CITY OF COLUMBIA

TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, December 10, 2025 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

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

II. Consent

1. Request from Owen Hosay for Final Plat approval with surety in the amount of $470,000 for Marlon's Creek Subdivision Phase 2A, located at Tax Map 73 Parcel 15, off Lasea Road.
2. Request from Allen O'Leary for Final Plat approval with surety in the amount of $55,000 for Woodward Estates Phase 1B located off Rutherford Lane at Tax Map 101 Parcel 36.06.
3. Request from WES Engineers & Surveyors for Final Plat approval with surety of Lots 10 and 13 of the Beechcroft Plaza PUD located at Tax Map 42 Parcel 14 off Cayer Lane.

III. Discussion Items

1. Request from Michael Williams for revision of the previously approved Heritage Village Multi-Family Site Development Plan located at Santa Fe Pike and River

Heights Drive, being Tax Map 89E Group B Parcel 20. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

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

3. Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road.

4. Request from T-Square Engineering, Inc. to Rezone property located at 601 and 605 West 7th Street, being Tax Map 100D Group F Parcel 20, from CD-4 (General Urban Character District) to CD-5 (General Urban Center).

5. Request from Columbia City Council for review and recommendation of the de-annexation of properties located at Tax Map 52 Parcels 38.03, 38.05, 38.06 and Tax Map 66 Parcels 1.01, 1.02 and 1.03 off of Darks Mill Road.

IV. Other Business

1. Election of Officers

V. Public Comments

VI. Adjourn

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

Organization

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

Chairperson Mr. Charlie Goatz called the November Planning Commission meeting for the City of Columbia to order.at 4:00 PM. The meeting was held in Council Chambers at City Hall.

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

Chairman Charlie Goatz called for the verbal roll call.

Those in attendance were:
Planning Commission Chairperson Charlie Goatz; Planning Commission Member Dr. Christa Martin; Planning Commission Member Vice-Mayor Randy McBroom; Planning Commission Member James Sloan; Planning Commission Member Nancy Williams.

Absent were: Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Shannon.

Other attendees: Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

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

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

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

Chairman Goatz read the agenda item. Mr. Paul Keltner, Director of Development Services, gave the details of the Acknowledgment of Official Communications of the Columbia City Council on Annexation and Zoning. He discussed Ordinance 4559 rezone request, Ordinance 4560 parking amendment request, Ordinance 4563, which failed, and Ordinance 4564, which passed and will be moving on to second consideration.

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

Chairman Goatz read the agenda item. Dr. Martin moved to approve, and Vice-Mayor McBroom seconded. The motion to approve the minutes passed four to zero.

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

Chairman Goatz read the Review of Bonds and Lettes of Credit. Mr. Harper, City Engineer, stated that all letters of credit are in order or in the process of being updated.

Consent

Chairman Goatz stated that a citizen signed up for one of the items, and he will pull it out of consent, leaving two items on consent. Heritage Green Phase 1 was moved to a discussion item. Chairman Goatz read both consent items. Vice-Mayor McBroom moved to approve, and Chairman Goatz seconded. The two consent items were approved.

Item II.1. - **Request from Abigail Overstreet for Final Plat approval with surety in the amount of $570,000 for Hillcrest Village Phase 3, located at Tax Map 113 Parcel 80.50 off Morrow Lane and Rolling Brook Drive.**

Item II.2. - **Request from Allen O'Leary for Final Plat approval with surety in the amount of $690,000 for McClure Farms Townhomes Phase 2 at Tax Map 51 Parcel 6 off Nashville Highway.**

Discussion Items

Item III.1. - **Request from Lynn Ealey for Final Plat approval with surety in the amount of $915,000 for Heritage Green Phase 1, located at Tax Map 74 Parcel 37, off of Baker Road.**

Mr. Goatz read the agenda item. Mr. Humphrey gave the details of the staff report. Mr. Goatz asked if it conform to all previous PUDs. Mr. Humphrey stated that it does. Mr. David Henson, 667 Baker Road, inquired about the traffic light being put at Baker Road. Mr. Harper explained the process. He also asked if anybody could speak to the development itself, about the square footage of the homes. Mr. Keltner explained that there is not a requirement on that. Mr. Goatz stated that they will be larger lots. Mr. Henson also inquired about Caddy Crossing. Mr. Keltner stated that Caddy Crossing is an alley. Mr. Henson asked Mr. Harper about the phasing process. Mr. Harper stated that will be up to the developer. Mr. Goatz stated that the project conforms. He move to approve subject to Technical comments, and Dr. Martin seconded the motion. The motion to approve passed four to zero.

Item III.2. - **Request from Emily Zeller for Final PUD Master Plan approval of Lot 3 in the Villages of Carters Creek PUD, located at 2425 Nashville Highway and Napa Valley Way, being a portion of Tax Map 51 Parcel 22.03.**

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, read the details of the staff report. This is the Wa Wa Gas station on Nashville Highway. He discussed the third layer, and he stated that the Final PUD plan conforms. The freestanding monument sign is all under 50 square feet. If there was a motion to approve, he asked that the motion

include the monument sign and that it be no more than 50 square feet. Mr. Goatz asked for clarification on the signs, and Mr. Brass explained. Mr. Goatz moved to approve with the monument signs as presented being 50 feet or less, and Vice-Mayor McBroom seconded. The motion to approve with conditions passed four to zero.

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

Mr. Goatz read the agenda item. Mr. Brass gave the details of the agenda item. Ms. Emily Zeller was present to answer questions. Discussion included subdividing, future development, and easement access. Vice-Mayor McBroom moved to approve, and Mr. Goatz seconded the motion. The motion to approve passed four to zero.

Item III.4. - **Request from Michael Williams for revision of the previously approved Heritage Village Multi-Family Site Development Plan located at Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcel 20. THE APPLICANT IS REQUESTING A DEFERRAL.**

Mr. Goatz read the agenda item. The applicant requested a deferral. VIce-Mayor McBroom asked why the deferral. Mr. Brass explained that it was staff driven, and concerns for the waterline, and the elevations. Mr. Goatz moved to defer, and Vice-Mayor McBroom seconded. The motion passed four to zero.

Item III.5. - **Request from Adam Crunk, PE, for Annexation with Plan of Services approval with requested zoning designation of CD-3L (Large Lot Neighborhood Character District) and Civic (CV) being Tax Map 112 Parcel 17.00 including a Comprehensive Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods for property at Tax Map 112 Parcel 18.02 along with a portion of the property at Tax Map 112 Parcel 17, both located off Foster Lane.**

Mr. Goatz read the agenda item. Ms. Williams arrived at 4:17 PM. Vice-Mayor McBroom abstained. Mr. Brass gave the details of the staff report. He discussed the Area of Change.
Mr. Jack Maher, 3000 Spring Hill, was present to answer questions. He stated that they have been working with staff for three years. The initial concern they heard from the city was the Cayce Drive sewer. The sewer line has been retailed, step down from the density, unconditional water letter from CPWS, and plans to build an additional water main. They have easements in place where they have the ability to construct roads and infrastructure. Mr. Goatz asked what the Rural Transition designation allows. Mr. Brass explained. Mr. Goatz asked about Suburban Neighborhoods. Mr. Brass discussed CD-2, and Civic. Mr. Goatz stated that this would allow mending the comp plan. Mr. Goatz asked Mr. Maher if he had considered CD-2 to conform to the comp plan. Mr. Maher discussed the cost perspective. Discussion included CD-2, lots, gross acreage, reducing lot count, a study, changing as few things as possible, and step down in density, meeting the intention of the code. The lots are similar. Mr. Sloan discussed how nobody is held

to the layout, and the approvals. Mr. Maher stated that he was unaware of, that is not the reputation that they would like to have. Mr. Goatz stated that that was the risk that they are trying to avoid. Mr. Goatz stated that this is the recommendation body, it can be taken to the City Council. Mr. Goatz moved to deny based on, not conforming to the comp plan, 8.5.19 H.4. Ms. Williams seconded the motion. Discussion included the comp plan, CD-3 zoning, inconsistency, and entitlement rights. The motion to deny passed four to zero with Vice-Mayor McBroom abstaining.

Other Business

Mr. Brass discussed the meeting on Tuesday, November 18th, from 4:00 PM to 6:00 PM staff will be conducting a Board of Zoning Appeals education session. Sam Edwards will be conducting the education session. He is a very recognized land use attorney, and he speaks at a lot of different functions. He encourage attendance.
On November 20th, there will be an open house at the Dr. Martin Center regarding the Healthy Built Environment grant the was received. It is a plan that promotes healthy living. It is within the East, Columbia neighborhood. The hours will be 4:00 PM to 6:00 PM.
Kimley Horne is the consultant the staff have been working with. The initial kickoff was held, and we will be sharing the ideas from the kickoff meeting with the goal of seeking more goal for healthy living at East Columbia. There will be sidewalks, and amenity areas within parks and things of that nature.

Public Comments

There were no public comments.

Adjourn

Mr. Goatz moved to adjourn and Dr. Martin seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 4:35 PM.

_____ _____

Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

12/3/2025

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

Active Letters of Credit and Sureties

12/3/2025

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

Active Letters of Credit and Sureties

12/3/2025

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

Marlon's Creek Ph. 2, Final Plat

Project #:	25-0370	Location:	1686 Lasea Rd, Tax Map 73 Parcel 15
Applicant:	Ragan Smith Associates	Case Type(s):	Final Plat (Phase 2A)
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Single family homes

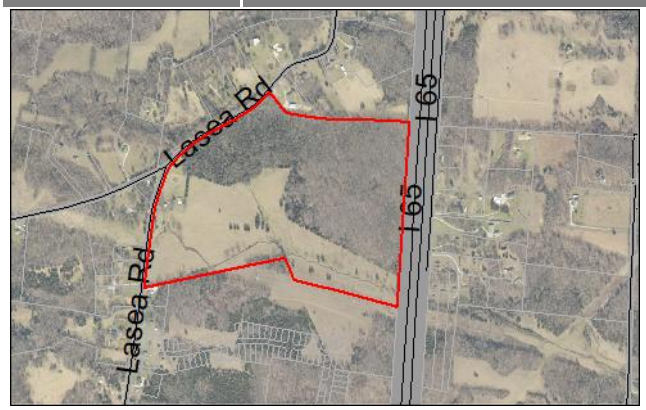
PROJECT SUMMARY

Based on a review of the approved preliminary plat, Sheets P2.0 and P3.0, the Phase 2A Final Plat is consistent with the approved preliminary design (23-0349). The approved preliminary plat shows the same lot numbering, street network, and open space configuration reflected in the final plat for Phase 2A, including the alley labeled "ALLEY C," which corresponds to "Gunwale Alley" on the final plat, and lots numbered 52 through 92 in the same arrangement. Open space areas at the intersection of Headwaters Drive and Flowing Creek Drive match the open space layout shown on the final plat as OS6 and OS7. Staff finds the Phase 2A Final Plat to be in conformance with the approved preliminary plat in terms of lot layout, street geometry, alley placement, and open space distribution.

- Surety has been submitted in the amount of $340,000.
- The Final Plat is required to be recorded within 60 days of Planning Commission approval.
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	In Construction	Single Family Homes	+/- 18.02 Acres



FUTURE LAND USE MAP	ZONING MAP (CD-3)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood (SN)	CD-3	In Development
North	Rural Transition (RT)	County	Residential
South	SN	CD-3	Residential
East	SN/RT	County	Residential/Vacant
West	RT	County	Residential

CONFORMITY WITH ZONING ORDINANCE

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

REVIEW PROCESS

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

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

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

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

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

Staff recommends approval of FPL 25-0370 with the following conditions:

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

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

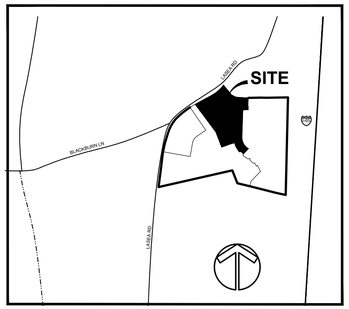
Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list any additional conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

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



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 36 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND TO DEDICATE RIGHT-OF-WAY.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF OPEN SPACE 2 AS SHOWN ON THE PLAT ENTITLED "MARLONS CREEK PHASE 1B", OF RECORD IN PLAT BOOK P24, PAGE 101, IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

4. THIS PROPERTY IS CURRENTLY ZONED CD3.

5. 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 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

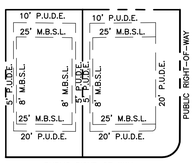
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

7. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

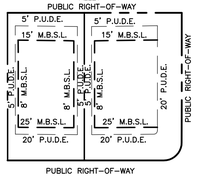
8. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

9. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3044, PAGE 64 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

10. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

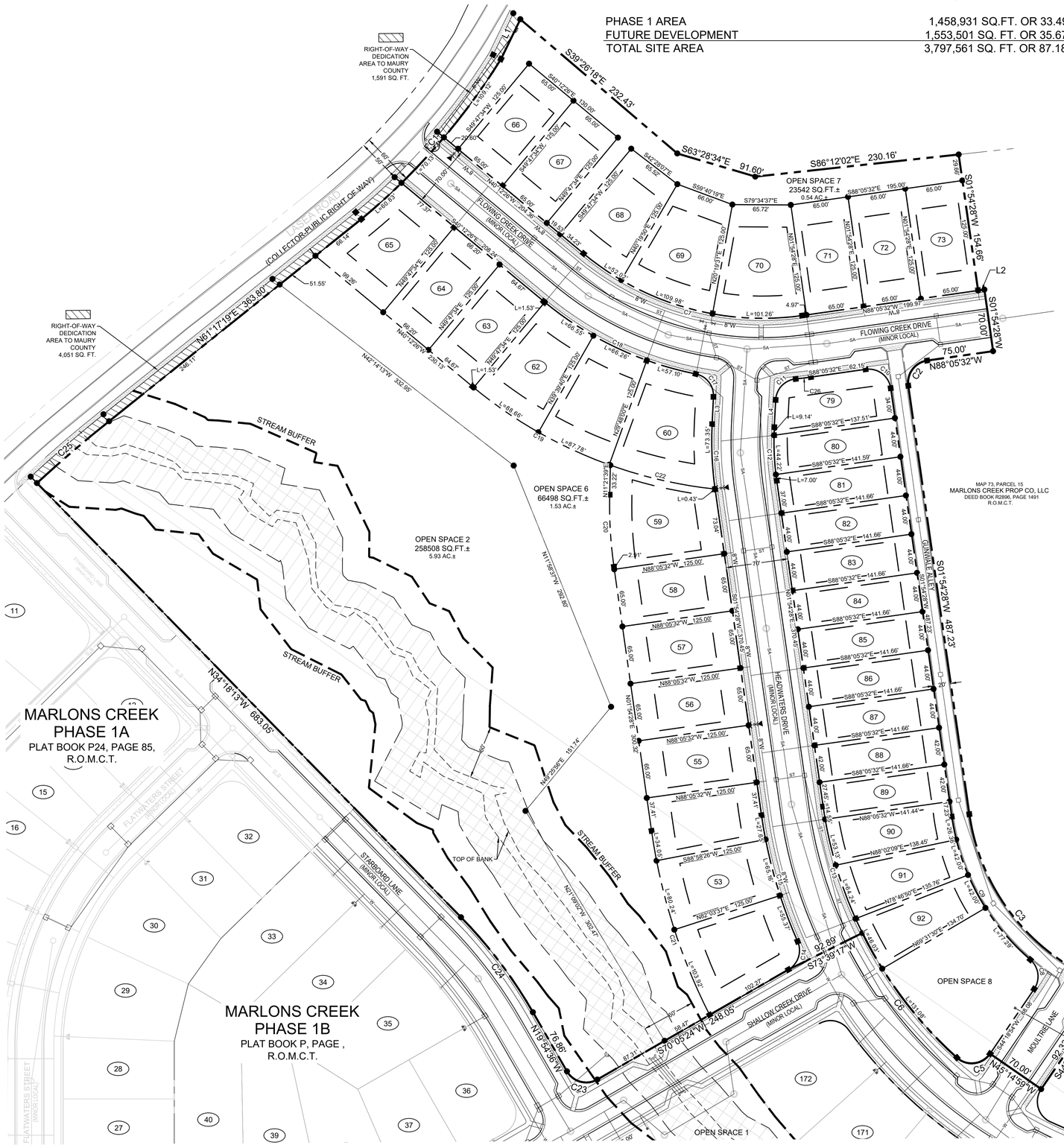


SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LOTS AREA	294,367 SQ. FT. OR 6.75 ACRES±
OPEN SPACE	365,894 SQ. FT. OR 8.40 ACRES±
MAURY COUNTY RIGHT-OF-WAY DEDICATION	5,642 SQ. FT. OR 0.13 ACRES±
CITY OF COLUMBIA RIGHT-OF-WAY DEDICATION	119,226 SQ. FT. OR 2.74 ACRES±
TOTAL AREA	785,129 SQ. FT. OR 18.02 ACRES±
PHASE 1 AREA	1,458,931 SQ.FT. OR 33.49 ACRES±
FUTURE DEVELOPMENT	1,553,501 SQ. FT. OR 35.67 ACRES±
TOTAL SITE AREA	3,797,561 SQ. FT. OR 87.18 ACRES±


RIGHT-OF-WAY DEDICATION AREA TO MAURY COUNTY 1,591 SQ. FT.
RIGHT-OF-WAY DEDICATION AREA TO MAURY COUNTY 4,051 SQ. FT.
LASEA ROAD (COLLECTOR-PUBLIC RIGHT-OF-WAY)
FLOWING CREEK DRIVE (MINOR LOCAL)
HEADWATERS DRIVE (MINOR LOCAL)
STYRBOARD LANE (MINOR LOCAL)
SHALLOW CREEK DRIVE (MINOR LOCAL)
MOULTRIE LANE
FLATWATERS STREET (MINOR LOCAL)
GUYWALE DRIVE (MINOR LOCAL)
STREAM BUFFER
TOP OF BANK
OPEN SPACE 2
258508 SQ.FT.±
5.93 AC.±
OPEN SPACE 6
66498 SQ.FT.±
1.53 AC.±
OPEN SPACE 7
23542 SQ.FT.±
0.54 AC.±
OPEN SPACE 8
OPEN SPACE 1
MARLONS CREEK PHASE 1A
PLAT BOOK P24, PAGE 85, R.O.M.C.T.
MARLONS CREEK PHASE 1B
PLAT BOOK P, PAGE , R.O.M.C.T.
MAP 73, PARCEL 15
MARLONS CREEK PROP CO, LLC
DEED BOOK R2896, PAGE 1491
R.O.M.C.T.
MARLON'S CREEK
FUTURE DEVELOPMENT
S39°26'18"E 232.43'
S63°28'34"E 91.60'
S86°12'02"E 230.16'
S01°54'28"W 154.66'
S01°54'28"W 70.00'
S88°05'32"E 75.00'
S01°54'28"W 487.23'
S73°39'17"W 92.89'
S17°05'24"W 248.05'
N61°17'19"E 383.80'
N34°18'13"W 683.05'
N13°54'36"W 76.86'
N11°28'37"W 292.80'
N45°14'13"W 332.95'
N45°25'58"E 151.74'
N21°39'E 33.22'
N88°05'32"W 125.00'
S88°05'32"E 141.66'
S88°05'32"E 137.51'
S88°05'32"E 141.59'
S88°05'32"E 62.15'
N88°05'32"W 199.97'
N88°02'09"E 138.45'
N78°46'50"E 135.76'
N89°31'50"E 134.70'
N88°05'32"W 75.00'
N88°05'32"W 70.00'
N88°05'32"W 125.00'
N88°05'32"W 125.00'
N88°05'32"W 125

RaganSmith
a Pape-Dawson company

November 17, 2025
via Electronic Application Submittal
Charles Rush
Principal Planner
700 N Garden Street
Columbis, TN., 38401

RE: Marlons Creek, Phase 2A
1686 Lasea Road
Columbia, Tennessee

Dear Mr. Charles Rush,

Enclosed please find the above referenced Final Plat dated June 16, 2025, revised per comments in your email of November 12, 2025. Responses to the comments are addressed as follows:

Planning

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

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

Comment 3. *Survey stamped by a State of Tennessee Licensed Professional Land Surveyor as stated in Section 2.2.3, with all project boundaries including bearings and angles to the nearest hundredth (#7). Submitted plat does not bear stamp.*
Response: **Now shown thereon.**

NASHVILLE
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

Comment 4. Streets and alleys including widths, classification, names, and proposed ownership and maintenance responsibility (#20). Classification needed on several streets.
Response: Now shown thereon.

Comment 5. Location and dimension of any buffers (#23). Dimensions needed..
Response: Now shown thereon.

Comment 6. Connections to existing and proposed streets (including classification) located outside the development (#25). NW section of Flowing Creek appears to dead end. Vicinity map appears to possibly connect to Lesea Rd. Please clarify.
Response: Updated to show connections to Lasea Road.

Comment 7. Location, size, and type of existing and proposed utility easements and utility features including, but not limited to, potable water, fire hydrant, sanitary sewer, storm sewer, and power and communication facilities (#26). Please clarify utility features, etc.
Response: Acknowledged.

Engineering

Comment 8. Provide LOC calculation and surety by resubmittal date.
Response: Acknowledged.

Comment 9. Asphalt binder and curbing shall be installed prior to resubmittal date.
Response: Acknowledged.

Comment 10. Grading shall substantially conform to approved construction plans (within 1 ft.)
Response: Acknowledged.

Comment 11. Install street signage. Stop & St Names prior to resubmittal date.
Response: Acknowledged.

Comment 12. Missing lot number labels. 52,54,61, OS.
Response: Now shown thereon.

Comment 13. Label streets as Minor Local OR Alley, Public, and provide ROW width.
Response: Now shown thereon.

Comment 14. Show ROW dedication along Lasea Rd. Show all Lasea Rd frontage of open space 2.
Response: Now shown thereon.

Comment 15. Reference correct book and page number for Phase 2 SWMA (R3044/64). Shown is Phase 1B.
Response: Acknowledged.

Comment 16. Turn on layer for top of bank. Add dimension annotation for buffer width.
Response: Now shown thereon.

Fire

Comment 17. *No comment*
Response: **Acknowledged.**

Building

Comment 18. *No comments*
Response: **Acknowledged.**

Police

Comment 30. *No comments provided*
Response: **Acknowledged.**

City Attorney

Comment 20. *No comments provided.*
Response: **Acknowledged.**

Maury County Highway Dept.

Comment 31. *No comment.*
Response: **Acknowledged.**

Please call if you have any questions or comments.

Sincerely,
RaganSmith Associates, LLC

Ted J. Stevenson II, PLS
Survey Project Manager

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.
25-0370

DESCRIPTION: Lasea Rd - Marlon's Creek Ph 2A

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II. Please contact jhumphrey@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Survey stamped by a State of Tennessee Licensed Professional Land Surveyor as stated in Section 2.2.3, with all project boundaries including bearings and angles to the nearest hundredth (#7). Submitted plat does not bear stamp.
4. Streets and alleys including widths, classification, names, and proposed ownership and maintenance responsibility (#20). Classification needed on several streets.
5. Location and dimension of any buffers (#23). Dimensions needed.
6. Connections to existing and proposed streets (including classification) located outside the development (#25). NW section of Flowing Creek appears to dead end. Vicinity map appears to possibly connect to Lesea Rd. Please clarify.
7. Location, size, and type of existing and proposed utility easements and utility features including, but not limited to, potable water, fire hydrant, sanitary sewer, storm sewer, and power and communication facilities (#26). Please clarify utility features, etc.

Engineering

8. Provide LOC calculation and surety by resubmittal date.
9. Asphalt binder and curbing shall be installed prior to resubmittal date.
10. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date
11. Install street signage. Stop & St Names prior to resubmittal date

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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12. Missing lot number labels. 52,54,61, OS
13. Label streets as Minor Local OR Alley, Public, and provide ROW width.
14. Show ROW dedication along Lasea Rd. Show all Lasea Rd frontage of open space 2.
15. Reference correct book and page number for Phase 2 SWMA (R3044/64). Shown is Phase 1B.
16. Turn on layer for top of bank. Add dimension annotation for buffer width.

Fire

17. No comments

Building

18. No comment.

Police

19. No comment provided.

City Attorney

20. No comment provided.

Maury County Highway Dept.

21. The annexation of this parcel by the City of Columbia extends to the center line of the Lasea Road right-of-way.

Maury County Schools

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

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
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Wastewater

23. Final plat signature is subject to final visual inspection, final testing, CCTV and as-built comments. Also included are the few punch list items mentioned to the engineer that are related to the pump station of the previous phases.

ATT

24. ATT to serve.

Columbia Power

25. 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

26. No comment provided.

Columbia Water

27. Complete water system infrastructure by the resubmittal date.

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

    Several water meter/service locations on plat are obscured, add notes or adjust to clarify.

    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

28. No comment.

CITY OF COLUMBIA TENNESSEE

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

Atmos Energy

29. No comments provided.

Maury County E911

30. No comments provided.

Resubmittal Guidelines

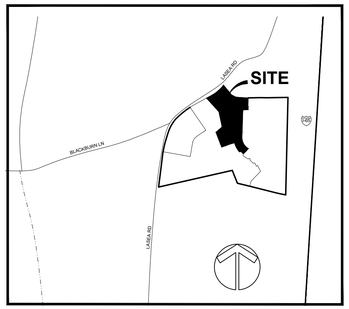
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

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

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



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 37 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, AND TO DEDICATE RIGHT-OF-WAY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS PROPERTY IS CURRENTLY ZONED CD3.

4. 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 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

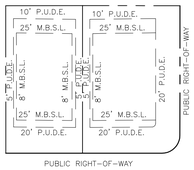
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

6. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

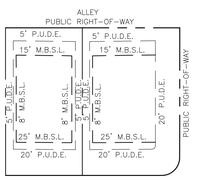
7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

8. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3051, PAGE 1245 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

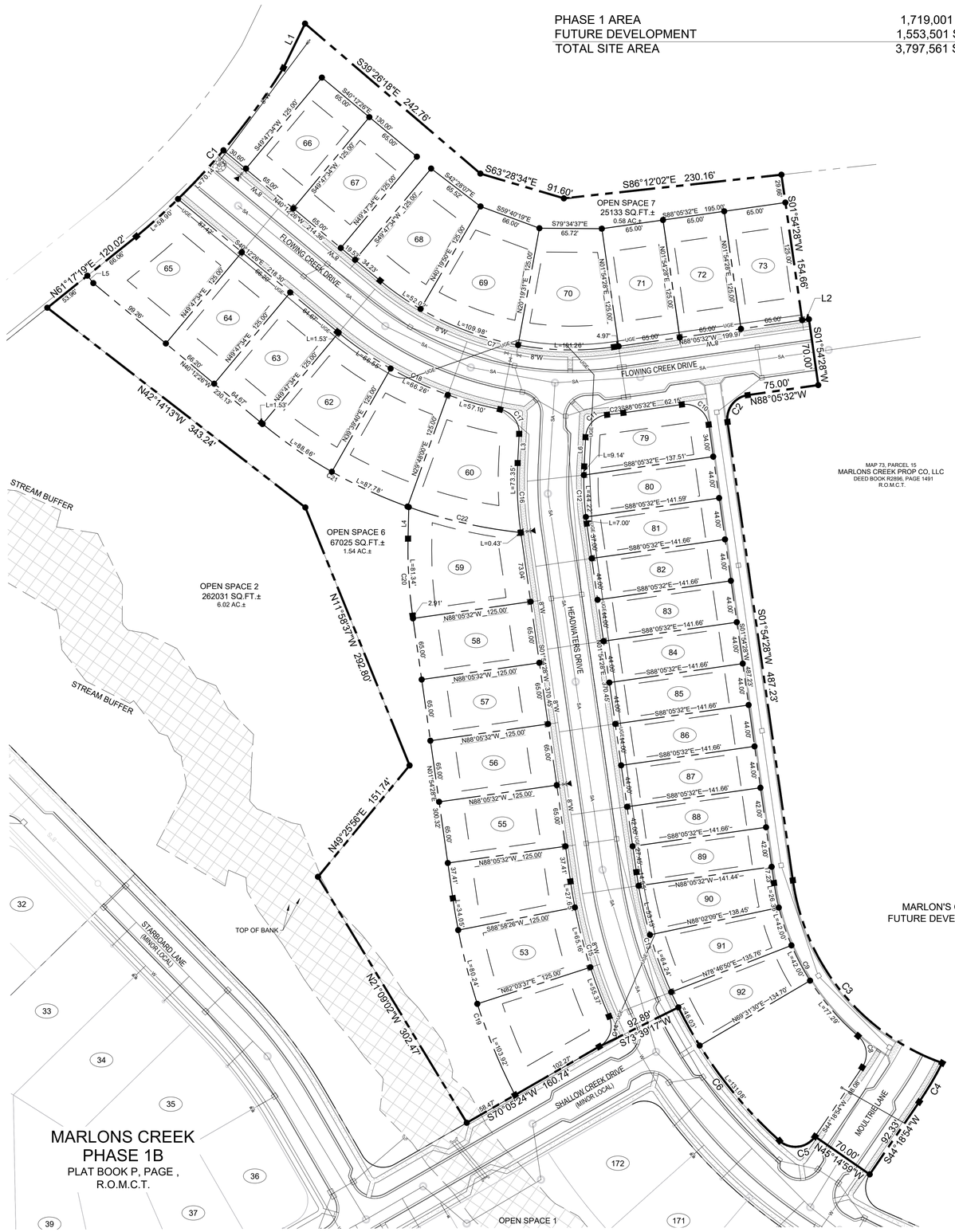


SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LOTS AREA	312,973 SQ. FT. OR 7.18 ACRES±
OPEN SPACE	92,159 SQ. FT. OR 2.12 ACRES±
RIGHT-OF-WAY DEDICATION	119,927 SQ. FT. OR 2.75 ACRES±
TOTAL AREA	525,059 SQ. FT. OR 12.05 ACRES±
PHASE 1 AREA	1,719,001 SQ.FT. OR 39.47 ACRES±
FUTURE DEVELOPMENT	1,553,501 SQ. FT. OR 35.66 ACRES±
TOTAL SITE AREA	3,797,561 SQ. FT. OR 87.18 ACRES±





SEE NOTE 1.

0 50 100

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
52	11249.42	0.26
53	9087.43	0.21
54	8532.68	0.20
55	8125.00	0.19
56	8125.00	0.19
57	8125.00	0.19
58	8125.00	0.19
59	11366.03	0.26
60	12200.42	0.28
62	9700.76	0.22
63	8275.00	0.19
64	8275.00	0.19
65	12159.09	0.28
66	8125.00	0.19
67	8125.00	0.19
68	9548.99	0.22
69	11147.52	0.26
70	10890.72	0.25
71	8125.00	0.19
72	8125.00	0.19

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
73	8125.00	0.19
79	7575.46	0.17
80	6162.93	0.14
81	6233.02	0.14
82	6233.21	0.14
83	6233.21	0.14
84	6233.21	0.14
85	6233.21	0.14
86	6233.21	0.14
87	6233.21	0.14
88	5949.88	0.14
89	5948.79	0.14
90	6763.62	0.16
91	7264.66	0.17
92	7144.68	0.16
176	9627.38	0.22
180	17346.04	0.40

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS6	67025.00	1.54
OS7	25133.00	0.58

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°57'56"E	51.95'
L2	S88°05'32"E	7.18'
L3	S12°53'15"W	30.74'
L4	N11°21'39"E	33.22'
L5	S28°42'41"E	10.00'
L6	N12°53'15"E	30.74'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	731.50'	236.26'	18°30'18"	119.17'	235.23'	N51°06'59"E
C2	25.00'	39.27'	90°00'00"	25.00'	35.36'	S46°54'28"W
C3	240.00'	260.98'	62°18'19"	145.08'	248.31'	S29°14'42"E
C4	368.00'	47.59'	7°24'36"	23.83'	47.56'	S40°36'36"W
C5	25.00'	42.65'	97°44'56"	28.63'	37.66'	N86°48'38"W
C6	470.00'	177.11'	21°35'27"	89.62'	176.07'	N27°08'26"W
C7	315.00'	263.26'	47°53'06"	139.87'	255.67'	N64°08'59"W
C8	25.00'	36.55'	83°45'39"	22.42'	33.38'	S02°26'05"W
C9	260.00'	187.66'	41°21'13"	98.13'	183.61'	S18°46'09"E
C10	25.00'	39.27'	90°00'00"	25.00'	35.36'	S43°05'32"E
C11	25.00'	35.60'	81°35'06"	21.57'	32.67'	N53°40'48"E
C12	315.00'	60.36'	10°58'47"	30.28'	60.27'	N07°23'51"E
C13	470.00'	149.73'	18°15'10"	75.50'	149.10'	N07°13'07"W
C14	25.00'	36.61'	83°54'14"	22.47'	33.43'	S28°08'17"W
C15	540.00'	148.17'	15°43'18"	74.56'	147.71'	S05°57'11"E
C16	385.00'	73.78'	10°58'47"	37.00'	73.67'	S07°23'51"W
C17	25.00'	35.60'	81°35'06"	21.57'	32.67'	S27°54'18"E
C18	385.00'	191.44'	28°29'25"	97.74'	189.47'	S54°27'09"E
C19	665.00'	218.21'	18°48'03"	110.09'	217.23'	N07°29'34"W
C20	493.00'	81.34'	9°27'11"	40.76'	81.25'	N06°38'03"E
C21	510.00'	179.34'	20°08'53"	90.61'	178.42'	N50°16'53"W
C22	510.00'	122.49'	13°45'41"	61.54'	122.20'	S67°04'51"E
C23	385.00'	17.23'	2°33'54"	8.62'	17.23'	S86°48'35"E

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 DEED BOOK R2896, PAGE 1491, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

GARY L. EALEY DATE

AUTHORIZED MEMBER, MARLON'S CREEK PROP CO, LLC

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 CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

RAGAN-SMITH ASSOCIATES, LLC

TED J. STEVENSON, II, RLS NUMBER 2136 DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

CITY ENGINEER DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE

COLUMBIA, TENNESSEE

FINAL PLAT

MARLONS CREEK PHASE 2A

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESEE

DATE: OCTOBER 3, 2025
SCALE: 1"= 80'
JOB NO. 21-0282

SHEET 1 of 1

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864
EMAIL: owen@freehillventures.net

RaganSmith
a Pape-Dawson company

G:\21-0282\1-SURVEY\PLAT\FINAL\PHASE 2A\PHASE 2A FINAL PLAT.DWG

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

17th day of February, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Marlons Creek Prop Co, 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

17th day of February, 2025,
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.

