
			AFRR90 Automotive Front Row Right Rotated		AARP Adjustable tilt arm round pole mounting*
			AFRL90 Automotive Front Row Left Rotated		AABR Adjustable tilt arm with wall bracket*
					AARSC Adjustable tilt arm wall bracket and surface conduit box*

Options	Finish
Shipped Installed	DDBXD Dark Bronze
HS House-side shield*	DBLXD Black
PE Photocontrol, button style**	DNAXD Natural Aluminum
PEBT Seven-wire twist-lock receptacle only (no control)**	DWHXD White
SF Single fuse (120, 277, 347)	DSSTXD Textured Dark Bronze
DF Double fuse (208, 240, 480)	DBLBXD Textured Black
SPD20KV 20KV Surge pack (10kV standard)	DNATXD Textured Natural Aluminum
FAO Field adjustable output*	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)*	
DS Dual switch(es)*†	
Shipped Installed	
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	
NLTAIR2 PIRHN nLight AIR generation 2 with Networked, Bi-level motion/ambient sensor (PIRHN)***	
BAA Buy America's Act and/or Build America Buy America Qualified	
CCE Central Construction*	
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.	
**Shipped Separately (require same field assembly)	
EGS External glare shield †	
EGFV External glare full visor (360° around light aperture) †	
BS Bird spikes †	

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX2 Area LED
Rev. 04/02/25
Page 1 of 9

2 TYPES SP1, SP1D, & SP2
NOT TO SCALE



KBA8 LED
LED Specification Bollard

BAA

Introduction
The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications
Mounting: 8" Round (203.2 mm)
Height: 42" (106.7 mm)
Weight (max): 27 lbs (12.25 kg)

Ordering Information
EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options
KBA8 LED	Asymmetric: 12C 12 LEDs*	350 350 mA	30K 3000 K	ASY Asymmetric*	MVOLT*	Shipped installed
		450 450 mA**	40K 4000 K	SYM Symmetric*	120*	PE Photoelectric cell, button type
	Symmetric: 16C 16 LEDs*	530 530 mA	50K 5000 K		208*	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	AMBPC Amber phosphor converted		240*	ELCW Emergency battery backup, CA 1 Hr 20 hrs/encumbrance*
			AMBLW Amber limited wavelength**		277*	
					347*	

Other options
Shipped installed
SF Single fuse (120, 277, 347V) **
DF Double fuse (208, 240V) **
HS4 24" overall height
HS8 32" overall height
HS96 36" overall height
FG Ground rod w/ bronze outlet
LHB Without anchor bolts (3 bolt base)
LHBA4 4 bolt retrofit base without anchor bolts †

Finish
DNAXD White
DNAXD Natural aluminum
DDBXD Dark bronze
DBLXD Black
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Accessories
Ordered and shipped separately.
KBA8 B Anchor bolts for KBA8 LED*

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with KBA AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates in the following voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with HS accessory.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage.
8 KBA8 LH not available with LHBA option.
9 Stripping is available only in the colors listed.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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KBA8 LED
Rev. 11/21/22

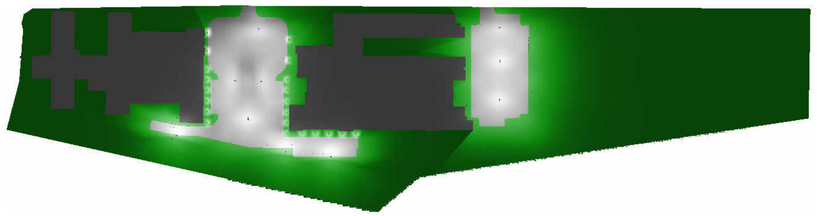
3 TYPE BD1
NOT TO SCALE

Statistics

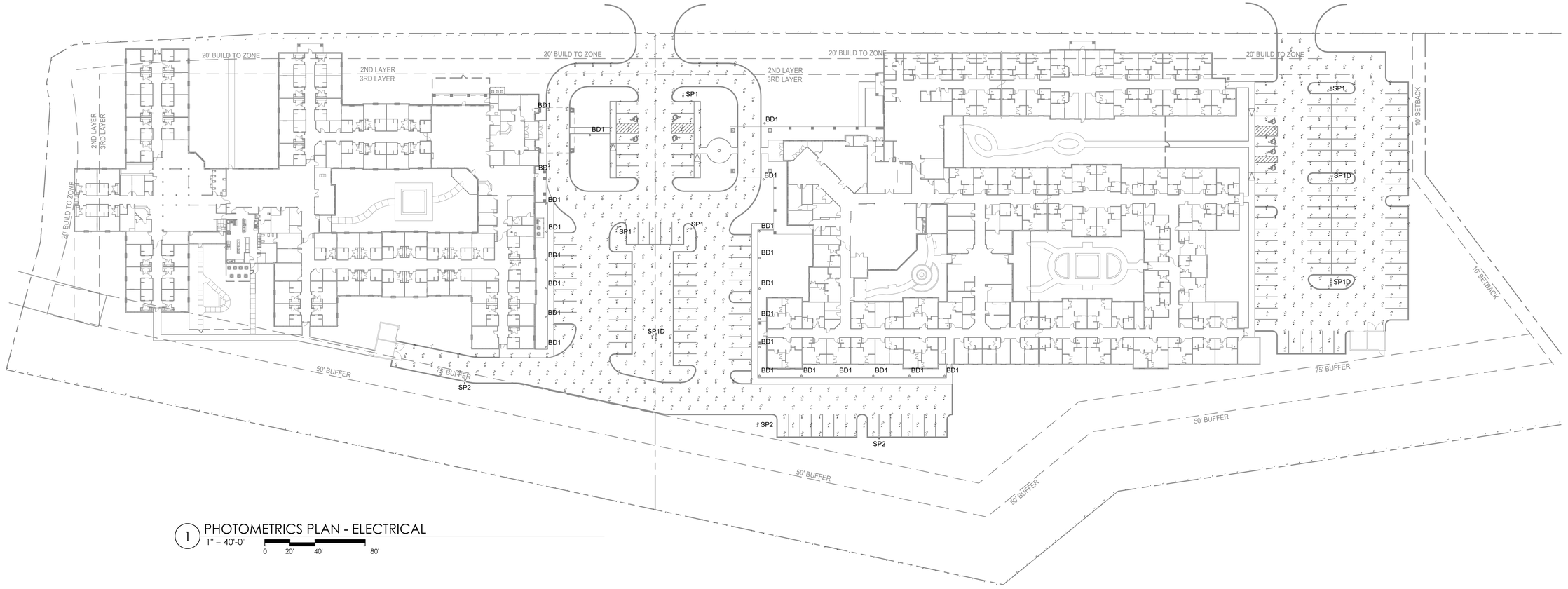
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE 2	◇	4.0 fc	12.5 fc	0.9 fc	13.9:1	4.4:1
DRIVE 3	◇	1.1 fc	3.1 fc	0.1 fc	31.0:1	11.0:1
PARKING 1	+	2.3 fc	5.5 fc	1.0 fc	5.5:1	2.3:1
PARKING 2	+	3.1 fc	9.2 fc	1.0 fc	9.2:1	3.1:1
PARKING 3	+	4.8 fc	12.3 fc	1.3 fc	9.5:1	3.7:1
PARKING 4	+	3.6 fc	9.7 fc	1.0 fc	9.7:1	3.6:1
PROPERTY LINE	×	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
DRIVE 1	◇	1.6 fc	6.4 fc	0.1 fc	64.0:1	16.0:1

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLTAGE	INPUT WATTS	CCT/LUMENS	MOUNTING	DESCRIPTION
BD1	LITHONIA	KBA8-LED-12C-350-50K-ASY	120	16	5000K/1650	BOLLARD	LED BOLLARD, DARK BRONZE
SP1	LITHONIA	RSX2-LED-P6-50K-R3-EGS	208	244	5000K/30267	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE
SP1D	LITHONIA	(2) RSX1-LED-P4-50K-R3	208	488	5000K/60534	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE, DUAL HEAD
SP2	LITHONIA	RSX2-LED-P6-50K-AFR	208	244	5000K/30332	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE



4 PHOTOMETRIC RENDER
NOT TO SCALE



1 PHOTOMETRICS PLAN - ELECTRICAL
1" = 40'-0"
0 20' 40' 80'

pmc Consulting Engineers
www.powermgmt.com
PROJECT NO. 25097
MIM / MIM

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

SITE DEVELOPMENT PLANS FOR
MORNING POINTE
RUTHERFORD LANE
COLUMBIA, TENNESSEE

MATTHEW IAN MCDANIEL
REGISTERED ENGINEER
No. 131293
STATE OF TENNESSEE
11/17/2025

PROJECT #
25047

DATE
11-17-25

DRAWING NAME
PHOTOMETRICS PLAN - ELECTRICAL

SHEET #
EP1.0

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 October 2025

Jay Fulmer
Fulmer Lucas Engineering, LLC
2002 Richard Jones Rd, B200
Nashville, TN 37215

RE: Rutherford Ln Map 112 Parcel 3.07, Columbia, TN 38401; Morning Pointe 145 Bed Assisted Living Facility

Jay,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Morning Pointe

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

General

- ☒ Name of development
- ☒ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☒ Plan sealed by a design professional licensed in the State of Tennessee.
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☒ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- x ☐ Parcel identification, owner, and deed and plat references of adjoining properties
- ☒ Proposed phasing and timetable for all phases of development
- N/A ☐ Traffic Impact Study, as required. Less than 75 peak hour trips (approximately 38)
- N/A ☐ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

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

Structures

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

CITY OF COLUMBIA TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

  CWPS indicated the water availability letter is nearing completion and is expected to be issued week of 11/17.

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TENNESSEE

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PUD Specific Items

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

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

Checklist Completed By:

Jay Fulmer		11/17/2025
Print Name	Signature	Date

Jay Fulmer

From: Andy Crichton <acrichton@athensins.com>
Sent: Tuesday, November 11, 2025 3:57 PM
To: Franklin Farrow
Cc: Jay Fulmer; 'Chae Hart-Whitworth'
Subject: Property on Rutherford Lane

November, 11th 2025

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

To Whom It May Concern:

CBP, LLC the Crichton brothers currently own property fronting on Rutherford Lane. Approximately 9 acres of the property is being sold to the principals of Morning Pointe Senior Living Greg Vital and Franklin Farrow.
Moring Pointe had been a provider of assisted living services in Columbia for the past 20+ years and is seeking to expand their services at this new wonderful location.

Vital and Farrow are the owners and co-founders of Morning Pointe which is a Tennessee base senior living company with 27 years of experience in this sector. CBP, LLC the Crichton brothers are pleased to sell this
property once approvals are all received.

Kind Regards,

Andy Crichton, *Agent ~ CBP, LLC Managaing Member*
Columbia, TN 38401
Office: 931.398.5533
Cell: 615.714.2452
www.athensins.com

FULMER LUCAS

MEMORANDUM

To: City of Columbia Planning Department
From: Jay Fulmer, PE
Date: November 17, 2025
Subject: Morning Pointe – Master Plan Application
Project Description

A master plan for approximately 9.3 acres of the greater tract along the western side of Rutherford Lane between Westfield Drive and Trotwood Avenue is being submitted to allow an assisted living and memory care campus within the existing PUD zoning.

The project is intended to include two buildings constructed in two phases. The property will ultimately be subdivided for each building to be on its own parcel for operational purposes.

The first building is approximately 62,600 square feet and contains 77 units (83 beds). The building will serve both assisted living and memory care purposes. The second building is approximately 48,400 square feet and contains 60 units (68 beds). Upon completion of building 2, the memory care patients from building 1 will be transferred to building 2 so each building can function independently.

The parking proposed is based on operational needs from existing facilities as well as staffing projections. The central parking lot will be constructed with the first building.

Morning Pointe is the owner and operator of the campus, and they have an established facility within the City of Columbia. This campus is intended to support the growing population of those in need of assisted living and memory care facilities.

Please send any further questions or comments to jay@fulmerlucas.com.

Jay Fulmer

PLANNED UNIT DEVELOPMENT

HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: NOVEMBER 17, 2025

SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	21.3 AC
DEDICATED R.O.W. AREA	N/A	7.4 AC
IMPERVIOUS AREA	0 AC	11.9 AC
PERVIOUS AREA	25.9 AC	14.0 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTH	N/A	15 FT
REAR: SOUTH	N/A	5 FT
SIDE: EAST	N/A	10 FT
SIDE: WEST	N/A	10 FT

PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed *no* closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 2

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 3

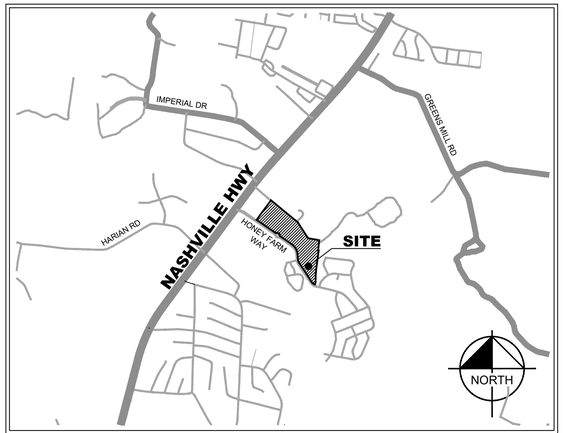
Ordinance Requirement: Table 4.3.1-L. District Standards, PUD-R, Facade Glazing, 20%-60% of total Facade area for non-Shopfront, 70% of total Facade area, min., for Shopfront.

Proposed Variance: 16.6% Glazing, min.

Justification: On the whole, this proposed development meets the average glazing requirements. There are thirteen total elevations proposed and when the glazing is averaged it equals 21% glazing. There are only three elevations in this development that do not meet the glazing requirements (G, D1, & D2).

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-13	LOT TYPICALS
C2-50	PARKING EXHIBIT
C2-51	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL ELEVATIONS - 20' X 38'
A1-01	ARCHITECTURAL ELEVATIONS - 20' X 38'
A1-02	ARCHITECTURAL ELEVATIONS - 20' X 38'
A1-03	ARCHITECTURAL ELEVATIONS - 20' X 42'
A1-04	ARCHITECTURAL ELEVATIONS - 20' X 42'
A1-05	ARCHITECTURAL ELEVATIONS - 20' X 42'
A1-06	ARCHITECTURAL ELEVATION EXHIBIT

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: KEEGAN MCCORMACK
PHONE: (615) 200-8972

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: JOSH ROWLAND
PHONE: (615) 823-2209

SURVEY
GEOSURVEY
1660 BARNES MILL ROAD
MARIETTA, GEORGIA
CONTACT: TRENTON D. TURK
PHONE: (770) 795-9900

OWNER
EMG HONEY FARM, LLC
C/O EQUITAS MANAGEMENT GROUP
6148 LEE HIGHWAY SUITE 300
CHATTANOOGA, TN 37421
CONTACT: DREW SMITH
PHONE: (469) 585-7913

DEVELOPER

NVR
302 INNOVATION DRIVE, SUITE 200
FRANKLIN, TN 37067
CONTACT: NICK BATEMAN
PHONE: (615) 454-7289
EMAIL: NBATEMAN@NVRINC.COM

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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Know what's below. Call before you dig.

ENGINEER'S SEAL

KEEGAN J. McCORMACK — REGISTERED ENGINEER — No. 132047 — STATE OF TENNESSEE
11/14/2025

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
017407106	C0-00	29

Drawing name: K:\NSH_LDEV\017407106 – nvr – honey farms\4–CADD\plansheets\C0–00 COVER.dwg C0–00 Nov 14, 2025 3:00pm by: William.Irby

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE "VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)--STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1--PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #1455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251--252; Plat Book P18, Pages 191--192, Plat Book P20, Page 157--158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH THE EASTERN PROPERTY LINE AND RIGHT-OF-WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment -- Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right-of-Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

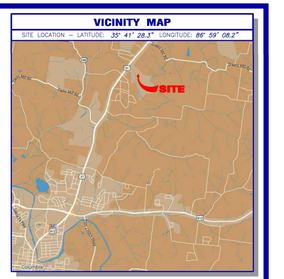
COMMENCING at a 1/2--inch rebar found at the intersection of the southeasterly right--of--way line of Nashville Highway (variable right--of--way) with the northeasterly right--of--way line of Honey Farm Way (variable right--of--way); Thence along said northeasterly right--of--way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2--inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8--inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right--of--way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2--inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2--inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2--inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2--inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8--inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2--inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2--inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2--inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2--inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2--inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2--inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8--inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8--inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2--inch rebar found on the northeasterly right--of--way line of Honey Farm Way; Thence continuing with said right--of--way line along the arc of a curve to the right an arc length of 30.99 feet, said curve having a radius of 67.00 feet and being subtended by a chord bearing of North 67 degrees 31 minutes 58 seconds West, for a distance of 30.99 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2--inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8--inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2--inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2--inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8--inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2--inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2--inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING.

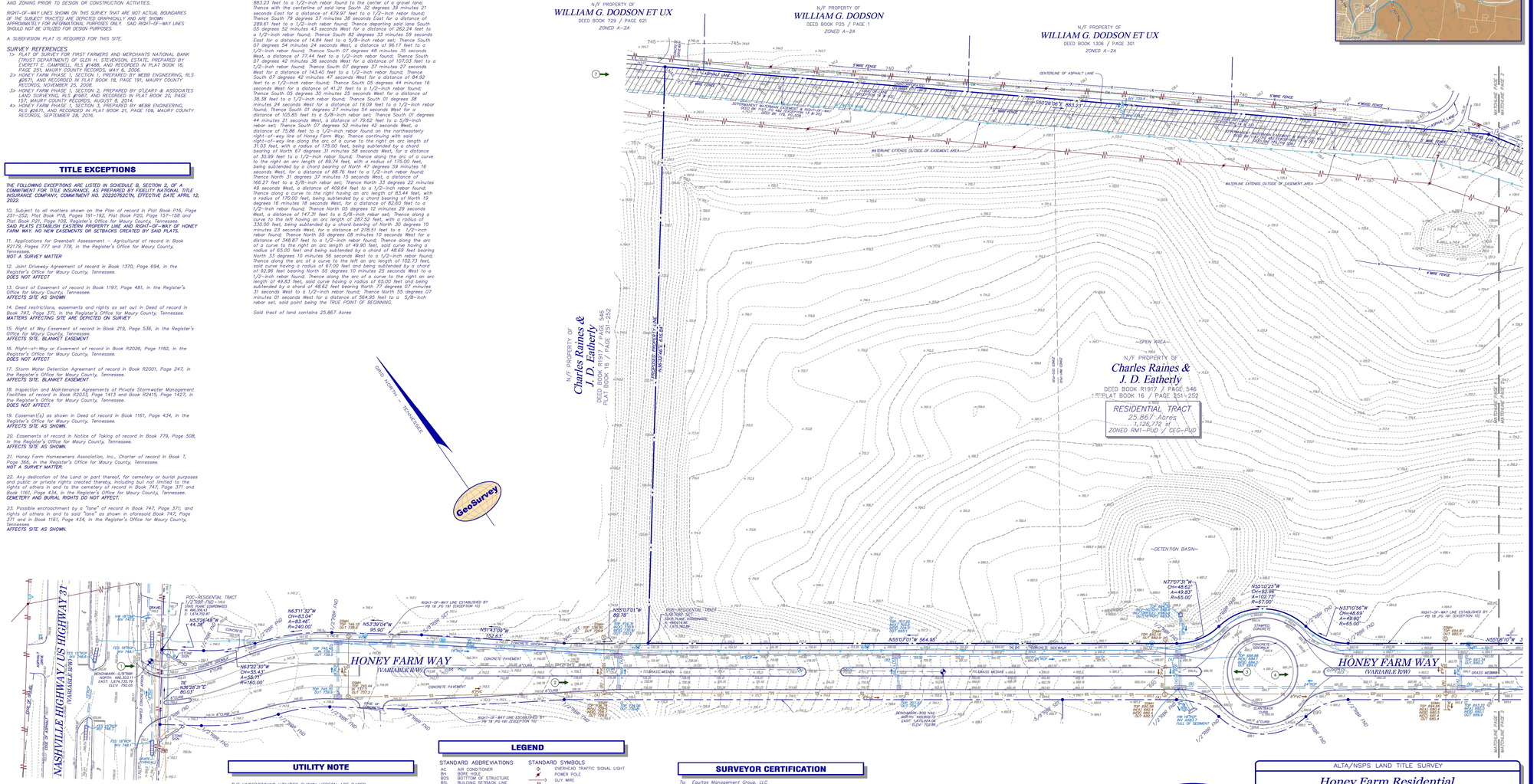
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS

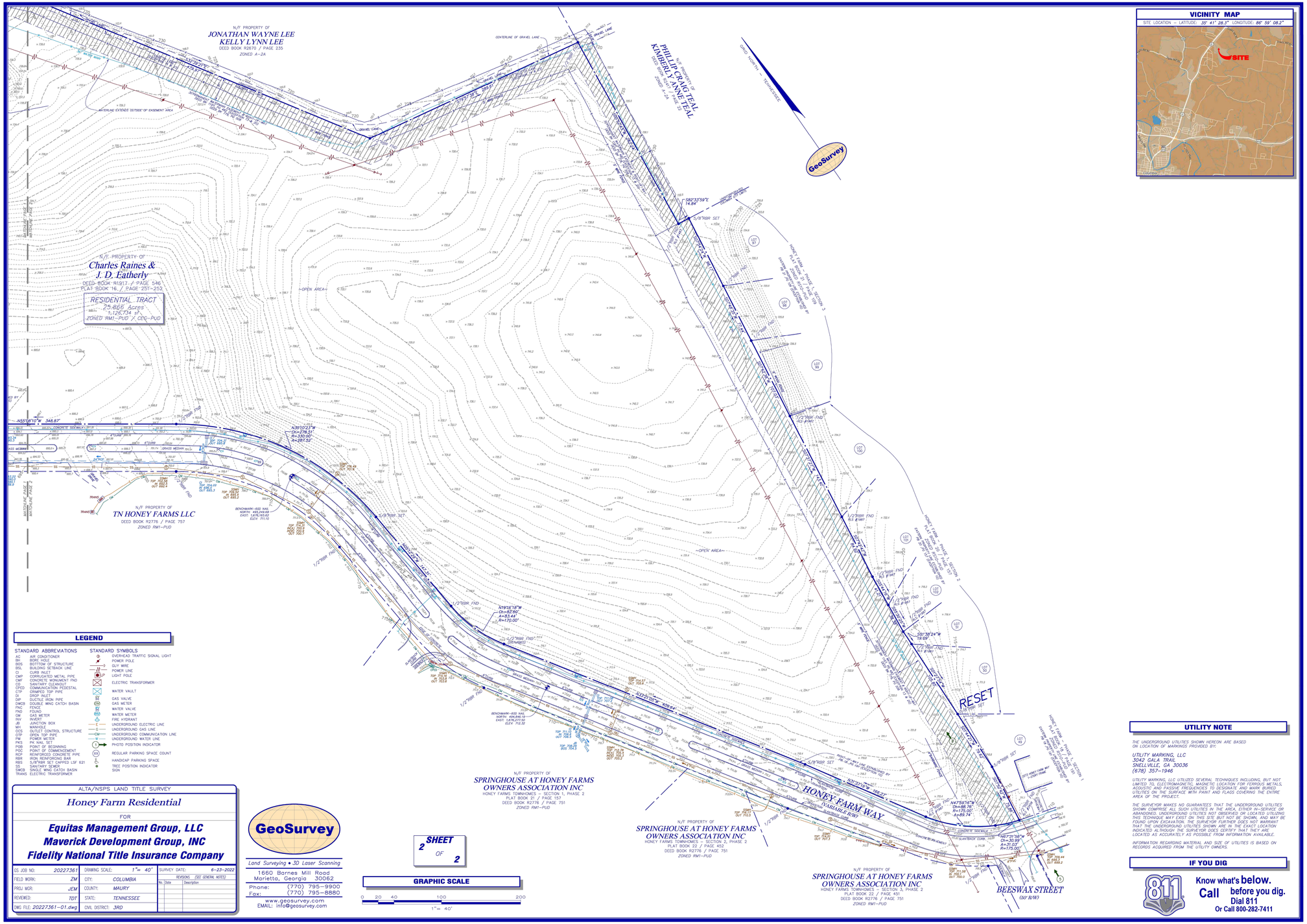


VICINITY MAP




N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 921
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1308 / PAGE 301
ZONED A--2A
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
RESIDENTIAL TRACT
25.867 Acres
1,126,772 sf
ZONED RM1--PUD / CEG--PUD
HONEY FARM WAY
(VARIABLE R/W)
NASHVILLE HIGHWAY/US HIGHWAY 31
(VARIABLE R/W)
~DETENTION BASIN~
~OPEN AREA~
N55°07'01"W 564.95'
N55°07'01"W 89.78'
S55°08'08"E 883.23'
N36°32'46"E 616.84'
S36°28'31"E 80.03'
N63°22'30"W 55.43'
R=160.00'
N53°39'04"W 95.90'
N51°43'09"W 152.63'
N77°07'31"W CH=48.62' A=49.65' R=65.00'
N53°12'25"W CH=92.96' A=102.73' R=67.00'
N13°10'56"W CH=48.69' A=49.90' R=65.00'
N55°08'10"W
CENTERLINE OF ASPHALT LANE
WATERLINE EXTENDS OUTSIDE OF EASEMENT AREA
WATERLINE EXTENDS OUTSIDE OF EASEMENT AREA
PROPOSED ROCKERY
PROPOSED 6" DIP WATER LINE
PROPOSED 8" DIP WATER LINE
PROPOSED 12" DIP WATER LINE
PROPOSED 24" RCP STORM PIPE
PROPOSED 18" RCP STORM PIPE
PROPOSED 15" RCP STORM PIPE
PROPOSED 12" RCP STORM PIPE
PROPOSED 8" SDR-35 SEWER LINE
PROPOSED 6" SDR-35 SEWER LINE
PROPOSED 4" SDR-35 SEWER LINE
PROPOSED 4" SDR-35 SEWER FORCE MAIN
PROPOSED 2" GAS LINE
PROPOSED 1" GAS LINE
PROPOSED 3" GAS LINE
PROPOSED 4" GAS LINE
PROPOSED 6" GAS LINE
PROPOSED 8" GAS LINE
PROPOSED 12

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.


N/F PROPERTY OF
JONATHAN WAYNE LEE
KELLY LYNN LEE
DEED BOOK R2670 / PAGE 235
ZONED A-2A
N/F PROPERTY OF
PHILLIP CRAIG TEAL
KIMBERLY ANNE TEAL
DEED BOOK R2777 / PAGE 22
ZONED A-2A
N/F PROPERTY OF
Charles Raines &
J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251-252
RESIDENTIAL TRACT
25.866 Acres
1,126,734 sf
ZONED RM1-PUD / CEG-PUD
N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 1, PHASE 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 2, PHASE 2
PLAT BOOK 22 / PAGE 452
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 3, PHASE 2
PLAT BOOK 22 / PAGE 451
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
HONEY FARM WAY
(VARIABLE R/W)
BEESWAX STREET
(50' R/W)
GRAVEL LANE
CENTERLINE OF GRAVEL LANE
GRID NORTH – TENNESSEE
GeoSurvey
N55°58'10"W 348.97'
N30°03'23"W
CH=278.01'
R=330.00'
A=287.52'
N79°26'18"W
CH=83.44'
A=84.15'
R=170.00'
N33°03'00"W 409.41'
S82°13'59"E
14.64'
S30°38'24"W
18.69'
N47°59'16"W
CH=66.76'
R=175.00'
A=66.74'
N6°31'56"W
CH=30.99'
A=31.03'
R=175.00'
S33°03'00"E 166.27'
RESET
5/8"RBR SET
1/2"RBR FND
PK NAIL FND
BENCHMARK-600 NAIL
NORTH 494,848.19'
EAST 1,676,272.50
ELEV. 710.35
BENCHMARK-600 NAIL
NORTH 495,249.68'
EAST 1,676,466.53
ELEV. 711.10
~OPEN AREA~
~WOODS~
~WOODS & OPEN AREA~
HONEY FARM - PHASE 1, SECTION 1
PLAT BOOK 21 / PAGE 157
HONEY FARM - PHASE 1, SECTION 2
PLAT BOOK 22 / PAGE 452
HONEY FARM - PHASE 2, SECTION 3
PLAT BOOK 22 / PAGE 451
CENTERLINE OF 20' WIDE ACCESS EASEMENT #1
CENTERLINE OF 20' WIDE ACCESS EASEMENT #2
CENTERLINE OF 20' WIDE ACCESS EASEMENT #3
CENTERLINE OF 20' WIDE ACCESS EASEMENT #4
CENTERLINE OF 20' WIDE ACCESS EASEMENT #5
CENTERLINE OF 20' WIDE ACCESS EASEMENT

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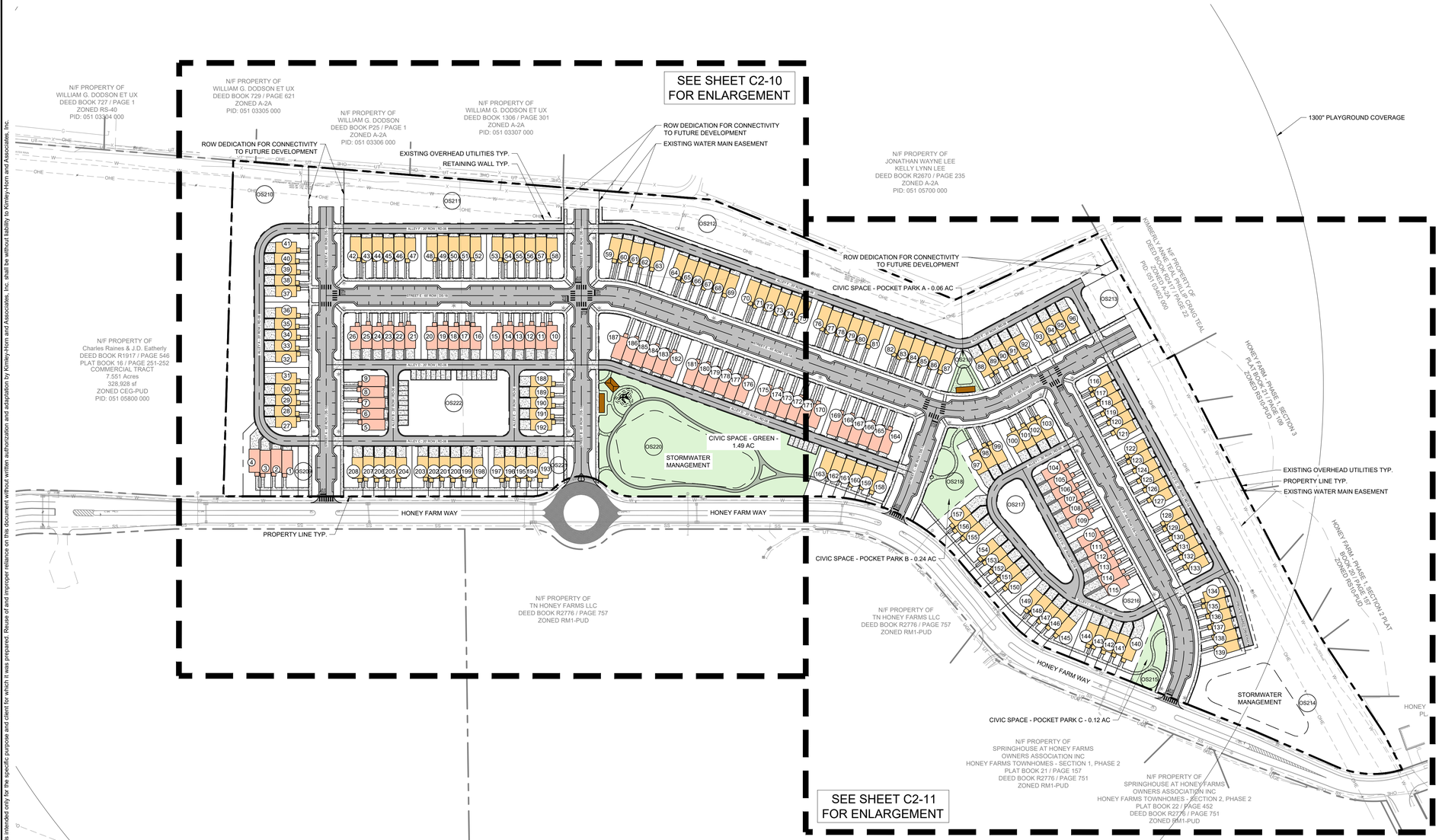
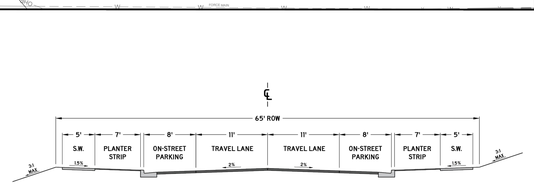


SITE DATA TABLE

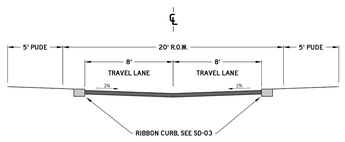
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING	
PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**



NOTES:

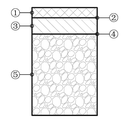
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION **STANDARD DETAILS**	**CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES** (NTS)	DATE 7/1/2024 **DS-18**



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-D/12.5 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING D (SURFACE), OR 307-D/12.5 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING E W (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-3/4 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-D/.06 ASPHALT CONCRETE MIX. (PG64-22) (SMMR MM) GRADING B M2
④	**PRIME COAT** 402-3/4 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION **STANDARD DETAILS**	**ALLEY** (NTS)	DATE 6/9/2022 **RD-06**

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JORDAN J. McCORMACK
REGISTERED ENGINEER
AGENT OF RECORD
No. 130237
STATE OF TENNESSEE
11/14/2025

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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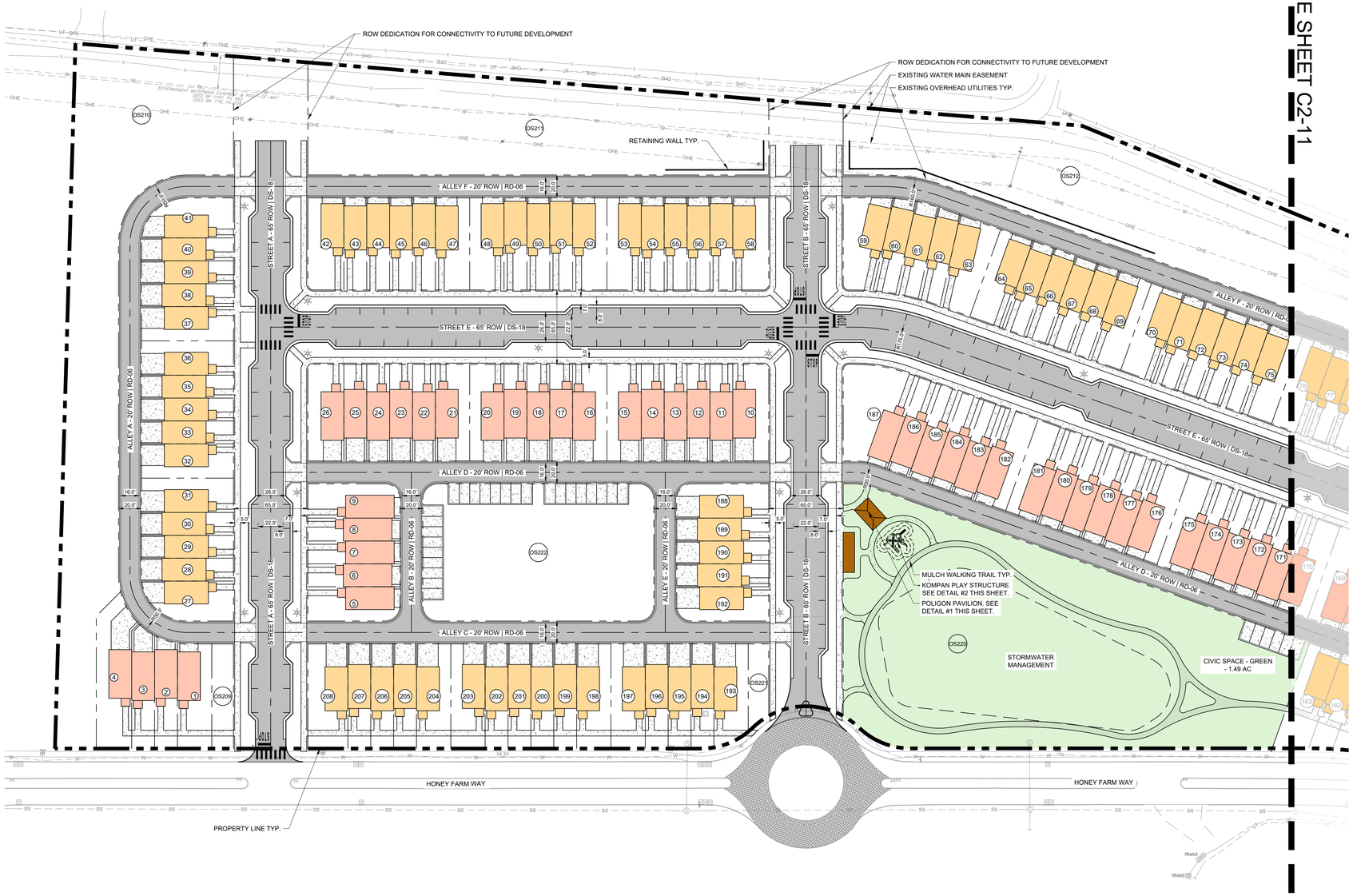
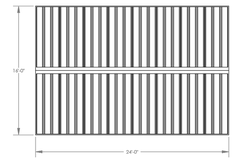
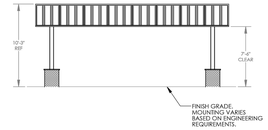


SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**





1 POLIGON SHELTER 16' X 24'

NTS



PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

2 PLAY STRUCTURE

NTS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JORDAN J. McCORMACK
REGISTERED ENGINEER
AGENT OF RECORD
No. 130227
STATE OF TENNESSEE
11/14/2025

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-10 Nov 14, 2025 3:01pm by: William.Irby



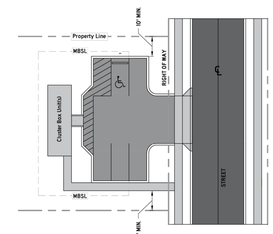
SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**

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 THEREOF ADDED TO THE 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

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMACK
REGISTERED ENGINEER
No. 130237
STATE OF TENNESSEE
11/14/2025

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

MATCHLINE SEE SHEET C2-10

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Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-11 Nov 14, 2025 3:01pm by: William.Irby

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
1	2746.71	0.06
2	1894.97	0.04
3	2083.48	0.05
4	3943.76	0.09
5	2378.73	0.05
6	1610.00	0.04
7	1610.00	0.04
8	1610.00	0.04
9	2378.73	0.05
10	2656.38	0.06
11	1690.00	0.04
12	1690.00	0.04
13	1690.00	0.04
14	1690.00	0.04
15	2535.00	0.06
16	2535.00	0.06
17	1690.00	0.04
18	1690.00	0.04
19	1690.00	0.04
20	2535.00	0.06

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
21	2535.00	0.06
22	1690.00	0.04
23	1690.00	0.04
24	1690.00	0.04
25	1690.00	0.04
26	2656.38	0.06
27	2473.03	0.06
28	1609.47	0.04
29	1610.00	0.04
30	1610.00	0.04
31	2415.00	0.06
32	2415.00	0.06
33	1610.00	0.04
34	1610.00	0.04
35	1610.00	0.04
36	2415.00	0.06
37	2415.00	0.06
38	1610.00	0.04
39	1610.00	0.04
40	1609.48	0.04

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
41	2476.29	0.06
42	2530.38	0.06
43	1610.00	0.04
44	1610.00	0.04
45	1610.00	0.04
46	1610.00	0.04
47	2415.00	0.06
48	2415.00	0.06
49	1610.00	0.04
50	1610.00	0.04
51	1610.00	0.04
52	2415.00	0.06
53	2415.00	0.06
54	1610.00	0.04
55	1610.00	0.04
56	1610.00	0.04
57	1610.00	0.04
58	2530.38	0.06
59	2841.64	0.07
60	1654.51	0.04

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
61	1642.74	0.04
62	1624.21	0.04
63	2622.34	0.06
64	2415.00	0.06
65	1610.00	0.04
66	1610.00	0.04
67	1610.00	0.04
68	1610.00	0.04
69	2415.00	0.06
70	2415.00	0.06
71	1610.00	0.04
72	1610.00	0.04
73	1610.00	0.04
74	1610.00	0.04
75	2415.00	0.06
76	2415.00	0.06
77	1610.00	0.04
78	1610.00	0.04
79	1610.00	0.04
80	1610.00	0.04

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
81	2415.00	0.06
82	2415.00	0.06
83	1610.00	0.04
84	1610.00	0.04
85	1610.00	0.04
86	1610.00	0.04
87	2434.08	0.06
88	2442.29	0.06
89	1610.00	0.04
90	1610.00	0.04
91	1610.00	0.04
92	2415.00	0.06
93	2415.00	0.06
94	1610.00	0.04
95	1610.00	0.04
96	2378.73	0.05
97	2885.42	0.07
98	2034.67	0.05
99	2758.89	0.06
100	2583.78	0.06

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
101	1690.67	0.04
102	1690.00	0.04
103	2529.63	0.06
104	2498.73	0.06
105	1690.00	0.04
106	1690.00	0.04
107	1690.00	0.04
108	1690.00	0.04
109	2535.00	0.06
110	2535.00	0.06
111	1690.00	0.04
112	1694.65	0.04
113	1779.36	0.04
114	2000.29	0.05
115	2760.03	0.06
116	2019.63	0.05
117	1350.00	0.03
118	1350.00	0.03
119	1350.00	0.03
120	1350.00	0.03

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
121	2025.00	0.05
122	2025.00	0.05
123	1350.00	0.03
124	1350.00	0.03
125	1350.00	0.03
126	1350.00	0.03
127	2025.00	0.05
128	2025.00	0.05
129	1350.00	0.03
130	1350.00	0.03
131	1350.00	0.03
132	1350.00	0.03
133	1988.73	0.05
134	2164.93	0.05
135	1353.39	0.03
136	1347.55	0.03
137	1380.59	0.03
138	1453.75	0.03
139	2412.28	0.06
140	3870.29	0.09

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
141	1985.06	0.05
142	1886.55	0.04
143	1870.00	0.04
144	2805.00	0.06
145	3393.08	0.08
146	1950.92	0.04
147	1955.60	0.04
148	1967.54	0.05
149	3310.20	0.08
150	2805.00	0.06
151	1870.00	0.04
152	1870.00	0.04
153	1870.00	0.04
154	2805.00	0.06
155	2842.72	0.07
156	2044.43	0.05
157	3685.81	0.08
158	2210.35	0.05
159	1408.83	0.03
160	1472.04	0.03

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
161	1560.85	0.04
162	1676.36	0.04
163	2775.06	0.06
164	3543.63	0.08
165	1690.00	0.04
166	1690.00	0.04
167	1690.00	0.04
168	1690.00	0.04
169	2535.00	0.06
170	2535.00	0.06
171	1690.00	0.04
172	1690.00	0.04
173	1690.00	0.04
174	1690.00	0.04
175	2535.00	0.06
176	2563.14	0.06
177	1690.00	0.04
178	1690.00	0.04
179	1690.00	0.04
180	1690.00	0.04

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
181	2535.00	0.06
182	2535.00	0.06
183	1690.00	0.04
184	1690.00	0.04
185	1690.00	0.04
186	1690.00	0.04
187	4544.74	0.10
188	2378.73	0.05
189	1610.00	0.04
190	1610.00	0.04
191	1610.00	0.04
192	2378.73	0.05
193	2556.43	0.06
194	1826.37	0.04
195	1830.00	0.04
196	1830.00	0.04
197	2745.00	0.06
198	2745.00	0.06
199	1830.00	0.04
200	1830.00	0.04

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
201	1830.00	0.04
202	1830.00	0.04
203	2745.00	0.06
204	2745.00	0.06
205	1830.00	0.04
206	1830.00	0.04
207	1830.00	0.04
208	3202.50	0.07
209	1738.50	0.04
210	37882.59	0.87
211	33022.21	0.76
212	70647.50	1.62
213	6515.71	0.15
214	112002.91	2.57
215	5026.44	0.12
216	2247.34	0.05
217	10109.63	0.23
218	10450.69	0.24
219	2712.18	0.06
220	65034.73	1.49

PARCEL AREA TABLE

PARCEL #	AREA (SF)	AREA (AC)
221	1246.08	0.03
222	24094.93	0.55

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMICK
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 130237
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
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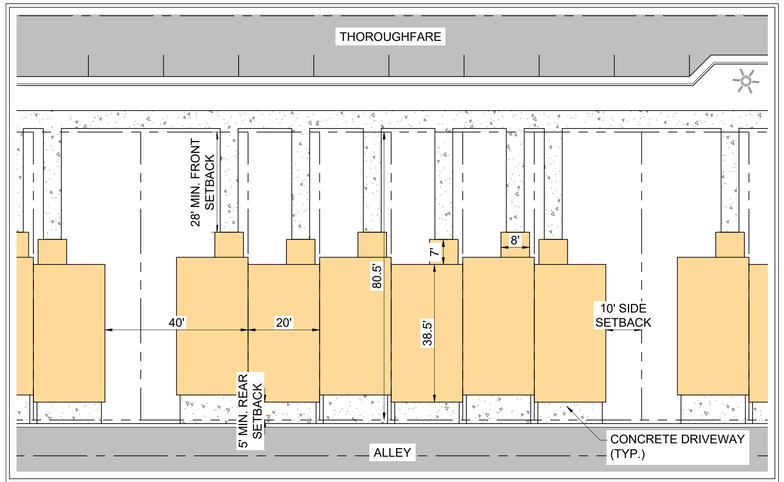
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

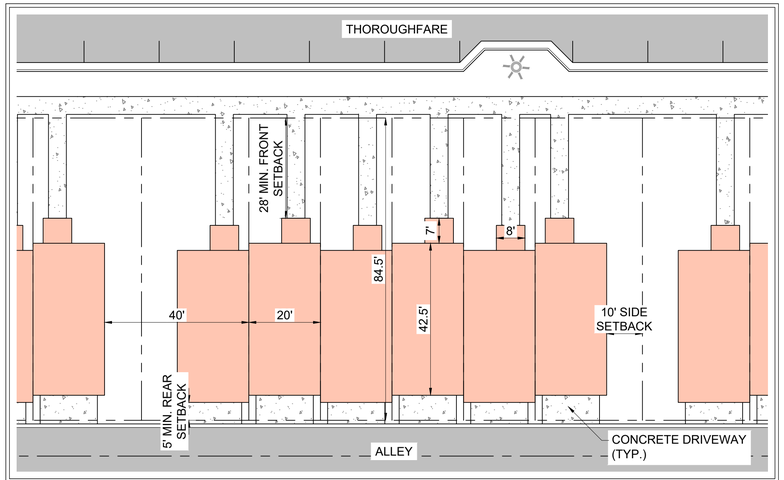
KIMLEY-HORN PROJECT NO.
017407106

TABULAR DATA

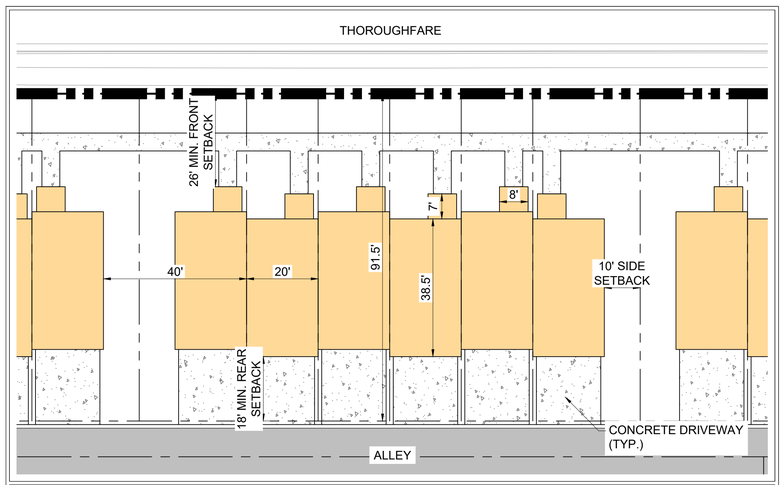
SHEET NUMBER
C2-12



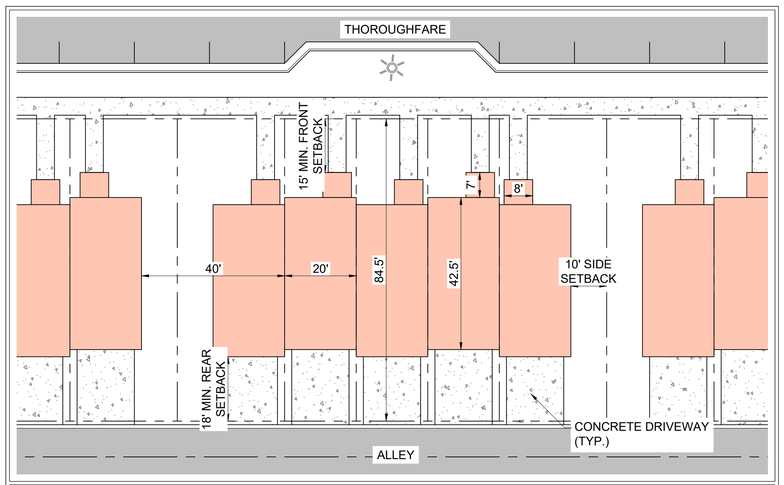
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'

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

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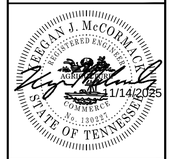
HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN



No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO. 017407106

LOT TYPICALS

SHEET NUMBER
C2-13

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SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**433 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET PARKING:	212 SPACES
TOTAL DU PARKING:	**407 SPACES**
TOTAL PARKING PROVIDED:	**619 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

VERGIAN J. McCORMICK
REGISTERED ENGINEER
No. 130281
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

PARKING EXHIBIT

SHEET NUMBER
C2-50



SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**433 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET PARKING:	212 SPACES
TOTAL DU PARKING:	**407 SPACES**
TOTAL PARKING PROVIDED:	**619 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

MATCHLINE SEE SHEET C2-50

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMICK
REGISTERED ENGINEER
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
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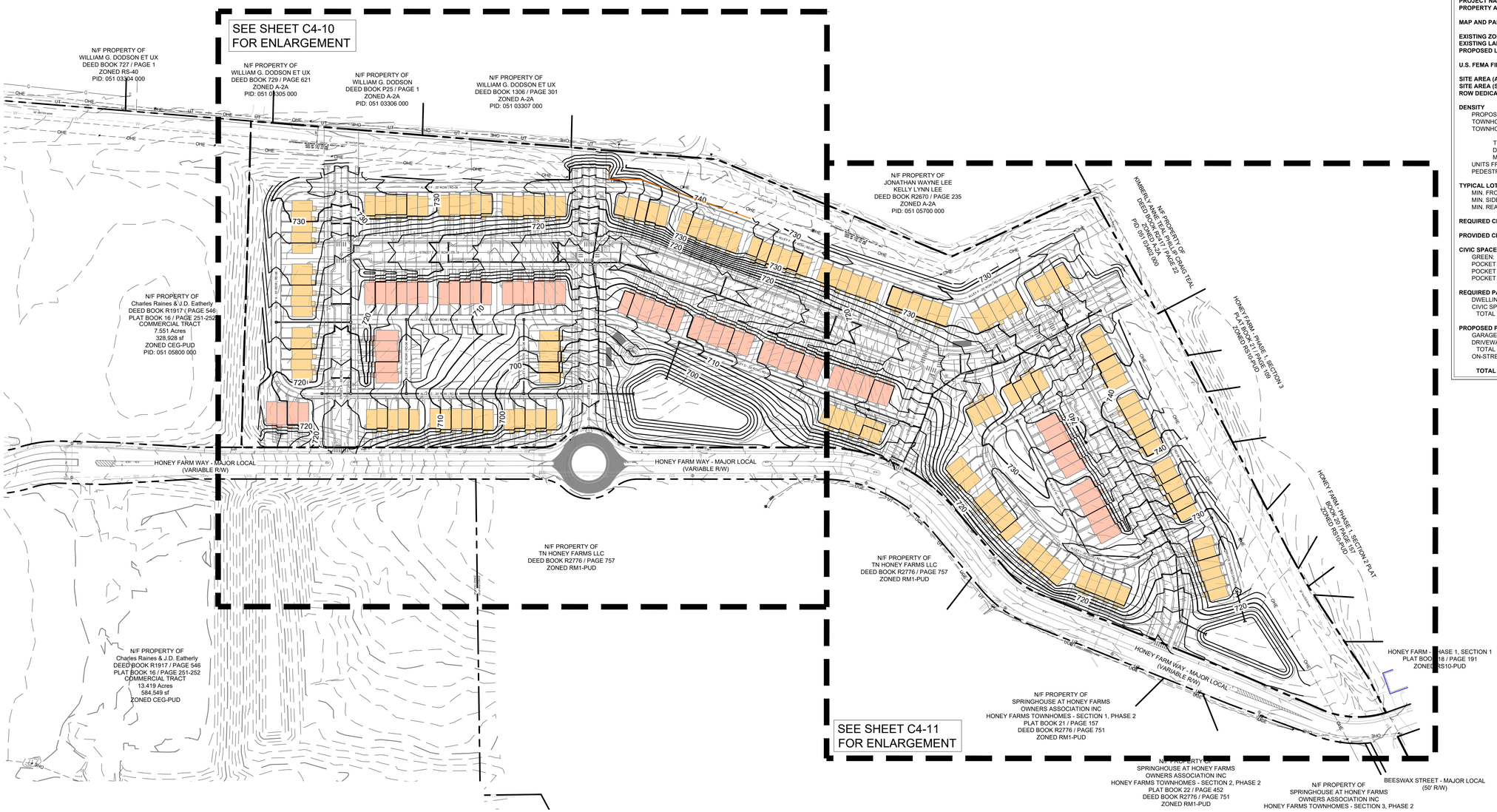
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

PARKING EXHIBIT

SHEET NUMBER
C2-51



SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**

GRADING PLAN LEGEND

476.17	SPOT ELEVATION HP HIGH POINT · LP LOW POINT TC TOP OF CURB · BC BOTTOM OF CURB / GUTTER LINE TW TOP OF WALL · BW BOTTOM OF WALL INV INVERT · RIM TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR
FP 701.65	FINISHED PAD ELEVATION
	PROPOSED LANDSCAPING RETAINING WALL (MAX. HEIGHT = 3')
	PROPOSED STRUCTURAL RETAINING WALL
	PROPOSED STORM PIPE
	PROPOSED HEADWALL
	PROPOSED CURB INLET
D	PROPOSED MANHOLE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMICK
REGISTERED ENGINEER
AGENT OF COMMERCE
No. 130237
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
1			
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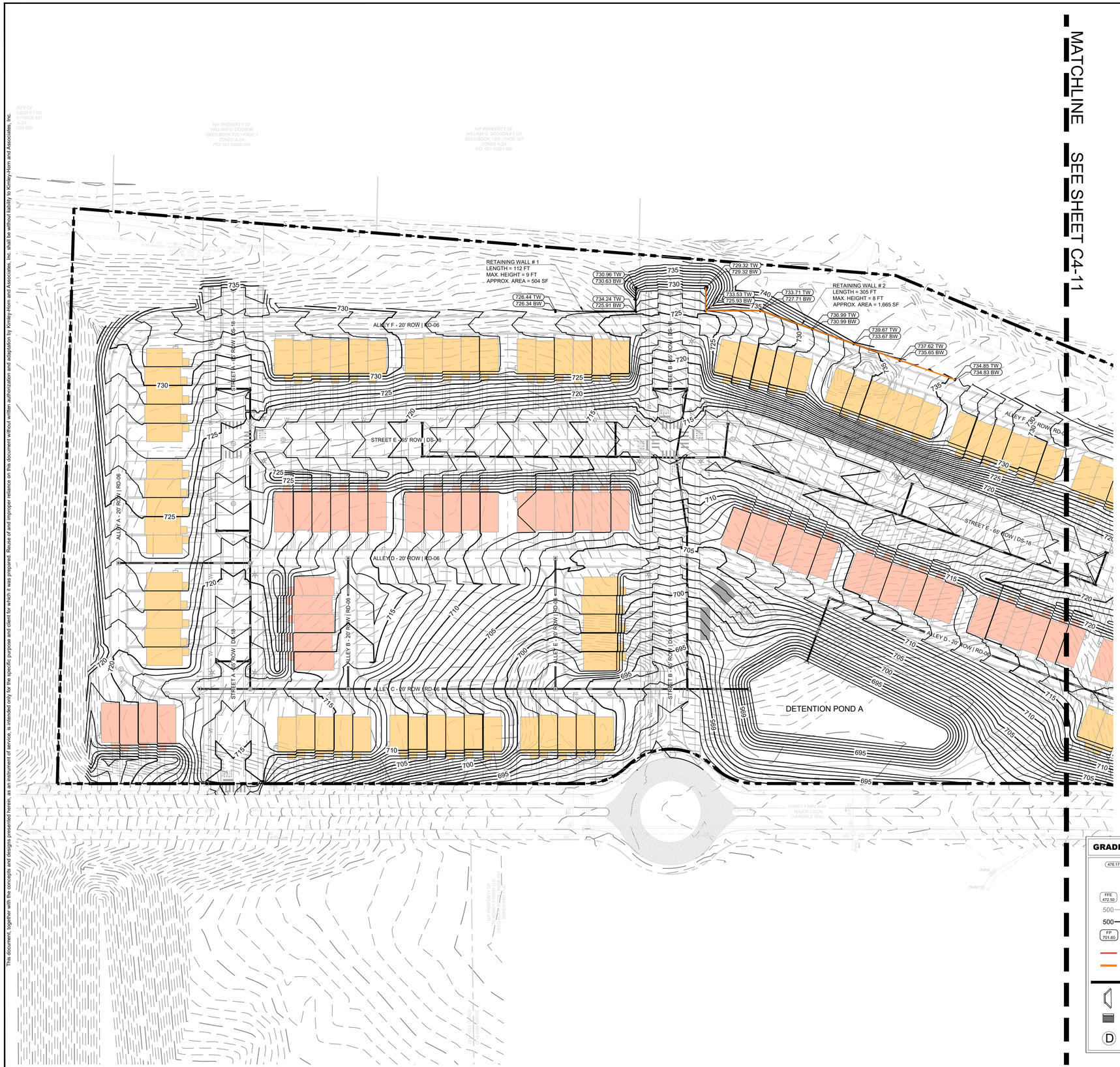
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO.
017407106

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-00 Nov 14, 2025 3:03pm by: William.Irby



GRADING PLAN LEGEND

476.17	SPOT ELEVATION HP HIGH POINT · LP LOW POINT TC TOP OF CURB · BC BOTTOM OF CURB / GUTTER LINE TW TOP OF WALL · BW BOTTOM OF WALL INV INVERT · RIM TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR
FP 701.60	FINISHED PAD ELEVATION
	PROPOSED LANDSCAPING RETAINING WALL (MAX. HEIGHT = 3')
	PROPOSED STRUCTURAL RETAINING WALL
	PROPOSED STORM PIPE
	PROPOSED HEADWALL
	PROPOSED CURB INLET
D	PROPOSED MANHOLE

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMACK
REGISTERED ENGINEER
No. 130037
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
1			
2			
3			
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9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

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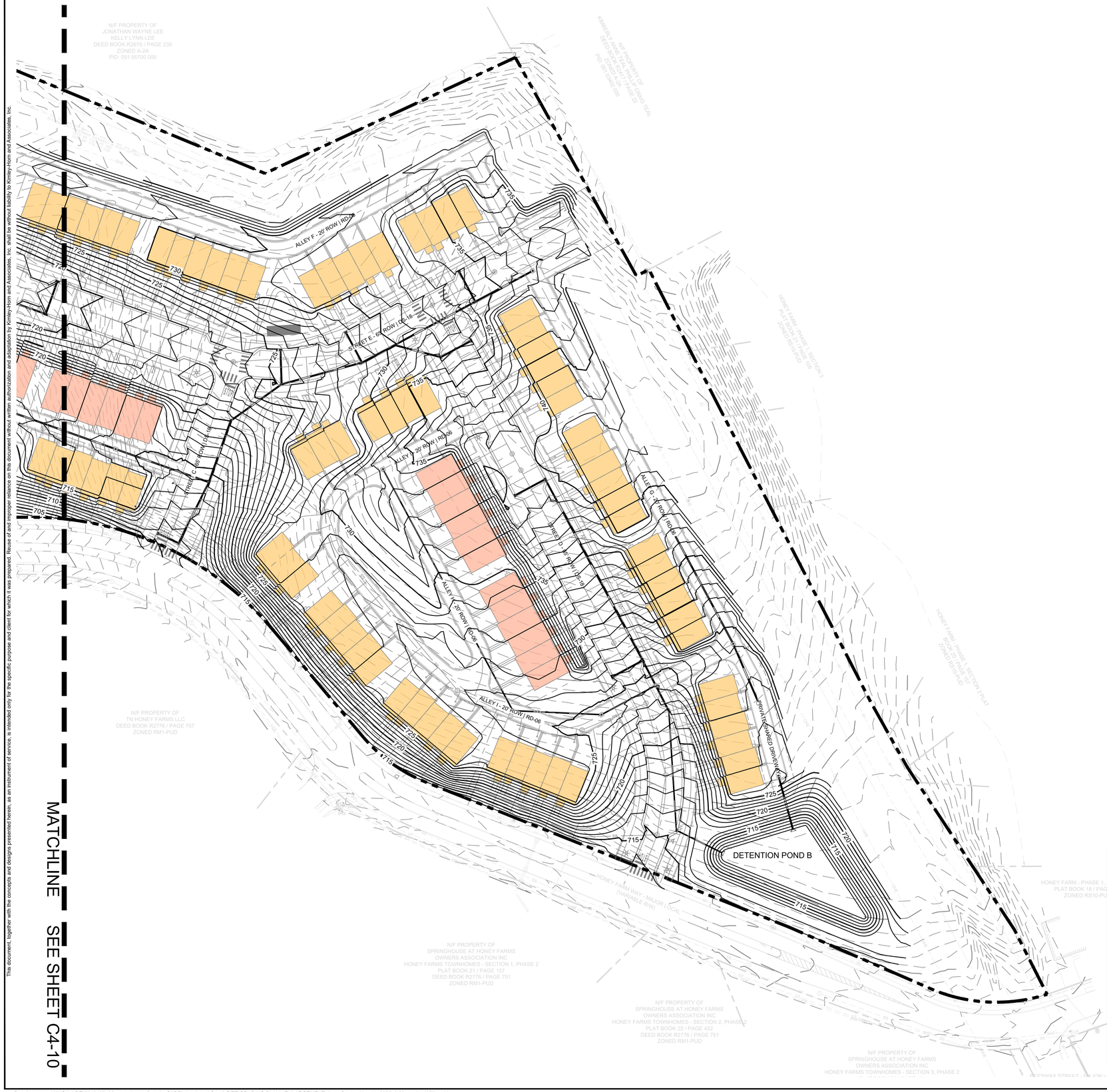

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MATCHLINE SEE SHEET C4-10

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
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TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
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TOTAL PARKING PROVIDED:	**619 SPACES**

GRADING PLAN LEGEND

476.17	SPOT ELEVATION HP HIGH POINT LP LOW POINT TC TOP OF CURB BC BOTTOM OF CURB / GUTTER LINE TW TOP OF WALL BW BOTTOM OF WALL INV INVERT RIM TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR
FP 701.65	FINISHED PAD ELEVATION
	PROPOSED LANDSCAPING RETAINING WALL (MAX. HEIGHT = 3')
	PROPOSED STRUCTURAL RETAINING WALL
	PROPOSED STORM PIPE
	PROPOSED HEADWALL
	PROPOSED CURB INLET
D	PROPOSED MANHOLE

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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10 Lea Avenue, Suite 400 Nashville, TN 37210
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMICK
REGISTERED ENGINEER
No. 130237
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
1			
2			
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4			
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7			
8			
9			
10			

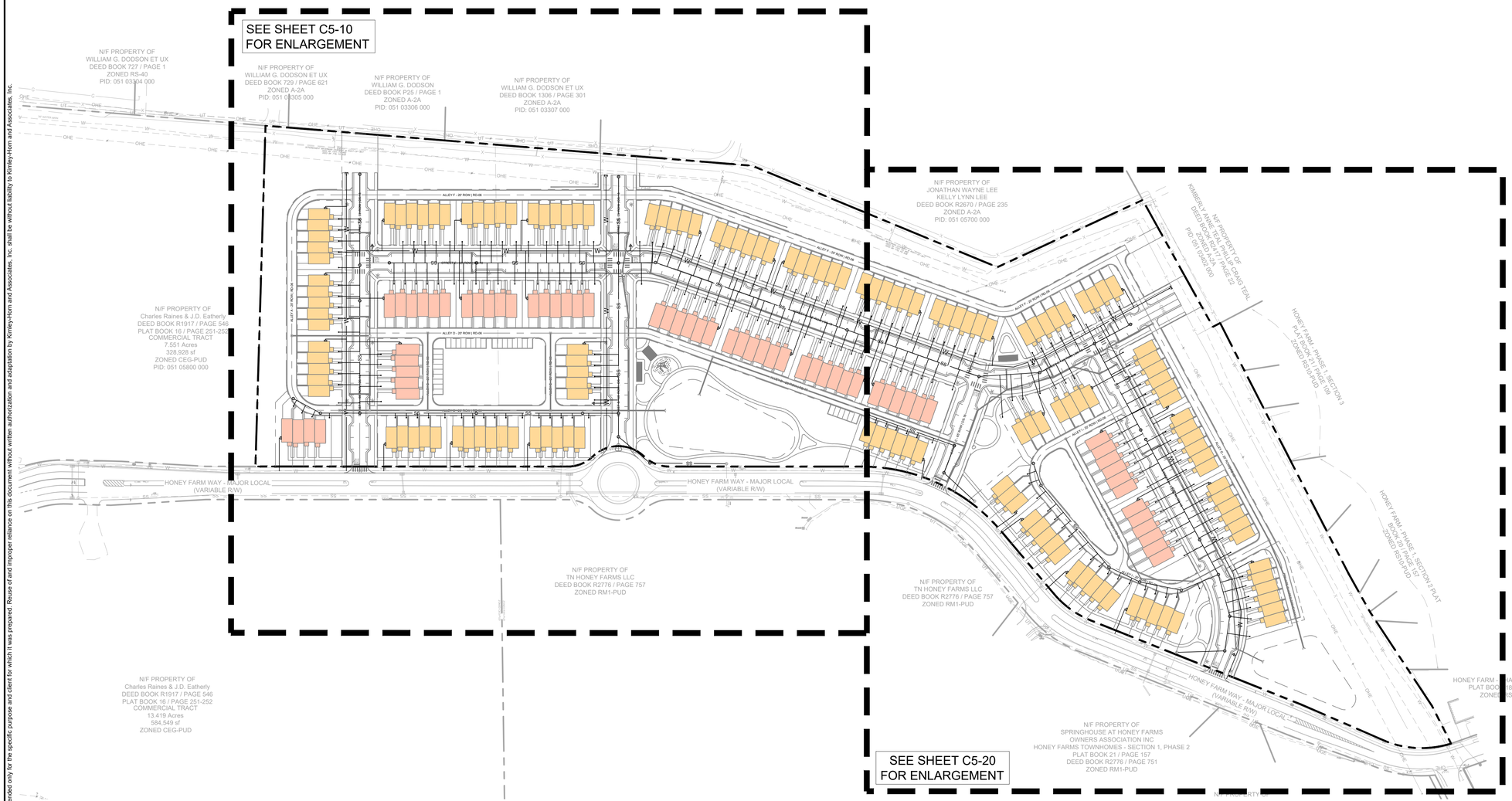
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO.
017407106