Marlons Creek Subdivision
PROJECT

Completed by the Developer	*Completed by the City*
Marlons Creek Prop Co. LLC DEVELOPER NAME	
Owen Hosey AUTHORIZED AGENT NAME	CITY ENGINEER
 SIGNATURE	SIGNATURE
2-17-2025 DATE	DATE
2925 Berry Hill Drive STREET	
Nashville, TN 37204 CITY, STATE, ZIP	
615-934-8264 PHONE	
owen@freehillventures.net EMAIL	
Attest	*Attest*
Mandy A. Allen ATTEST NAME	ATTEST NAME
 ATTEST SIGNATURE	ATTEST SIGNATURE
02/17/2025 DATE	DATE

Woodward Estates Phase 1B, Final Plat

Project #:	25-0389	Location:	Map 101 Parcels 036.06
Applicant:	Allen O'Leary, PE	Case Type(s):	Final Plat
Staff Planner:	Charles Rush	Proposed Use:	Single-Family Residential

PROJECT SUMMARY

The applicant requests approval of a Final Plat for the creation of 3 single-family lots and dedication of right-of-way. A Preliminary Plat associated with this Final Plat was approved by the Planning Commission for the development of 12 single-family lots within a CD-2 Character District. In September 2025, the Planning Commission approved phase 1A, which included 8 single-family lots.

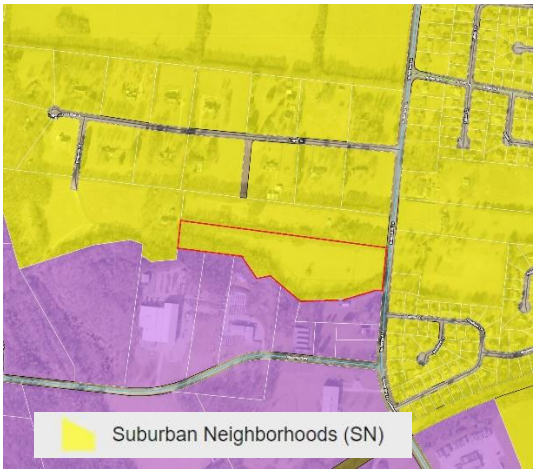
- This Final Plat adheres to the standards approved with the Preliminary Plat on December 13th, 2024, for the creation of 12 single-family lots within a CD-2 Character District.
- A surety in the amount of $55,000 has been submitted associated with this Final Plat.
- The Final Plat is required to be recorded within 60 days of Planning Commission approval.
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

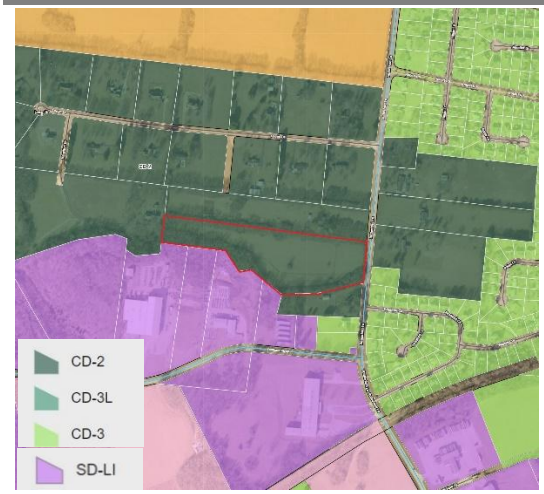
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2 (*Rural Residential*)	In Construction	Infrastructure for 8 homes	+/- 6.82 acres



FUTURE LAND USE MAP



ZONING MAP (*CD-2*)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	CD-2	Single-Family Residential
North	Suburban Neighborhoods	CD-2	Single-Family Residential
South	Technology & Employment Centers	SD-LI/ CD-2	Single-Family Home/ Light Manufacturing
East	Suburban Neighborhoods	CD-2/ CD-3	Single-Family Residential
West	Suburban Neighborhoods	CD-2	Single-Family Residential

CONFORMITY WITH ZONING ORDINANCE

This Final Plat conforms to the standards of the Zoning Ordinance within a CD-2 Character District as previously approved with Preliminary Plat 24-0370 on December 13th, 2024, by the Planning Commission.

REVIEW PROCESS

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

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

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

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

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*

2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and

3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

Staff recommends approval of FPL 25-0389 with the following conditions:

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

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

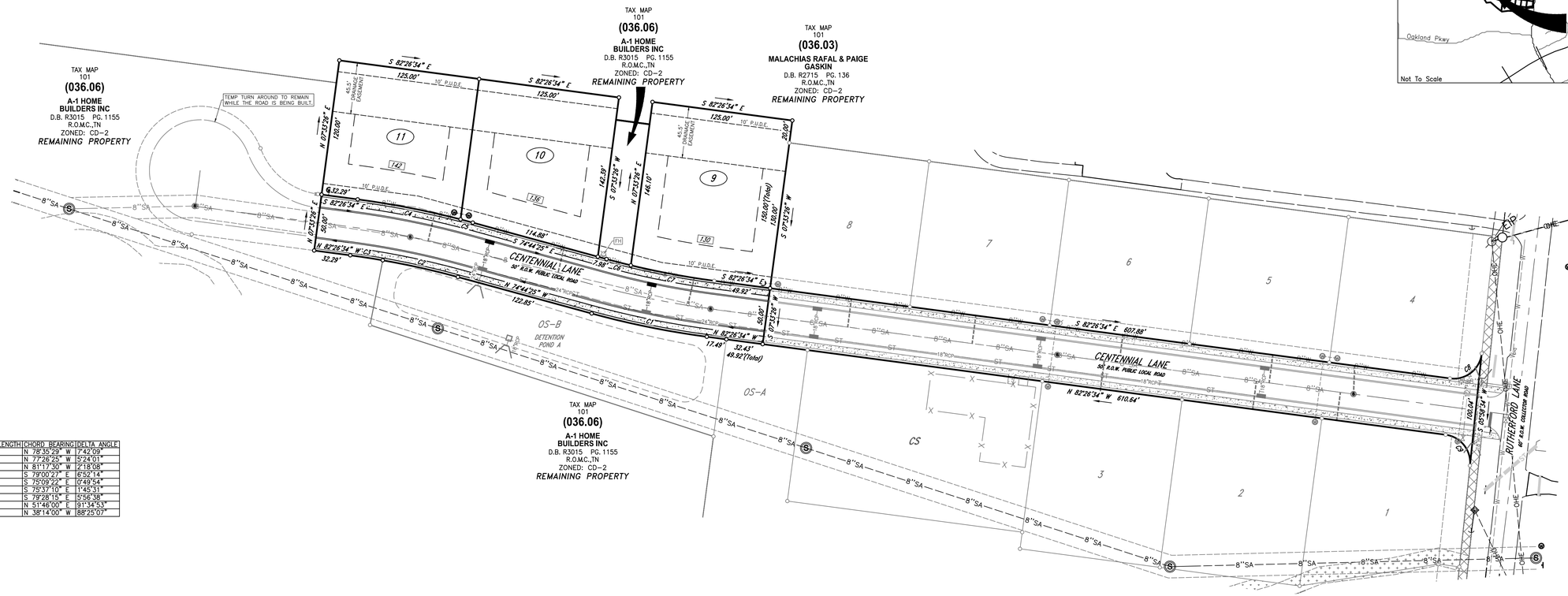
information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

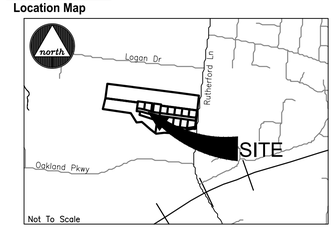
Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

© 2025

TN GRID NORTH



Location Map



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C6	725.00'	22.25'	22.25'	S 75°33'19" E	1°45'31"
C7	725.00'	75.21'	75.18'	S 79°28'15" E	5°56'38"
C8	25.00'	39.96'	35.84'	N 51°46'00" E	91°34'53"
C9	25.00'	38.58'	34.86'	N 38°14'00" W	88°25'07"

AREA TABLE

LOT	SQ. FT.	ACRES
9	18,652.6	0.43
10	16,742.3	0.38
11	15,171.8	0.35

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1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
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RECORDED: 08-18-2025
DEED BOOK: R3090 PAGE: 556-561

PARCEL NUMBER:
TAX MAP 101, PARCEL 036.03

DEED BOOK:
R2715, PAGE 136

PARCEL ADDRESS:
413 RUTHERFORD LANE
COLUMBIA, TN 38401

PROPERTY OWNER:
MALACHIAS RAFAL & PAIGE GASKIN
413 RUTHERFORD LANE
COLUMBIA, TN 38401

PARCEL NUMBER:
TAX MAP 101, PARCEL 036.06

DEED BOOK:
R3015, PAGE 1155

PARCEL ADDRESS:
415 RUTHERFORD LANE
COLUMBIA, TN 38401

PROPERTY OWNER:
A-1 HOME BUILDERS
2020 FIELDSTONE PKWY
SUITE 900-220
FRANKLIN, TN 37069

EXISTING ZONING:
CD-2

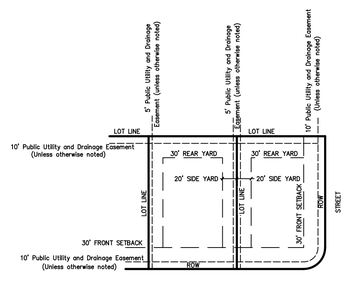
BUILDING SETBACKS:
FRONT - 30'(MINOR)
SIDE - 20'
REAR - 30'

ACREAGE OF PARCEL:
±1.63 ACRES - ±70,902 S.F. - PHASE 1B
±13.50 ACRES - ±588,080 S.F. - REMAINING PROPERTY
±15.13 ACRES TOTAL

±0.46 ACRES - ±20,335 S.F. - R.O.W. DEDICATION P1B
±0.73 ACRES - ±31,982 S.F. - R.O.W. DEDICATION P1A

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



SUBDIVISION
TYPICAL LOT LAYOUT
(NOT TO SCALE)

Legend

- EIP Iron Rod/Pipe Found
- IPS Iron Rod Set
- CM Concrete Monument Existing
- MAG Mag Nail
- Fence Post
- T-Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line
- (0000) Lot Address Label

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number *see below, Page *see below, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Book Number R3015, Page 1155

Date A-1 HOME BUILDERS INC

Book Number R3015, Page 1155

Date MALACHIAS RAFAL GASKIN

Date PAIGE GASKIN

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

I hereby certify that the streets, drainage, and utilities designated in Woodward Estates, Phase 1B have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

11/17/25 Allen B. O'Leary TN RLS #1987
Date Allen B. O'Leary Number

Register of Deed Recording Stamp



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

Client
A-1 HOME BUILDERS INC
2020 FIELDSTONE PKWY
SUITE 900-220
FRANKLIN, TN 37069

FINAL PLAT
WOODWARD ESTATES, PHASE 1B
COLUMBIA, TN

REVISIONS	DATE
TECH REVIEW COMMENTS ADDRESSED	11-17-2025

Drawn: EB
Checked: AO
Approved: AO
Date: 10-20-2025

Job. no. 24538
Scale: Vertical: 1" = 50'
Horizontal:

1 of 1

FILE: J:\WES_Engineers_Surveyors 2024\24538 - Rutherford Lane Brandon Roberts - A1 Builders\Dwg\Survey\02 - Final Plat\24538 - Final Plat - Phase 1B.dwg

November 17, 2025

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

RE: **Project Name: Woodward Estates, Phase 1B, Final Plat**
City of Columbia Staff Review Re-Submittal

On behalf of A-1 Home Builders Inc and Malachias Rafal & Paige Gaskin, the owners of these 3 proposed single family lots, **WES Engineers & Surveyors** would like to re-submit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

Planning

1. The lead staff person for this case is 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.

Engineering

3. LOC required in the amount of $55,000 prior to resubmittal date. This is being taken care by the developer.
4. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
5. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
6. Install street signage. Stop & St Names prior to resubmittal date. Noted.
7. Show ROW within Ph 1A with this plat and label public. You may gray out the previously platted lots. Please provide a letter acknowledging that the currently held surety for 1A still encompasses the extents of the original 1A plat and for the now public roadway. Area has been shown, and letter has been included in the resubmittal.
8. Please note: provide updated construction plans ASAP. Noted.
9. Show sidewalk between lots 9 and 10. Sidewalk is not built at this time, and area is a remaining portion of the property that is to be platted with future phase.

Fire

10. Note: Temp turn around to remain while the road is being built. Note added.

Maury County Highway Dept.

11. No comment. Noted.

City Attorney

12. No comments provided. Noted.

Building

13. No comment provided. Noted.

Police

14. No comment provided. Noted.

Maury County Schools

15. Woodard Elementary, Whitthorne Middle, Central High School 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. Noted.

Wastewater

16. Columbia Wastewater notes that any discrepancy in plats between the different phases must be rectified per Columbia Wastewater comments. Noted.

ATT

17. No Comment. Noted.

Columbia Power

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

Columbia Water

19. Water main does not go through the cul-de-sac, revise plat to reflect as-built conditions. Waterline information has been updated.

    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.

Duck River Electric Membership Corp

20. No comments provided. Noted.

Public Works

21. No comments. Noted.

Atmos Energy

22. No comments provided. Noted.

Maury County E911

23. No comments provided. Noted.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

ITEM NO.
25-0389

DESCRIPTION: Woodward Estates Phase 1B

COMMENTS:

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CITY OF COLUMBIA TENNESSEE

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COLUMBIA, TN 38401
PHONE: (931) 560-1560
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Resubmittal Guidelines

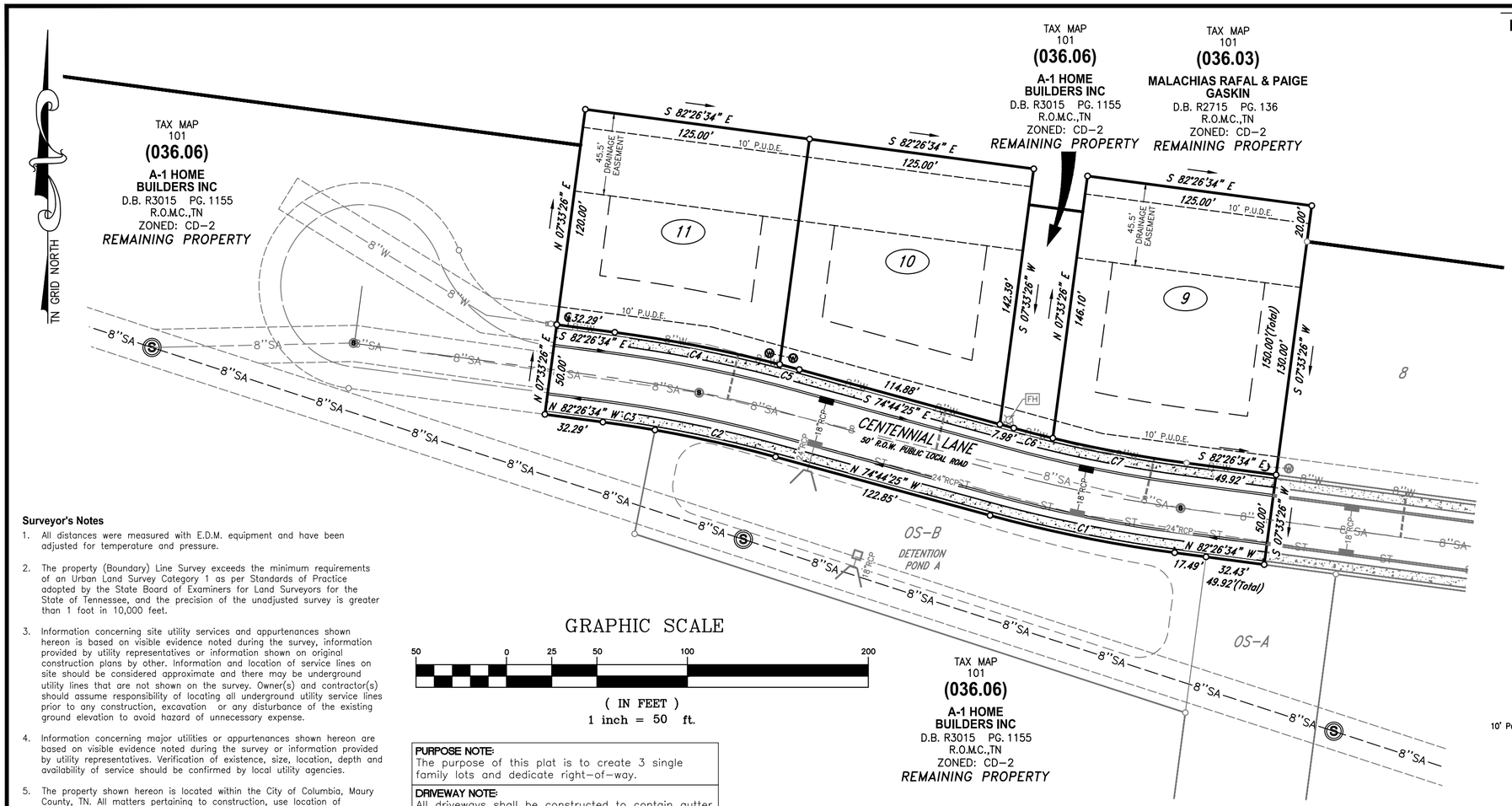
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

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

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



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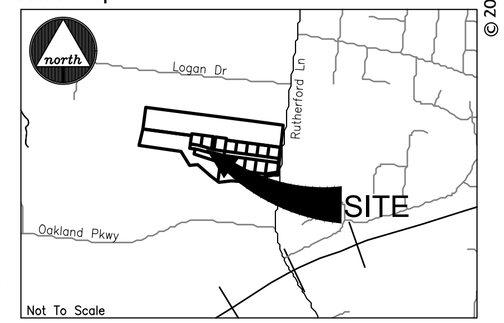

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	Stake Found	Storm Sewer Manhole	Cable Riser	Flag Pole	
		Curb Inlet	Telephone Riser	Sign	
		Catch Basin	Gas Meter	Parking Block	

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

SUBDIVISION
TYPICAL LOT LAYOUT
(NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number *see below, Page *see below, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Book Number R3015, Page 1155

Date A-1 HOME BUILDERS INC

Book Number R3015, Page 1155

Date MALACHIAS RAFAL GASKIN

Date PAIGE GASKIN

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

I hereby certify that the streets, drainage, and utilities designated in Woodward Estates, Phase 1B have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

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

Register of Deed Recording Stamp



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

Client
A-1 HOME BUILDERS INC
2020 FIELDSTONE PKWY
SUITE 900-220
FRANKLIN, TN 37069

FINAL PLAT
WOODWARD ESTATES, PHASE 1B
COLUMBIA, TN

REVISIONS	DATE

Drawn: EB | Checked: AO | Approved: AO | Date: 10-20-2025

Job. no. 24538 | Scale: Vertical: 1" = 50' Horizontal:

1 of 1

FILE: J:\ WES_Engineers_Surveyors 2024\24538 - Rutherford Lane Brandon Roberts - A1 Builders\Dwg\Survey\02 - Final Plat\24538 - Final Plat - Phase 1B.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

PROJECT	
Completed by the Developer	*Completed by the City*
A-1 Home Builders, Inc. DEVELOPER NAME	
Brandon Robertson AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
10/13/25 DATE	DATE
2020 Fieldstone Pkwy STREET Ste. 900-220	
Franklin, TN 37069 CITY, STATE, ZIP	
(701) 231-9917 PHONE	
Brandon Robertson EMAIL	
Attest	*Attest*
Nick Robertson ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
10/13/25 DATE	DATE

October 20, 2025

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

RE: **Project Name: Woodward Estates, Phase 1B, Final Plat**
City of Columbia Staff Review Re-Submittal

On behalf of A-1 Home Builders Inc and Malachias Rafal & Paige Gaskin, the owners of these 3 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

Cayer Lane Flex Use Lots Final Plat

Project #:	25-0388	Location:	Tax Map 42 Parcel 14.00
Applicant:	WES Engineers	Case Type(s):	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	Proposed Use:	Retail/Office

PROJECT SUMMARY

The applicant requests approval of a Final Plat to create two commercial lots, one open space, and the remaining property. The subdivision is part of a larger multiphase Planned Unit Development. The Planning Commission approved the Preliminary Plat and Final Planned Unit Development Master Plan for development in August 2023 (23-0237). The previous approvals created a vested right to develop under the PUD-MU district standards.

- The Planned Unit Development was originally approved in 2002 and subsequently revised several times. The most recent revision was approved in 2014.
- The Final Plat conforms to the Preliminary Plat and the Final PUD Master Plan.
- The applicant has provided financial surety of $35,000 to guarantee completion of the infrastructure.
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has recorded a stormwater maintenance agreement as prescribed for this development.
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

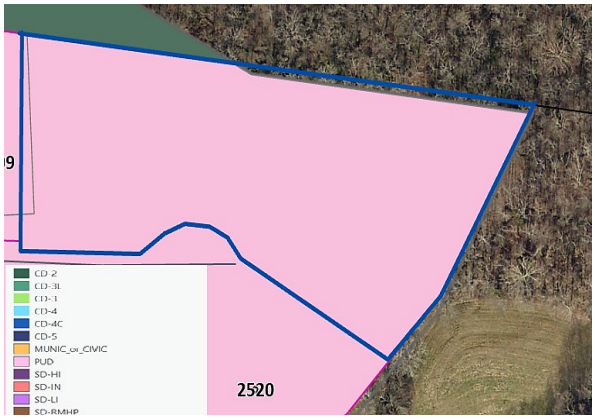
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant/Outdoor Storage	Infrastructure for Development	+/- 2.75 ac



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	Other PUDs[1]	Vacant
North	N/A	CD-2/County	Institutional
South	City Center Urban Village	Other PUDs	Single Family Detached
East	City Center Urban Village	County	Vacant
West	City Center Urban Village	Other PUDs	Retail

The subject property is part of the larger multiphase development. The lots are bounded on the north by undeveloped land not in the city limits. Adjacent to these lots to the west is an existing commercial structure and other vacant lots in the same development.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the PUD Master Plan, the modified CEG standards of the applicable zoning ordinance (3638), the Subdivision Regulations, and the approved Preliminary Plat.

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

REVIEW PROCESS

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

As required by **§ 8.5.4** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for all Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations. Section **§ 2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

[1] PUDs authorized under Ordinance 3638 are identified in Ordinance 4400 as "Other PUDs" subject to their applicable master plans. These standards remain in effect until the PUDs are revised under the current PUD-MU or PUD-R standards.

A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:

1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;

2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and

3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.

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

SAMPE MOTIONS

Approve:

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

Approve Subject to Conditions:

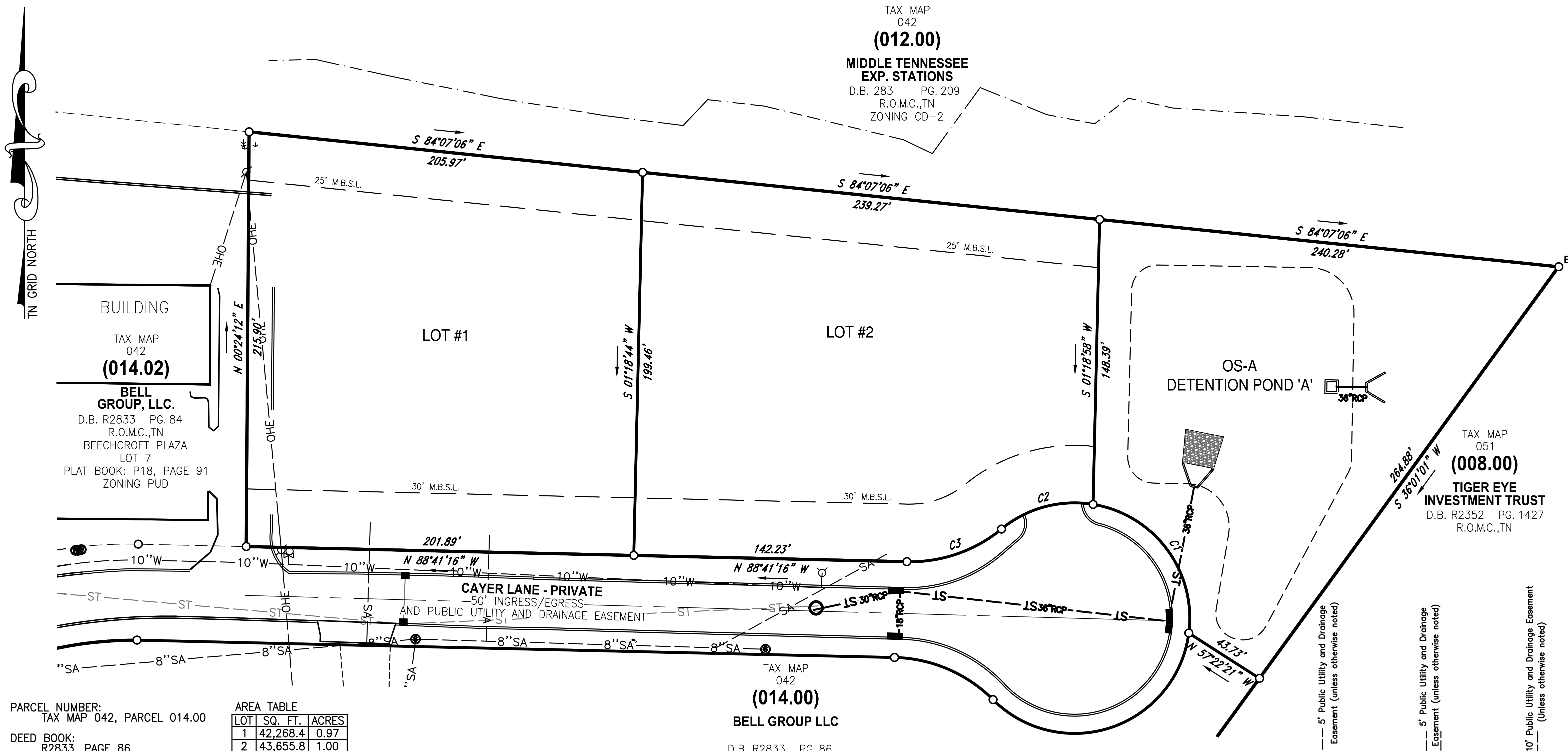
Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer:

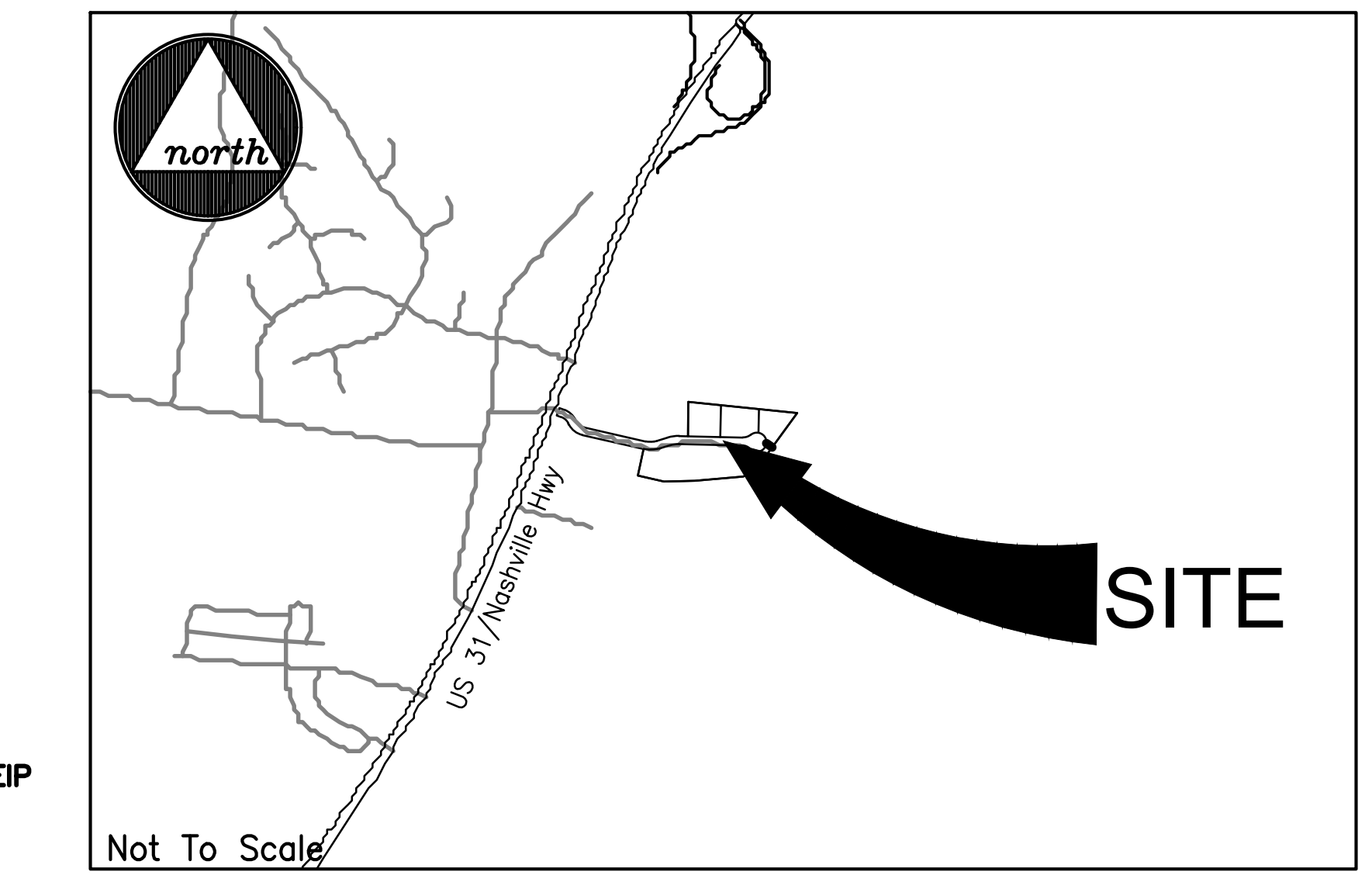
Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

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



Location Map



©2025

PARCEL NUMBER:
TAX MAP 042, PARCEL 014.00

DEED BOOK:
R2833, PAGE 86

PARCEL ADDRESS:
CAYER LANE
COLUMBIA, TN 38401

EXISTING ZONING:
PUD

BUILDING SETBACKS:
FRONT − 30'
SIDE − 0'
REAR − 25'

FINAL PUD MASTER PLAN:
APPROVAL − #23−0237

ACREAGE OF PARCEL:
SUBJECT − ±2.75 ACRES
REMAINING − ±3.55 ACRES
TOTAL − ±3.55 ACRES

PROPERTY OWNER:
BELL GROUP LLC
5016 CENTENNIAL BLVD
STE 200
NASHVILLE, TN 37209

AREA TABLE

LOT	SQ. FT.	ACRES
1	42,268.4	0.97
2	43,655.8	1.00
OS-A	33,779.3	0.78

CURVE TABLE

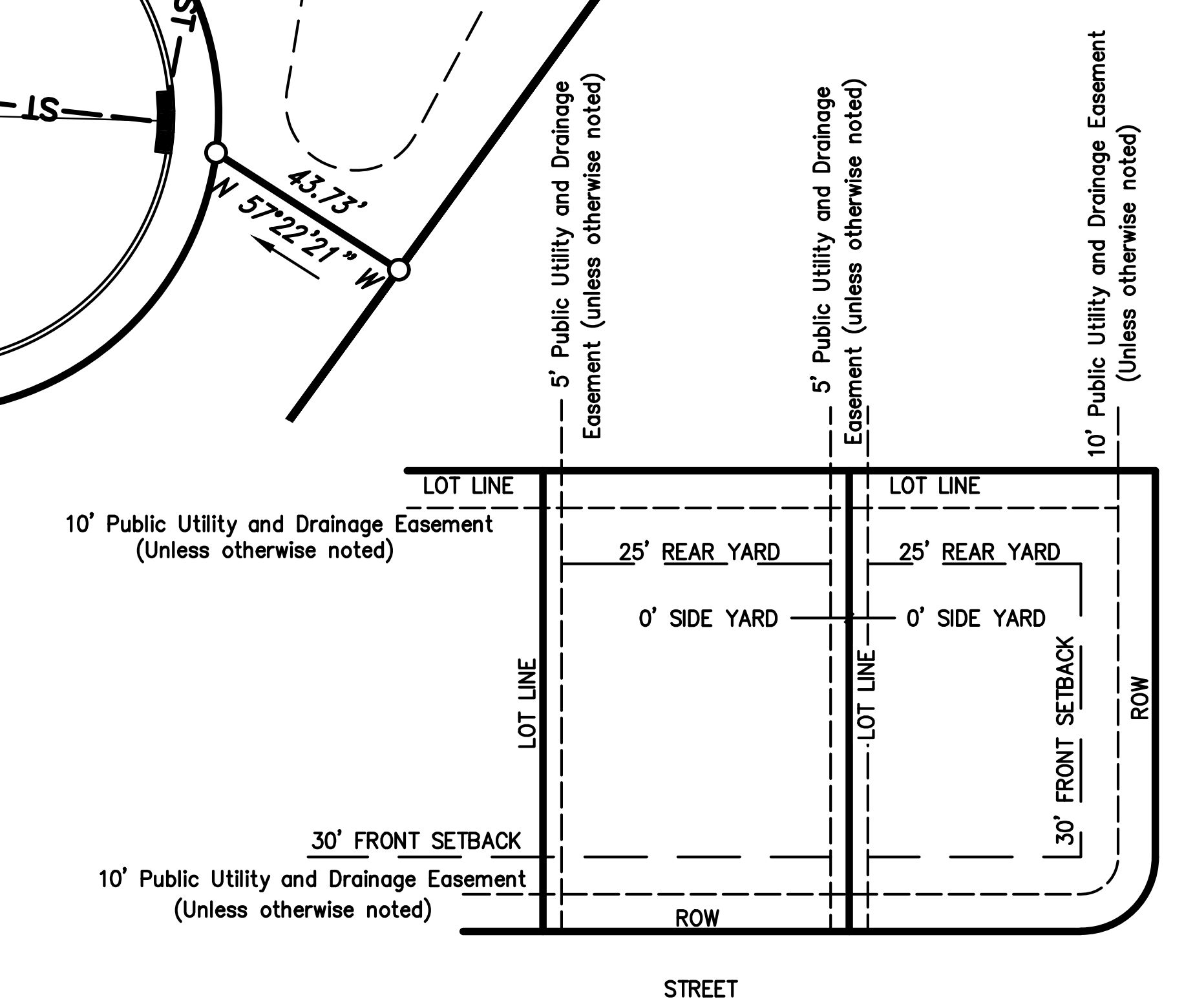
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	92.29'	83.46'	N 36°39'59" W	88°07'50"
C2	60.00'	50.91'	49.40'	S 74°57'33" W	48°37'07"
C3	75.00'	53.23'	52.12'	S 70°58'52" W	40°39'45"

PURPOSE NOTE:
The purpose of this plat is to create 2 commercial lots, one open space, and remaining property.