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 Nov 14, 2025 3:03pm by: William.Irby



SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING	
PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**

UTILITY LEGEND (N.T.S)

12"W	12" WATER LINE
	STORM SEWER
SS	SANITARY SEWER GRAVITY MAIN
S	SANITARY SEWER MANHOLE
8"W	8 " WATER LINE
FH	FIRE HYDRANT
	WATER VALVE
	WATER TEE FITTING
	GANG METER
	SANITARY SEWER SERVICE

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

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMICK
REGISTERED ENGINEER
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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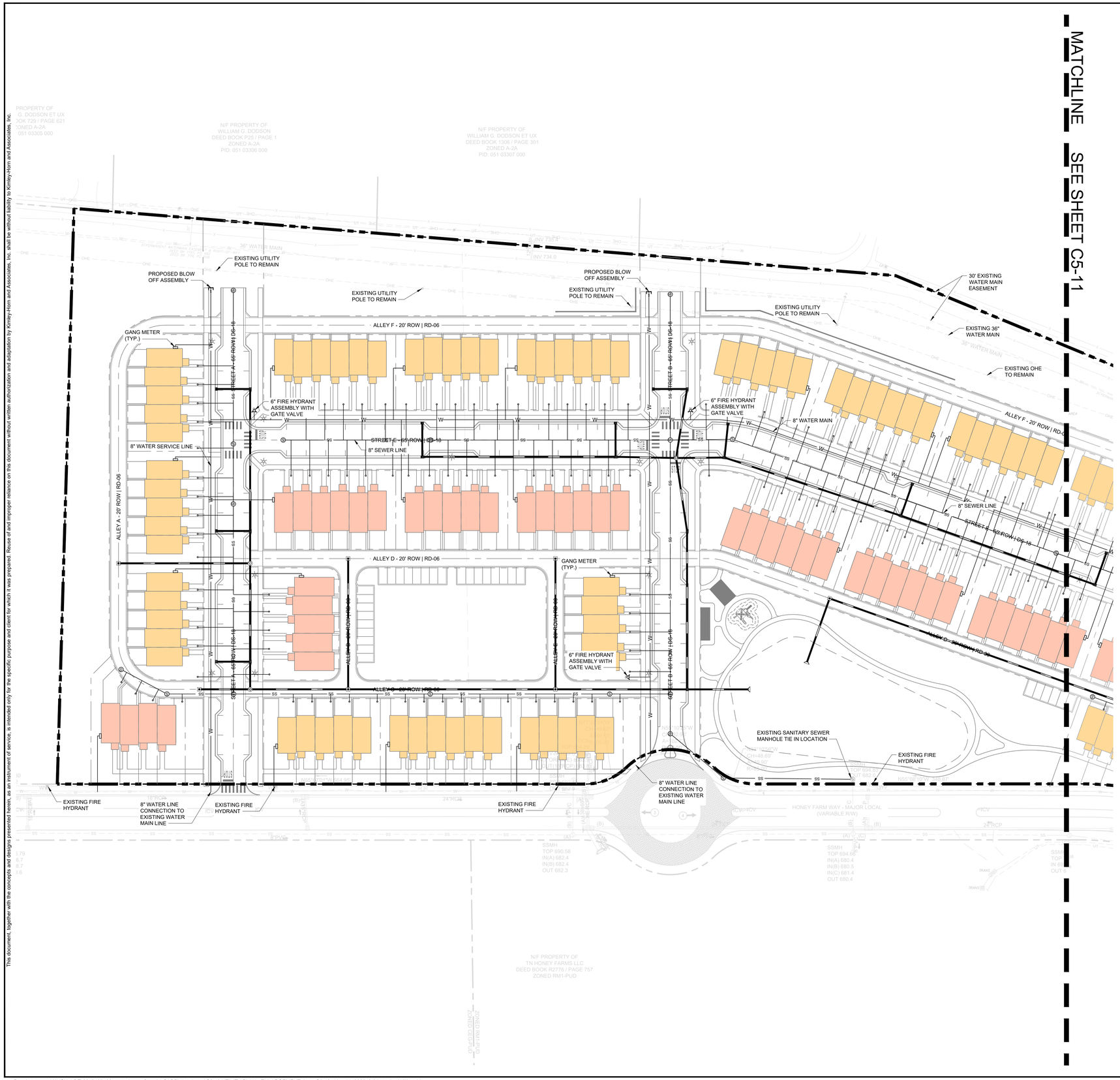

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
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EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
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PROPOSED:	
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DENSITY:	8.03 UNITS/ACRE
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8"W	8 " WATER LINE
FH	FIRE HYDRANT
	WATER VALVE
	WATER TEE FITTING
	GANG METER
	SANITARY SEWER SERVICE

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

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSEPH J. McCORMICAC — REGISTERED ENGINEER — AGRICULTURE & COMMERCE — STATE OF TENNESSEE — 11/14/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10

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SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
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MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
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UTILITY LEGEND (N.T.S)

12"W	12" WATER LINE
	STORM SEWER
SS	SANITARY SEWER GRAVITY MAIN
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8"W	8 " WATER LINE
FH	FIRE HYDRANT
	WATER VALVE
	WATER TEE FITTING
	GANG METER
	SANITARY SEWER SERVICE

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

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

KIERAN J. McCOMMACK — REGISTERED ENGINEER — No. 130431 — STATE OF TENNESSEE — 11/14/2025

No.	DATE	REVISIONS	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-11

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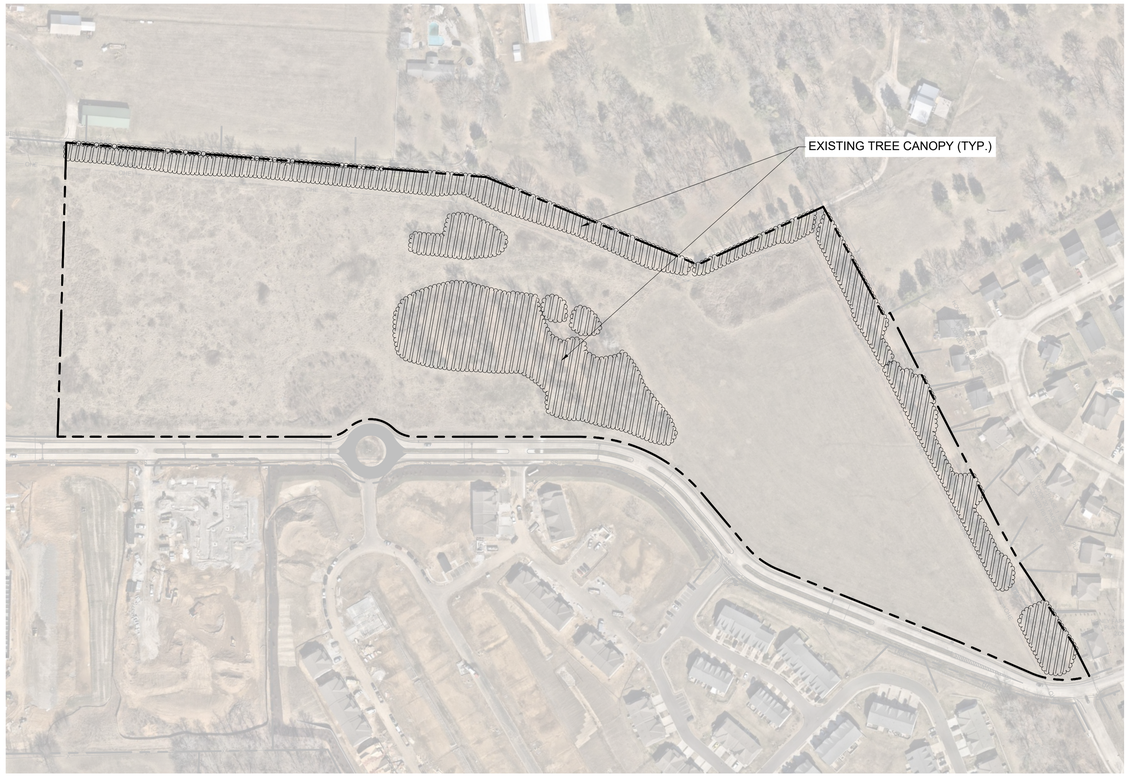
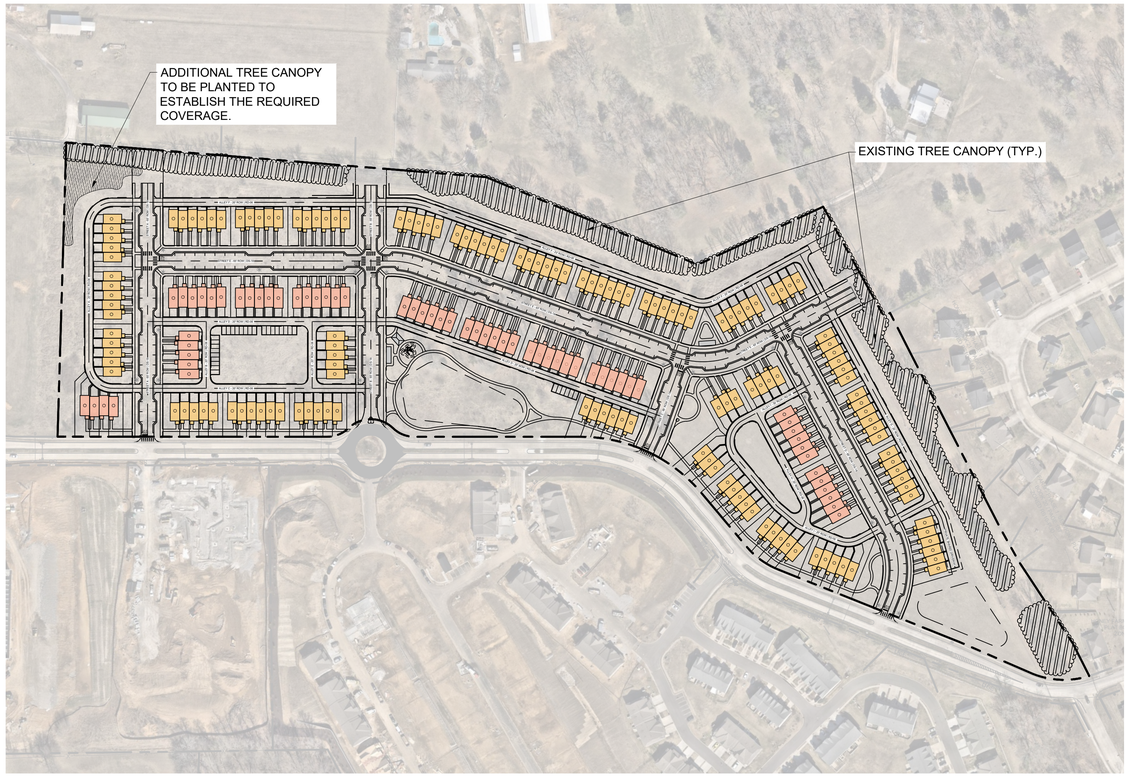


EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	X
SITE AREA (AC):	25.9 AC
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

TREE CANOPY REQUIREMENTS

SITE AREA (AC):	25.9 AC
EXISTING TREE CANOPY:	4.96 AC
PERCENTAGE OF SITE AREA:	19%
REQUIRED TREE CANOPY TO REMAIN:	54% 2.68 AC
EXISTING TREE CANOPY TO REMAIN:	2.45 AC
TREE CANOPY TO BE PLANTED:	0.24 AC
TOTAL PROPOSED TREE CANOPY:	2.69 AC 54%

TREE PROTECTION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN WITHIN THE DRIP-LINES OF THE TREES, OUT SIDE OF THE GRADING.
3. TREE PROTECTION STEPS:
   a. INSTALL TREE PROTECTION FENCING
   b. PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER.
   c. POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
4. FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TREE REMOVAL NOTE

ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRINDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

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

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
11/24/2025

No	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO.
017407106

TREE CANOPY EXHIBIT

SHEET NUMBER
L0-00

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Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\L0-00 TREE PRESERVATION PLAN.dwg L0-00 Nov 14, 2025 3:05pm by: William.Irby

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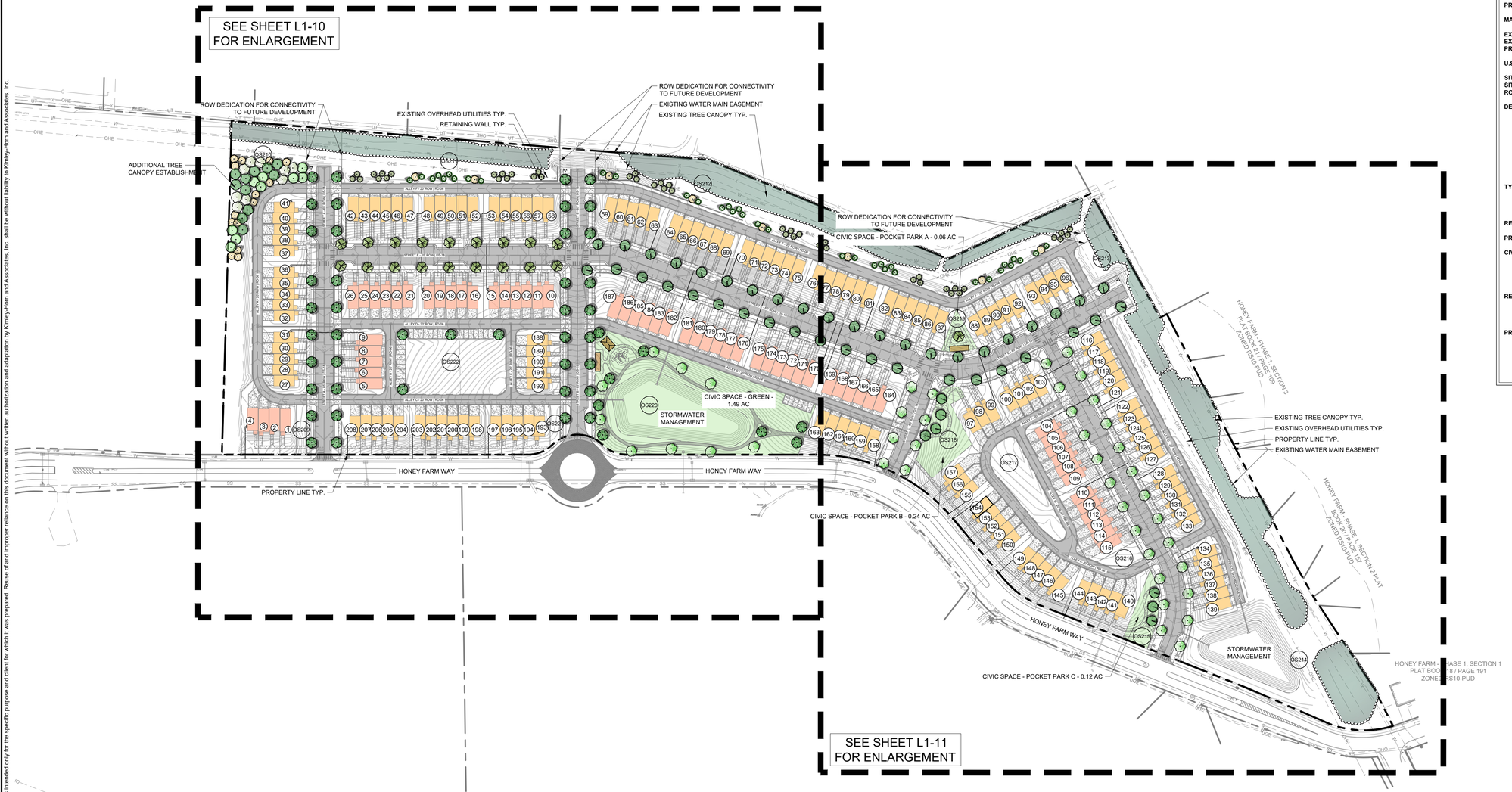

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
TREES							
	48	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	50	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	19	QUERCUS RUBRA	NORTHERN RED OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5 FT CLEAR, FULL CANOPY, MATCHED
	43	TILIA AMERICANA	AMERICAN LINDEN	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
CANOPY TREES							
	9	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL MIN	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	11	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
EVERGREEN CANOPY TREES							
	45	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	2" CAL; 6` MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	36	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	AS SHOWN	2" CAL; 6` MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	21	PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
LANDSCAPE ARCHITECT
11-17-25

No.	REVISIONS	DATE	BY
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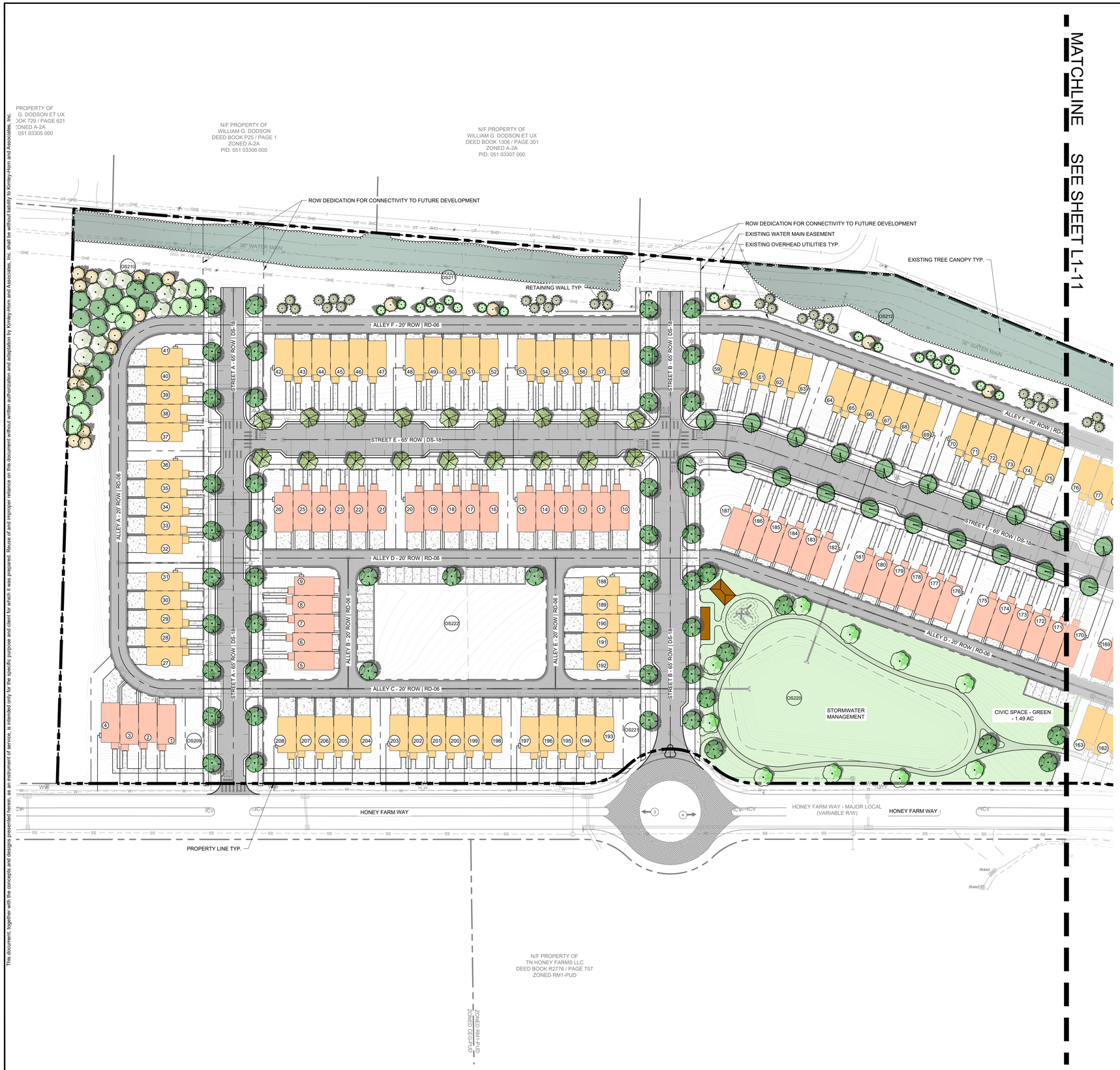
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

LANDSCAPE PLAN

SHEET NUMBER
L1-00

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\L1-10 LANDSCAPE PLAN.dwg L1-00 Nov 14, 2025 3:06pm by: William.Irby



SITE DATA TABLE

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EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
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SITE AREA (SF):	1,126,724 SF
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PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
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SYMBOL		BOTANICAL NAME	COMMON NAME
TREES			
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	50	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK
	19	QUERCUS RUBRA	NORTHERN RED OAK
	43	TILIA AMERICANA	AMERICAN LINDEN
CANOPY TREES			
	9	ACER SACCHARUM	SUGAR MAPLE
	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	11	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES			
	45	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY
	36	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	21	PINUS TAEDA	LOBLOLLY PINE

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
11/14/2025

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10

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MATCHLINE SEE SHEET L1-10

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME
TREES			
	48	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	50	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK
	19	QUERCUS RUBRA	NORTHERN RED OAK
	43	TILIA AMERICANA	AMERICAN LINDEN
CANOPY TREES			
	9	ACER SACCHARUM	SUGAR MAPLE
	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	11	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES			
	45	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY
	36	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	21	PINUS TAEDA	LOBLOLLY PINE

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED LANDSCAPE ARCHITECT
11/24/2025

No.	DATE	REVISIONS	BY
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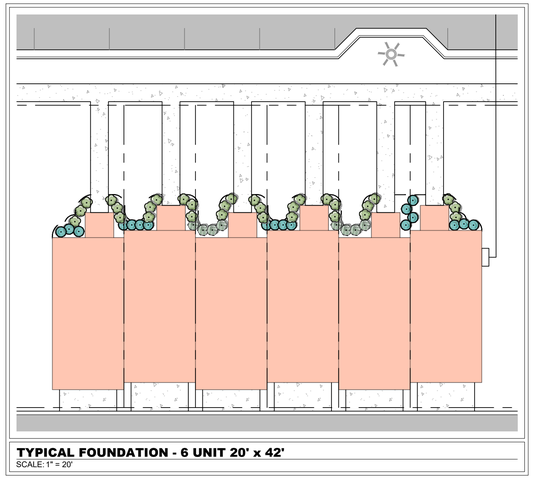
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

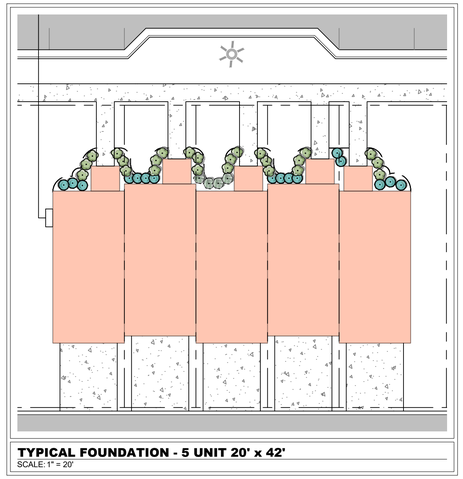
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\L1-21 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-11 Nov 14, 2025 3:06pm by: William.Irby



TYPICAL FOUNDATION - 6 UNIT 20' x 42'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 6 UNIT 20' x 42'

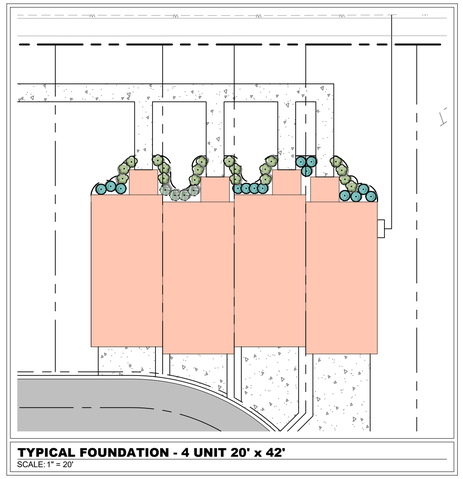
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	BG	8	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	36" o.c.
	DY	18	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	30	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.



TYPICAL FOUNDATION - 5 UNIT 20' x 42'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 5 UNIT 20' x 42'

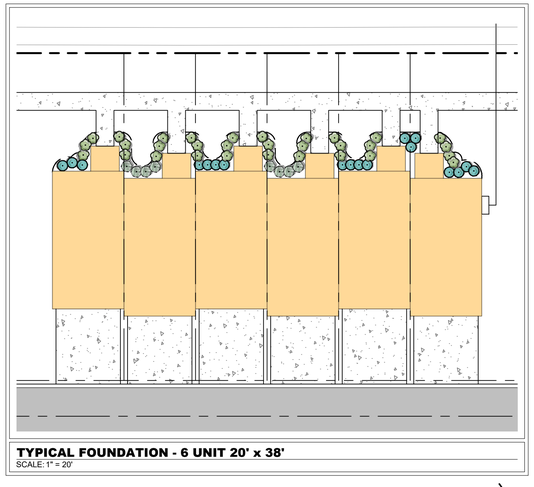
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	BG	4	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	36" o.c.
	DY	16	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	24	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.



TYPICAL FOUNDATION - 4 UNIT 20' x 42'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 4 UNIT 20' x 42'

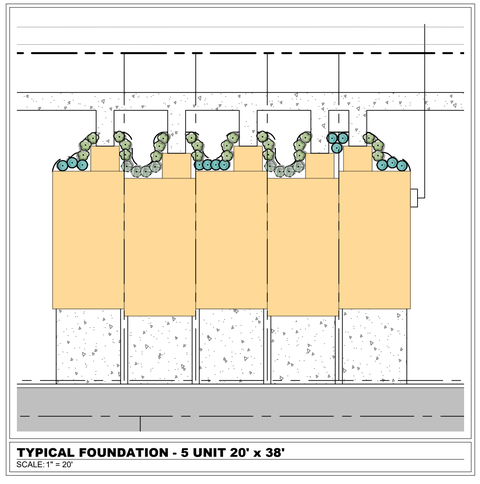
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	BG	4	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	36" o.c.
	DY	14	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	19	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.



TYPICAL FOUNDATION - 6 UNIT 20' x 38'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 6 UNIT 20' x 38'

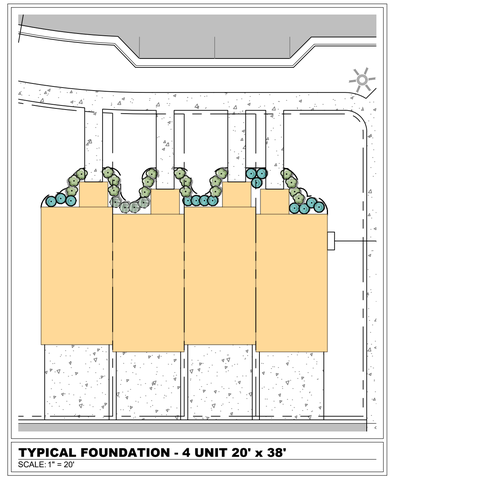
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	BG	8	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	36" o.c.
	DY	18	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	31	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.



TYPICAL FOUNDATION - 5 UNIT 20' x 38'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 5 UNIT 20' x 38'

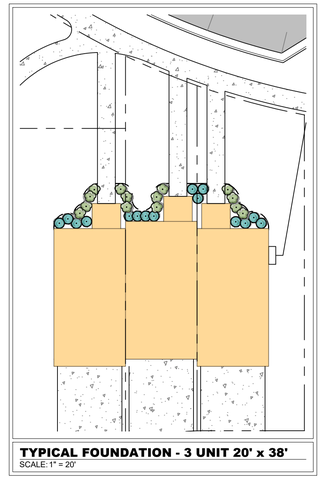
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	BG	8	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	36" o.c.
	DY	13	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	24	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.



TYPICAL FOUNDATION - 4 UNIT 20' x 38'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 4 UNIT 20' x 38'

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	BG	4	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	36" o.c.
	DY	14	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	19	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.



TYPICAL FOUNDATION - 3 UNIT 20' x 38'
SCALE: 1" = 20'

TYPICAL FOUNDATION – 3 UNIT 20' x 38'

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING
EVERGREEN SHRUBS					
	DY	15	DISTYLIUM X `PIIDIST-V`	CINNAMON GIRL™ DISTYLIUM	24" o.c.
	HW	14	HYDRANGEA QUERCIFOLIA `PEE WEE`	PEE WEE OAKLEAF HYDRANGEA	36" o.c.

GRAPHIC SCALE IN FEET
0 10 20 40

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RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
11/14/2025

No.	REVISIONS	DATE	BY
1			
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9			
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

FOUNDATION PLANTING

SHEET NUMBER
L1-20

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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), 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 WIRITING 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

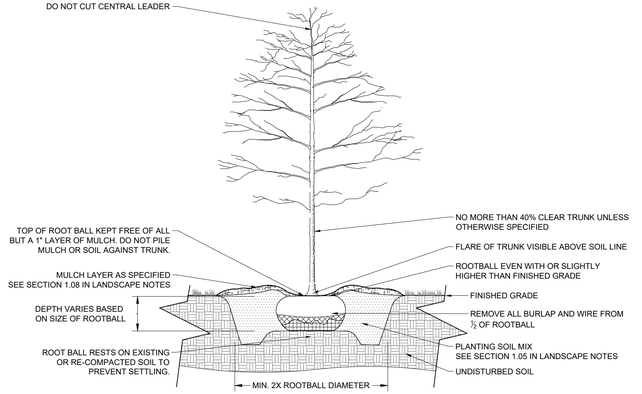
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING 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.



1 B&B TREE PLANTING

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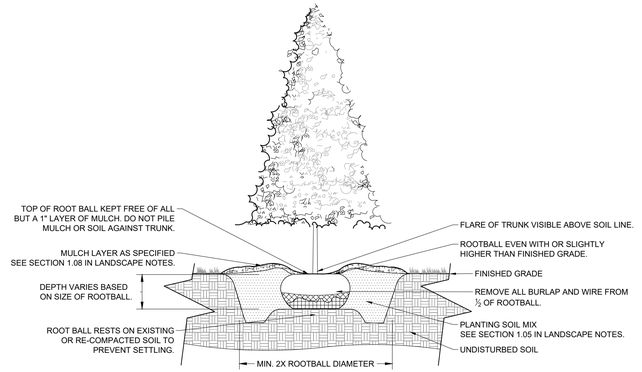

2 EVERGREEN TREE PLANTING

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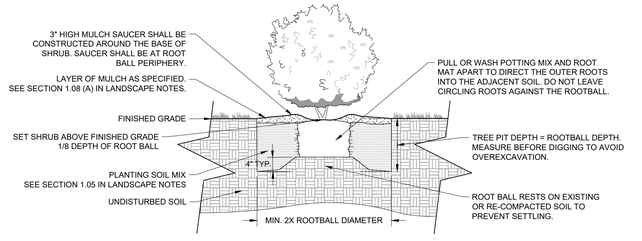

3 CONTAINER SHRUB PLANTING

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS RO









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DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-00

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\A1-00 ARCHITECTURAL ELEVATIONS.dwg A1-00 Nov 14, 2025 3:09pm by: William.Irby









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ARCHITECTURAL ELEVATIONS - 20' X 38'

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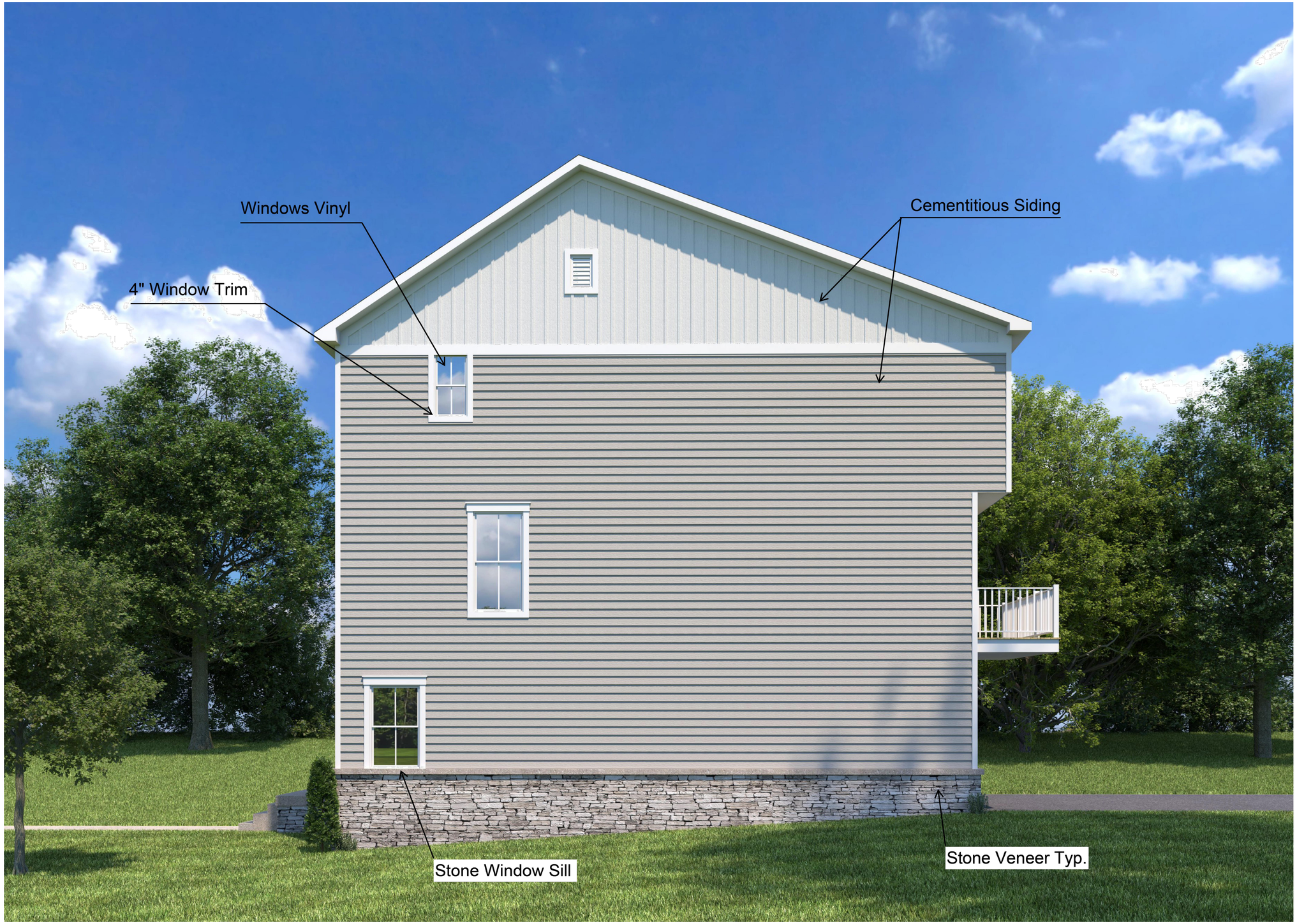

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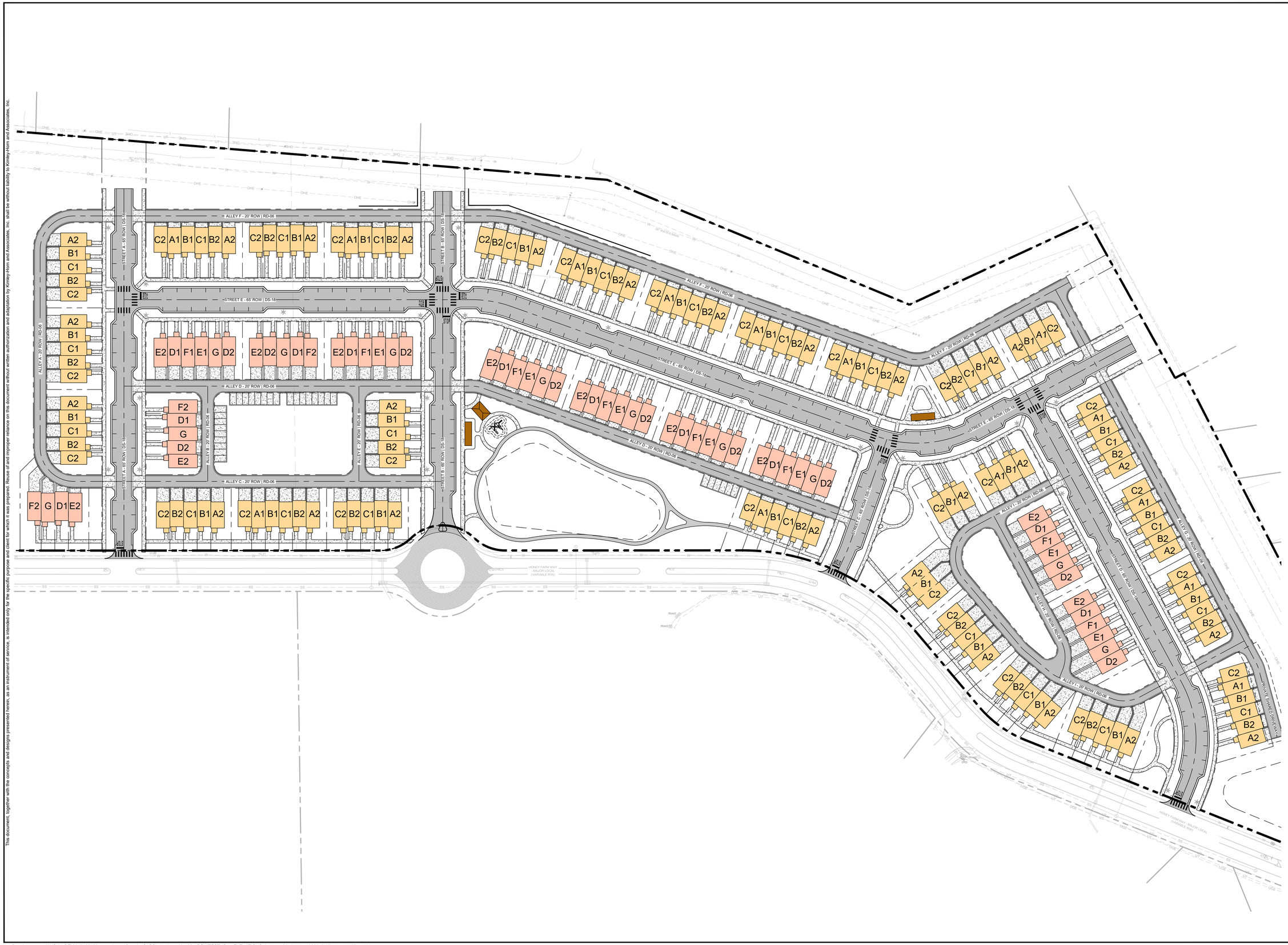

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ARCHITECTURAL ELEVATION EXHIBIT

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A1-06

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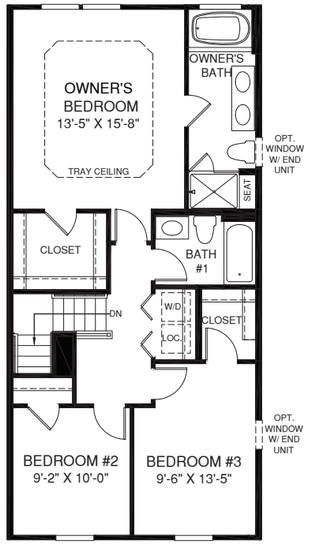

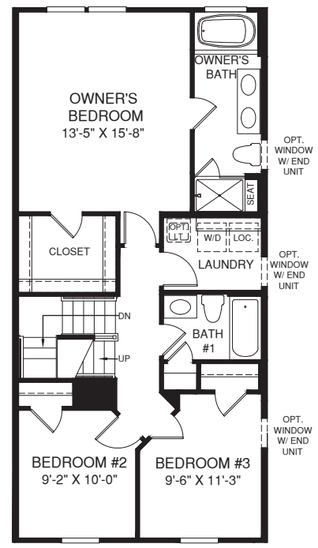

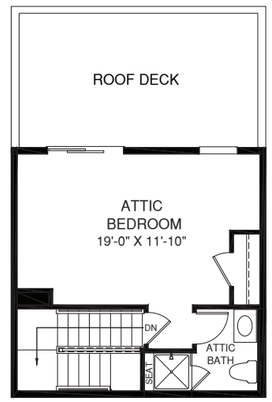

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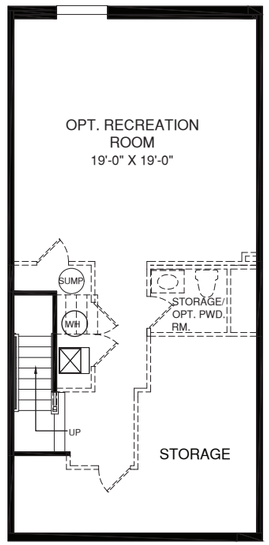

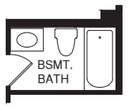

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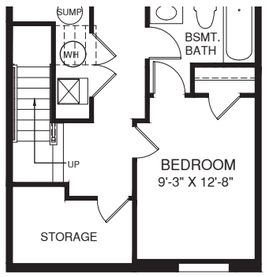

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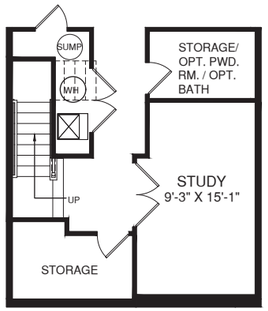
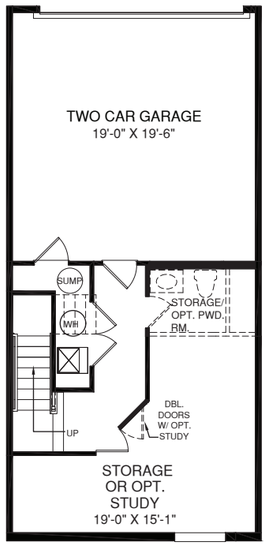
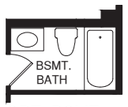


OPT. STUDY

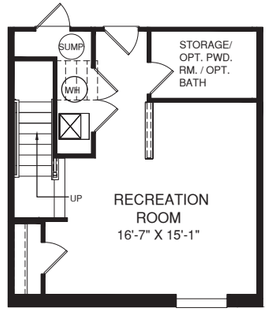




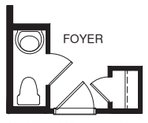
OPT. BSMT. BATH



OPT. BEDROOM

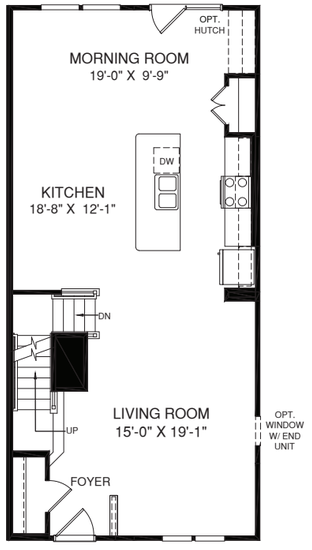


OPT. RECREATION ROOM



OPT. POWDER ROOM

OPT. DECK W/ PATIO DOOR



LOWER LEVEL

MAIN LEVEL

The Strauss

BASEMENT ENTRY

Product Line: Ryan

Series: Signature

Footprint Min: 20’-0” X 42’-0”

Footprint Max: 20’-0” X 42’-0”

Height w/o Attic: 23’-10 3/8”

Height w/ Attic: 26’-10 1/4”

Sq. Ft. Min: 1,680

Available Foundation Types:

Level Entry, Level Entry w/ Rear Garage

Bedrooms:	Std:	3	Opt.:	2
Full Baths:	Std:	2	Opt.:	2
Half Baths:	Std:	0	Opt.:	2

Ceiling Height:

- Bsmt: 8’
- 1st Floor: 9’
- 2nd Floor: 9’

Available Veneers:

- Traditional: Yes
- Craftsman: Yes

*Brick front may add 8” to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

STRAUSS

RY0523STS0Av02

RY0523SSA0Av02

October 1, 2025

Mr. Josh Rowland
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210
Sent via email: josh.rowland@kimley-horn.com

RE: Water Availability Letter Expires: 1/29/2026
Honey Farm Crossing Townhomes – 225 Units
2248 Nashville Highway
Tax Map & Parcel 051 058.00
Columbia, TN

Dear Mr. Rowland:

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

The proposed development consists of 225 Townhome units located on the north side of Honey Farm Way. 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:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.

- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- The above request translates to a 225 Single Family Unit (SFU) flow demand equivalent.
- Townhome buildings will be served via gang-meter vaults with a maximum of 6 meters per vault.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.

  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	225	**$84,750**

- 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" Service Meter Cost	225	$540	$121,500
Current Impact Fee for ¾" Service Meter	225	$5,500	$1,237,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$1,359,000**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



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

cc: Drew Smith, Equitas Mgmt Group
Bart Anderson, CPWS
File 24-026

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/14/2025
Name: William Irby
Phone: 615 564 2704
Email: William.Irby@Kimley-Horn.com
Address/Parcel ID: A portion of parcel ID 051 05800 000
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Townhomes
Enclosed Area (ft^2): 2,000

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

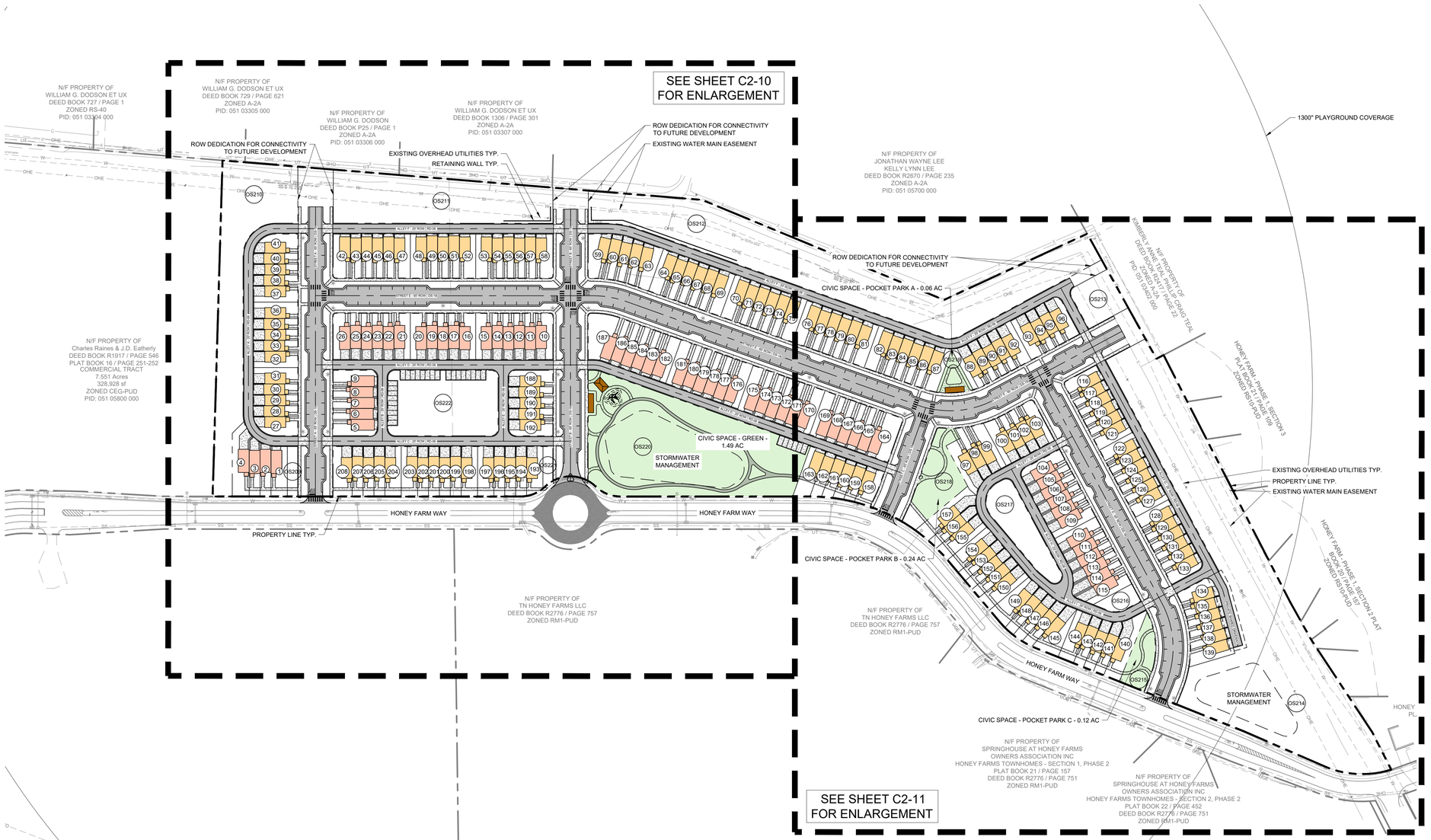
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

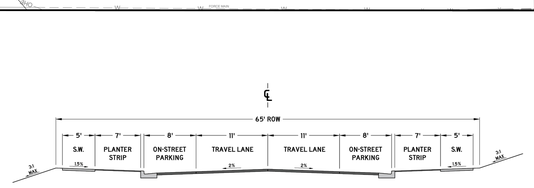
Fire Plan Reviewer: Brad Massey Date: 11/14/2025

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.



SITE DATA TABLE

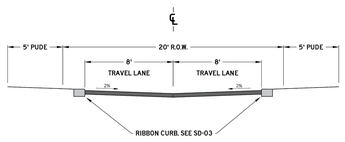
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING	
PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**



NOTES:

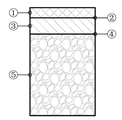
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-18



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-D/12.5 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING D (SURFACE), OR 307-D/12.5 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING C W (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-3/8 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-D/.06 ASPHALT CONCRETE MIX. (PG64-22) (BPMB HIM) GRADING B M2
④	**PRIME COAT** 402-3/8 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	ALLEY (NTS)	DATE 6/9/2022 RD-06

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

22 August 2025

William Irby
Kimley-Horn
10 Lea Avenue
Nashville, TN 37210

RE: 2248 Nashville Hwy, Columbia, TN 38401; Honey Farm Crossing, 226 DU of townhomes

William,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

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

May 10, 2024

Kimley-Horn
Brayden Gries
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067

Re: Honey Farm Crossing, being Tax Map: 051 Parcel ID: 05800

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

so

Honey Farm Crossing Preliminary PUD Legal Description

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

COMMENCING at a 1/2-inch rebar found at the intersection of the southeasterly right-of-way line of Nashville Highway (variable right-of-way) with the northeasterly right-of-way line of Honey Farm Way (variable right-of-way); Thence along said northeasterly right-of-way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2-inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8-inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right-of-way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 26 minutes 06 seconds East for a distance of 883.23 feet to a 1/2-inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2-inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2-inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2-inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8-inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2-inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2-inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2-inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2-inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2-inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2-inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2-inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2-inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8-inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8-inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2-inch rebar found on the northeasterly right-of-way line of Honey Farm Way; Thence continuing with said right-of-way line along the arc of a curve to the right an arc length of 31.03 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 67 degrees 31 minutes 58 seconds West, for a distance of 30.99 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2-inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8-inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2-inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2-inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2-inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 25.867 Acres

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farm Crossing PUD

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

General

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

Lots and Land-Use

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

Structures

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

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

CITY OF
COLUMBIA
TENNESSEE

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

PUD Specific Items

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

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

Checklist Completed By:

William Irby	*William Irby*	11/14/2025
Print Name	Signature	Date

MEMORANDUM

To: City of Columbia

From: William Irby
Josh Rowland, PLA
Kimley-Horn and Associates, Inc.

Date: November 17, 2025

Subject: ***Honey Farm Crossing – Preliminary PUD Project Narrative***

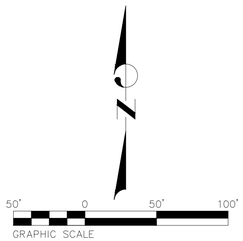
This memorandum provides a summary of the landholder's interest in the land proposed to be developed as well as a statement of concurrence from all parties having a beneficial interest in the property.

PROJECT NARRATIVE

The developer (NVR) is proposing a residential community featuring 208 town home dwelling units. The proposed zoning for the project assumes a base zoning of PUD. The residential units will include 20' townhomes with a mixture of depths including 38' and 42' deep homes. The community will incorporate a variety of active and passive amenity spaces for residents including a park and walking paths. This community will offer residents attractive elevations, open floor plans, and will be constructed from cementitious siding.

The community will have ample on-street parallel parking for guests. All driveways within the community will be privately owned and maintained and will be designed to meet the City's minimum parking lot and driveway design criteria. Easements for public utilities will be provided in driveways and alleys to serve each unit. The development proposes a total of 222 lots with 208 single family lots and 14 open space lots.

This PUD is in accordance with the Comprehensive Plan overlay of City Center & Urban Village because it provides medium density with a well-organized circulation pattern for vehicles and pedestrians. This development provides medium density blocks with strong form and pedestrian scale along the frontages.



Parcel Area Table		
PARCEL	SQ. FT.	ACRES
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2	10,050	0.231
3	10,050	0.231
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9	10,050	0.231
10	10,050	0.231
11	10,050	0.231
12	10,065	0.231
13	10,615	0.244
14	11,442	0.263
15	12,269	0.282
16	13,096	0.301
17	16,596	0.381
18	9,365	0.215
19	8,393	0.193
20	7,200	0.165
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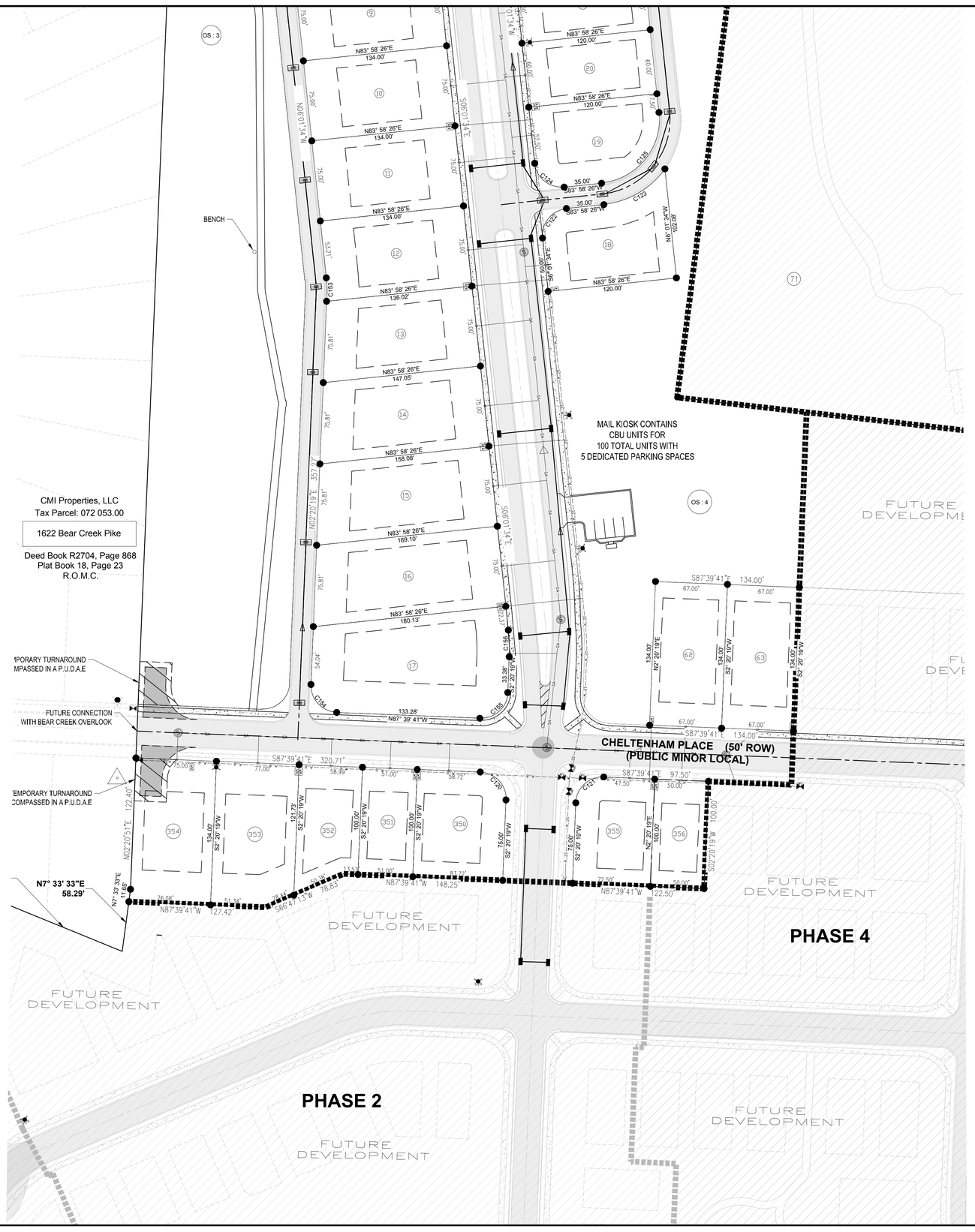
27	7,200	0.165
28	7,200	0.165
29	7,200	0.165
30	7,200	0.165
31	8,732	0.200
62	8,978	0.206
63	8,978	0.206
350	8,238	0.189
351	5,100	0.117
352	6,393	0.147
353	10,161	0.233
354	10,058	0.231



LEGEND

- STORM CATCH BASIN
- SET IRON PIN
- SET CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED SANITARY MANHOLE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- MINIMUM SETBACK LINE
- PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED STORM SEWER SYSTEM
- PROPOSED WATERMAIN SYSTEM
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED 5' SIDEWALK

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	39.27	25.00	90.00	S42° 39' 41"E	35.36
C121	39.27	25.00	90.00	S47° 20' 19"W	35.36
C122	39.27	25.00	90.00	S38° 58' 26"W	35.36
C123	67.84	80.00	48.59	S59° 40' 43"W	65.83
C124	39.27	25.00	90.00	N51° 01' 34"W	35.36
C125	94.25	60.00	90.00	S38° 58' 26"W	84.85
C126	39.27	25.00	90.00	S38° 58' 26"W	35.36
C127	39.27	25.00	90.00	N51° 01' 34"W	35.36
C151	39.27	25.00	90.00	S51° 01' 34"E	35.36
C152	94.25	60.00	90.00	N38° 58' 26"E	84.85
C153	21.91	128.29	9.78	N0° 43' 37"W	21.88
C154	39.27	25.00	90.00	N42° 39' 41"W	35.36
C155	39.27	25.00	90.00	S47° 20' 19"W	35.36
C156	24.82	170.00	8.36	S1° 50' 38"E	24.80
C202	446.10	284.00	90.00	S52° 41' 35"W	401.63
C203	446.11	284.00	90.00	N37° 18' 27"W	401.64

TWM

CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

NASHVILLE OFFICE
390 MALLORY STATION RD.
SUITE 100, FRANKLIN, TENNESSEE
37067-8279
(615)-814-7414
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL



SIGNATURE:

DATE SIGNED: 11/17/25

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
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DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: D01211303A

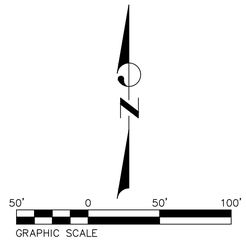
PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 1B-2

3 OF 3



1B

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TN. PROF. ENGR. FIRM	8974

SEAL

ROGER LEON HARSH
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2039
11/17/25

SIGNATURE:
DATE SIGNED: 11/17/25

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
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DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 1B-1

2 OF 3

PRELIMINARY PLAT FOR
DABBS SUBDIVISION

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

Property Information:

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

Developer / Owner:

DANIEL MEDINA
assetrt@gmail.com

Civil Engineer:

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

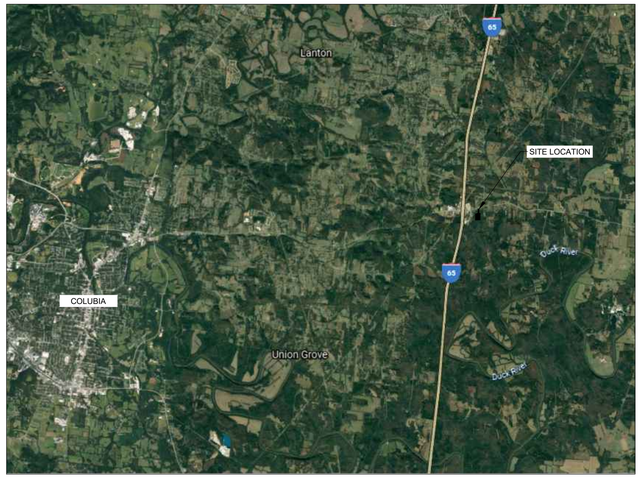
Surveyor:

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

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

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

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



VICINITY MAP

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

Sheet Schedule

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

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

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

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
RESIDENTIAL
118292
STATE OF TENNESSEE
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

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

SHEET NO.:
C - 0.0



N

GRAPHIC SCALE
(IN FEET)

0 200 400

SCALE: 1" = 200'

LEGEND

PROPERTY LINE

EXISTING CONTOURS

NOTES:

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

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
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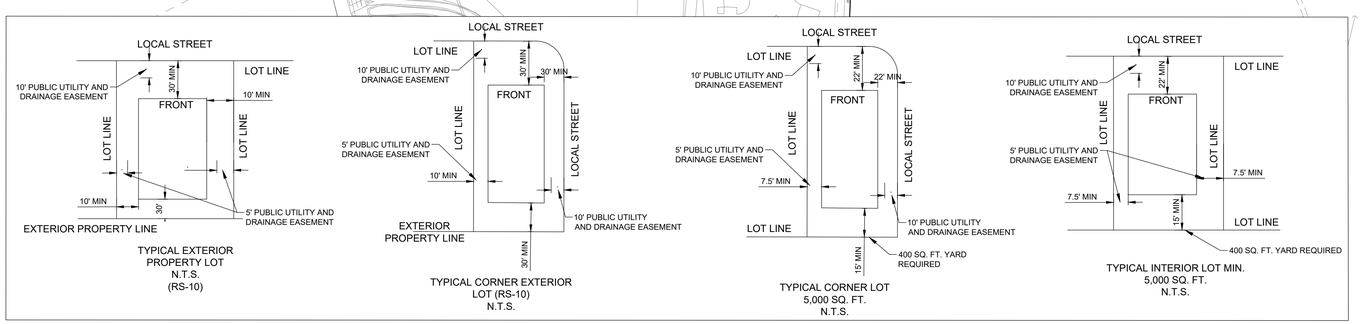
SHEET TITLE:
EXISTING CONDITIONS

Project Status

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

SHEET NO.:
C - 1.0





N

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

Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	155.5 +/- AC
ZONING	CLUSTER / RS-10
LOT WIDTH AT R.O.W	50 FT (MIN.) AND 75 FT (MIN.)
TOTAL OPEN SPACE	45.4 AC
USEABLE OPEN SPACE	29.3 AC
RIGHT OF WAY	29.8 AC
DEDICATED UTILITY EASEMENTS	2.0 AC
TOTAL IMPERVIOUS*	60.4 AC
TOTAL PERVIOUS*	95.1 AC
LINEAR FEET OF TRAILS	9,490 LF
SINGLE-FAMILY	306 (50' WIDE MIN.) (37.3 AC)
SINGLE-FAMILY (RS-10)	103 (75' WIDE MIN.) (41.0 AC)
TOTAL LOTS	409
LOT AREA REDUCTION	13.7 AC

NOTE:

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

NOTES:

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

NOT FOR CONSTRUCTION

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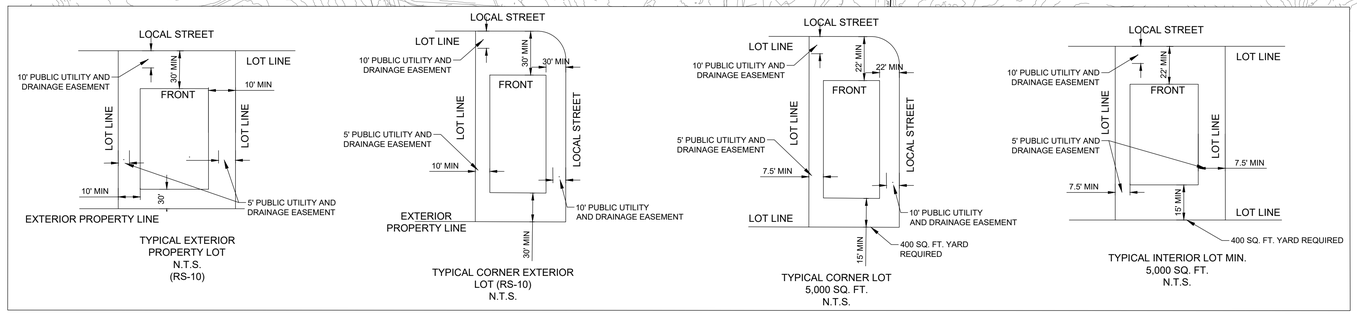
SHEET TITLE:
PRELIMINARY PLAT (WITHOUT CONTOURS)

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

SHEET NO.:
C - 2.0





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

Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	155.5 +/- AC
ZONING	CLUSTER / RS-10
LOT WIDTH AT R.O.W	50 FT (MIN.) AND 75 FT (MIN.)
TOTAL OPEN SPACE	45.4 AC
USEABLE OPEN SPACE	29.3 AC
RIGHT OF WAY	29.8 AC
DEDICATED UTILITY EASEMENTS	2.0 AC
TOTAL IMPERVIOUS*	60.4 AC
TOTAL PERVIOUS*	95.1 AC
LINEAR FEET OF TRAILS	9,490 LF
SINGLE-FAMILY	306 (50' WIDE MIN.) (37.3 AC)
SINGLE-FAMILY (RS-10)	103 (75' WIDE MIN.) (41.0 AC)
TOTAL LOTS	409
LOT AREA REDUCTION	13.7 AC

NOTE:

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

NOTES:

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

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PRELIMINARY PLAT (WITH CONTOURS)

Project Status

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

SHEET NO.:
C - 2.1



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PROJECT TITLE:
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1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 1

Project Status

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

SHEET NO.:
C - 2.2



GRAPHIC SCALE
(IN FEET)

0 60 120

SCALE: 1" = 60'

LEGEND

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

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CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
TENNESSEE
STATE OF TENNESSEE
Commission
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 2

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

SHEET NO.:
C - 2.3



N

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

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

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CONSULTANTS:

PROJECT TITLE:
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1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
Cole Newton
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 3

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

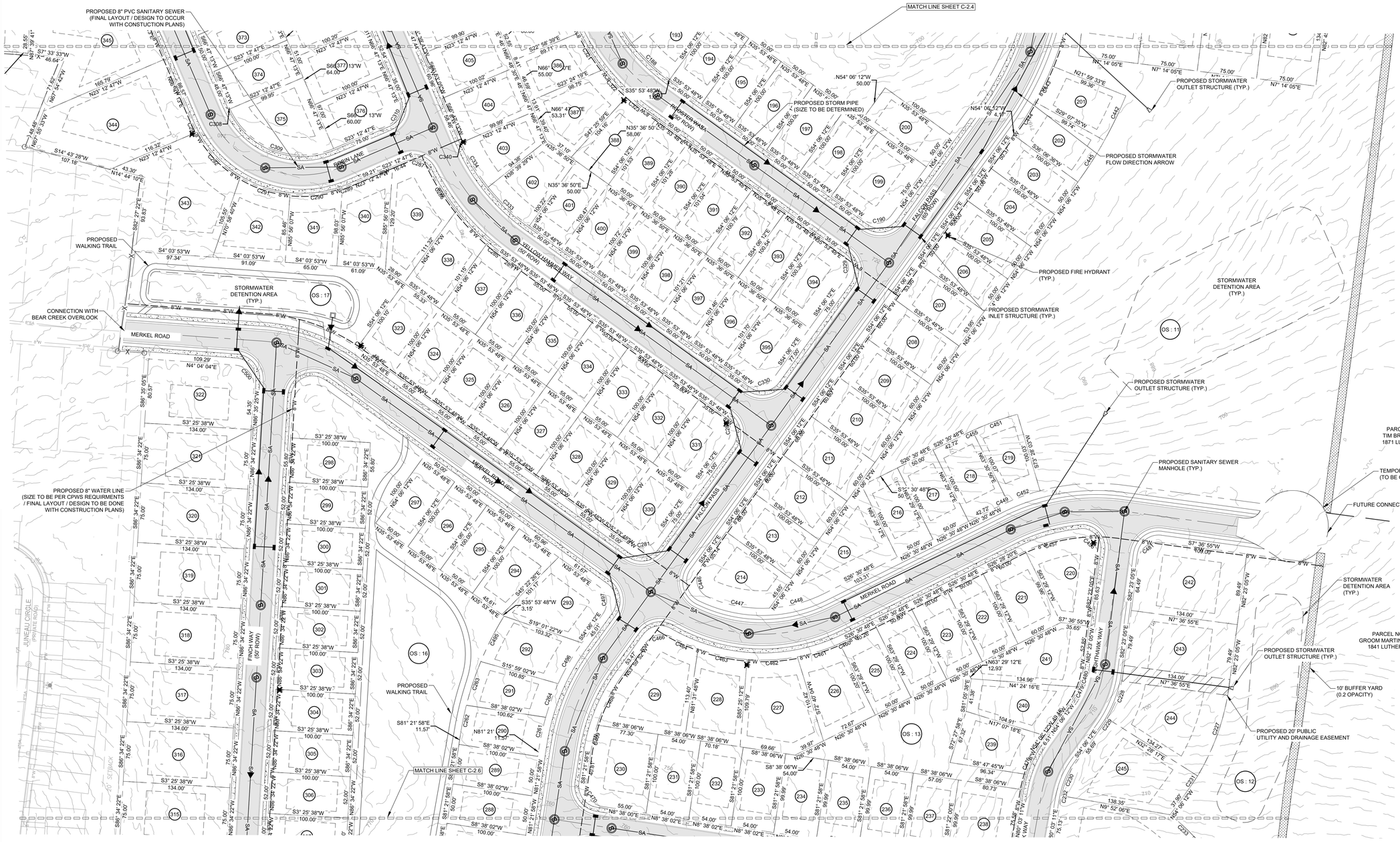
SHEET NO.:
C - 2.4

LEGEND

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

N

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



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

CONSULTANTS:

PROJECT TITLE:
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1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 4

Project Status

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

SHEET NO.:
C - 2.5



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

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

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CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 5

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

SHEET NO.:
C - 2.6

CURVE TABLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	73.94	150.00	28.24	S16° 27' 33"W	73.19
C57	139.98	284.00	28.24	N16° 27' 33"E	138.57
C58	121.65	101.17	68.90	N36° 59' 42"E	114.46
C59	39.27	25.00	90.00	S42° 39' 41"E	35.36
C60	39.27	25.00	90.00	N47° 20' 19"E	35.36
C61	76.31	206.90	21.13	S5° 57' 13"E	75.88
C62	22.72	200.00	6.51	S19° 57' 29"E	22.71
C63	39.27	25.00	90.00	S68° 12' 47"E	35.36
C64	39.27	25.00	90.00	S21° 47' 13"W	35.36
C65	10.19	250.00	2.34	S22° 02' 43"E	10.19
C66	31.58	350.00	5.17	N13° 46' 49"W	31.57
C68	42.25	250.00	9.68	S16° 02' 11"E	42.20
C69	59.15	350.00	9.68	N6° 21' 15"W	59.08
C71	42.25	252.55	9.58	S6° 22' 42"E	42.20
C72	16.81	267.02	3.61	S0° 28' 27"W	16.80
C75	39.27	25.00	90.00	S42° 39' 41"E	35.36
C121	39.27	25.00	90.00	S68° 12' 47"E	35.36
C122	5.10	15.00	19.47	N57° 03' 05"E	5.07
C123	40.85	150.00	15.60	S41° 01' 55"W	40.73
C124	69.48	150.00	26.54	N62° 06' 15"E	68.86
C125	8.52	15.00	32.55	S31° 02' 29"W	8.41
C126	52.89	50.00	60.61	S45° 04' 14"W	50.46
C128	87.96	150.00	33.60	S87° 49' 39"E	86.70
C129	34.69	50.00	39.75	N84° 45' 02"W	34.00
C130	89.39	150.00	34.14	N53° 57' 25"W	88.07
C131	27.77	50.00	31.82	S48° 57' 54"E	27.41
C132	31.57	50.00	36.17	N14° 58' 06"W	31.05
C133	88.62	150.00	33.85	S19° 57' 37"E	87.33
C134	90.82	150.00	34.69	N14° 18' 34"E	89.44
C135	24.90	50.00	28.54	S17° 23' 11"W	24.65
C136	93.29	150.00	35.63	N49° 28' 18"E	91.79
C137	31.89	50.00	36.55	S49° 55' 42"W	31.36
C138	50.97	150.00	19.47	N77° 01' 26"E	50.73
C139	44.16	50.00	50.61	N86° 29' 44"W	42.74
C140	13.62	15.00	52.02	N87° 12' 11"W	13.16
C141	35.57	150.00	13.59	N86° 26' 54"W	35.48
C142	25.01	150.00	9.55	S62° 00' 40"W	24.98
C143	39.27	25.00	90.00	S21° 47' 13"W	35.36
C188	65.33	225.00	16.64	S44° 12' 52"W	65.10
C189	36.29	125.00	16.64	N44° 12' 52"E	36.17
C190	39.27	25.00	90.00	S9° 06' 12"E	35.36
C227	118.51	289.44	23.46	N70° 32' 31"W	117.69
C228	60.36	150.00	23.06	S70° 51' 25"E	59.95
C229	13.68	160.18	4.89	S56° 42' 58"E	13.68
C230	44.37	100.00	25.42	S66° 48' 50"E	44.01
C231	21.69	647.48	1.92	N55° 40' 46"W	21.69
C232	0.92	100.00	0.53	N79° 47' 20"W	0.92
C233	50.27	284.00	10.14	N43° 22' 50"E	50.20
C234	36.18	25.00	82.92	S58° 29' 09"W	33.11
C235	82.27	150.00	31.43	S32° 44' 17"W	81.25
C240	75.71	150.00	28.92	N62° 54' 41"E	74.91
C241	143.35	284.00	28.92	S62° 54' 41"W	141.83
C242	75.79	150.00	28.95	N88° 09' 10"W	74.99
C243	163.03	284.00	32.89	S86° 11' 00"E	160.80
C244	76.82	150.00	29.34	N59° 00' 21"W	75.98
C245	132.19	285.61	26.52	S56° 26' 30"E	131.01
C246	76.55	150.00	29.24	S29° 42' 52"E	75.72

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C247	138.68	285.46	27.84	N29° 02' 53"W	137.32
C256	39.27	25.00	90.00	S36° 21' 58"E	35.36
C261	38.53	300.00	7.36	S77° 41' 11"E	38.51
C262	38.49	400.00	5.51	N78° 36' 35"W	38.47
C263	57.79	400.00	8.28	N71° 42' 52"W	57.73
C264	44.98	300.00	8.59	S69° 42' 39"E	44.94
C270	133.79	100.00	76.66	S55° 05' 54"W	124.03
C275	14.20	100.00	8.14	S12° 42' 06"W	14.19
C281	39.27	25.00	90.00	S9° 06' 12"E	35.36
C283	39.27	25.00	90.00	S80° 53' 48"W	35.36
C285	26.32	300.00	5.03	S38° 24' 37"W	26.31
C286	59.98	300.00	11.46	S57° 24' 39"W	59.88
C287	37.68	25.00	86.35	S19° 57' 46"W	34.21
C289	9.38	150.00	3.58	N21° 25' 20"W	9.38
C290	66.75	150.00	25.50	N6° 52' 56"W	66.20
C291	66.49	150.25	25.36	N18° 34' 00"E	65.95
C292	79.55	150.00	30.39	S46° 27' 31"W	78.62
C293	13.45	150.00	5.14	N64° 13' 09"E	13.44
C295	26.33	200.00	7.54	N70° 33' 28"E	26.31
C301	39.27	25.00	90.00	N42° 39' 41"W	35.36
C302	39.27	25.00	90.00	N47° 20' 19"E	35.36
C306	14.76	150.00	5.64	S69° 36' 23"W	14.76
C308	3.00	100.00	1.72	S65° 55' 39"W	3.00
C309	154.08	100.00	88.28	S20° 55' 39"W	139.28
C310	39.27	25.00	90.00	S68° 12' 47"E	35.36
C311	11.46	325.00	2.02	N67° 47' 50"E	11.46
C312	64.69	325.00	11.40	S74° 30' 35"W	64.59
C313	67.98	325.00	11.99	S86° 12' 18"W	67.86
C318	54.15	275.00	11.28	N88° 02' 48"W	54.07
C319	51.55	275.00	10.74	S80° 56' 32"W	51.47
C320	59.86	275.00	12.47	S69° 20' 12"W	59.74
C321	55.13	278.22	11.35	N57° 21' 26"E	55.04
C322	45.42	275.00	9.46	S46° 52' 55"W	45.37
C323	30.01	275.00	6.25	S39° 01' 25"W	30.00
C329	39.27	25.00	90.00	N80° 53' 48"E	35.36
C330	39.27	25.00	90.00	S9° 06' 12"E	35.36
C333	67.39	250.00	15.45	S43° 37' 10"W	67.19
C334	65.35	250.00	14.98	N58° 49' 51"E	65.17
C336	55.56	271.98	11.70	N74° 10' 55"E	55.46
C337	94.19	265.80	20.30	S89° 43' 46"W	93.70
C340	2.04	250.00	0.47	S66° 33' 12"W	2.04
C352	39.27	25.00	90.00	S42° 39' 41"E	35.36
C354	39.27	25.00	90.00	N47° 20' 19"E	35.36
C355	60.54	200.00	17.34	N83° 00' 02"E	60.31
C356	39.27	25.00	90.00	N42° 39' 41"W	35.36
C357	52.13	150.00	19.91	S82° 22' 56"W	51.87
C358	6.29	57.08	6.32	S4° 10' 23"W	6.29
C359	61.69	379.15	9.32	S7° 46' 27"W	61.62
C360	20.84	375.00	3.18	N14° 03' 13"E	20.84
C361	38.84	25.00	89.02	N28° 51' 57"W	35.05
C362	47.30	280.21	9.67	N8° 15' 43"E	47.24
C363	6.29	55.46	6.50	N4° 10' 23"E	6.29
C364	34.17	375.00	5.22	S70° 46' 03"E	34.15
C365	25.30	275.00	5.27	N70° 44' 30"W	25.29
C368	43.03	275.00	8.96	N63° 37' 25"W	42.98
C369	58.68	375.00	8.97	S63° 40' 28"E	58.62
C370	59.72	375.00	9.12	N54° 37' 45"W	59.66

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C371	43.49	280.73	8.88	S54° 39' 26"E	43.44
C372	58.03	375.00	8.87	S45° 38' 01"E	57.97
C373	43.37	280.76	8.85	N45° 31' 01"W	43.33
C374	58.79	375.00	8.98	N36° 42' 32"W	58.73
C375	43.09	275.00	8.98	S36° 33' 22"E	43.05
C376	31.47	375.00	4.81	S29° 48' 49"E	31.46
C377	22.35	275.00	4.66	N29° 44' 18"W	22.35
C381	8.77	472.75	1.06	N66° 29' 56"E	8.77
C382	80.22	338.66	13.57	N74° 10' 16"E	80.03
C383	66.84	337.50	11.35	N86° 38' 33"E	66.73
C384	26.92	250.00	6.17	S0° 40' 34"W	26.91
C385	39.27	25.00	90.00	N72° 24' 35"W	35.36
C386	57.07	237.50	13.77	S73° 22' 22"W	56.93
C387	48.92	237.50	11.80	S86° 09' 24"W	48.83
C388	39.27	25.00	90.00	S48° 45' 40"W	35.36
C391	52.52	254.47	11.83	N3° 32' 58"W	52.43
C392	69.53	350.00	11.38	S3° 49' 52"E	69.41
C393	59.53	350.00	9.75	S14° 23' 40"E	59.46
C394	42.52	250.00	9.74	N14° 23' 14"W	42.47
C396	17.25	250.00	3.95	N21° 14' 11"W	17.25
C399	24.10	350.00	3.95	S21° 14' 24"E	24.10
C400	70.58	534.00	7.57	N19° 25' 35"W	70.53
C401	52.97	450.53	6.74	S19° 25' 07"E	52.94
C402	85.63	534.00	9.19	S11° 02' 47"E	85.53
C403	64.14	405.58	9.06	N11° 03' 43"W	64.07
C404	90.12	535.91	9.63	S1° 37' 35"E	90.01
C405	66.22	413.20	9.18	N1° 42' 32"W	66.15
C406	39.27	25.00	90.00	N41° 14' 20"W	35.36
C407	39.61	172.50	13.15	N87° 11' 01"E	39.52
C408	6.41	28.47	12.90	S87° 59' 23"W	6.40
C409	4.82	31.06	8.90	S77° 37' 39"W	4.82
C410	40.47	172.50	13.44	N73° 53' 09"E	40.37
C411	6.27	237.50	1.51	N63° 20' 50"E	6.27
C412	16.56	373.62	2.54	S63° 51' 20"W	16.56
C413	41.10	25.00	94.19	N39° 51' 31"W	36.62
C414	91.70	172.50	30.46	S77° 49' 09"W	90.62
C415	39.27	25.00	90.00	S17° 35' 25"W	35.36
C416	38.18	125.00	17.50	N36° 09' 33"W	38.03
C417	55.48	125.94	25.24	N57° 34' 36"W	55.03
C420	68.72	225.00	17.50	S36° 09' 33"E	68.45
C421	105.17	225.47	26.72	S58° 17' 07"E	104.22
C424	2.91	117.50	1.42	N14° 56' 09"E	2.91
C425	14.34	117.50	6.99	S10° 43' 49"W	14.33
C427	39.70	25.00	90.98	N61° 08' 03"E	35.66
C428	6.49	225.00	1.65	S14° 49' 11"W	6.49
C429	26.54	225.00	6.76	N10° 36' 51"E	26.53
C432	56.15	382.50	8.41	S11° 26' 25"W	56.10
C433	26.68	125.00	12.23	N58° 38' 51"E	26.63
C434	41.47	282.50	8.41	N11° 26' 25"E	41.43
C438	40.12	25.00	91.95	S30° 19' 50"E	35.95
C439	76.07	225.00	19.37	S85° 59' 31"E	75.70
C440	124.84	225.00	31.79	S68° 25' 39"W	123.25
C442	62.25	500.00	7.13	S64° 26' 26"E	62.21
C443	49.86	407.50	7.01	N64° 00' 01"W	49.83
C444	45.46	407.50	6.39	N57° 17' 57"W	45.44
C445	59.08	500.00	6.77	S57° 29' 18"E	59.05
C446	44.98	25.00	103.09	S74° 21' 12"W	39.15

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C447	77.81	172.50	25.84	S9° 53' 15"W	77.15
C448	70.69	172.50	23.48	S14° 46' 27"E	70.19
C449	12.24	272.50	2.57	N25° 13' 37"W	12.24
C451	60.16	372.50	9.25	S19° 59' 49"E	60.10
C452	42.79	272.50	9.00	N19° 26' 31"W	42.75
C455	12.29	372.50	1.89	S25° 34' 07"E	12.28
C456	44.54	25.11	101.61	N45° 31' 53"E	38.93
C457	66.94	207.50	18.48	N16° 06' 10"W	66.65
C460	9.73	237.50	2.35	S25° 20' 24"E	9.73
C461	55.90	237.50	13.48	S17° 25' 27"E	55.77
C462	63.26	237.50	15.26	S3° 03' 06"E	63.07
C463	63.05	237.50	15.21	N12° 11' 00"E	62.86
C464	36.47	237.50	8.80	N24° 11' 15"E	36.44
C466	36.08	25.00	82.69	N12° 45' 29"W	33.03
C468	67.09	222.16	17.30	N63° 34' 46"W	66.83
C469	34.33	217.50	9.04	S76° 50' 41"E	34.29
C470	39.27	25.00	90.00	N53° 38' 02"E	35.36
C471	38.70	25.00	88.69	N35° 42' 35"W	34.95
C476	48.07	150.00	18.36	S63° 17' 05"E	47.87
C479	24.68	100.00	14.14	N61° 10' 25"W	24.62
C480	24.68	100.00	14.14	N75° 18' 52"W	24.62
C481	39.27	25.00	90.00	S37° 23' 05"E	35.36
C482	115.69	284.00	23.34	N3° 25' 29"W	114.89
C483	57.12	150.00	21.82	S4° 11' 10"E	56.77
C484	25.78	100.00	14.77	N1° 14' 58"E	25.71
C485	25.78	100.00	14.77	S16° 01' 06"W	25.71
C486	39.27	25.00	90.00	S36° 21' 58"E	35.36
C487	39.27	25.00	90.00	N53° 38' 02"E	35.36
C488	5.00	150.00	1.91	N7° 40' 41"E	5.00
C492	39.27	25.00	90.00	N36° 21' 58"W	35.36
C493	39.27	25.00	90.00	N53° 38' 02"E	35.36
C495	64.04	400.00	9.17	N62° 59' 23"W	63.97
C496	59.23	300.00	11.31	S59° 45' 33"E	59.13
C497	39.27	25.00	90.00	N80° 53' 48"E	35.36
C498	72.03	150.00	27.51	S67° 21' 38"W	71.34
C499	32.23	150.00	12.31	S87° 16' 20"W	32.17
C500	38.99	25.00	89.36	S48° 44' 51"W	35.16
C501	6.87	237.50	1.66	N35° 04' 05"E	6.87
C502	39.27	25.00	90.00	S47° 20' 19"W	35.36
C503	39.27	25.00	90.00	S42° 39' 41"E	35.36
C504	39.27	25.00	90.00	N29° 21' 15"W	35.36
C505	38.70	25.00	88.70	N59° 59' 42"E	34.95
C506	32.40	275.00	6.75	S79° 01' 50"E	32.38
C507	7.56	275.00	1.58	S67° 34' 29"W	7.56
C534	39.27	25.00	90.00	S38° 58' 26"W	35.36
C535	67.84	80.00	48.59	S59° 40' 43"W	65.83
C536	39.27	25.00	90.00	N51° 01' 34"W	35.36
C537	94.25	60.00	90.00	S38° 58' 26"W	84.85
C538	39.27	25.00	90.00	S38° 58' 26"W	35.36
C539	39.27	25.00	90.00	N51° 01' 34"W	35.36
C540	24.25	150.00	9.26	N86° 56' 20"W	24.22
C541	39.27	25.00	90.00	S52° 41' 33"W	35.36
C542	112.67	290.00	22.26	N18° 49' 23"E	111.97
C543	58.28	150.00	22.26	S18° 49' 23"W	57.91
C544	63.58	150.00	24.29	S42° 05' 50"W	63.11
C545	122.93	290.00	24.29	N42° 05' 50"E	122.01
C546	118.57	290.00	23.43	S65° 57' 15"W	117.75

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C547	62.82	150.00	23.99	N66° 14' 17"E	62.36
C548	50.94	150.00	19.46	S87° 57' 50"W	50.69
C549	101.36	290.00	20.03	N87° 40' 47"E	100.84
C550	41.77	290.00	8.25	S78° 10' 52"E	41.74
C551	25.33	150.00	9.67	N77° 28' 14"W	25.30
C552	48.47	150.00	18.51	N63° 22' 36"W	48.26
C553	100.90	290.00	19.94	S64° 05' 13"E	100.39
C554	55.59	150.00	21.23	N43° 30' 09"W	55.27
C555	107.47	290.00	21.23	S43° 30' 09"E	106.86
C556	112.59	290.00	22.24	S21° 45' 47"E	111.89
C557	58.24	150.00	22.24	N21° 45' 47"W	57.87
C558	48.00	150.00	18.33	N1° 28' 27"W	47.79
C559	92.79	290.00	18.33	S1° 28' 27"E	92.40
C560	39.27	25.00	90.00	N37° 18' 27"W	35.36
C561	39.27	25.00	90.00	S52° 41' 33"W	35.36
C562	39.27	25.00	90.00	S37° 18' 27"E	35.36
C563	39.27	25.00	90.00	S51° 01' 34"E	35.36
C564	94.25	60.00	90.00	N38° 58' 26"E	84.85
C565	21.91	128.29	9.78	N0° 43' 37"W	21.88
C566	39.27	25.00	90.00	N42° 39' 41"W	35.36
C567	39.27	25.00	90.00	S47° 20' 19"W	35.36
C568	24.82	170.00	8.36	S1° 50' 38"E	24.80
C569	39.27	25.00	90.00	S47° 20' 19"W	35.36
C570	52.61	190.79	15.80	N66° 08' 52"W	52.44
C571	107.57	235.67	26.15	S81° 51' 30"W	106.64
C572	38.24	25.00	87.65	S51° 03' 33"W	34.62
C573	8.56	25.00	19.61	S2° 34' 14"E	8.51

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
Conservation
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
CURVE TABLE

Project Status

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

SHEET NO.:
C - 3.0

PARCEL TABLE

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

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
31	8731.75	0.20
32	10941.57	0.25
33	11060.00	0.25
34	11060.00	0.25
35	13086.78	0.30
36	13055.97	0.30
37	12697.09	0.29
38	13213.05	0.30
39	10544.55	0.24
40	10456.01	0.24
41	11414.55	0.26
42	11957.98	0.27
43	11250.38	0.26
44	10500.00	0.24
45	12207.32	0.28
46	13631.66	0.31
47	9615.87	0.22
48	7800.00	0.18
49	7800.00	0.18
50	7798.33	0.18
51	7798.33	0.18
52	7800.00	0.18
53	7800.00	0.18
54	9615.87	0.22
61	10152.04	0.23
62	8978.00	0.21
63	8978.00	0.21
64	8978.00	0.21
65	8978.00	0.21
66	8978.00	0.21

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
67	8978.00	0.21
68	8978.00	0.21
69	8978.00	0.21
70	8978.00	0.21
71	10050.00	0.23
72	10114.75	0.23
73	10050.00	0.23
74	10050.00	0.23
75	10050.00	0.23
76	10050.00	0.23
77	14519.09	0.33
78	7594.74	0.17
79	5000.00	0.11
80	5000.00	0.11
81	5000.00	0.11
82	5000.00	0.11
83	5000.00	0.11
84	5000.00	0.11
85	6865.87	0.16
86	6865.87	0.16
87	5000.00	0.11
88	5000.00	0.11
89	5000.00	0.11
90	5000.00	0.11
91	5000.00	0.11
92	5000.00	0.11
93	5379.83	0.12
94	7950.77	0.18
95	6851.69	0.16
96	5043.68	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
97	5069.48	0.12
98	5000.24	0.11
99	6365.87	0.15
100	5000.00	0.11
101	5000.00	0.11
102	5000.00	0.11
103	5000.00	0.11
104	6365.87	0.15
105	5172.63	0.12
106	5005.14	0.11
107	5449.43	0.13
108	5152.56	0.12
109	5000.00	0.11
110	5000.00	0.11
111	5000.00	0.11
112	5000.00	0.11
113	7809.02	0.18
114	5399.64	0.12
115	5085.40	0.12
116	5160.07	0.12
117	5069.87	0.12
118	5094.11	0.12
119	5135.72	0.12
120	5013.44	0.12
121	8925.93	0.20
122	6899.00	0.16
123	5847.29	0.13
124	8023.17	0.18
125	6101.96	0.14
126	5102.50	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
127	5084.05	0.12
128	5000.00	0.11
129	5000.00	0.11
130	5000.00	0.11
131	5000.00	0.11
132	7947.52	0.18
133	5504.83	0.13
134	6391.46	0.15
135	6131.50	0.14
136	5858.50	0.13
137	6008.55	0.14
138	5786.93	0.13
139	6259.15	0.14
140	5348.16	0.12
141	5046.80	0.12
142	12442.74	0.29
143	12194.00	0.28
144	12194.00	0.28
145	12986.87	0.30
146	10035.67	0.23
147	10476.85	0.24
148	10370.92	0.24
149	10575.00	0.24
150	10575.00	0.24
151	10575.00	0.24
152	10305.95	0.24
153	10021.89	0.23
154	10621.71	0.24
155	10621.71	0.24
156	10603.41	0.24

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
157	10603.40	0.24
158	10603.40	0.24
159	10601.53	0.24
160	11924.94	0.27
161	10050.00	0.23
162	10050.00	0.23
163	10050.00	0.23
164	10050.00	0.23
165	10050.00	0.23
166	10050.00	0.23
167	10045.99	0.23
168	8168.17	0.19
169	5000.00	0.11
170	5000.00	0.11
171	5000.00	0.11
172	5000.00	0.11
173	5000.00	0.11
174	5000.00	0.11
175	6082.15	0.14
176	5000.00	0.11
177	5000.00	0.11
178	6586.16	0.15
179	8032.08	0.18
180	7199.42	0.17
181	5168.40	0.12
182	5061.54	0.12
183	5000.00	0.11
184	5000.00	0.11
185	5000.00	0.11
186	5000.00	0.11

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
187	5000.00	0.11
188	5000.00	0.11
189	5191.77	0.12
190	5350.00	0.12
191	6196.65	0.14
192	7669.00	0.18
193	5181.24	0.12
194	5000.00	0.11
195	5000.00	0.11
196	5000.00	0.11
197	5000.00	0.11
198	5000.00	0.11
199	7365.87	0.17
200	5000.00	0.11
201	5580.94	0.13
202	5564.91	0.13
203	5018.61	0.12
204	5000.00	0.11
205	5000.00	0.11
206	5000.00	0.11
207	5395.18	0.12
208	6000.00	0.14
209	6000.00	0.14
210	6000.00	0.14
211	6000.00	0.14
212	6000.00	0.14
213	6000.00	0.14
214	6885.54	0.16
215	9851.55	0.23
216	5000.00	0.11

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
217	5000.00	0.11
218	5497.77	0.13
219	5147.55	0.12
220	6914.21	0.16
221	5998.70	0.14
222	5000.00	0.11
223	5000.00	0.11
224	5000.00	0.11
225	5000.06	0.11
226	6658.59	0.15
227	9781.21	0.22
228	7311.82	0.17
229	10807.87	0.25
230	7835.06	0.18
231	5399.86	0.12
232	5399.81	0.12
233	5399.75	0.12
234	5399.70	0.12
235	5399.65	0.12
236	5399.59	0.12
237	5704.93	0.13
238	7830.74	0.18
239	5917.77	0.14
240	6577.56	0.15
241	7653.66	0.18
242	11857.80	0.27
243	10651.93	0.24
244	11987.77	0.28
245	11675.82	0.27
246	16654.57	0.38

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
247	14677.29	0.34
248	16002.13	0.37
249	14003.69	0.32
250	14422.12	0.33
251	11577.94	0.27
252	10315.88	0.24
253	11271.32	0.26
254	11285.30	0.26
255	11228.35	0.26
256	11162.54	0.26
257	11096.74	0.25
258	11030.93	0.25
259	10671.09	0.24
260	5865.87	0.13
261	5000.00	0.11
262	5000.00	0.11
263	5000.00	0.11
264	5000.00	0.11
265	5000.00	0.11
266	5000.00	0.11
267	5000.00	0.11
268	5000.00	0.11
269	5000.00	0.11
270	5000.00	0.11
271	5472.11	0.13
272	5472.11	0.13
273	5000.00	0.11
274	5000.00	0.11
275	5000.00	0.11
276	5000.00	0.11

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
277	5000.00	0.11
278	5000.00	0.11
279	5000.00	0.11
280	5000.00	0.11
281	5000.00	0.11
282	5000.00	0.11
283	5865.87	0.13
284	5000.00	0.11
285	5865.87	0.13
286	5000.00	0.11
287	5000.00	0.11
288	5000.00	0.11
289	5000.00	0.11
290	5007.93	0.11
291	5138.29	0.12
292	6159.66	0.14
293	7817.68	0.18
294	5328.65	0.12
295	5000.00	0.11
296	5000.00	0.11
297	5000.00	0.11
298	5580.00	0.13
299	5200.00	0.12
300	5200.00	0.12
301	5200.00	0.12
302	5200.00	0.12
303	5200.00	0.12
304	5200.00	0.12
305	5200.00	0.12
306	5200.00	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
307	5200.00	0.12
308	9146.98	0.21
309	6282.81	0.14
310	5257.12	0.12
311	10707.74	0.25
312	10788.97	0.25
313	21438.99	0.49
314	10042.31	0.23
315	10050.00	0.23
316	10050.00	0.23
317	10050.00	0.23
318	10050.00	0.23
319	10050.00	0.23
320	10050.00	0.23
321	10050.00	0.23
322	10564.95	0.24
323	5533.04	0.13
324	5500.00	0.13
325	5500.00	0.13
326	5500.00	0.13
327	5500.00	0.13
328	5500.00	0.13
329	5500.00	0.13
330	5865.87	0.13
331	5865.87	0.13
332	5500.00	0.13
333	5500.00	0.13
334	5500.00	0.13
335	5500.00	0.13
336	5500.00	0.13

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
337	5510.10	0.13
338	5828.18	0.13
339	8388.04	0.19
340	6932.03	0.16
341	5799.74	0.13
342	7211.29	0.17
343	15172.05	0.35
344	16654.53	0.38
345	14122.47	0.32
346	10519.55	0.24
347	5610.26	0.13
348	6969.56	0.16
349	8180.01	0.19
350	8237.79	0.19
351	5100.00	0.12
352	6393.10	0.15
353	10160.60	0.23
354	10057.54	0.23
355	7115.87	0.16
356	5000.00	0.11
357	5000.00	0.11
358	5000.00	0.11
359	5000.00	0.11
360	7865.87	0.18
361	7865.87	0.18
362	5000.00	0.11
363	5000.00	0.11
364	5000.00	0.11
365	5000.00	0.11
366	7115.87	0.16

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
367	5621.69	0.13
368	5415.88	0.12
369	5158.77	0.12
370	5000.00	0.11
371	5000.00	0.11
372	5000.00	0.11
373	5000.00	0.11
374	5099.95	0.12
375	7554.03	0.17
376	5865.87	0.13
377	6400.77	0.15
378	6621.38	0.15
379	7609.94	0.17
380	6108.85	0.14
381	5763.73	0.13
382	6048.45	0.14
383	6552.32	0.15
384	5780.52	0.13
385	5384.30	0.12
386	5099.36	0.12
387	7042.50	0.16
388	5313.04	0.12
389	5070.34	0.12
390	5058.00	0.12
391	5045.66	0.12
392	5033.32	0.12
393	5020.98	0.12
394	5874.76	0.13
395	5976.99	0.14
396	5079.02	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
397	5066.68	0.12
398	5054.34	0.12
399	5042.00	0.12
400	5029.66	0.12
401	5017.32	0.12
402	5692.00	0.13
403	5111.78	0.12
404	6050.40	0.14
405	6093.69	0.14
406	5497.28	0.13
407	5350.41	0.12
408	5808.74	0.13
409	620763.41	14.25

WIDTH OF LOT	NUMBER OF LOTS
50 FEET	147
51 FEET TO 74 FEET	159
75 FEET +	103

NOT FOR CONSTRUCTION

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1070 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Construction
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
PARCEL TABLE

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

SHEET NO.:
C - 3.1

OPEN SPACE TABLE

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
OS : 1	300614.94	6.90
OS : 2	19111.30	0.44
OS : 3	191668.37	4.40
OS : 4	250361.30	5.75
OS : 5	33914.36	0.78
OS : 6	84666.94	1.94
OS : 7	72189.75	1.66
OS : 8	447978.23	10.28
OS : 9	38283.75	0.88
OS : 10	61395.64	1.41
OS : 11	238524.19	5.48
OS : 12	74059.21	1.70
OS : 13	15922.68	0.37
OS : 14	10665.29	0.24
OS : 15	44460.38	1.02
OS : 16	70113.66	1.61
OS : 17	23744.37	0.55

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
1982
STATE OF TENNESSEE
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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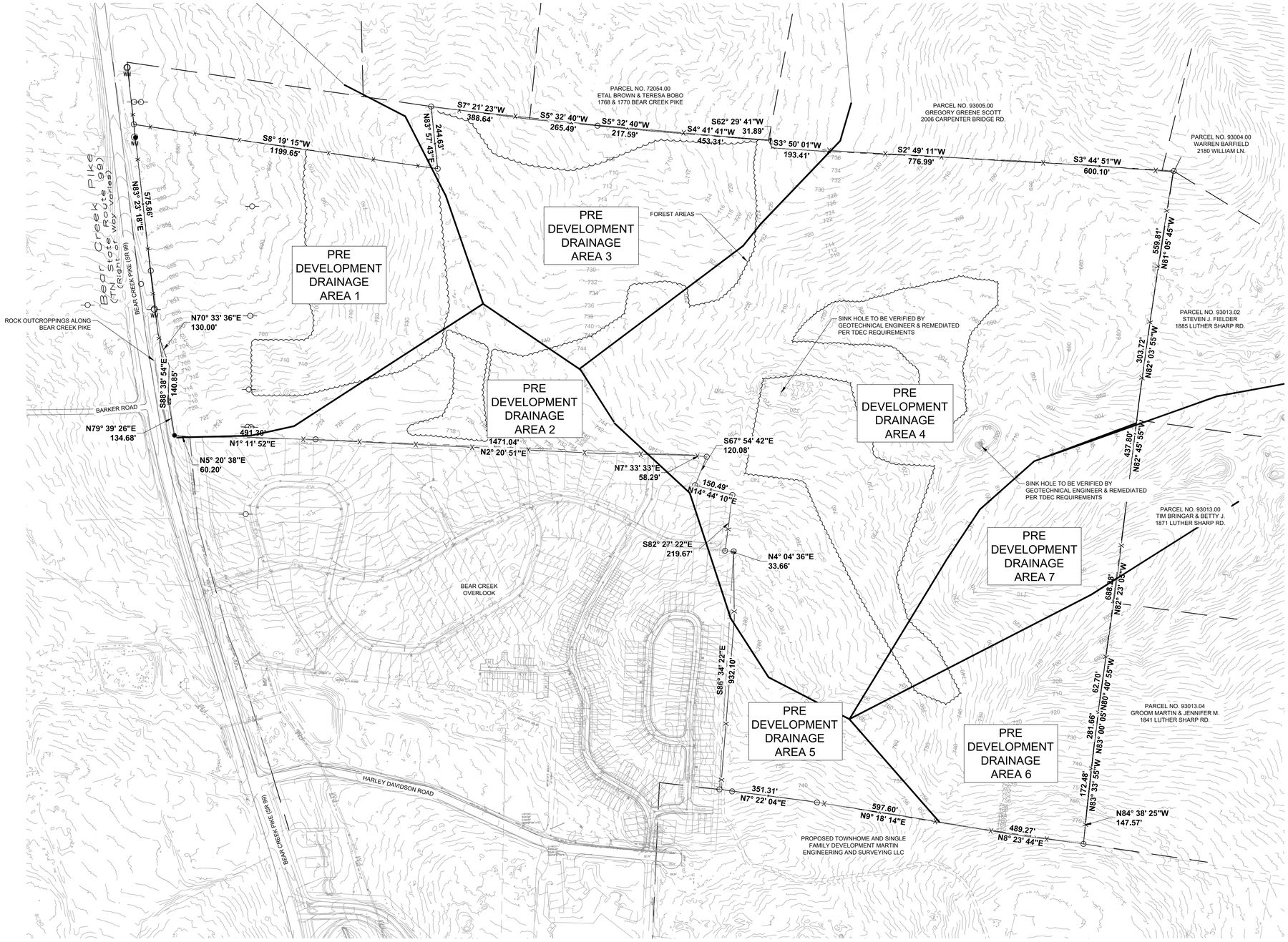
SHEET TITLE:
OPEN SPACE TABLE

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

SHEET NO.:
C - 3.2



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

NOTE:

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

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

NOTES:

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

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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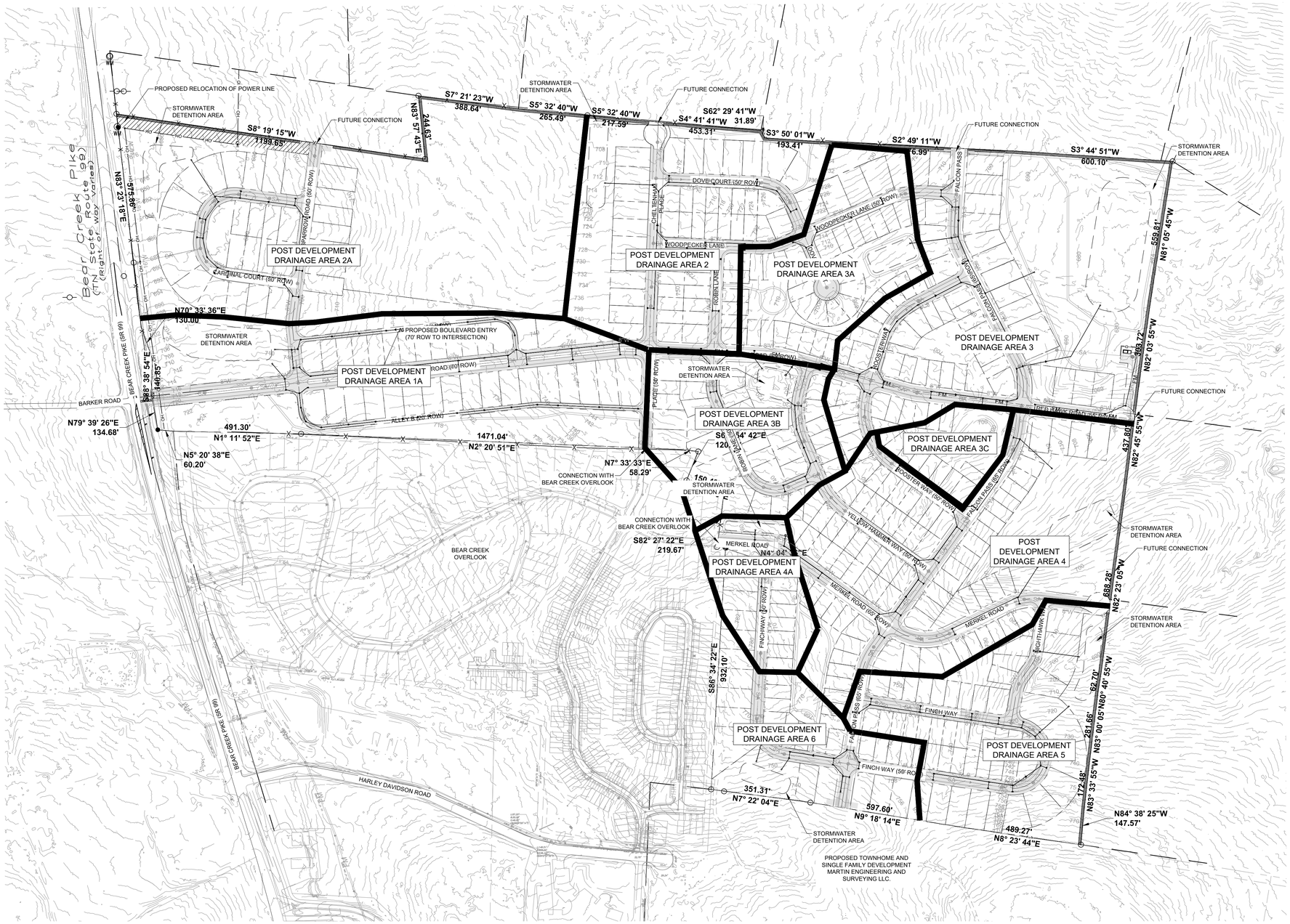
SHEET TITLE:
PRE-DEVELOPMENT DRAINAGE

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

SHEET NO.:
C - 4.0



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

NOTE:

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

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

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
Cole Newton
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

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

SHEET NO.:
C - 4.1



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

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

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
8/5/2022
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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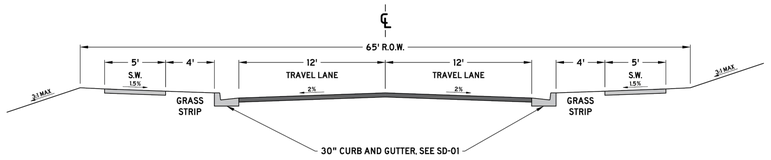
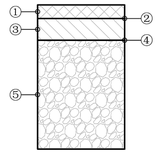
SHEET TITLE:
PRELIMINARY PLAT
FIRE HYDRANT
COVERAGE

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

SHEET NO.:
FC - 1.0



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



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. MAY INCLUDE A THIRD TRAVEL LANE 12 FEET IN WIDTH
3. DIMENSIONS REFLECT A MINIMUM STANDARD
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

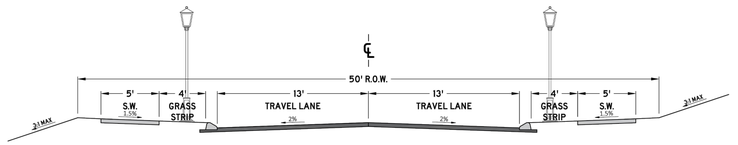
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

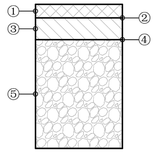
(NTS)

DATE
6/9/2022

RD-04



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



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

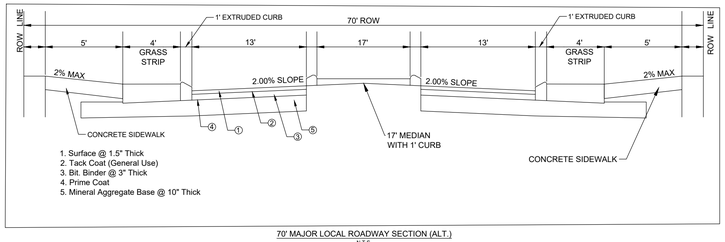
STANDARD DETAILS

MINOR LOCAL ROADWAY

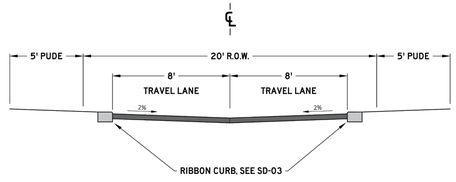
(NTS)

DATE
6/9/2022

RD-05



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



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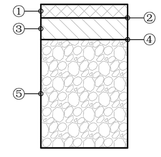
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

ALLEY

(NTS)

DATE
6/9/2022

RD-06

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
8/5/2022

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION

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NOT FOR CONSTRUCTION

SHEET TITLE:
CIVIL SITE DETAILS

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

SHEET NO.:
DT - 1

ARCHITECTURE
INTERIORS
CIVIL SITE

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

11/17/2025

Charles Rush
Principal Planner
Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

ITEM NO.
25-0391

DESCRIPTION: 1690 Bear Creek Pike Reserve At Hickory Ridge Phase 1B

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. 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. Update application to the current 2025 version. Complete all pages in the document. Application has been updated to the 2025 version.
4. Explain lot number changes along Red Hawk Road. The lots are numbered 40-27 on the preliminary plat revision and approved construction plans. However, on Final Plat they are marked 31-18. Cheltenham Place lots are mark 18-22 on preliminary and construction plans and are not marked 354-350. Lots 25-26 are now 62 and 63. Lots 23 and 24 are now 353 & 356. Lot lines were submitted following the preliminary plat numbers. The construction plans will be updated and included in this submittal to reflect the preliminary plat and the final plat in this submittal.
5. On approved construction plans and submitted preliminary plat revision. Open Space 4 (OS: 4) is not shown in its current location. OS:10 seemed to include the current OS:4. Please Explain. Same comment as before. The OS area reflected preliminary plat. OS:10 is shown on the construction plans that will be updated and submitted in this resubmittal to reflect the preliminary plat and the final plat.
6. Add current zoning of CD-3. This has been added in the top left corner of the plat and in the general notes.
7. Add note that development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10. This has been added in the general notes section on the plat. Note 14.
8. Add note that subdivision was previously named Dabbs Subdivision. This has been added in the general notes section on the plat. Note 14.
9. On page 1 (top left) Zoning is marked as Rural Residential; (A-2). This has been removed and replaced with the current zoning, CD-3.

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

10. Add Tax Map 093, Parcel 003.02 to the parcel numbers included in the final plat. This has been included in the title of the final plat.
11. Subdivision Regulation Final Plat require #15 The approximate location of all existing structures adjacent to the property. All existing structures have been added on the plat.
12. The preliminary plat and construction plans need to match the final plat. Resubmit the preliminary and construction plans to match the proposed final plat. This is being addressed. The approved preliminary plat and the updated construction plans will be submitted in the resubmittal.

Engineering

13. LOC provided in the amount of $690,000. This has been addressed.
14. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
15. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
16. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. Note 13 referencing the recorded Long-Term Maintenance Plan (R2974, 432-436) is incorrect. This is the Special Warranty Deed. The Stormwater Maintenance Agreement has been recorded and note 13 has been updated.
17. Install street signage. Stop & St Names prior to resubmittal date. Noted.
18. Provide roadway classifications for all roadways (public minor local). Red Hawk Road is public major local. The roadway classifications have been added to all roads on the plat.

Fire

19. No comments

Maury County Highway Dept.

20. No comment.

City Attorney

21. No comment provided.

Building

22. No comment.

Police

23. No comments provided.

Maury County Schools

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

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

approved developments in these zones may require new construction or realignment of school zones to accommodate new students. Noted.

Wastewater

25. Final plat signature is subject to final visual inspection, final testing, CCTV and as-built comments. Noted

ATT

26. No Comment.

Columbia Power

27. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area. Noted.

Duck River Electric Membership Corp

28. No comments provided.

Columbia

29. Complete water infrastructure by the resubmittal date. Noted

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

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

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

Public Works

30. No comments.

Atmos Energy

31. No comments provided.

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

Maury County E911

32. No comment provided.

Resubmittal Guidelines

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

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

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

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

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

ITEM NO.
25-0391

DESCRIPTION: 1690 Bear Creek Pike Reserve At Hickory Ridge Phase 1B

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. Update application to the current 2025 version. Complete all pages in the document.
4. Explain lot number changes along Red Hawk Road. The lots are numbered 40-27 on the preliminary plat revision and approved construction plans. However, on Final Plat they are marked 31-18. Cheltenham Place lots are mark 18-22 on preliminary and construction plans and are not marked 354-350. Lots 25-26 are now 62 and 63. Lots 23 and 24 are now 353 & 356.
5. On approved construction plans and submitted preliminary plat revision. Open Space 4 (OS: 4) is not shown in its current location. OS:10 seemed to include the current OS:4. Please Explain.
6. Add current zoning of CD-3
7. Add note that development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10.
8. Add note that subdivision was previously named Dabbs Subdivision.
9. On page 1 (top left) Zoning is marked as Rural Residential; (A-2).
10. Add Tax Map 093, Parcel 003.02 to the parcel numbers included in the final plat.
11. Subdivision Regulation Final Plat require #15 The approximate location of all existing structures adjacent to the property.
12. The preliminary plat and construction plans need to match the final plat. Resubmit the preliminary and construction plans to match the proposed final plat

Engineering

13. LOC provided in the amount of $690,000.

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. Note 13 referencing the recorded Long-Term Maintenance Plan (R2974, 432-436) is incorrect. This is the Special Warranty Deed.
17. Install street signage. Stop & St Names prior to resubmittal date.
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Fire

19. No comments

Maury County Highway Dept.

20. No comment.

City Attorney

21. No comment provided.

Building

22. No comment.

Police

23. No comments provided.

Maury County Schools

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

Wastewater

25. Final plat signature is subject to final visual inspection, final testing, CCTV and as-built comments.

CITY OF
COLUMBIA
TENNESSEE

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

ATT

26. No Comment.

Columbia Power

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

Duck River Electric Membership Corp

28. No comments provided.

Columbia Water

29. Complete water infrastructure by the resubmittal date.

    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.

Public Works

30. No comments.

Atmos Energy

31. No comments provided.

Maury County E911

32. No comment provided.

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TENNESSEE

DEVELOPMENT SERVICES
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Resubmittal Guidelines

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

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

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

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

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

CONSTRUCTION PLANS
FOR
DABBS SUBDIVISION
PHASES 1 - 4
1690 BEAR CREEK PIKE
Map 93, Parcel 03.00 DEED
COLUMBIA, TN

Property Information:

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

Developer / Owner:

DANIEL MEDINA
assetrt@gmail.com

Civil Engineer:

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

Surveyor:

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

Water Service:

COLUMBIA POWER AND WATER SYSTEMS

Waste Water Service:

CITY OF COLUMBIA

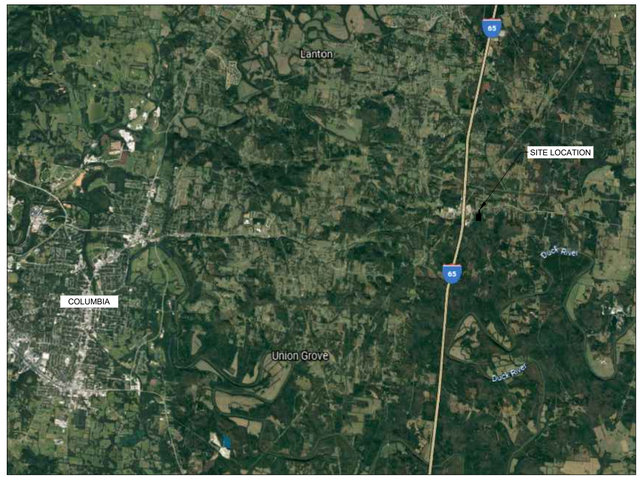
Electric Service:

DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION

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

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

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



N.T.S.

VICINITY MAP

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

PRELIMINARY PLAT APPROVED BY THE CITY OF COLUMBIA PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS AREA INDICATED IN THE MINUTES OF THE COMMISSION ON AUGUST 10, 2022.

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

PLAN APPROVED UNDER ZONING CODE PRIOR TO CURRENT ORDINANCE 4400

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Overall Site Plan (No Contours)
C-2.1	Overall Site Plan(With Contours)
C-2.2	Site Plan 1 (60-Scale)
C-2.3	Site Plan 2 (60-Scale)
C-2.4	Site Plan 3 (60-Scale)
C-2.5	Site Plan 4 (60-Scale)
C-2.6	Curve Table
C-2.7	Parcel and Open Space Tables
C-2.8	Bear Creek Pike Improvements
C-2.9	Bear Creek Pike Improvement Cross Sections
C-3.0	Initial Erosion Control Plan
C-3.1	Interim Erosion Control Plan 1 (100-Scale)
C-3.2	Interim Erosion Control Plan 2 (100-Scale)
C-3.3	Final Stabilization Plan 1 (100-Scale)
C-3.4	Final Stabilization Plan 2 (100-Scale)
C-4.0	Overall Grading and Drainage Plan
C-4.1	Grading and Drainage 1 (60-Scale)
C-4.2	Grading and Drainage 2 (60-Scale)
C-4.3	Grading and Drainage 3 (60-Scale)
C-4.4	Grading and Drainage 4 (60-Scale)
C-4.5	Drainage Structures Plan 1 (60-Scale)
C-4.6	Drainage Structures Plan 2 (60-Scale)
C-4.7	Drainage Structures Plan 3 (60-Scale)
C-4.8	Drainage Structures Plan 4 (60-Scale)
C-4.9	Pre-development Drainage Plan
C-4.10	Post Development Drainage Plan
C-5.0	Utility Plan 1 (60-Scale)
C-5.1	Utility Plan 2 (60-Scale)
C-5.2	Utility Plan 3 (60-Scale)
C-5.3	Utility Plan 4 (60-Scale)
C-5.4	Utility Plan 5 (60-Scale)
C-6.0	Red Hawk Road Profile Plan
C-6.1	Red Hawk Road Profile Plan
C-6.2	Red Hawk Road Profile Plan
C-6.3	Cheltenham Place Profile Plan
C-6.4	Sparrow Road Profile Plan
C-6.5	Alley A Profile Plan
C-6.6	Alley B Profile Plan
C-6.7	Falcon Plass Profile Plan

Sheet Schedule

C-6.8	Yellow Hammer Way Profile Plan
C-6.9	Rooster Way profile Plan
C-6.10	Woodpecker Lane Profile Plan
C-6.11	Robin Lane Profile Plan
C-6.12	Dove Court Profile Plan
C-6.13	Cardinal Court Profile Plan
C-7.0	Red Hawk Road Sanitary Sewer Profile Plan
C-7.1	Red Hawk Road Sanitary Sewer Profile Plan
C-7.2	Red Hawk Road Sanitary Sewer Profile Plan
C-7.3	Cheltenham Place Sanitary Sewer Profile Plan
C-7.4	Sparrow Road Sanitary Sewer Profile Plan
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C-7.10	Dove Court Sanitary Sewer Profile Plan
C-7.11	Cardinal Court Sanitary Sewer Profile Plan
C-7.12	Ex. MH A to MH 5 Sanitary Sewer Profile Plan
C-7.13	MH 5 to MH 18 Sanitary Sewer Profile Plan
C-7.14	MH 30 to Pump Station Sanitary Sewer Profile Plan
C-7.15	MH 99 to MH 59 and MH 58 to MH 29A Sanitary Sewer Profile Plan
C-7.16	Force Main Profile Plan
C-7.17	Force main Profile Plan
SD-1	Site Distance and Calculations
DT-1	Erosion Control Details
DT-2	Civil Site Details
DT-3	Civil Site Details
DT-4	Civil Site Details
DT-5	Civil Site Details
DT-6	Pond Details
DT-7	Pond Details
DT-8	Pond Details
L-1.0	Overall Existing Landscape
L-2.0	Proposed Landscape Plan
L-3.0	Proposed Landscape Plan
L-4.0	Proposed Landscape Plan

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

SHEET TITLE:
COVER SHEET

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 0.0



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

LEGEND

PROPERTY LINE

EXISTING CONTOURS

NOTES:

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

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

CONSULTANTS:

PROJECT TITLE:

DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE

Cole Newton
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision

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SHEET TITLE:

EXISTING CONDITIONS

CONSTRUCTION PLANS

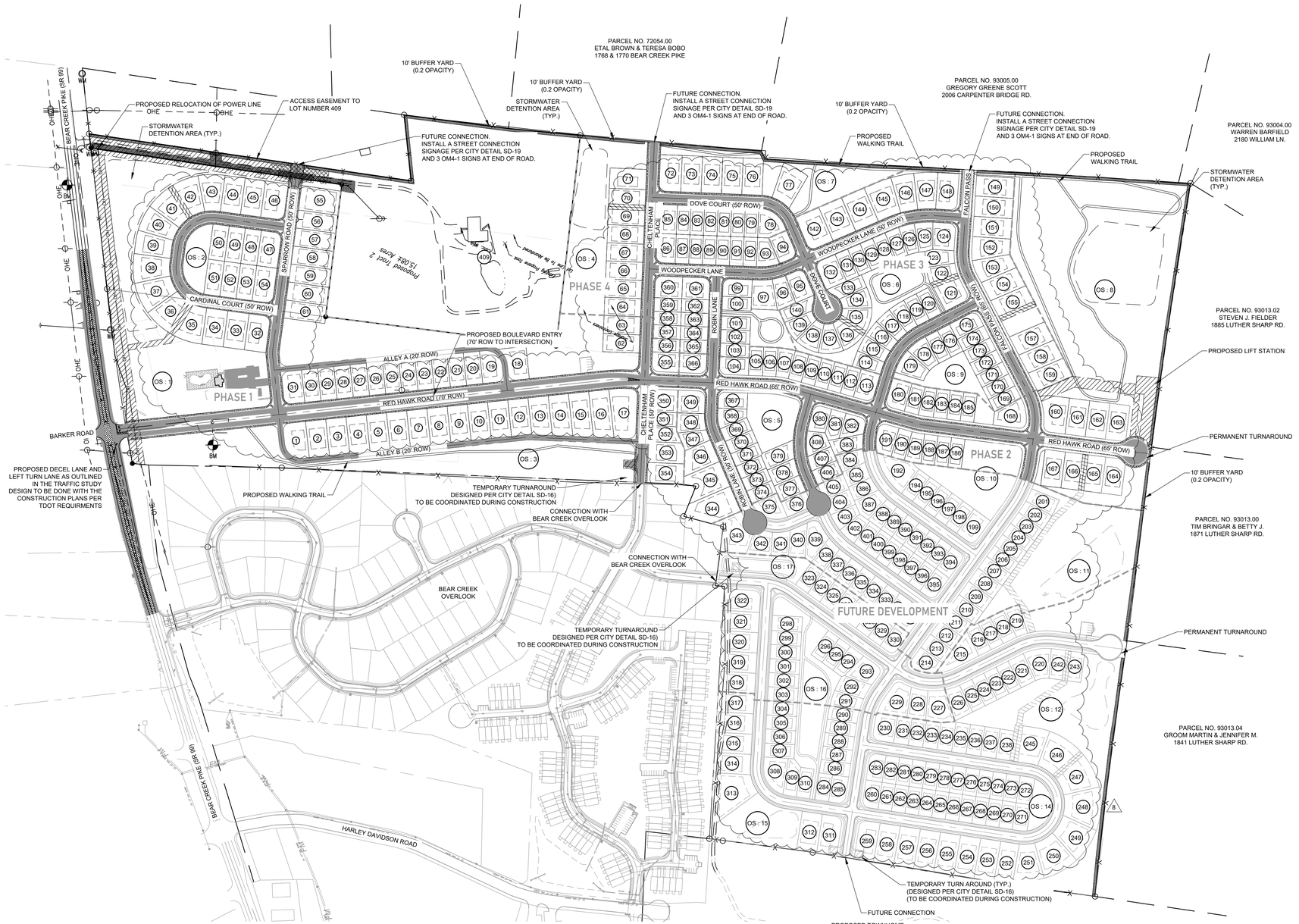
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 1.0



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

Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	155.5 +/- AC
ZONING	CLUSTER / RS-10
LOT WIDTH AT R.O.W	50 FT (MIN.) AND 75 FT (MIN.)
TOTAL OPEN SPACE	45.7 AC
USEABLE OPEN SPACE	29.3 AC
RIGHT OF WAY	26.4 AC
DEDICATED UTILITY EASEMENTS	2.0 AC
TOTAL IMPERVIOUS*	60.6 AC
TOTAL PERVIOUS*	94.9 AC
LINEAR FEET OF TRAILS	9,490 LF
SINGLE-FAMILY	300 (50' WIDE MIN.) (43.5 AC)
SINGLE-FAMILY (RS-10)	99 (75' WIDE MIN.) (39.9 AC)
TOTAL LOTS	399
LOT AREA REDUCTION	13.7 AC

NOTE:

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

Development Summary	
PHASE	NUMBER OF LOTS
PHASE 1	70
PHASE 2	56
PHASE 3	58
PHASE 4	46
FUTURE DEVELOPMENT	170
TOTAL	400

NOTES:
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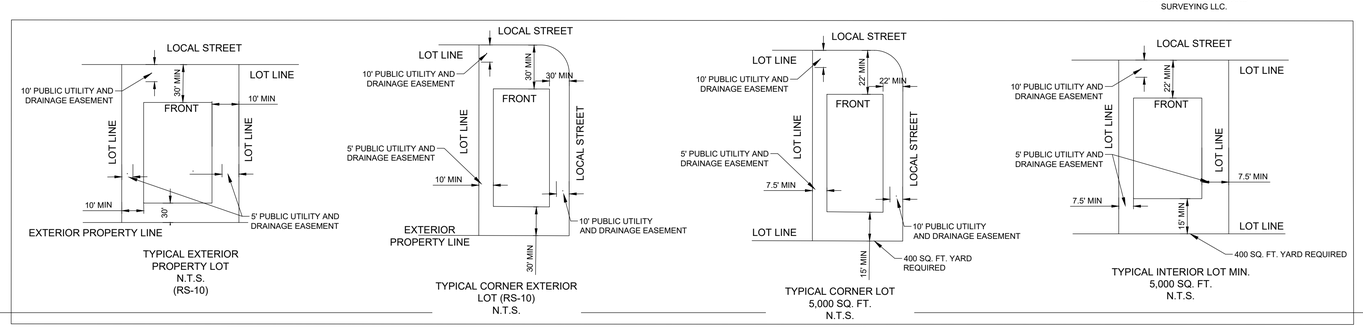

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ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE D NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
11/14/2025

COLE D NEWTON - TN
REG.#118292

Revision		
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8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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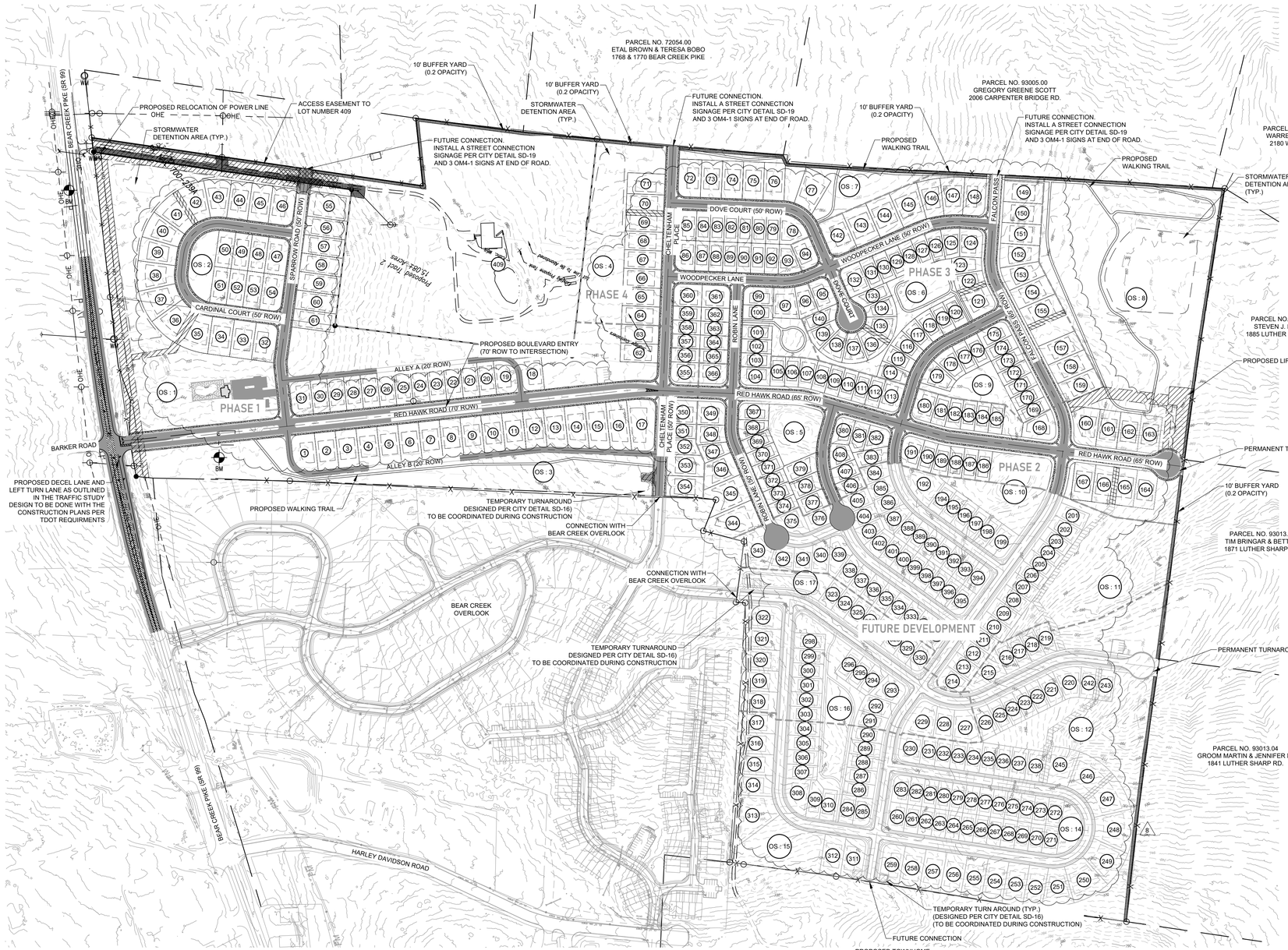
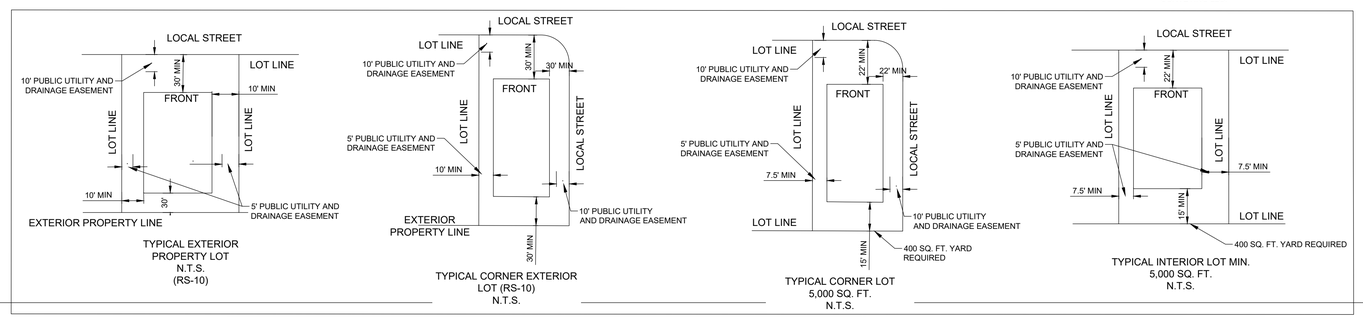
SHEET TITLE:
OVERALL SITE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.0





GRAPHIC SCALE
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0 200 400
SCALE: 1" = 200'

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TOTAL	400

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE D NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE D NEWTON - TN
REG.#118292

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SHEET TITLE:
OVERALL SITE PLAN (WITH CONTOURS)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.1

EXISTING LOT 400 DRIVEWAY

50' WIDE ACCESS EASEMENT FOR LOT NUMBER 400

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

PROPOSED 20' PUBLIC UTILITY AND DRAINAGE EASEMENT

DETENTION POND 1

PROPOSED RELOCATION OF OVERHEAD POWER LINE

10' BUFFER YARD (0.2 CAPACITY)

EXISTING HOUSE

Proposed Tract 2
15.08± Acres

SPARROW ROAD (50' ROW)

CARDINAL COURT (50' ROW)

RED HAWK ROAD (70' ROW)

ALLEY A (20' ROW)

ALLEY B (20' ROW)

PROPOSED 5' SIDEWALK

PROPOSED 20' PUBLIC UTILITY EASEMENT

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

PROPOSED MAIL KIOSK

PHASE 1

OS : 1

OS : 2

PROPOSED R1-1 "STOP" SIGN

PROPOSED 2' WIDE STOP BAR

PROPOSED DECEL LANE AND LEFT TURN LANE AS OUTLINED IN THE TRAFFIC STUDY. REFER TO BEAR CREEK PIKE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION (SEE SHEET C-2.8)

PROPOSED WALKING TRAIL

BEAR CREEK OVERLOOK

MATCHLINE SEE SHEET C-2.3

BM

N

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

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

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.
2. SEE SHEET DT-2 FOR TYPICAL ROAD SECTIONS.