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

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 05−07−2024
DEED BOOK: R2988 PAGE: 1171−1176

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



SUBDIVISION
TYPICAL LOT LAYOUT
NOT TO SCALE

Register of Deed Recording Stamp

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 042, Parcel No. 014.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2833, Page 86
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re−certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47117C0180E, dated April 16, 2007, and shown hereon graphically.

Improvement Note:
The roadway as shown hereon has been built per the approved plan. The buildings as shown hereon are for informational purposes and have not been constructed at this time.

P.U.D.E. NOTE:
ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

ALLEN B. O'LEARY REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1987

Legend

EIP / IPS Iron Rod Found; Iron Rod Set; I.P.F. Iron Pipe Found; AXLE Axle Found; ECM Fence Post; Concrete Monument Existing; P.K.F. PK Nail Found; P.K.S. PK Nail Set; R.R.S..F. Railroad Spike Found; R.R.S.S. Railroad Spike Set

Bench Mark; Stake Found; Fire Hydrant; Water Meter; Water Valve; Water Reducer; Clean Out; Sanitary Sewer Manhole; Storm Sewer Manhole

Catch Basin; Curb Inlet; Storm Pipe; Cable Manhole; Electric Manhole; Telephone Manhole; Water Manhole; Electric Meter; Cable Riser

Electric Riser; Telephone Riser; Telephone Booth; Gas Meter; Gas Valve; Light Pole; Power Pole; Telephone Pole; Guy Pole

Power Pole; Flag Pole; Guy Wire; Mailbox; Parking Block; Satellite Dish; Handicap Parking; Water Spigot; Bollard

Evergreen Tree; Deciduous Tree; Bush; Sign

Adjoining Property Line; Subject Property Line; Easement Line; Building Setback Line; Centerline; Edge of Pavement; Edge of Gravel; Fence Line; Landscape; Woods / Tree line

Edge of Water; Ditch / Creek Centerline; Minor Contour Line; Index Contour Line; G Gas Line; SA Sanitary Sewer Line; W Water Line; ST Storm Sewer Line; OH Overhead Utility Line; OHC Overhead Cable Line

OHE Overhead Electric Line; OHT Overhead Telephone Line; UG Underground Utility Line; UGC Underground Cable Line; UGE Underground Electric Line; UGT Underground Telephone Line; FM Forced Main Line

FILE: J:\WES_Engineers_Surveyors 2016\16583 − Cayer Lane − Raines\16583−21 Flex Building − Bell\Dwg\Survey\16583−21 − Final Plat.dwg

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 R2833, Page 86, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date ____ Bell Group LLC

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

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

Date ____ City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date ____ Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date ____ Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date ____ Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date ____ City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date ____ Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

11/17/25 (Date) — Allen B. O'Leary — TN RLS #1987 (Number)

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

Client
BELL GROUP LLC
5016 CENTENNIAL BLVD
SUITE 200
NASHVILLE, TN 37209

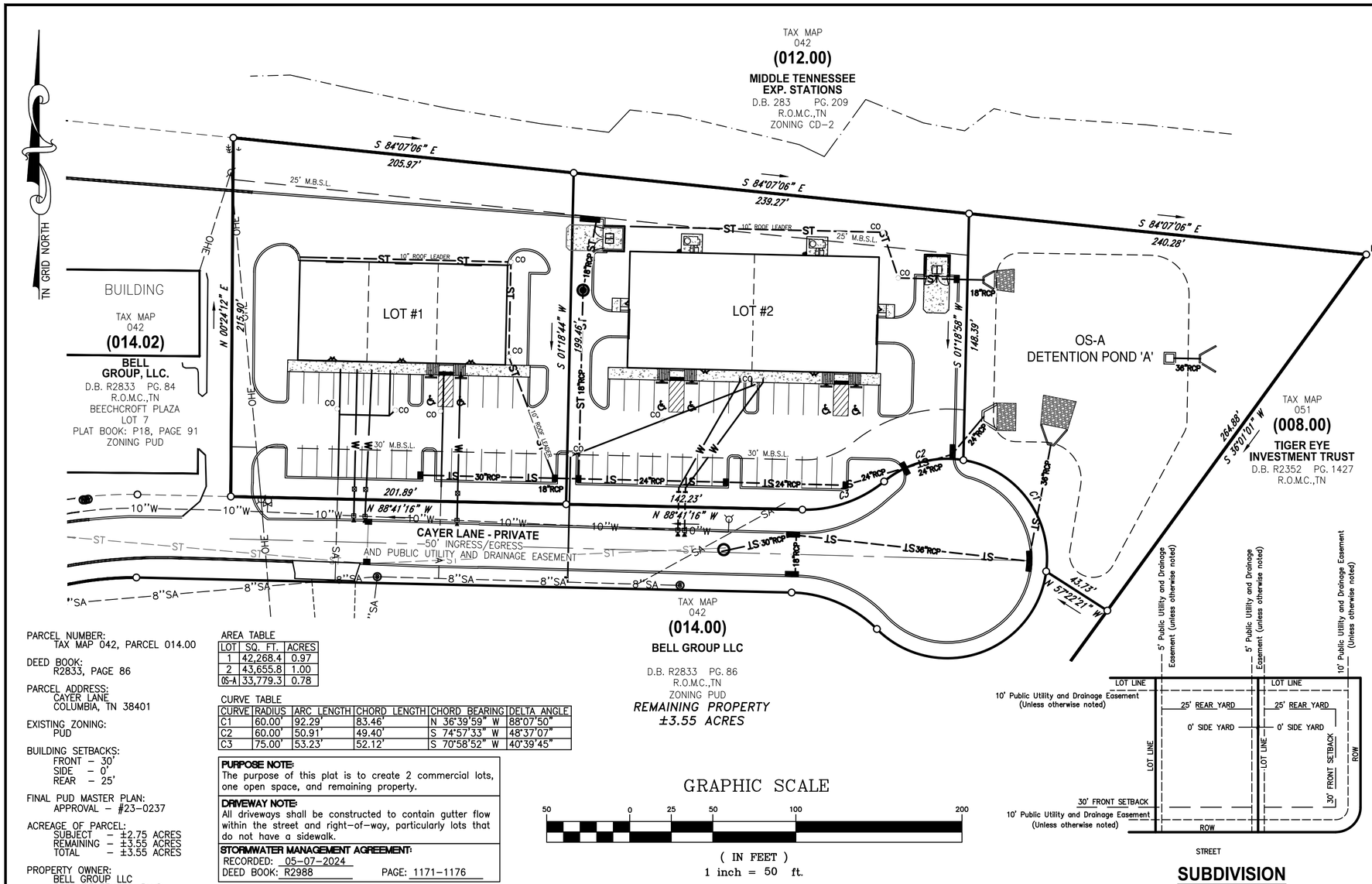
FINAL PLAT
CAYER LANE - FLEX USE LOTS
CAYER LANE, COLUMBIA, TN

DATE	REVISIONS
11−17−2025	TECH REVIEW COMMENTS ADDRESSED

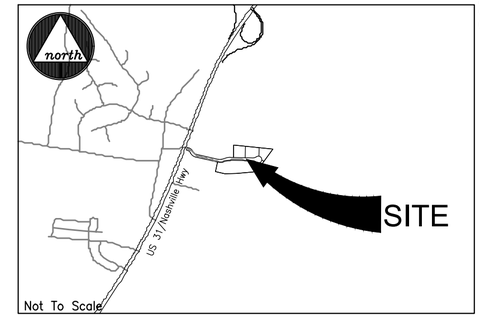
Drawn: EB
Checked: AO
Approved: AO
Date: 10/20/2025

Job. no. 16583-21
Scale: Vertical: — Horizontal: 1"=50'

1 of 1



Location Map



©2025

PARCEL NUMBER:
TAX MAP 042, PARCEL 014.00

DEED BOOK:
R2833, PAGE 86

PARCEL ADDRESS:
CAYER LANE
COLUMBIA, TN 38401

EXISTING ZONING:
PUD

BUILDING SETBACKS:
FRONT – 30'
SIDE – 0'
REAR – 25'

FINAL PUD MASTER PLAN:
APPROVAL – #23-0237

ACREAGE OF PARCEL:
SUBJECT – ±2.75 ACRES
REMAINING – ±3.55 ACRES
TOTAL – ±3.55 ACRES

PROPERTY OWNER:
BELL GROUP LLC
5016 CENTENNIAL BLVD
STE 200
NASHVILLE, TN 37209

AREA TABLE

LOT	SQ. FT.	ACRES
1	42,268.4	0.97
2	43,655.8	1.00
OS-A	33,779.3	0.78

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	92.29'	83.46'	N 36°39'59" W	88°07'50"
C2	60.00'	50.91'	49.40'	S 74°57'33" W	48°37'07"
C3	75.00'	53.23'	52.12'	S 70°58'52" W	40°39'45"

PURPOSE NOTE:
The purpose of this plat is to create 2 commercial lots, one open space, and remaining property.

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

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 05-07-2024
DEED BOOK: R2988 PAGE: 1171-1176

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SUBDIVISION
TYPICAL LOT LAYOUT
NOT TO SCALE

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
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AXLE Axle Found
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Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.-F Railroad Spike Found
R.R.S.S. Railroad Spike Set
Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Gas Line
Sanitary Sewer Line
Water Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line

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Client
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SUITE 200
NASHVILLE, TN 37209

FINAL MASTER PUD - EXHIBIT
CAYER LANE - FLEX USE LOTS
CAYER LANE, COLUMBIA, TN

REVISIONS	DATE
TECH REVIEW COMMENTS ADDRESSED	11-17-2025

Drawn: EB
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Job. no. 16583-21
Scale: Vertical: 1"=50' Horizontal:

1 of 1

FILE: I:\WES_Engineers_Surveyors 2016\16583 - Cayer Lane - Raines\16583-21 Flex Building - Bell\Dwg\Survey\16583-21 - Final Plat.dwg

November 17, 2025

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

RE: **Project Name: Flex Use Building, Final Plat**
City of Columbia Staff Review Re-Submittal

On behalf of Bell Group LLC, the owner of these 3 proposed commercial lots, **WES Engineers & Surveyors** would like to re-submit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff. Noted.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. Noted.
3. Provide typical lot layout depicting proposed setbacks and easements. Typical lot detail added.
4. Add note referencing approved Final PUD Master Plan for these two lots #23-0237 for historical reference. Note added.
5. Building setbacks noted on the Final Plat are differ from the setbacks identified on the approved Preliminary Plat and Final PUD Master Plan. Make changes to show approved setbacks. This has been updated.
6. Remove Buildings from Lots #1 and #2 on the Final Plat. Provide setbacks on the lots. Provide second sheet showing buildings on lots as approved on the Final PUD Master Plan. Improvements on lots 1 & 2 have been removed from sheet 1 and shown on sheet 2.

Engineering

7. Provide surety calculation for approval and Letter of Credit prior to resubmittal date. This has been provided.
8. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
9. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
10. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. Referenced.
11. Install street signage. Stop & St Names prior to resubmittal date. Noted.
12. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot. Note added.
13. Remove improvements on lots 1 and 2. Improvements on lots 1 & 2 have been removed from sheet 1 and shown on sheet 2.

Fire

14. No comments. Noted.

Building

15. No comment. Noted.

Police

16. No comment provided. Noted.

City Attorney

17. No comment provided. Noted.

Maury County Highway Dept.

18. No comment. Noted.

Public Works

19. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS Noted.
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
    and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
    capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

20. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
    6. Gates must be unlocked and open for collection.
21. Revisions made to the dumpster enclosure locations appear easily accessible now. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.

Maury County Schools

22. No comment. Noted.

Wastewater

23. Lot 1 may have a sanitary sewer service running north on the left side of the lot. This may need to be added to the plat. Noted that this may need to be added.

ATT

24. ATT to serve. Noted.

Columbia Power

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

Columbia Water

26. A water availability letter will be required during review and approval of development on each lot. Noted.

Atmos Energy

27. No comment provided. Noted.

Maury County E911

28. No comment provided. Noted.

Duck River Electric Membership Corp

29. No comment provided. Noted.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

ITEM NO.
25-0388

DESCRIPTION: Cayer Lane

COMMENTS:

Planning

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

Fire

14. No comments

Building

15. No comment.

Police

16. No comment provided.

City Attorney

17. No comment provided.

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18. No comment.

Public Works

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

Columbia Water

26. A water availability letter will be required during review and approval of development on each lot.

Atmos Energy

27. No comment provided.

Maury County E911

28. No comment provided.

Duck River Electric Membership Corp

29. 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.

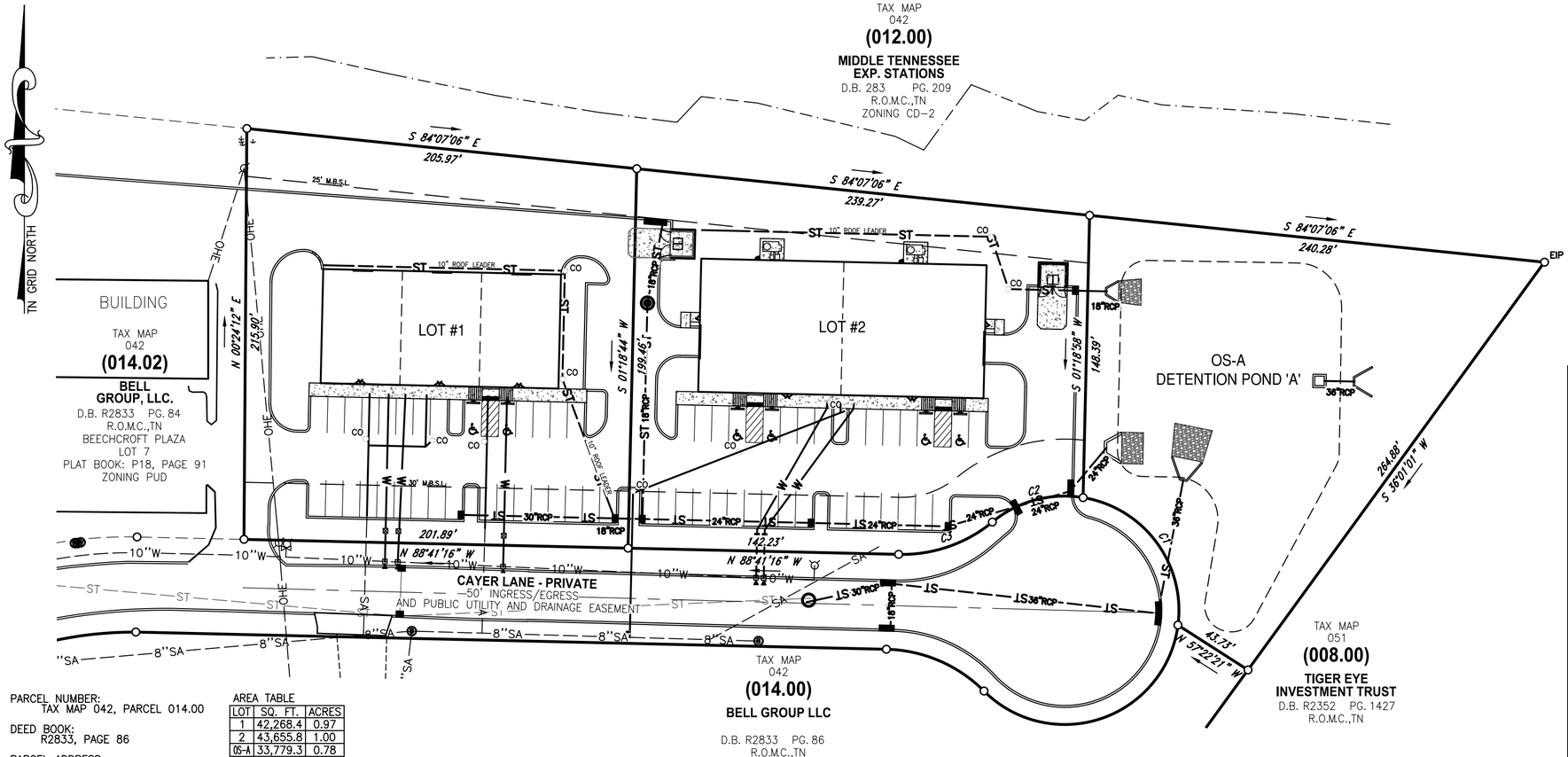
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

CITY OF
COLUMBIA
TENNESSEE

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

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

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



PARCEL NUMBER:
TAX MAP 042, PARCEL 014.00

DEED BOOK:
R2833, PAGE 86

PARCEL ADDRESS:
CAYER LANE
COLUMBIA, TN 38401

EXISTING ZONING:
PUD

BUILDING SETBACKS:
FRONT – 30'
SIDE – 10'
REAR – 25'

ACREAGE OF PARCEL:
SUBJECT – ±2.75 ACRES
REMAINING – ±3.55 ACRES
TOTAL – ±3.55 ACRES

PROPERTY OWNER:
BELL GROUP LLC
5016 CENTENNIAL BLVD
STE 200
NASHVILLE, TN 37209

AREA TABLE

LOT	SQ. FT.	ACRES
1	42,268.4	0.97
2	43,655.8	1.00
OS-A	33,779.3	0.78

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	92.29'	83.46'	N 36°39'59" W	88°07'50"
C2	60.00'	50.91'	49.40'	S 74°57'33" W	48°37'07"
C3	75.00'	53.23'	52.12'	S 70°58'52" W	40°39'45"

PURPOSE NOTE:
The purpose of this plat is to create 2 commercial lots, one open space, and remaining property.

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

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

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 042, Parcel No. 014.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2833, Page 86
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47117C0180E, dated April 16, 2007, and shown hereon graphically.

Legend

EIP Iron Rod Found
IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
ECM Fence Post
Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S..F Railroad Spike Found
R.R.S.S. Railroad Spike Set

Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole

Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser

Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole

Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard

Evergreen Tree
Deciduous Tree
Bush
Sign

Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line

Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Gas Line
Sanitary Sewer Line
Water Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line

Overhead Electric Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Improvement Note:

The roadway as shown hereon has been built per the approved plan. The buildings as shown hereon are for informational purposes and have not been constructed at this time.

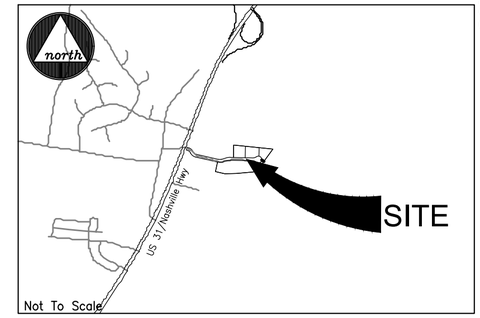
OPEN SPACE NOTE:

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

Register of Deed Recording Stamp

ALLEN B. O'LEARY REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1987

Location Map



©2025

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 R2833, Page 86, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ Bell Group LLC _____

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

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

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date _____ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date _____ Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date _____ Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

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

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

Client
BELL GROUP LLC
5016 CENTENNIAL BLVD
SUITE 200
NASHVILLE, TN 37209

FINAL PLAT
CAYER LANE - FLEX USE LOTS
CAYER LANE, COLUMBIA, TN

DATE	REVISIONS

Drawn: EB Checked: AO Approved: AO Date: 10/20/2025

Job. no. 16583-21 Scale: Vertical: 1"=50' Horizontal:

1 of 1

FILE: I:\WES_Engineers_Surveyors 2016\16583 - Cayer Lane - Raines\16583-21 Flex Building - Bell\Dwg\Survey\16583-21 - Final Plat.dwg

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-030579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bell Group, LLC	~~XXXXXXXX~~	
(NAME)	SAME AS (NAME)	042-014.0010
5133 Harding Pike, #B3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NEW OWNER	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES RAINES AND PHIL B. CAYER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BELL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATE in the THIRD (3RD) Civil District of Maury County, Tennessee, East of and adjacentto U.S.Highway 31, and being more particularly described as follows:

Beginning at an iron pin set in the East R.O.W. of U.S. Highway 31, said iron pin being the Northwest comer of Dino Roberts Homes as recorded in Deed Book R1424, Page 104, ROMCTand being the Southwestcomerofthetractbeing described; thence leaving Dino Roberts Homes with said East R.O.W. North 17 degrees, 41 minutes, 57 seconds East 322.05 feet to an iron pin set, said iron pin being in the South margin of Mud Lane, said iron pin being the Northwestcornerofthetractbeing described; thence leaving said East R.O.W. with said South margin of Mud Lane and a fence North 79 degrees, 35 minutes, 27 seconds East418.80feetto an iron pin set, North 77 degrees, 11 minutes, 29 seconds East50.19feettoa 24" hackberry tree, South 87 degrees, 30 minutes, 28 second East 1023.64 feet to an iron pin found, said iron pin being the Northern most Northwest comer of Robert Wright as recorded in Deed Book 1169, Page 30, ROMCT, and being the Northeast comer of the tract being described; thence leaving said South margin of Mud Lane with Wright and continuing with said fence South 32 degrees, 37 minutes, 39 seconds West453.50 feet to an iron pin found, South 62 degrees, 40 minutes, 58 seconds West 78.51 feet to an iron in found, South 81 degrees, 38 minutes, 40 seconds West 303.81 feetto an iron pin found, said iron pin being the Westernmost Northwest comer of Wright and the Northeast comer of said Dino Roberts Homes; thence leaving Wright with said Dino Roberts Homes and continuing with said fence South 85 degrees, 14 minutes, 00 seconds West 193.10feetto a fence post, North 80 degrees, 32 minutes, 03 seconds West, passing an iron pin found at426.56 feet, in all 784.82 feet to the point of beginning and containing 14.26 acres as surveyed by Kenneth Carroll, R.L.S., Tennessee License Number 1335,April, 2000.

Exclusions in Book R2036, Page 979, Book R2041, Page 1004 and Book R2376, Page 406, Register's Office of Maury County, Tennessee.

Being part of the same property conveyed to Charles Raines and Phil B. Cayer, as tenants in common by Warranty Deed dated 06/27/2001 from Mary Brown Clark (formerly known as Mary Alice Fox) of record in Book R1548, Page 358, Register's Office for Maury County, Tennessee.

Phillip Cayer and Phil B. Cayer are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☒
This is improved ☐ property, known as 0 Cayer Lane Columbia, TN 38401
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of April, 2022

Phillip Cayer

Charles Raines

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Phillip Cayer and Charles Raines the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of April, 2022.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

BK/PG: R2833/86-87
22007255

2 PGS:AL-WARRANTY DEED	
BECKY BATCH: 275065	04/11/2022 - 09:05 AM
VALUE	2000000.00
MORTGAGE TAX	0.00
TRANSFER TAX	7400.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	7413.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

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: Cayer Lane - Flex Lots

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.
- n/a ☐ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- n/a ☐ 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
- n/a ☐ Location, type, and size of proposed signs
- n/a ☐ 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

n/a ☐ Existing conditions and contours at vertical intervals of not more than two (2) feet

n/a ☐ 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

☒ 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

n/a ☐ Existing and proposed sidewalks, trails, and other pedestrian elements

☒ Existing and proposed on-street and off-street parking and loading areas

n/a ☐ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

n/a ☐ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas

n/a ☐ 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.

n/a ☐ Any amenity features and structures for private or public benefit.

n/a ☐ Location, dimension, and materials of fences and walls

n/a ☐ 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.

n/a ☐ 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
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TENNESSEE

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COLUMBIA, TN 38401
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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.

n/a

- ❑ 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:

Allen O'Leary		10/20/25
Print Name	Signature	Date

Heritage Village Multi-Family Site Plan Revision

Project #:	25-0297	Location:	Map 89E B Parcel 20
Applicant:	Michael Williams, PE	Case Type(s):	Multi-Family Site Revision
Staff Planners:	Austin Brass, AICP/ Melissa Sanders	Proposed Use:	Multi-Family Residential

PROJECT SUMMARY

This is a request from Michael Williams, PE, for the approval of a revised Site Development Plan that involves constructing two multi-family buildings with accompanying infrastructure. The proposed buildings will consist of a total of 20 (2-bedroom) units, with 10 units in each building. The reason for this site plan revision is due to an existing 16'' water line that the applicant states is of concern from CPWS regarding the number of residents affected by shutting off the main for relocation and age of shut off valves available.

- The Planning Commission previously approved this Site Development Plan on January 10th, 2024, with a condition that a sidewalk be connected to the frontage of the units to rear parking area.
- The Site Development Plan outlines three building sites, with two of them dedicated to multi-family buildings and the third site designated as a green civic space. Architectural elevations have been included in the site plan, and they align with the prescribed standards of a CD-4 Character District.
- The plan also proposes an extension of the right-of-way dedication along River Heights Drive and Santa Fe Pike, and both buildings will be built to the 20' maximum setback at each frontage, including the added ROW dedication.
- A Final Plat was approved on November 11th, 2024, for dedication of ROW and consolidation of four lots into one contiguous lot consisting of building sites.
- The Planning Commission is the decision-making authority for Site Development Plans that include Multi-Family Buildings or Manufactured Home Parks, or one or more Development Parcels.
- To assist the Planning Commission in crafting properly formatted motions, templates have been provided at the end of the report.

SITE INFORMATION

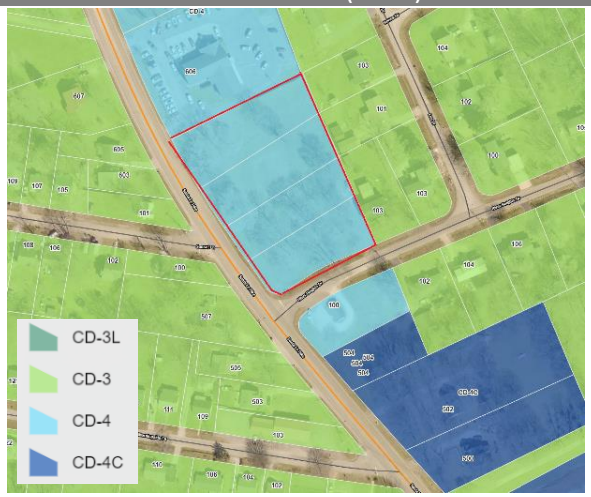
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Vacant Land	Multi-Family Residential	+ /- 1.67 acres



FUTURE LAND USE MAP (CCUV)



ZONING MAP (CD-4)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-4	Vacant Land
North	CCUV	CD-4	Church
South	CCUV	CD-4	Single-Family
East	CCUV	CD-3	Single-Family
West	CCUV	CD-3	Single-Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The future land use of the subject site is City Center & Urban Village. This Character Area is characterized by a wide-ranging mix of uses with intermixed and compatible civic uses. The Future Land Use Plan indicates that the general development pattern is largely site specific, since, the Corridor, by definition, traverses through rural and urban settings. Lot sizes can be defined by single- and multi-use activity on a variety of lot sizes, depending on the surrounding development pattern (*Connect Columbia, p. 26*). The specific character of the Corridor relies on the Area of Change determination. Future development and redevelopment should emphasize access control, connectivity, and context-responsive development. Additionally, new developments should create a pedestrian-friendly environment by adding sidewalks and/or creating other pedestrian-friendly multi-use/bike routes lining current and future neighborhoods and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, or other such uses. Primary Future Uses of the Suburban Corridor Future include residential, office, commercial, and civic space (*Connect Columbia, p. 27*). The subject site is not located in an area of change. A multi-family residential use at this location would be consistent with *Connect Columbia.*

CONFORMITY WITH ZONING ORDINANCE

The CD-4 General Urban Character District consists primarily of a medium density area that has a mix of building types and uses; there are medium, narrow or no front setbacks and narrow to medium side setbacks.

Land Uses:

- **The Zoning Ordinance permits the proposed use:**
  - The applicant proposes to develop the site entirely under the use of two large multi-family buildings.
  - **Tables 4.3.9.1-A** (p. 223) and **4.3.1-D** (p. 82) permit these uses and structure types in a CD-4 Character District.



Large Multi-Family Building
A Principal Building that incorporates between seven (7) and twenty four (24) side-by-side and/or horizontally stacked Dwelling Units, which may have one or more shared entries.

CD-4 & -4C
CD-5 & -5C
SD-INT
SD-LI
PUD-R
PUD-MU

Lots, Building Sites & Bulk Standards:

- **The proposed Site Development Plan showcases two large multi-family buildings that adhere to the CD-4 standards outlined in Table 4.3.1-D of the Zoning Ordinance.** The Ordinance requires multi-family building types to conform to an 18 ft minimum and 120 ft maximum building lot/site width and include a 60 percent minimum frontage buildout. Furthermore, multi-family buildings must enfront either a vehicular throughfare or internal drive.[1]

  - The applicant's Site Development Plan consists of three building sites. Two of the building sites accommodate multifamily buildings. One building occupies each of those sites. Each building contains ten units each, totaling 20 units for the development. An additional 66.7 ft building site has been reserved for a civic green space with an interconnected walking trail. Front setbacks may range from 6 feet to 20 feet, with a three-foot rear yard setback required. The Ordinance also requires a six-foot side yard setback between structures and side building site lines as shown.

[1] The Ordinance permits up to 20 percent of lots or building sites within a Development Parcel to enfront a pedestrian path.

- The remaining building site accommodates civic space, amenities, and stormwater detention.

(CD-4) General Urban Character District Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot Area:	N/A	1.67 acres
Frontage Buildout:	60% min	87.1%/ 69.9%
Density:	12 Units Per Acre	20 units (1.67 acres=11.98 units per acre)
Lot/Building Enfrontment:	Vehicle Thoroughfare	Both buildings contain primary entrances that enfront Santa Fe Pike
Building Height:	3 stories maximum	2 stories
Max. Impervious:	80 Percent	Less than 80 Percent
Setbacks:	Front: – 6'minimum, 20' maximum Side: – 6' Rear: 3'	Front – 20' Side 6' + Rear – 3' +

- **Staff has determined Conformity with the prescriptive design standards of the Ordinance for proposed multi-family structures within a CD-4-character district.**

(CD-4) Character District Architectural Standards		
Design Standards:	**Required**	**Proposed**
Vertical Composition:	Identifiable Base, Middle, & Cap	Elevations contain a defined base, middle, and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All facades enfront Sante Fe Pike with main common entrance to units at this principal frontage
Façade Openings:	20 ft. or less spacing for windows/doors	All windows and doors are spaced 20 ft. or less with no blank facades
Ground Floor Façade Glazing:	20-60 % non-shopfront	Façade elevations indicate facade glazing of 23%
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1st floor
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described
Window Glazing Material:	Clear	All windows proposed are clear glass

Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations indicate a 4-inch trim with sill and top plate
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows
Façade Window Sill Height:	5 ft. min above grade	Elevations indicate a 5' min window sill height
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	Frontage elevations include stoops leading to doorways and not porches. Stoops are permitted in a CD-4 district for entrances.
Roof Type & Pitch:	Hip/ Gable/ Flat	Both multi-family buildings contain a flat roof
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material fiber cement board
Foundation Cladding:	Brick or Natural Stone	All elevations have a brick foundation
Garage Location:	3rd Layer (20 ft. behind primary façade)	Garages are not proposed for this site development plan. Surface parking is provided in 3rd layer (rear of structures)
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	N/A
Garage Door Width:	9ft width with 2ft separation between door	N/A
Changes in Building Materials:	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage.	Facades consist of primary materials of fiber cement board in a horizontal and vertical fashion. These primary materials continue along the full length of facades and continue into the 2nd layer.
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Primary façade colors consist of fiber cement board.

Parking:

- **The Site Development Plan provides for a surface parking lot in the 3rd layer as required per the Zoning Ordinance.**
    - A new 24' wide curb cut is proposed at River Heights Drive that meets all standards of the Access Management Ordinance by utilizing the least classified roadway for a new access point.

    - Section **4.3.12** of the Zoning Ordinance requires 1.5 parking spaces for each dwelling unit; 30 spaces are required for the proposed development which equates to nearly 2 spaces per unit.
    - The site plan meets the minimum parking requirements with 33 spaces for 20 units when including 2 spaces provided for proposed civic space.

    - Section **4.3.13** of the Zoning Ordinance requires one bike space for every 20 parking spaces. The Site Development Plan indicates the need for two bike spaces with a bike rack consisting of six parking spaces. It should be noted that the Preliminary Plat demonstrates an existing driveway serving a neighboring home and will remain unchanged as it is a legal non-conforming access point for a neighboring single-family residence located to the north of the subject site.

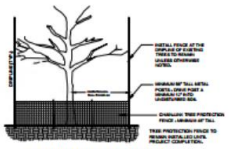
Civic Spaces/Landscaping & Tree Preservation:

- The proposed site plan does not require Civic Space; however, a dedicated building site has been added being utilized to a civic space (green) with a walking path and benches. A patio area with grill has been added between buildings accessed by a sidewalk for primary entrances at the front elevation of both multi-family buildings. A landscaping plan has been submitted indicated all required parking lot tree island landscaping and parking lot perimeter buffer landscaping including frontage trees as required along Santa Fe Pike and River Heights Drive. A tree preservation plan indicates 13 specimen trees to be removed with a replacement plan of 9 trees.