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

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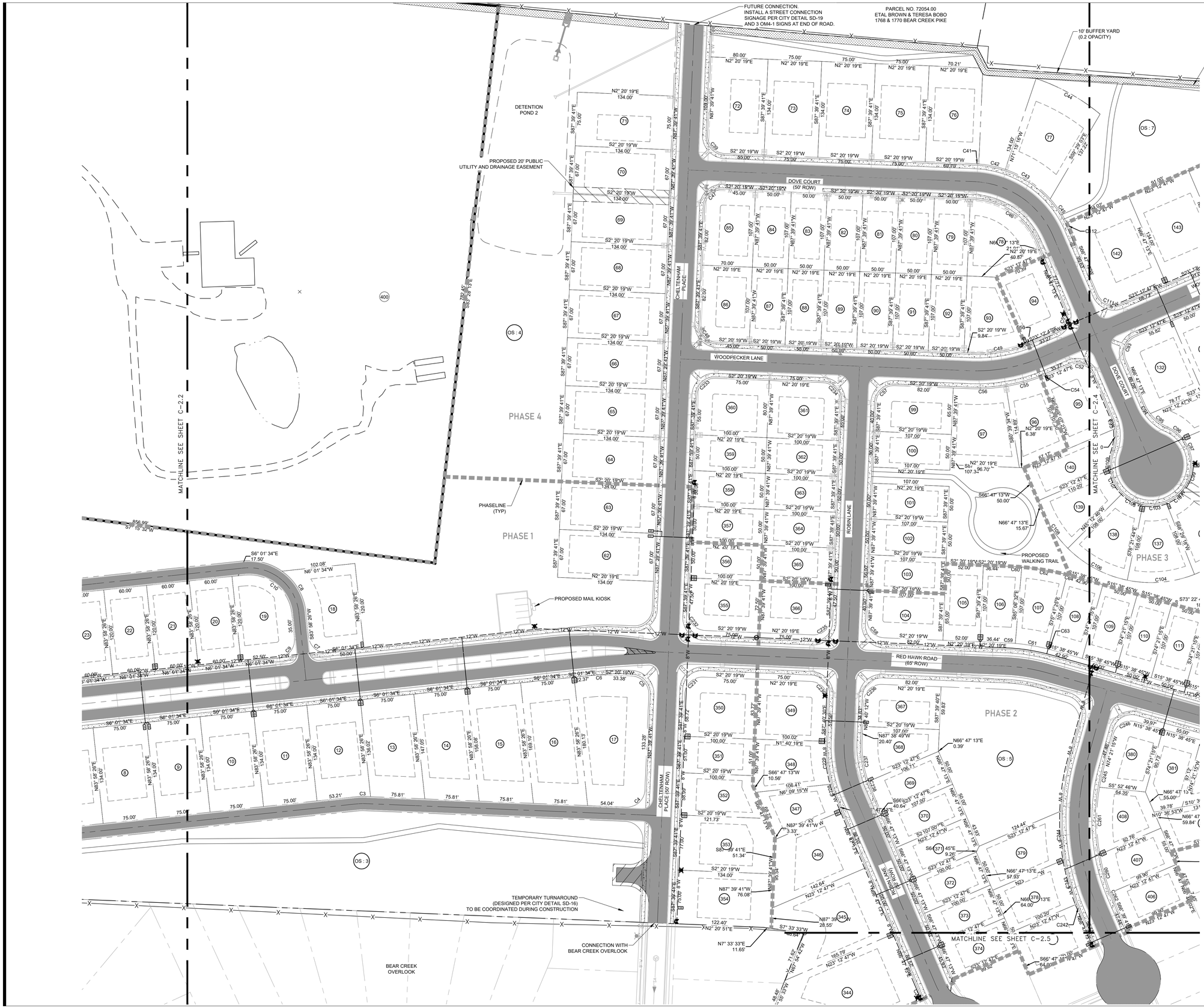
SHEET TITLE:
SITE PLAN 1 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.2



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

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- SANITARY SEWER LINE
- OVERHEAD ELECTRICAL
- WATER LINE
- STORM PIPE
- FIRE HYDRANT
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
Cole Newton
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision

No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
SITE PLAN 2 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.3

PARCEL NO. 93005.00
GREGORY GREENE SCOTT
2006 CARPENTER BRIDGE RD.

PROPOSED WALKING TRAIL

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

PARCEL NO. 93005.00
GREGORY GREENE SCOTT
2006 CARPENTER BRIDGE RD.

PARCEL NO. 93004.00
WARREN BARFIELD
2180 WILLIAM LN.

N

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

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

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.
2. SEE SHEET DT-2 FOR TYPICAL ROAD SECTIONS.

PROPOSED WALKING TRAIL

DETENTION POND 3

OS : 8

10' BUFFER YARD
(0.2 OPACITY)

PARCEL NO. 93013.02
STEVEN J. FIELDER
1885 LUTHER SHARP RD.

PROPOSED LIFT STATION
PER CITY OF COLUMBIA WASTEWATER REQUIRMENT
SIZING TO BE DONE IN CONSTRUCTION PLAN PHASE

12' ACCESS DRIVE

PROPOSED FIRE HYDRANT
(TYP.)

PERMANENT TURNAROUND

PARCEL NO. 93013.00
TIM BRINGAR & BETTY J.
1871 LUTHER SHARP RD.

PROPOSED 20' PUBLIC
UTILITY AND DRAINAGE EASEMENT

PROPOSED WALKING TRAIL

PHASE 3

PHASE 2

PHASE 4

PHASELINE
(TYP)

WOODPECKER LANE
(50' ROW)

DOVE COURT

RED HAWK ROAD

RED HAWK ROAD
(65' ROW)

FALCON PASS

OS : 5
OS : 6
OS : 7
OS : 9

MATCHLINE SEE SHEET C-2,3

MATCHLINE SEE SHEET C-2.5

FUTURE DEVELOPMENT

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
SITE PLAN 3 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.4

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.
2. SEE SHEET DT-2 FOR TYPICAL ROAD SECTIONS.

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

N

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

MATCHLINE SEE SHEET C-2.3

MATCHLINE SEE SHEET C-2.4

PHASE 2

RED HAWK ROAD
(65' ROW)

FALCON PASS

PERMANENT TURNAROUND

PROPOSED 20' PUBLIC UTILITY EASEMENT

TEMPORARY TURN AROUND (TYP.)
(TO BE COORDINATED DURING CONSTRUCTION)

FUTURE DEVELOPMENT

CONNECTION WITH
BEAR CREEK OVERLOOK

BEAR CREEK
GLEN

PARCEL NO. 93013.00
TIM BRINGAR & BETTY J.
1871 LUTHER SHARP RD.

PERMANENT TURNAROUND

PARCEL NO. 93013.04
GROOM MARTIN & JENNIFER M.
1841 LUTHER SHARP RD.

10' BUFFER YARD
(0.2 OPACITY)

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED
AGRICULTURE
ENGINEER
ENGINEERING
11892
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#11892

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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SHEET TITLE:
SITE PLAN 4
(60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.5

CURVE TABLE

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

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

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C171	9.73	237.50	2.35	S25° 20' 24"E	9.73
C172	55.90	237.50	13.48	S17° 25' 27"E	55.77
C173	63.26	237.50	15.26	S3° 03' 06"E	63.07
C174	63.05	237.50	15.21	N12° 11' 00"E	62.86
C175	36.47	237.50	8.80	N24° 11' 15"E	36.44
C176	36.08	25.00	82.69	N12° 45' 29"W	33.03
C177	69.16	217.50	18.22	N63° 12' 48"W	68.87
C178	34.33	217.50	9.04	S76° 50' 41"E	34.29
C179	39.27	25.00	90.00	N53° 38' 02"E	35.36
C180	28.44	150.04	10.86	N14° 03' 57"E	28.40
C181	54.56	284.00	11.01	S13° 59' 33"W	54.48
C182	75.80	150.00	28.96	S33° 58' 26"W	75.00
C183	143.52	284.00	28.96	N33° 58' 26"E	142.00
C184	75.71	150.00	28.92	N62° 54' 41"E	74.91
C185	143.35	284.00	28.92	S62° 54' 41"W	141.83
C186	75.79	150.00	28.95	N88° 09' 10"W	74.99
C187	163.03	284.00	32.89	S86° 11' 00"E	160.80
C188	76.82	150.00	29.34	N59° 00' 21"W	75.98
C189	132.19	285.61	26.52	S56° 26' 30"E	131.01
C190	76.55	150.00	29.24	S29° 42' 52"E	75.72
C191	138.68	285.46	27.84	N29° 02' 53"W	137.32
C192	57.12	150.00	21.82	S4° 11' 10"E	56.77
C193	115.69	284.00	23.34	N3° 25' 29"W	114.89
C194	5.00	150.00	1.91	N7° 40' 41"E	5.00
C195	39.27	25.00	90.00	N36° 21' 58"W	35.36
C196	39.27	25.00	90.00	N53° 38' 02"E	35.36
C197	25.78	100.00	14.77	N1° 14' 58"E	25.71
C198	25.78	100.00	14.77	S16° 01' 06"W	25.71
C199	39.27	25.00	90.00	S36° 21' 58"E	35.36
C200	39.27	25.00	90.00	S36° 21' 58"E	35.36
C201	38.53	300.00	7.36	S77° 41' 11"E	38.51
C202	34.23	392.50	5.00	N78° 52' 04"W	34.22
C203	44.98	300.00	8.59	S69° 42' 39"E	44.94
C204	59.10	392.50	8.63	N72° 03' 21"W	59.05
C205	59.23	300.00	11.31	S59° 45' 33"E	59.13
C206	57.63	392.50	8.41	N63° 32' 07"W	57.58
C207	39.27	25.00	90.00	N80° 53' 48"E	35.36
C208	51.66	25.00	118.39	S27° 22' 45"E	42.95
C209	133.79	100.00	76.66	S55° 05' 54"W	124.03
C210	14.20	100.00	8.14	S12° 42' 06"W	14.19
C211	39.27	25.00	90.00	N53° 38' 02"E	35.36
C212	117.73	150.00	44.97	S31° 07' 08"W	114.73
C213	72.03	150.00	27.51	S67° 21' 38"W	71.34
C214	32.23	150.00	12.31	S87° 16' 20"W	32.17
C215	38.99	25.00	89.36	S48° 44' 51"W	35.16
C216	6.87	237.50	1.66	N35° 04' 05"E	6.87
C217	39.27	25.00	90.00	S9° 06' 12"E	35.36
C218	39.27	25.00	90.00	S80° 53' 48"W	35.36
C219	26.32	300.00	5.03	S38° 24' 37"W	26.31
C220	56.34	300.00	10.76	S46° 18' 12"W	56.25
C221	59.98	300.00	11.46	S57° 24' 39"W	59.88
C222	37.68	25.00	86.35	S19° 57' 46"W	34.21
C223	9.38	150.00	3.58	N21° 25' 20"W	9.38
C224	66.75	150.00	25.50	N5° 52' 56"W	66.20
C225	66.49	150.25	25.36	N18° 34' 00"E	65.95

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
CURVE TABLE

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 2.6

PARCEL TABLE

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

Phase 1 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
31	8731.75	0.20
32	10458.52	0.24
33	10586.00	0.24
34	10586.00	0.24
35	12369.73	0.28
36	12208.79	0.28
37	12204.41	0.28
38	11810.21	0.27
39	10400.27	0.24
40	10100.85	0.23
41	10776.37	0.25
42	11289.42	0.26
43	10639.59	0.24
44	10050.00	0.23
45	10050.00	0.23
46	11260.37	0.26
47	9615.87	0.22
48	7800.00	0.18
49	7800.00	0.18
50	7798.33	0.18
51	7798.33	0.18
52	7800.00	0.18
53	7800.00	0.18
54	9615.87	0.22
55	13232.06	0.30
56	9867.60	0.23
57	9924.49	0.23
58	9981.38	0.23
59	10038.27	0.23
60	10095.15	0.23

Phase 1 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
61	10152.04	0.23
62	8978.00	0.21
63	8978.00	0.21
350	8237.79	0.19
351	5100.00	0.12
352	6393.10	0.15
353	10160.60	0.23
354	10057.54	0.23
355	7115.87	0.16
356	5000.00	0.11

Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
104	6820.87	0.16
105	5564.00	0.13
106	5500.53	0.13
107	5911.82	0.14
108	5428.66	0.12
109	5350.00	0.12
110	5350.00	0.12
111	5350.00	0.12
112	5350.00	0.12
113	7541.45	0.17
160	11924.94	0.27
161	10050.00	0.23
162	10050.00	0.23
163	9982.52	0.23
164	9838.35	0.23
165	10050.00	0.23
166	10050.00	0.23
167	10045.99	0.23
168	9663.11	0.22
180	7705.54	0.18
181	5520.61	0.13
182	5370.12	0.12
183	5350.00	0.12
184	5350.00	0.12
185	5350.00	0.12
186	5500.00	0.13
187	5500.00	0.13
188	5500.00	0.13
189	6027.94	0.14
190	5510.66	0.13

Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
191	7411.94	0.17
344	16654.53	0.38
345	14122.47	0.32
346	10519.55	0.24
347	5610.26	0.13
348	6969.56	0.16
349	8180.01	0.19
366	7115.87	0.16
367	6267.98	0.14
368	5779.43	0.13
369	5349.09	0.12
370	5350.00	0.12
371	5328.77	0.12
372	5000.00	0.11
373	5000.00	0.11
374	4999.89	0.11
377	6400.77	0.15
378	6621.38	0.15
379	7588.71	0.17
380	6108.85	0.14
381	5763.73	0.13
382	6048.45	0.14
383	6552.32	0.15
406	5497.28	0.13
407	5350.41	0.12
408	5808.74	0.13

Phase 3 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
94	7094.27	0.16
95	7415.37	0.17
114	5788.36	0.13
115	5924.43	0.14
116	5924.43	0.14
117	5924.43	0.14
118	5924.43	0.14
119	5404.58	0.12
120	5350.00	0.12
121	9997.46	0.23
122	6277.41	0.14
123	5967.34	0.14
124	8019.38	0.18
125	6372.60	0.15
126	5395.98	0.12
127	5392.86	0.12
128	5350.00	0.12
129	5350.00	0.12
130	5350.00	0.12
131	5350.00	0.12
132	8502.46	0.20
133	6219.81	0.14
134	6255.03	0.14
135	7317.60	0.17
136	7317.60	0.17
137	6935.86	0.16
138	6935.86	0.16
139	6306.60	0.14
140	6219.81	0.14
142	12426.45	0.29
141	OMITTED	

8

Phase 3 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
143	12194.00	0.28
144	12194.00	0.28
145	12986.87	0.30
146	10035.67	0.23
147	10476.85	0.24
148	10370.92	0.24
149	10575.00	0.24
150	10575.00	0.24
151	10575.00	0.24
152	10305.89	0.24
153	10021.91	0.23
154	10621.71	0.24
155	10621.71	0.24
157	10603.40	0.24
158	10603.40	0.24
159	10601.55	0.24
169	5500.00	0.13
170	5500.00	0.13
171	5500.00	0.13
172	5500.00	0.13
173	5500.00	0.13
174	5500.00	0.13
175	6703.78	0.15
176	5500.00	0.13
177	5500.00	0.13
178	7006.60	0.16
179	7532.59	0.17
156	OMITTED	

8

Phase 4 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
64	8978.00	0.21
65	8978.00	0.21
66	8978.00	0.21
67	8978.00	0.21
68	8978.00	0.21
69	8978.00	0.21
70	8978.00	0.21
71	10050.00	0.23
72	10585.87	0.24
73	10050.00	0.23
74	10050.00	0.23
75	10050.00	0.23
76	10030.21	0.23
77	11958.83	0.27
78	8120.59	0.19
79	5350.00	0.12
80	5350.00	0.12
81	5350.00	0.12
82	5350.00	0.12
83	5350.00	0.12
84	5350.00	0.12
85	7355.87	0.17
86	7355.87	0.17
87	5350.00	0.12
88	5350.00	0.12
89	5350.00	0.12
90	5350.00	0.12
91	5350.00	0.12
92	5350.00	0.12
93	6696.08	0.15

Phase 4 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
96	6837.44	0.16
97	9278.42	0.21
99	6820.87	0.16
100	5350.00	0.12
101	5350.00	0.12
102	5350.00	0.12
103	5350.00	0.12
357	5000.00	0.11
358	5000.00	0.11
359	5000.00	0.11
360	7865.87	0.18
361	7865.87	0.18
362	5000.00	0.11
363	5000.00	0.11
364	5000.00	0.11
365	5000.00	0.11
98	OMITTED	

8

Future Parcel Area Table		
PARCEL	SQ. FT.	ACRES
192	12111.66	0.28
194	5500.00	0.13
195	5500.00	0.13
196	5500.00	0.13
197	5500.00	0.13
198	5500.00	0.13
199	8115.87	0.19
201	6237.89	0.14
202	6196.18	0.14
203	5517.91	0.13
204	5500.00	0.13
205	5500.00	0.13
206	5500.00	0.13
207	5934.70	0.14
208	6600.00	0.15
209	6600.00	0.15
210	6599.99	0.15
211	6000.00	0.14
212	6000.00	0.14
213	6000.00	0.14
214	6885.54	0.16
215	9868.27	0.23
216	5561.72	0.13
217	5500.00	0.13
218	6047.82	0.14
219	5757.84	0.13
220	8595.43	0.20
221	6698.98	0.15
222	5500.00	0.13
223	5500.00	0.13
193	OMITTED	
200	OMITTED	

Future Parcel Area Table		
PARCEL	SQ. FT.	ACRES
224	5500.00	0.13
225	5500.09	0.13
226	7393.36	0.17
227	9955.94	0.23
228	7311.61	0.17
229	10803.87	0.25
230	7835.15	0.18
231	5400.00	0.12
232	5400.00	0.12
233	5400.00	0.12
234	5723.47	0.13
235	5939.98	0.14
236	5939.99	0.14
237	6276.00	0.14
238	7363.23	0.17
242	6773.74	0.16
243	6600.01	0.15
245	13755.70	0.32
246	14694.87	0.34
247	14677.29	0.34
248	16002.13	0.37
249	14003.69	0.32
250	14422.12	0.33
251	11577.94	0.27
252	10315.88	0.24
253	11271.32	0.26
254	11285.30	0.26
255	11228.35	0.26
256	11162.54	0.26
257	11096.74	0.25
239	OMITTED	
240	OMITTED	
241	OMITTED	
244	OMITTED	

8

Future Parcel Area Table		
PARCEL	SQ. FT.	ACRES
258	11030.93	0.25
259	10671.09	0.24
260	5865.87	0.13
261	5000.00	0.11
262	5000.00	0.11
263	5000.00	0.11
264	5000.00	0.11
265	5000.00	0.11
266	5000.00	0.11
267	5000.00	0.11
268	5000.00	0.11
269	5000.00	0.11
270	5000.00	0.11
271	5472.11	0.13
272	5472.11	0.13
273	5000.00	0.11
274	5000.00	0.11
275	5000.00	0.11
276	5000.00	0.11
277	5000.00	0.11
278	5000.00	0.11
279	5000.00	0.11
280	5000.00	0.11
281	5000.00	0.11
282	5000.00	0.11
283	5865.87	0.13
284	5000.00	0.11
285	5865.87	0.13
286	5500.00	0.13
287	5500.00	0.13

Future Parcel Area Table		
PARCEL	SQ. FT.	ACRES
288	5500.00	0.13
289	5500.00	0.13
290	5514.62	0.13
291	5748.67	0.13
292	6806.12	0.16
293	7819.26	0.18
294	5755.41	0.13
295	5500.00	0.13
296	5500.00	0.13
298	6138.00	0.14
299	5720.00	0.13
300	5720.00	0.13
301	5720.00	0.13
302	5720.00	0.13
303	5720.00	0.13
304	5720.00	0.13
305	5720.00	0.13
306	5720.00	0.13
307	5720.00	0.13
308	9146.98	0.21
309	6423.78	0.15
310	5500.00	0.13
311	10707.74	0.25
312	10788.97	0.25
313	21438.99	0.49
314	10042.31	0.23
315	10050.00	0.23
316	10050.00	0.23
317	10050.00	0.23
318	10050.00	0.23
297	OMITTED	

8

Future Parcel Area Table		
PARCEL	SQ. FT.	ACRES
319	10050.00	0.23
320	10050.00	0.23
321	10050.00	0.23
322	10564.95	0.24
323	5533.04	0.13
324	5500.00	0.13
325	5500.00	0.13
326	5500.00	0.13
327	5500.00	0.13
328	5500.00	0.13
329	5500.00	0.13
330	5865.87	0.13
331	5865.87	0.13
332	5500.00	0.13
333	5500.00	0.13
334	5500.00	0.13
335	5500.00	0.13
336	5500.00	0.13
337	5510.10	0.13
338	5828.18	0.13
339	8388.04	0.19
340	6932.03	0.16
341	5799.74	0.13
342	7211.29	0.17
343	15172.05	0.35
375	7447.39	0.17
376	5865.87	0.13
384	5780.52	0.13
385	5384.30	0.12
386	5099.36	0.12

Future Parcel Area Table		
PARCEL	SQ. FT.	ACRES
387	7042.50	0.16
388	5313.04	0.12
389	5070.34	0.12
390	5058.00	0.12
391	5045.66	0.12
392	5033.32	0.12
393	5020.98	0.12
394	5874.76	0.13
395	5976.99	0.14
396	5079.02	0.12
397	5066.68	0.12
398	5054.34	0.12
399	5042.00	0.12
400	5029.66	0.12
401	5017.32	0.12
402	5692.00	0.13
403	5111.78	0.12
404	6050.40	0.14
405	6093.69	0.14
409	620763.41	14.25

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

OPEN SPACE TABLE

Open Space Area Table		
PARCEL	SQ. FT.	ACRES
OS : 1	312898.67	7.18
OS : 2	19111.30	0.44
OS : 3	191668.37	4.40
OS : 4	252210.72	5.79
OS : 5	32263.13	0.74
OS : 6	68230.15	1.57
OS : 7	69226.99	1.59
OS : 8	458012.62	10.51
OS : 9	30040.46	0.69
OS : 10	60170.29	1.38
OS : 11	229464.52	5.27
OS : 12	147098.72	3.38
OS : 14	10665.29	0.24
OS : 15	44460.38	1.02
OS : 16	64299.92	1.48
OS : 17	23744.37	0.55
OS : 13	OMITTED, COMBINED WITH OS : 12	

8

ARCHITECTURE
INTERIORS
CIVIL SITE
TKC
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
LICENSE
118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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SHEET TITLE:
PARCEL TABLE AND OPEN SPACE TABLE

CONSTRUCTION PLANS

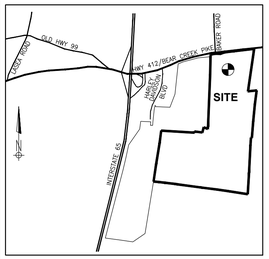
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 2.7



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

– NEW PAVEMENT (SEE TYPICAL TDOT PAVEMENT SECTION)

– MILL AND OVERLAY (SEE TYPICAL TDOT PAVEMENT SECTION)

TO ENGINEERS DESIGNING PLANS: PLEASE SHADE AREA ON PLANS WHERE THE FULL DEPTH PAVEMENT SECTION IS LOCATED. PLEASE INCUDE APPROPRIATE TDOT PAVEMENT DETAIL ON ALL DRIVEWAY PLANS (SEE BELOW)

PLEASE NOTE ON CURB AND GUTTER SECTIONS, THE SHOULDER OF THE ROADWAY IS TYPICALLY FULL DEPTH PAVEMENT, SO REINFORCEMENT OF THE SHOULDER IS NOT NECESSARY. PLEASE USE TDOT STANDARD DRAWINGS RP-D-13 or RP-D-16 WHEN CONSTRUCTING DRIVEWAYS IN CURB AND GUTTER SECTIONS. A FULL DEPTH TDOT PAVEMENT SECTION MUST BE USED FROM THE CURB TO EITHER THE BACK OF THE DITCH LINE, THE RIGHT-OF-WAY LINE, OR TEN FEET (10') FROM THE OUTER EDGE OF THE SHOULDER OR CURB LINE, WHICHEVER IS THE GREATEST.

CONCRETE DRIVEWAY IN SHOULDER SECTION

A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line; to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.

Shoulder area (in box) must be constructed of asphalt, see detail for asphalt depth and valid page for TDOT asphalt pavement section

Concrete cuts be solid no 45 degree of jointed driveway

Full Depth Concrete Section

TDOT CONCRETE PAVEMENT DETAIL
(Concrete Driveway)

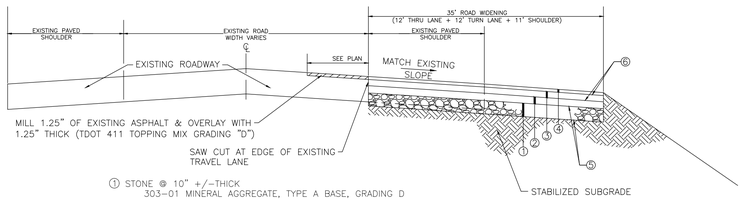
ASPHALT DRIVEWAY IN SHOULDER SECTION

A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.

Full Depth TDOT Pavement Section (see TDOT Pavement Detail)

TDOT PAVEMENT SCHEDULE

Enlarged Pavement Schedule included on next page



① STONE @ 10" +/–THICK
303–01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

② BASE (MODIFIED) @ 4.00" +/–THICK (APPROX. 460 LBS/S.Y.)
307–01.01 ASPHALT CONCRETE MIX (PG64–22) (BPMB–HM) GRADING A
OR
307–02.01 ASPHALT CONCRETE MIX (PG70–22) (BPMB–HM) GRADING A

③ BINDER (MODIFIED) @ 2.00" +/–THICK (APPROX. 226 LBS/S.Y.)
307–01.06 ASPHALT CONCRETE MIX (PG64–22) (BPMB–HM) GRADING B
OR
307–02.06 ASPHALT CONCRETE MIX (PG70–22) (BPMB–HM) GRADING B

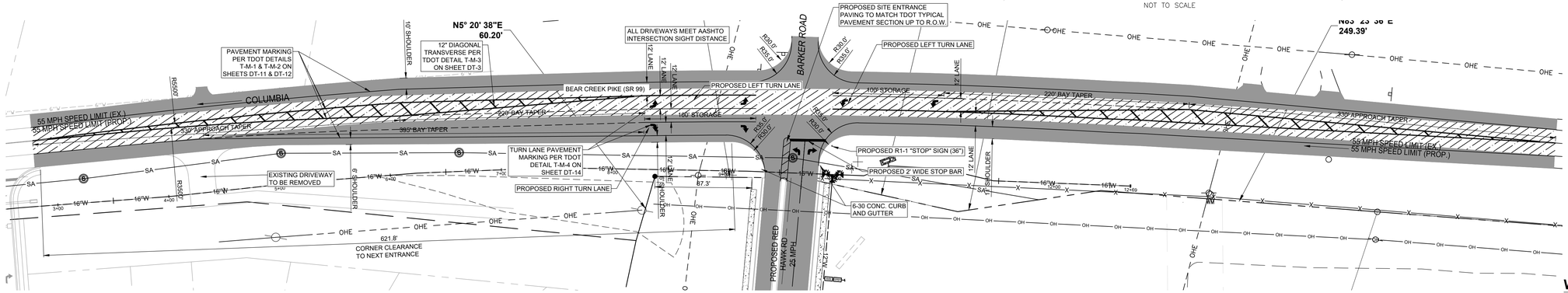
④ SURFACE @ 1.25" +/–THICK (APPROX. 132.50 LBS/S.Y.)
411–01.10 ACS MIX (PG–64–22) GRADING D
OR
411–02.10 ACS MIX (PG70–22) GRADING D

⑤ PRIME COAT
402–01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 0.30–0.35 GAL/S.Y.
403–01 AGGREGATE FOR COVER MATERIAL (PC) @ 8–12 LBS/S.Y.

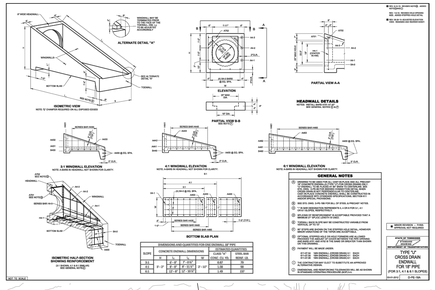
⑥ TACK COAT
403–01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.05–0.01 GAL/S.Y.

NOTE: PERFORMANCE GRADE MIX IS BASED ON ADT
FOR LESS THAN 10,000 USE: (PG64–22)
FOR 10,000 OR GREATER USE: (PG70–22)

TYPICAL TDOT PAVEMENT SECTION
(TO BE USED FOR ALL HIGHWAY MODIFICATIONS)
NOT TO SCALE

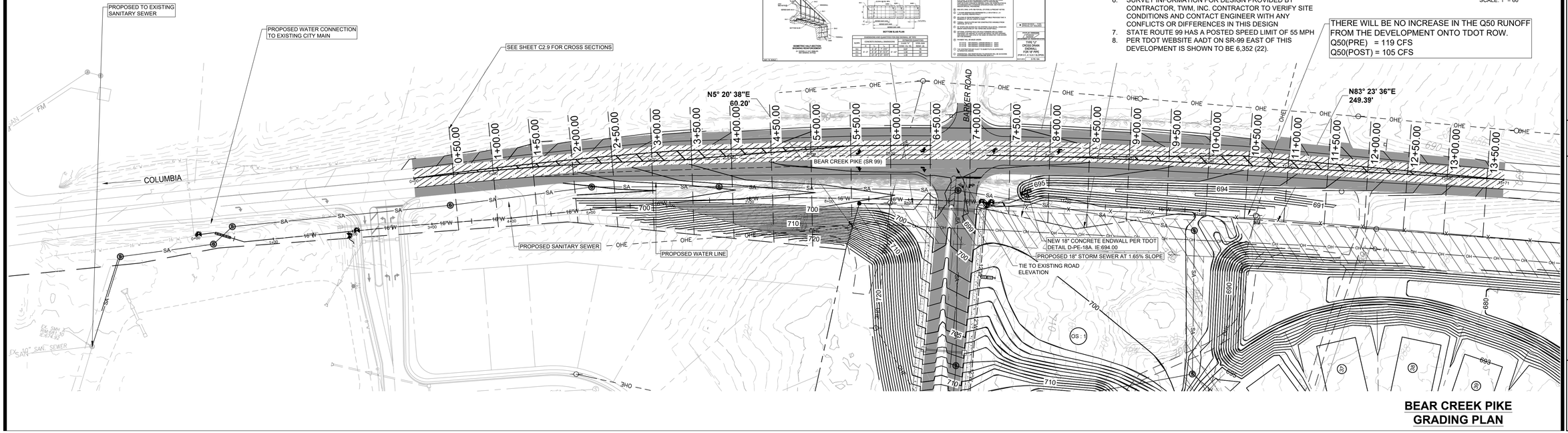


BEAR CREEK PIKE
WIDENING AND STRIPING PLAN



NOTES:
1. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.
2. ALL PAVEMENT SEAMS & COLD JOINTS SHALL RUN WITH THE LANE LINES.
3. ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.
4. WORK TO BE PERFORMED TO ALLOW CONTINUOUS TRAFFIC MOVEMENT PER TDOT STANDARD WORK ZONE DETAILS. TRAFFIC CONTROL PLANS TO BE DESIGNED BY OTHERS.
5. CALL 811 FOR UTILITY LOCATES PRIOR TO BEGINNING ANY WORK.
6. SURVEY INFORMATION FOR DESIGN PROVIDED BY CONTRACTOR, TWM, INC. CONTRACTOR TO VERIFY SITE CONDITIONS AND CONTACT ENGINEER WITH ANY CONFLICTS OR DIFFERENCES IN THIS DESIGN
7. STATE ROUTE 99 HAS A POSTED SPEED LIMIT OF 55 MPH
8. PER TDOT WEBSITE AADT ON SR-99 EAST OF THIS DEVELOPMENT IS SHOWN TO BE 6,352 (22).

THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.
Q50(PRE) = 119 CFS
Q50(POST) = 105 CFS



BEAR CREEK PIKE
GRADING PLAN

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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3	01/16/24	PER TDOT COMMENTS
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SHEET TITLE:
BEAR CREEK PIKE IMPROVEMENTS

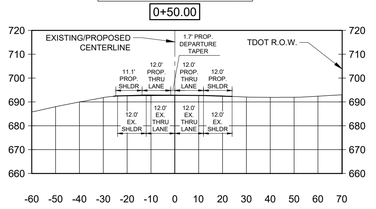
CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.: 2
C - 2.8

NOTES:
FOR PROPOSED PAVEMENT THICKNESS, SEE TYPICAL
TDOT PAVEMENT SECTION DETAIL ON SHEET C-2.8.

CROSS SECTION LOOKING EAST (TYP)

0+50.00



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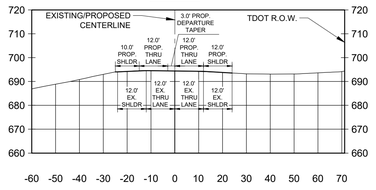

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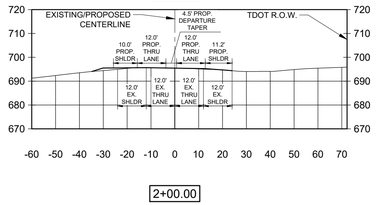

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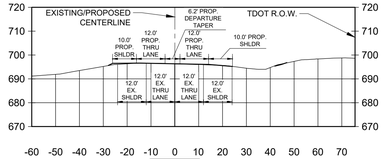

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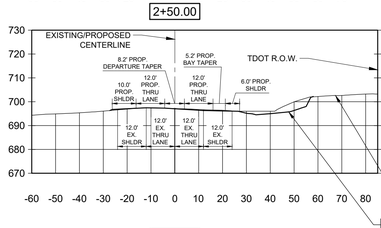

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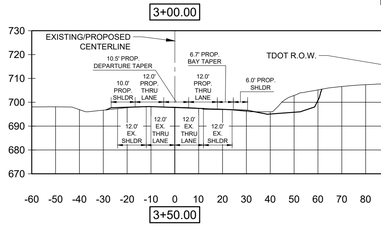

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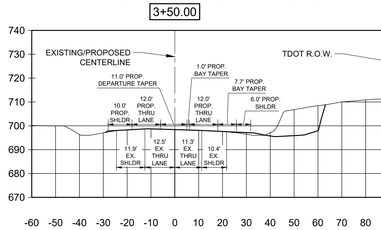

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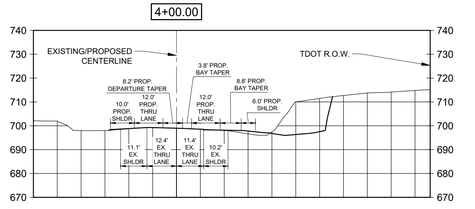

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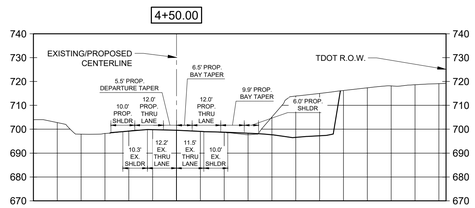

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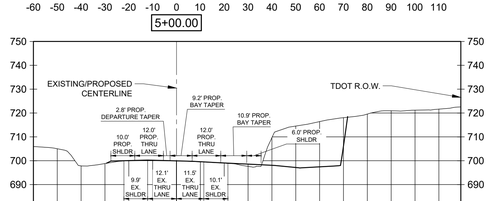

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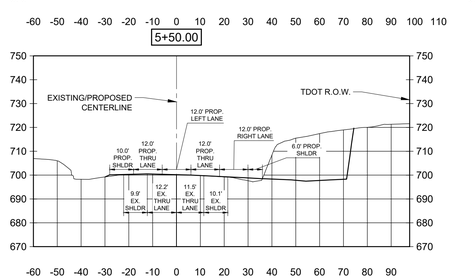

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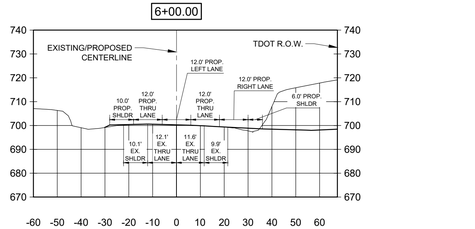

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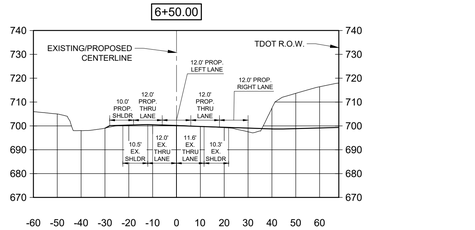

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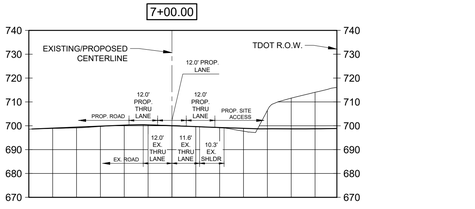

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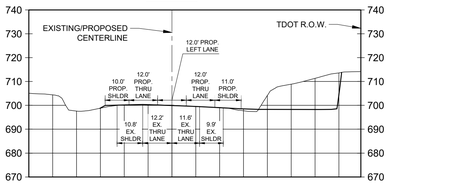

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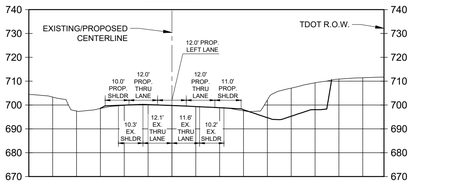

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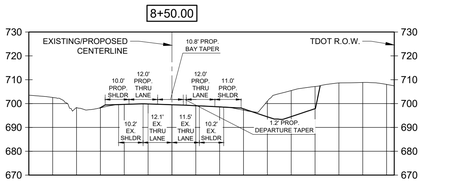

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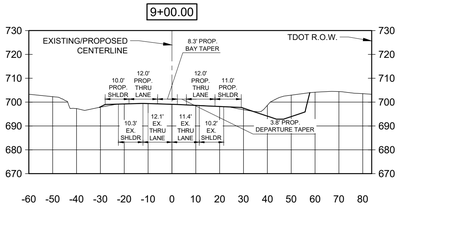

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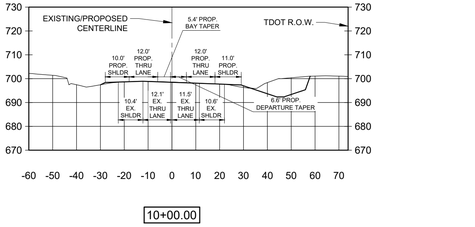

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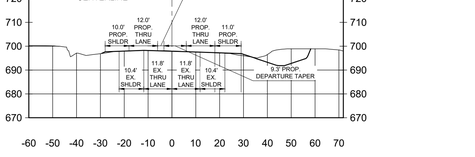

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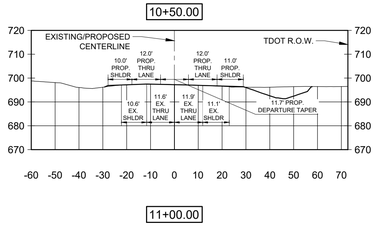

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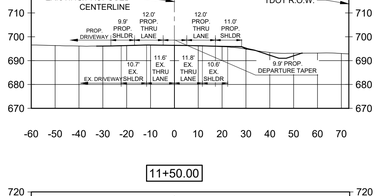

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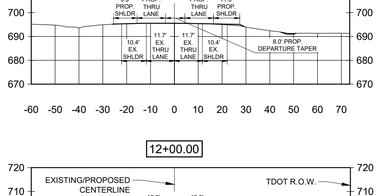

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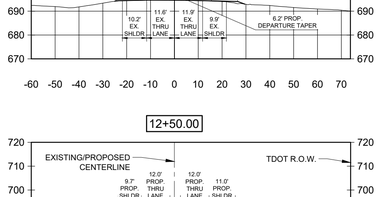

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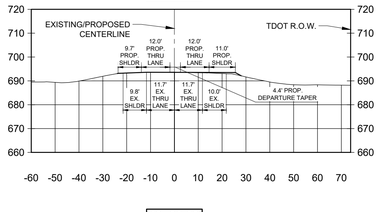

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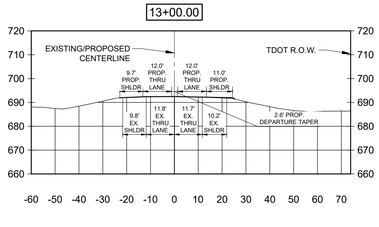

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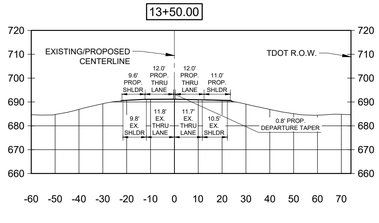

SCALE
HORZ: 1" = 30'
VERT: 1" = 3'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE D. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
11/14/2025
COLE D NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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SHEET TITLE:
BEAR CREEK PIKE
IMPROVEMENTS
CROSS SECTIONS

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 2.9



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

LEGEND
- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE
- x OCF x — ORANGE CONSTRUCTION FENCE

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

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

GENERAL EROSION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

MAINTENANCE

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

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

FINAL STABILIZATION

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Cole Newton
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPVS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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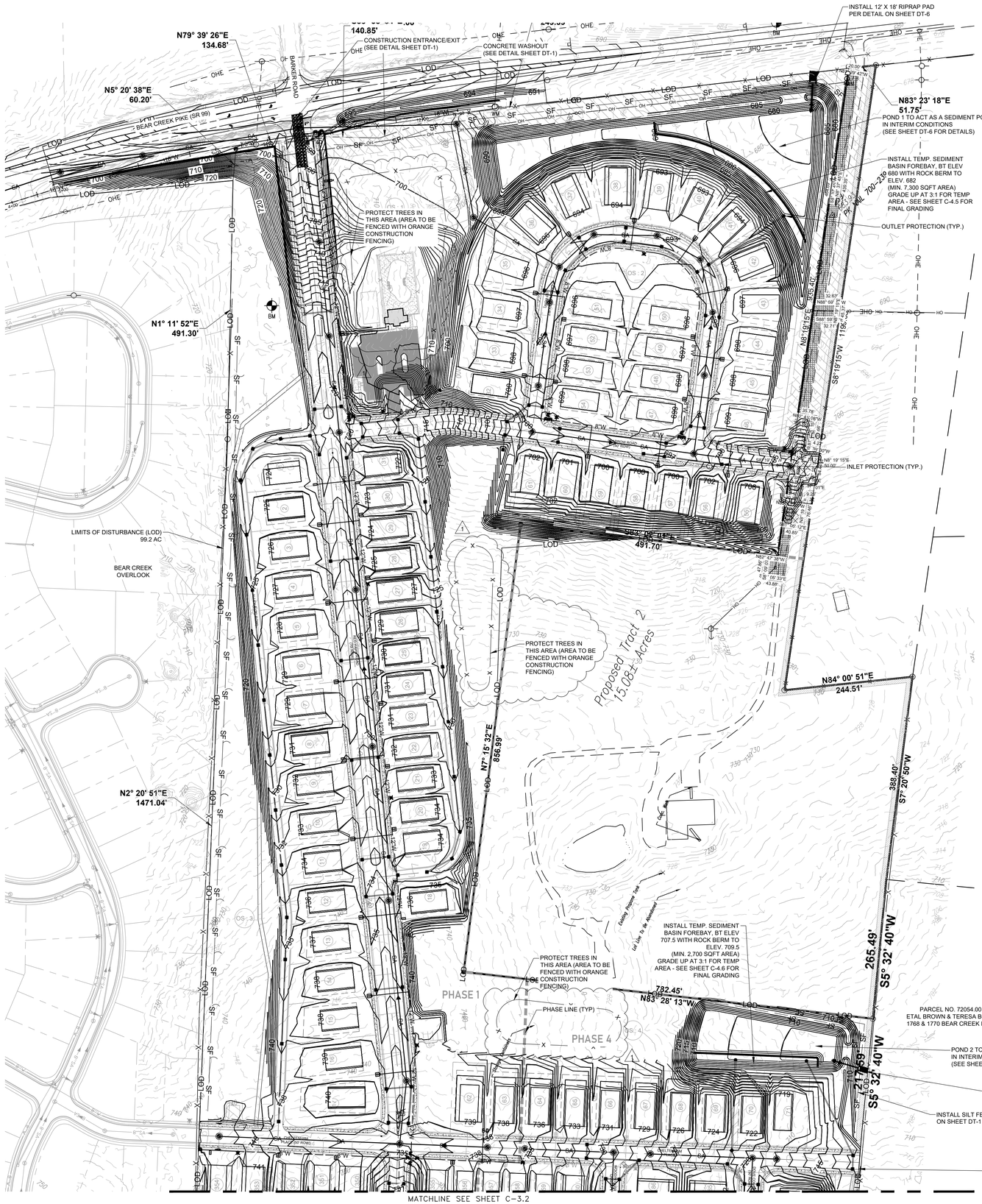
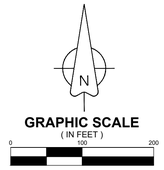
SHEET TITLE:
INITIAL EROSION CONTROL PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 3.0





GENERAL EROSION NOTES

A. THIS SITE DISTURBANCE IS 99 ACRES. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

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

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

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

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

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

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

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

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

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

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

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

MAINTENANCE

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

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

FINAL STABILIZATION

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

NOTE
- TREES WITHIN THE BUFFER AREA TO BE PROTECTED

1

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

LEGEND

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
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5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
INTERIM EROSION
CONTROL PLAN 1
(100-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:
C - 3.1



GENERAL EROSION NOTES

A. THIS SITE DISTURBANCE IS 99 ACRES. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

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

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

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

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MAINTENANCE

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FINAL STABILIZATION

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

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE
- x OCF x — ORANGE CONSTRUCTION FENCE
- X — X — TREE PROTECTION FENCE

NOTE

- TREES WITHIN THE BUFFER AREA TO BE PROTECTED

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON REGISTERED ENGINEER AGRICULTURE CIVIL COMMERCE 115 STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
INTERIM EROSION CONTROL PLAN 2 (100-SCALE)

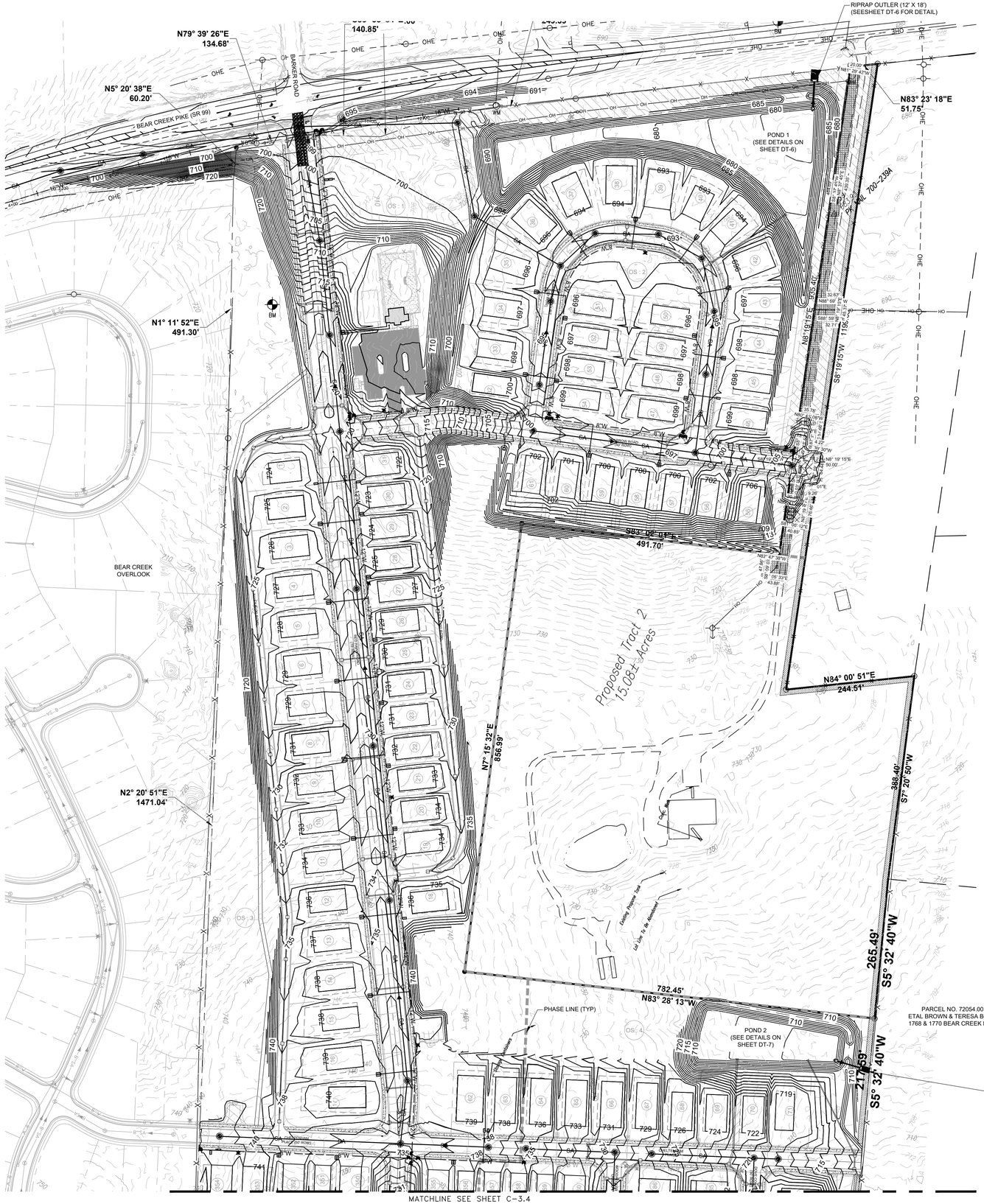
CONSTRUCTION PLANS

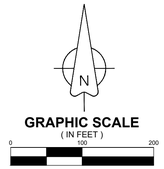
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:
C - 3.2





MAINTENANCE

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

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

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

FINAL STABILIZATION

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A NATIVE GRASS MIX PRIOR TO REMOVING SILT FENCE.
2. PONDS 1, 2 & 3 SHALL BE CLEANED OF ANY SEDIMENT AND POND STRUCTURES TO BE CHECKED AND CLEANED.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

LEGEND

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED
LANDSCAPE
ARCHITECTURE
ENGINEERING
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
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5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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SHEET TITLE:
FINAL STABILIZATION
PLAN 1 (100-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 3.3



MAINTENANCE

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

1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
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4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

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

FINAL STABILIZATION

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A NATIVE GRASS MIX PRIOR TO REMOVING SILT FENCE.
2. PONDS 1, 2 & 3 SHALL BE CLEANED OF ANY SEDIMENT AND POND STRUCTURES TO BE CHECKED AND CLEANED.

LEGEND

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

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

GRAPHIC SCALE
(IN FEET)
0 100 200
SCALE: 1" = 100'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
RESIDENCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
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6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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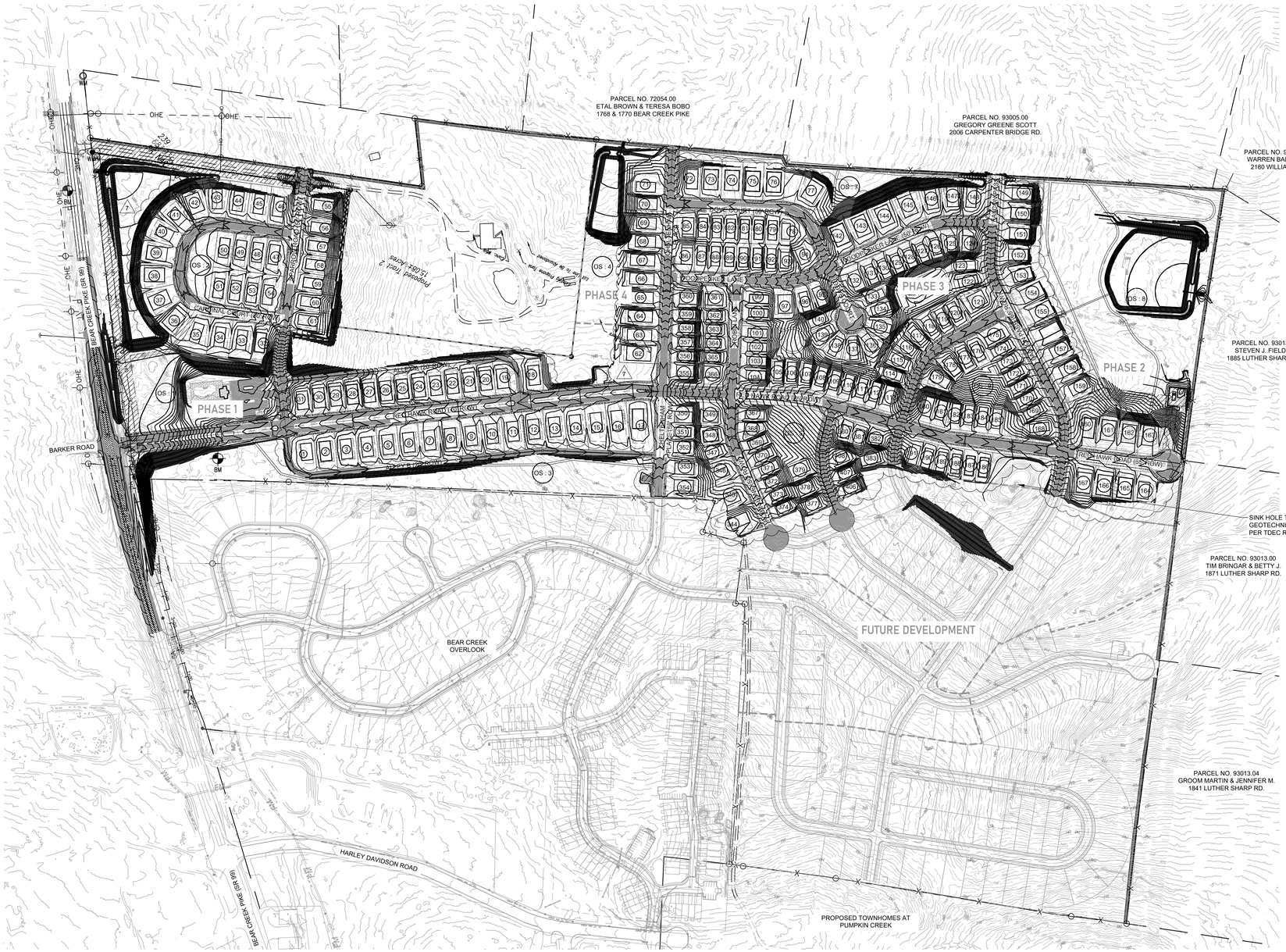
SHEET TITLE:
FINAL STABILIZATION
PLAN 2 (100-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 3.4



LEGEND

PROPERTY LINE

EXISTING CONTOURS

NOTES:

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

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
OVERALL GRADING AND DRAINAGE PLAN

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 4.0



GRAPHIC SCALE
(IN FEET)

0 60 120

SCALE: 1" = 60'

LEGEND

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

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E. EFFECTIVE DATE 4/16/2007.
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INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
GRADING AND DRAINAGE PLAN 1 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 4.1



N

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

LEGEND

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

NOTES:

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

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
GRADING AND DRAINAGE PLAN 2 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 4.2



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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
GRADING AND DRAINAGE PLAN 3 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 4.3

LEGEND

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

NOTES:

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

N

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



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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Cole Newton
11/14/2025

COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
GRADING AND DRAINAGE PLAN 4 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 4.4

POND BERM
ELEV. 685.3

PROPOSED 20' PUBLIC
UTILITY AND DRAINAGE EASEMENT

ACCESS EASEMENT FOR LOT NUMBER 409

4' X 4' RISER
RIM:682.0
INV OUT:677.0

HEADWALL
INV. 676.0

36" RCP w/HEADWALL
59 LF @ 1.69%

DETENTION POND 1
BT ELEV.677
SEE DETAILS ON SHEET DT-6

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

PROPOSED 20' PUBLIC
UTILITY EASEMENT

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

PROPOSED DECEL LANE AND
LEFT TURN LANE AS OUTLINED IN
THE TRAFIIC STUDY
DESIGN TO BE DONE WITH THE
CONSTRUCTION PLANS PER
TDOT REQUIREMENTS
(SEE SHEET C-2.8)

MATCHLINE SEE SHEET C-4.6

Proposed Tract 2
15.08± Acres

PHASE 1

CARDINAL COURT
(50' ROW)

SPARROW ROAD
(50' ROW)

RED HAWK ROAD
(70' ROW)

ALLEY A (20' ROW)

ALLEY B (20' ROW)

BEAR CREEK
OVERLOOK

BM

GRAPHIC SCALE
(IN FEET)

0 60 120

SCALE: 1" = 60'

LEGEND

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

NOTES:

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2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. STORMWATER PIPE SHALL BE RCP OR ADS (HDPP) GRAY PIPE.

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE D. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118892
STATE OF TENNESSEE
11/14/2025

COLE D NEWTON - TN
REG.#118892

Revision		
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SHEET TITLE:
DRAINAGE STRUCTURES PLAN 1 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 4.5


FUTURE CONNECTION.
INSTALL A STREET CONNECTION SIGNAGE PER CITY DETAIL SD-19 AND 3 OM4-1 SIGNS AT END OF ROAD.
PARCEL NO. 72054.00
ETAL BROWN & TERESA BOBO
1768 & 1770 BEAR CREEK PIKE
HEADWALL INV. 704.0
24" RCP w/HEADWALL 54 LF @ 1.65%
3' X 3' RISER RIM:709.5 INV OUT:705.0
POND BERM ELEV. 712.0
DETENTION POND 2 BT ELEV.705 SEE DETAILS ON SHEET DT-7
PROPOSED 20' PUBLIC UTILITY AND DRAINAGE EASEMENT
DOVE COURT (50' ROW)
WOODPECKER LANE
ROBIN LANE
CHESTERFIELD DRIVE (50' ROW)
CHESTERFIELD PLACE (50' ROW)
PHASE 1
PHASE 2
PHASE 3
PHASE 4
MATCHLINE SEE SHEET C-4.5
MATCHLINE SEE SHEET C-4.7
MATCHLINE SEE SHEET C-4.8
CONNECTION WITH BEAR CREEK OVERLOOK
BEAR CREEK OVERLOOK
RED RIM @ ROAD 685' R/W
ST 1A RIM:737.64 INV OUT:733.22
ST 1B RIM:738.30 INV OUT:733.59
ST 1C RIM:737.62 INV IN:733.40 INV OUT:719.40
ST 1D RIM:730.91 INV OUT:726.
ST 1E RIM:712.59 INV OUT:708.59
ST 1F RIM:731.22 INV OUT:722.32
ST 2A RIM:737.87 INV IN:732.77 INV OUT:732.77
ST 2B RIM:736.81 INV IN:732.10 INV OUT:732.10
ST 2C RIM:733.25 INV IN:729.03 INV OUT:729.03
ST 2D RIM:733.25 INV IN:729.03 INV OUT:729.03
ST 2E RIM:712.59 INV IN:708.33 INV OUT:708.33
ST 2F RIM:731.27 INV IN:726.74 INV OUT:726.74
ST 3A RIM:737.96 INV IN:732.07 INV OUT:732.07
ST 3B RIM:735.20 INV IN:730.49 INV OUT:730.49
ST 3D RIM:727.32 INV IN:716.21 INV IN:716.21 INV OUT:716.21
ST 3E INV IN:706.00
ST 3F RIM:726.68 INV IN:721.86 INV IN:721.86 INV OUT:721.86
ST 4A RIM:737.92 INV OUT:733.26
ST 4B RIM:734.38 INV IN:729.67 INV OUT:729.67
ST 4D RIM:728.02 INV IN:717.53 INV OUT:717.53
ST 5A RIM:735.90 INV IN:730.17 INV IN:730.17 INV OUT:730.17
ST 5B RIM:732.60 INV IN:727.89 INV OUT:727.89
ST 5D RIM:728.02 INV IN:717.79 INV OUT:717.79
ST 6A RIM:735.90 INV OUT:731.26
ST 6B RIM:730.58 INV IN:725.87 INV OUT:725.87
ST 6D RIM:724.80 INV IN:719.29 INV IN:719.29 INV OUT:719.29
ST 6E RIM:724.00 INV OUT:720.07
ST 7A RIM:734.02 INV IN:728.39 INV IN:728.39 INV OUT:728.39
ST 7B RIM:728.56 INV IN:723.85 INV OUT:723.85
ST 7D RIM:724.80 INV OUT:720.80
ST 7F RIM:727.64 INV IN:722.92 INV OUT:722.92
ST 8A RIM:734.02 INV OUT:729.37
ST 8D RIM:724.00 INV IN:719.81 INV OUT:719.81
ST 8F RIM:727.67 INV OUT:724.46
ST 9A RIM:734.01 INV IN:728.01 INV OUT:728.01
ST 10A RIM:733.26 INV IN:727.61 INV IN:727.61 INV OUT:727.61
ST 10D RIM:721.22 INV IN:705.52 INV IN:708.52 INV OUT:706.52
ST 10F RIM:719.96 INV OUT:711.19
ST 11A RIM:733.26 INV OUT:728.61
ST 11D RIM:721.22 INV IN:708.77 INV IN:708.77 INV OUT:708.77
ST 12A RIM:730.51 INV IN:725.41 INV IN:725.41 INV OUT:725.41
ST 12D RIM:721.22 INV IN:708.77 INV IN:708.77 INV OUT:708.77
ST 12F RIM:721.96 INV OUT:718.46
ST 13A RIM:730.51 INV OUT:726.57
ST 13D RIM:721.88 INV IN:712.44 INV OUT:712.64
ST 14D RIM:720.92 INV IN:713.44 INV OUT:713.44
ST 14F RIM:717.71 INV OUT:714.12
ST 15D RIM:719.43 INV IN:714.46 INV OUT:714.46
ST 15F RIM:711.16 INV IN:707.26 INV OUT:707.26
ST 16D RIM:719.98 INV IN:714.53 INV IN:714.53 INV OUT:714.53
ST 16F RIM:719.36 INV IN:705.97 INV OUT:705.97
ST 17D RIM:720.96 INV IN:708.32 INV OUT:708.32
ST 18D INV IN:707.00
ST 18F RIM:716.43 INV OUT:714.72
ST 20F RIM:719.24 INV OUT:715.24
ST 21F RIM:725.44 INV IN:720.71 INV OUT:720.71
ST 22F RIM:733.97 INV IN:728.76 INV OUT:728.76
ST 44F RIM:705.30 INV OUT:701.30
ST 58F RIM:713.18 INV IN:707.04 INV IN:707.04 INV OUT:707.04
ST 59F RIM:713.18 INV OUT:708.48
ST 60F RIM:713.18 INV IN:705.66 INV OUT:705.66
ST 61F RIM:712.17 INV IN:707.83 INV OUT:707.83
ST 62F RIM:715.90 INV IN:710.93 INV OUT:710.93
OS : 4
OS : 7
OS
105' of 18" RCP @ 1.02%
105' of 18" RCP @ 1.01%
105' of 18" RCP @ 1.01%
53' of 18" RCP @ 1.04%
54' of 18" RCP @ 1.03%
37' of 18" RCP @ 1.03%
178' of 18" RCP @ 1.00%
70' of 18" RCP @ 1.00%
190' of 18" RCP @ 1.00%
160' of 18" RCP @ 1.16%
39' of 18" RCP @ 1.03%
48' of 18" RCP @ 2.49%
51' of 18" RCP @ 2.43%
51' of 18" RCP @ 1.92%
61' of 18" RCP @ 7.96%
36' of 18" RCP @ 1.9%
124' of 18" RCP @ 3.93%
52' of 18" RCP @ 2.54%
75' of 18" RCP @ 1.00%
26' of 18" RCP @ 1.00%
100' of 18" RCP @ 9.72%
26' of 18" RCP @ 1.00%
26' of 18" RCP @ 3.92%
80' of 18" RCP @ 1.02%
160' of 18" RCP @ 1.01%
148' of 18" RCP @ 1.01%
100' of 18" RCP @ 1.78%
105' of 18" RCP @ 1.92%
105' of 18" RCP @ 1.39%
105' of 18" RCP @ 1.92%
172' of 30" RCP @ 5.77%
97' of 20" RCP @ 0.74%
340' of 18" RCP @ 1.18%
60' of 18" RCP @ 1.00%
102' of 18" RCP @ 1.00%
26' of 18" RCP @ 1.00%
26' of 18" RCP @ 1.00%
52' of 18" RCP @ 1.00%
52' of 18" RCP @ 1.00%
26' of 18" RCP @ 1.00%
26' of 18" RCP @ 1.00%
26



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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
DRAINAGE STRUCTURES
PLAN 3 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 4.7

LEGEND

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

NOTES:

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2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. STORMWATER PIPE SHALL BE RCP OR ADS (HDPP) GRAY PIPE.