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

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

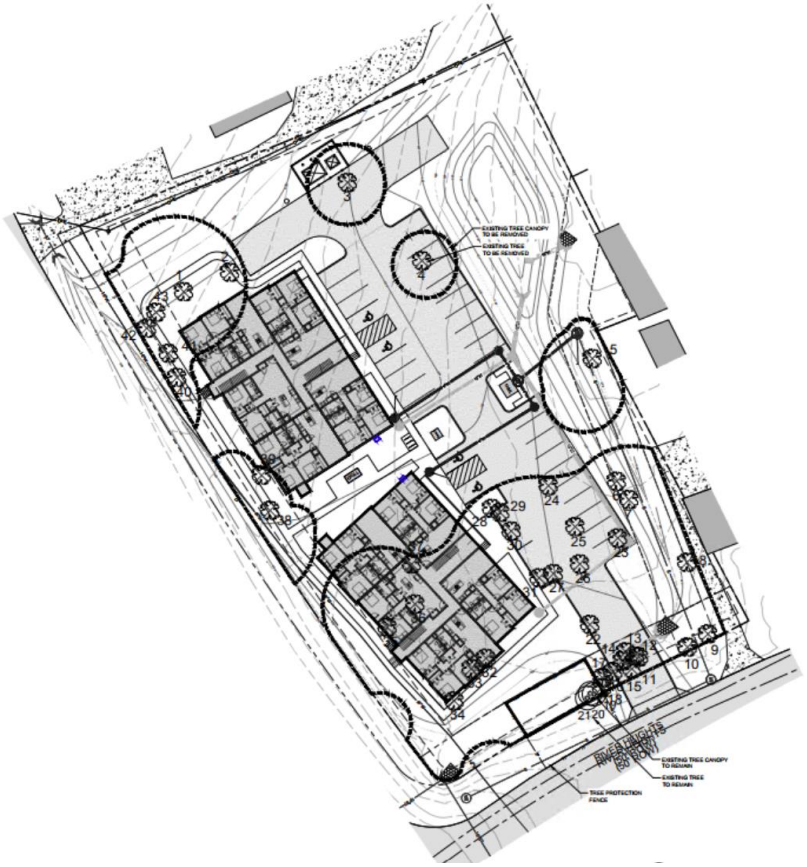
- MITIGATION TREES TO PROVIDE IN LIEU OF 2,809 SF CANOPY COVERAGE
- MITIGATION TREES = 80 TREES PER ACRE
- REQUIRED CANOPY MITIGATION 0.11 AC X 80 = 9 TREES

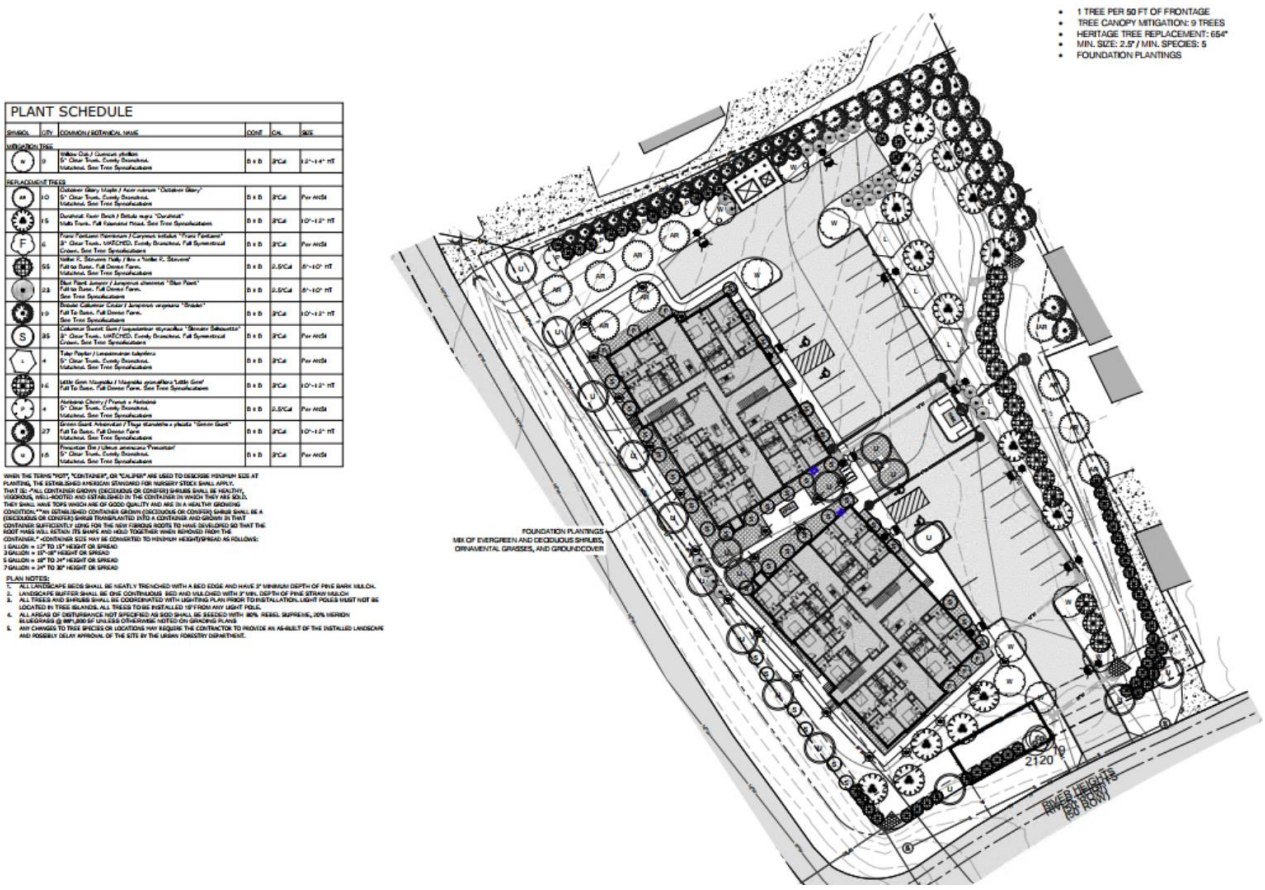


CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

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





REVIEW PROCESS

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

Applications for a Multi-Family Dwelling shall be subject to the Site Development Plan Review Requirements of Section 8.5.6 and shall require Planning Commission approval.

Sections **8.5.6.I** and **K** establish the criteria for review of a Site Development Plan.

I. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and any applicable special area plans.

2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. The Planning Commission shall determine:

a. Whether the Development Plan conforms to all applicable requirements of the Zoning Ordinance, including any methods of Alternative Performance which are included in the request.

b. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

c. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;

d. Compliance with site construction requirements;

e. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and

f. Compliance with requirements for Easements or dedications.

K. Development Plan Procedures – Decisions Making Authority Action

1. The Site Development Plan shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.I, Section 8.5.6.J and Sections 8.5.6.K.2-4 below.
2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Site Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.I.
3. If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved plan.
4. A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.I.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its September 2025 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Engineering** noted that any approval would be subject to a revised set of construction plans to be reapproved.
- **Planning** noted that a citation be provided from CPWS regarding the relocation of a 16'' water line. The applicant responded that CPWS had concerns about these relocations that would affect customers for a period of time and age of shut-off valves.
- **Columbia Water** noted that a shift in the sidewalk along the frontage of the relocated buildings such that the sidewalk is closer to the building and off the water line. The applicant responded that the sidewalk has been shifted closer to building to avoid being directly over water main.

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.I** and **K** of the City of Columbia Zoning Ordinance have been satisfied and approve the Site Development Plan as presented *[,subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.I** and **K** of the City of Columbia Zoning Ordinance have been satisfied and approve the Site Development Plan subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the Site Development Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.I** and **K** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

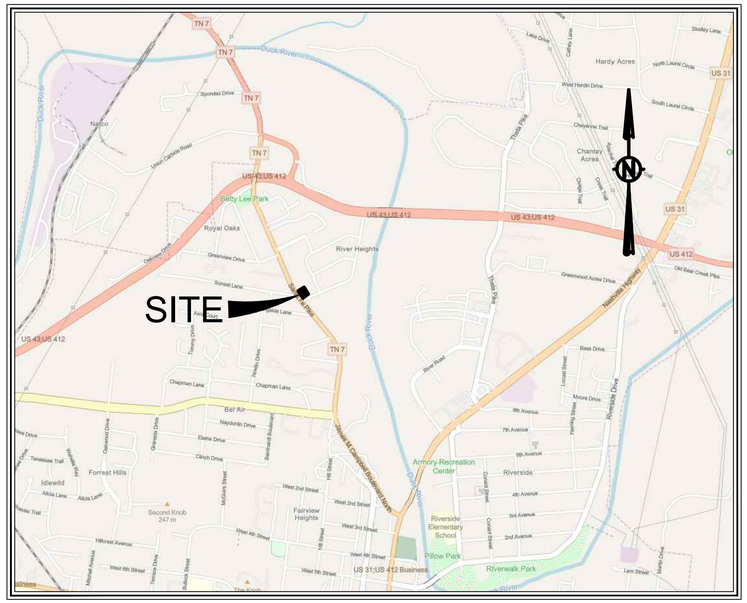
Defer:

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

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

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

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



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

CITY OF COLUMBIA, TENNESSEE

SITE DEVELOPMENT PLAN: Project # 23-0121

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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
120390
STATE OF TENNESSEE
Michael Williams
12.2.2025

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

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

DEISGNED BY: MLW

DATE: 6/2/2025

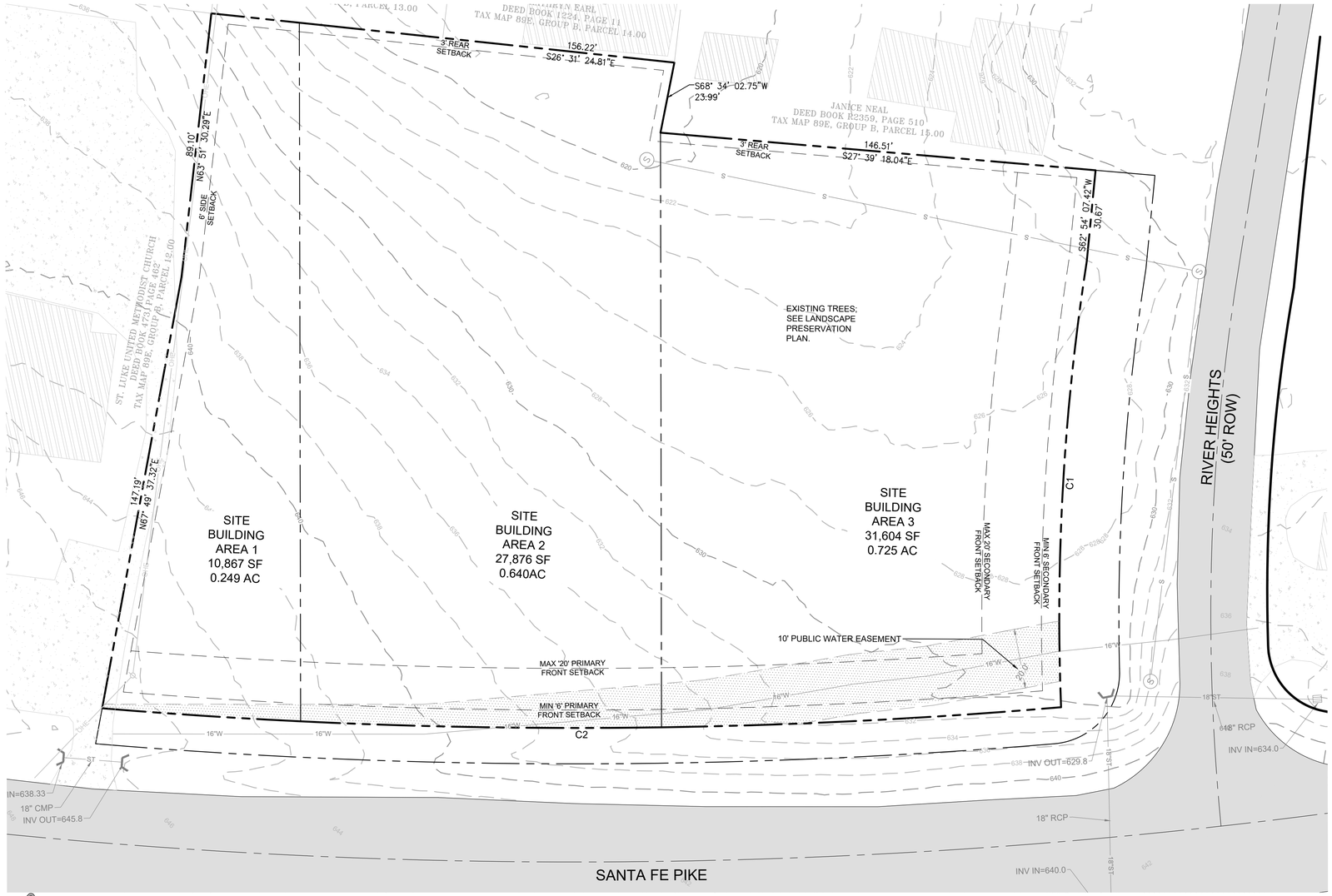
SCALE: N/A

JOB #: 20230412-1

COVER

C0.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_GOMEZ_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 12/2/2025 11:17 AM LAST UPDATED BY MICHAEL.WILLIAMS ON 12/2/2025 11:18 AM



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

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

	PROPERTY LINE
X X	EXISTING FENCE
OHE	EXISTING OVERHEAD POWER LINE
SA SA	EXISTING SANITARY SEWER
ST ST	EXISTING STORM SEWER
W W	EXISTING WATER LINE

EXISTING CONDITIONS & DEMO NOTES

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

CURVE TABLE

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

Tennessee 811

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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 122909
STATE OF TENNESSEE
12.2.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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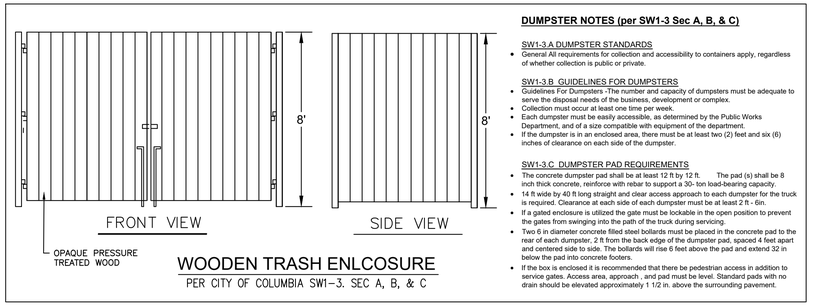
DEISGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##'
JOB #: 20230412-1

EXISTING

C1.0



WOODEN TRASH ENLCOSURE

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

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

SW1-3.A DUMPSTER STANDARDS

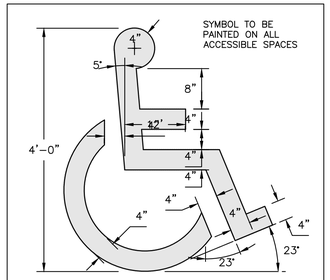
- General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B GUIDELINES FOR DUMPSTERS

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

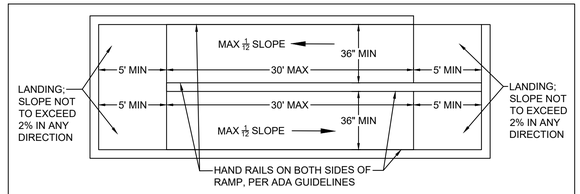
SW1-3.C DUMPSTER PAD REQUIREMENTS

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



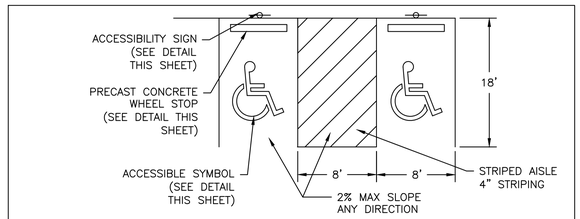
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ADA RAMP STANDARD DETAIL

PER ADA GUIDELINES



ACCESSIBLE SPACES

NOT TO SCALE



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

0 20 40 80 Feet

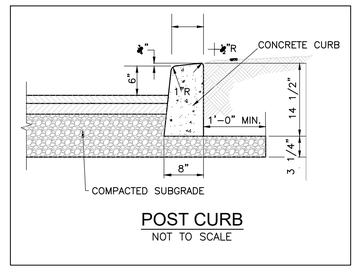
GRAPHIC SCALE

LEGEND

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

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

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



POST CURB

NOT TO SCALE

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
ZONING	CD-4
TOTAL AREA	1.67 AC / 72,623 SF
SIDE SETBACK	6 FT
FRONT SETBACK	15 FT
REAR SETBACK	3 Ft
MAX ISR	0.80
HEIGHT STANDARDS	3 STORIES / 35 FT
MAX CEILING HEIGHT	
RESIDENTIAL (Multi-Family)	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
UNIT DENSITY (UNIT/AC)	12.0 UNIT/AC
COLUMBIA PARKING REQUIREMENTS	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
PARKING REQUIRED	30 SPACES (1.5 SPACE/ UNIT)
TOTAL PARKING PROVIDED	33 SPACES
COLUMBIA BIKE PARKING REQUIREMENTS	
BIKE PARKING REQUIRED	1 BIKE SPACE PER 20 PARKING SPACES
	33 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
FRONTAGE REQUIREMENTS	120' BUILDING MAX WIDTH
	60% MIN FRONTAGE
FRONTAGE	FRONTAGE PROVIDED
SITE BUILDING AREA 1 (DISTANCE = 66.7')	CIVIC SPACE
SITE BUILDING AREA 2 (DISTANCE = 114.2')	(99.5 FT/ BLD)] / 114.2 FT = 87.1%
SITE BUILDING AREA 3 (DISTANCE = 141.2')	(98.7 FT/ BLD)] / 141.2 FT = 69.9%

Federal Compliance Note

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

CITY OF COLUMBIA NOTES

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

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

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 122308 — NUMBER — STATE OF TENNESSEE
Michael Williams 12.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

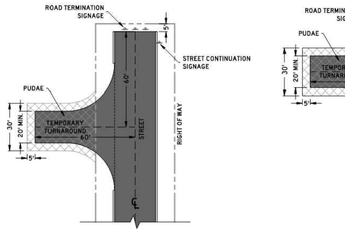
SCALE: 1"=20'

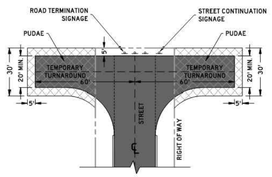
JOB #: 20230412-1

SITE PLAN

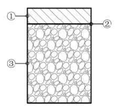
C2.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\995 SANTA FE PIKE COLUMBIA, TN_DOMEZA_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON: 12/2/2025 11:17 AM LAST UPDATED BY MICHAEL WILLIAMS ON: 12/2/2025 11:18 AM





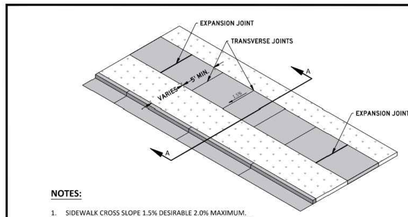
PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-5.0 (0.4) ASPHALT CONCRETE MIX: 1PG64-22(S) - 1EPM0.5 HMC GRADING D MZ
②	PRIME COAT 409-3.0 (0.35) BITUMINOUS MATERIAL FOR PRIME COAT (PC) - 0.3 (0.35 GAL/SY) 410-2.0 AGGREGATE FOR COVER MATERIAL (PC) - 10 LB (1 SZ/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-5.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D

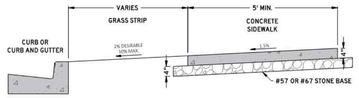


NOTES:

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

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



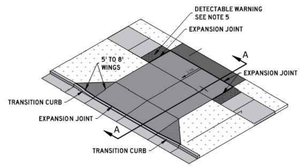


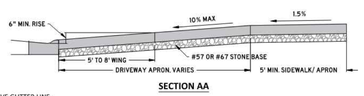
SECTION AA

NOTES:

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

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





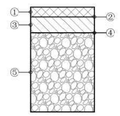
SECTION AA

NOTES:

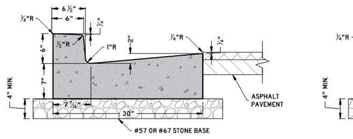
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY,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

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

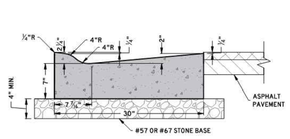
PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-10.0 (0.4) ASPHALT CONCRETE MIX: 1PG64-22(S) (ACS) GRADING D (SURFACE), OR 307-10.0 (0.4) ASPHALT CONCRETE MIX: 1PG64-22(S) (ACS) GRADING C-M (SURFACE)
②	TACK COAT (GENERAL USE) 413-3.0 (0.05) BITUMINOUS MATERIAL FOR TACK COAT (TC) - 0.05 - 0.1 GAL/SY(S)
③	BIT. BINDER @ 2" THICK 307-10.0 (0.4) ASPHALT CONCRETE MIX: 1PG64-22(S) - 1EPM0.5 HMC GRADING B MZ
④	PRIME COAT 409-3.0 (0.35) BITUMINOUS MATERIAL FOR PRIME COAT (PC) - 0.3 (0.35 GAL/SY) 410-2.0 AGGREGATE FOR COVER MATERIAL (PC) - 10 LB (1 SZ/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303-5.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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



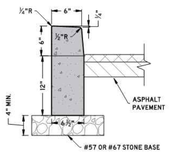
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

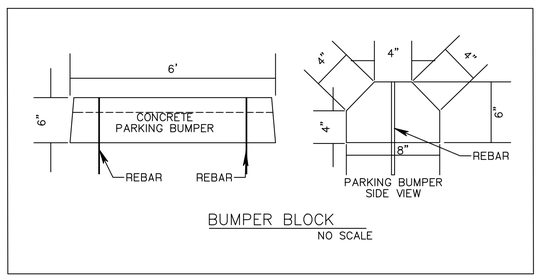
NOTES:

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



VERTICAL POST CURB

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



BUMPER BLOCK
NO SCALE

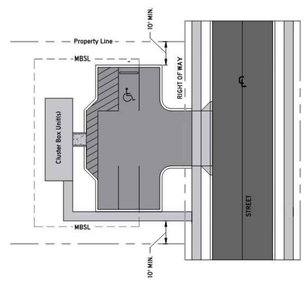
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

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

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

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



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

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
120900
TENNESSEE
STATE OF TENNESSEE
Michael Williams
6.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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–	–
–	–
–	–
–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: N/A

JOB #: 20230412-1

SITE DETAILS

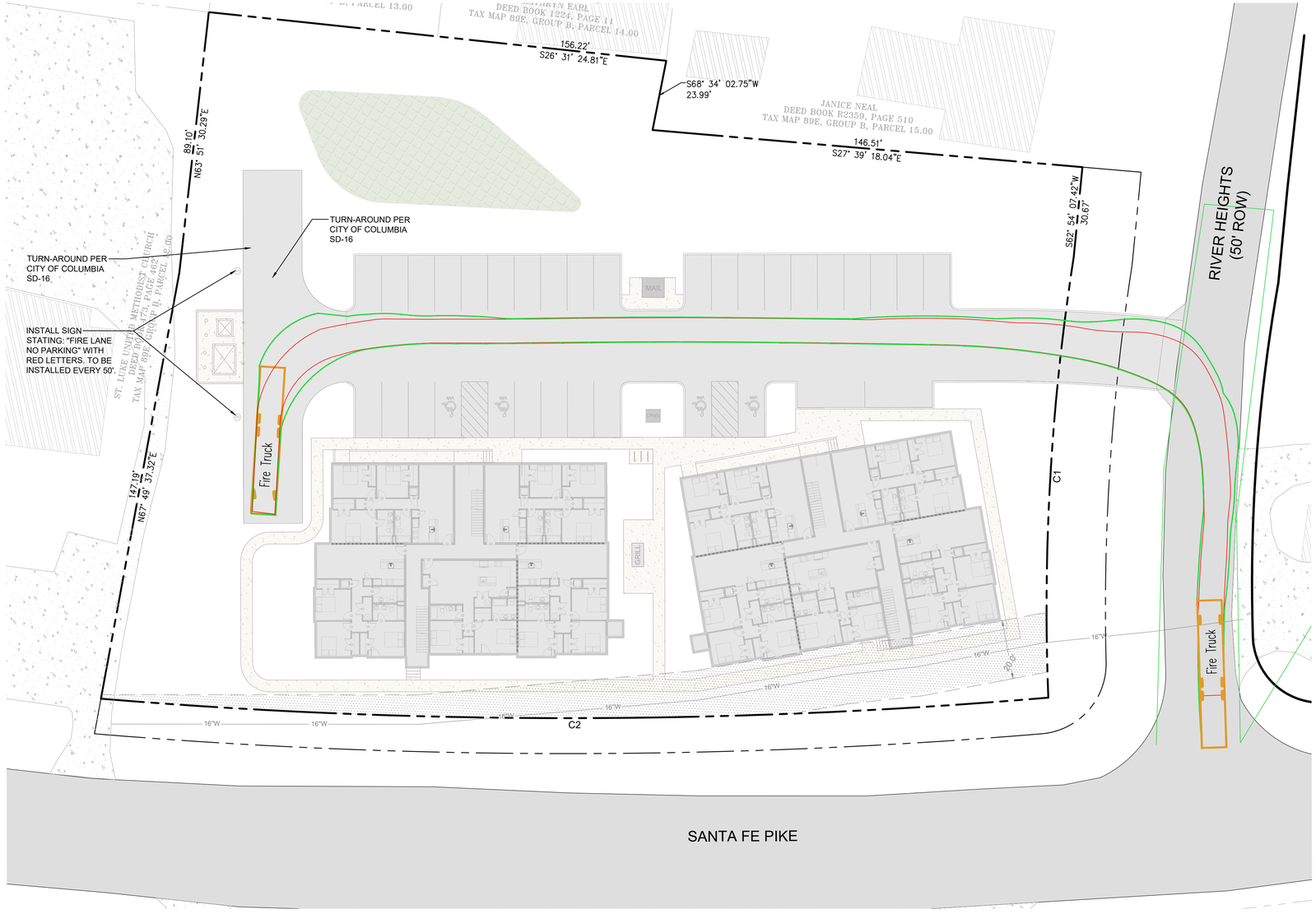
C2.1

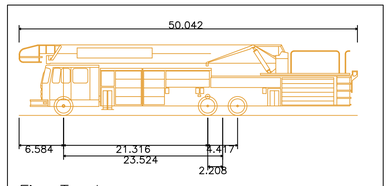
C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\2023 SANTA FE PIKE COLUMBIA, TN_DOMESTIC_STANDARD DETAILS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/2/2025 11:17 AM - LAST UPDATED BY MICHAEL WILLIAMS ON 9/9/2025 4:59 PM

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

0 20 40 80 Feet

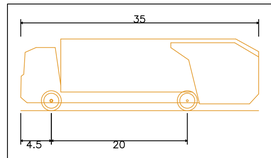
GRAPHIC SCALE





Fire Truck

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



Rear-Load Garbage Truck

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

Tennessee 811

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

Michael L. Williams
Registered Engineer
AGRICULTURE
COMMERCE
No. 122900
STATE OF TENNESSEE
12.2.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

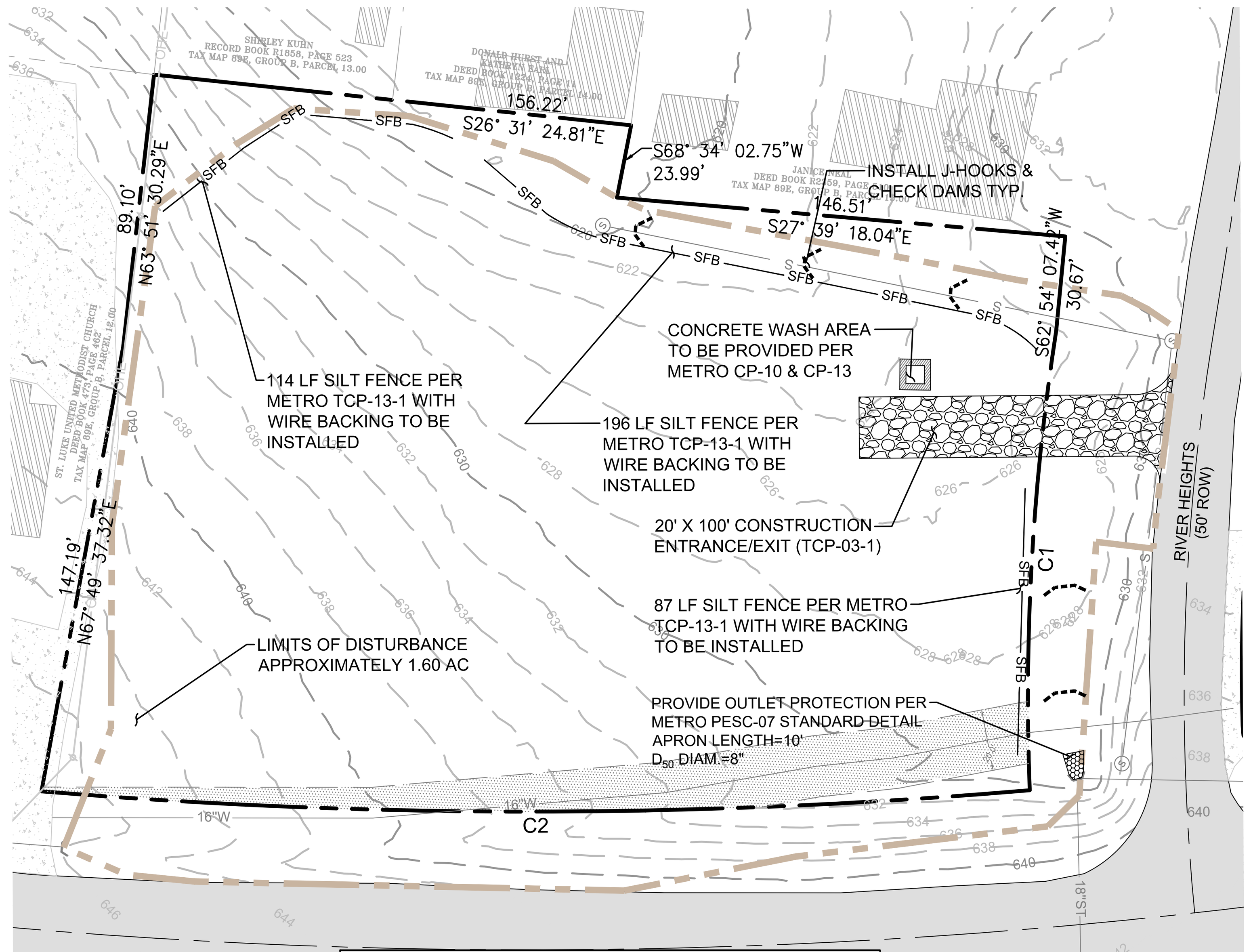
DATE: 6/2/2025

SCALE: 1"=20'

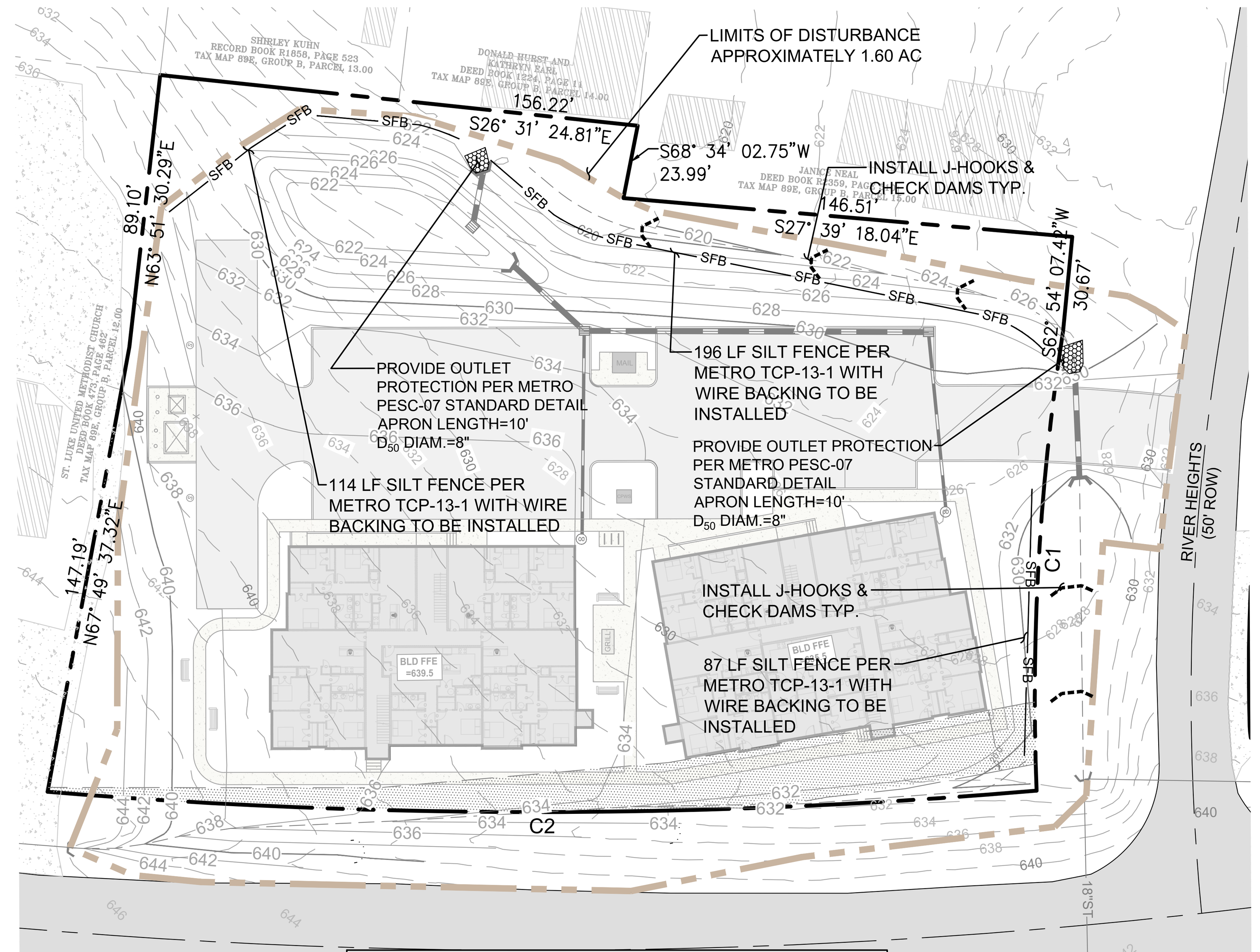
JOB #: 20230412-1

FIRE

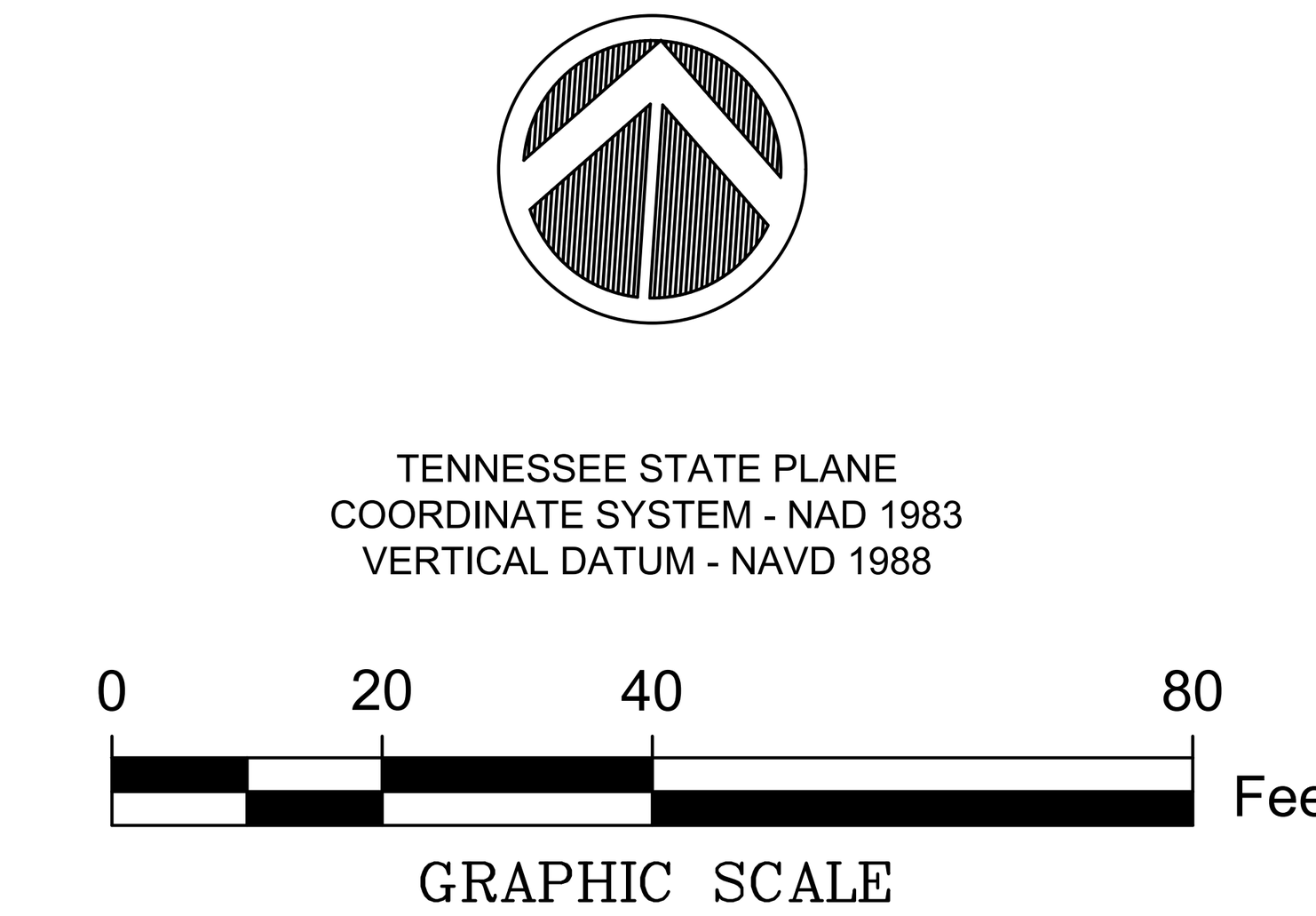
C2.2



EROSION CONTROL - PHASE I



EROSION CONTROL - PHASE II



Erosion Prevention & Sediment Controls

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

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

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

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

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN__TNR183213__. The Total Disturbed Area is: ____1.60____ acres.

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

   Michael Williams — Signature   6/2/2025 — Date

   Circle one: Developer (Project Engineer) Other ________

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

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

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

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

   ________ Signature   ________ Date

   Circle one: Developer Project Engineer Other ________

TEMPORARY COVER SEEDING MIXTURES

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

SOURCE: TDOT STANDARD SPECIFICATIONS:

PERMANENT COVER SEEDING MIXTURES

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

SOURCE: TDOT STANDARD SPECIFICATIONS:



EROSION CONTROL - PHASE III

Tennessee811

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

Michael Williams 12.2.2025
MICHAEL L. WILLIAMS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 122900 STATE OF TENNESSEE

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

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

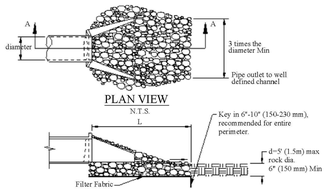
DEISGNED BY: MLW
DATE: 6/2/2025
SCALE: 1"=40'
JOB #: 20230412-1

EROSION CONTROL

C3.0

C:\USERS\MICHAELWILLIAMSPE\DROPBOX\PROJECTS\606 SANTE FE PIKE COLUMBIA, TN_GOMEZ\2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON: 12/2/2025 11:18 AM LAST UPDATED BY MICHAELWILLIAMSPE ON: 12/2/2025 11:16 AM

ACTIVITY: Outlet Protection | PESC – 07



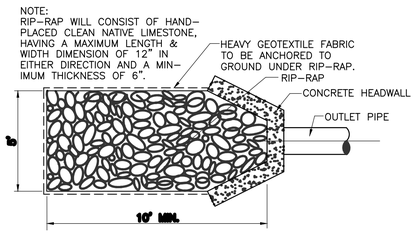
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

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

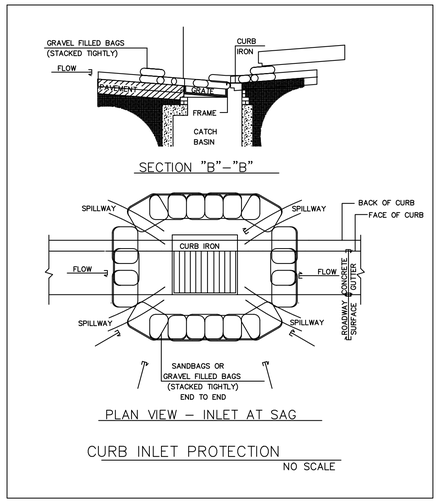
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

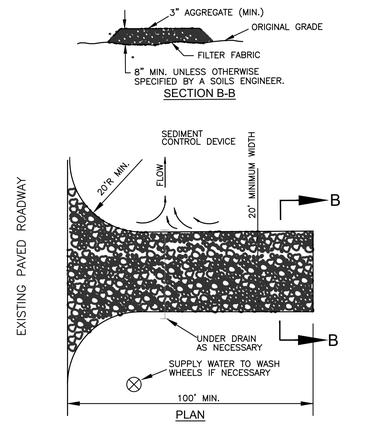
Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014



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

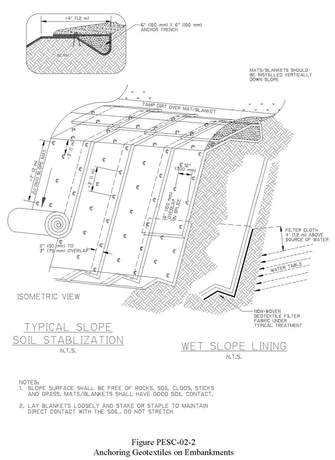


CURB INLET PROTECTION
NO SCALE



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

ACTIVITY: Geotextiles | PESC – 02



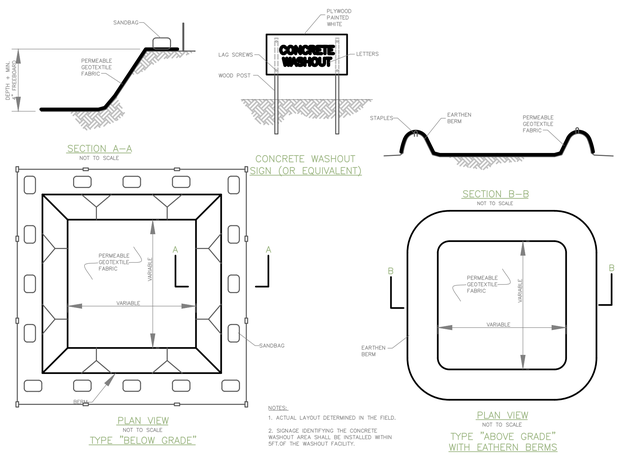
TYPICAL SLOPE SOIL STABLIZATION
N.T.S.

WET SLOPE LINING
N.T.S.

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

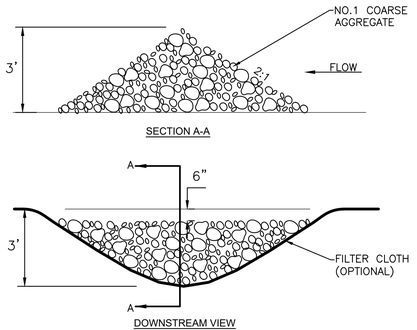
Figure PESC-02-2
Anchoring Geotextiles on Embankments

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

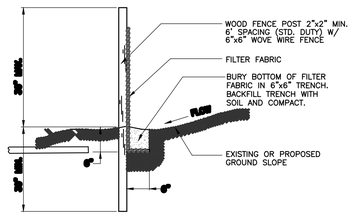


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

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



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



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

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

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

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 123901 — STATE OF TENNESSEE
Michael Williams 12.2.2025

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

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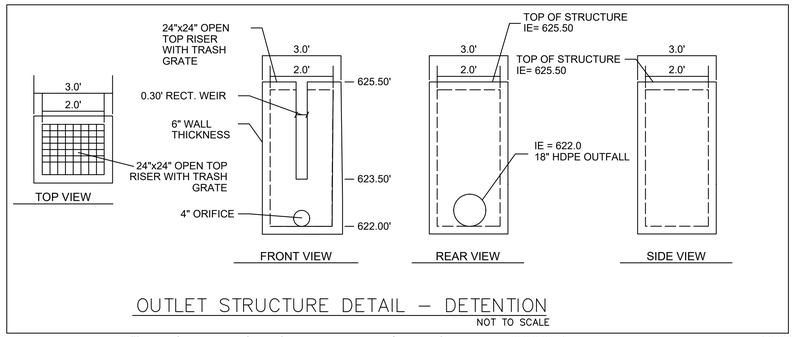
DESIGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##
JOB #: 20230412-1

EPSC DETAILS

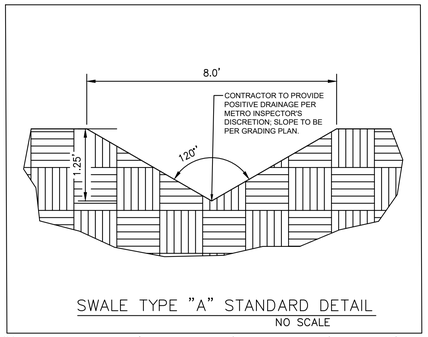
C3.1

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\MWS SANTA FE PIKE COLUMBIA, TN_DOMESTIC_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 12/2/2025 11:18 AM — LAST UPDATED BY MICHAEL.WILLIAMS ON 12/2/2025 11:18 AM



OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE



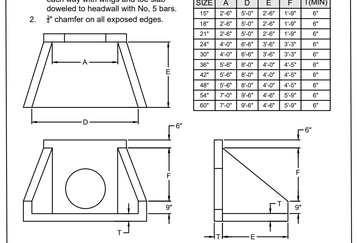
SWALE TYPE "A" STANDARD DETAIL

NO SCALE

NOTES

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

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-0"	6"
42"	5'-6"	8'-0"	4'-0"	4'-0"	6"
48"	5'-6"	8'-0"	4'-0"	4'-0"	6"
54"	7'-0"	9'-6"	4'-6"	5'-0"	6"
60"	7'-0"	9'-6"	4'-6"	5'-0"	6"



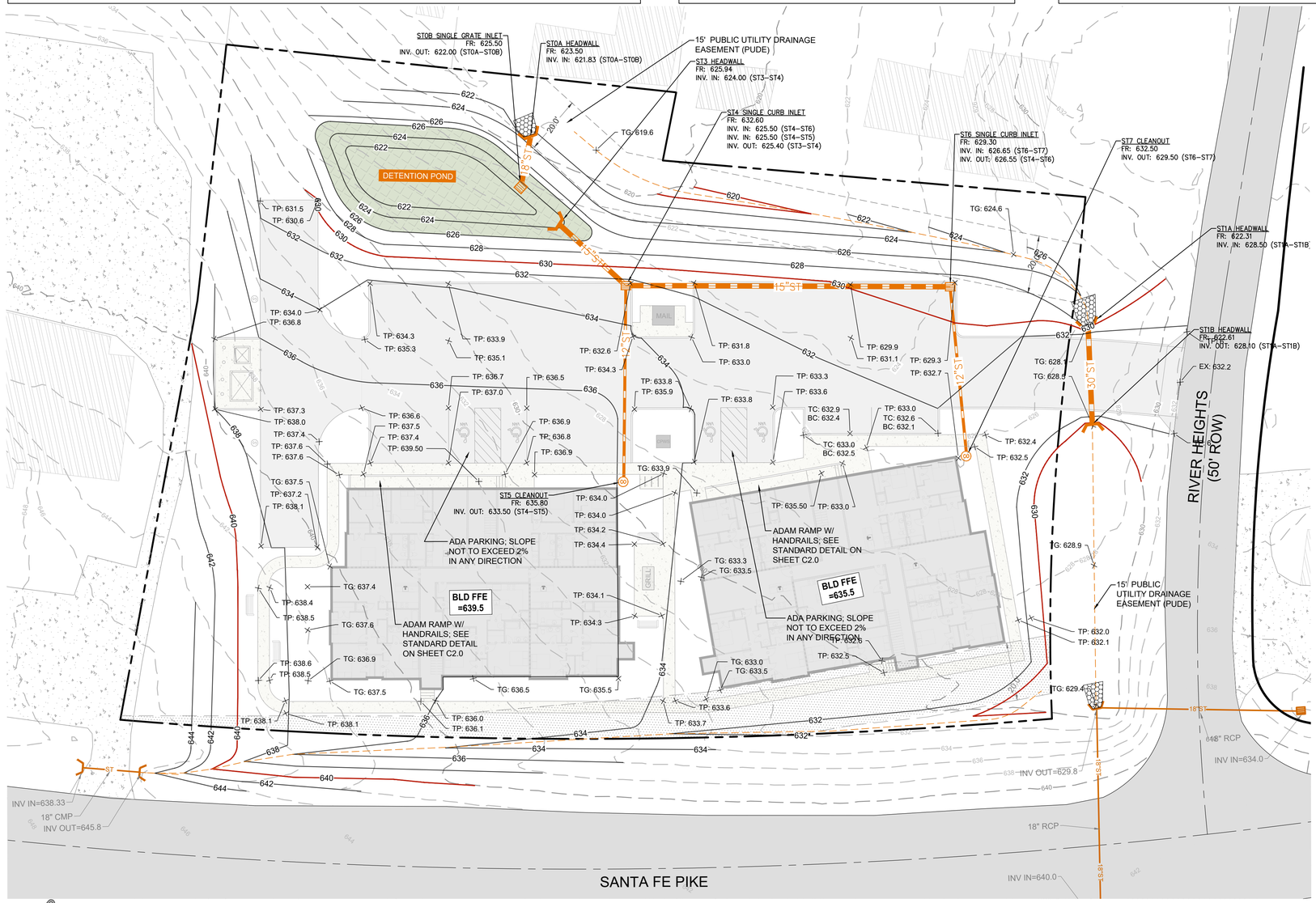
TYPICAL PRECAST HEADWALL

NO SCALE

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

0 20 40 80 Feet

GRAPHIC SCALE



LEGEND

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

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

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
ST0A–ST0B	18" HDPE	18'	0.95%
ST1A–ST1B	30" RCP	34'	–1.18%
ST3–ST4	15" RCP	31'	4.48%
ST4–ST5	12" RCP	68'	11.80%
ST4–ST6	15" RCP	112'	0.94%
ST6–ST7	12" RCP	59'	4.85%

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
12.2.2025
STATE OF TENNESSEE

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

GRADING & DRAINAGE

C4.0

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\999 SANTA FE PIKE COLUMBIA TN, 2DWFZ2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/2/2025 11:19 AM LAST UPDATED BY MICHAEL.WILLIAMS ON 10/2/2025 11:19 AM

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

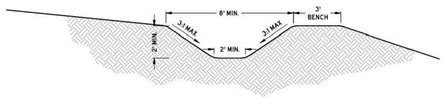
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE 6/9/2022

DD-01



NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

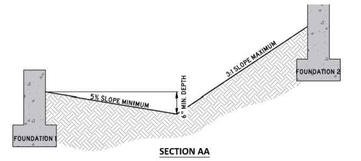
STANDARD DETAILS

TRAPEZOIDAL DITCH

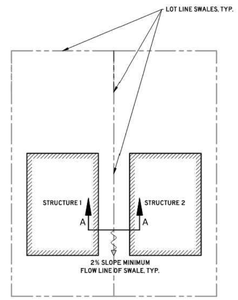
(NTS)

DATE 6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

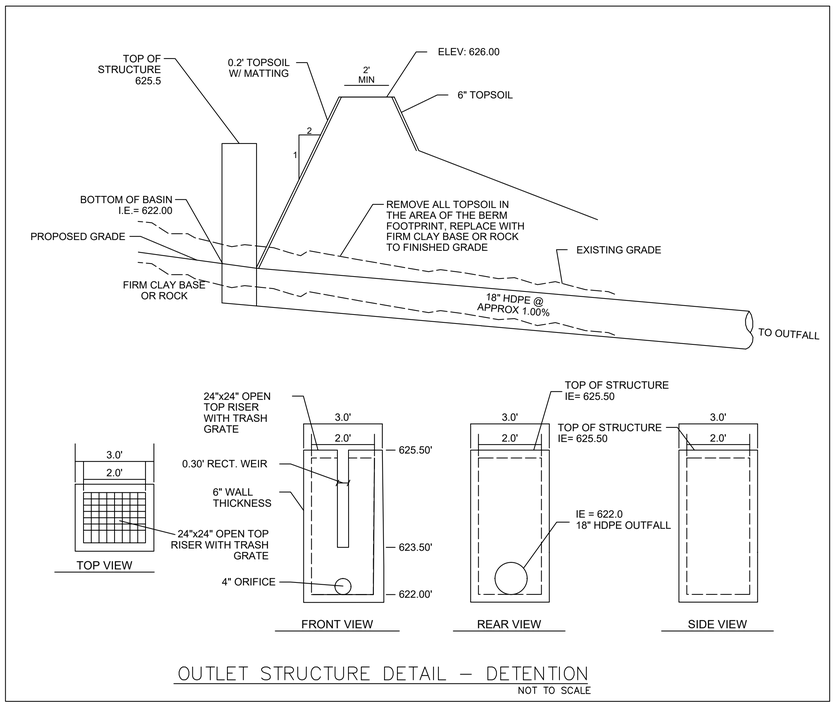
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04



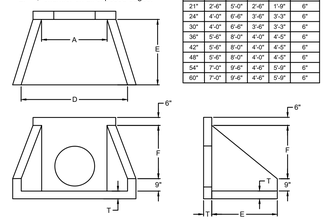
OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE

NOTES

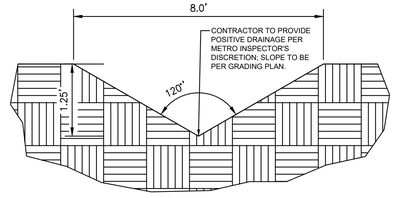
1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No, 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-5"	6"
42"	5'-6"	8'-0"	4'-0"	4'-5"	6"
48"	5'-6"	8'-0"	4'-0"	4'-5"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



TYPICAL PRECAST HEADWALL

NO SCALE



SWALE TYPE "A" STANDARD DETAIL

NO SCALE

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

MICHAEL L. WILLIAMS
Michael Williams
12.2.2025
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
121390
STATE OF TENNESSEE

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: SEE DETAILS

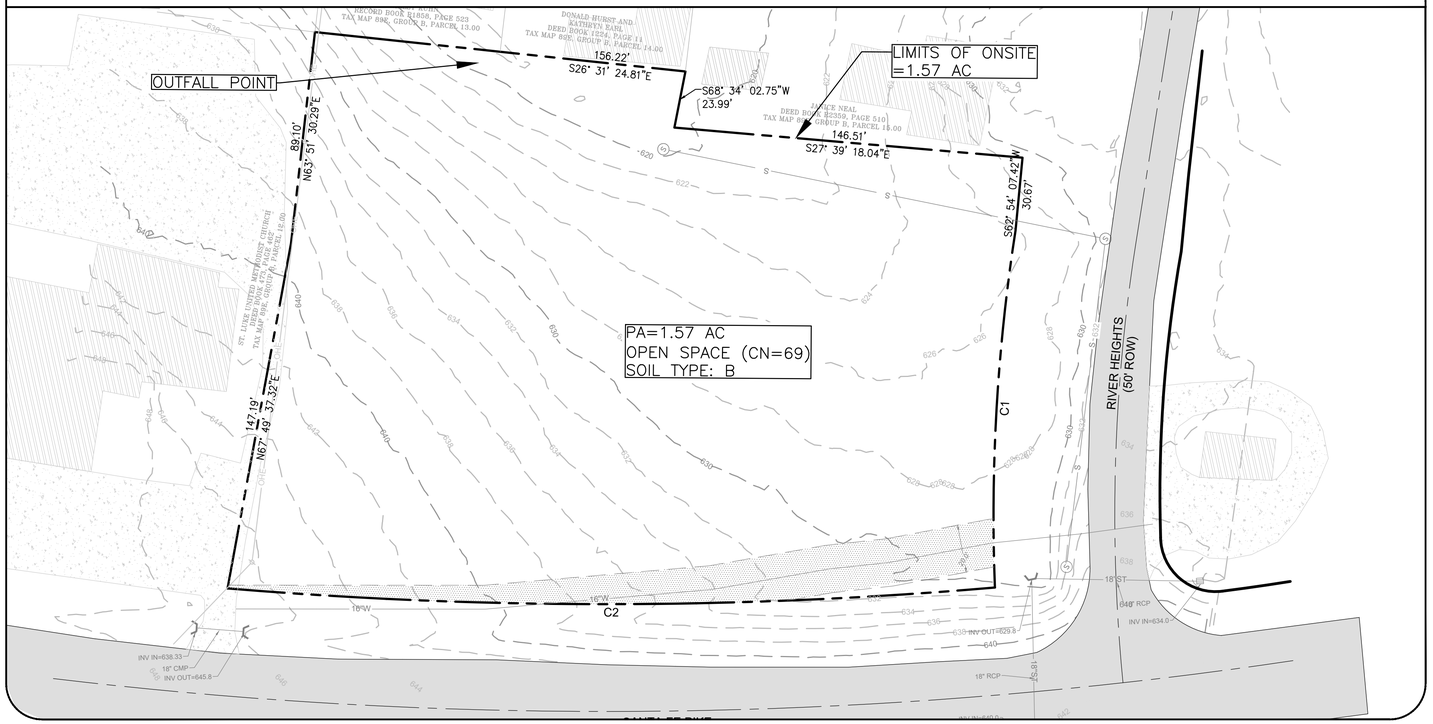
JOB #: 20230412-1

STORM DETAILS

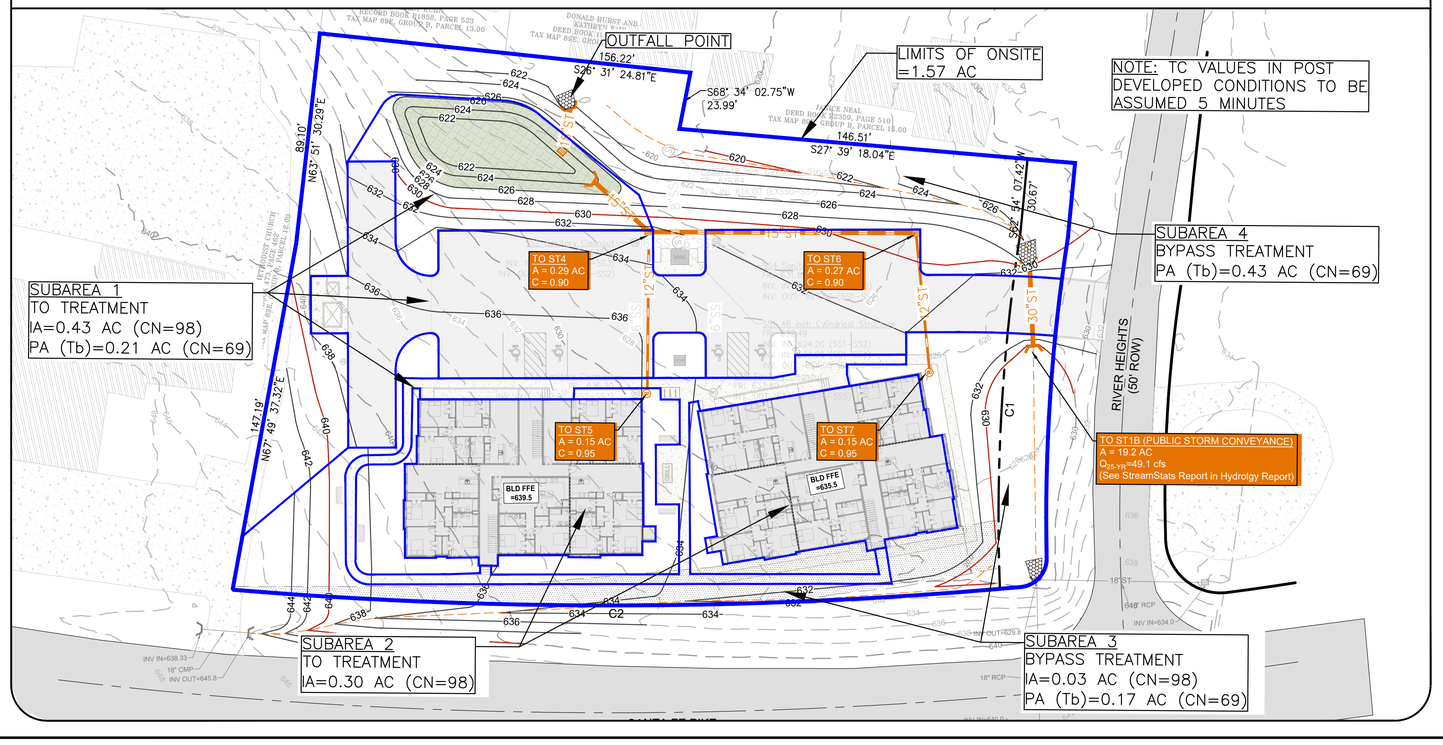
C4.2

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_CONECT_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 12/2/2025 11:18 AM LAST UPDATED BY MICHAEL.WILLIAMS ON 12/2/2025 11:18 AM

PRE-DEVELOPED CONDITIONS



POST-DEVELOPED CONDITIONS



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

0 30 60 120 Feet

GRAPHIC SCALE

Tennessee 811

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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 122900
STATE OF TENNESSEE
12.2.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DESIGNED BY: MLW

DATE: 6/2/2025

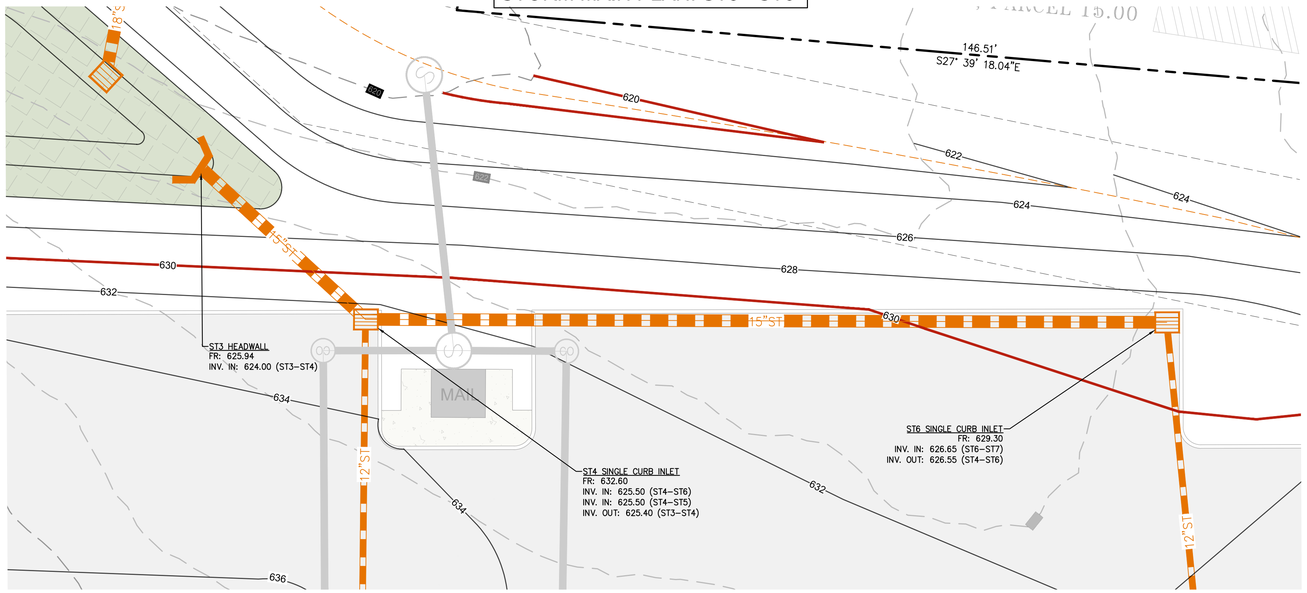
SCALE: 1"=30'

JOB #: 20230412-1

PRE VS POST STORMWATER

C4.3

STORM MAIN PLAN: ST3 - ST6





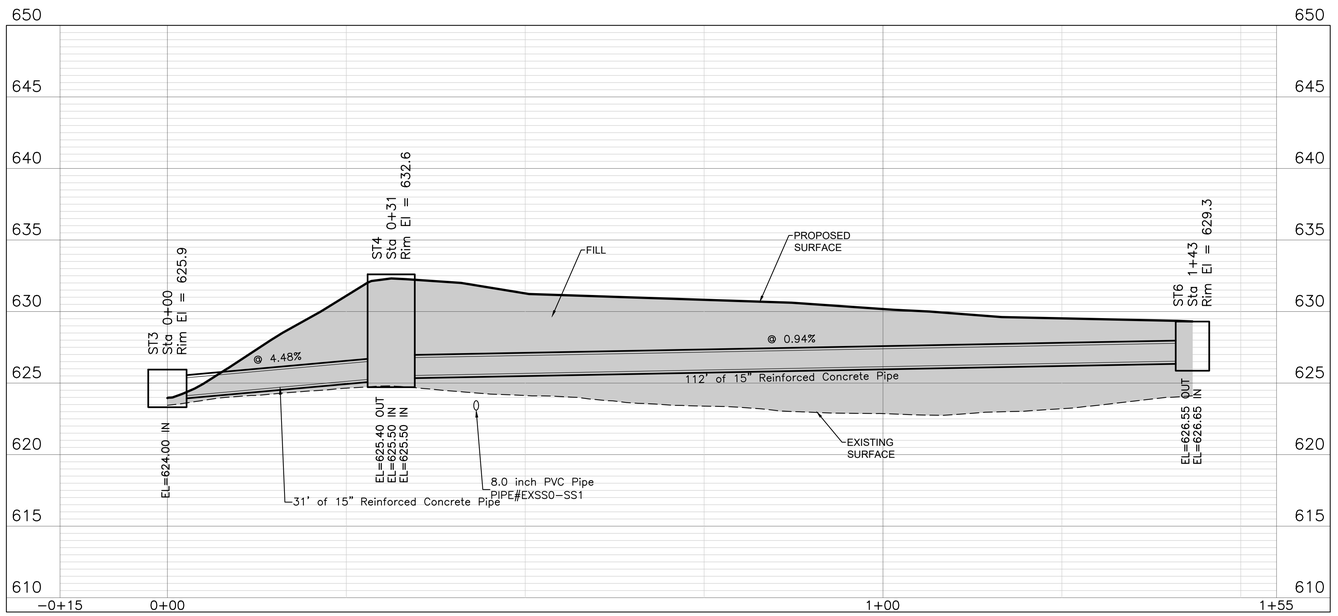
0 10 20 40 Feet

GRAPHIC SCALE

SCALES:

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

STORM MAIN PROFILE: ST3 - ST6



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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
12.2.2025
NUMBER 122908
STATE OF TENNESSEE

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

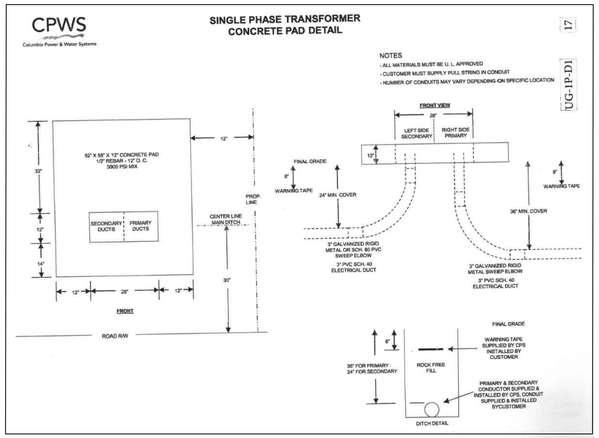
SCALE: 1"=10'