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



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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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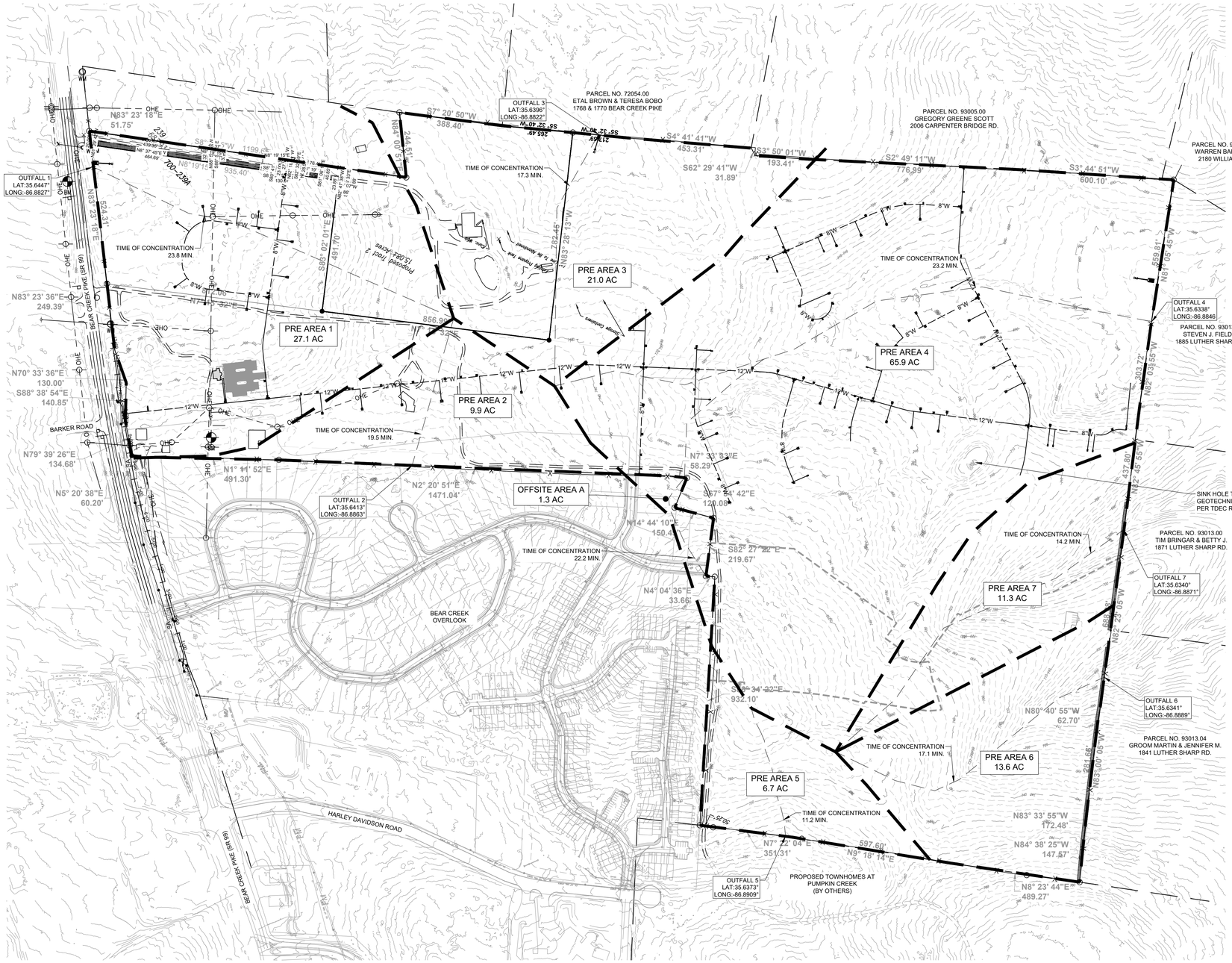
SHEET TITLE:
DRAINAGE STRUCTURES
PLAN 4 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 4.8



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2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

DRAINAGE BASIN NOTES:

PRE-DEVELOPMENT CONDITIONS
(SOILS ARE B,C AND D-SOILS)

- AREA 1 = 27.1 AC
  - ADJUSTED CN = 77
  - TIME OF CONCENTRATION = 23.8 MIN.
- AREA 2 = 9.9 AC
  - ADJUSTED CN = 75
  - TIME OF CONCENTRATION = 19.5 MIN.
- AREA 3 = 21.0 AC
  - ADJUSTED CN = 72
  - TIME OF CONCENTRATION = 17.3 MIN.
- AREA 4 = 65.9 AC
  - ADJUSTED CN = 75
  - TIME OF CONCENTRATION = 23.2 MIN.
- AREA 5 = 6.7 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 11.2 MIN.
- AREA 6 = 13.6 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.1 MIN.
- AREA 7 = 11.3 AC
  - ADJUSTED CN = 78
  - TIME OF CONCENTRATION = 14.2 MIN.
- OFF SITE AREA A = 1.3 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 22.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
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SHEET TITLE:
PRE-DEVELOPMENT DRAINAGE PLAN

CONSTRUCTION PLANS

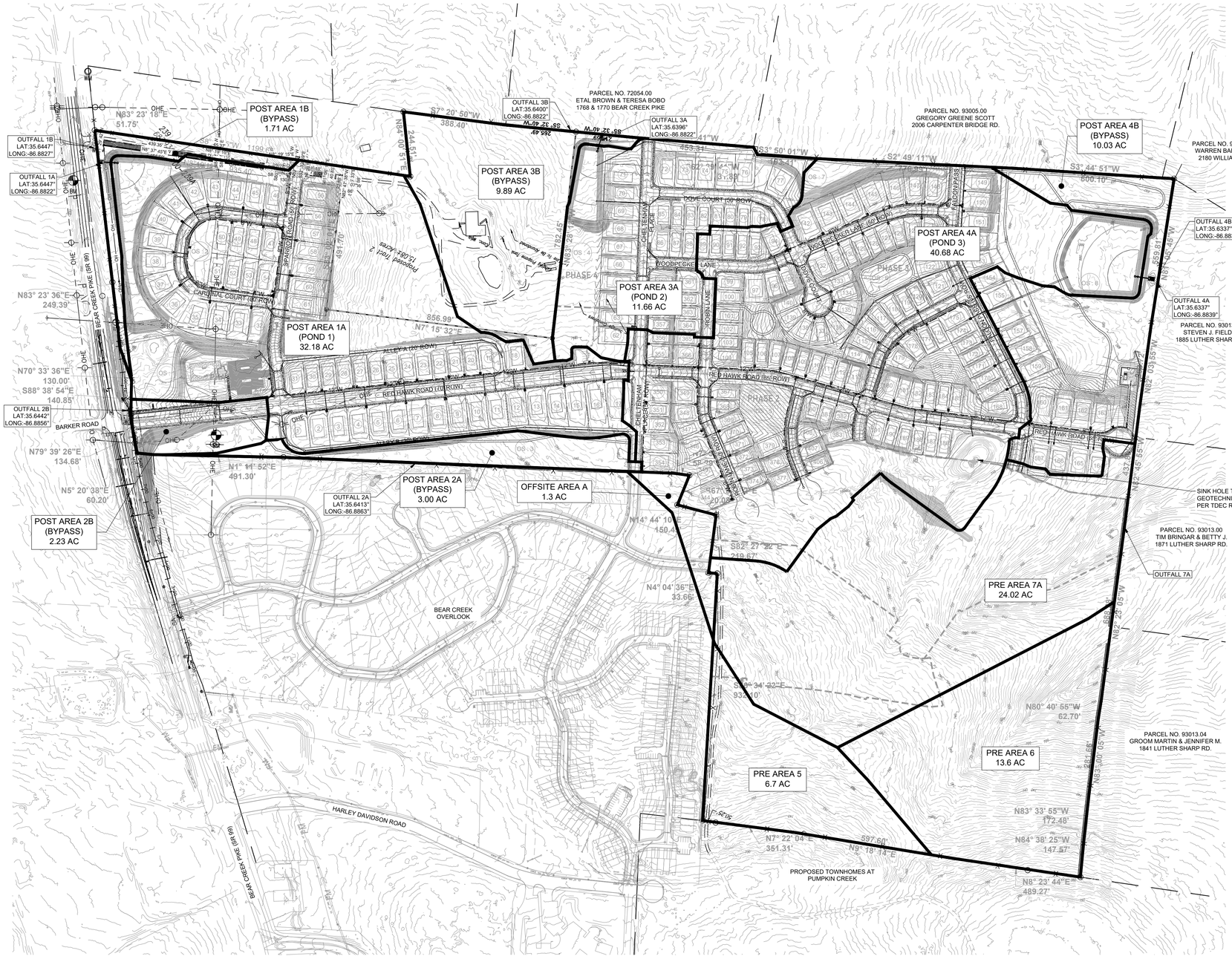
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 4.9



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

LEGEND
- PROPERTY LINE
- EXISTING CONTOURS

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

DRAINAGE BASIN NOTES:

POST DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)

- AREA 1A = 32.18 AC
  - ADJUSTED CN = 84
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 1B = 1.71 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 10.6 MIN.
- AREA 2A = 3.00 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 2B = 2.23 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3A = 11.66 AC
  - ADJUSTED CN = 85
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3B = 6.7 AC
  - ADJUSTED CN = 71
  - TIME OF CONCENTRATION = 17.3 MIN.
- AREA 4A = 40.68 AC
  - ADJUSTED CN = 86
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 4B = 10.03 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 5.0 MIN.
- OFF SITE AREA A = 1.3 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

DRAINAGE BASIN NOTES:

PRE-DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)

- AREA 5 = 6.7 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 11.2 MIN.
- AREA 6 = 13.6 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.1 MIN.
- AREA 7A = 24.02 AC
  - ADJUSTED CN = 77
  - TIME OF CONCENTRATION = 18.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O NEWTON REGISTERED ENGINEER AGRICULTURE COMMERCE 118292 STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPVS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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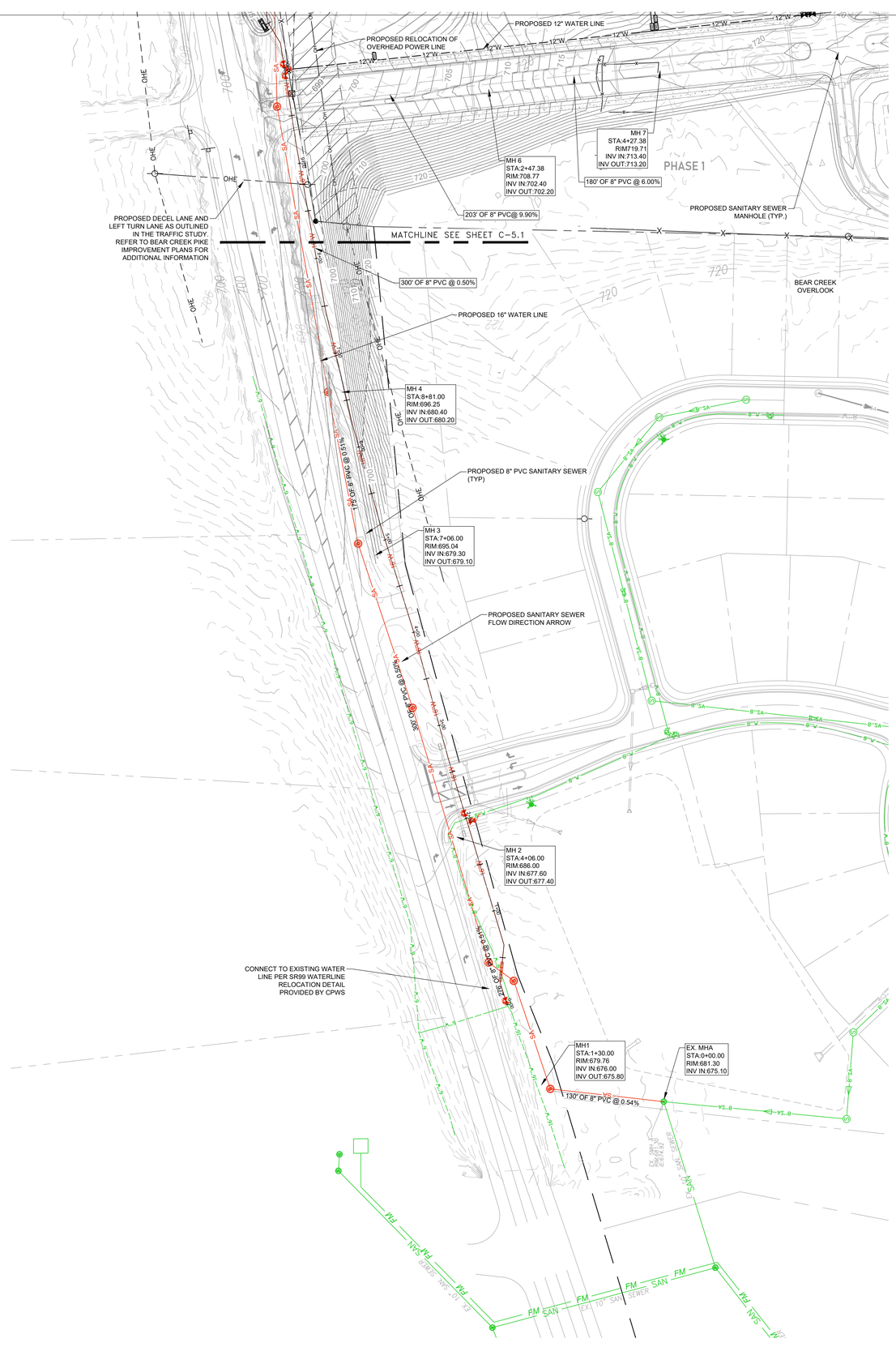
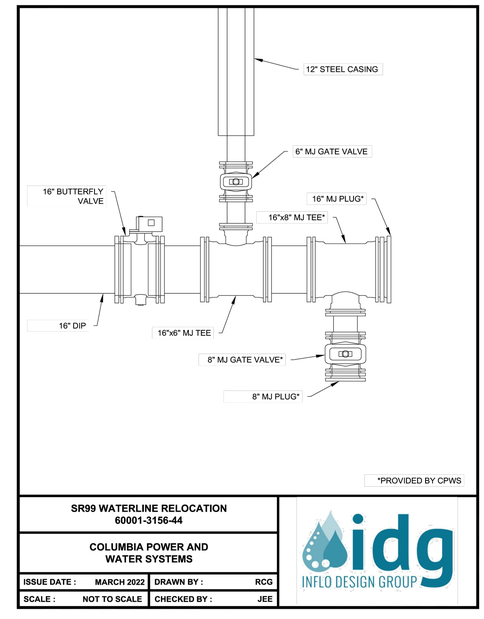
SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 4.10





SR99 WATERLINE RELOCATION 60001-3156-44	
COLUMBIA POWER AND WATER SYSTEMS	
ISSUE DATE : MARCH 2022	DRAWN BY : RCG
SCALE : NOT TO SCALE	CHECKED BY : JEE

idg INFLO DESIGN GROUP

N

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

LEGEND

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

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E. EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

NOTES:

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

ARCHITECTURE | INTERIORS | CIVIL SITE
TKC
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 119292 — STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
UTILITY PLAN 1 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 5.0



GRAPHIC SCALE
(IN FEET)

0 60 120

SCALE: 1" = 60'

LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE (SIZE AS INDICATED)
- 8"SA — PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT (500' SPACED)
- S — EXISTING SANITARY SEWER LINE
- E — EXISTING OVERHEAD ELECTRICAL
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SANITARY SEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E. EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES BETWEEN THIS DRAWING AND FIELD CONDITIONS.
2. COORDINATE INSTALLATION OF WATER LINE WITH COLUMBIA POWER AND WATER SYSTEMS. ALL WATER LINES TO BE CLASS C900 DR14 WITH MECHANICAL JOINT FITTINGS. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT COLUMBIA POWER AND WATER SYSTEMS (CPWS) WATER DISTRIBUTION SPECIFICATIONS AND STANDARD DETAILS. SEE FINAL DESIGN FOR WATER APPROVED BY TDEC.
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4. FOR ELECTRICAL DESIGN SEE FINAL DESIGN BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION.
5. CONTRACTOR TO NOTIFY THE CITY OF COLUMBIA AT LEAST 48 HOURS PRIOR TO PERFORMING WATER / WASTEWATER WORK.
6. CONTRACTOR TO KEEP RED LINE DRAWINGS ON SITE AND SUPPLY TO DESIGN ENGINEER AT PROJECT CLOSE OUT.

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:

DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
RESIDENTIAL
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
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6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:

UTILITY PLAN 2 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 5.1



N

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

LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE (SIZE AS INDICATED)
- 8"SA — PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT (500' SPACED)
- S — EXISTING SANITARY SEWER LINE
- E — EXISTING OVERHEAD ELECTRICAL
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SANITARY SEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES BETWEEN THIS DRAWING AND FIELD CONDITIONS.
2. COORDINATE INSTALLATION OF WATER LINE WITH COLUMBIA POWER AND WATER SYSTEMS. ALL WATER LINES TO BE CLASS C900 DR14 WITH MECHANICAL JOINT FITTINGS. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT COLUMBIA POWER AND WATER SYSTEMS (CPWS) WATER DISTRIBUTION SPECIFICATIONS AND STANDARD DETAILS. SEE FINAL DESIGN FOR WATER APPROVED BY TDEC.
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5. CONTRACTOR TO NOTIFY THE CITY OF COLUMBIA AT LEAST 48 HOURS PRIOR TO PERFORMING WATER / WASTEWATER WORK.
6. CONTRACTOR TO KEEP RED LINE DRAWINGS ON SITE AND SUPPLY TO DESIGN ENGINEER AT PROJECT CLOSE OUT.

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INTERIORS
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON — REGISTERED ENGINEER — AGRICULTURE — ELECTRICAL — COMMERCE — 115 — STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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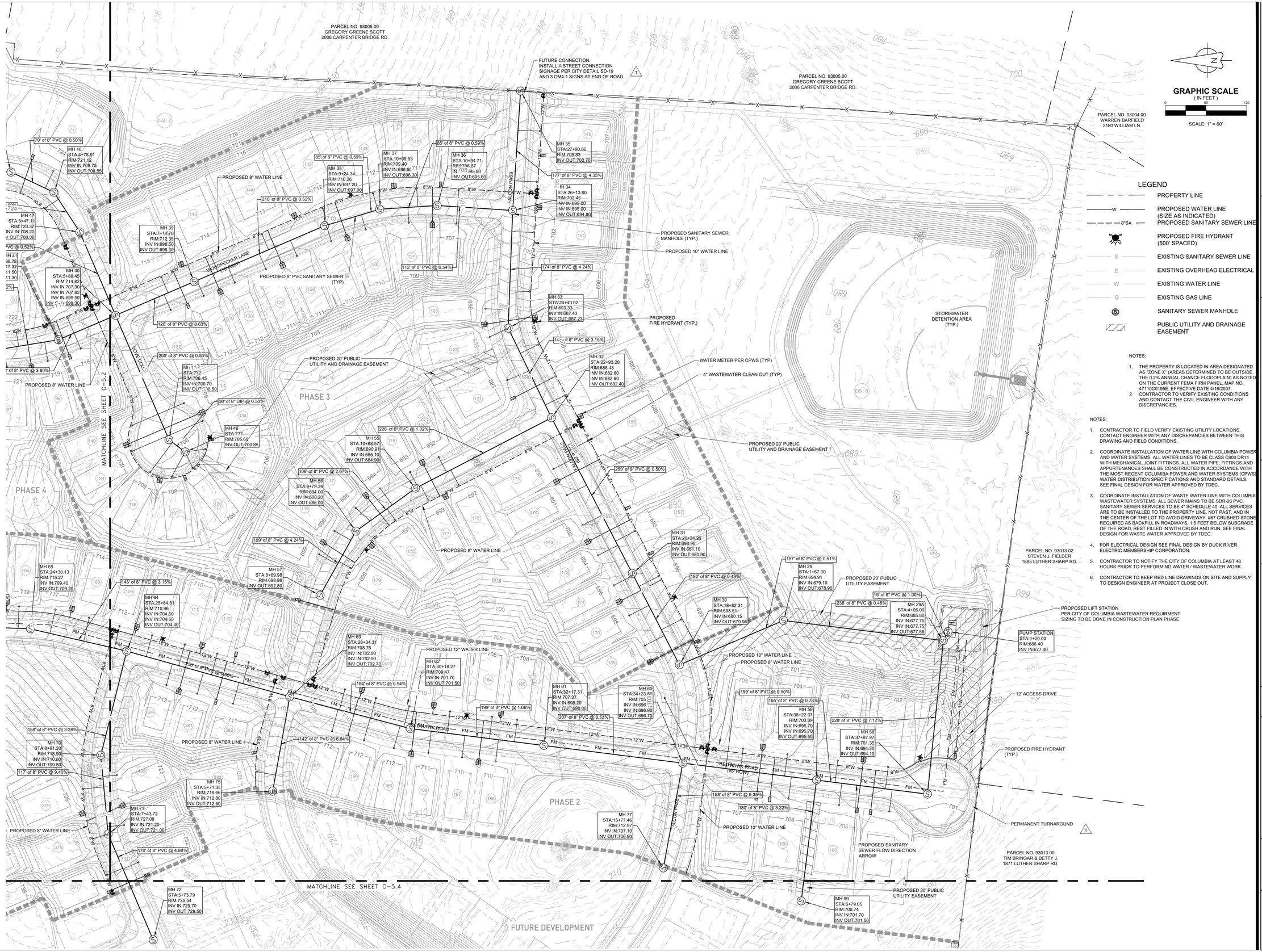
SHEET TITLE:
UTILITY PLAN 3 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 5.2



NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES BETWEEN THIS DRAWING AND FIELD CONDITIONS.
2. COORDINATE INSTALLATION OF WATER LINE WITH COLUMBIA POWER AND WATER SYSTEMS. ALL WATER LINES TO BE CLASS C900 DR14 WITH MECHANICAL JOINT FITTINGS. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT COLUMBIA POWER AND WATER SYSTEMS (CPWS) WATER DISTRIBUTION SPECIFICATIONS AND STANDARD DETAILS. SEE FINAL DESIGN FOR WATER APPROVED BY TDEC.
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4. FOR ELECTRICAL DESIGN SEE FINAL DESIGN BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION.
5. CONTRACTOR TO NOTIFY THE CITY OF COLUMBIA AT LEAST 48 HOURS PRIOR TO PERFORMING WATER / WASTEWATER WORK.
6. CONTRACTOR TO KEEP RED LINE DRAWINGS ON SITE AND SUPPLY TO DESIGN ENGINEER AT PROJECT CLOSE OUT.

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
UTILITY PLAN 4 (60-SCALE)

CONSTRUCTION PLANS

DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 5.3

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES BETWEEN THIS DRAWING AND FIELD CONDITIONS.
2. COORDINATE INSTALLATION OF WATER LINE WITH COLUMBIA POWER AND WATER SYSTEMS. ALL WATER LINES TO BE CLASS C900 DR14 WITH MECHANICAL JOINT FITTINGS. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT COLUMIBA POWER AND WATER SYSTEMS (CPWS) WATER DISTRIBUTION SPECIFICATIONS AND STANDARD DETAILS. SEE FINAL DESIGN FOR WATER APPROVED BY TDEC.
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4. FOR ELECTRICAL DESIGN SEE FINAL DESIGN BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION.
5. CONTRACTOR TO NOTIFY THE CITY OF COLUMBIA AT LEAST 48 HOURS PRIOR TO PERFORMING WATER / WASTEWATER WORK.
6. CONTRACTOR TO KEEP RED LINE DRAWINGS ON SITE AND SUPPLY TO DESIGN ENGINEER AT PROJECT CLOSE OUT.

NOTES:

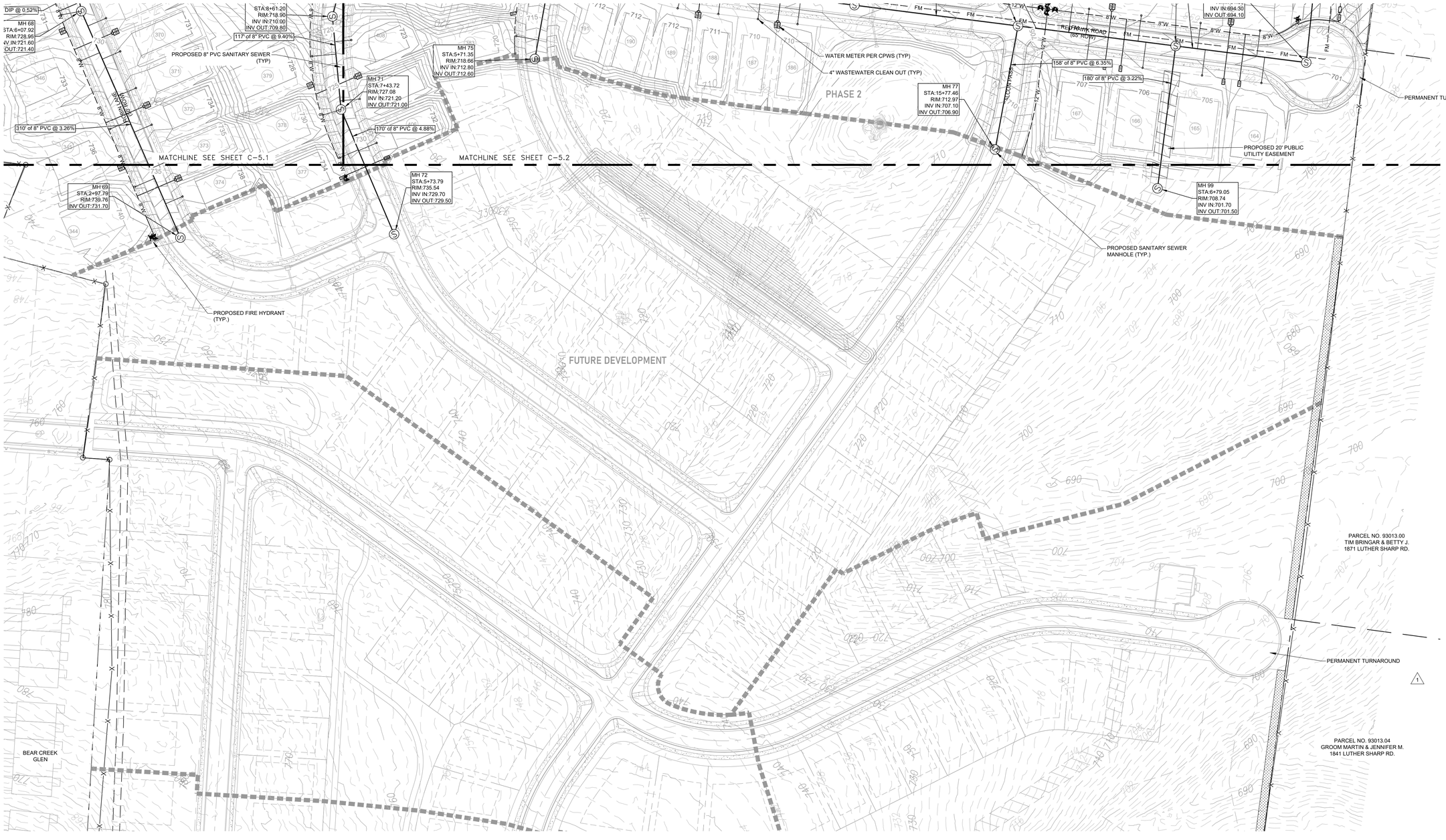
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E. EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE (SIZE AS INDICATED)
- 8"SA — PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT (500' SPACED)
- S — EXISTING SANITARY SEWER LINE
- E — EXISTING OVERHEAD ELECTRICAL
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SANITARY SEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT

N

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



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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 115.318 — STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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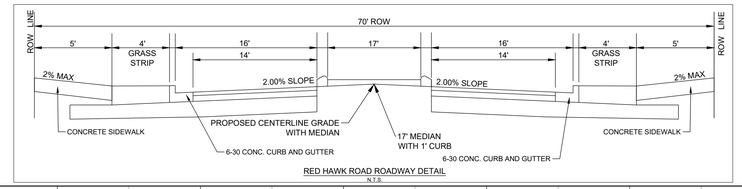
SHEET TITLE:
UTILITY PLAN 5 (60-SCALE)

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

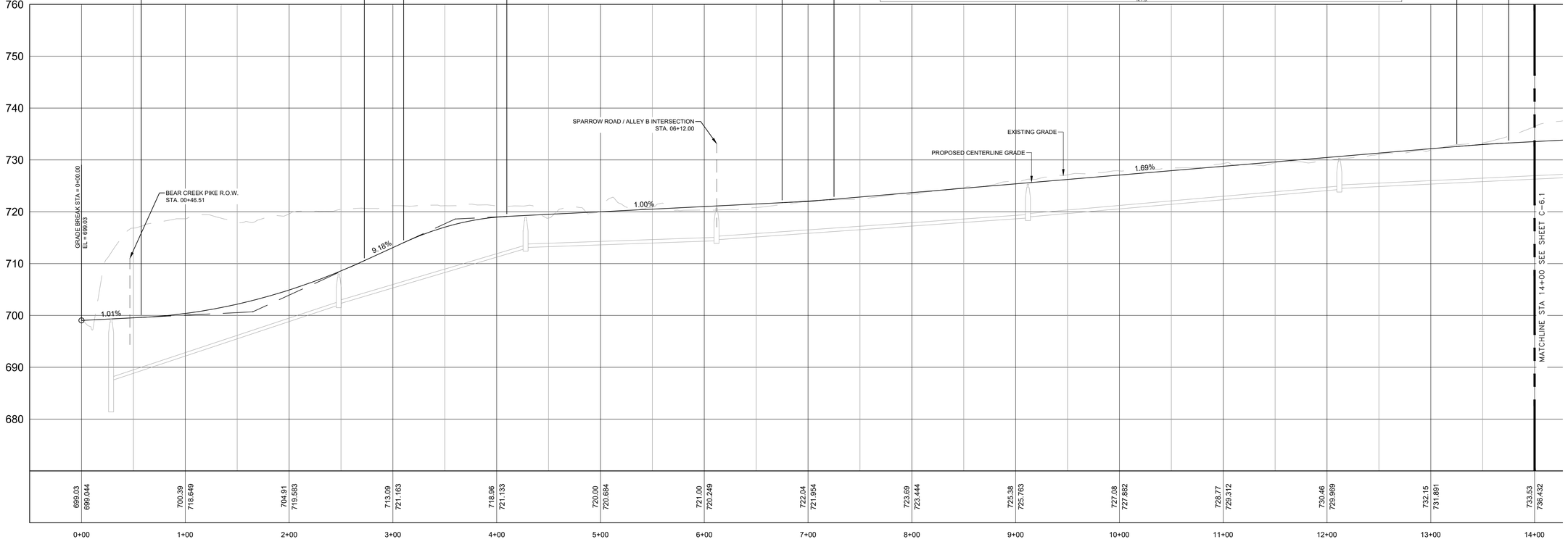
SHEET NO.:
C - 5.4





RED HAWK ROAD ROADWAY DETAIL
N.T.S.

GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'



RED HAWK ROAD PROFILE
SCALE H:1"=60'; V:1"=12'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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6	09/30/24	PER CPVS / WASTEWATER
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8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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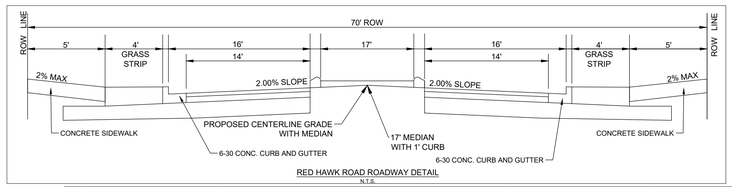
SHEET TITLE:
RED HAWK ROAD
PROFILE

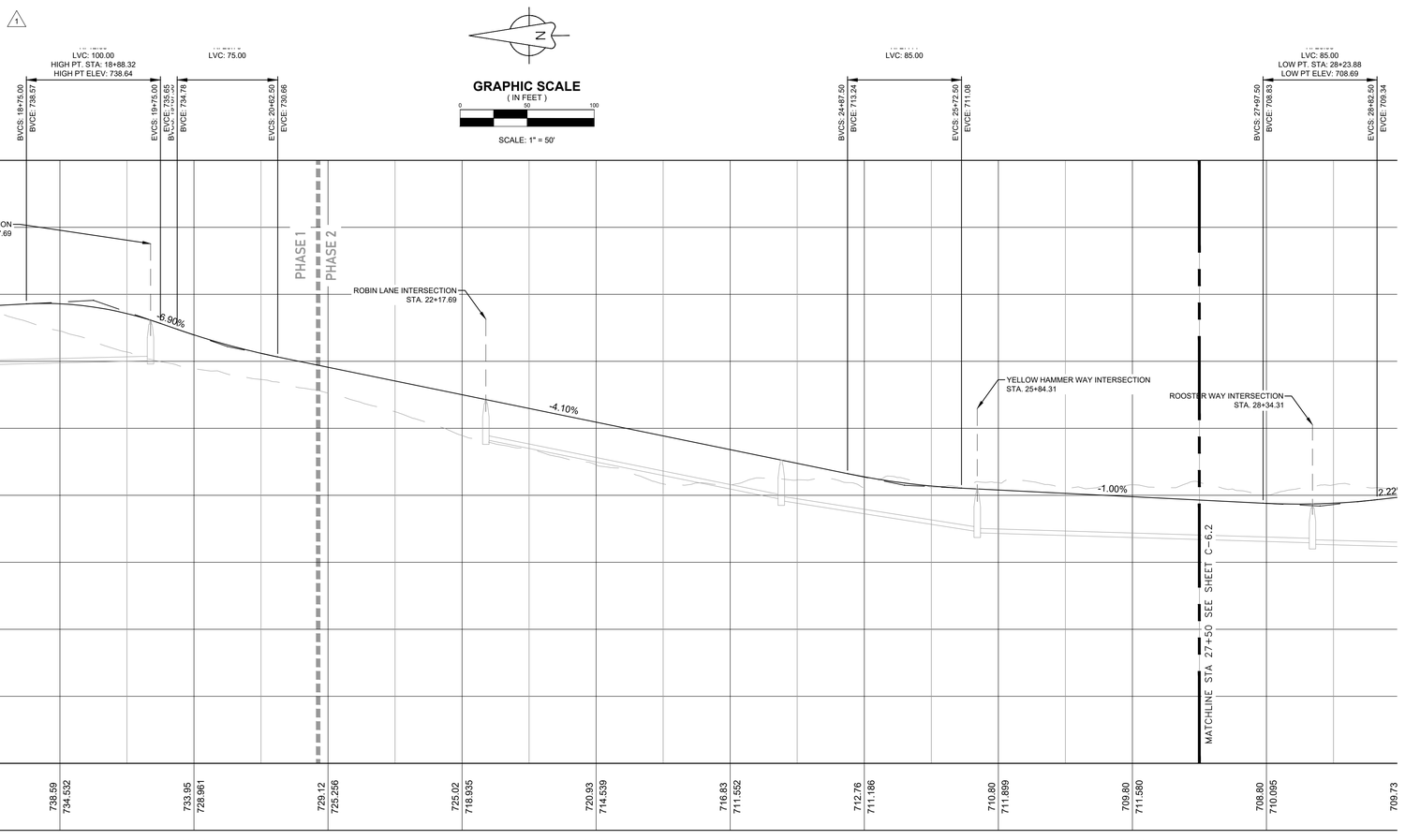
CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.0





RED HAWK ROAD ROADWAY DETAIL
N.T.S.



RED HAWK ROAD PROFILE
SCALE H:1"=60'; V:1"=12'

GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
118292
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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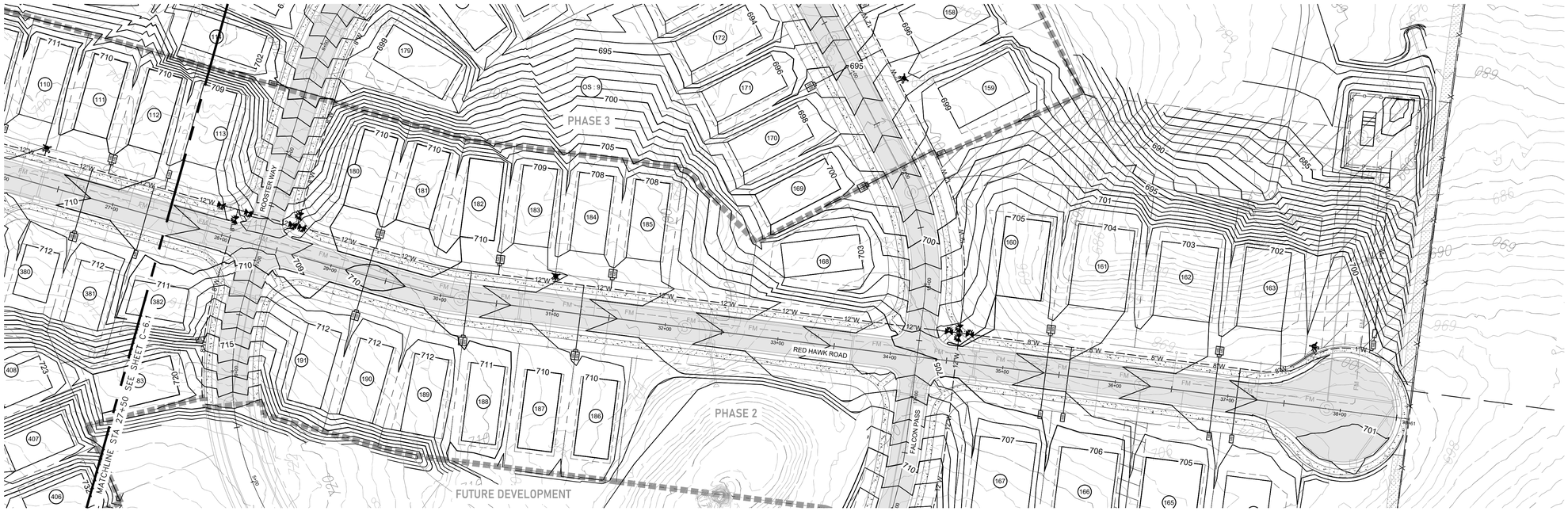
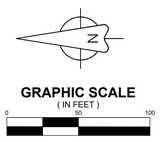
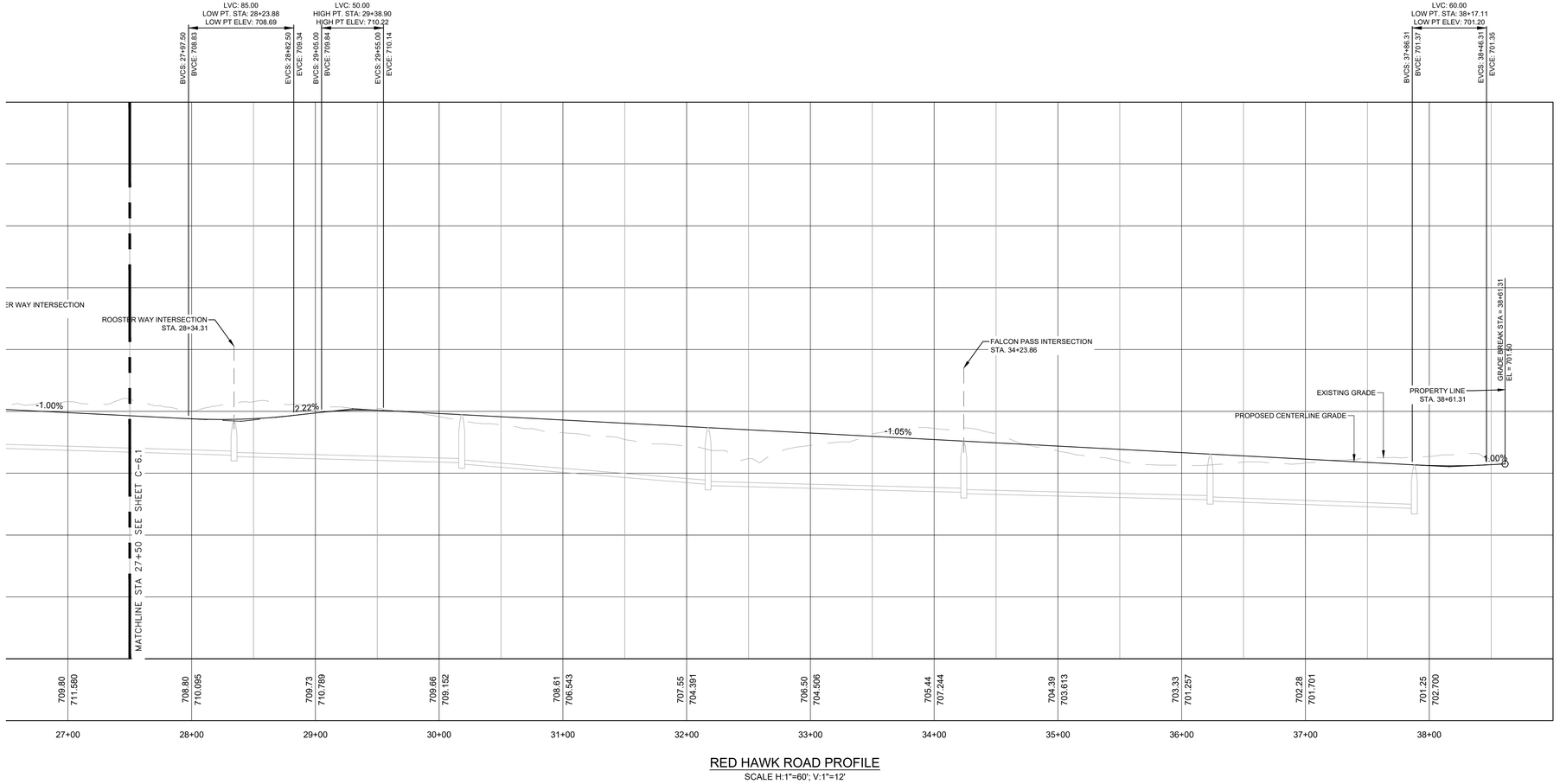
SHEET TITLE:
RED HAWK ROAD
PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.1







RED HAWK ROAD PROFILE

SCALE H:1"=60'; V:1"=12'

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:

DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
ENGINEERING
COMMERCE
115702
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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SHEET TITLE:

RED HAWK ROAD PROFILE

CONSTRUCTION PLANS

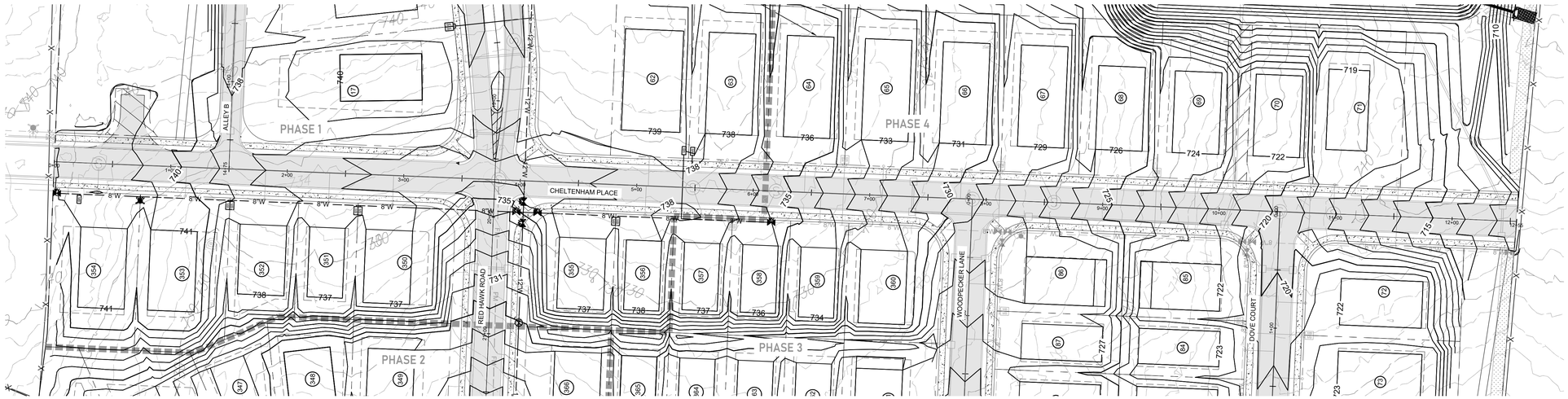
DATE: 05/24/2023

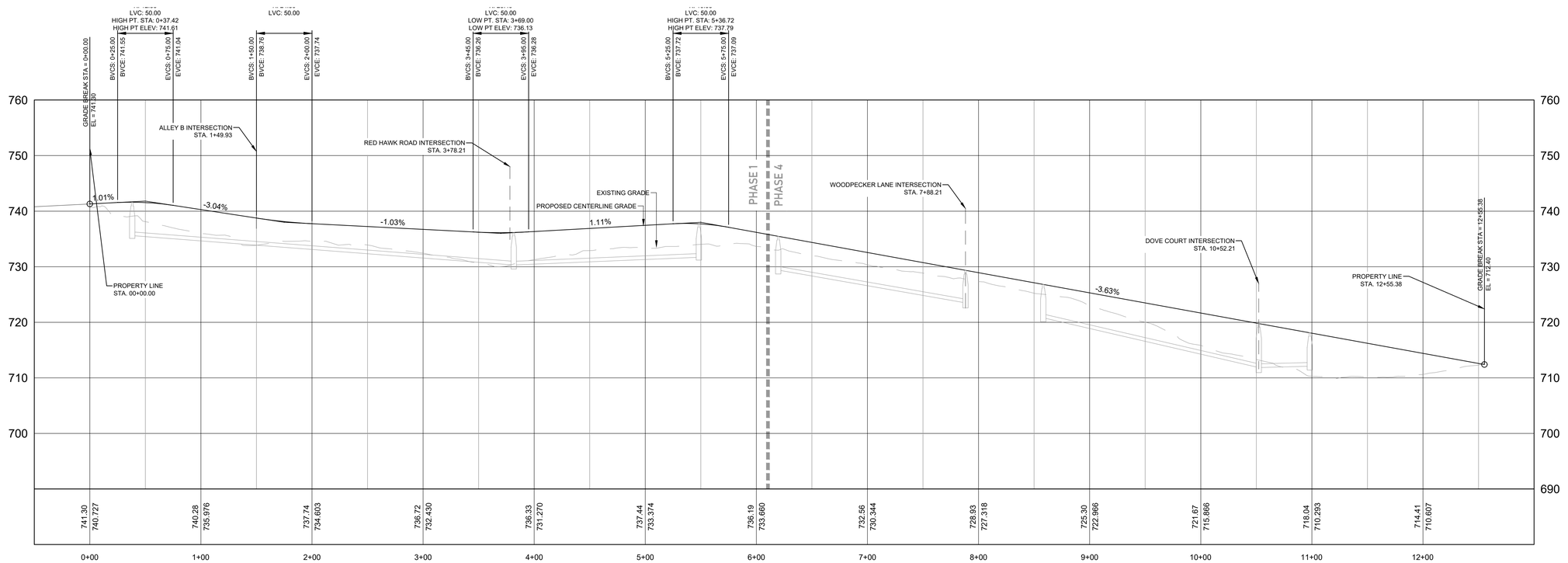
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

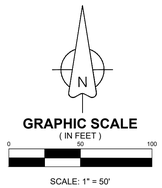
C - 6.2





CHELTENHAM PLACE PROFILE

SCALE H:1"=60'; V:1"=12'



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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
CHELTENHAM PLACE
PROFILE

CONSTRUCTION PLANS

DATE: 05/24/2023

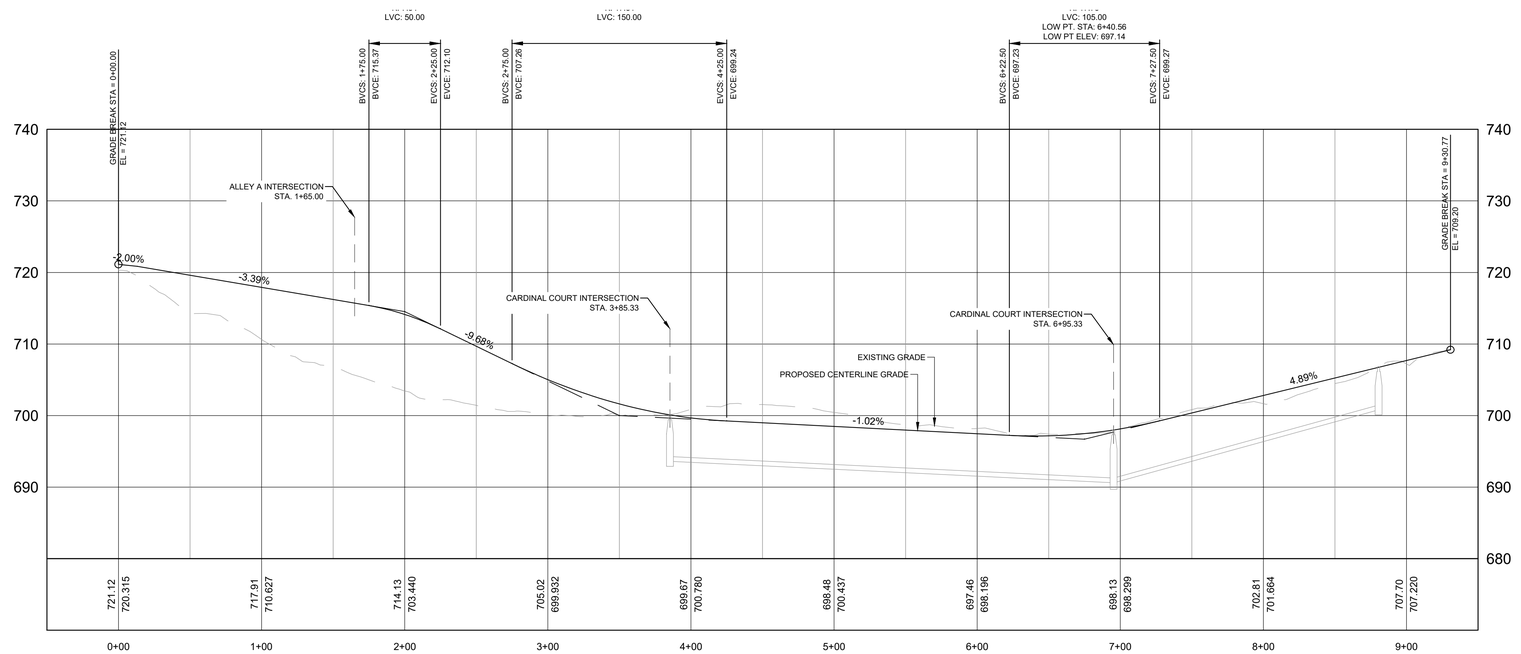
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

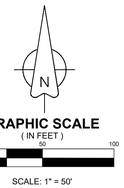
C - 6.3





SPARROW ROAD PROFILE

SCALE H:1"=60'; V:1"=12'



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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
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SHEET TITLE:
SPARROW ROAD
PROFILE

CONSTRUCTION PLANS

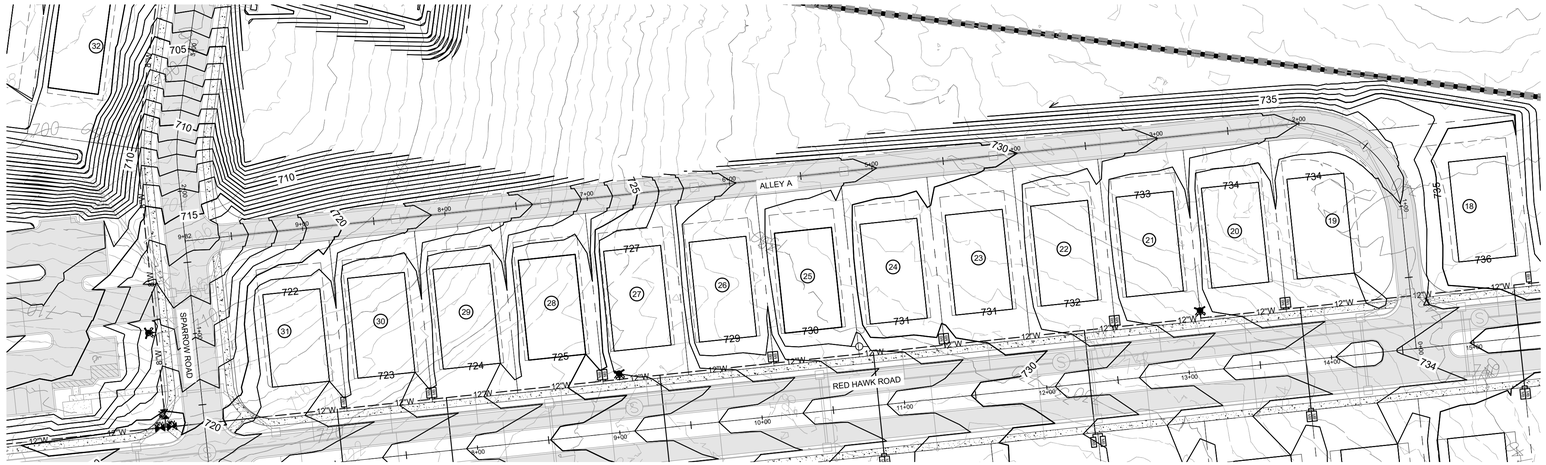
DATE: 05/24/2023

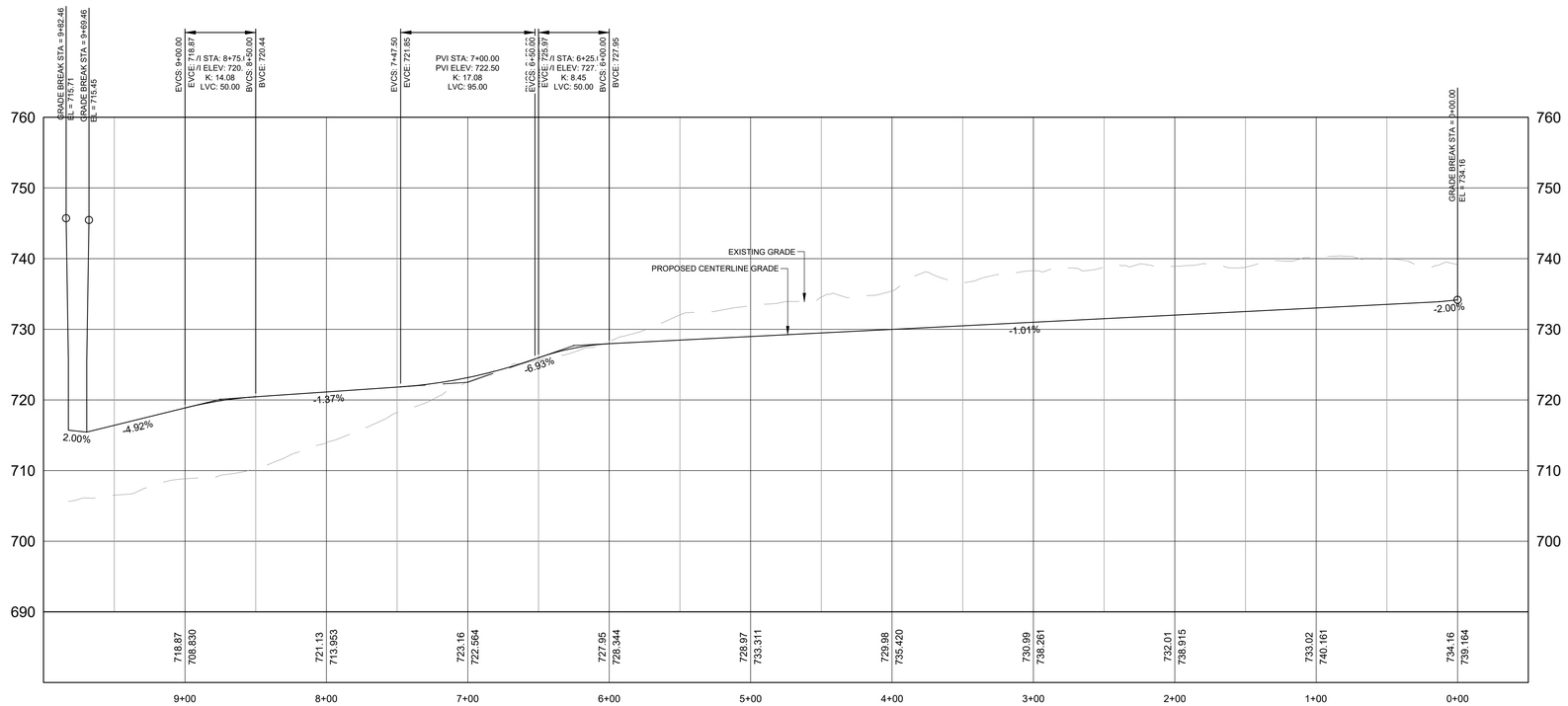
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 6.4





ALLEY A PROFILE

SCALE H:1"=60'; V:1"=12'

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
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COMMERCIAL
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
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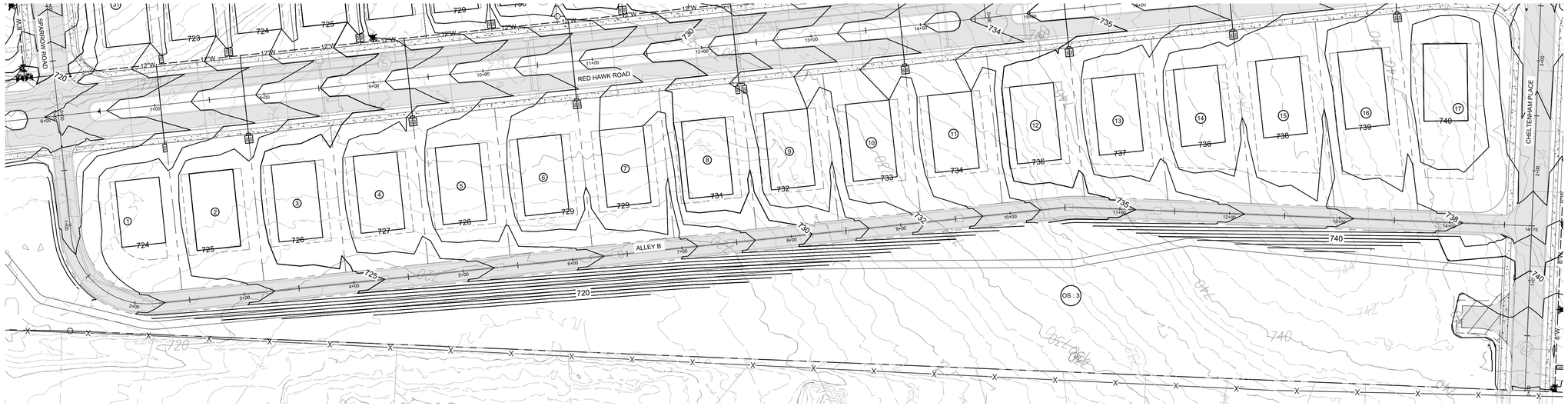
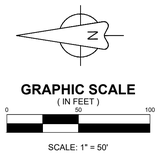
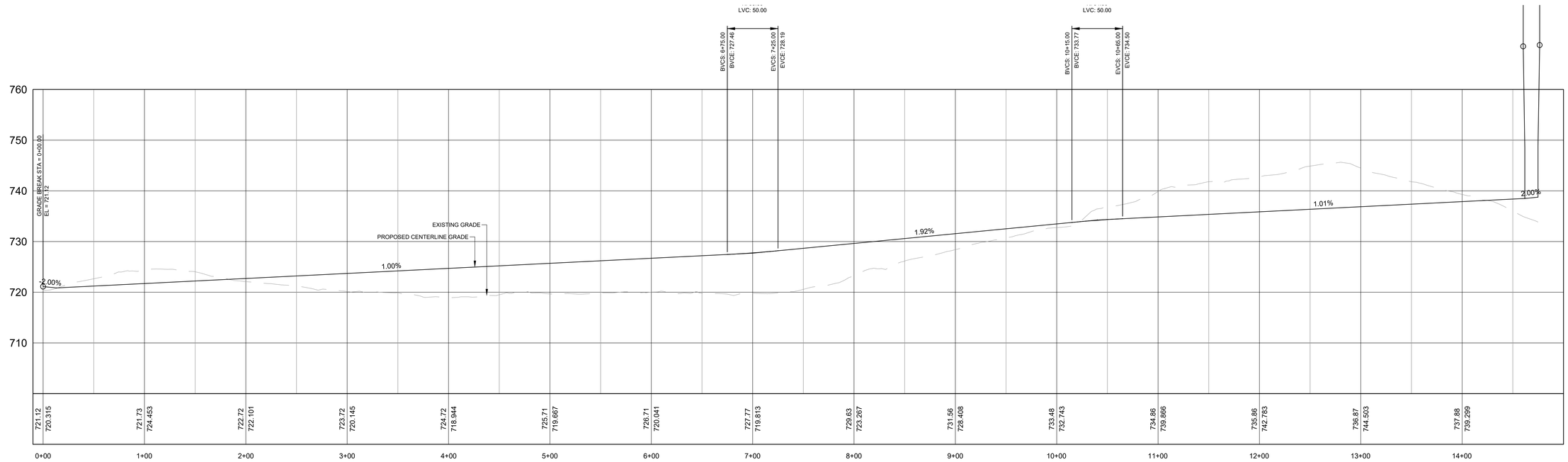
SHEET TITLE:
ALLEY A PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.5







ALLEY B PROFILE

SCALE H:1"=60'; V:1"=12'

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PROJECT TITLE:
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PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
1915
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
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6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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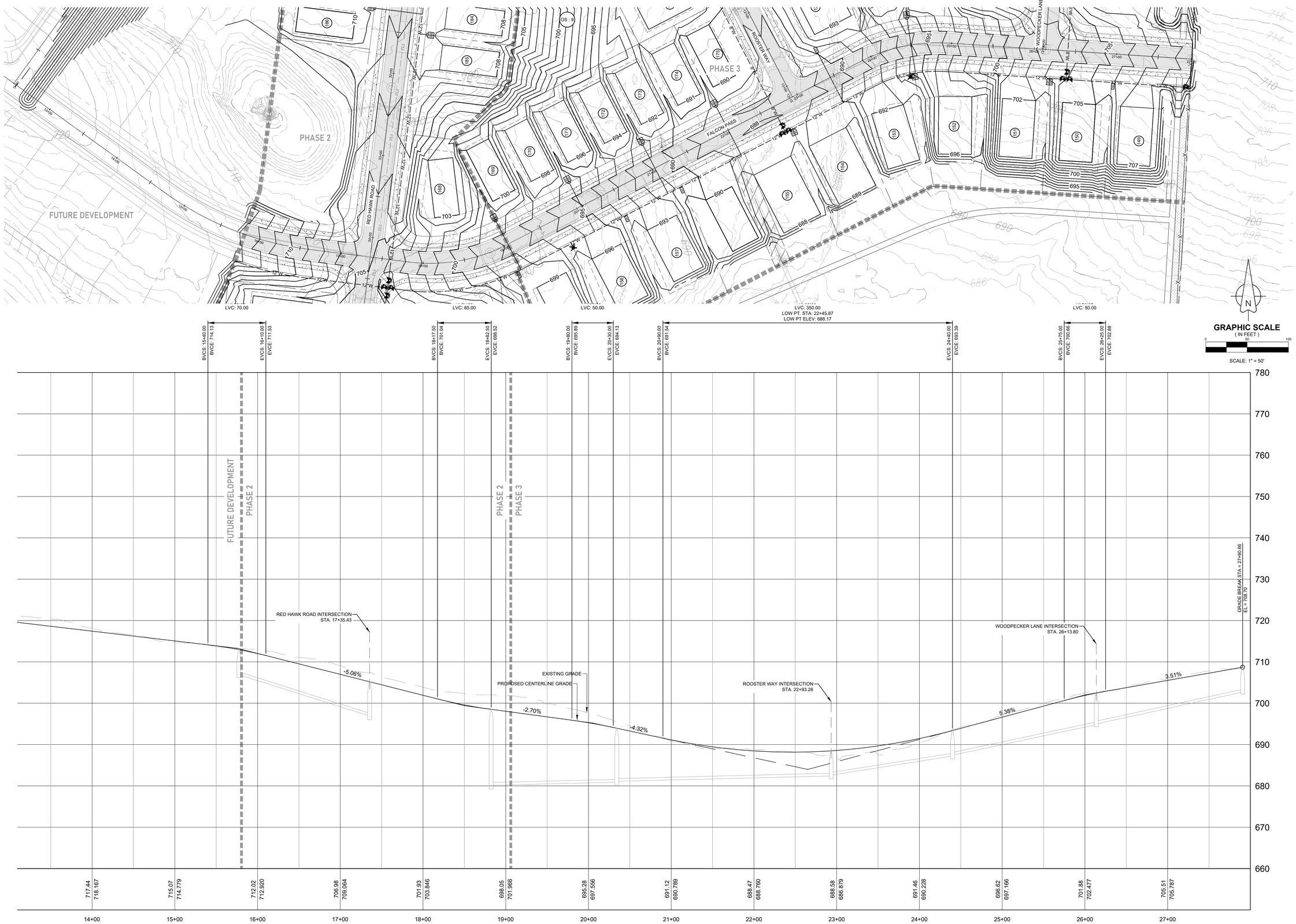
SHEET TITLE:
ALLEY B PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.6



FALCON PASS PROFILE
SCALE H:1"=60'; V:1"=12'

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INTERIORS
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PROJECT TITLE:
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PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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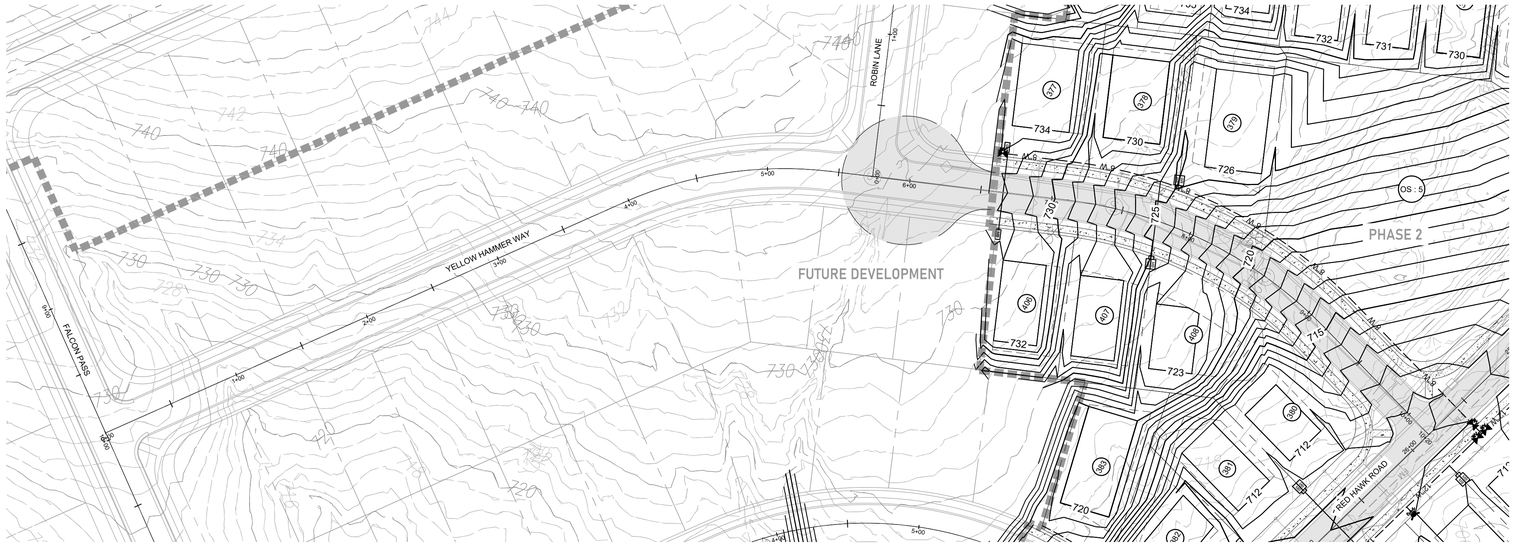
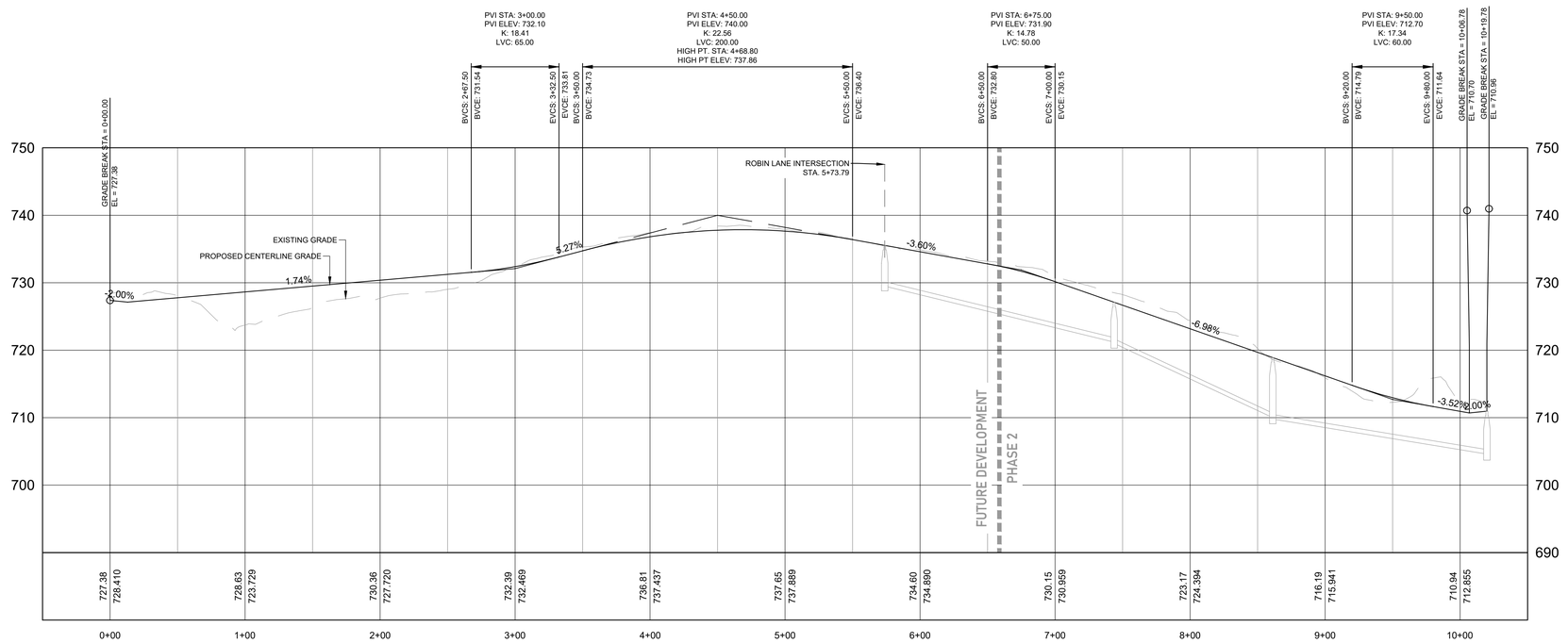
SHEET TITLE:
FALCON PASS PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.7



GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'



YELLOW HAMMER WAY PROFILE
SCALE H:1"=60'; V:1"=12'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CERTIFICATE NO. 118292
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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SHEET TITLE:
YELLOW HAMMER WAY
PROFILE

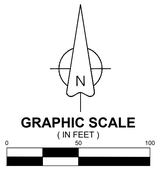
CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.8



ROOSTER WAY PROFILE

SCALE H:1"=60'; V:1"=12'



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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
STATE OF TENNESSEE
Cole Newton
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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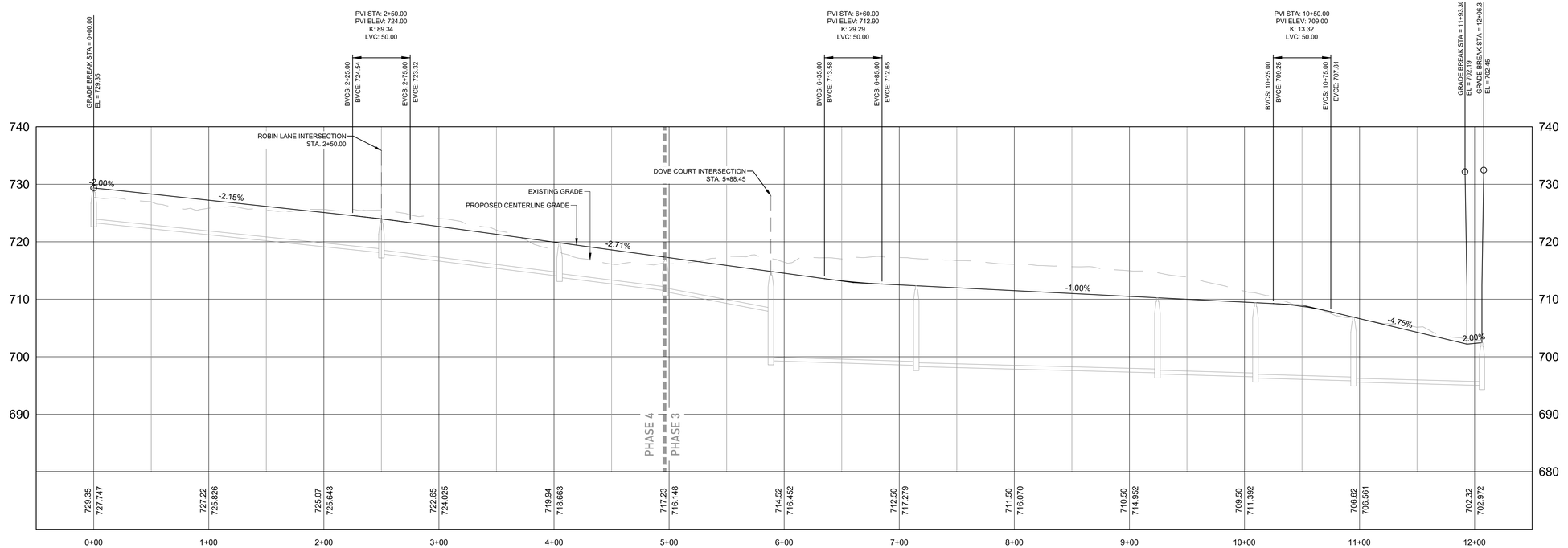
SHEET TITLE:
ROOSTER WAY PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.9



GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'



WOODPECKER LANE PROFILE

SCALE H:1"=60'; V:1"=12'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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1	07/11/23	PER CITY COMMENTS
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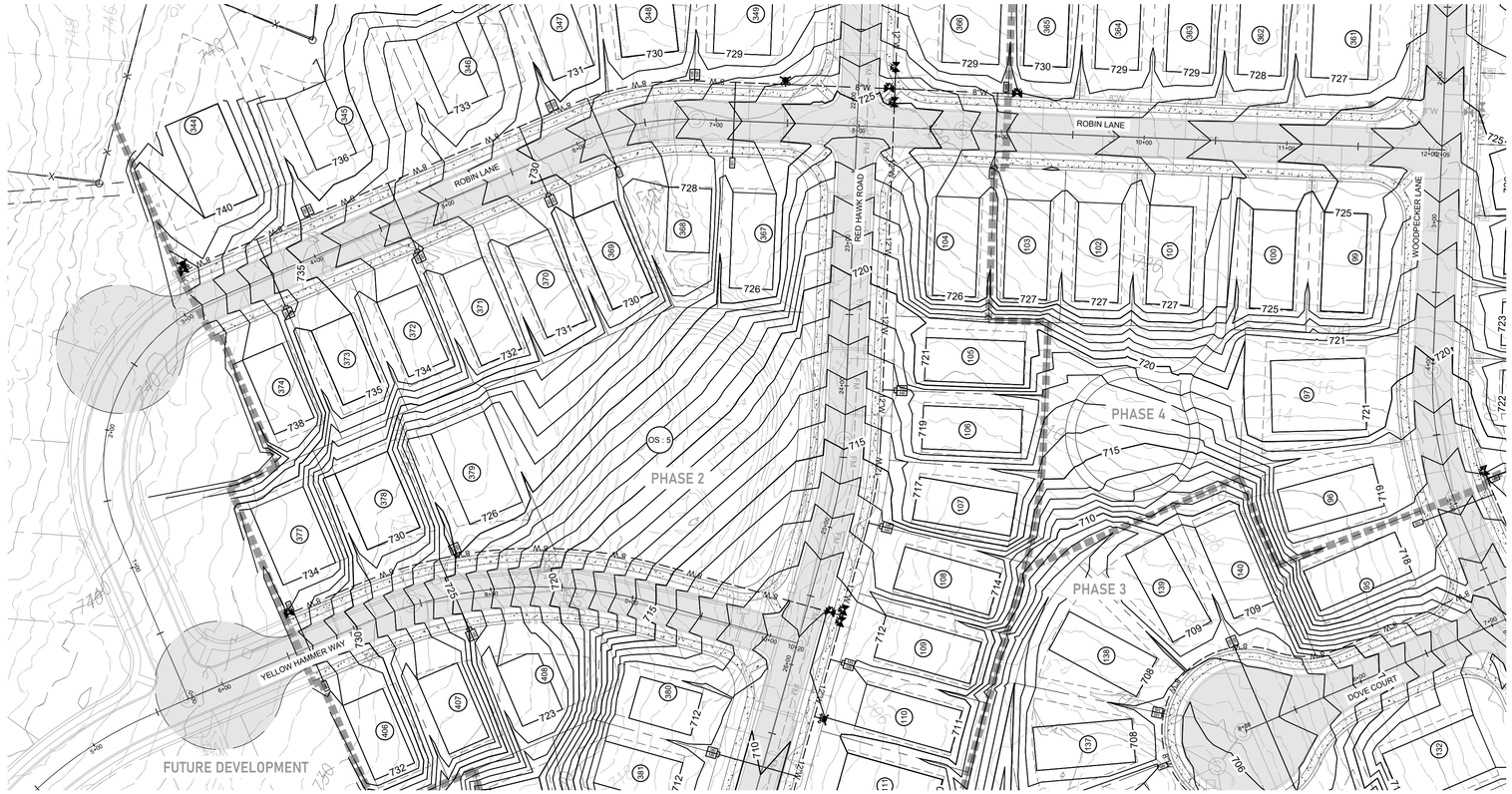
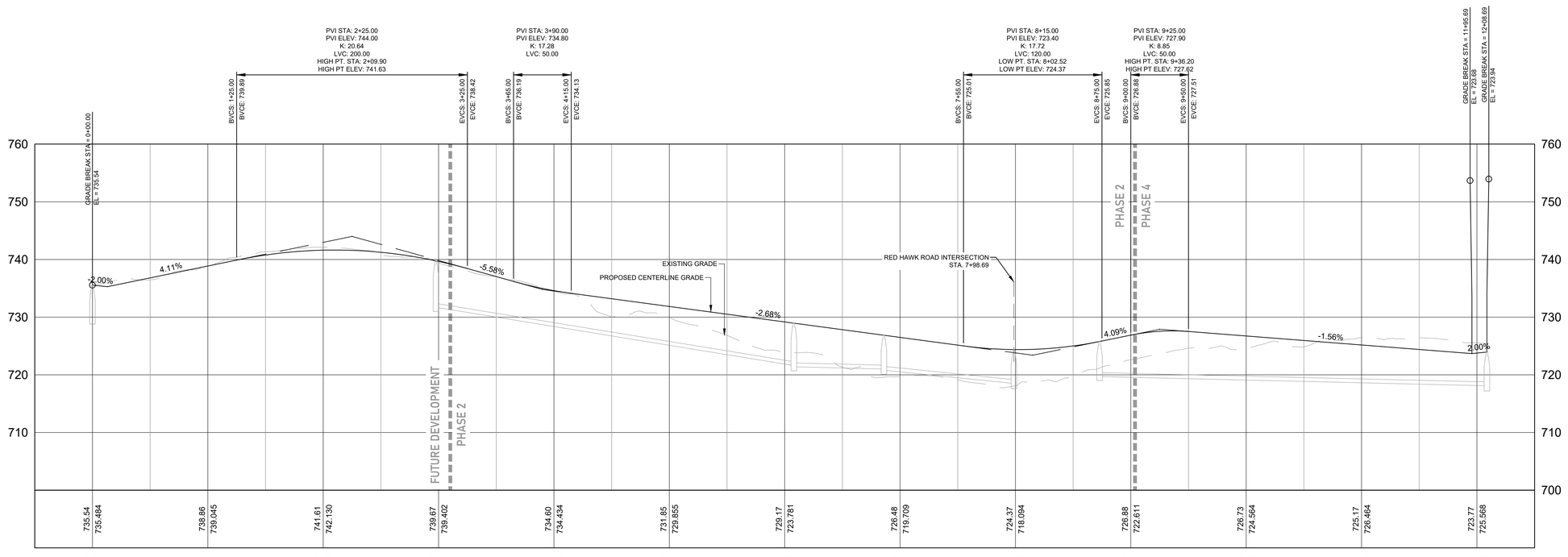
SHEET TITLE:
WOODPECKER LANE PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.10





ROBIN LANE PROFILE
SCALE H:1"=60'; V:1"=12'

GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCIAL
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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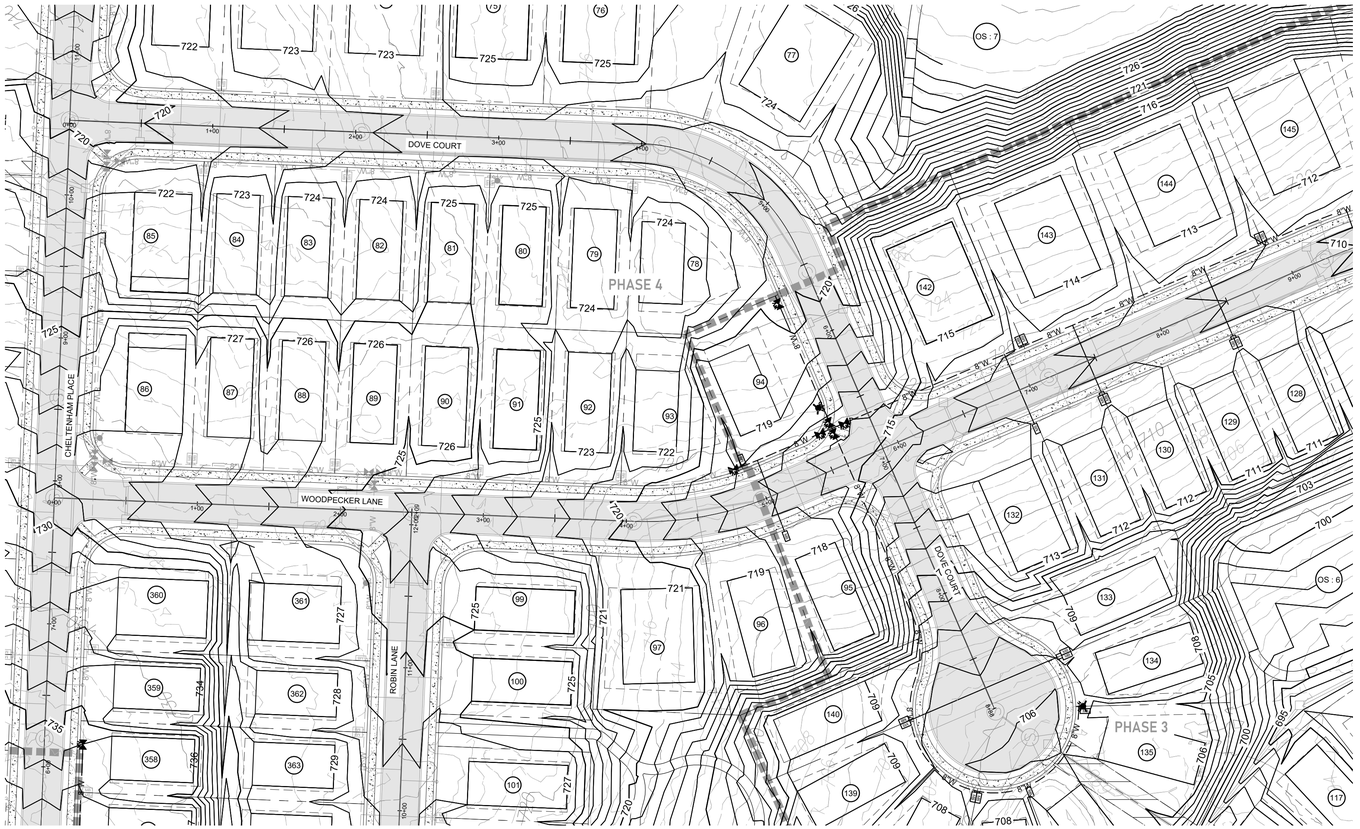
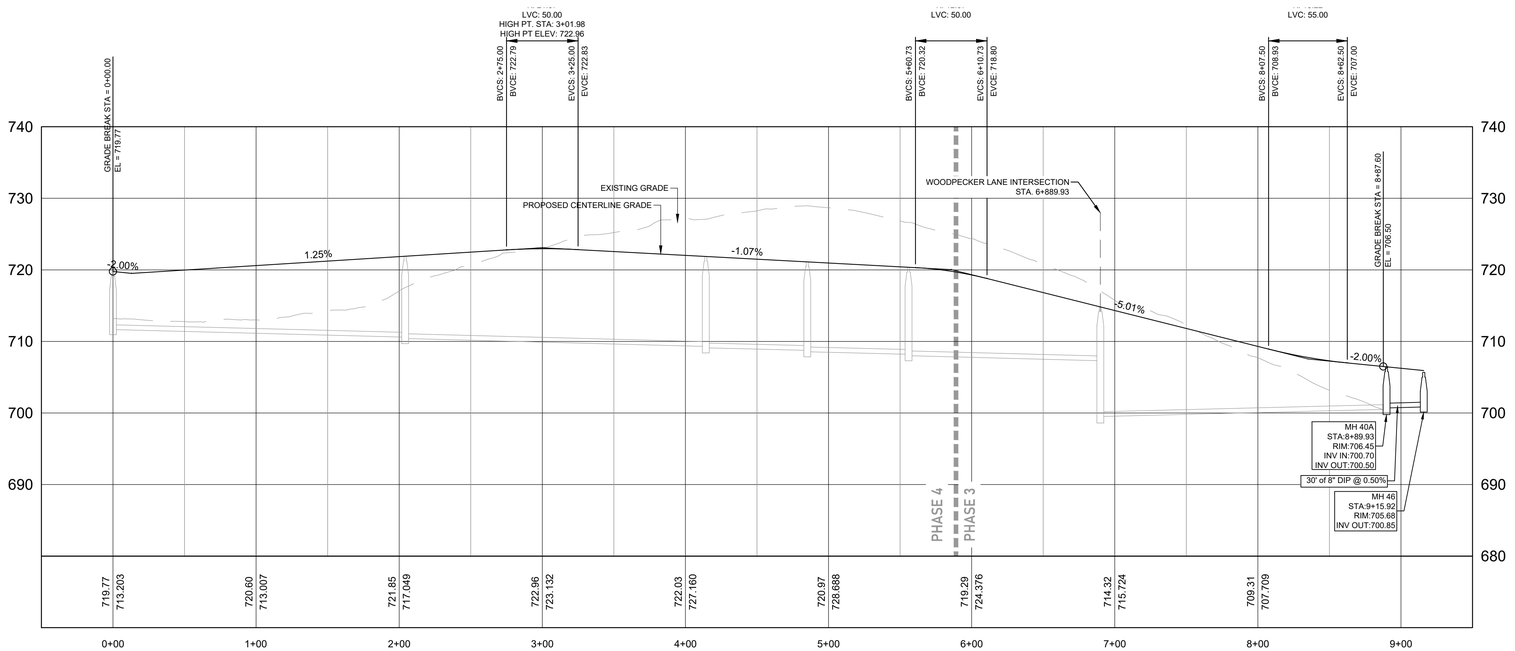
SHEET TITLE:
ROBIN LANE PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.11





DOVE COURT PROFILE

SCALE H:1"=60'; V:1"=12'

N

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

STATE OF TENNESSEE
COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPVS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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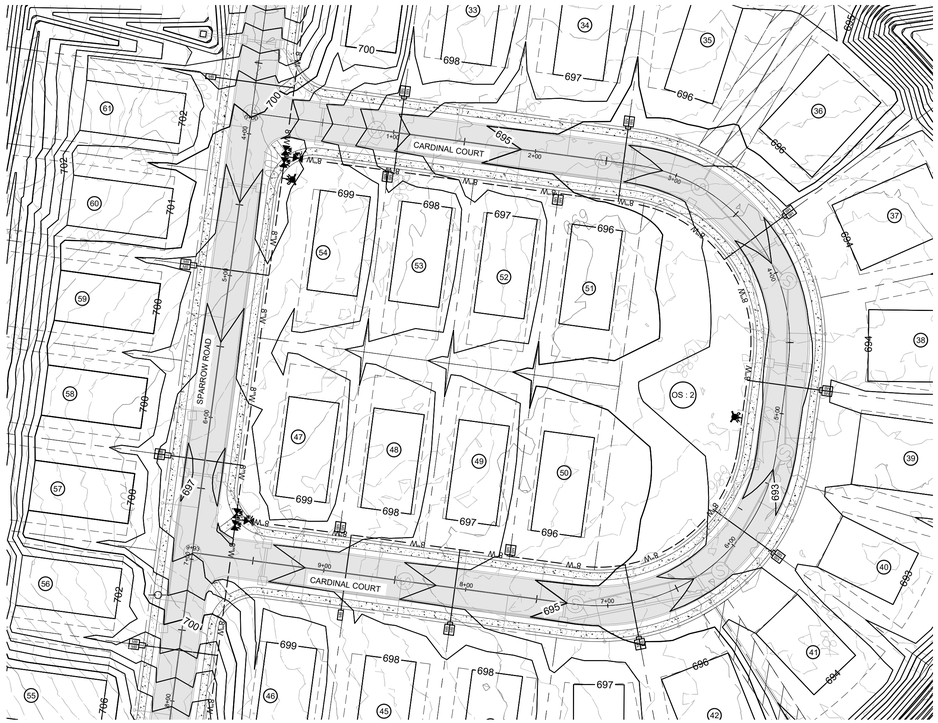
SHEET TITLE:
DOVE COURT PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.12



CARDINAL COURT PROFILE
SCALE H:1"=60'; V:1"=12'

GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

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CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Cole Newton
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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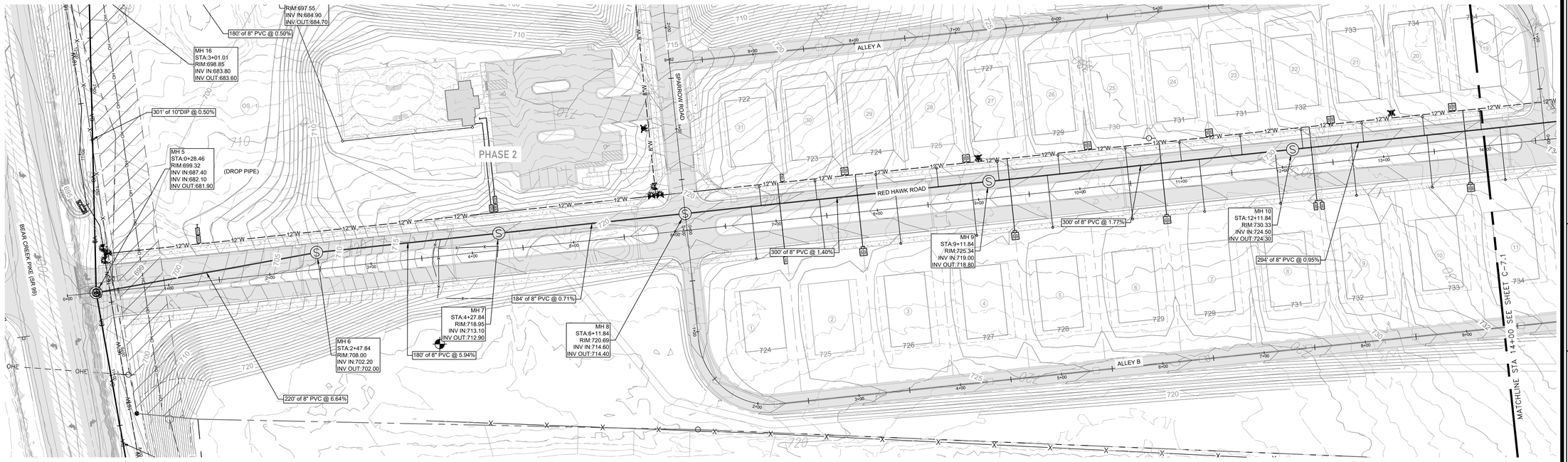
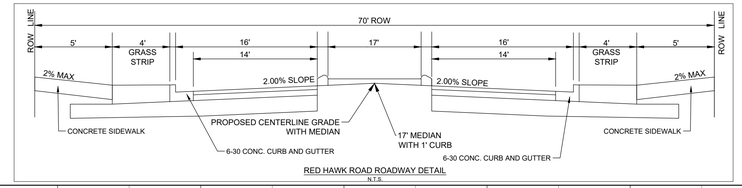
SHEET TITLE:
CARDINAL COURT PROFILE

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 6.13





RED HAWK ROAD ROADWAY DETAIL
N.T.S.

GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

RED HAWK ROAD PROFILE
SCALE H:1"=60'; V:1"=12'

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
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1	07/11/23	PER CITY COMMENTS
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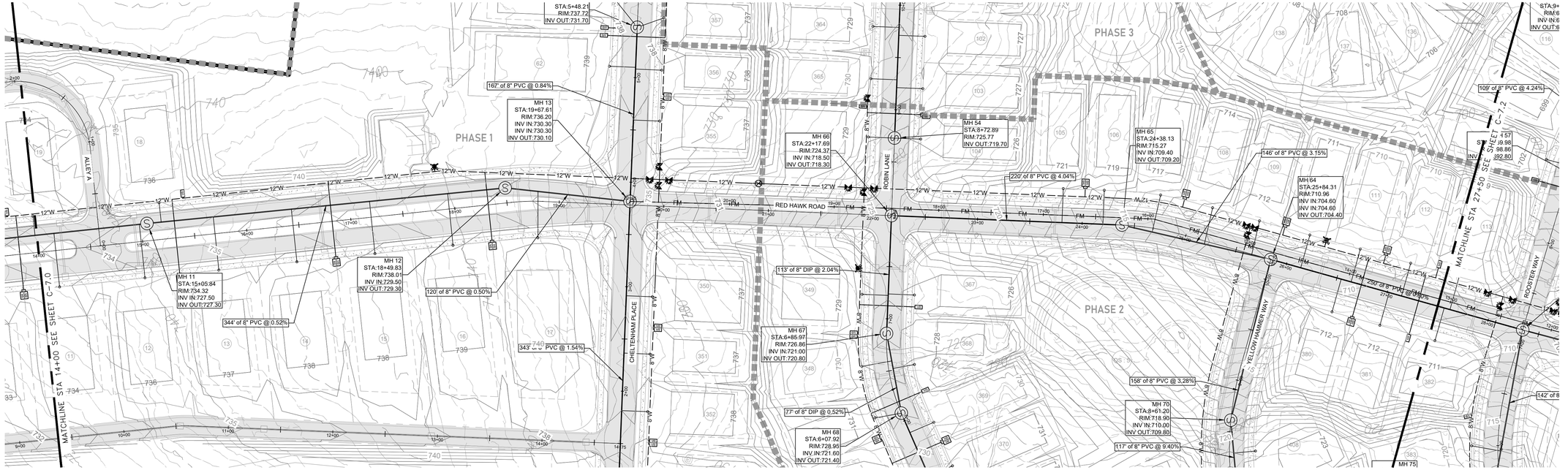
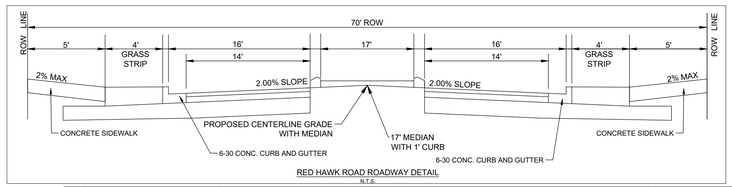
SHEET TITLE:
RED HAWK ROAD SANITARY SEWER PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

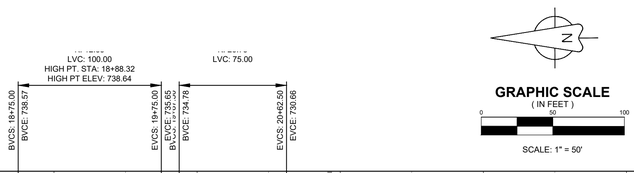
SHEET NO.:
C - 7.0





RED HAWK ROAD ROADWAY DETAIL

N.T.S.



GRAPHIC SCALE

(IN FEET)

0 50 100

SCALE: 1" = 50'

RED HAWK ROAD PROFILE

SCALE H:1"=60'; V:1"=12'

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CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:

DABBS SUBDIVISION PHASES 1 - 4

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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SHEET TITLE:

RED HAWK ROAD SANITARY SEWER PROFILE PLAN

CONSTRUCTION PLANS

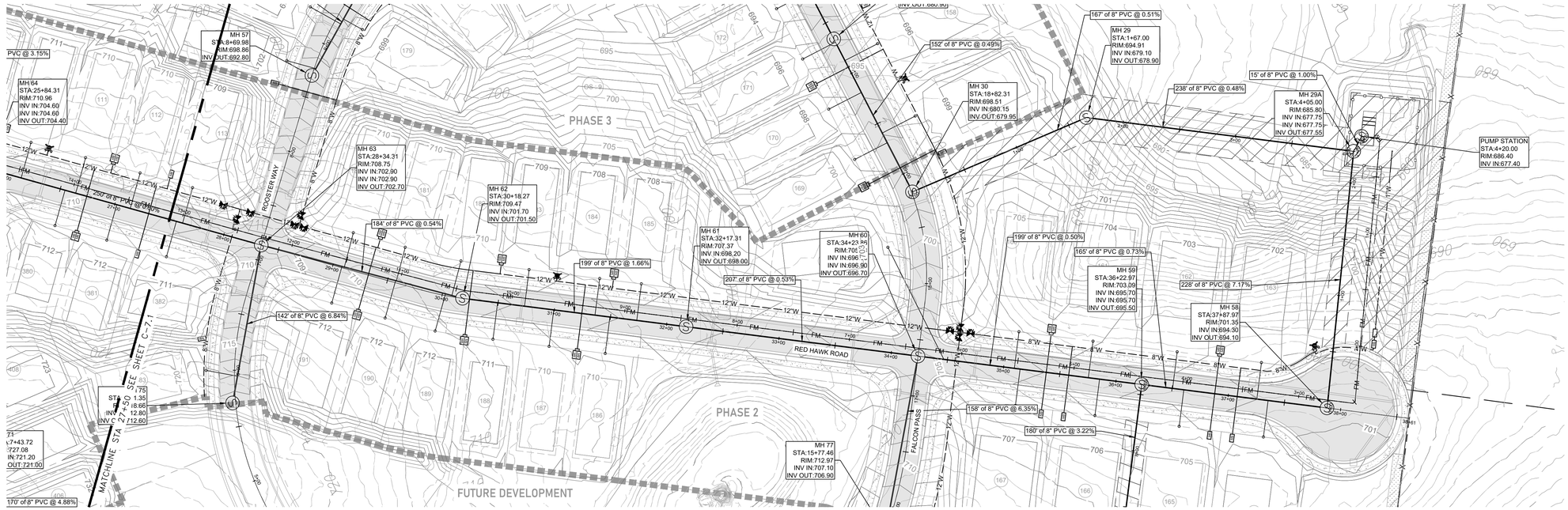
DATE: 05/24/2023

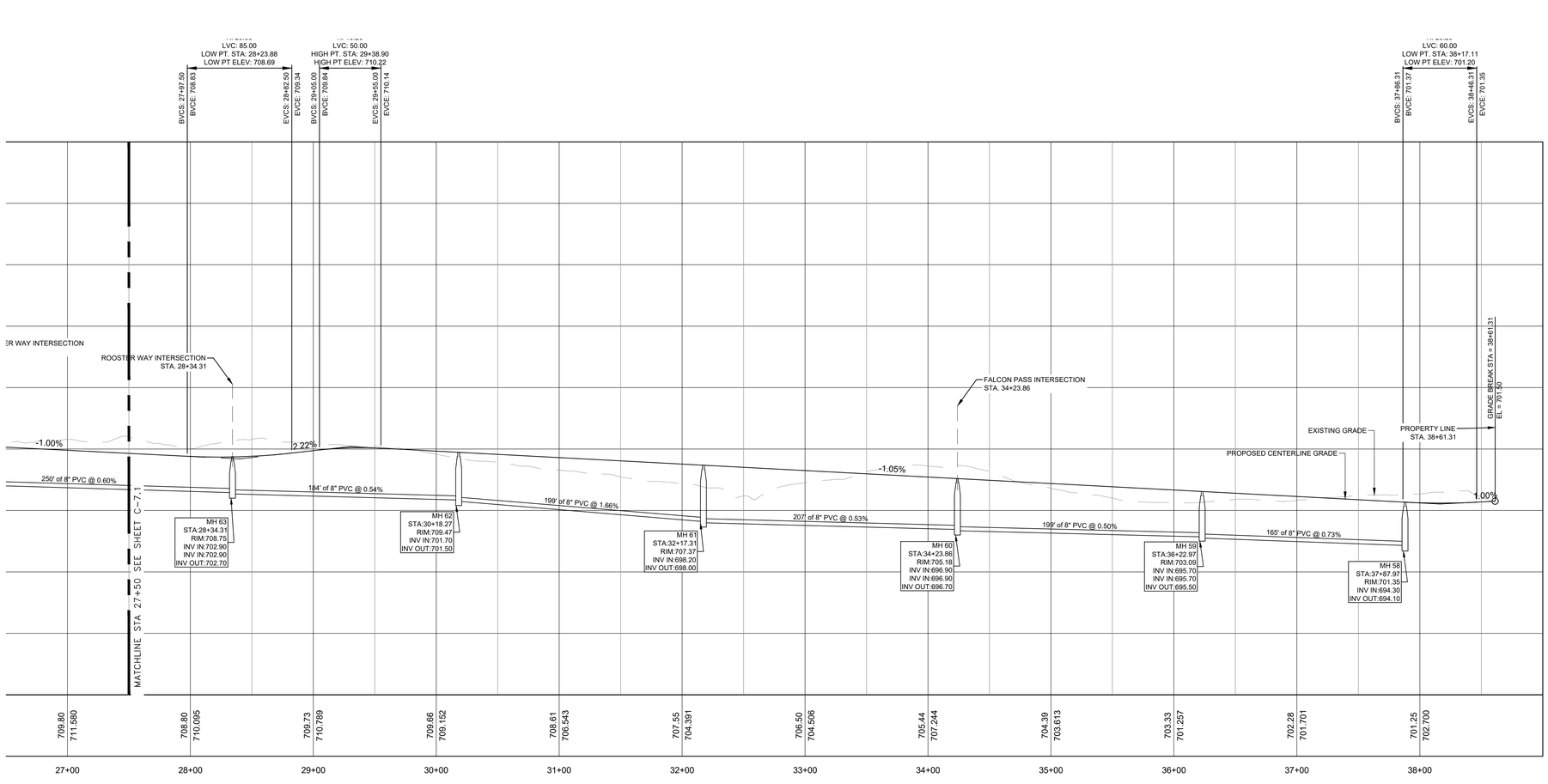
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 7.1





RED HAWK ROAD PROFILE

SCALE H:1"=60'; V:1"=12'

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ARCHITECTURE
INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

STATE OF TENNESSEE
COLE O. NEWTON
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
ARTS
COMMERCE
1157
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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SHEET TITLE:
RED HAWK ROAD
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS

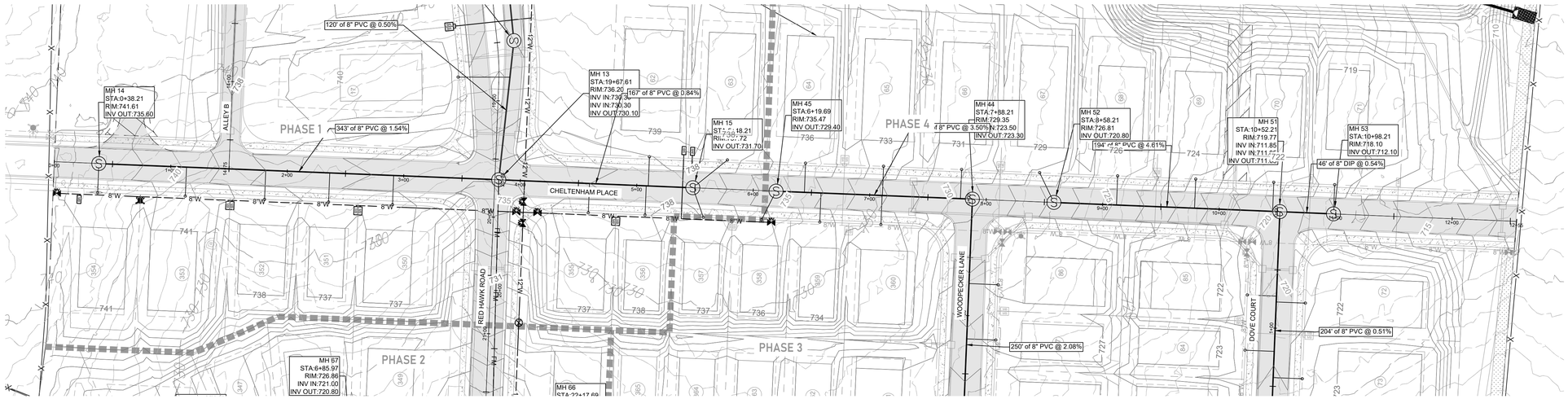
DATE: 05/24/2023

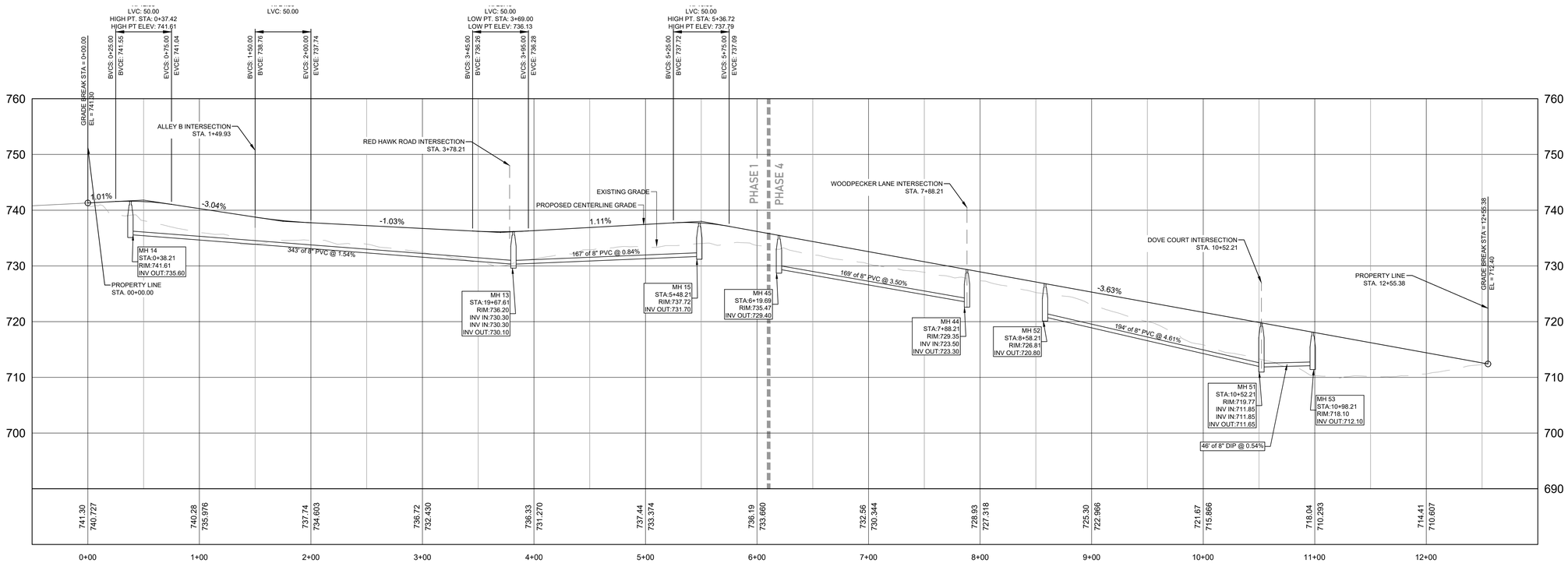
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 7.2





CHELTENHAM PLACE PROFILE

SCALE H:1"=60'; V:1"=12'

N

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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SHEET TITLE:
CHELTENHAM PLACE
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS

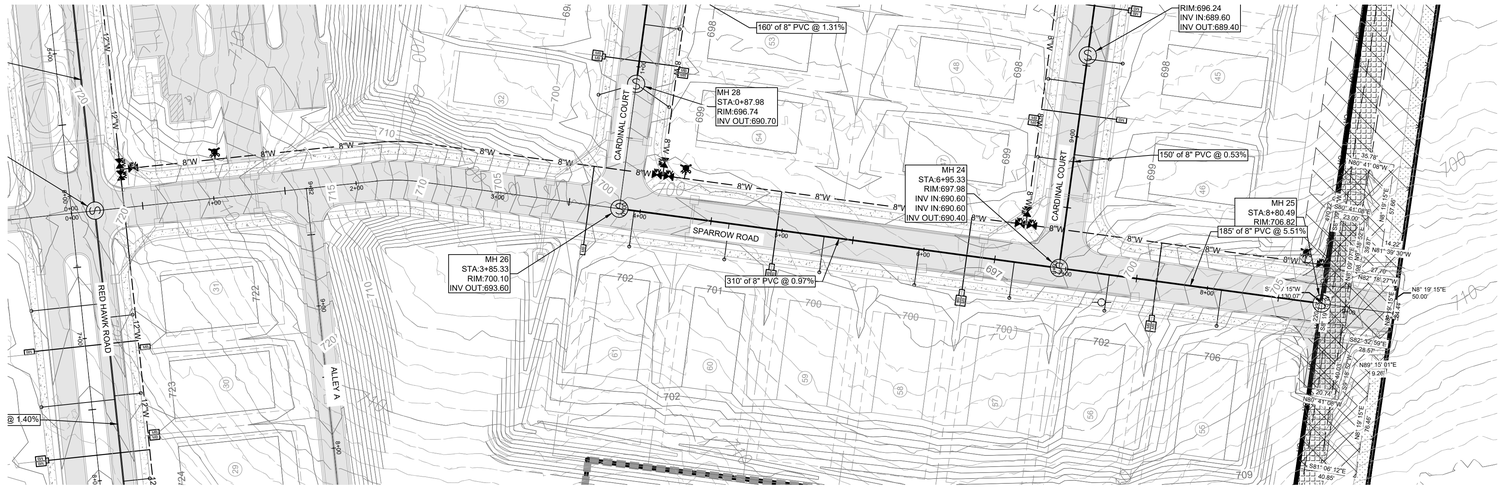
DATE: 05/24/2023

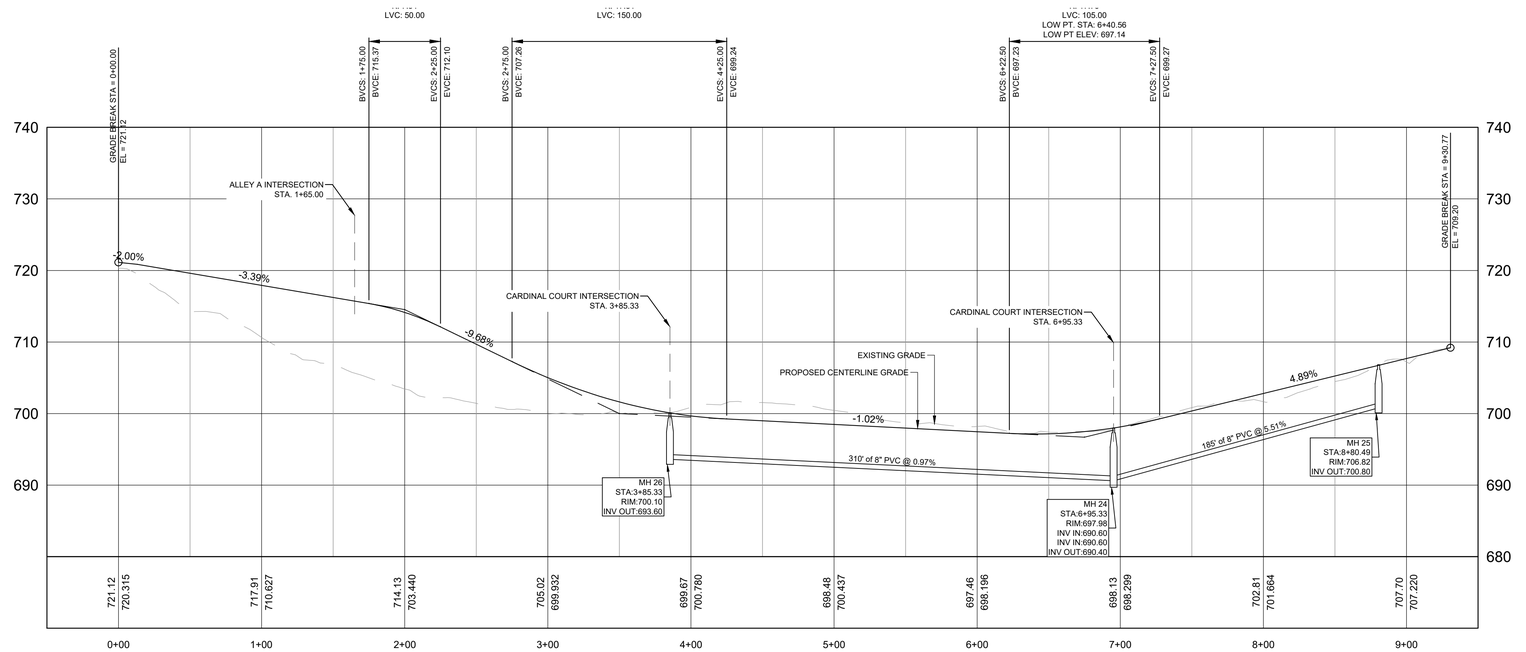
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

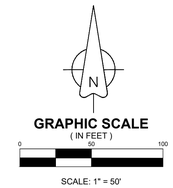
C - 7.3





SPARROW ROAD PROFILE

SCALE H:1"=60'; V:1"=12'



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CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
SPARROW ROAD
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS

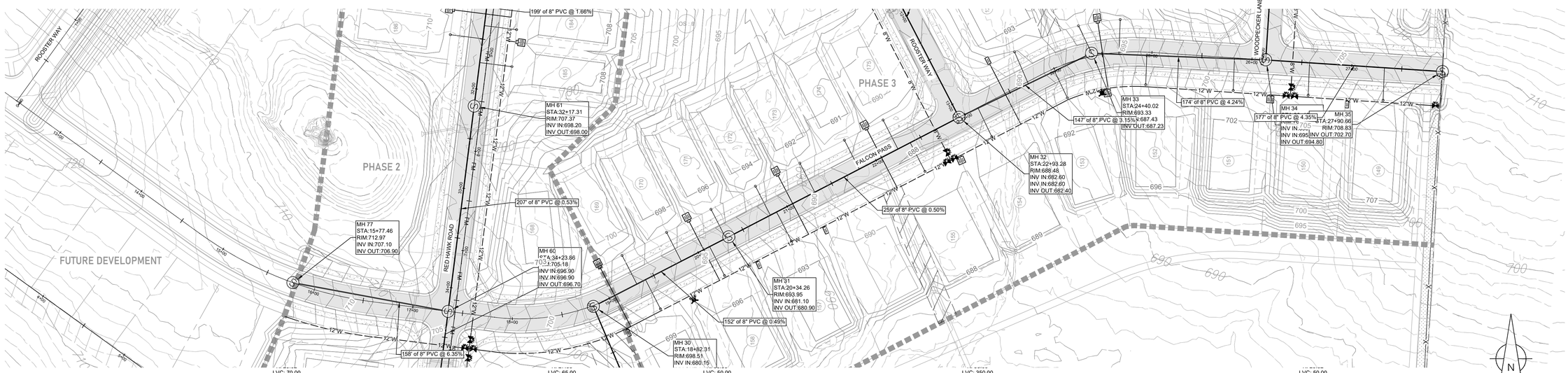
DATE: 05/24/2023

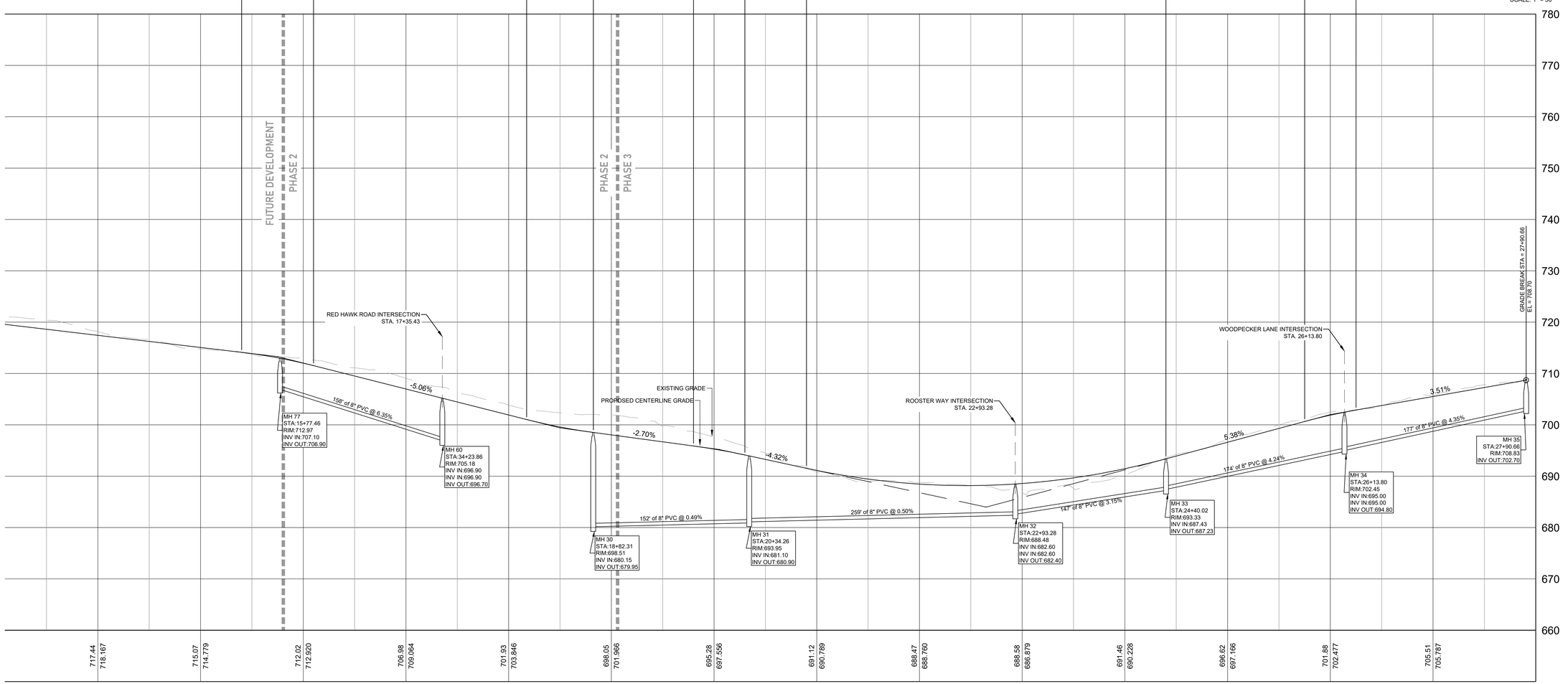
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 7.4





FALCON PASS PROFILE

SCALE H:1"=60'; V:1"=12'

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
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1	07/11/23	PER CITY COMMENTS
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SHEET TITLE:
FALCON PASS
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS

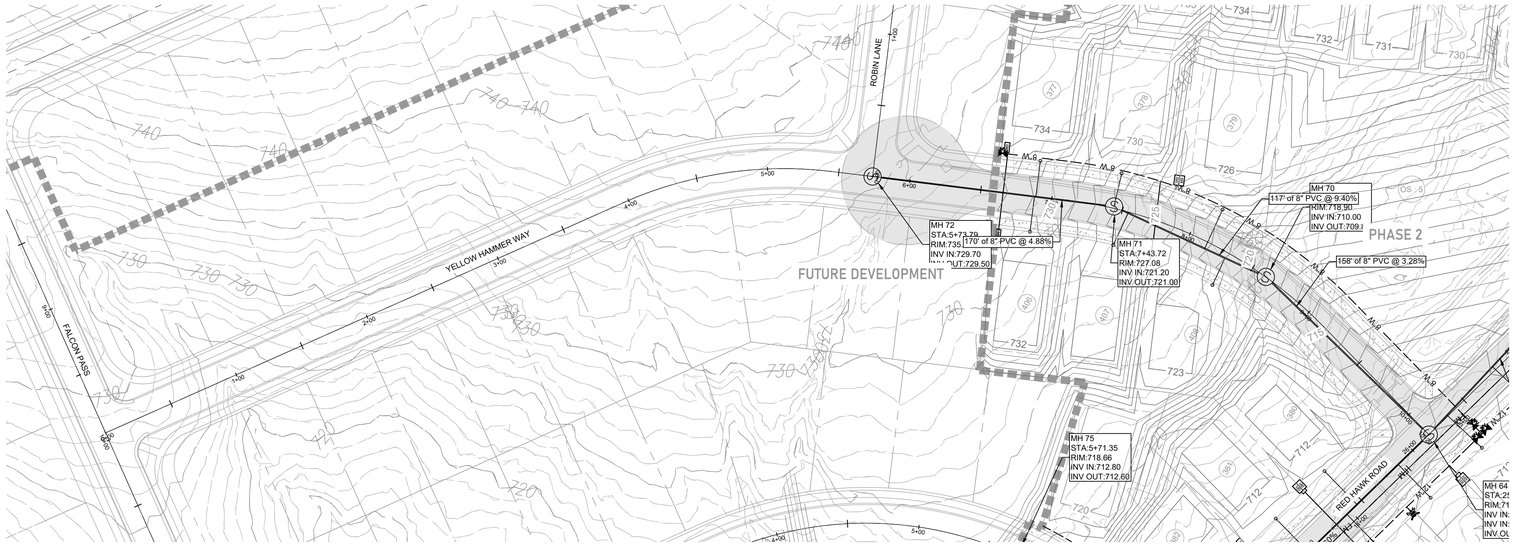
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 7.5



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(IN FEET)
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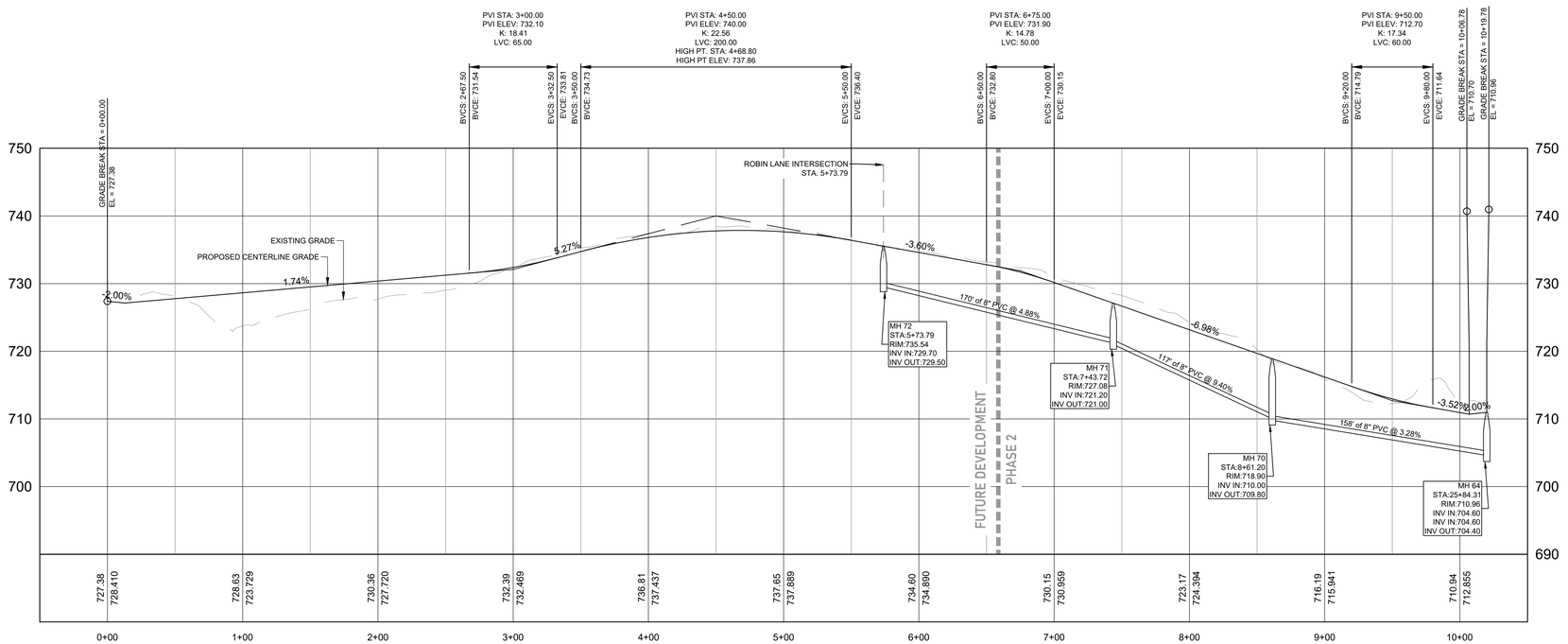
SCALE: 1" = 50'



YELLOW HAMMER WAY PROFILE
SCALE H:1"=60'; V:1"=12'

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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4	02/15/24	PER TDOT COMMENTS
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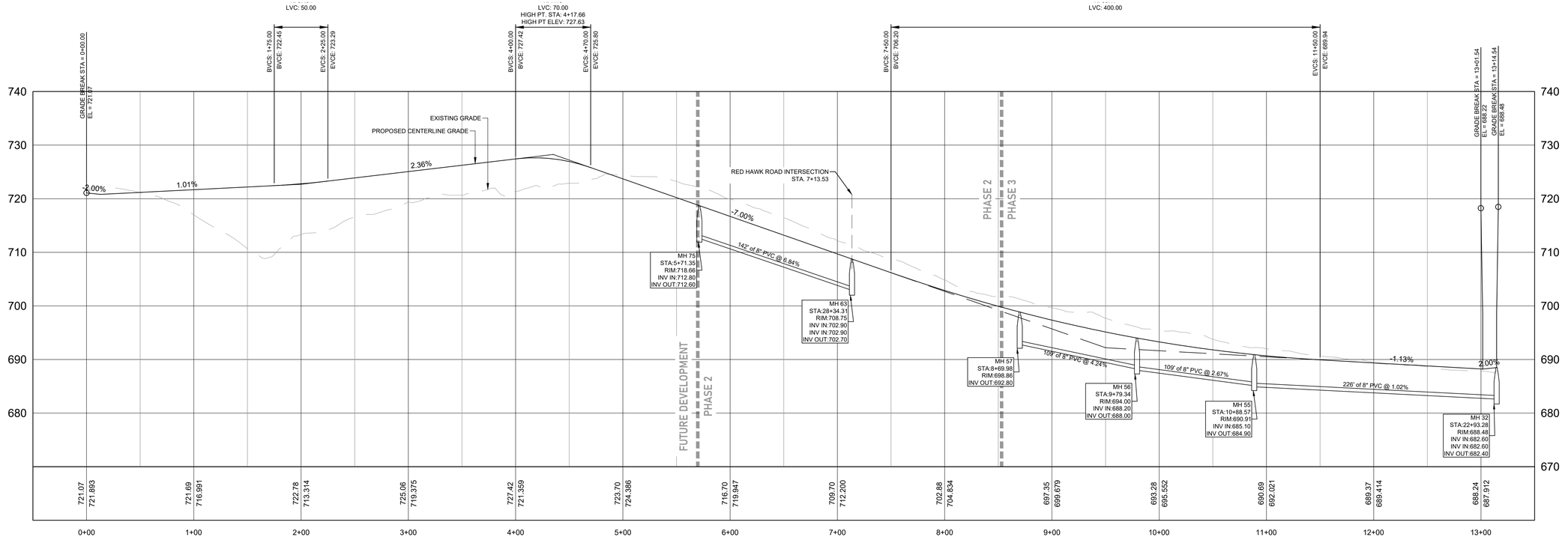
SHEET TITLE:
YELLOW HAMMER WAY
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.6



GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'



ROOSTER WAY PROFILE
SCALE H:1"=60'; V:1"=12'

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Cole Newton
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
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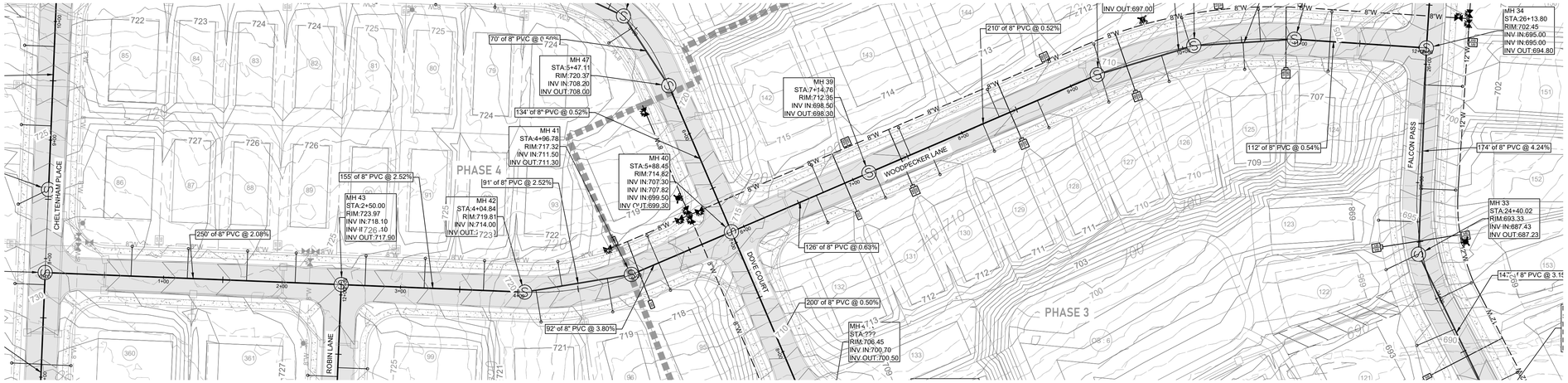
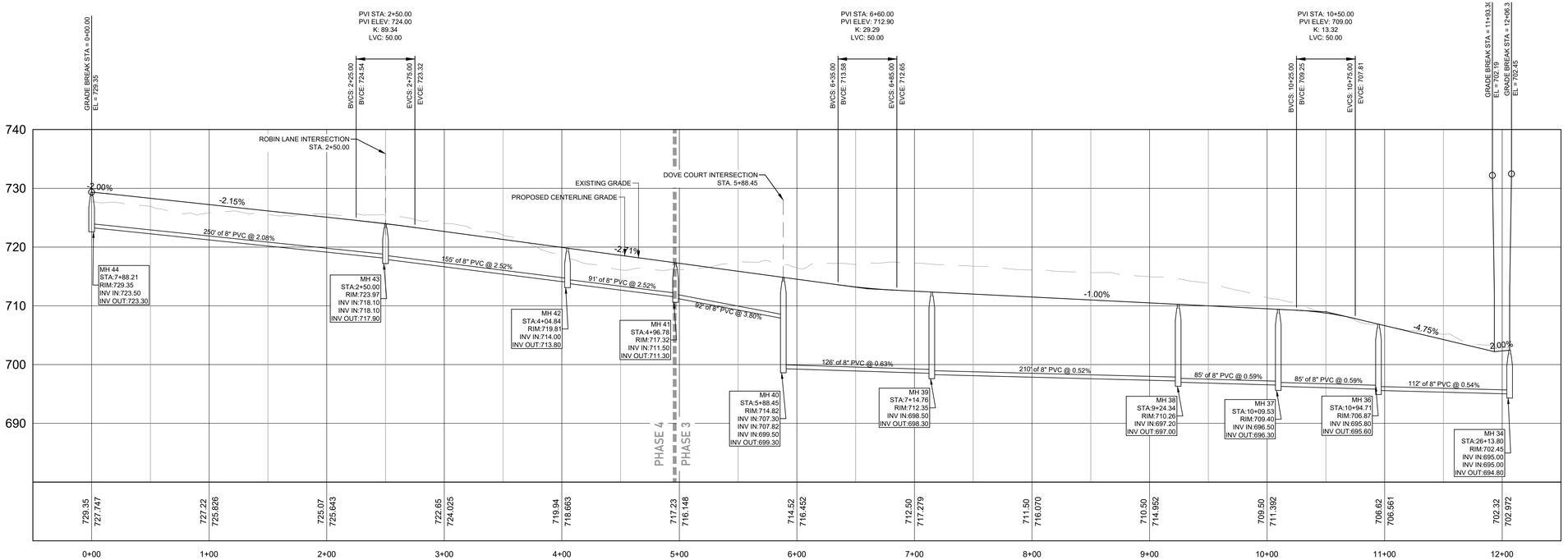
SHEET TITLE:
ROOSTER WAY SANITARY SEWER PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.7





WOODPECKER LANE PROFILE

SCALE H:1"=60'; V:1"=12'

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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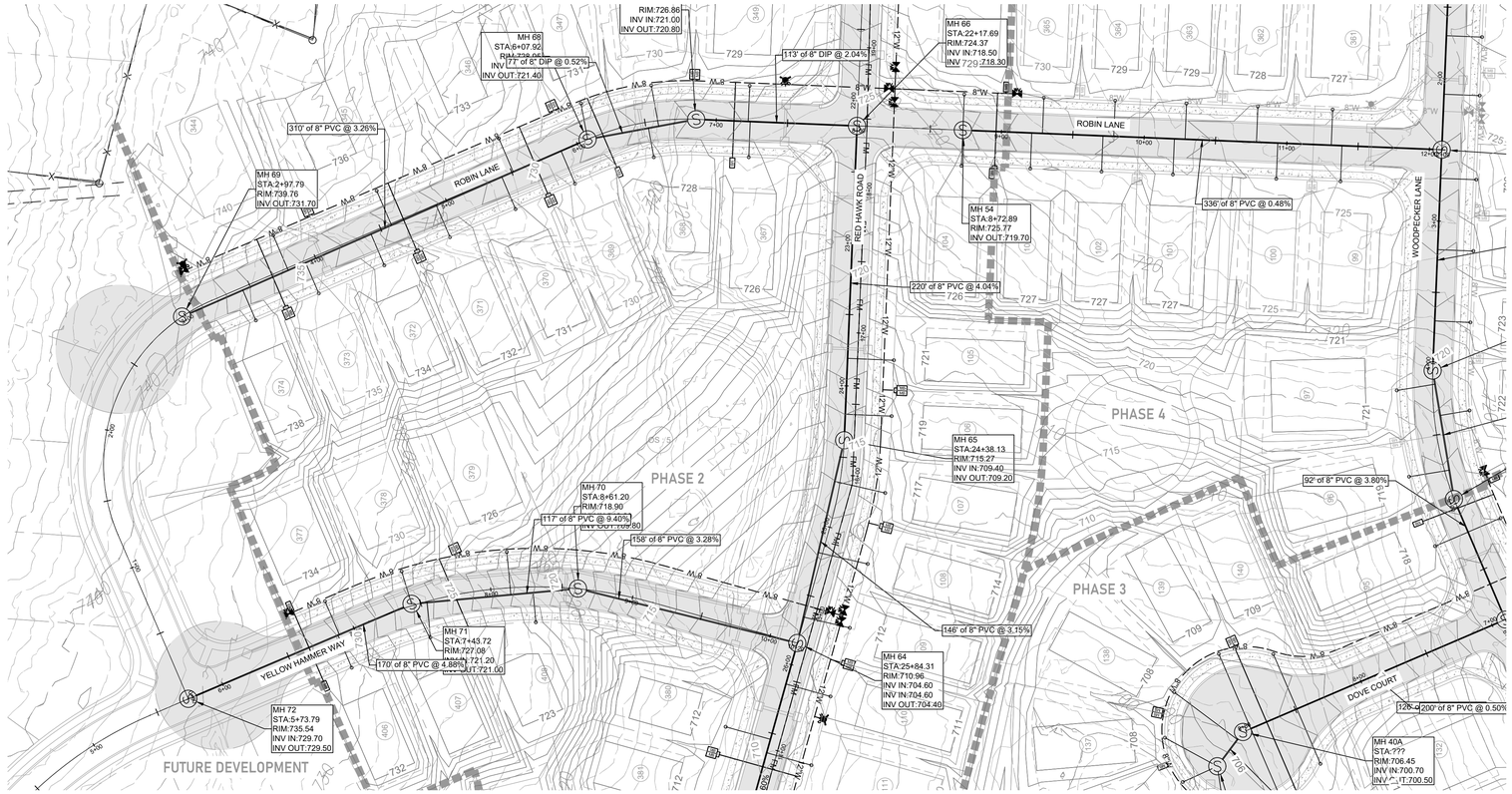
SHEET TITLE:
WOODPECKER LANE
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.8