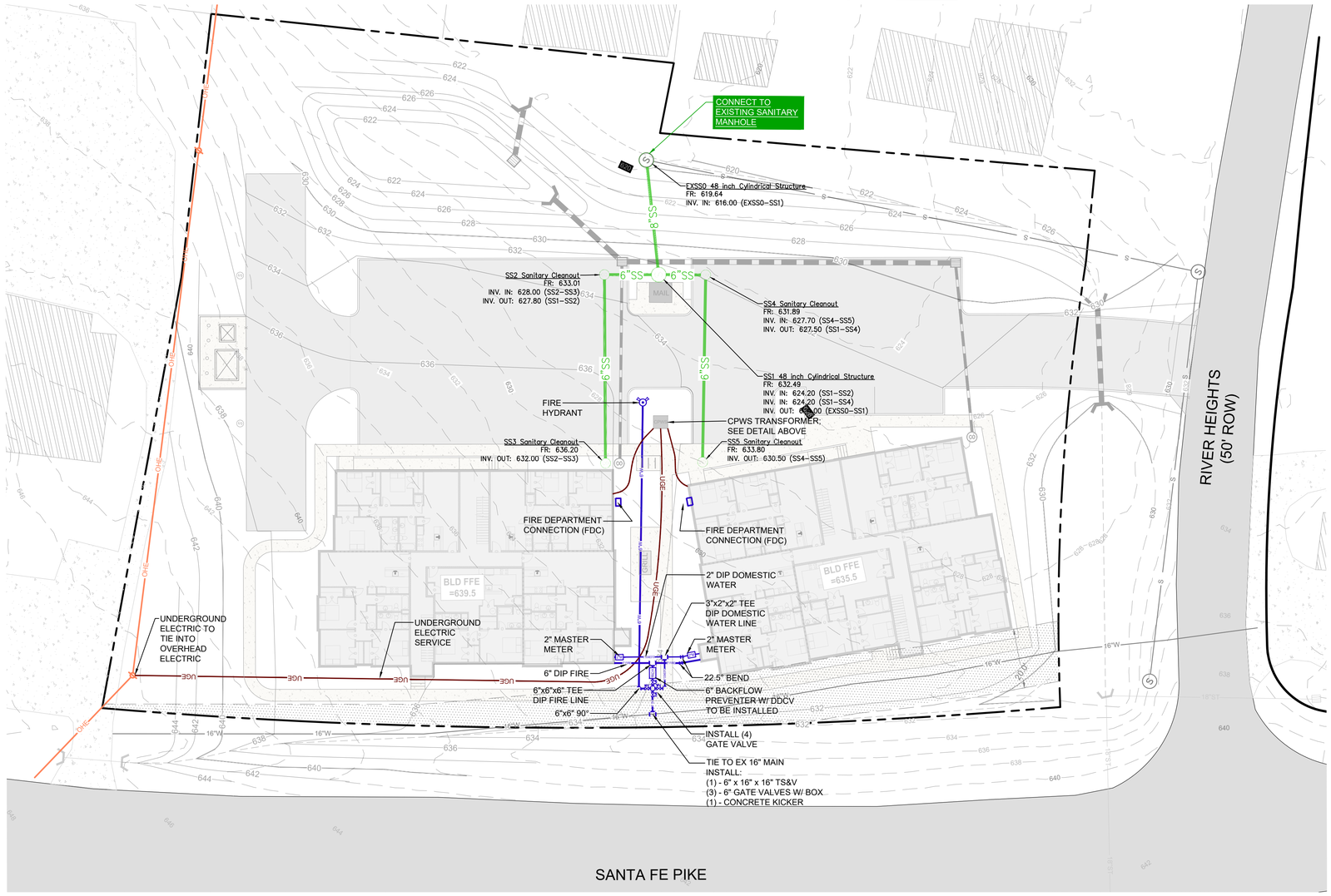
JOB #: 20230412-1

STORM PROFILES

C5.0

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\800 SANTA FE PIKE COLUMBIA, TN_DOMESTIC_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 12/2/2025 11:18 AM LAST UPDATED BY MICHAEL.WILLIAMS ON 12/2/2025 11:18 AM





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

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- X X — EXISTING FENCE
- OHE — EXISTING OVERHEAD POWER LINE
- SA SA — EXISTING SANITARY SEWER
- ST ST — EXISTING STORM SEWER
- W W — EXISTING WATER LINE
- 540 — EXISTING CONTOUR
- 540 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- X"SS — PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- X"W — PROPOSED WATER
- FIRE HYDRANT
- WATER VALVE
- TAPPING TEE
- UGE — UNDERGROUND ELECTRIC

SITE UTILITY NOTES

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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 122908
STATE OF TENNESSEE
Michael Williams
12.2.2025

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

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

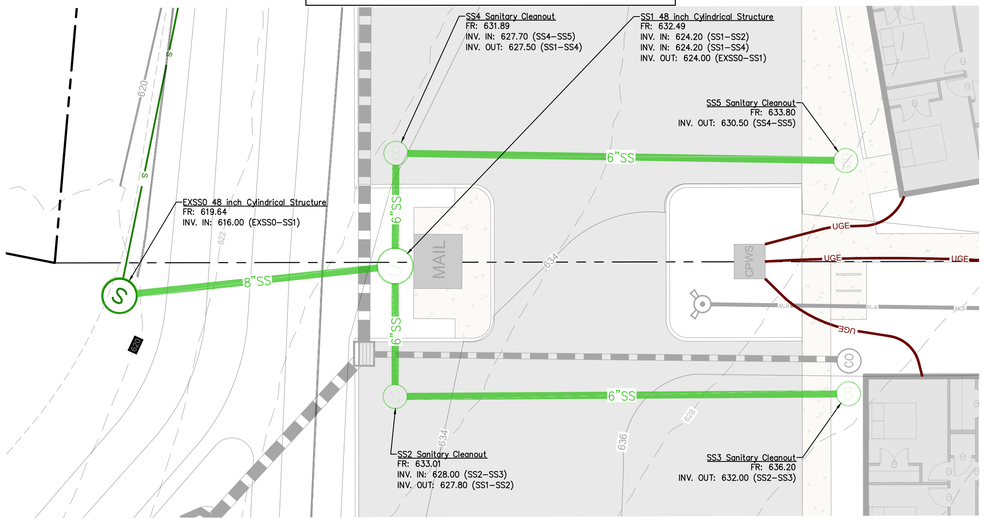
JOB #: 20230412-1

UTILITY PLAN

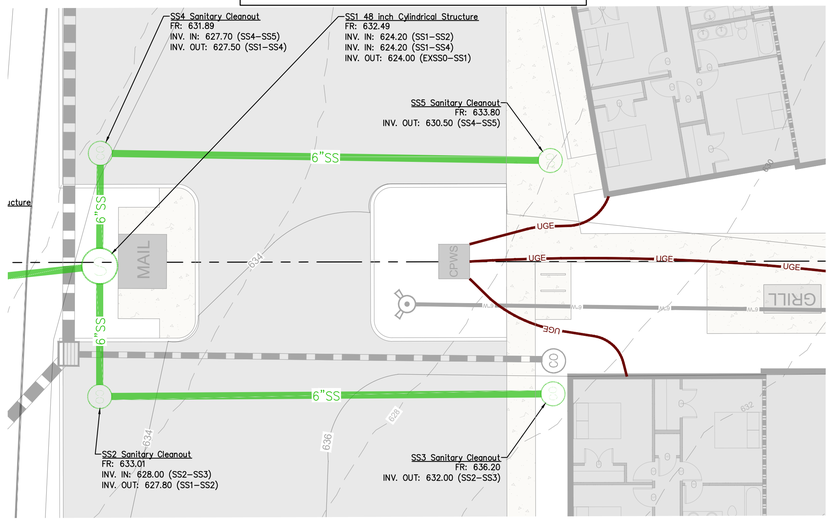
C6.0

C:\USERS\MICHAEL\WILLIAMS\DESKTOP\PROJECTS\666 SANTE FE PIKE COLUMBIA, TN_DOMEZ_PLAN SHEETS.DWG
PLOTTED BY: MICHAEL WILLIAMS, P.E. ON: 12/2/2025 11:18 AM LAST UPDATED BY MICHAELWILLIAMS ON: 12/2/2025 11:18 AM

SANITARY MAIN PLAN: EXSS0 - SS3



SANITARY MAIN PLAN: SS1 - SS5



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

SCALES:

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

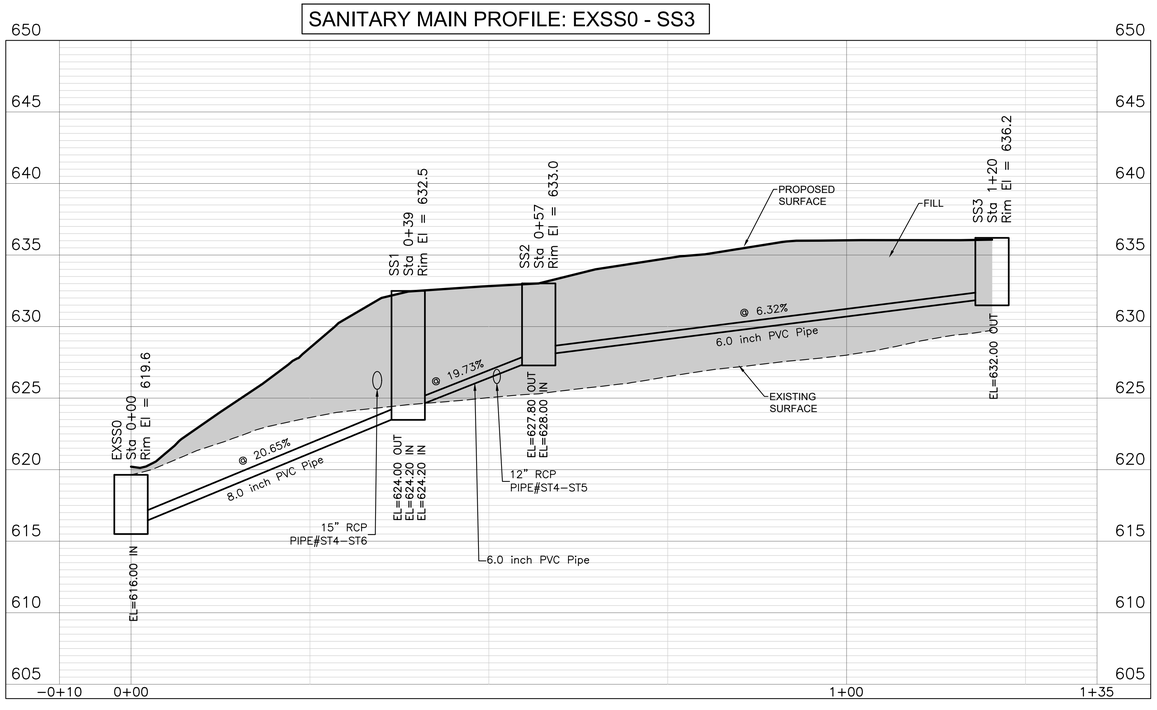
0 10 20 40 Feet

GRAPHIC SCALE

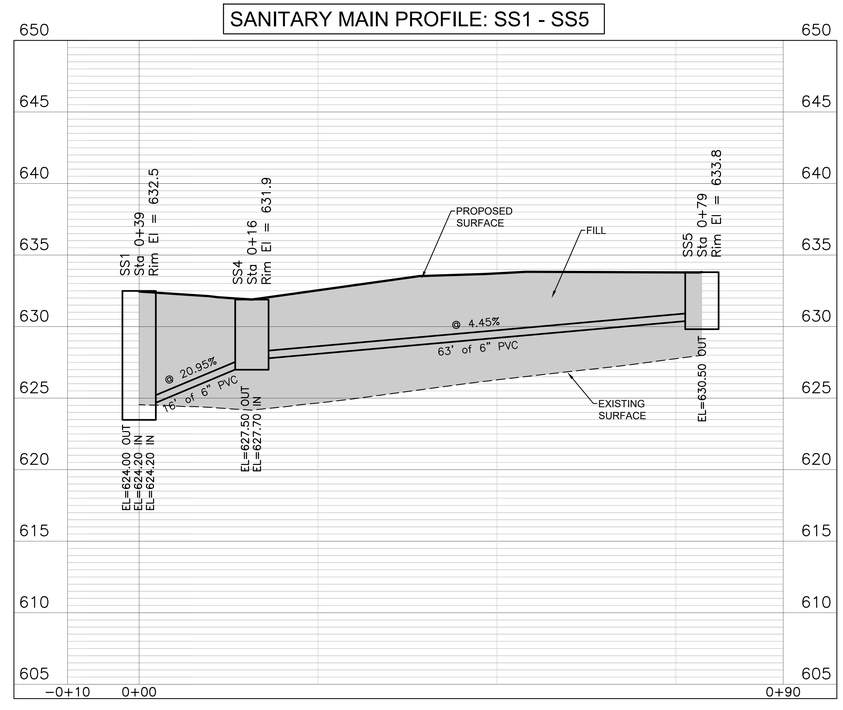
SCALES:

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

SANITARY MAIN PROFILE: EXSS0 - SS3



SANITARY MAIN PROFILE: SS1 - SS5



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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 122900
STATE OF TENNESSEE
12.2.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=10'

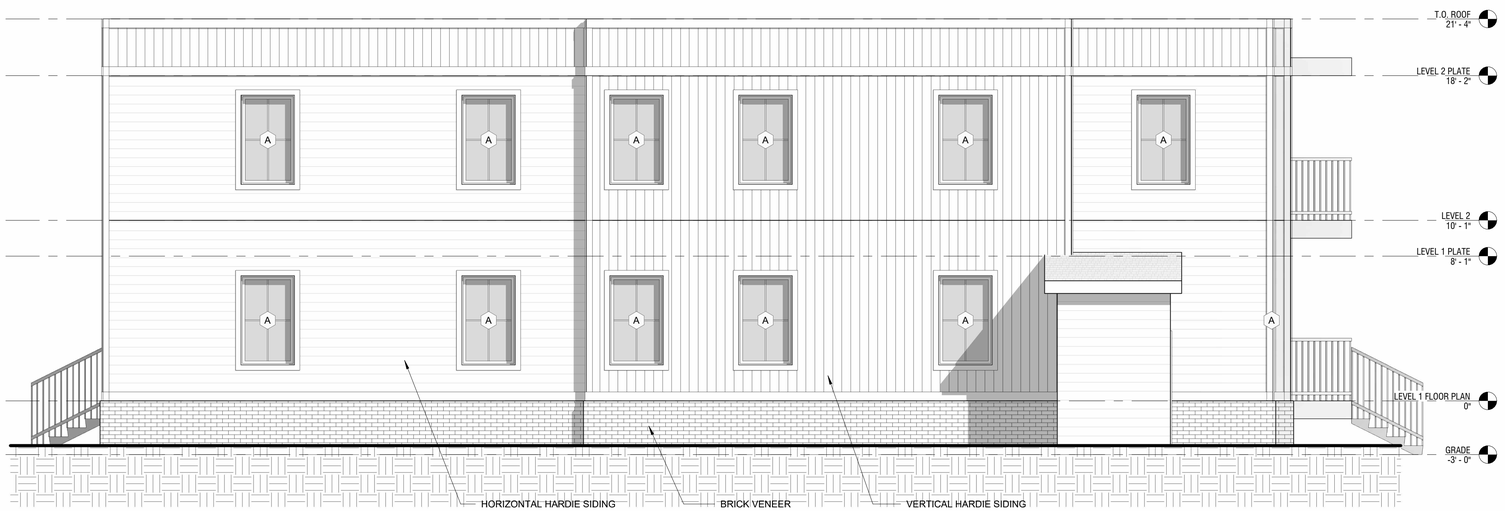
JOB #: 20230412-1

SEWER PROFILES

C7.0



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

HERITAGE VILLAGE BLDG 1

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information

Date :	4.17.24
Job Number :	18016
Drawn By :	
Checked By :	GB
Approved By :	WJ

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Sheet Description:

ELEVATIONS

Sheet:

A-2.00

1ST FLOOR GLAZING CALCULATION

TOTAL 1ST FLOOR ELEVATION: 1,108SF
GLAZING SF: 254SF

GLAZING PERCENTAGE: 23%

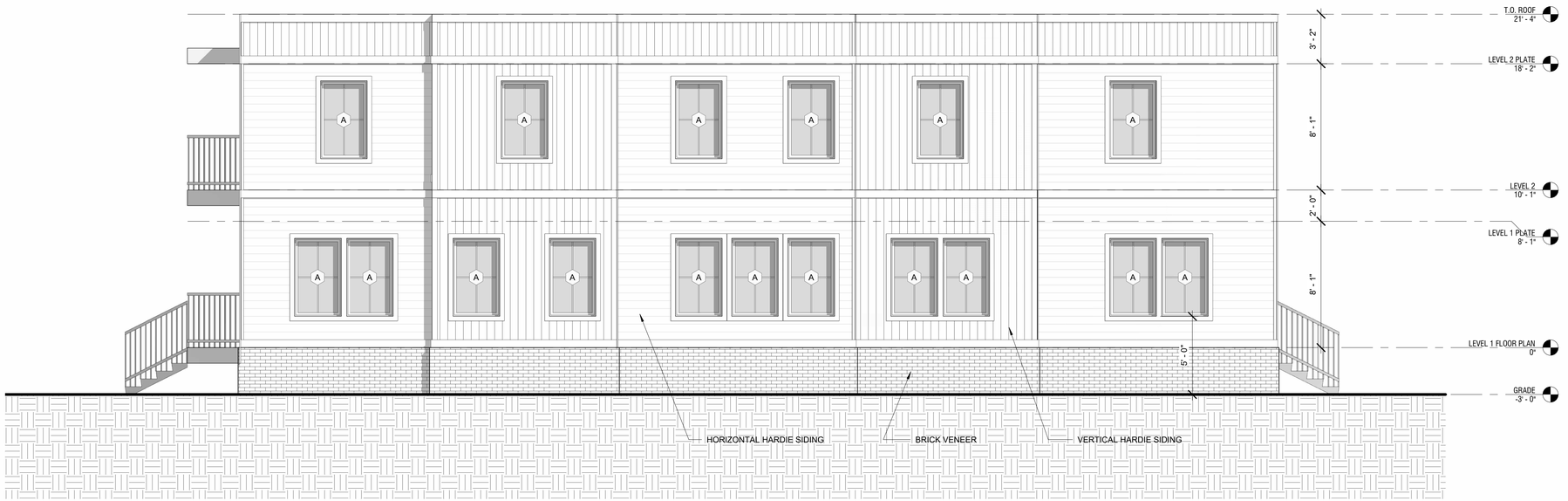


1 SANTE FE ELEVATION
1/4" = 1'-0"

1ST FLOOR GLAZING CALCULATION

TOTAL 1ST FLOOR ELEVATION: 734SF
GLAZING SF: 165SF

GLAZING PERCENTAGE: 22%



2 RIVER HEIGHTS ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

HERITAGE VILLAGE BLDG 1

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

Revision Schedule

Revision Number	Revision Description	Revision Date

Sheet Information

Date :	4.17.24
Job Number :	18016
Drawn By :	Author
Checked By :	Checker
Approved By :	Approver

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Sheet Description:

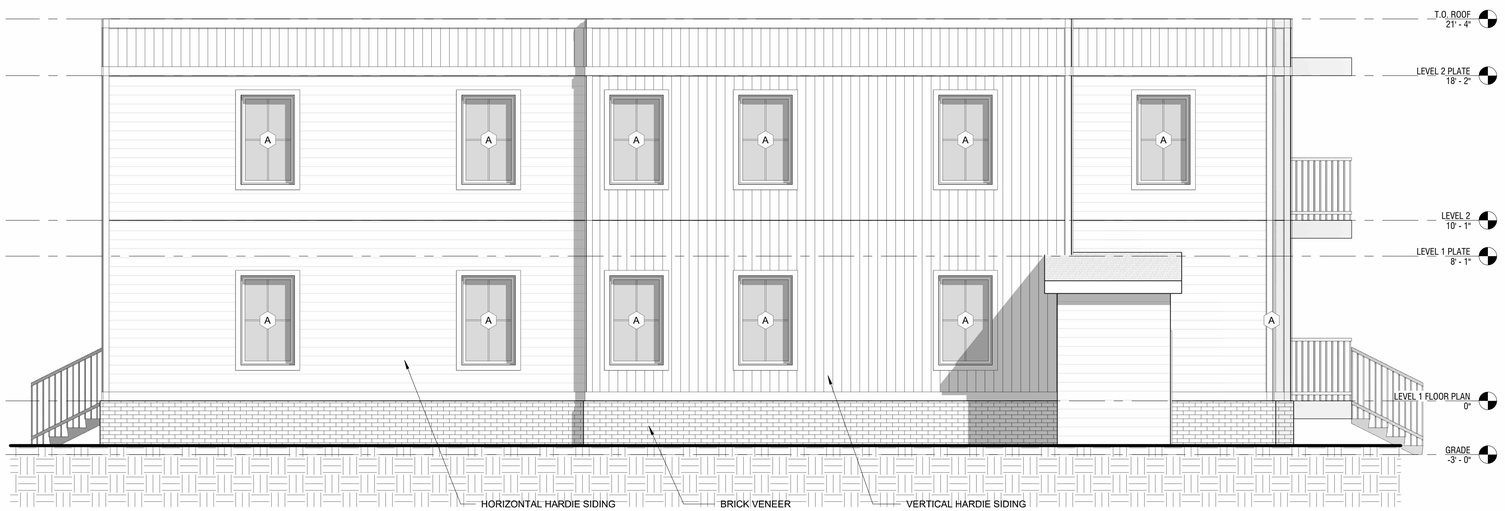
ELEVATIONS

Sheet:

A-2.01



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

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e-mail:

HERITAGE VILLAGE BLDG 2

PERMIT DOCUMENT SUBMITTAL

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COLUMBIA, TN 38401

Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information

Date :	4.17.24
Job Number :	18016
Drawn By :	
Checked By :	GB
Approved By :	WJ

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Sheet Description:

ELEVATIONS

Sheet:

A-2.00

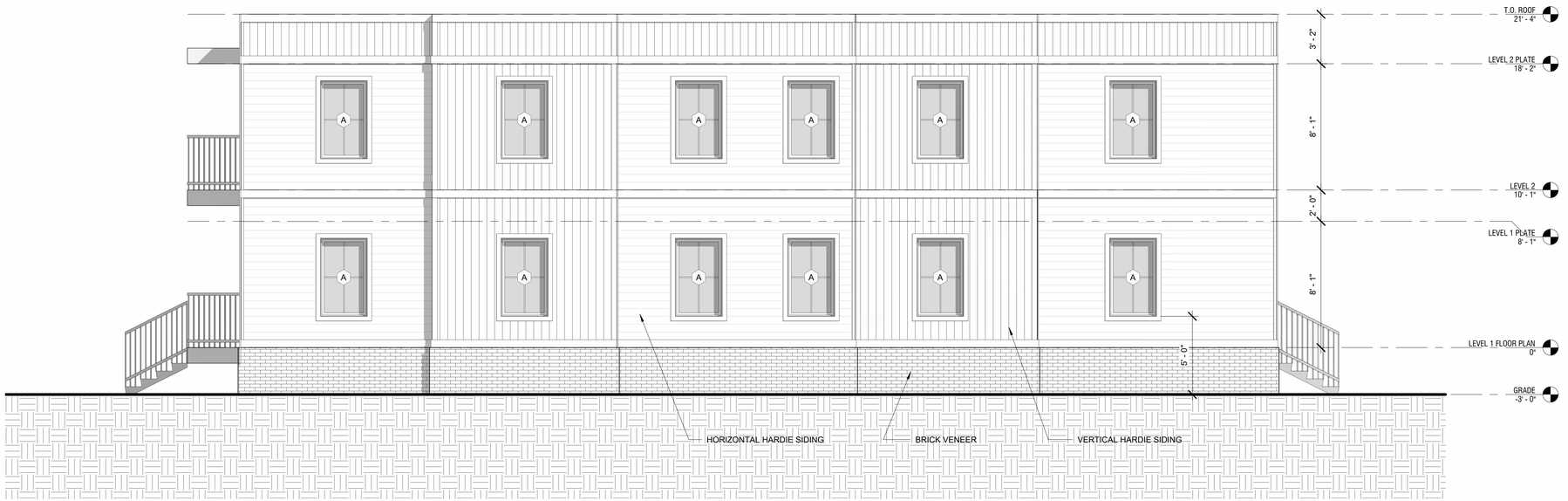
1ST FLOOR GLAZING CALCULATION

TOTAL 1ST FLOOR ELEVATION: 1,108SF
GLAZING SF: 254SF

GLAZING PERCENTAGE: 23%



1 SANTE FE ELEVATION
1/4" = 1'-0"



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

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

HERITAGE VILLAGE BLDG 2

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information

Date :	4.17.24
Job Number :	18016
Drawn By :	Author
Checked By :	Checker
Approved By :	Approver

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Sheet Description:

ELEVATIONS

Sheet:

A-2.01

Melissa Sanders

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 12:45 PM
To: Austin Brass
Cc: Melissa Sanders; Will Jenner (wjenner@jennerdesign.com); Steve Roberts
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Austin,

Please use this email to request deferral to the December PC, to provide adequate time for architectural revisions requested.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Wednesday, November 5, 2025 12:39 PM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

It can just be a formal email of request.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 12:39 PM
To: Austin Brass <ABrass@Columbiatn.gov>

Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Understood. What is the best way to request deferral to December?

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Wednesday, November 5, 2025 12:10 PM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

As staff does not have adequate time to review these changes, can you please formally request a deferral of the item for the December PC and we can meet regarding the changes well in advance of the Dec PC.

Thank you.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 12:07 PM
To: Austin Brass <ABrass@Columbiatn.gov>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Ok, thank you Austin. I have forwarded this information to the architect and owner and will re-upload as soon as I receive back revised.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Wednesday, November 5, 2025 10:00 AM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

Michael:

Thanks for reaching out. The architectural documents are different from the original approval with different window openings, balconies, and open breezeways at the front.

I know we discussed it being a change in orientation, but with the architectural changes the request delves a little deeper and we need more information. In addition, there were somethings with the building site lines that were off such as the requirement of having a I would highly recommend deferring this item with the changes as staff would not have adequate time to review the design and would more than likely recommend that we need more time at the meeting.

If you deferred the item it would atomically fall on the December meeting. We could meet sometime next week to get everything addressed.

Thanks!

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Wednesday, November 5, 2025 9:48 AM
To: Austin Brass <ABrass@Columbiatn.gov>

Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Resubmittal - RE: Project - 25-0297-SP

Austin,

The architecture documents are the same material that was submitted for the original approval. If you are requesting more, this will take time.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.
Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Tuesday, November 4, 2025 10:52 AM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Cc: Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

Michael,

In addition there were no building elevations submitted for building 1, just building 2. Could you please provide an update.

When not having this information, the item may be required to be deferred.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Austin Brass
Sent: Tuesday, November 4, 2025 10:45 AM

To: Michael Williams, P.E. <mwilliams@civ-design.com>
Subject: RE: Resubmittal - RE: Project - 25-0297-SP

Michael,

We are in the process of review and notice there is not a glazing note on the elevations that were submitted. Can you please provide this calculation asap.

The ZO requires 20% glazing.

AUSTIN BRASS, AICP
Development Services
City Planner
Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Michael Williams, P.E. <mwilliams@civ-design.com>
Sent: Tuesday, October 14, 2025 4:38 PM
To: columbia@davengis.net; Austin Brass <ABrass@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>; Sandra Richardson <SRichardson@Columbiatn.gov>
Cc: Michael Williams, P.E. <mwilliams@civ-design.com>; Steve Roberts <lnandsteve@yahoo.com>; Joey Pedroza <jpedroza@thex1.com>
Subject: [Caution External Email] - Resubmittal - RE: Project - 25-0297-SP

Good Afternoon City of Columbia,

I am trying to resubmit project 25-0297 via online portal and it is saying its status is “Abandoned/ Closed”. We received comments from 9/9 Development Review Committee, and were unable to address for 9/15 deadline due to the landscape architect being unavailable. The developer Steve Roberts contacted the city, and was told to resubmit for the following 10/20 deadline. The subject resubmittal package is attached.

If you can please accept this resubmittal via email, or allow the resubmittal to be uploaded to City of Columbia’s portal to meet 10/20 deadline, it would be greatly appreciated.

Thank you for your help. Have a nice evening.

Thank you,
Michael Williams, P.E.

Williams Engineering, Inc.

Email | mwilliams@civ-design.com
Mobile | 865.679.5992
818 18th Ave S, Floor 10, 37203
www.williamsengineeringgroup.com/

From: columbia@davengis.net <columbia@davengis.net>
Sent: Thursday, September 11, 2025 12:45 PM
To: Michael Williams, P.E. <mwilliams@civ-design.com>
Subject: Project - 25-0297-SP

RE: Site Development Plan Project at at All 4 Selected Parcels

Dear Applicant:

Thank you for your recent attendance at the DRC meeting concerning your project for Heritage Village @ Sante Fe Pike. Please find attached technical comments for your reference. Resubmission is due Monday September 15th, 2025.

Do not respond to this communication. Feel free to contact me directly with any questions you may have at (931) 560-1536 or via email at rarchibald@columbiatn.gov.

City of Columbia
(931) 560-1560
development@columbiatn.com

This automated message was sent by the City of Columbia Land Management Software System. Please do not reply directly to this email.

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

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

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



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

CITY OF COLUMBIA, TENNESSEE

SITE DEVELOPMENT PLAN: Project # 23-0121

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

Tennessee811

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

MICHAEL WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — No. 122908 — STATE OF TENNESSEE
Michael Williams 10.14.2025

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

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

DESIGNED BY: MLW

DATE: 6/2/2025

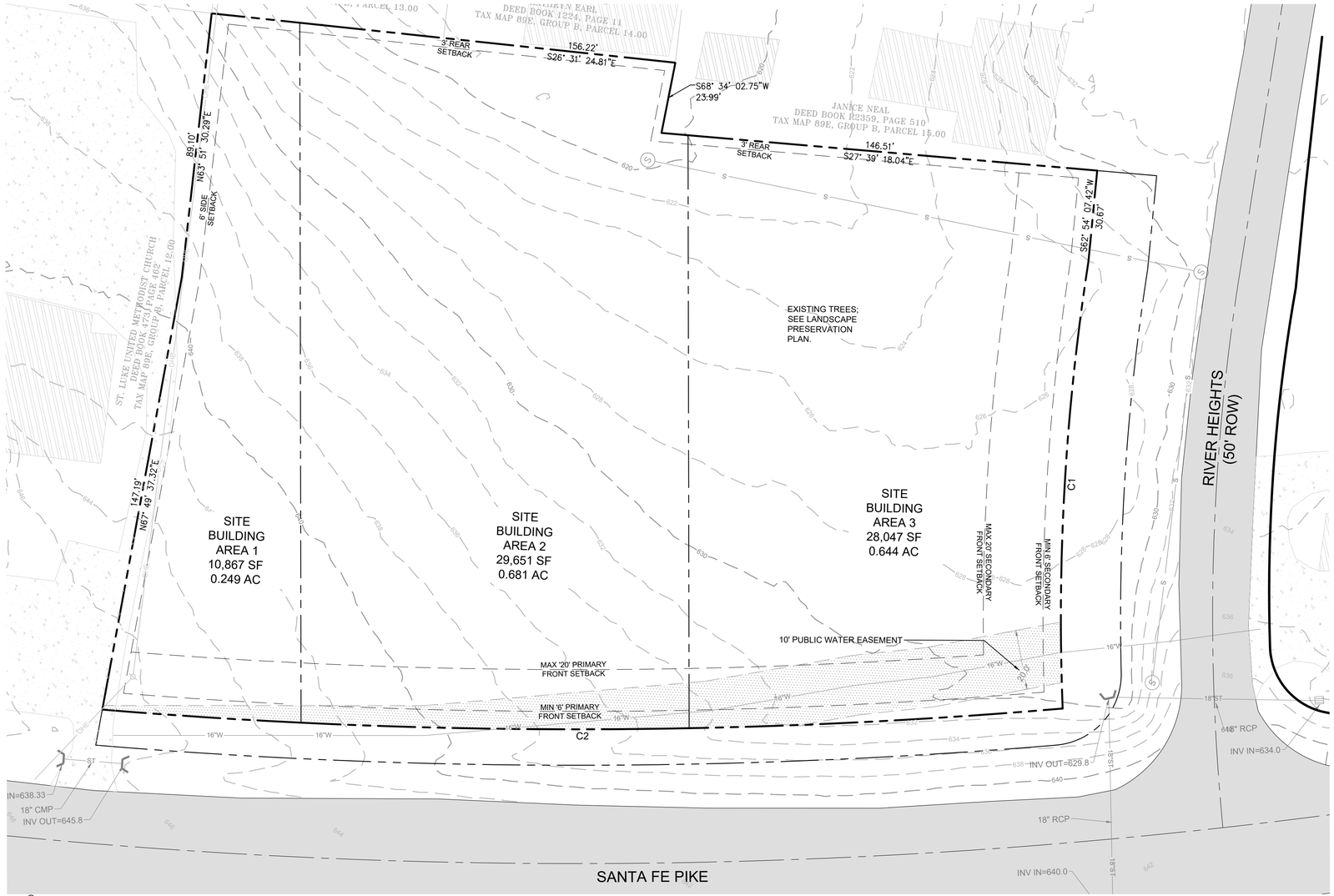
SCALE: N/A

JOB #: 20230412-1

COVER

C0.0

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_GOMEZ_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:39 PM - LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:39 PM



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

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

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

EXISTING CONDITIONS & DEMO NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.

2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.

3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.

4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.

5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.