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(IN FEET)
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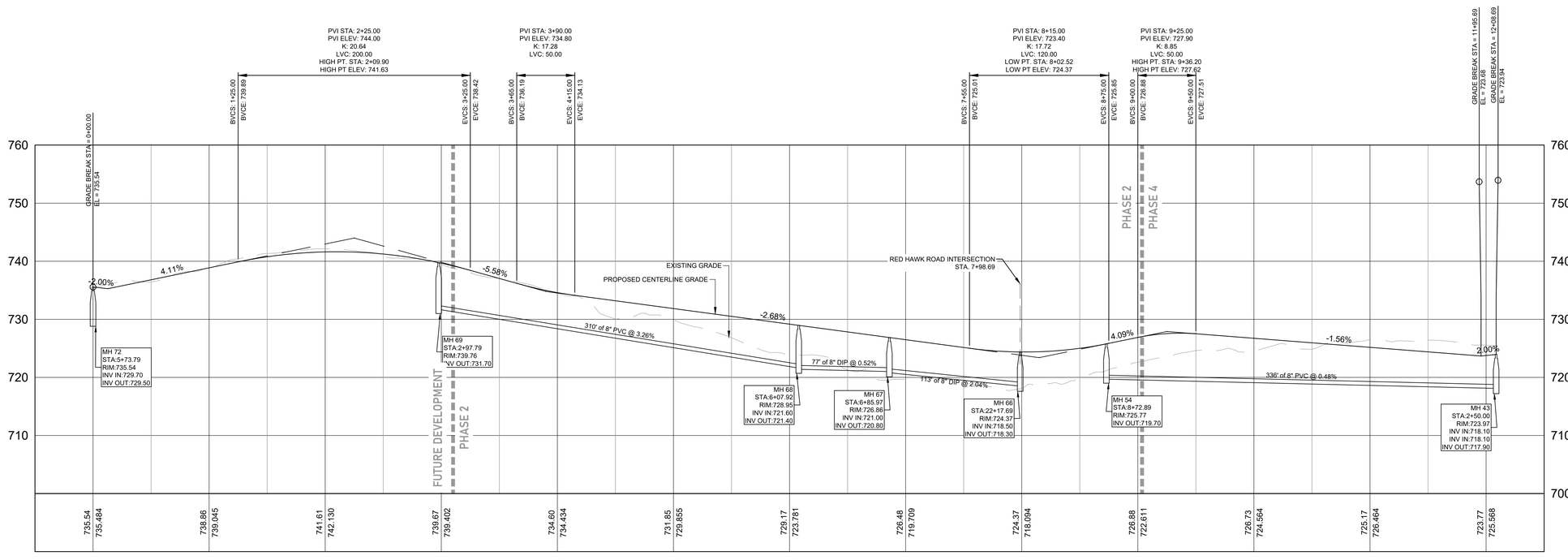
SCALE: 1" = 50'



ROBIN LANE PROFILE
SCALE H:1"=60'; V:1"=12'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Cole Newton
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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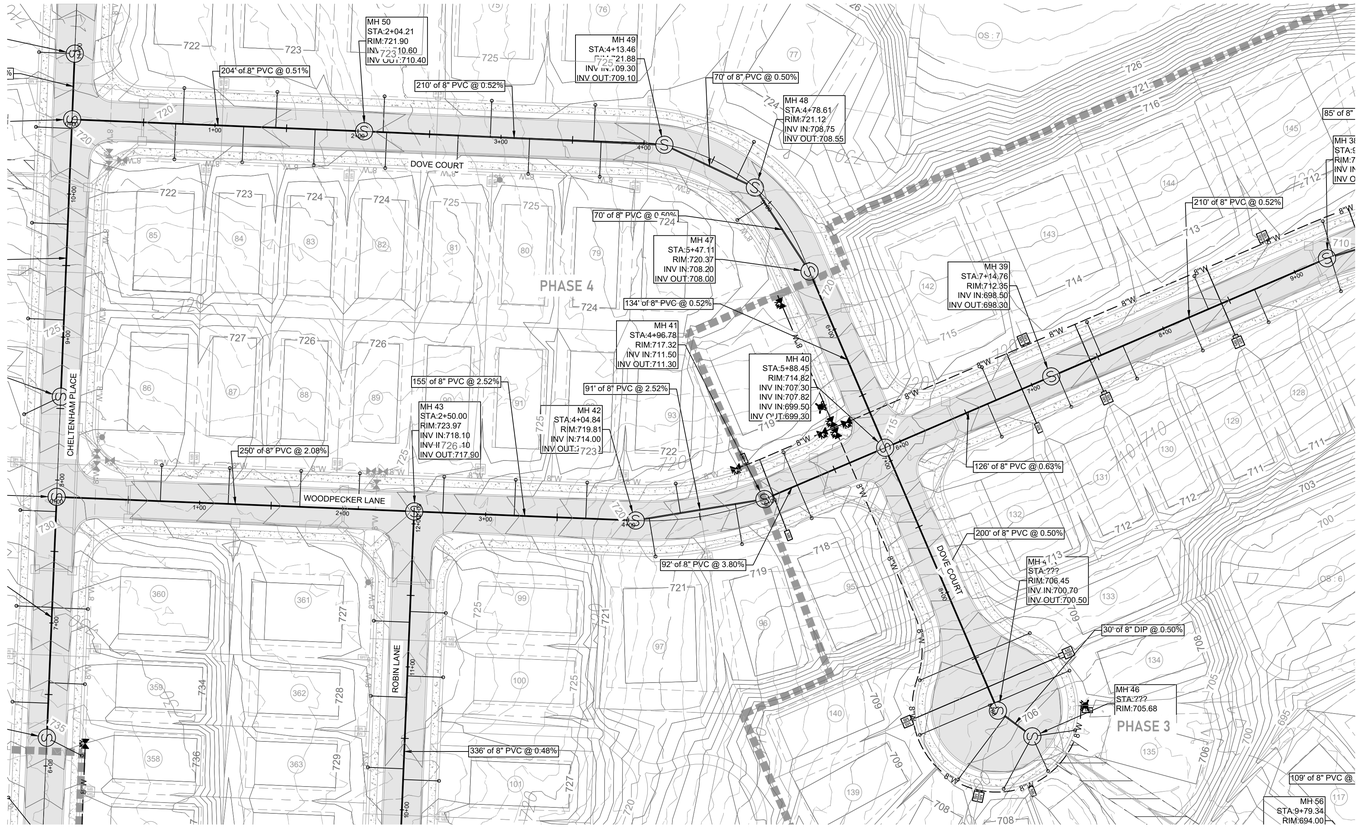
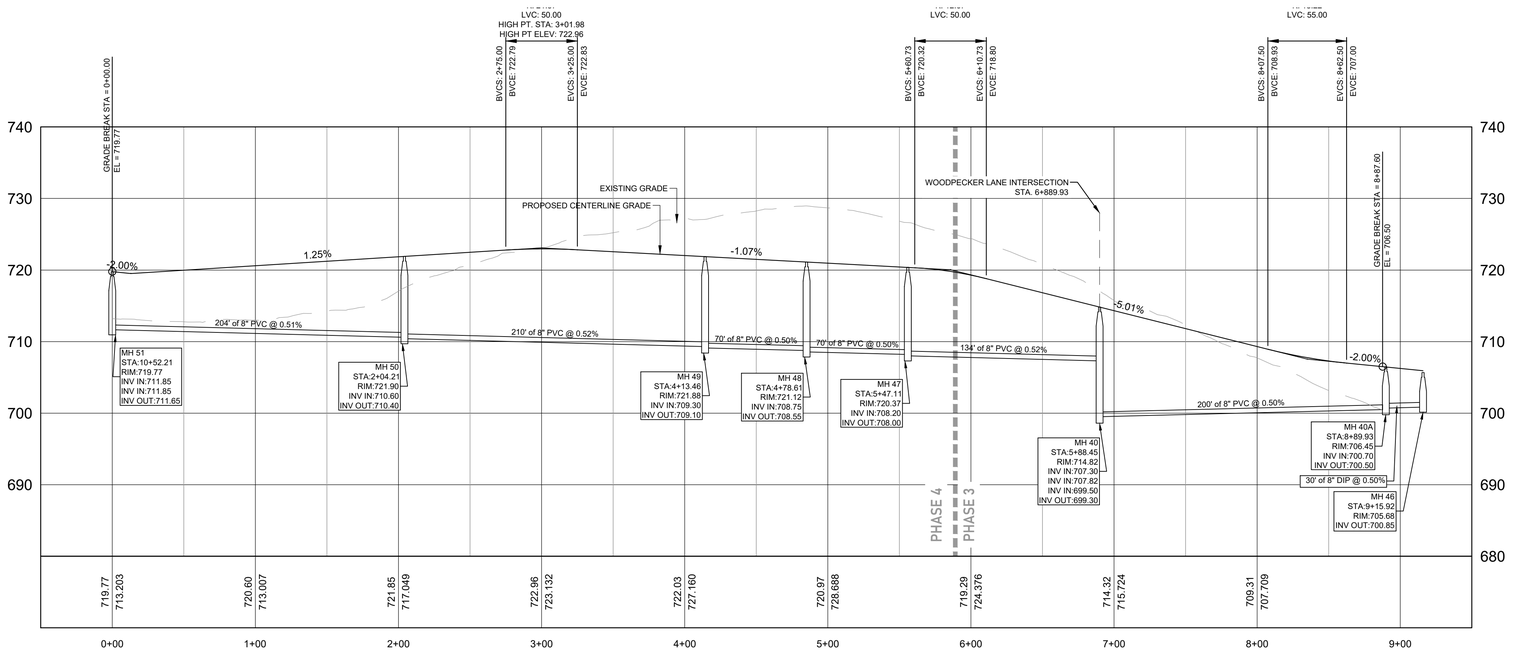
SHEET TITLE:
ROBIN LANE
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.9



DOVE COURT PROFILE
SCALE H:1"=60'; V:1"=12'



GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
CIVIL
ENGINEERING
LICENSED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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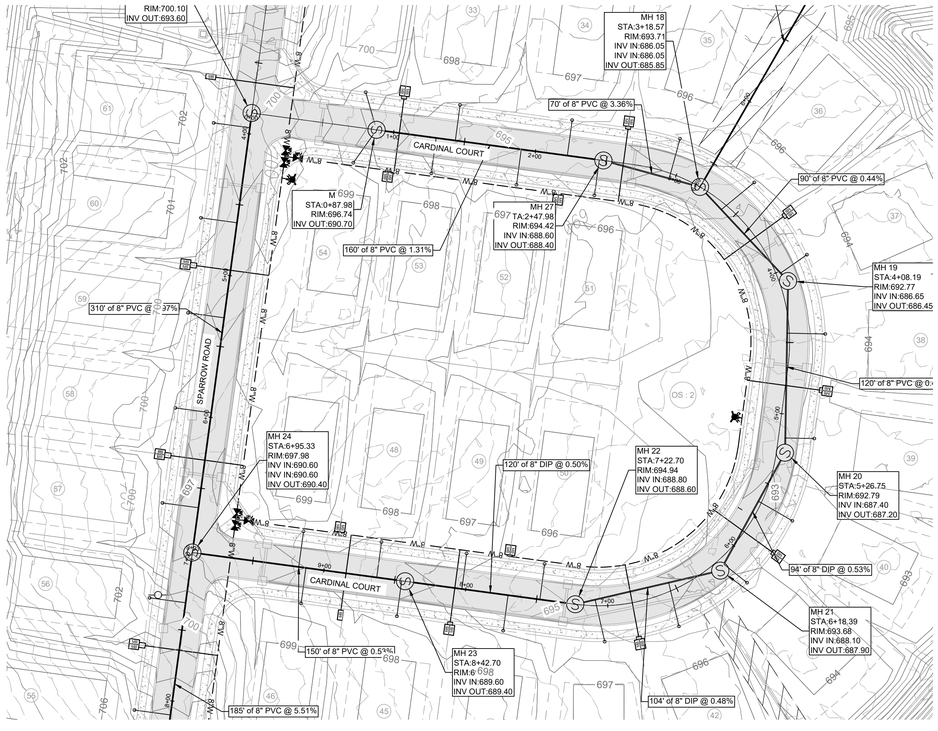
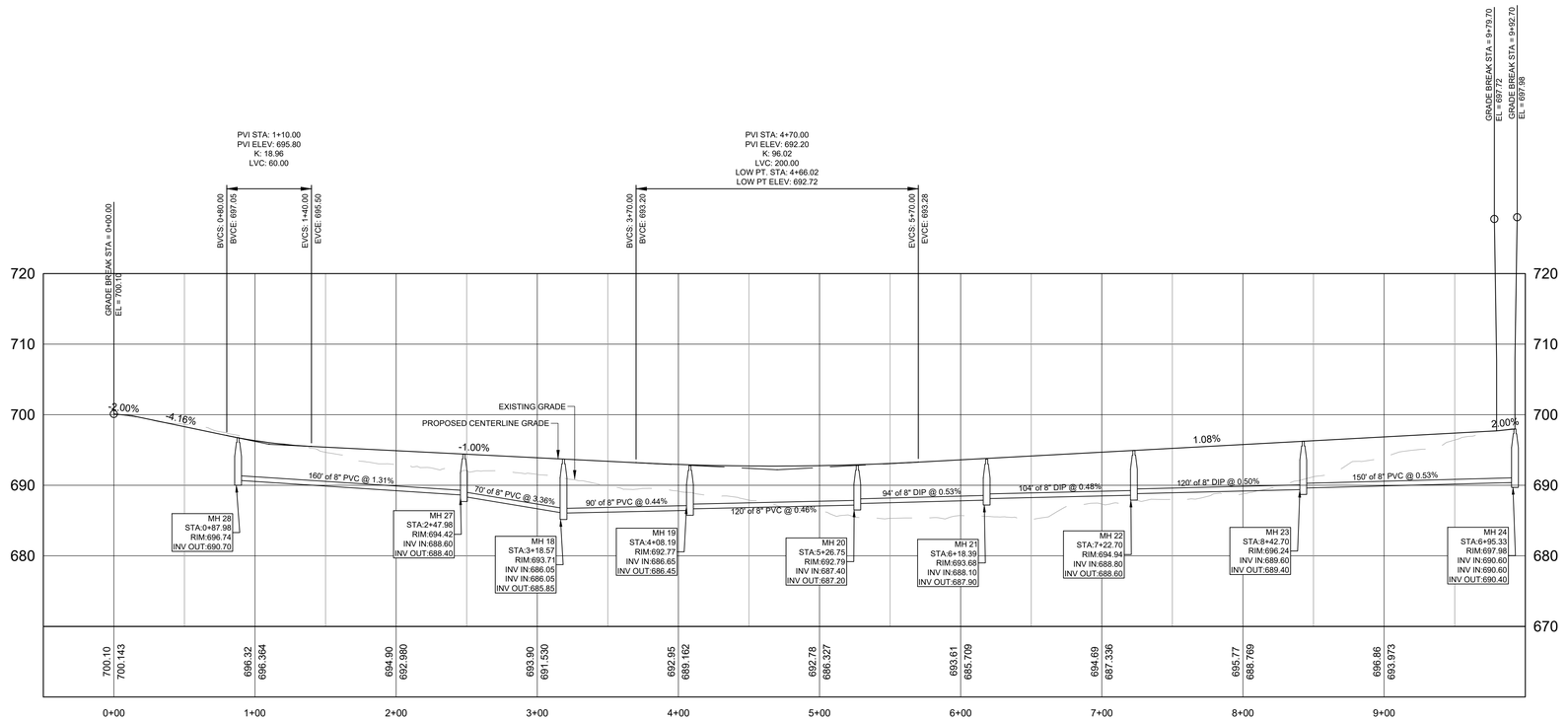
SHEET TITLE:
DOVE COURT
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

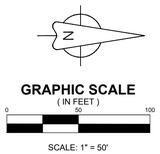
SHEET NO.:
C - 7.10





CARDINAL COURT PROFILE

SCALE H:1"=60'; V:1"=12'



SCALE: 1" = 50'

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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CONSULTANTS:

PROJECT TITLE:

DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

Cole Newton
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
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SHEET TITLE:

CARDINAL COURT SANITARY SEWER PROFILE PLAN

CONSTRUCTION PLANS

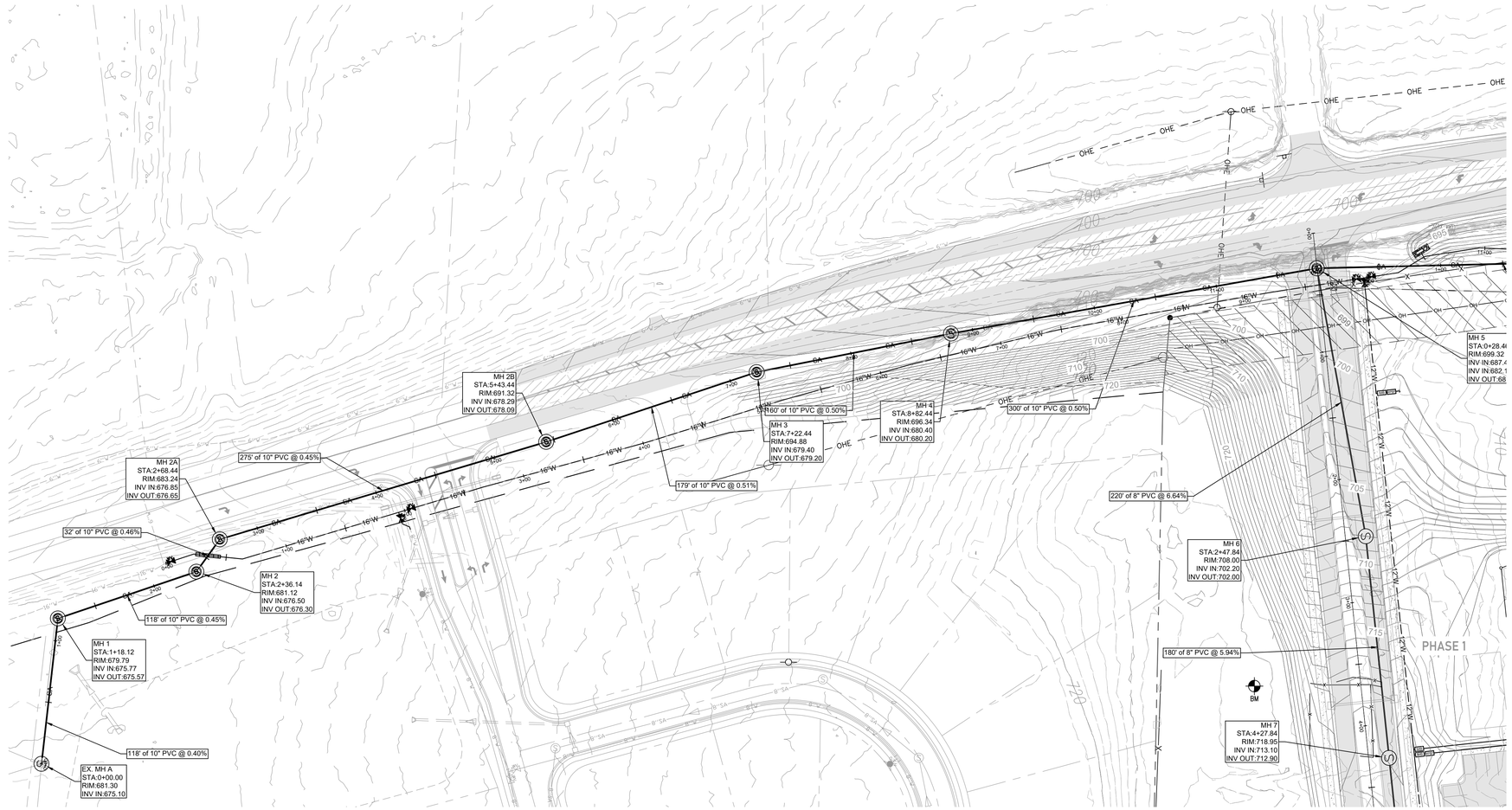
DATE: 05/24/2023

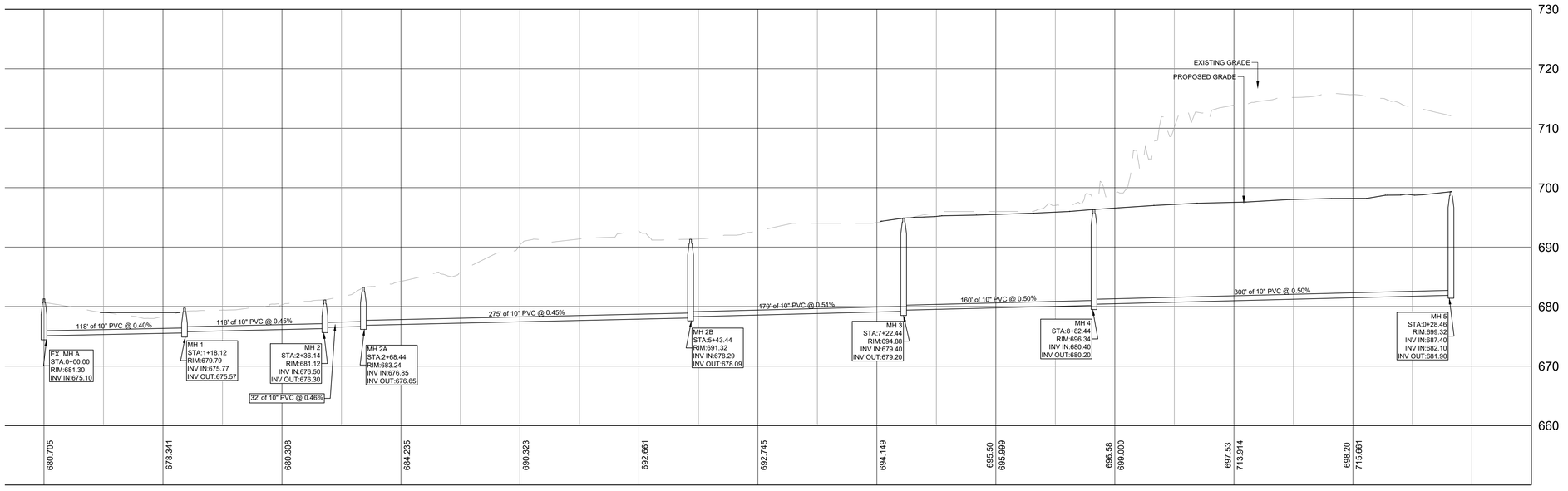
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 7.11





EX. MH A TO MH 5 PROFILE

SCALE H:1"=60'; V:1"=12'

N

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
Certification
11/14/2025

COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
EXISTNG MH A TO MH 5
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS

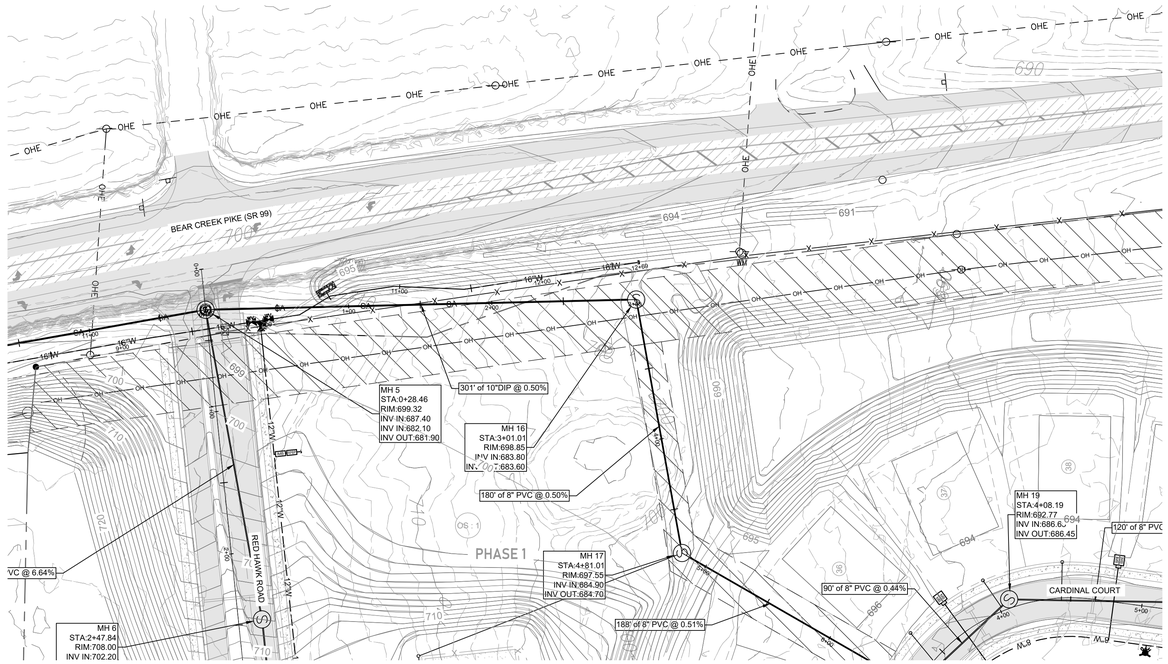
DATE: 05/24/2023

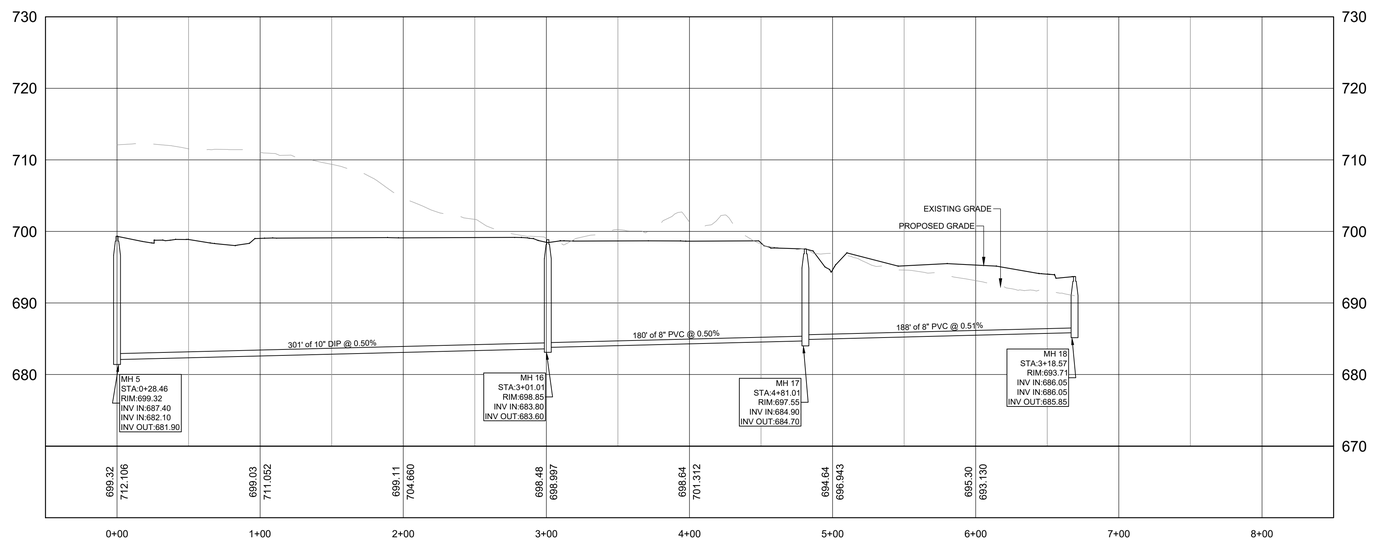
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

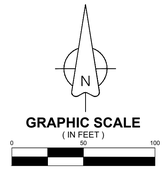
C - 7.12





MH 5 TO MH 18 PROFILE

SCALE H:1"=60'; V:1"=12'



GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
STATE OF TENNESSEE
Cole Newton
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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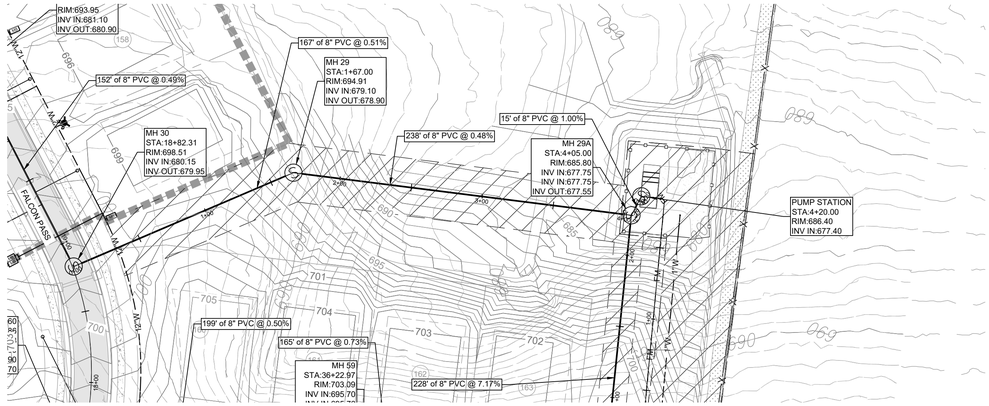
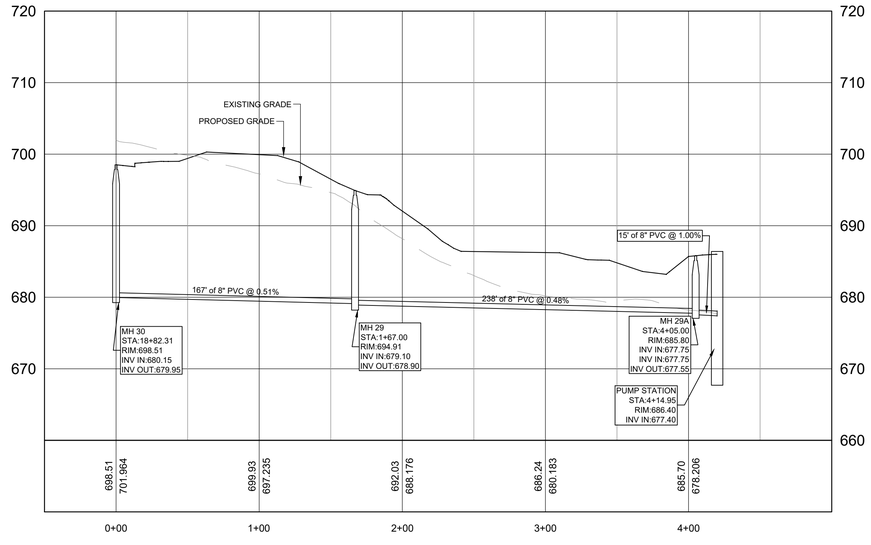
SHEET TITLE:
MH 5 TO MH 18
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.13





MH 30 TO PUMP STATION PROFILE

SCALE H:1"=60'; V:1"=12'

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
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SHEET TITLE:
MH 30 TO PUMP STATION
SANITARY SEWER
PROFILE PLAN

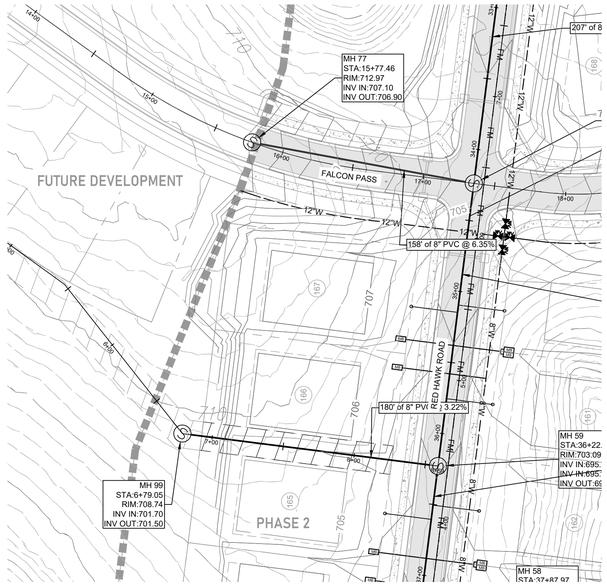
CONSTRUCTION PLANS

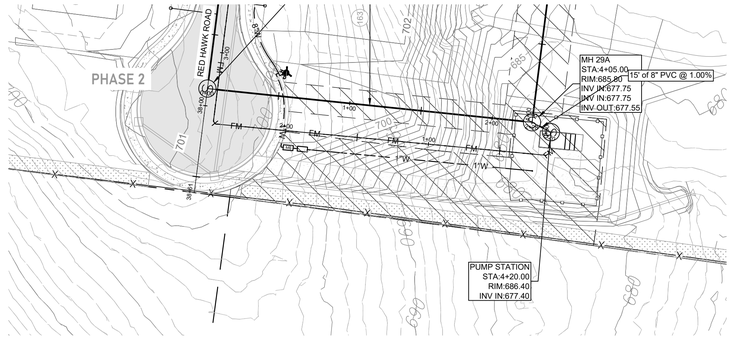
DATE: 05/24/2023

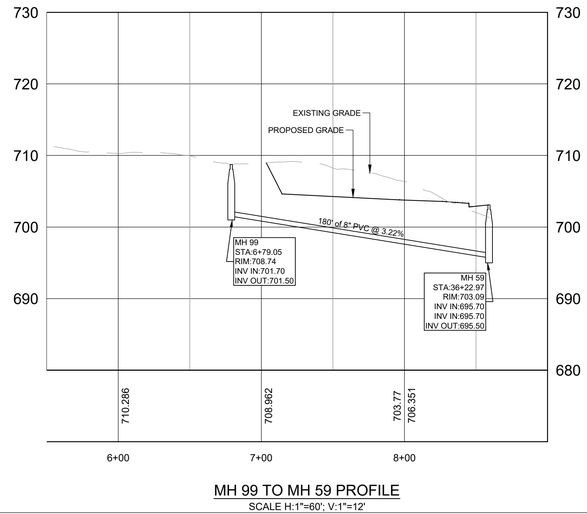
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:
C - 7.14

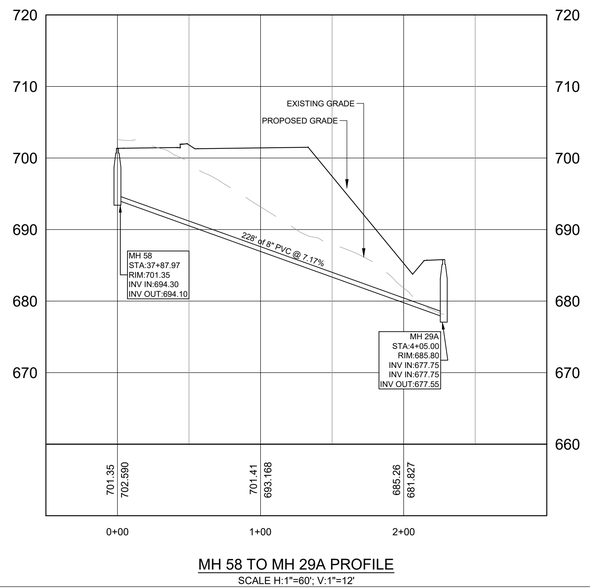






MH 99 TO MH 59 PROFILE

SCALE H:1"=60'; V:1"=12'



MH 58 TO MH 29A PROFILE

SCALE H:1"=60'; V:1"=12'

N

GRAPHIC SCALE
(IN FEET)
0 50 100

SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
MH 99 TO MH 59 AND
MH 58 TO MH 29A
SANITARY SEWER
PROFILE PLAN

CONSTRUCTION PLANS

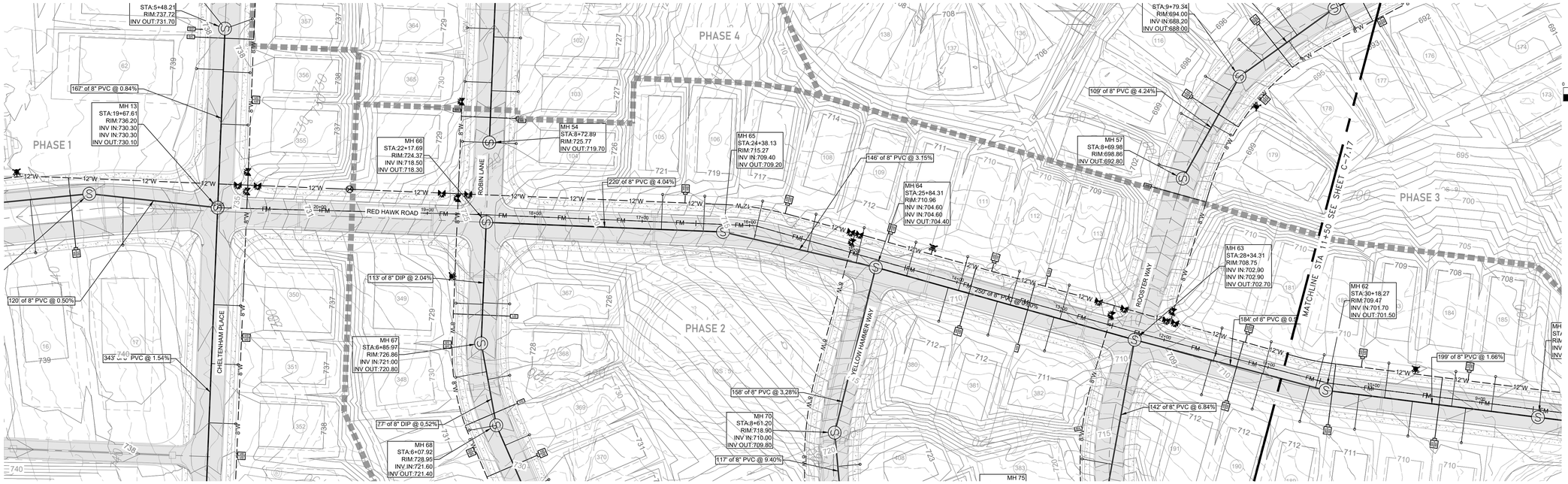
DATE: 05/24/2023

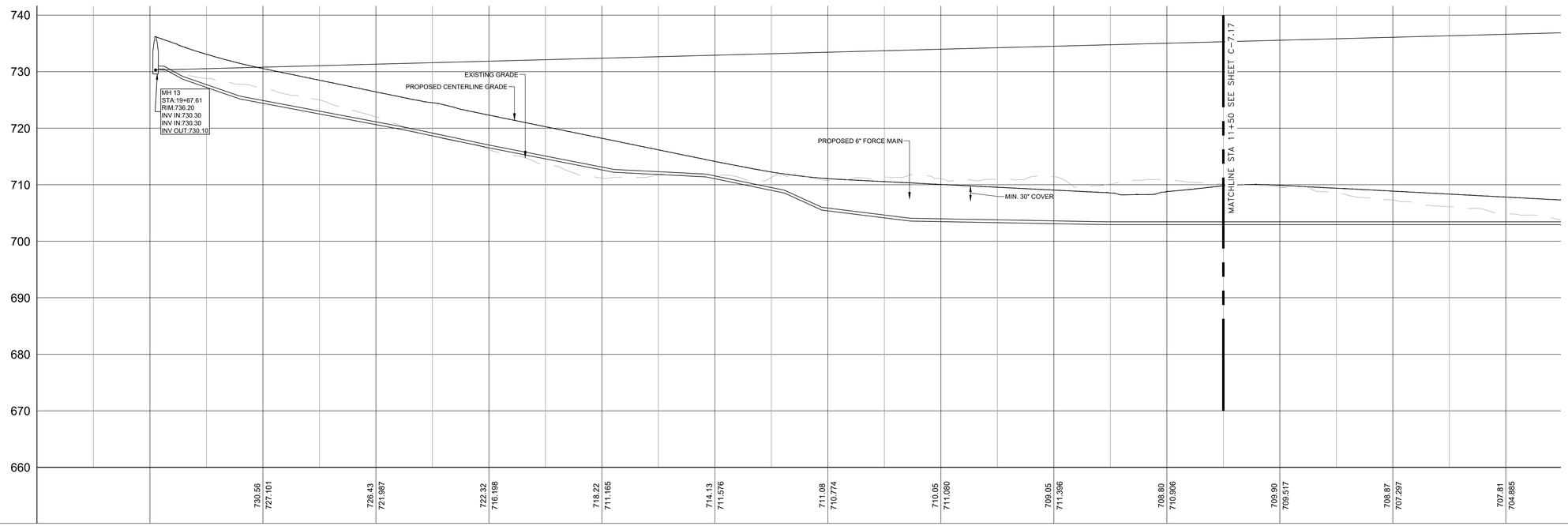
DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 7.15





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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
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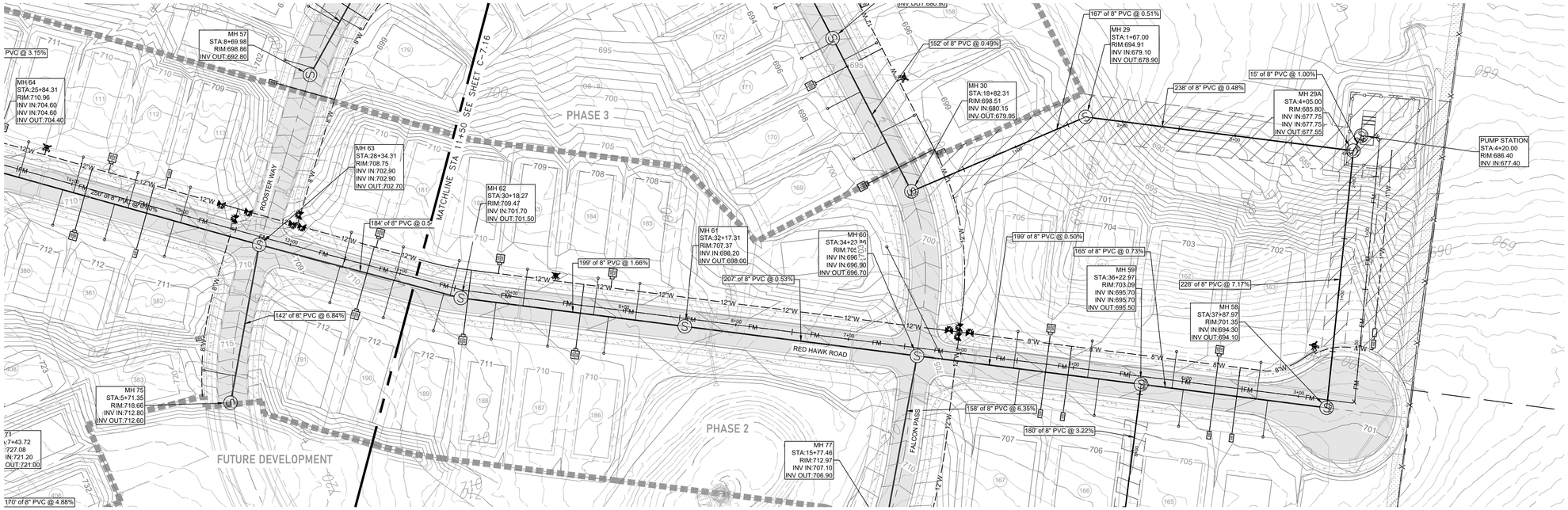
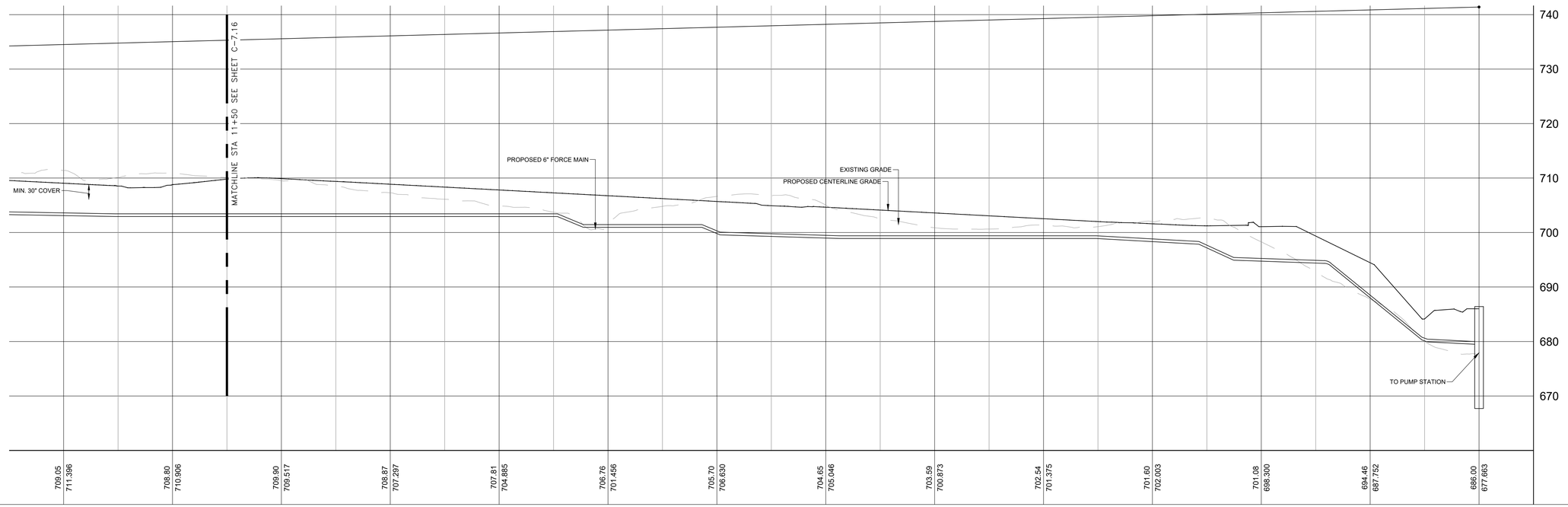
SHEET TITLE:
FORCE MAIN PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.16





GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

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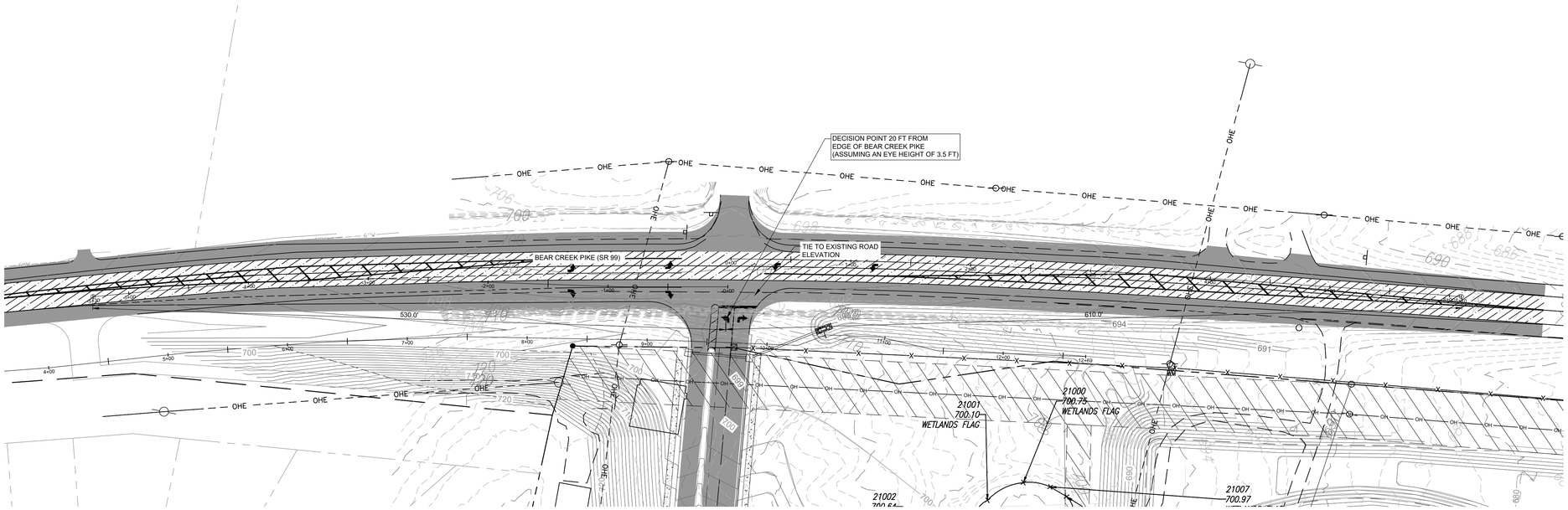
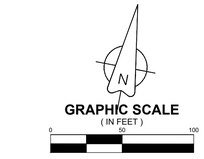
SHEET TITLE:
FORCE MAIN PROFILE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 7.17





GRAPHIC SCALE
(IN FEET)
0 50 100
SCALE: 1" = 50'

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

SIGHT DISTANCE CALCULATIONS

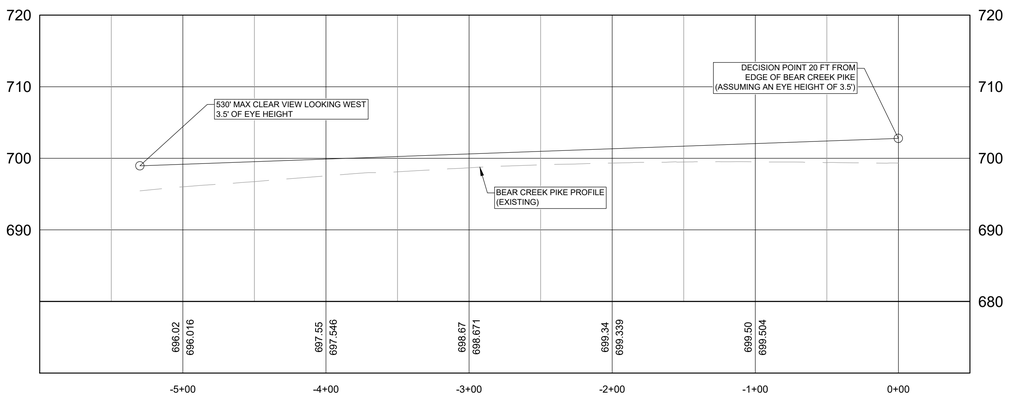
SITE ACCESS/TRILOGY HILLS

- SPEED LIMIT ON POLK LANE IS 55 MPH

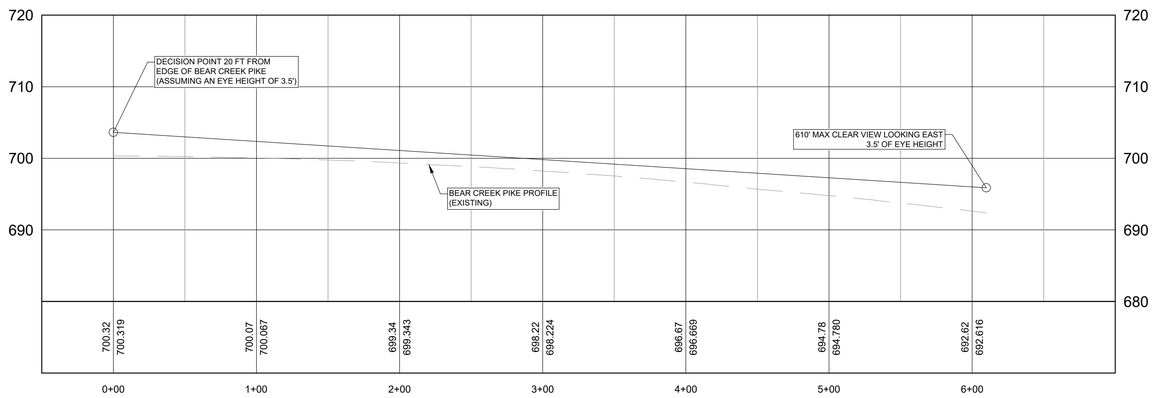
LEFT-TURN FROM STOP = **> 530 FT (55 MPH DESIGN SPEED)**
THIS IS THE DISTANCE NEEDED IN EACH DIRECTION TO MAKE A LEFT TURN OUT OF THE DEVELOPEMENT. THE PROVIDED ISD EAST OF THE INTERSECTION OF BEAR CREEK PIKE AND SITE ACCESS FOR A LEFT-TURN FROM STOP IS GREATER THAN THE CALCULATED MINIMUM ISD REQUIRED, 606 FT.
ISD (*GREEN BOOK, EQUATION 9-1*) = $1.47V_{MAJOR}\ T_G$
ISD FROM TABLE 9-7 IN GREEN BOOK = 610 FT (55 MPH)
T_G = TIME GAP (GREEN BOOK, TABLES 9-5) = 7.5S

RIGHT-TURN FROM STOP = **> 530 FT (55 MPH DESIGN SPEED)**
THE PROVIDED ISD WEST OF THE INTERSECTION OF BEAR CREEK PIKE AND SITE ACCESS FOR A RIGHT-TURN FROM STOP IS GREATER THAN THE CALCULATED MINIMUM ISD REQUIRED, 525 FT.
ISD (*GREEN BOOK, EQUATION 9-1*) = $1.47V_{MAJOR}\ T_G$
ISD FROM TABLE 9-9 IN GREEN BOOK = 530 FT (55 MPH)
T_G = TIME GAP (GREEN BOOK, TABLE 9-7) = 6.5S

*REFERENCE TRAFFIC STUDY



BEAR CREEK PIKE LOOKING WEST PROFILE
SCALE H:1"=60'; V:1"=12'



BEAR CREEK PIKE LOOKING EAST PROFILE
SCALE H:1"=60'; V:1"=12'

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7677 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ENGINEER
11892
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM PLAT

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SHEET TITLE:
SITE DISTANCE CALCULATIONS

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

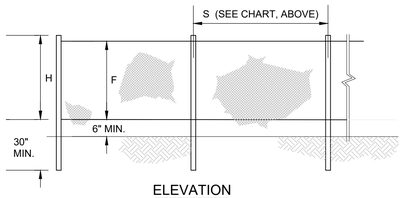
SHEET NO.:
SD - 1

POST SIZE, MATERIAL AND SPACING CHART

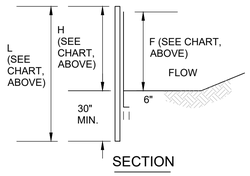
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH = L	58"	58"
MIN. HEIGHT = H	1'-6"	2'-6"
MAX. SPACING = S	6'-0"	6'-0"
MATERIAL	2.25"x2.25" PINE OR 1.25 LB./FT. STEEL	1.25 LB./FT. STEEL

	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	WARP - 120 FILL - 100	WARP - 310 FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	---
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87) (MAX.)	4	18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	250	400
MINIMUM FABRIC WIDTH (INCHES) = F+8"	36	36

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



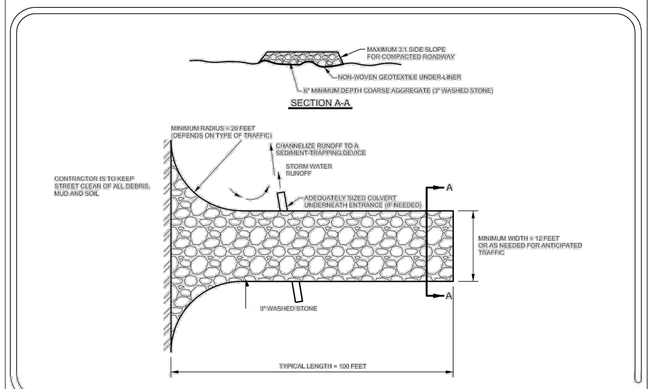
ELEVATION



SECTION

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

SILT FENCE
N.T.S.



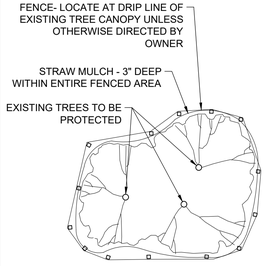
CITY OF COLUMBIA TENNESSEE

CONSTRUCTION ACCESS
(NTS)

DATE: 1-23-2012
DWG. NO. ES-01

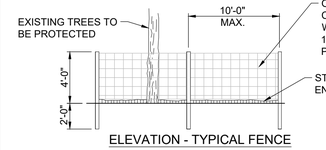
NOTES:
1. INSPECT STONE FILTER RING ONCE FINAL STABILIZATION HAS OCCURRED AND REPAIR AS NECESSARY.

FILTER RING
N.T.S.



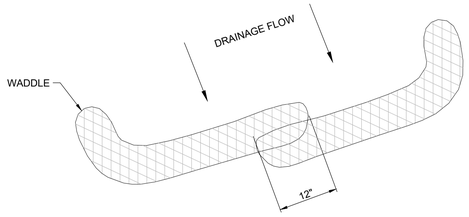
PLAN - TYPICAL FENCE

NOTES:
1. INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.
2. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.
3. REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.
4. NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES WITHOUT OWNERS CONSENT.
5. CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.



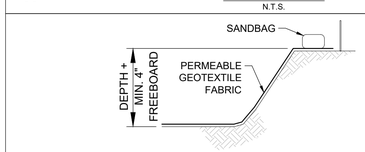
ELEVATION - TYPICAL FENCE

TREE PROTECTION
N.T.S.

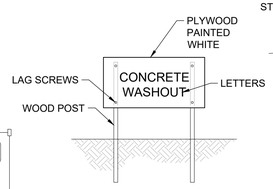


NOTES:
1. PLACE AN ADEQUATE NUMBER OF WADDLE ROLLS ALONG PAVEMENT TO PROVIDE COMPLETE PROTECTION. ENDS SHOULD OVERLAP ABOUT 12 INCHES.
2. INSPECT PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGHOUT THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
3. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE.

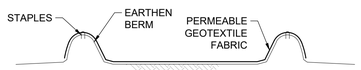
WADDLE SEDIMENT CONTROL DEVICE
N.T.S.



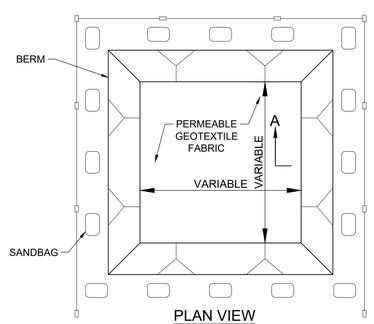
SECTION A-A



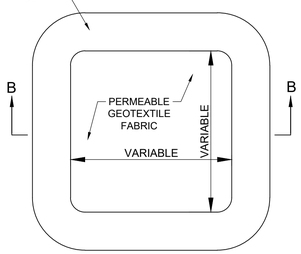
CONCRETE WASHOUT SIGN (OR EQUIVALENT)



SECTION B-B



PLAN VIEW
TYPE "BELOW GRADE"

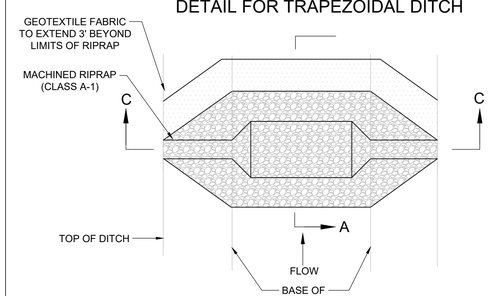


PLAN VIEW
TYPE "ABOVE GRADE" WITH EARTHEN BERMS

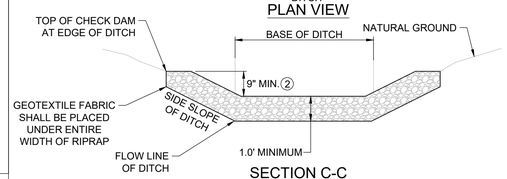
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

CONCRETE WASHOUT AREA
N.T.S.

DETAIL FOR TRAPEZOIDAL DITCH

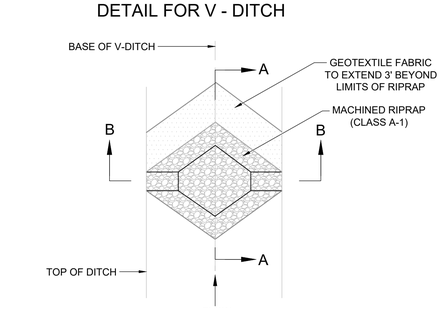


PLAN VIEW

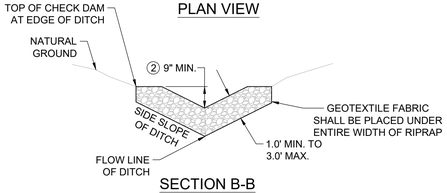


SECTION C-C

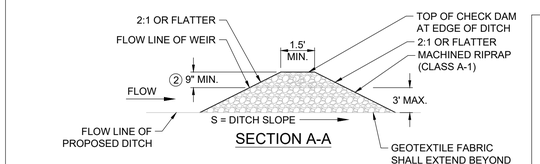
DETAIL FOR V - DITCH



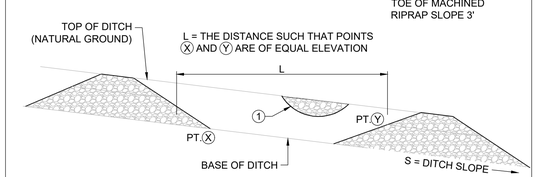
PLAN VIEW



SECTION B-B



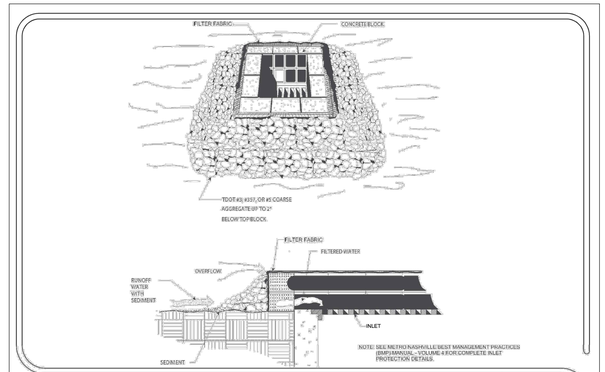
SECTION A-A



DETAIL FOR SPACING BETWEEN CHECK DAMS

NOTES:
1. FILL LOW AREAS ALONG TOP OF BANK TO PREVENT BACKWATER FROM EXITING DITCH.
2. WEIR FLOW DEPTH BASED UPON 2YR/24HR STORM EVENT OR 5YR/24HR STORM EVENT.

ROCK CHECK DAM
N.T.S.



CITY OF COLUMBIA TENNESSEE

INLET PROTECTION
(NTS)

DATE: 1-23-2012
DWG. NO. ES-02

TKC
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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPVS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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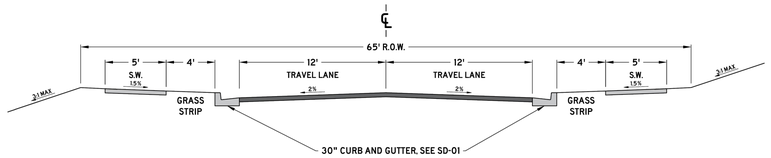
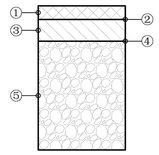
SHEET TITLE:
EROSION CONTROL DETAILS

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
DT - 1



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



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. MAY INCLUDE A THIRD TRAVEL LANE 12 FEET IN WIDTH
3. DIMENSIONS REFLECT A MINIMUM STANDARD
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

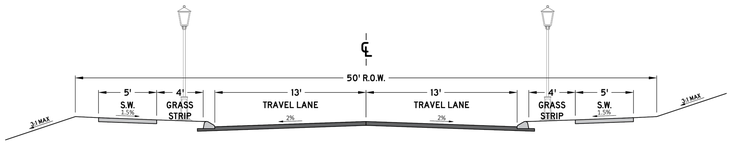
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

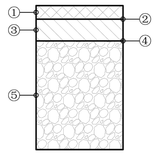
(NTS)

DATE
6/9/2022

RD-04



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



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

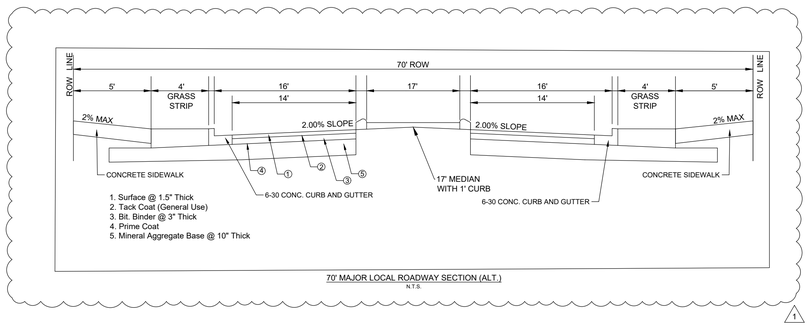
STANDARD DETAILS

MINOR LOCAL ROADWAY

(NTS)

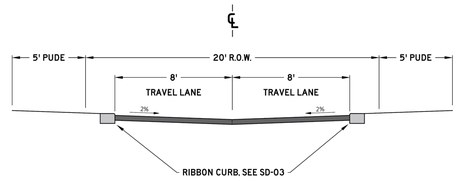
DATE
6/9/2022

RD-05



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

1



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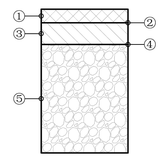
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

ALLEY

(NTS)

DATE
6/9/2022

RD-06

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7677 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
CIVIL DETAILS

CONSTRUCTION PLANS

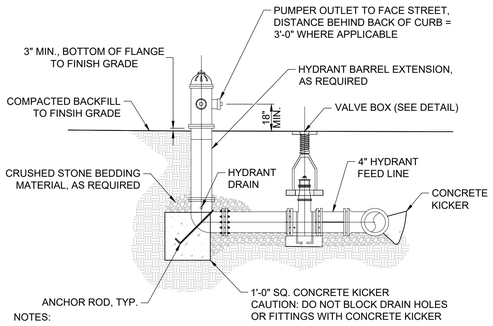
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

DT - 2



NOTES:

1. CRUSHED STONE SHALL BE PLACES AROUND HYDRANT DRAIN PORTS, MINIMUM OF 5 CU. FT. COVER TOP OF CRUSHED STONE WITH BUILDERS FELT BEFORE BACKFILLING.
2. HYDRANT SHALL BE VERTICALLY PLUMB.
3. HYDRANT SHALL BE PAINTED WITH TWO COATS (MIN.) OF EXTERIOR ENAMEL (BLACK).
4. HYDRANT SHALL CONFORM TO LOCAL REQUIREMENTS
5. HYDRANT SHALL BE MUELLER
6. HYDRANT IS FOR DEAD END RUN BLOW-OFF

FIRE HYDRANT ASSEMBLY

N.T.S.