6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
No. 123901
STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

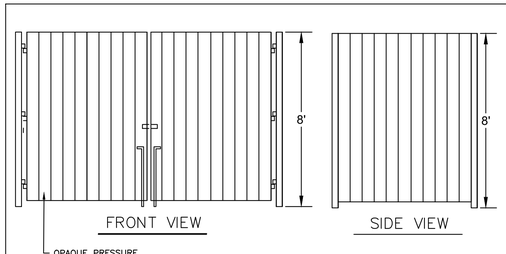
SCALE: #"=##

JOB #: 20230412-1

EXISTING

C1.0

C:\USERS\MICHAELWILLIAMS\DROPBOX\PROJECTS\809 SANTA FE PIKE COLUMBIA, TN_COMCD_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON - 10/14/2025 3:58 PM LAST UPDATED BY MICHAEL.WILLIAMS ON - 10/14/2025 3:58 PM



WOODEN TRASH ENLCOSURE

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

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

SW1-3.A DUMPSTER STANDARDS

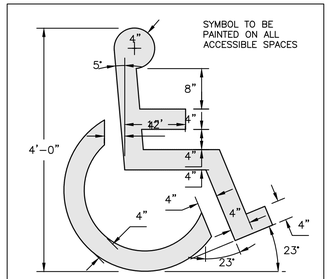
- General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B GUIDELINES FOR DUMPSTERS

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

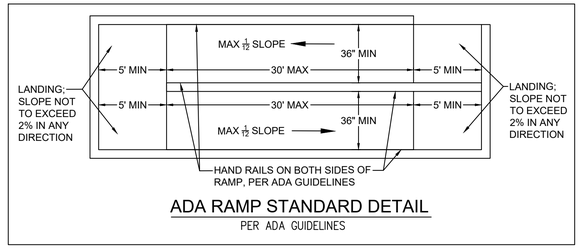
SW1-3.C DUMPSTER PAD REQUIREMENTS

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



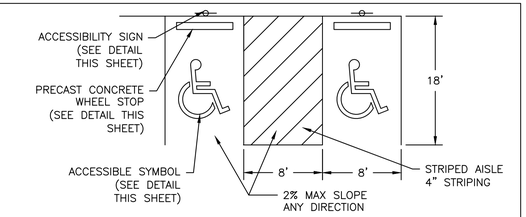
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ADA RAMP STANDARD DETAIL

PER ADA GUIDELINES



ACCESSIBLE SPACES

NOT TO SCALE



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

0 20 40 80 Feet

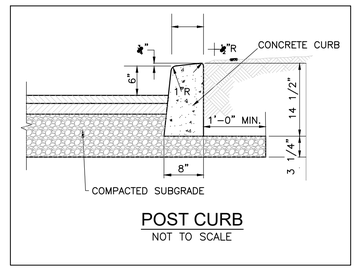
GRAPHIC SCALE

LEGEND

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

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

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



POST CURB

NOT TO SCALE

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
ZONING	CD-4
TOTAL AREA	1.67 AC / 72,623 SF
SIDE SETBACK	6 FT
FRONT SETBACK	15 FT
REAR SETBACK	3 Ft
MAX ISR	0.80
HEIGHT STANDARDS	3 STORIES / 35 FT
MAX CEILING HEIGHT	
RESIDENTIAL (Multi-Family)	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
UNIT DENSITY (UNIT/AC)	12.0 UNIT/AC
COLUMBIA PARKING REQUIREMENTS	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
PARKING REQUIRED	30 SPACES (1.5 SPACE/ UNIT)
TOTAL PARKING PROVIDED	33 SPACES
COLUMBIA BIKE PARKING REQUIREMENTS	
BIKE PARKING REQUIRED	1 BIKE SPACE PER 20 PARKING SPACES
	33 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
FRONTAGE REQUIREMENTS	120' BUILDING MAX WIDTH
	60% MIN FRONTAGE
FRONTAGE	FRONTAGE PROVIDED
SITE BUILDING AREA 1 (DISTANCE = 66.7')	CIVIC SPACE
SITE BUILDING AREA 2 (DISTANCE = 130.1')	(99.5 FT/ BLD)] / 130.1 FT = 76.5%
SITE BUILDING AREA 3 (DISTANCE = 66.7')	(98.7 FT/ BLD)] / 125.3 FT = 78.8%

Tennessee 811

Federal Compliance Note

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

CITY OF COLUMBIA NOTES

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

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

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 122309 — STATE OF TENNESSEE
Michael Williams 10.14.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

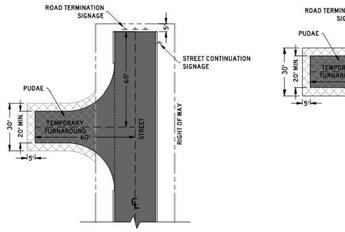
SCALE: 1"=20'

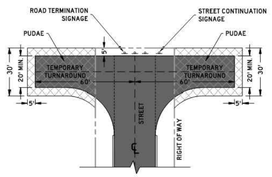
JOB #: 20230412-1

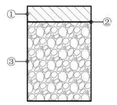
SITE PLAN

C2.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\866 SANTE E PIKE COLUMBIA, TN_DOMECA_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:38 PM LAST UPDATED BY MICHAEL WILLIAMS ON 10/14/2025 3:38 PM





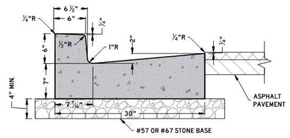


PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-5.0 (0.4)ASPHALT CONCRETE MIX (PG64-22) (BPMS-HM) GRADING B-M2
②	PRIME COAT 409.07.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 410.02 AGGREGATE FOR COVER MATERIAL (PC) (8-10 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D

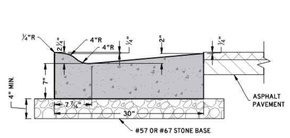
NOTES:

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

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



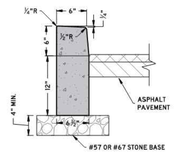
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

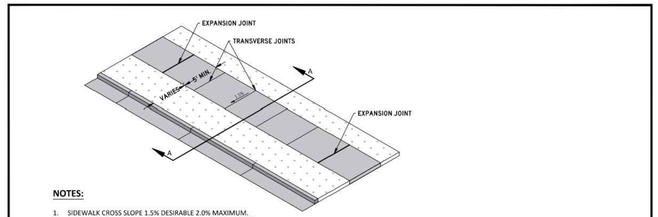
NOTES:

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



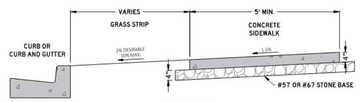
VERTICAL POST CURB

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**



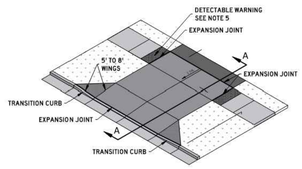
NOTES:

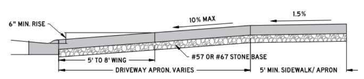
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH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



SECTION AA

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



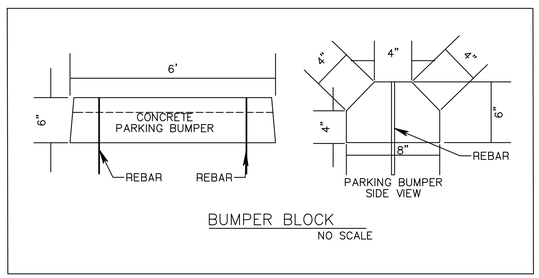


SECTION AA

NOTES:

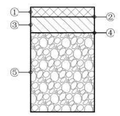
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY,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

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



BUMPER BLOCK
NO SCALE

PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-03.05 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE) OR 307-03.05 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-M (SURFACE)
②	TACK COAT (GENERAL USE) 413.01 BITUMINOUS MATERIAL FOR TACK COAT (TC) -0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX (PG64-22) (BPMS-HM) GRADING B-M2
④	PRIME COAT 409.07.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) -0.20-0.35 GAL/SY) 410.07.02 AGGREGATE FOR COVER MATERIAL (PC) -10-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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

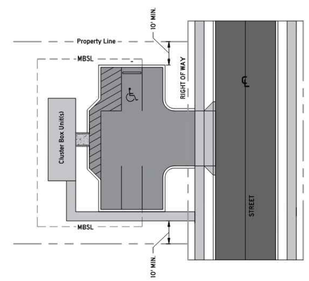
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

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

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

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



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

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
120900
TENNESSEE
STATE OF TENNESSEE
Michael Williams
6.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: N/A

JOB #: 20230412-1

SITE DETAILS

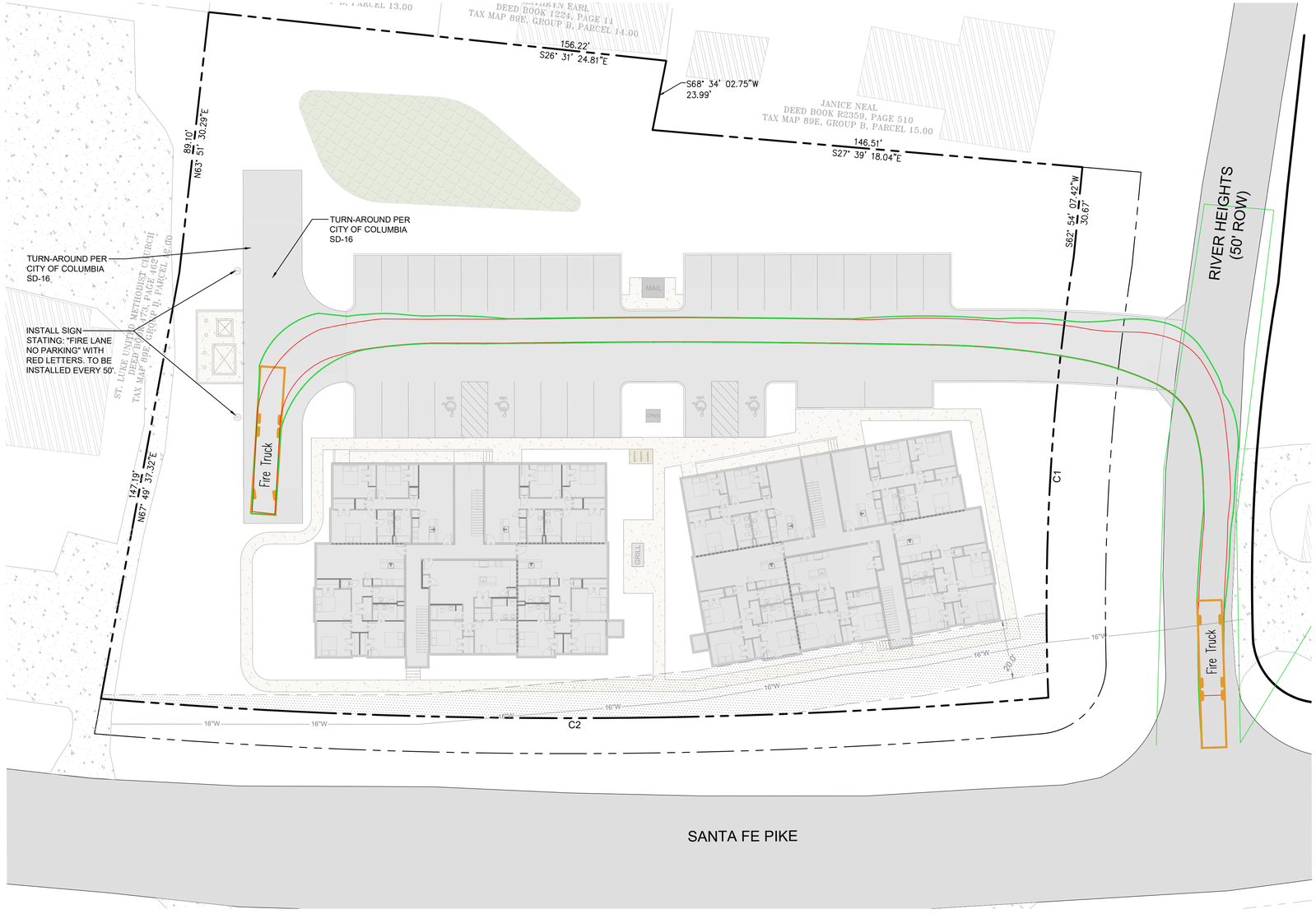
C2.1

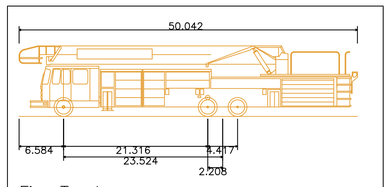
C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\HIVE SANTA FE PIKE COLUMBIA, TN_DGN\C3_STANDARD DETAILS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/4/2025 3:38 PM - LAST UPDATED BY MICHAEL WILLIAMS ON 9/9/2025 4:59 PM

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

0 20 40 80 Feet

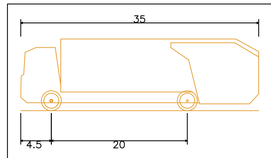
GRAPHIC SCALE





Fire Truck

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



Rear-Load Garbage Truck

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

Tennessee 811

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

Michael L. Williams
Registered Engineer
Agriculture
Commerce
No. 122900
State of Tennessee
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

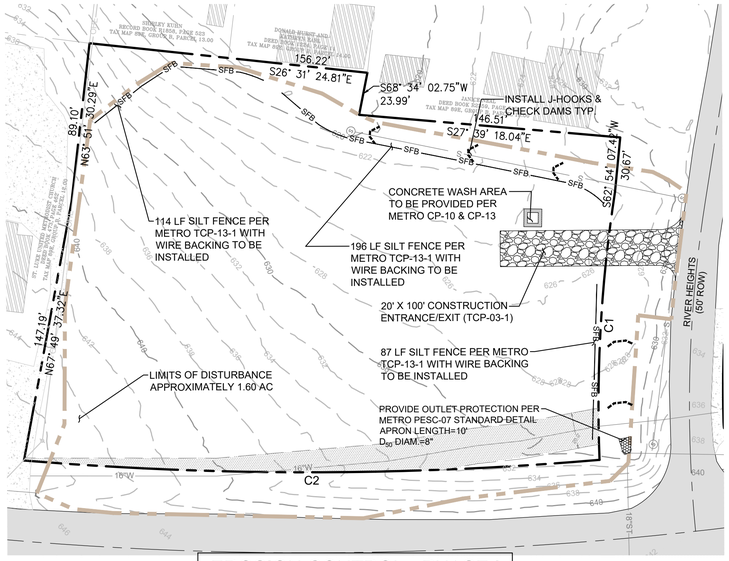
DATE: 6/2/2025

SCALE: 1"=20'

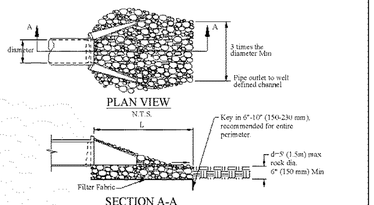
JOB #: 20230412-1

FIRE

C2.2


156.22'
S26° 31' 24.81"E
S68° 34' 02.75"W
23.99'
INSTALL J-HOOKS & CHECK DAMS TYP.
146.51'
S27° 39' 18.04"E
S22° 54' 07.41"W
30.67'
89.10'
N63° 51' 30.29"E
147.19'
N67° 49' 37.32"E
SFB
114 LF SILT FENCE PER METRO TCP-13-1 WITH WIRE BACKING TO BE INSTALLED
CONCRETE WASH AREA TO BE PROVIDED PER METRO CP-10 & CP-13
196 LF SILT FENCE PER METRO TCP-13-1 WITH WIRE BACKING TO BE INSTALLED
20' X 100' CONSTRUCTION ENTRANCE/EXIT (TCP-03-1)
87 LF SILT FENCE PER METRO TCP-13-1 WITH WIRE BACKING TO BE INSTALLED
LIMITS OF DISTURBANCE APPROXIMATELY 1.60 AC
PROVIDE OUTLET PROTECTION PER METRO PESC-07 STANDARD DETAIL APRON LENGTH=10' D50 DIAM.=8"
C1
C2
RIVER HEIGHTS (50' ROW)
SHIRLEY KUHN RECORD BOOK 81888, PAGE 523 TAX MAP 094L GROUP B, PARCEL 13.00
DONALD HURST AND KATHRYN BARL DEED BOOK 1111, PAGE 14 TAX MAP 094L GROUP B, PARCEL 14.00
JANICE NEAL DEED BOOK 81888, PAGE 523 TAX MAP 094L GROUP B, PARCEL 13.00
ST. LUKE UNITED METHODIST CHURCH TAX MAP 094L GROUP B, PARCEL 15.00
TAX MAP 094L GROUP B, PARCEL 16.00
TAX MAP 094L GROUP B, PARCEL 17.00
TAX MAP 094L GROUP B, PARCEL 18.00
TAX MAP 094L GROUP B, PARCEL 19.00
TAX MAP 094L GROUP B, PARCEL

ACTIVITY: Outlet Protection | PESC – 07



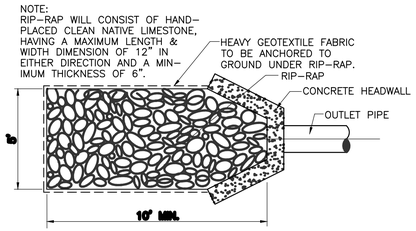
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

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

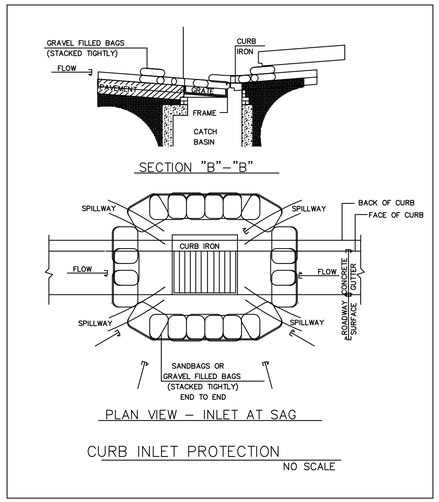
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

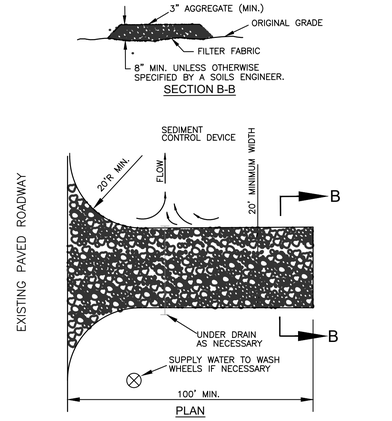
Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014



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



CURB INLET PROTECTION
NO SCALE



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

ACTIVITY: Geotextiles | PESC – 02

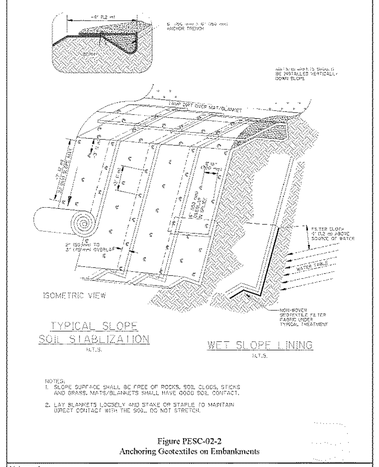
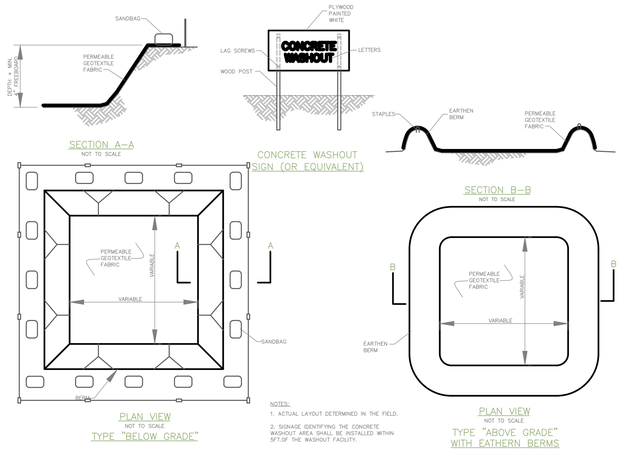


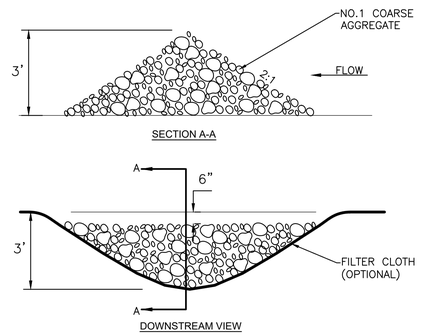
Figure PESC-02-2
Anchoring Geotextiles on Embankments

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

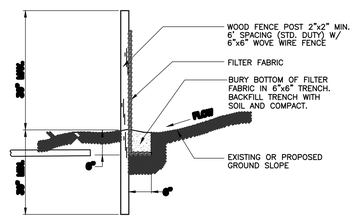


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

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



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



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

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

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
12390
10.14.2025
STATE OF TENNESSEE

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

REVISIONS	DATE
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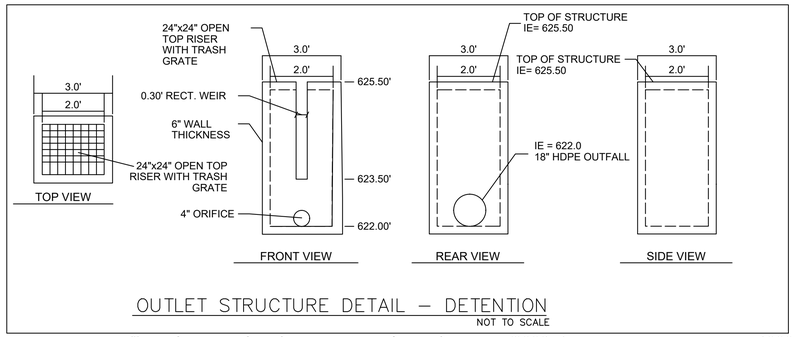
–	–

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

EPSC DETAILS

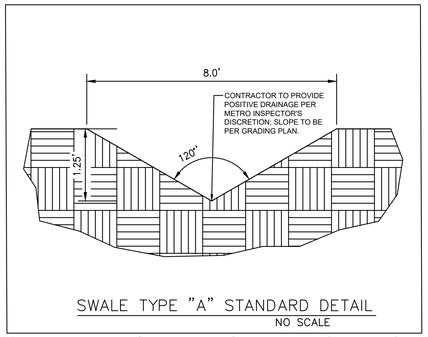
C3.1

C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\MWS SANTA FE PIKE COLUMBIA, TN_DOMESTIC_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:39 PM - LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:39 PM



OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE



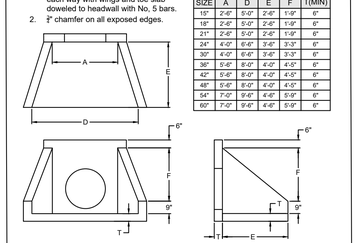
SWALE TYPE "A" STANDARD DETAIL

NO SCALE

NOTES

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

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-0"	6"
42"	5'-6"	8'-0"	4'-0"	4'-0"	6"
48"	5'-6"	8'-0"	4'-0"	4'-0"	6"
54"	5'-6"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



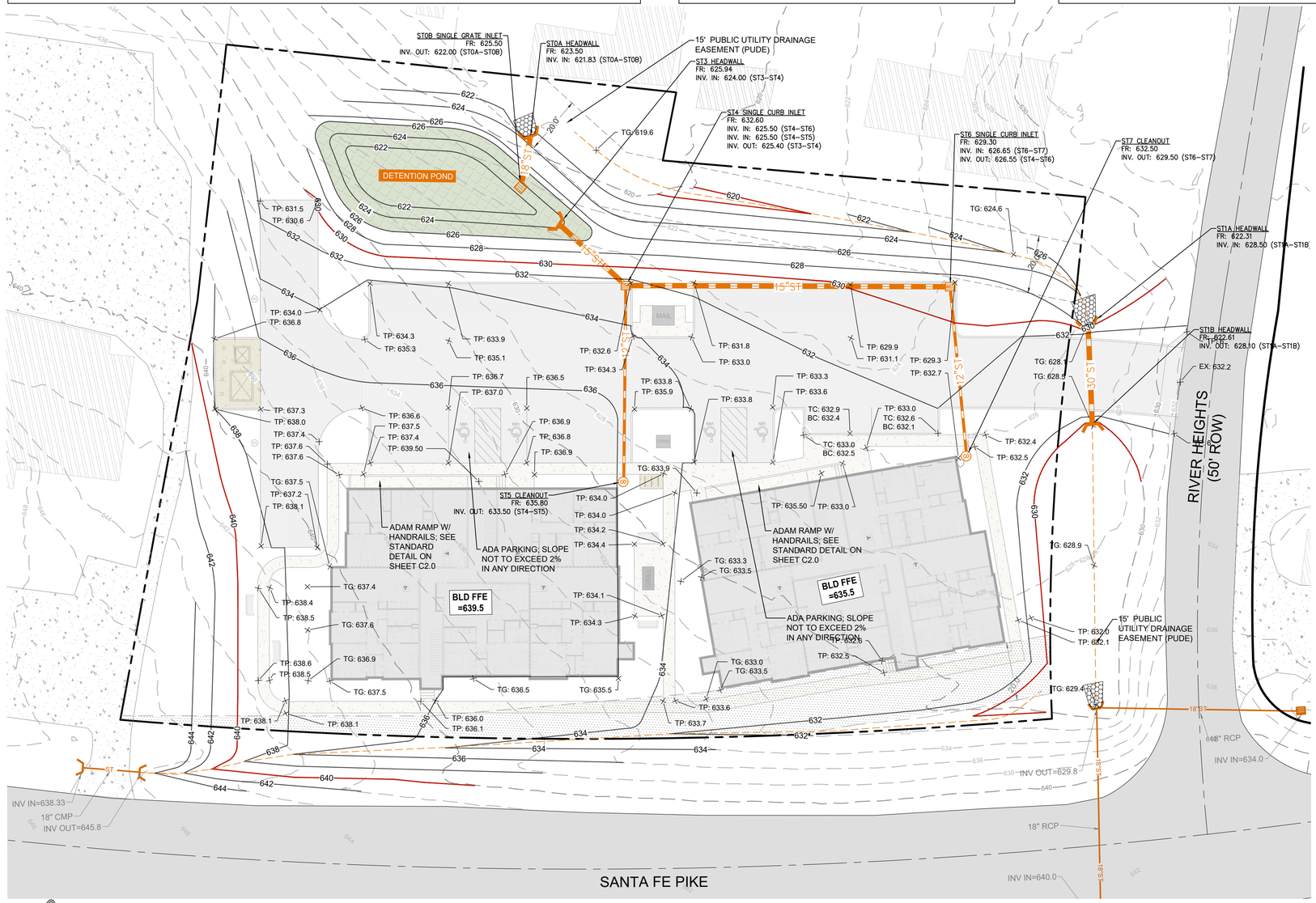
TYPICAL PRECAST HEADWALL

NO SCALE

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

0 20 40 80 Feet

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- 6" PERFORATED UNDERDRAIN
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT

TP TOP OF PAVEMENT
TC TOP OF CURB
TG TOP OF GRADE
BG BOT OF GUTTER
EX EXISTING SPOT ELV.

- STORMWATER TREATMENT & CONVEYANCE
- PRETREATMENT CELLS
- PERMEABLE PAVEMENT
- BIORETENTION (LVL2)

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

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
ST0A–ST0B	18" HDPE	18'	0.95%
ST1A–ST1B	30" RCP	34'	–1.18%
ST3–ST4	15" RCP	31'	4.48%
ST4–ST5	12" RCP	68'	11.80%
ST4–ST6	15" RCP	112'	0.94%
ST6–ST7	12" RCP	59'	4.85%

Tennessee 811

C:\USERS\MICHAEL.WILLIAMS\ONEDRIVE\PROJECTS\606 SANTA FE PIKE COLUMBIA TN, 2DWFZ2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:39 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:39 PM

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

STATE OF TENNESSEE — MICHAEL LEE WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 122908 — 10.14.2025

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

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

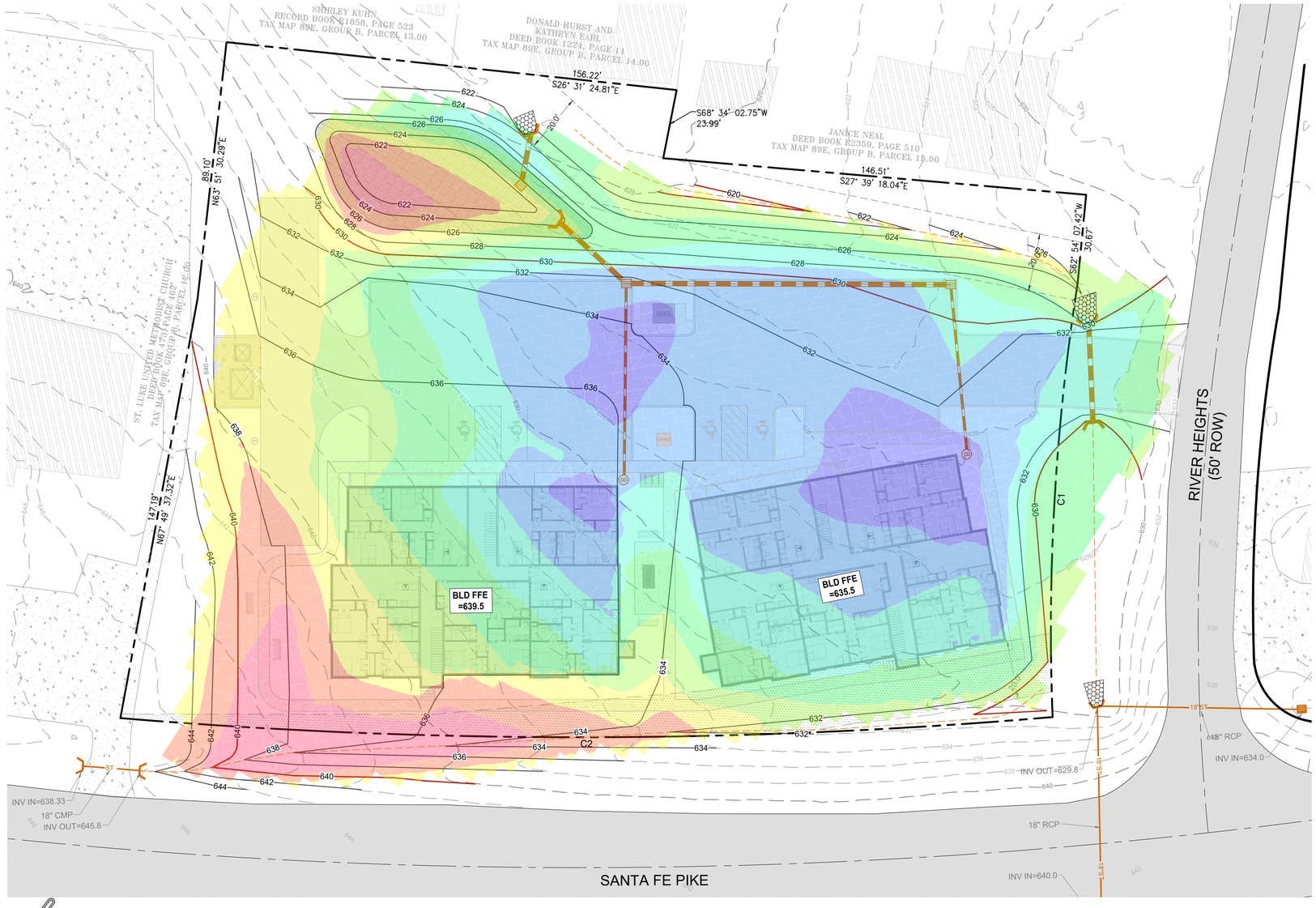
GRADING & DRAINAGE

C4.0

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

0 20 40 80 Feet

GRAPHIC SCALE



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

Tennessee811

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MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
12390
STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

CUT FILL PLAN

C4.1

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\HIVE SANTE F E PIKE, COLUMBIA, TN_DOMEZ2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS P.E. ON 10/14/2025 3:39 PM LAST UPDATED BY MICHAEL WILLIAMS P.E. ON 10/14/2025 3:39 PM

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

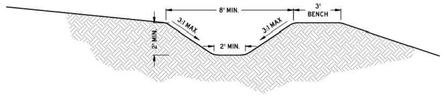
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE 6/9/2022

DD-01



NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

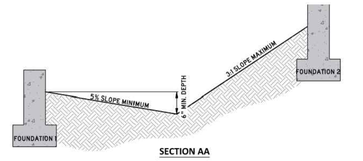
STANDARD DETAILS

TRAPEZOIDAL DITCH

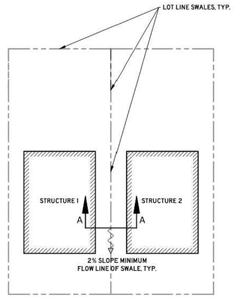
(NTS)

DATE 6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

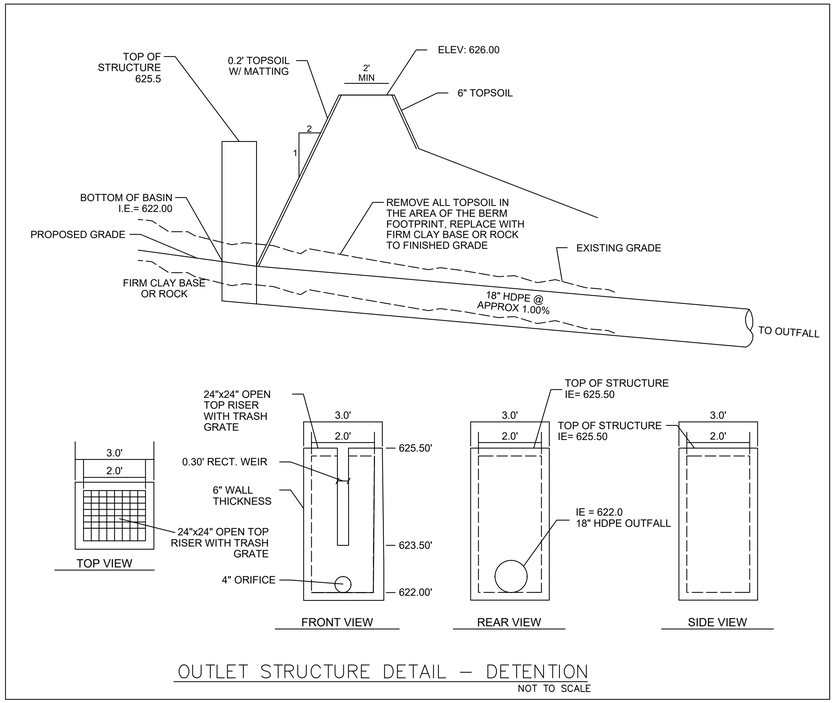
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04



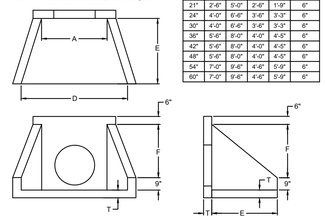
OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE

NOTES

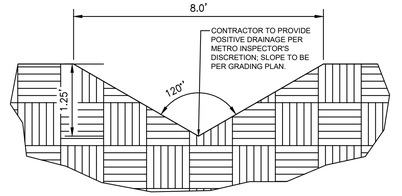
1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No, 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-5"	6"
42"	5'-6"	8'-0"	4'-0"	4'-5"	6"
48"	5'-6"	8'-0"	4'-0"	4'-5"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



TYPICAL PRECAST HEADWALL

NO SCALE



SWALE TYPE "A" STANDARD DETAIL

NO SCALE

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MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
120390
STATE OF TENNESSEE
Michael Williams
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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–	–
–	–
–	–
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–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: SEE DETAILS