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

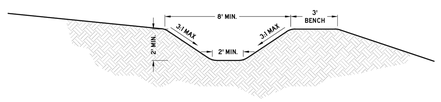
STANDARD DETAILS

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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

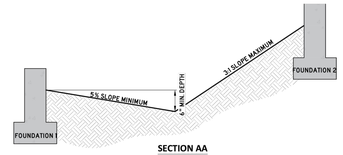
STANDARD DETAILS

TRAPEZOIDAL DITCH

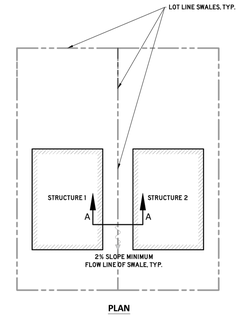
(NTS)

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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7677 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
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4	02/15/24	PER TDOT COMMENTS
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SHEET TITLE:
CIVIL DETAILS

CONSTRUCTION PLANS

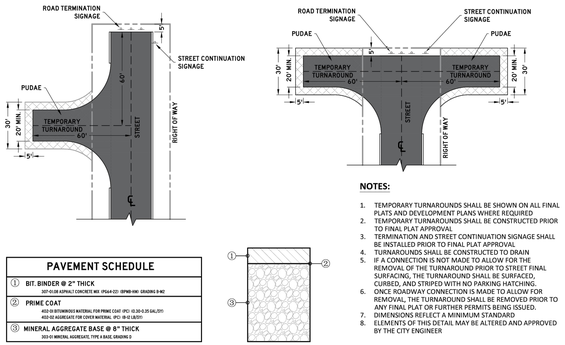
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

DT - 3



PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-01-08 ASPHALT CONCRETE MIX (PG64-22) (SPMD-09C GRADING D-M2
②	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-02 AGGREGATE FOR CHOKE MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

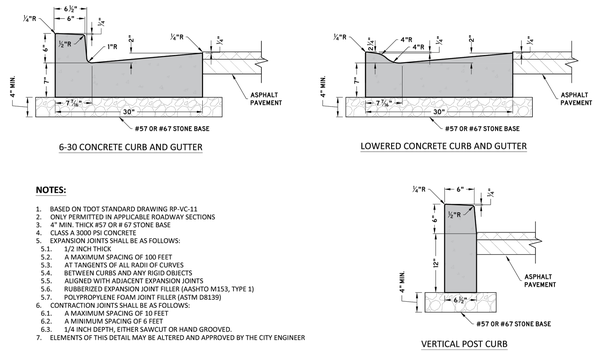
STANDARD DETAILS

TEMPORARY TURNAROUND

(NTS)

DATE 6/9/2022

SD-16



6-30 CONCRETE CURB AND GUTTER

LOWERED CONCRETE CURB AND GUTTER

NOTES:

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

VERTICAL POST CURB

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

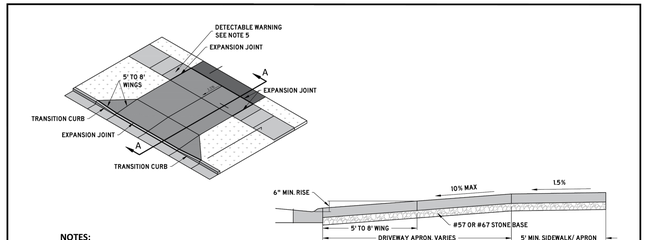
STANDARD DETAILS

CURB AND GUTTER AND POST CURB

(NTS)

DATE 6/9/2022

SD-01



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

SECTION AA

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

DRIVEWAY APRON

(NTS)

DATE 6/9/2022

SD-12

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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

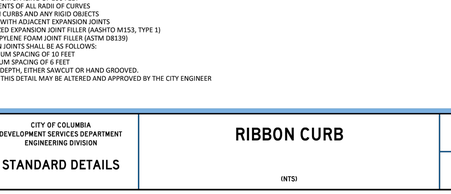
STANDARD DETAILS

CONCRETE SIDEWALK

(NTS)

DATE 6/9/2022

SD-10



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

EXTRUDED MOUNTABLE CURB

(NTS)

DATE 6/9/2022

SD-02

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

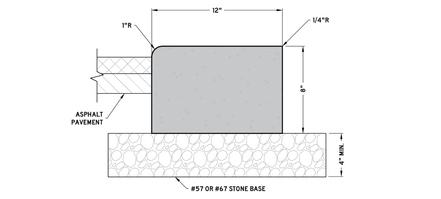
STANDARD DETAILS

STREET CONTINUATION SIGNAGE

(NTS)

DATE 6/9/2022

SD-19



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON ALLEYS
3. CLASS A 3000 PSI CONCRETE
4. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 4.1. 1/2 INCH THICK
   - 4.2. A MAXIMUM SPACING OF 100 FEET
   - 4.3. AT TANGENTS OF ALL RADII OF CURVES
   - 4.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 4.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 4.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 4.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. A MAXIMUM SPACING OF 10 FEET
   - 5.2. A MINIMUM SPACING OF 6 FEET
   - 5.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

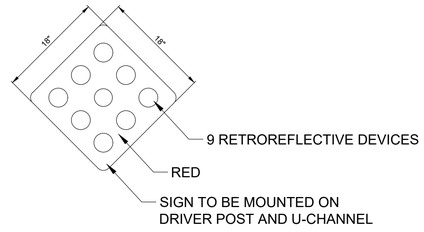
STANDARD DETAILS

RIBBON CURB

(NTS)

DATE 6/9/2022

SD-03



TYPE 4 ROAD TERMINATION (MUTCD OM4-1) SIGN
N.T.S.

1

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7677 | WWW.TNC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
LANDSCAPE ARCHITECTURE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
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SHEET TITLE:
CIVIL DETAILS

CONSTRUCTION PLANS

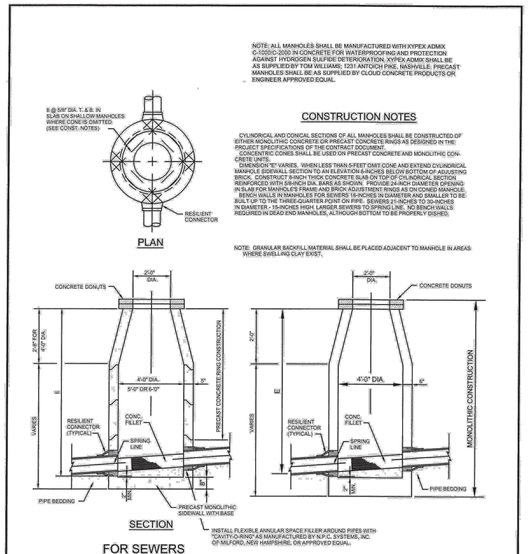
DATE: 05/24/2023

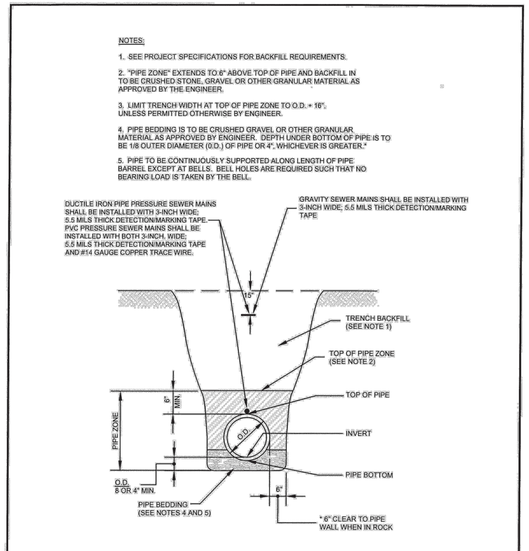
DRAWN BY: TS

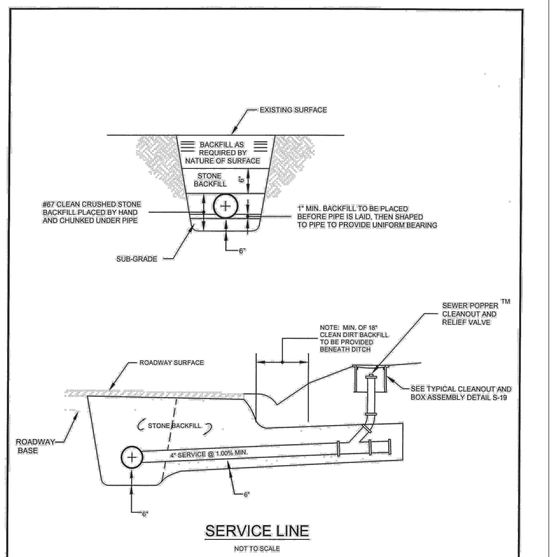
PROJECT NO.: 2124

SHEET NO.:

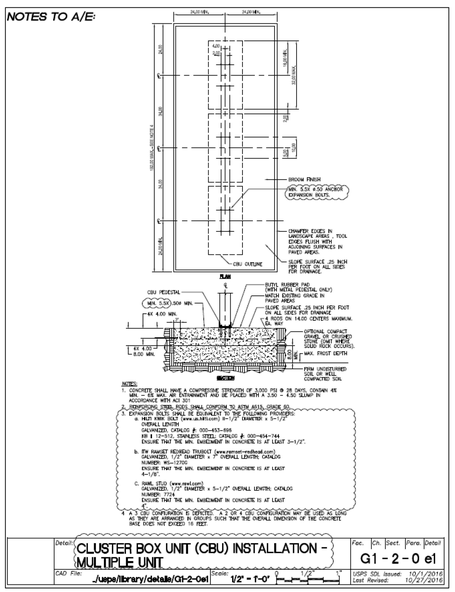
DT - 4







APPENDIX B – Cluster Box Unit Installation Multiple Unit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24.00 MIN.
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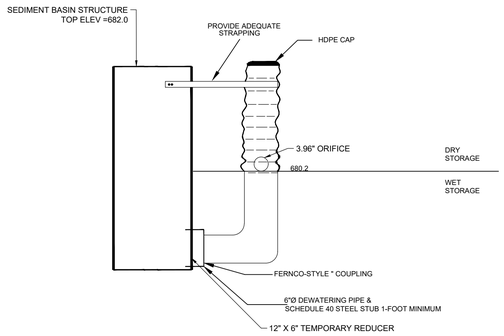
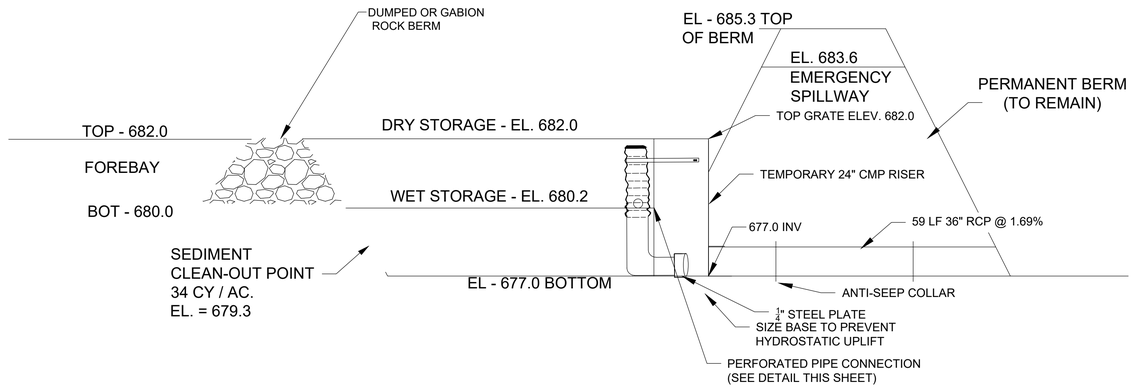
SEDIMENT BASIN - AREA 1



DEWATERING DEVICE DETAIL
SCALE : NONE



SEDIMENT BASIN

TOTAL DRAINAGE AREA = 32.18 ACRES

REQUIRED VOLUME (WET) = 67 CY/AC.

REQUIRED VOLUME (DRY) = 67 CY/AC.

TOTAL REQUIRED VOLUME = 134 CY/AC.

REQUIRED STORAGE;

58,214 CF WET STORAGE

58,214 CF DRY STORAGE

14,553 CF PRE-TREATMENT VOL

PROVIDED STORAGE;

58,598 CF WET STORAGE - ELEV. 680.2

73,637 CF DRY STORAGE - ELEV. 682.0

18,690 CF PRE-TREATMENT VOL

BOTTOM OF WET STORAGE = EL 677.0

TOP OF WET STORAGE = EL 680.2

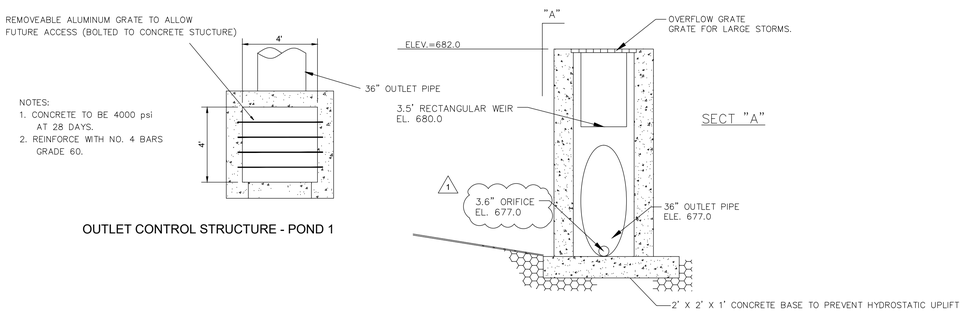
TOP OF DRY STORAGE = EL 682.0

TOP OF PRIMARY OVERFLOW = EL 682.0

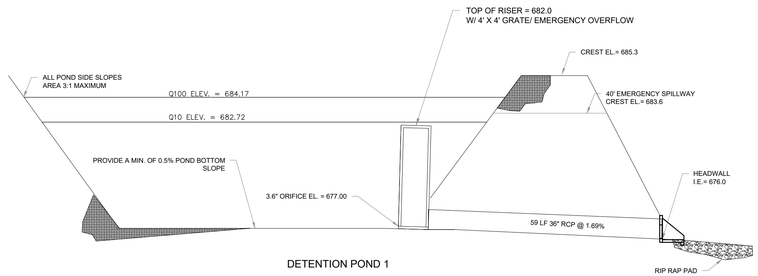
EMERGENCY OVERFLOW EL 683.6

TOP OF BERM = EL 685.3

SEDIMENT CLEAN-OUT = EL 679.3

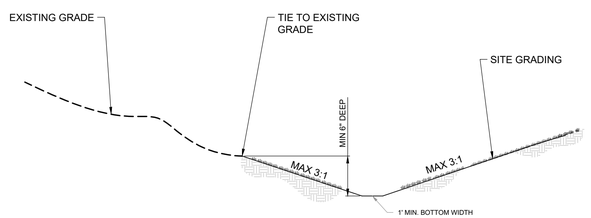


OUTLET CONTROL STRUCTURE - POND 1

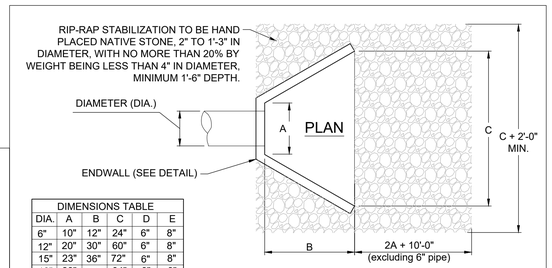


DETENTION POND 1

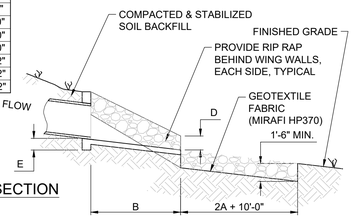
DETENTION POND 1



TYPICAL CROSS SECTION DRAINAGE DITCH
N.T.S.



DIMENSIONS TABLE					
DIA.	A	B	C	D	E
6"	10"	12"	24"	6"	8"
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"



RIP RAP AT ENDWALL
N.T.S.

#

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

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
11/14/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS
3	01/16/24	PER TDOT COMMENTS
4	02/15/24	PER TDOT COMMENTS
5	04/18/24	PER CLIENT
6	09/30/24	PER CPWS / WASTEWATER
7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	REMOVED LOTS PER PRELIM. PLAT

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SHEET TITLE:
POND DETAILS

CONSTRUCTION PLANS

DATE: 05/24/2023

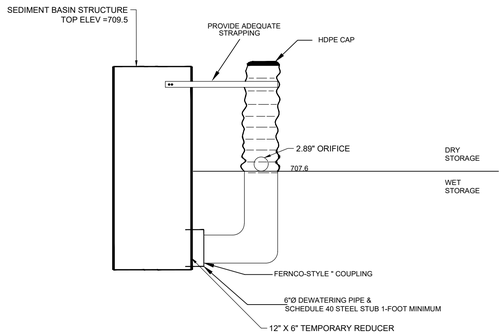
DRAWN BY: TS

PROJECT NO.: 2124

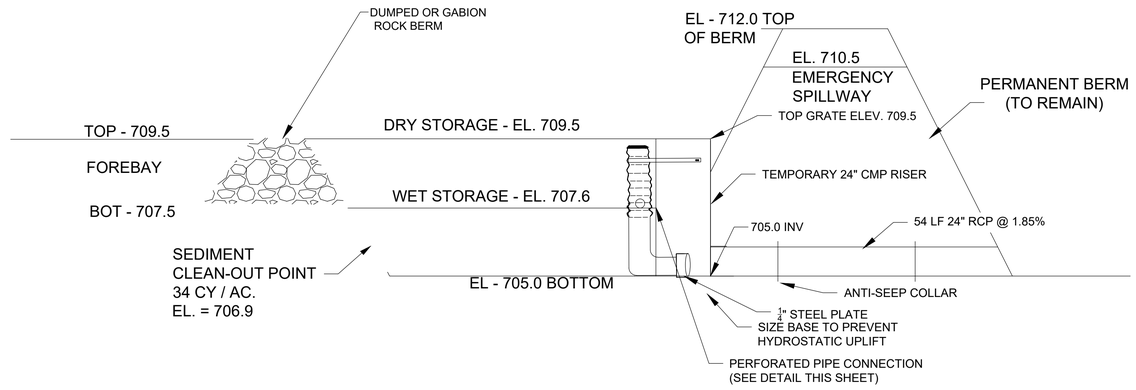
SHEET NO.:

DT - 6

SEDIMENT BASIN - AREA 2



DEWATERING DEVICE DETAIL
SCALE : NONE



SEDIMENT BASIN

TOTAL DRAINAGE AREA = 11.66 ACRES

REQUIRED VOLUME (WET) = 67 CY/AC.

REQUIRED VOLUME (DRY) = 67 CY/AC.

TOTAL REQUIRED VOLUME = 134 CY/AC.

REQUIRED STORAGE;

21,093 CF WET STORAGE

21,093 CF DRY STORAGE

5,273 CF PRE-TREATMENT VOL

PROVIDED STORAGE;

22,322 CF WET STORAGE - ELEV. 707.6

41,864 CF DRY STORAGE - ELEV. 709.5

6,743 CF PRE-TREATMENT VOL

BOTTOM OF WET STORAGE = EL 705.0

TOP OF WET STORAGE = EL 707.6

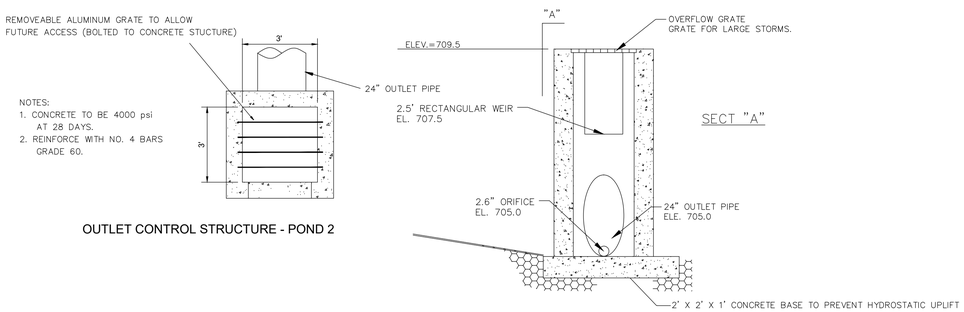
TOP OF DRY STORAGE = EL 709.5

TOP OF PRIMARY OVERFLOW = EL 709.5

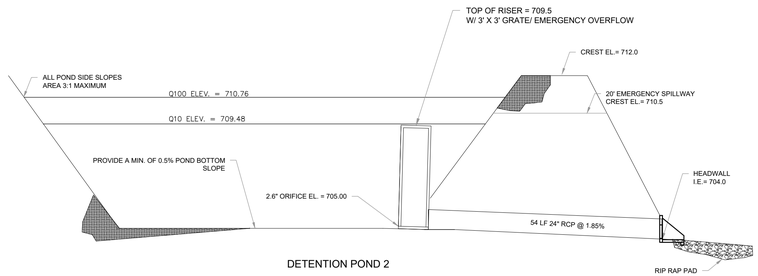
EMERGENCY OVERFLOW EL 710.5

TOP OF BERM = EL 712.0

SEDIMENT CLEAN-OUT = EL 706.9



OUTLET CONTROL STRUCTURE - POND 2



DETENTION POND 2

DETENTION POND 2

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
REG.#118292

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7	08/26/25	REVISED ALL PAD GRADING
8	11/14/25	RENUMBER LOTS PER PRELIM. PLAT

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SHEET TITLE:
POND DETAILS

CONSTRUCTION PLANS

DATE: 05/24/2023

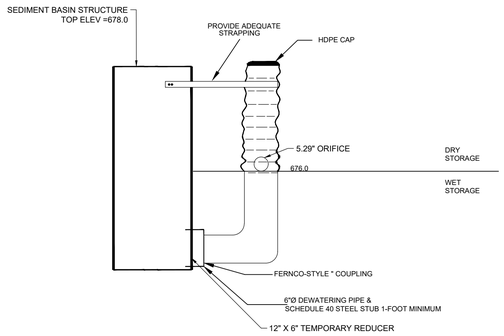
DRAWN BY: TS

PROJECT NO.: 2124

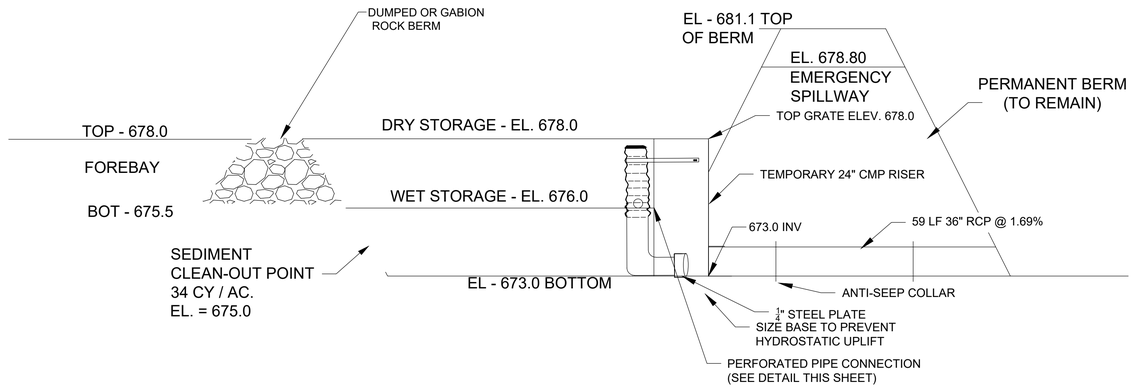
SHEET NO.:

DT - 7

SEDIMENT BASIN - AREA 3



DEWATERING DEVICE DETAIL
SCALE : NONE



SEDIMENT BASIN

TOTAL DRAINAGE AREA = 40.68 ACRES

REQUIRED VOLUME (WET) = 67 CY/AC.

REQUIRED VOLUME (DRY) = 67 CY/AC.

TOTAL REQUIRED VOLUME = 134 CY/AC.

REQUIRED STORAGE;

73,590 CF WET STORAGE

73,590 CF DRY STORAGE

18,398 CF PRE-TREATMENT VOL

PROVIDED STORAGE;

93,420 CF WET STORAGE - ELEV. 676.0

139,730 CF DRY STORAGE - ELEV. 678.0

20,139 CF PRE-TREATMENT VOL

BOTTOM OF WET STORAGE = EL 673.0

TOP OF WET STORAGE = EL 676.0

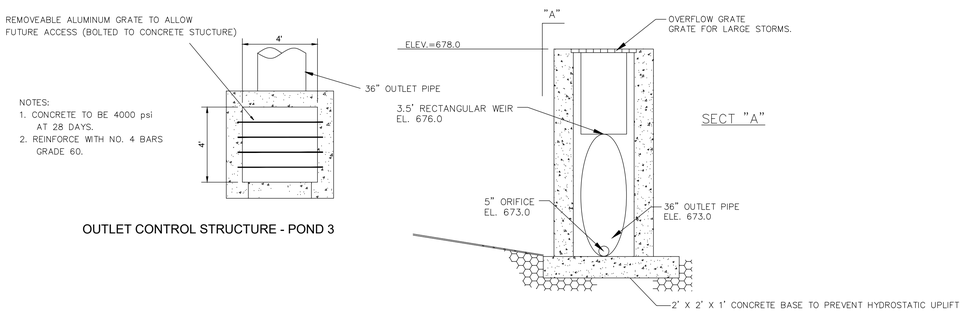
TOP OF DRY STORAGE = EL 678.0

TOP OF PRIMARY OVERFLOW = EL 678.0

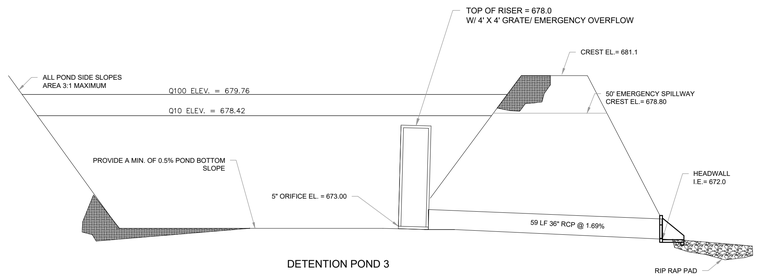
EMERGENCY OVERFLOW EL 678.8

TOP OF BERM = EL 681.1

SEDIMENT CLEAN-OUT = EL 675.0



OUTLET CONTROL STRUCTURE - POND 3



DETENTION POND 3

DETENTION POND 3

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE O. NEWTON
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AGRICULTURE
COMMERCE
STATE OF TENNESSEE
11/14/2025
COLE O NEWTON - TN
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SHEET TITLE:
POND DETAILS

CONSTRUCTION PLANS

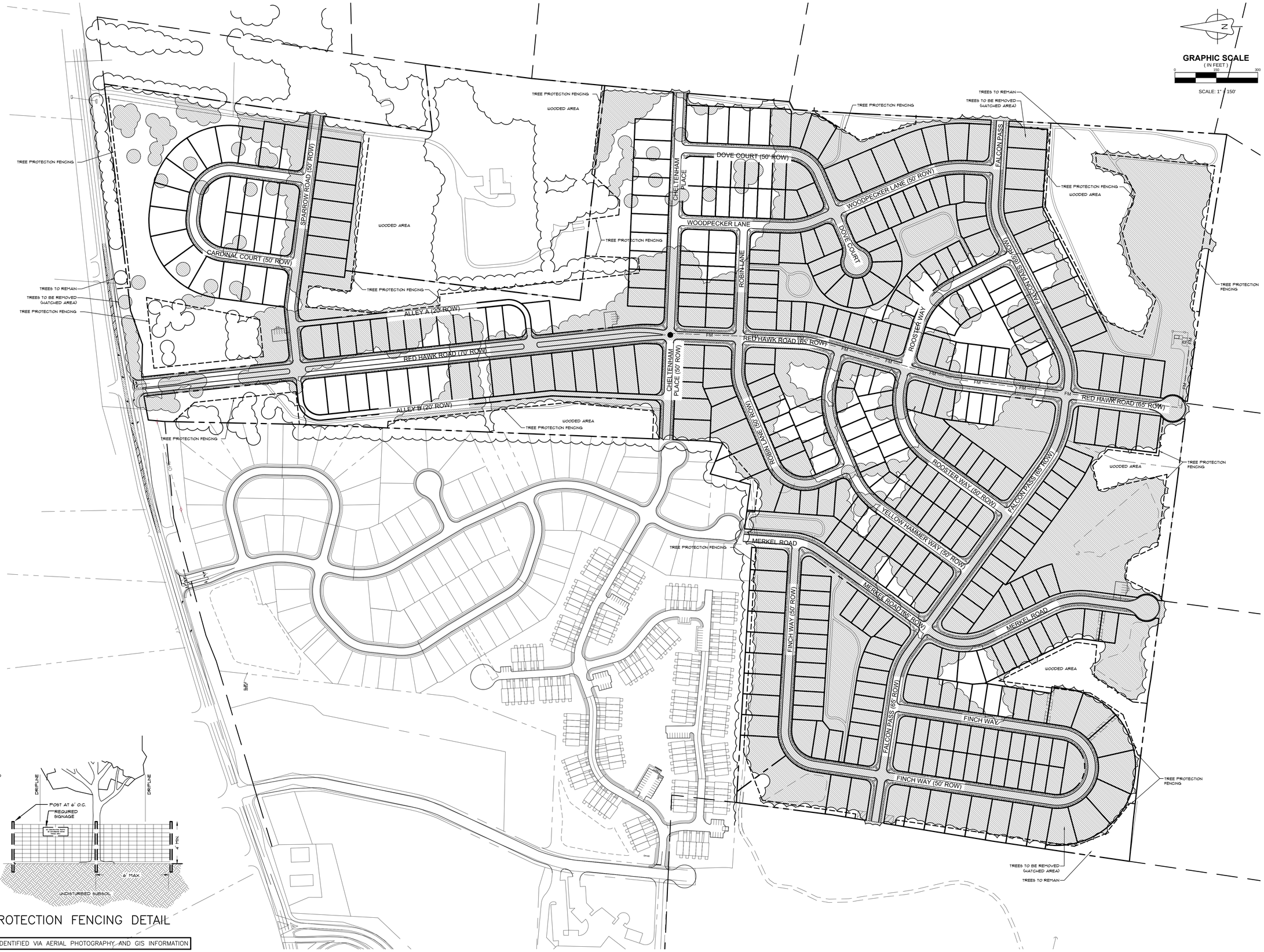
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

DT - 8



NOTE:

SIGNAGE SHALL BE INSTALLED AT EVERY FOURTH POST. SIGNAGE SHALL READ "NO CONSTRUCTION TRAFFIC OR DISTURBANCE WITHIN FENCED AREA"

FENCING SHALL BE 4' HIGH PLASTIC ORANGE FLEXIBLE BARRIER MATERIAL

STEEL "T" POSTS SHALL BE ORANGE OR SPRAY PAINTED ORANGE FLOURESCENT PAINT OR CITY APPROVED EQUAL.

"T" POSTS CAN BE USED TO SUPPORT BOTH EROSION CONTROL FABRIC, CONSTRUCTION LIMITS FENCING, AND / OR TREE TREE PROTECTION FENCING.

TREE PROTECTION FENCING DETAIL

EXISTING TREELINE IDENTIFIED VIA AERIAL PHOTOGRAPHY AND GIS INFORMATION

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CONSULTANTS:
CLD
CLD@landscapearchitect-tn.com
615.333-4636
www.landscapearchitect-tn.com
Design • Plan • Create

PROJECT TITLE:
DABBS SUBDIVISION PHASES 1 - 4

ROGER BRIAN [illegible]
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
[illegible]

Revision		
No.	Date	Description
1	07/11/23	PER CITY COMMENTS

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SHEET TITLE:
OVERALL GRADING AND DRAINAGE PLAN

CONSTRUCTION PLANS

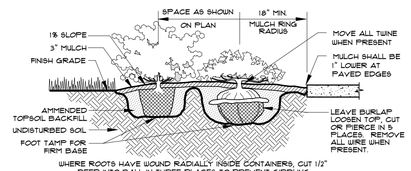
DATE: 05/24/2023

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

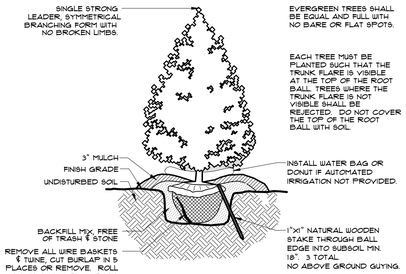
L- 1.0



WHERE ROOTS HAVE WOUND RADIALLY INSIDE CONTAINERS, CUT 1/2" DEEP INTO BALL IN THREE PLACES TO PREVENT GIRDLING.

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

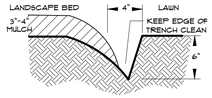
SHRUB PLANTING DETAIL



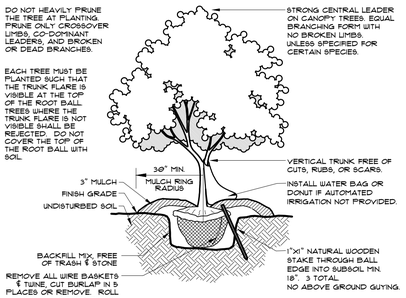
24" RADIUS. MULCH RING ON ALL PROPOSED TREES.

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL



MULCH BED EDGE



PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

DECIDUOUS TREE PLANTING DETAIL



BENCH SEATING BY GAMETIME (MODEL # 252), OR APPROVED EQUAL.
INSTALL PER MANUFACTURERS SPECIFICATIONS.
SPACED AVERAGE OF 500' APART – 13 TOTAL ON SITE.

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
	TREES					
AA	12	Amelanchier arborea/ Serviceberry	6' Min.	2'–3'	2.0"	No Stub Cuts
AR	16	Acer rubrum 'Frank Jr.'/ Redpoint Maple	13'–15'	5'–6'	3.0"	Symmetrical, Matched
CC	14	Cercis candensis/ Eastern Redbud	6' Min.	2'–3'	2.0"	No Stub Cuts
IN	15	Ilex x 'Nellie'/ Nellie Holly	6' Min.	2'–3'	FTB	Or Equal Holly
JV	12	Juniperus virginiana/ Eastern Red Cedar	6' Min.	2'–3'	FTB	
LT	9	Liriodendron tulipifera/ Tulip Poplar	13'–15'	6'–7'	3.0"	Strong Leader, 5' Clear
MS	17	Magnolia 'Anne'/ Anne Magnolia	6' Min.	2'–3'	2.0"	Symmetrical, Matched
PA	3	Platanus occidentalis/ American Sycamore	13'–15'	6'–7'	3.0"	
PV	20	Prunus virginiana/ Canada Chokecherry	6' Min.	2'–3'	2.0"	
	SHRUBS					
CB	20	Callicarpa americana/ Beautyberry	18" Min.	15"–18"	F.T.B.	
CF	29	Corylus americana/ American Filbert	18" Min.	15"–18"	F.T.B.	
HQ	26	Hydrangea quercifolia/ Oakleaf Hydrangea	18" Min.	15"–18"	F.T.B.	
IC	33	Ilex crenata 'Helleri'/ Heller's Holly	18" Min.	15"–18"	F.T.B.	
IK	62	Ilex glabra/ Inkberry	18" Min.	15"–18"	F.T.B.	
PL	14	Prunus laurocerasus 'Schipkaensis'/ Schip Laurel	18" Min.	15"–18"	F.T.B.	
PO	17	Physocarpus opulifolius/ Common Ninebark	18" Min.	15"–18"	F.T.B.	
VA	9	Viburnum acerifolium/ Maple–leaf Viburnum	18" Min.	15"–18"	F.T.B.	
VP	17	Viburnum x 'Pragense'/ Prague Viburnum	18" Min.	15"–18"	F.T.B.	
	MISCELLANEOUS		REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			

NOTES
FTB = Full To Bottom

PRIOR TO EXCAVATION AND INSTALLATION FIELD VERIFY ALL UTILITIES.

REMOVE STONE OVER 1/4", CLAY POCKETS, & FINE GRADE ALL PLANTING AREAS.

NEW PLANTING AREAS SHALL BE FERTILIZED WITH 12# / 1000 S.F. OF 10–10–10 FERTILIZER.

NEW PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE. NO PINE NUGGETS OR SYNTHETIC MULCH.

VERIFY ALL QUANTITIES. IN THE EVENT OF A DISCREPANCY, CONTACT THE DESIGNER.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE PLANTING PLAN.

EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION.

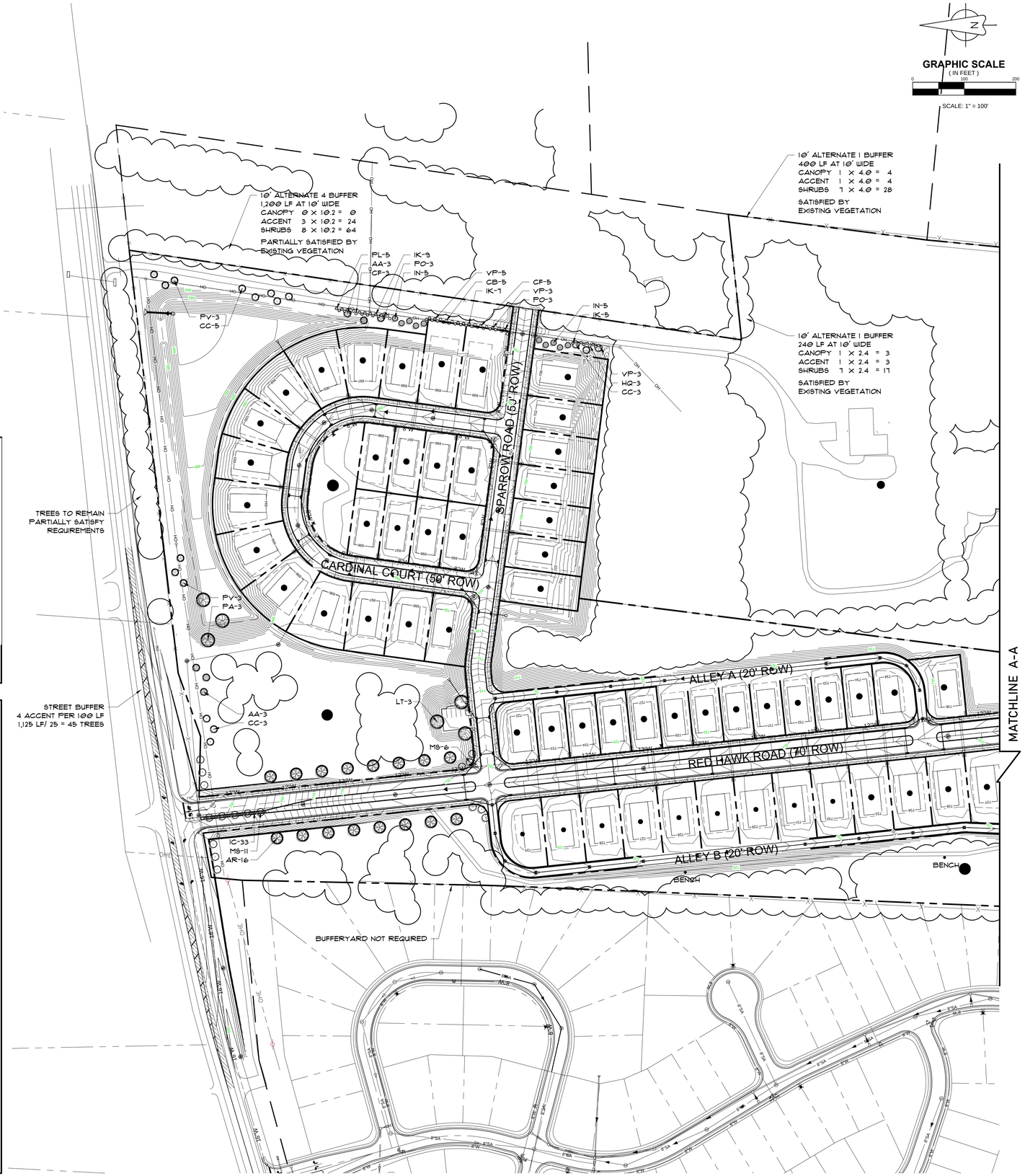
WIRE BASKETS SHALL BE COMPLETELY REMOVED, BURLAP SHALL BE CUT TOP TO BOTTOM IN 5 PLACES. BURY NATURAL TWINE. DISPOSE OF SYNTHETIC ROPE AND TRUNK WRAP OFFSITE.

SUB–GRADE STAKE TREES IN PLACE PER DETAIL – NO GUYING, NO ABOVE GROUND STAKES..

NO CANOPY TREE SHALL BE LOCATED WITHIN 20' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE (UNLESS SPECIFIC VERTICAL / NARROW CULTIVAR (10')).

NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.

LOCATING PLANT MATERIALS WITHIN DRAINAGE IS ACCEPTABLE. MATERIALS SHALL BE NO CLOSER THAN 3' FROM THE CENTER OF FLOWLINE.



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CLD@landscapearchitect-tn.com 615.512-3018
615.333-4636 www.landscapearchitect-tn.com
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PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

ROBERT BRIAN [illegible]
LICENSED LANDSCAPE ARCHITECT
TENNESSEE
LANDSCAPE ARCHITECT

Revision

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SHEET TITLE:
OVERALL GRADING AND DRAINAGE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
L - 2.0



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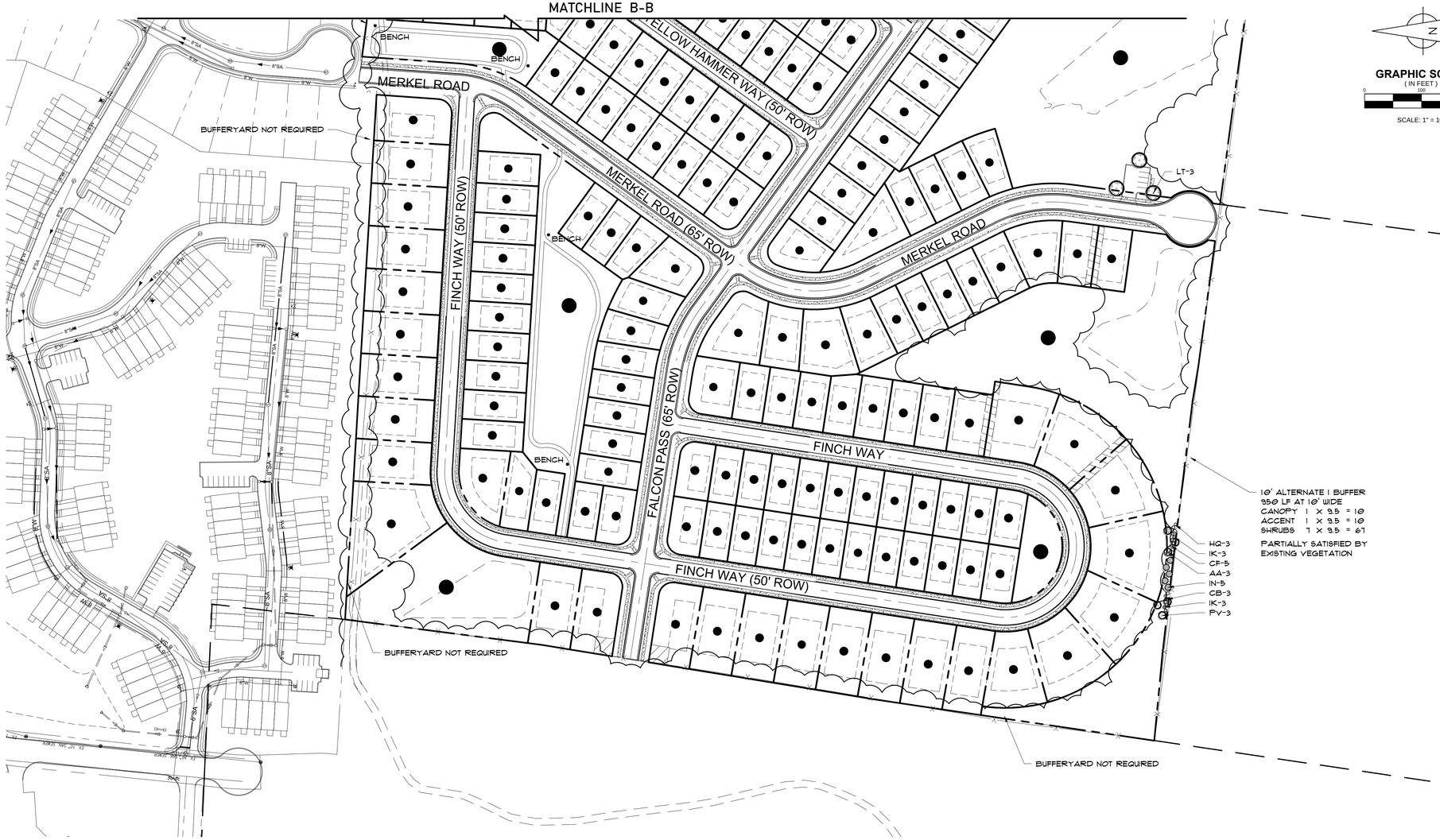
SHEET NO.:

L - 3.0



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PROJECT TITLE:
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ROGER BRIAN LEE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
LANDSCAPE ARCHITECT

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DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
L - 4.0

DEVELOPER/OWNER:	D.R. HORTON
Parcel Address:	1690 BEAR CREEK PIKE COLUMBIA, TN 37064
Parcel Acreage:	+/- 155.5 Acres
Zoning:	A-2 (RURAL RESIDENTIAL)
Recorded Deed:	Deed Book R2974, Page 443 R.O.M.C. Deed Book R2974, Page 432 R.O.M.C.

RESERVE AT HICKORY RIDGE, PHASE 1B

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE
NOVEMBER 8, 2024

SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

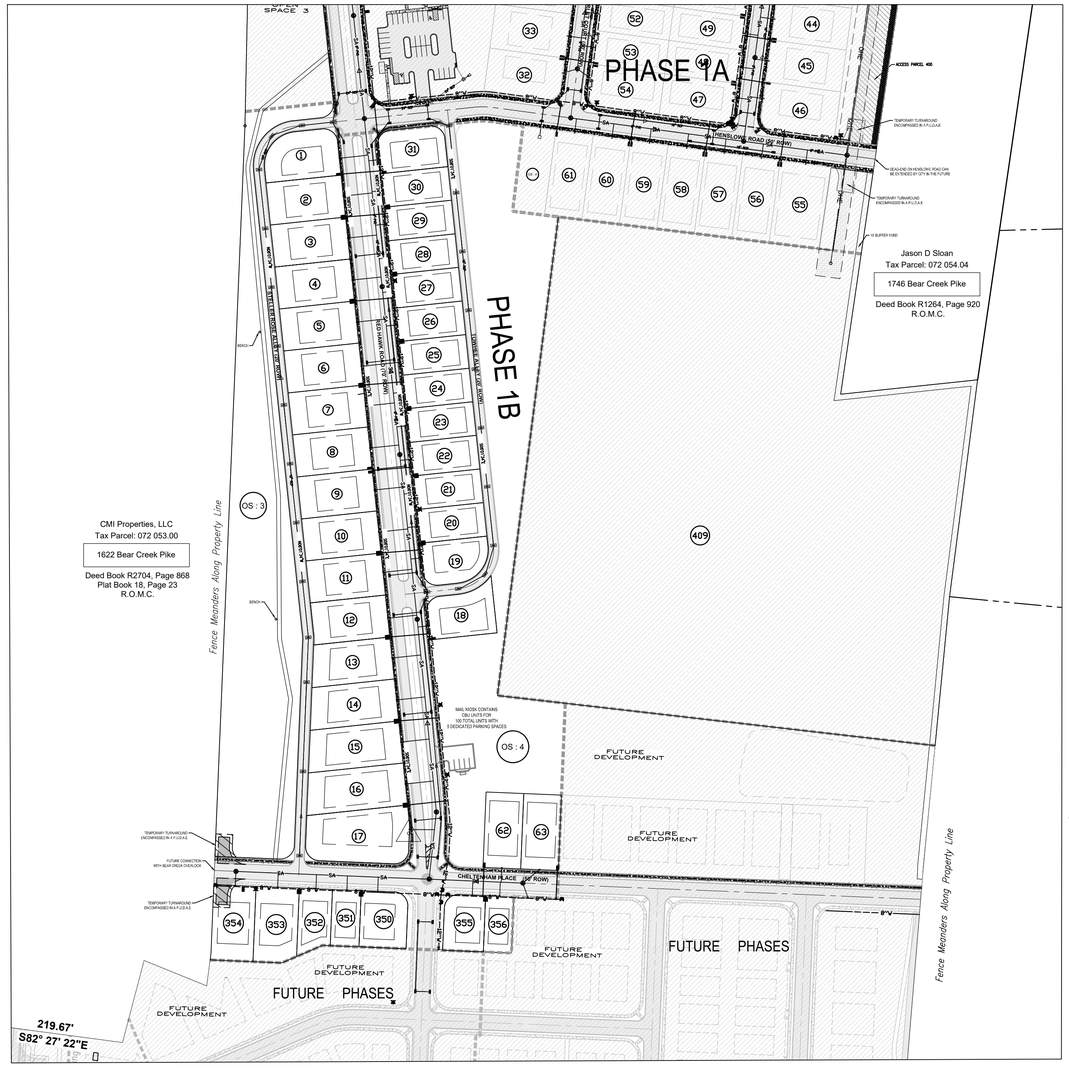
CONTACT: TKC ENGINEERING
615-617-7477
cole@tkc-ae.com

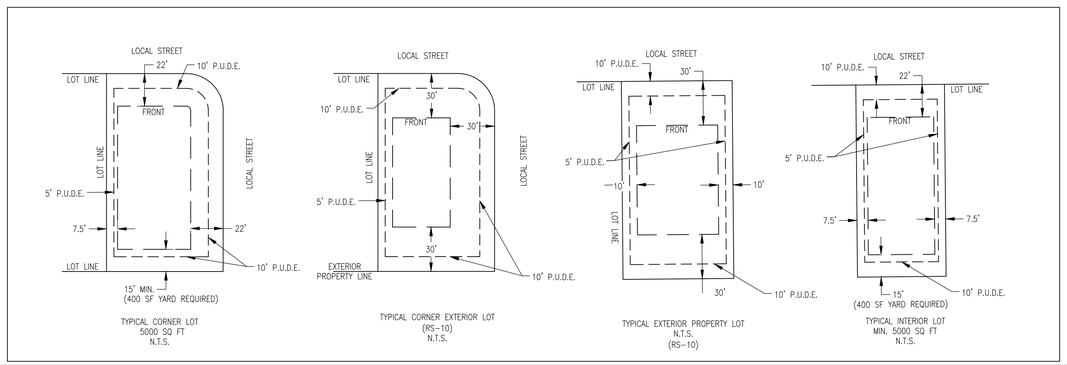
CONTACT: ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. HORTON
1210 PREMIER DRIVE, SUITE 100
CHATTANOOGA, TENNESSEE 37421
(423) 497-1380
drhorton.com

OWNER / PARCEL 400
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	10483.31	0.24
2	10050.00	0.23
3	10050.00	0.23
4	10050.00	0.23
5	10050.00	0.23
6	10050.00	0.23
7	10050.00	0.23
8	10050.00	0.23
9	10050.00	0.23
10	10050.00	0.23
11	10050.00	0.23
12	10065.19	0.23
13	10615.11	0.24
14	11442.21	0.26
15	12269.31	0.28
16	13096.40	0.30
17	16595.54	0.38
18	9364.62	0.21
19	8393.31	0.19
20	7200.00	0.17
21	7200.00	0.17
22	7200.00	0.17
23	7200.00	0.17
24	7200.00	0.17
25	7200.00	0.17
26	7200.00	0.17
27	7200.00	0.17
28	7200.00	0.17
29	7200.00	0.17
30	7200.00	0.17
31	8731.75	0.20
62	8978.00	0.21
63	8978.00	0.21
350	8237.79	0.19
351	5100.00	0.12
352	6393.10	0.15
353	10160.60	0.23
354	10057.54	0.23
355	7115.87	0.16
356	5000.00	0.11





LOT DEVELOPMENT

MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10

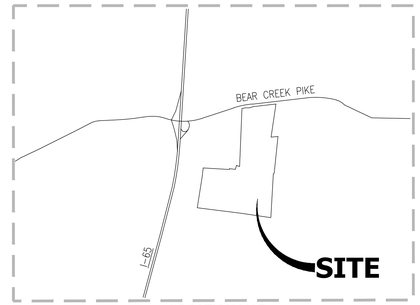
1. *SITE AREA 1B= 802436 SF / 18.421 ACRES*
2. *Base property Zoning is RS-10 Residential/Cluster Design*

MINIMUM LOT SIZE	*5000 SF (CLUSTER)*	*10000 SF (RS-10):*
SETBACKS:	*RS-10*	*UNDER 10000 SF:*
FRONT:	*30 FEET*	*22'*
SIDE SETBACKS:	*10 FEET*	*7.5'*
REAR SETBACKS :	*30 FEET*	*15'MIN. (400 SQ FT YARD)*

Open Space Area Table

PARCEL	*SQ. FT.*	*ACRES*
OS : 3	*191668*	*4.400*
OS : 4	*146744*	*3.369*

AREA SUMMARY	
AREA IN LOTS:	8.282 ACRES
AREA IN R.O.W.:	2.999 ACRES
AREA IN 20' ROW	1.045 ACRES
OPEN SPACE AREA:	7.769 ACRES
TOTAL AREA:	20.095 ACRES



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

The purpose of this plat it to create 40 single family lots and 2 open space lots, establish easements, and dedicate right-of-way, as shown for Phase 1B of "RESERVE AT HICKORY RIDGE".

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with (*) . Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the City of Columbia, once accepted for maintenance by City Council.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements.*
10. *All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.*
11. *During construction phase each unit shall have pedestrian and vehicular access to all amenities at Planning Final inspection before C.O, is released. Construction will conform to this standard.*
12. *The HOA will be responsible for the monument signs and the mail kiosk area.*
13. *Private Stormwater Management Facilities shown on this Final Plat shall be maintained as directed in the Long Term Maintenance Plan as recorded in Record Book R2974 , Pages 432-436 in the Register's of Deed's Office of Maury County, Tennessee.*

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name *Date*

Title *Authorizing Agency*

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

City Engineer
Columbia, Tennessee *Date*

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book R2974 , Page 443 (Tract 1) , and Book R2974 , Page 432 (Tract 2) , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner (s) *Date*

Title (if action for corporation or partnership)

CERTIFICATE OF ACCURACY

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

Date *Registered Surveyor, R.L.S. 2039*

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director
Columbia, Tennessee *Date*

CERTIFICATE OF ADDRESSES

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

Maury County E-911 *Date*

CERTIFICATE OF SANITARY SEWER SYSTEM

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

Director of Wastewater Department
Columbia, Tennessee *Date*

CERTIFICATE OF COMPLIANCE

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

City Engineer
Columbia, Tennessee *Date*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
ILLINOIS: SWANSEA, COLUMBIA, GLEN CARBON, PEORIA, DECATUR
MISSOURI: ST. CHARLES, ST. LOUIS, COLUMBIA
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390 MALLORY STATION RD.
SUITE 100, FRANKLIN, TENNESSEE
37067-8279
(615)-814-7414
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

ROGER HARRAH
REGISTERED LAND SURVEYOR
AGRICULTURE
SUMMER
TENNESSEE NO. 2039

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

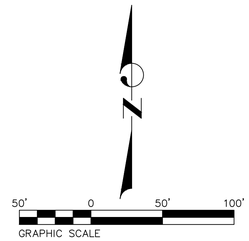
PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

COVER SHEET

1 OF 3



1B

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	10483.31	0.24
2	10050.00	0.23
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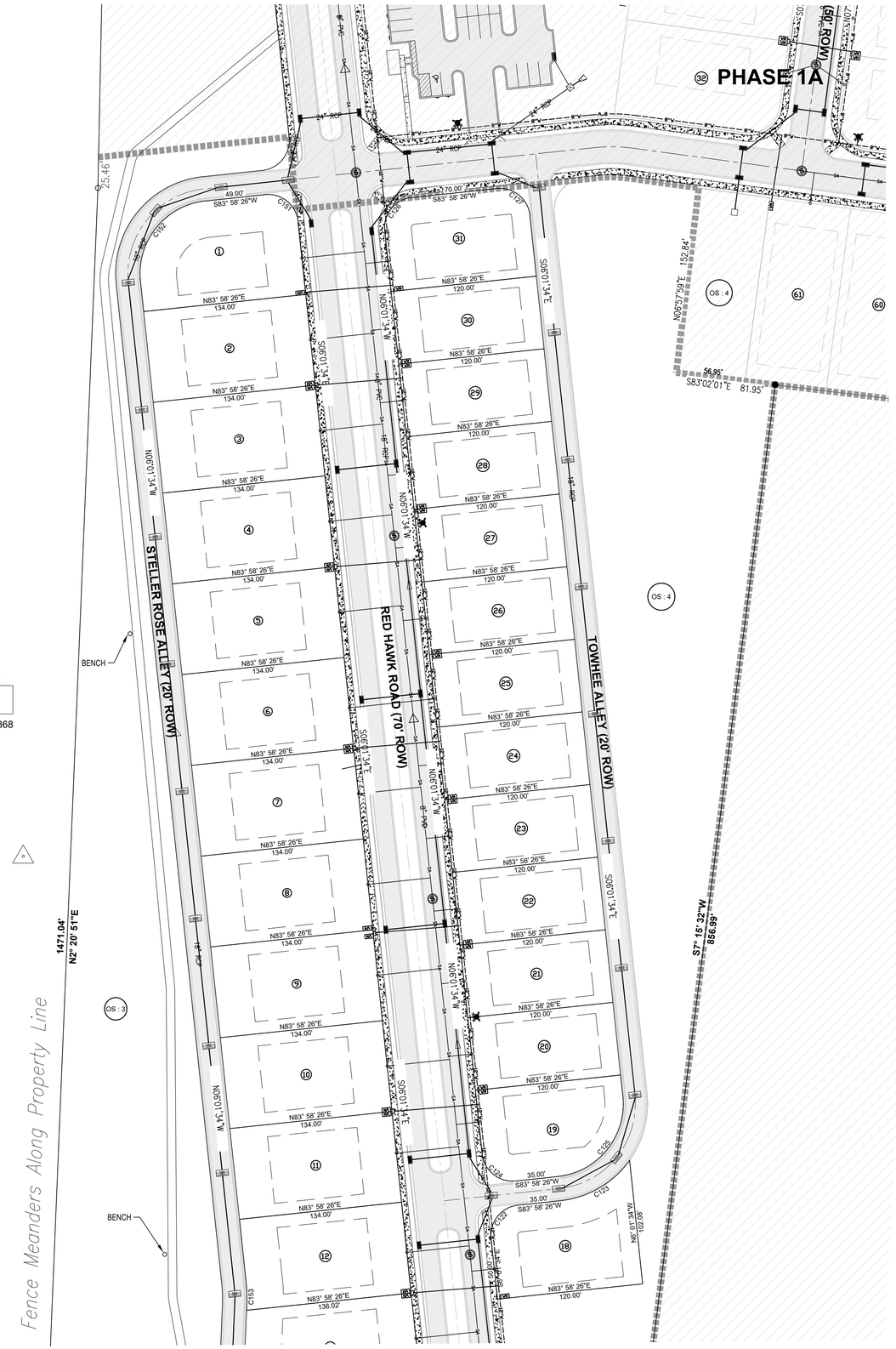
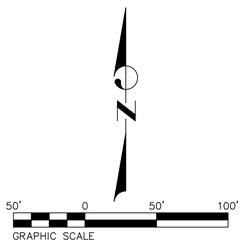

PHASE 1A
STELLER ROSE ALLEY (20' ROW)
RED HAWK ROAD (70' ROW)
TOWHEE ALLEY (20' ROW)
BENCH
BENCH
OS : 4
OS : 4
OS : 3
CMI Properties, LLC
Tax Parcel: 072 053.00
1622 Bear Creek Pike
Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.
Fence Meanders Along Property Line
1471.04'
N2° 20' 51"E
S7° 15' 32"W
856.99'
N6°57'59"E 152.84'
S83°02'01"E 81.95'
56.95'
N6° 43' 37"W 21.88'
NE° 01' 34"W 102.08'
S06°01'34"E 1090.34'
N06°01'34"W 1090.34



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27	7200.00	0.17
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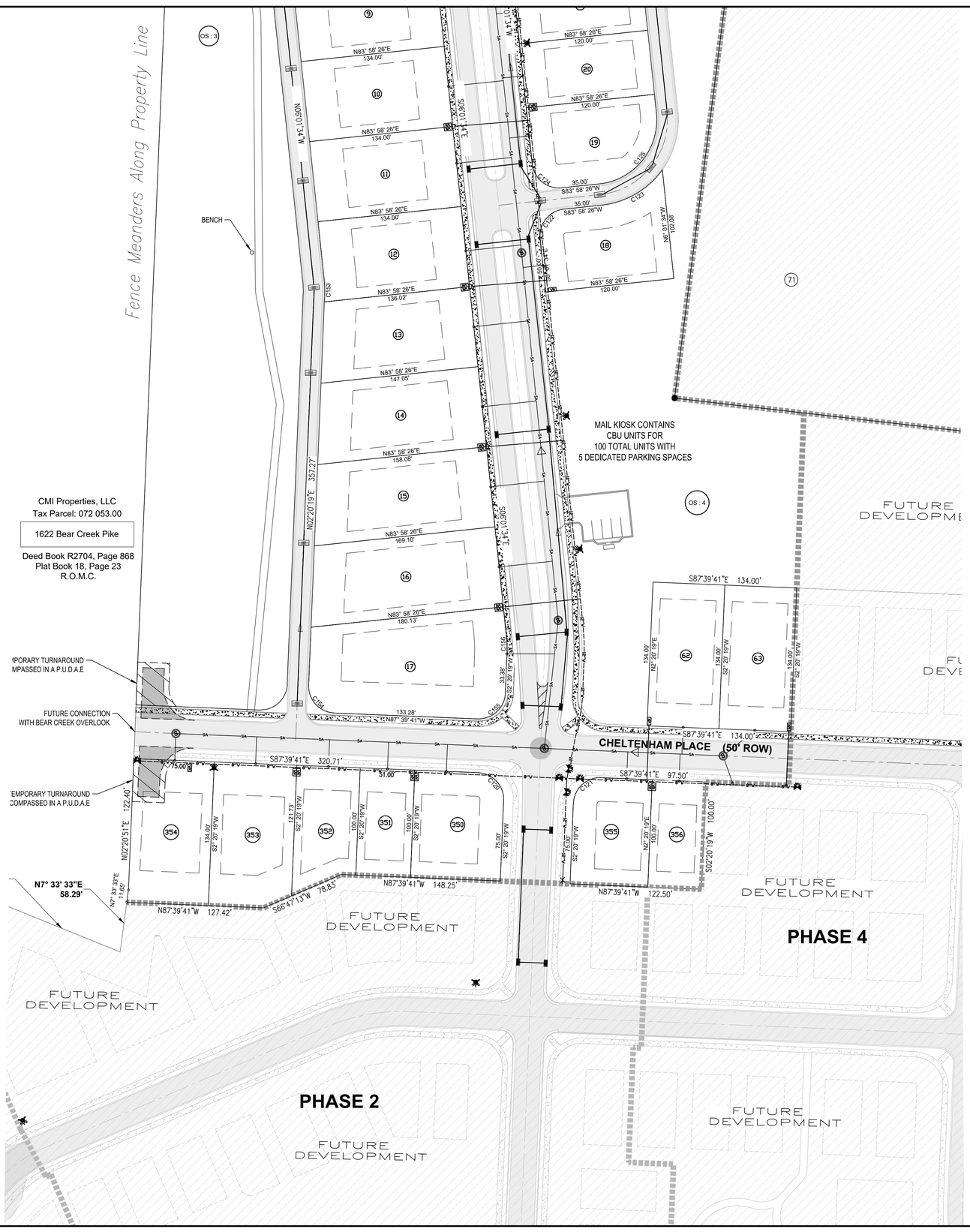
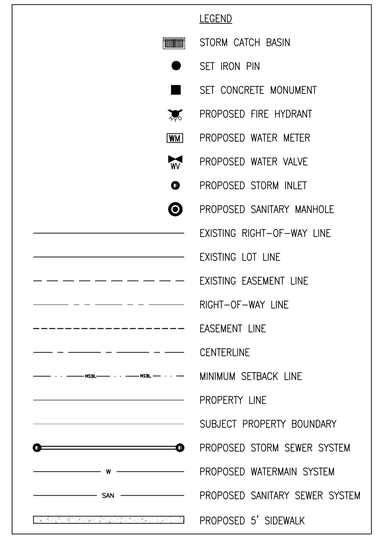
356	5000.00	0.11





Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	39.27	25.00	90.00	S42° 39' 41"E	35.36
C121	39.27	25.00	90.00	S47° 20' 19"W	35.36
C122	39.27	25.00	90.00	S38° 58' 26"W	35.36
C123	67.84	80.00	48.59	S59° 40' 43"W	65.83
C124	39.27	25.00	90.00	N51° 01' 34"W	35.36
C125	94.25	60.00	90.00	S38° 58' 26"W	84.85
C126	39.27	25.00	90.00	S38° 58' 26"W	35.36
C127	39.27	25.00	90.00	N51° 01' 34"W	35.36
C151	39.27	25.00	90.00	S51° 01' 34"E	35.36
C152	94.25	60.00	90.00	N38° 58' 26"E	84.85
C153	21.91	128.29	9.78	N0° 43' 37"W	21.88
C154	39.27	25.00	90.00	N42° 39' 41"W	35.36
C155	39.27	25.00	90.00	S47° 20' 19"W	35.36
C156	24.82	170.00	8.36	S1° 50' 38"E	24.80
C202	446.10	284.00	90.00	S52° 41' 35"W	401.63
C203	446.11	284.00	90.00	N37° 18' 27"W	401.64

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GEOSPATIAL SERVICES
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MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: D01211303A

PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 1B-2

3 OF 3

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

Reserve at Hickory Ridge PROJECT	
Completed by the Developer	*Completed by the City*
D.R. Horton, Inc. DEVELOPER NAME	
Mathew McKendree AUTHORIZED AGENT NAME	CITY ENGINEER
Mathew McKendree SIGNATURE	SIGNATURE
05/13/25 DATE	DATE
819 Seven OaK Blvd. STREET	
Smyrna, TN, 37167 CITY, STATE, ZIP	
615.906.7942 PHONE	
mwmkendree@drhorton.com EMAIL	
Attest	*Attest*
Cole Tarlas ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
5/13/25 DATE	DATE

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering
Address: 818 S Main Street
Columbia, TN 38401
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 1B

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

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name _____ Owner _____

Title _____ Address _____

_____

Signature _____ City, State ZIP _____

STATE OF _____
COUNTY OF _____

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

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

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

_____
Notary Public
My Commission Expires:_____

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POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 1B
1690 Bear Creek Pike
COLUMBIA, TN 38401

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

May 19, 2025

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

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SECTION 1: INTRODUCTION

The project is to construct 40 housing lots for the Reserve at Hickory Ridge Phase 1B development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 20.095 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 3976 LF OF 18” pipe, 51 LF of 24” pipe, and 46 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.

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lines ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the detention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within detention basin outfall structure and headwalls when sediment accumulation reaches 6” or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) special disposal procedure. If there is any

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uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted, and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

3.2 Storm Drains and storm inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

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Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Embankment and Emergency Spillway				
Vegetation Healthy?	A/S			
Erosion on embankment?	A/S			
Animal burrows in embankment?	A/S			
Cracking, sliding, bulging of dam?	A/S			
Drains blocked or not functioning?	A/S			
Leaks or seeps on embankment?	A/S			
Slope protection failure functional?	A/S			
Emergency spillway obstructed?	A/S			
Erosion in/around emergency spillway?	A/S			
Other (describe)	A/S			
Riser and Principal Spillway		(described type: concrete pipe, slotted weir, channel etc.)		
Low-flow orifice functional?	A/S			
Trash rack (Debris removal needed? Corrosion noted?)	A/S			
Sediment buildup in riser?	A			
Concrete/masonry condition	A			

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(Cracks or displacement? Spalling?)				
Metal pipe in good condition?	A			
Control valve operation?	A			
Pond drain valve operation?	A			
Outfall channels function, not eroding?	A			
Other (describe)	A			
Sediment Forebays				
Sedimentation description				
Sediment cleanout needed (over 50 percent full?	A/S			
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	A/M			
Visible pollution?	A/M			
Shoreline erosion?	A/M			
Erosion at outfalls into pond?	A/M			
Headwalls and endwalls in good condition?	A/M			
Encroachment into pond or easement area by other activities?	A/M			
Evidence of sediment accumulation?	A			
Dry Pond Area (if applicable)				
Vegetation adequate?	A/M			
Undesirable vegetation or woody plant growth?	A/M			
Excessive sedimentation?	A			
Hazards				
Have there ben complaints from residents?	A/M			
Public hazards noted?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Grass Channel Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	A/M			
Inlets and outlets free of debris?	A/M			
Any dumping of yard wastes into facility?	A/M			
Litter (branches) removed?	A/M			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	A/M			
Grass mowed?	A/M			
Grass height not less than 3 to 4 inches?	A/M			
Fertilized per specifications?	A/M			
Grasses planted according to approved plan?	A/M			
Unauthorized or inappropriate plantings?	A			
Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from	A/M			

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inadequate watering?				
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewaters between storms?	A/M			
Check dams and energy dissipater/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream toe of drop structures?	A/S			
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked “Yes” for “Maintenance Need,” list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Storm Sewer Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition to ensure all are set properly in place over inlets	A/S			
Check for sediment, leaf, or debris clogging grates and remove	A/S			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			

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accumulation and remove when capacity is diminished by 20% or greater				
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			
Check for erosion or scouring around headwalls inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
Hazards				
Have there been complaints from residents?	A/S			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

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The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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October 20, 2025

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

Subject: Owner Consent Form –

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

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

Sincerely,

Mathew McKendree
Owners Signature
Mathew McKendree (Oct 20, 2025 14:28:49 CDT)

Mathew McKendree for D.R. Horton, Inc.

Owners Printed Name

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September 15th, 2025

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

Project: Reserve at Hickory Ridge Phase 1B

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 1B at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 40 single-family residential lots. The total site is +/- 20.1 acres.

With this submittal please find: project letter, final plat, application, long-term maintenance plan, developers agreement, surety calculations and an owners consent form.

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

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com