JOB #: 20230412-1

STORM DETAILS

C4.2

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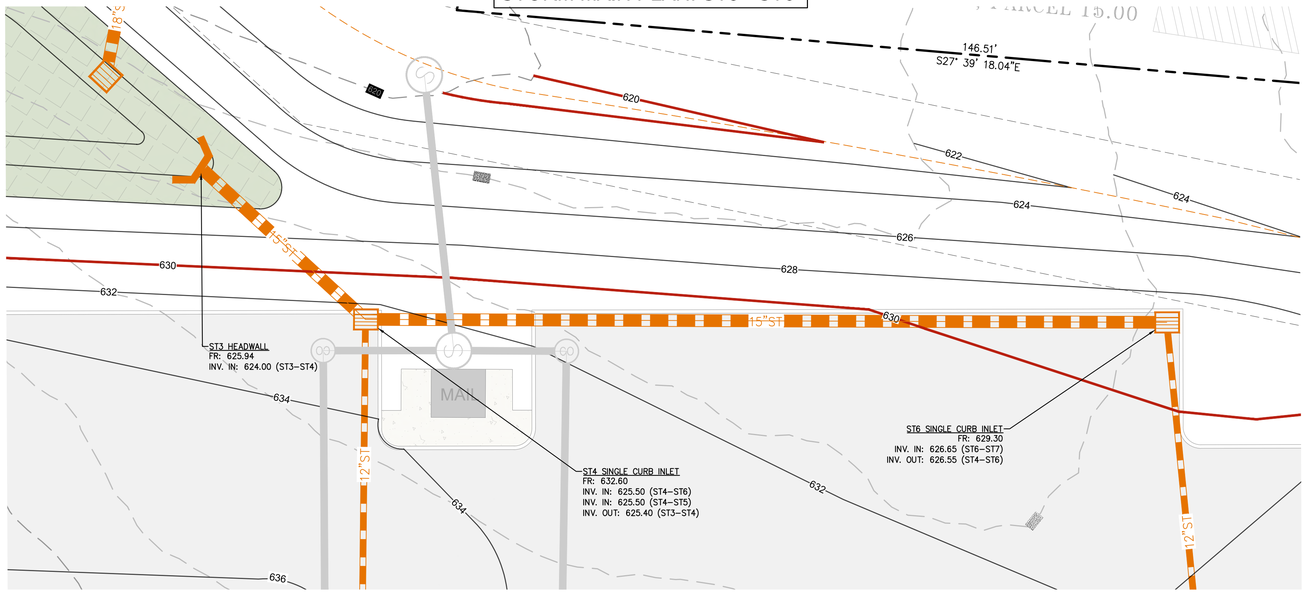
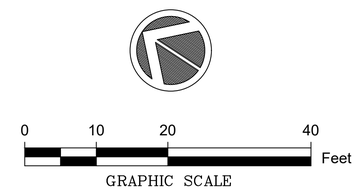
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/14/2025 3:39 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 10/14/2025 3:39 PM

STORM MAIN PLAN: ST3 - ST6

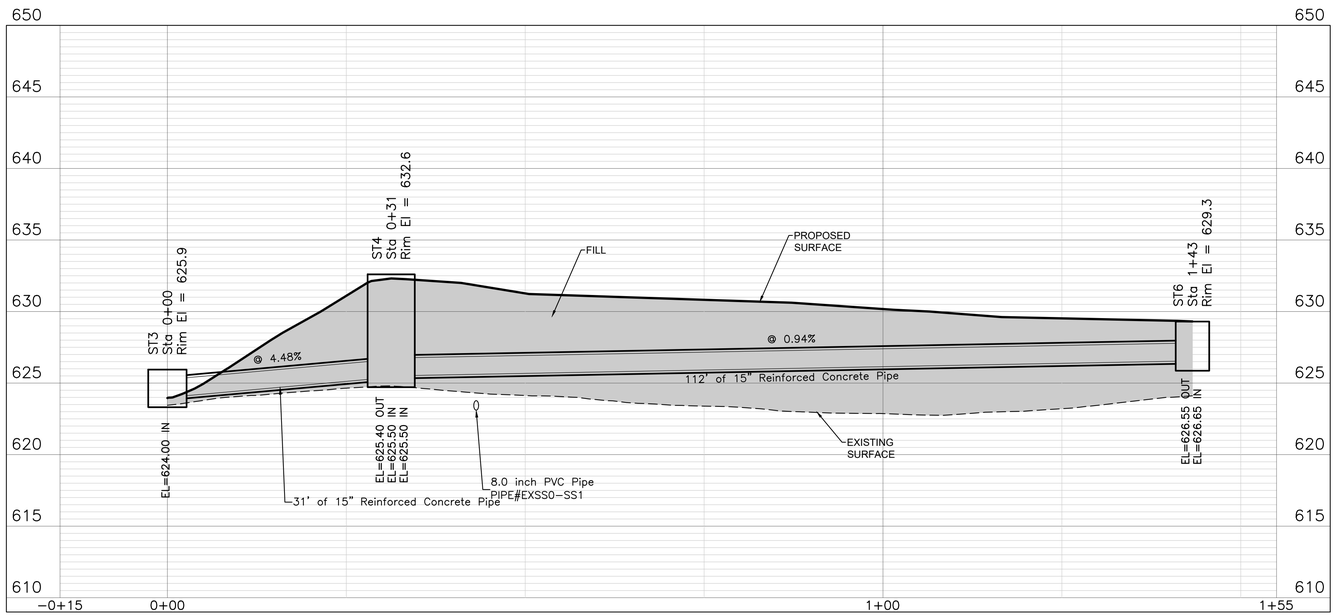




SCALES:

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

STORM MAIN PROFILE: ST3 - ST6



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MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 122900
STATE OF TENNESSEE
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

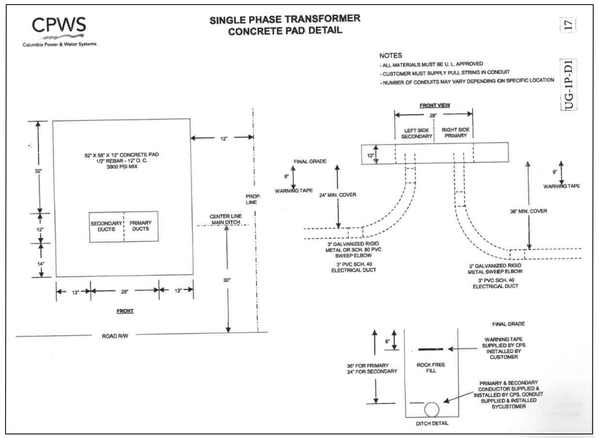
DATE: 6/2/2025

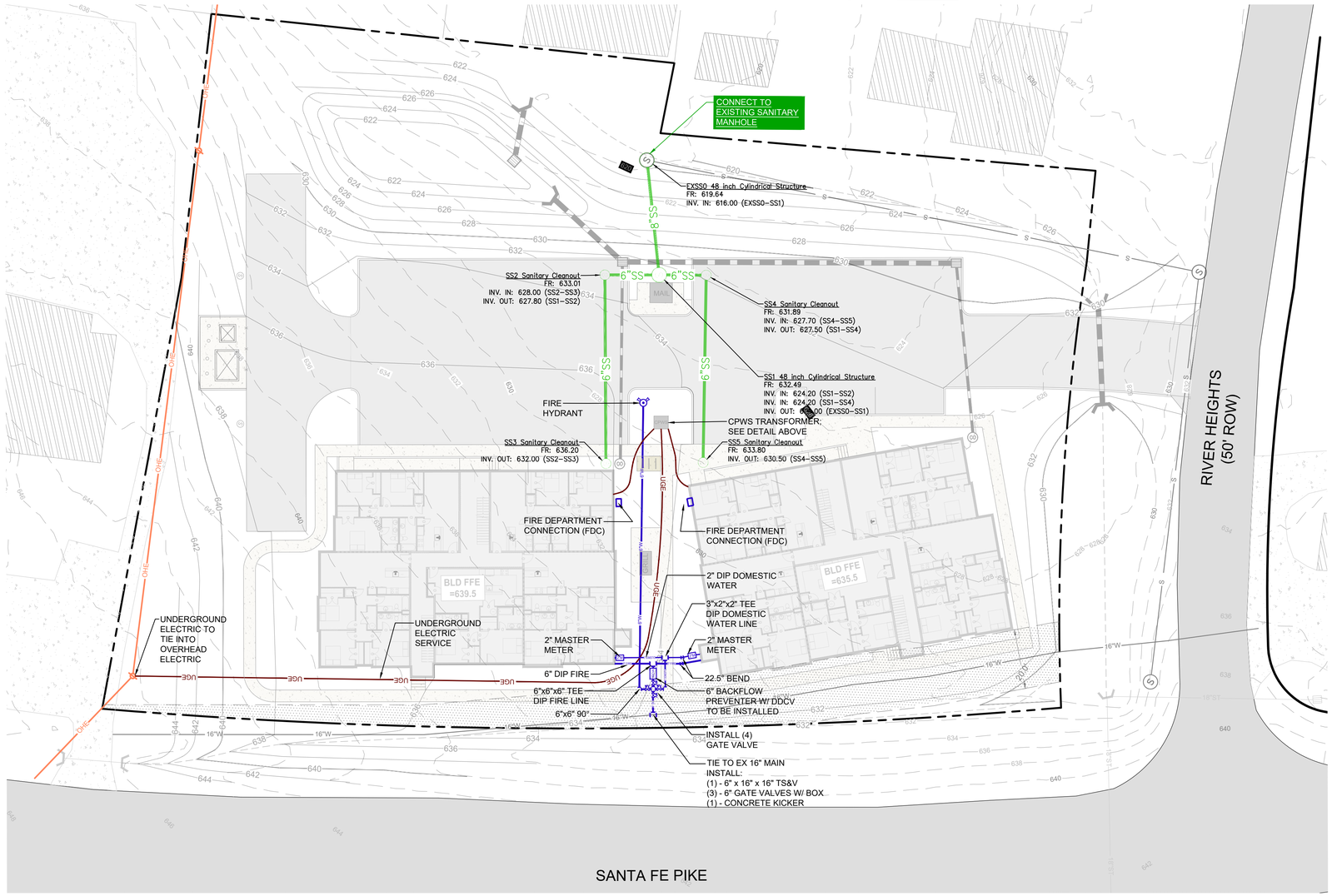
SCALE: 1"=10'

JOB #: 20230412-1

STORM PROFILES

C5.0





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

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- X X — EXISTING FENCE
- OHE — EXISTING OVERHEAD POWER LINE
- SA SA — EXISTING SANITARY SEWER
- ST ST — EXISTING STORM SEWER
- W W — EXISTING WATER LINE
- 540 — EXISTING CONTOUR
- 540 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- X"SS — PROPOSED SANITARY SEWER
- S — SANITARY MANHOLE
- SANITARY CLEANOUT
- X"W — PROPOSED WATER
- FIRE HYDRANT
- WATER VALVE
- TAPPING TEE
- UGE — UNDERGROUND ELECTRIC

SITE UTILITY NOTES

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

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Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
12390
ENGINEER
STATE OF TENNESSEE
Michael Williams
10.14.2025

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

REVISIONS	DATE
07/10/2025	–
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DEISGNED BY: MLW
DATE: 6/2/2025
SCALE: 1"=20'
JOB #: 20230412-1

UTILITY PLAN

C6.0

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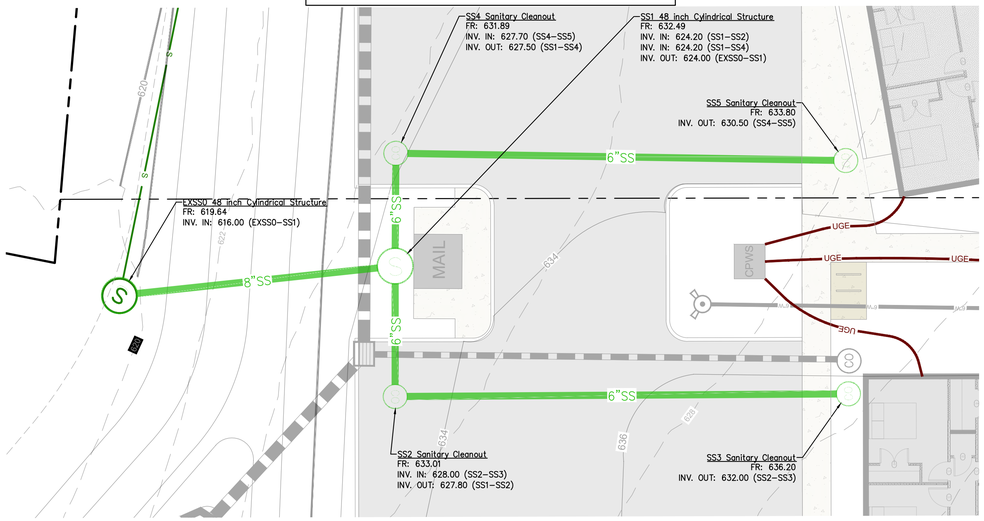
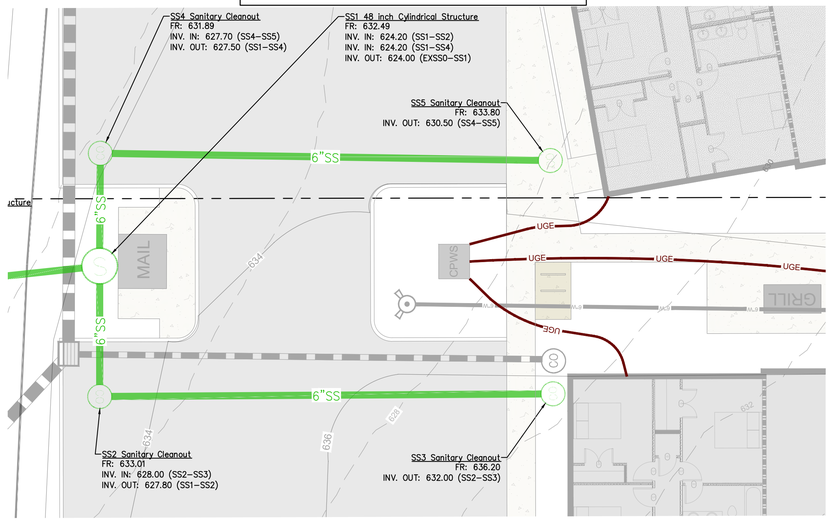
PLOTTED BY: MICHAEL WILLIAMS, P.E. ON: 10/14/2025 3:39 PM LAST UPDATED BY MICHAELWILLIAMSPE ON: 10/14/2025 3:39 PM

SANITARY MAIN PLAN: EXSS0 - SS3



SANITARY MAIN PLAN: SS1 - SS5



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

SCALES:

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

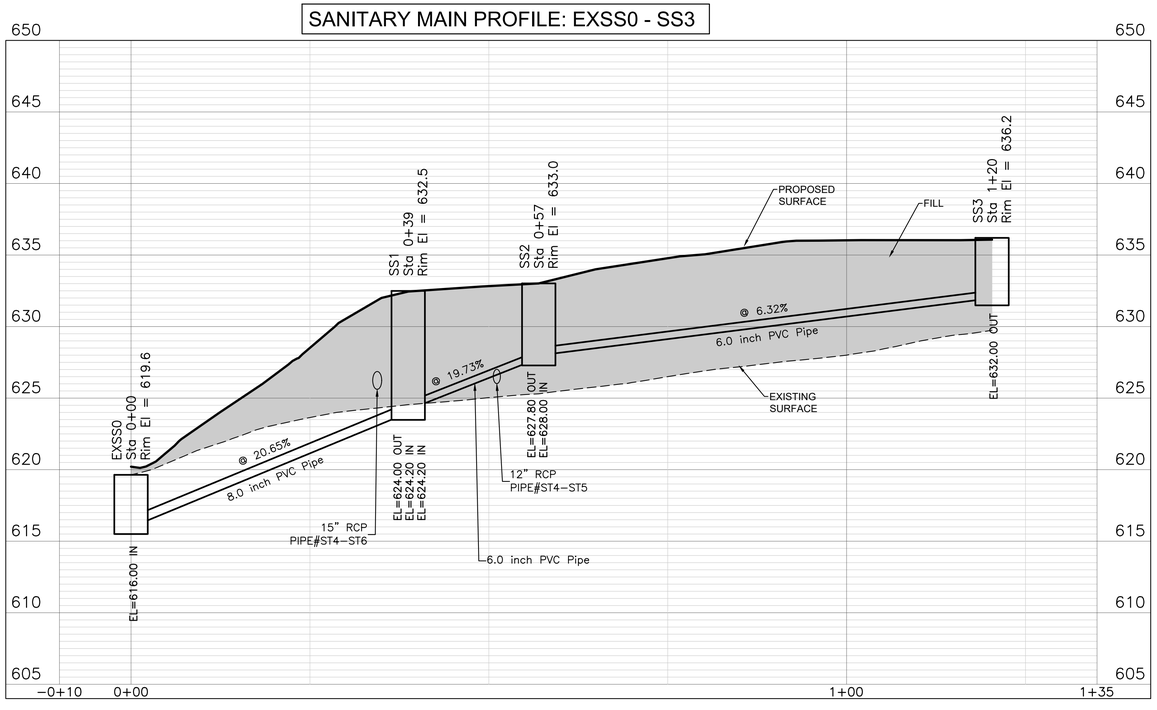
0 10 20 40 Feet

GRAPHIC SCALE

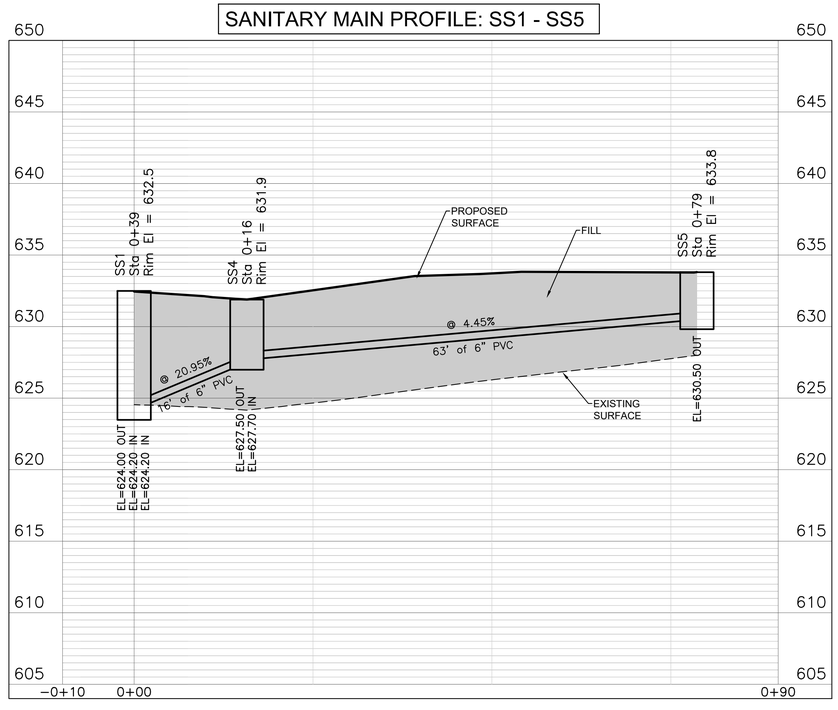
SCALES:

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

SANITARY MAIN PROFILE: EXSS0 - SS3



SANITARY MAIN PROFILE: SS1 - SS5



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Nashville: 865.679.5992 | mwilliams@civ-design.com

Michael L. Williams
Registered Engineer
Agriculture
Commerce
No. 122900
State of Tennessee
10.14.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=10'

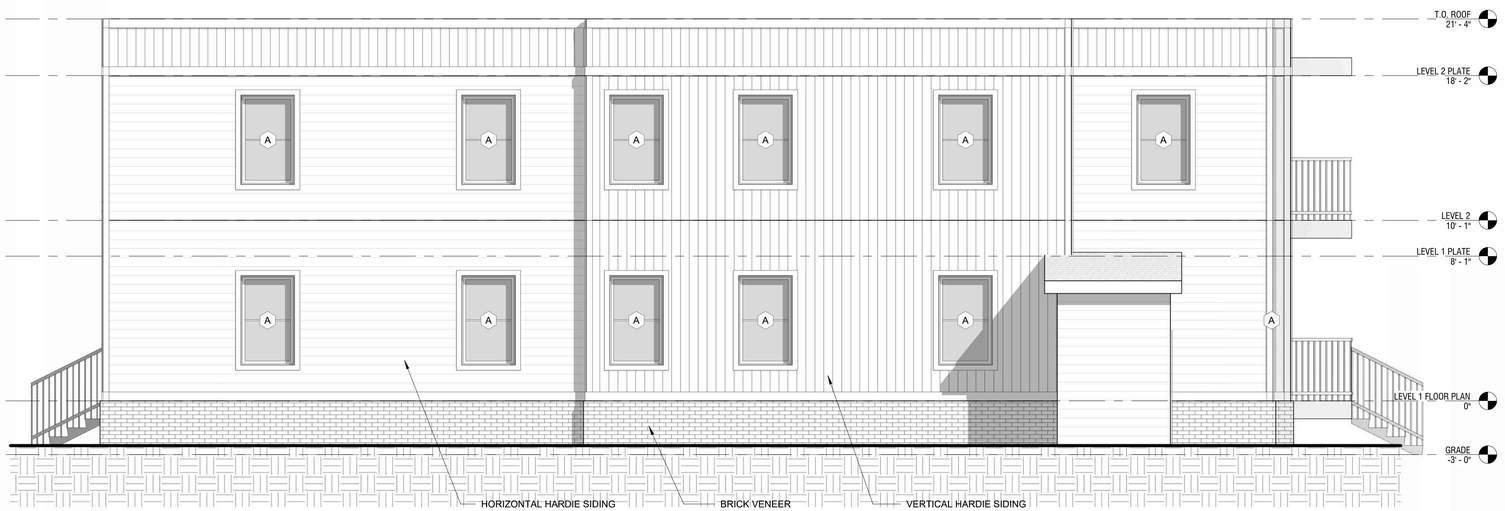
JOB #: 20230412-1

SEWER PROFILES

C7.0



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

HERITAGE VILLAGE BLDG 2

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

Revision Schedule

Revision Number	Revision Description	Revision Date

Sheet Information

Date :	4.17.24
Job Number :	18016
Drawn By :	
Checked By :	GB
Approved By :	WJ

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Sheet Description:

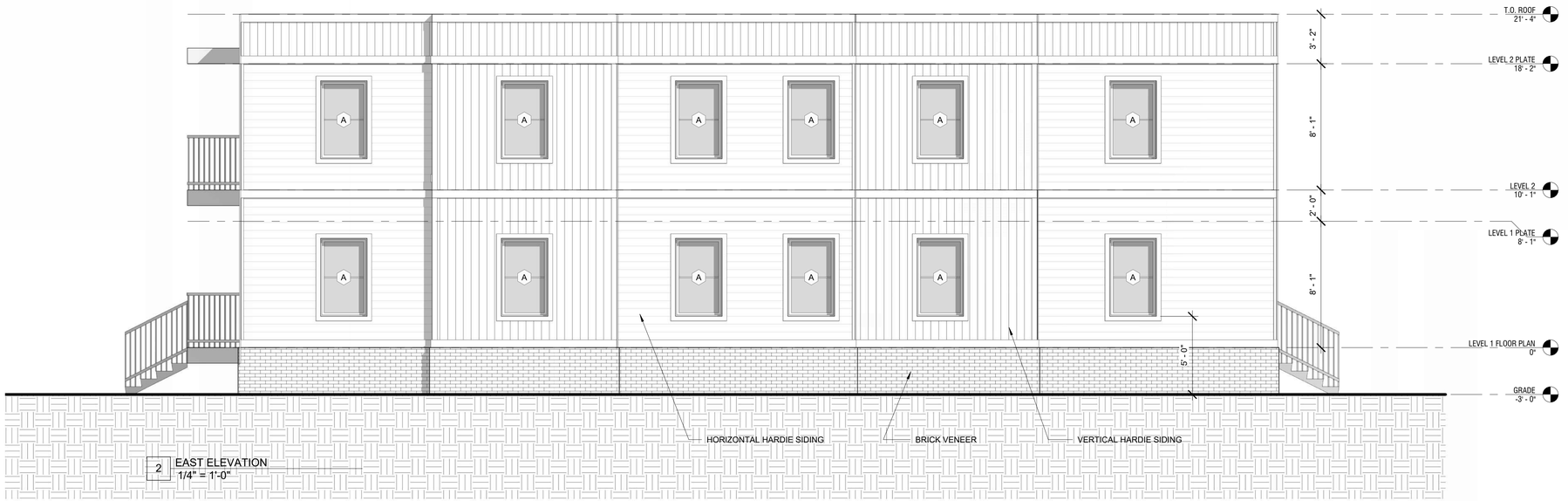
ELEVATIONS

Sheet:

A-2.00



1 SOUTH ELEVATION
1/4" = 1'-0"



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

JENNER
ARCHITECTURE | DESIGN

2610 WESTWOOD DR.
NASHVILLE, TN 37204

VOICE (615) 268-9887
WJENNER@JENNERDESIGN.COM

PROJECT MANAGER:
TELEPHONE EXT:
e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

HERITAGE VILLAGE BLDG 2

PERMIT DOCUMENT SUBMITTAL

SANTE FE PIKE & RIVER HEIGHTS DR.
COLUMBIA, TN 38401

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Sheet Description:

ELEVATIONS

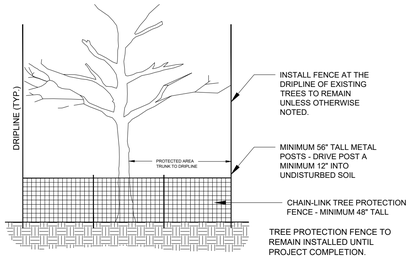
Sheet:

A-2.01

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

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

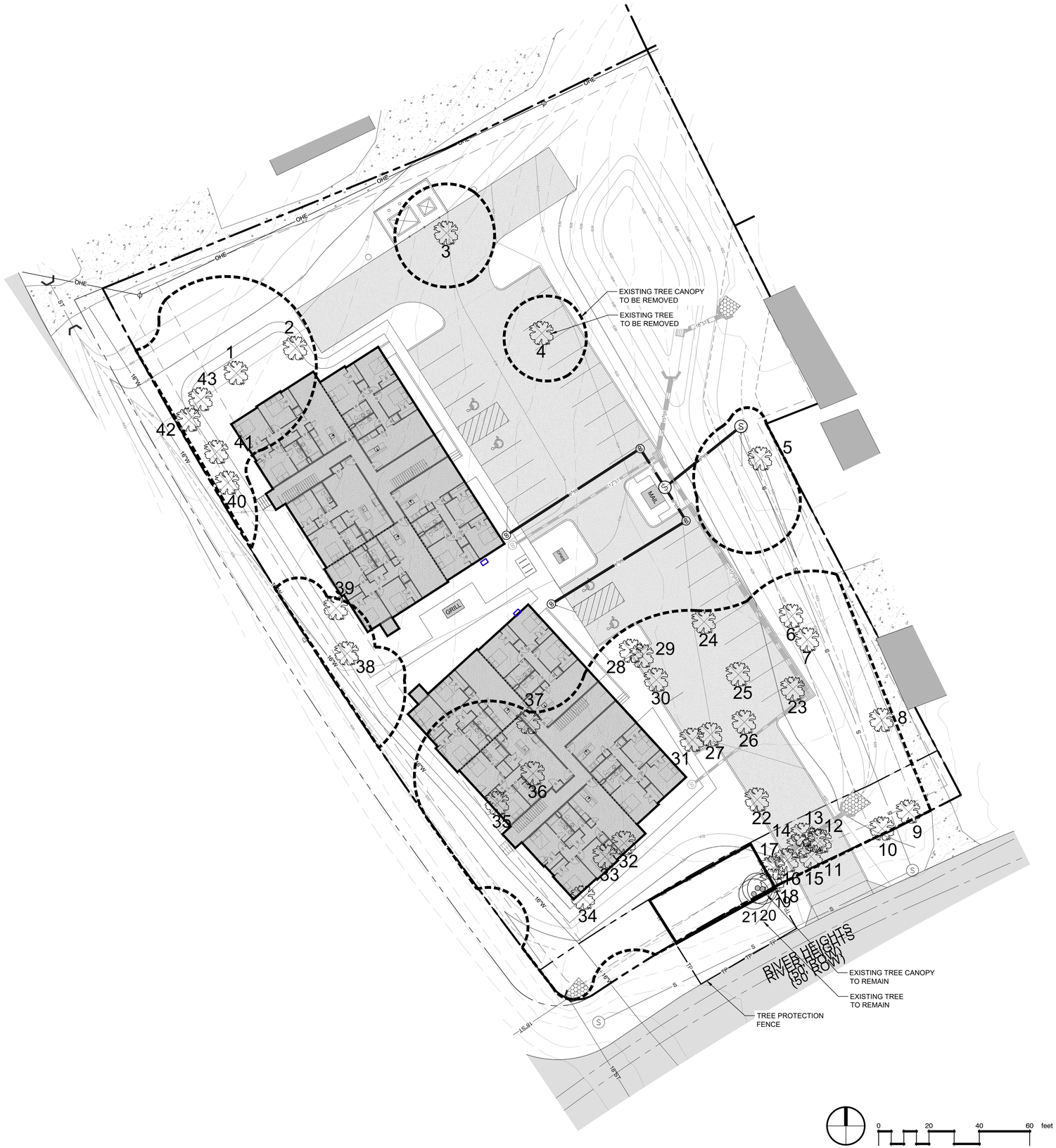
- MITIGATION TREES TO PROVIDE IN LIEU OF 2,809 SF CANOPY COVERAGE
- MITIGATION TREES = 80 TREES PER ACRE
- REQUIRED CANOPY MITIGATION 0.11 AC X 80 = 9 TREES



CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

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



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

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

CONNOR L. BALL
REGISTERED
AGRICULTURE
COMMERCE &
LANDSCAPE ARCHITECT

10/1

Job # - 23281
BY: cb

PRESERVATION PLAN

L1.0

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

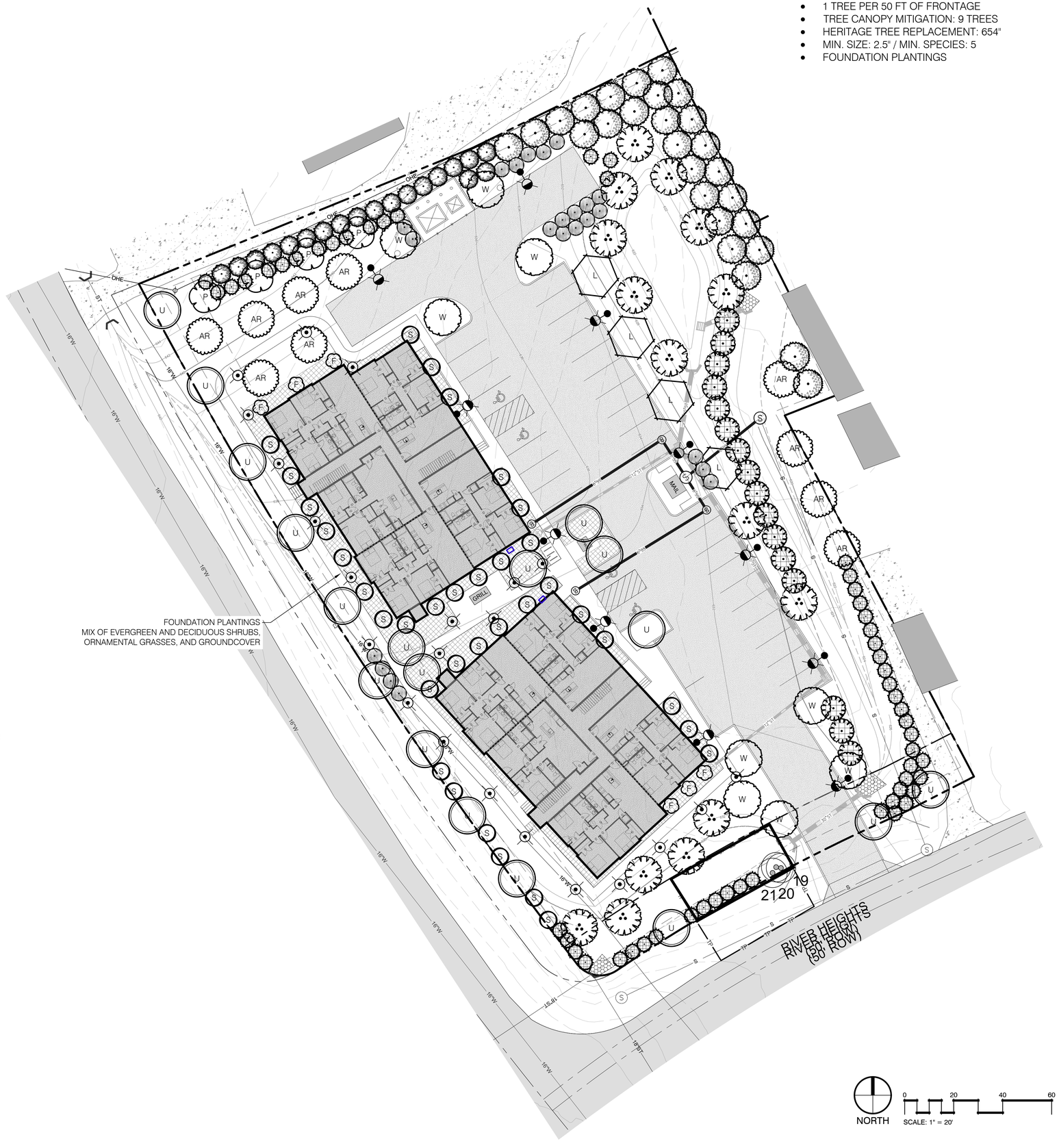
PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
MITIGATION TREE					
W	9	Willow Oak / Quercus phellos 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	12`-14` HT
REPLACEMENT TREES					
AR	10	October Glory Maple / Acer rubrum `October Glory` 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	15	Duraheat River Birch / Betula nigra `Duraheat` Multi Trunk, Full Rounded Head. See Tree Specifications	B & B	3"Cal	10`-12` HT
F	6	Franz Fontaine Hornbeam / Carpinus betulus `Franz Fontaine` 3` Clear Trunk, MATCHED, Evenly Branched, Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
	55	Nellie R. Stevens Holly / Ilex x `Nellie R. Stevens` Full to Base, Full Dense Form, Matched. See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	23	Blue Point Juniper / Juniperus chinensis `Blue Point` Full to Base, Full Dense Form, See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	19	Brodie Columnar Cedar / Juniperus virginiana `Brodie` Full To Base, Full Dense Form, See Tree Specifications	B & B	3"Cal	10`-12` HT
S	35	Columnar Sweet Gum / Liquidambar styraciflua `Slender Silhouette` 3` Clear Trunk, MATCHED, Evenly Branched, Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
L	4	Tulip Poplar / Linodendron tulipifera 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	16	Little Gem Magnolia / Magnolia grandiflora 'Little Gem' Full To Base, Full Dense Form. See Tree Specifications	B & B	3"Cal	10`-12` HT
P	4	Akebono Cherry / Prunus x Akebono 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	27	Green Giant Arborvitae / Thuja standishii x plicata `Green Giant` Full To Base, Full Dense Form Matched. See Tree Specifications	B & B	3"Cal	10`-12` HT
U	18	Princeton Elm / Ulmus amencana 'Princeton' 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI

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

PLAN NOTES:

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



LAND DESIGN
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Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR BAILEY REGISTERED LANDSCAPE ARCHITECT

Job # - 23281

BY: cb

LANDSCAPE PLAN

L1.1

PLANT STANDARDS

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

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

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

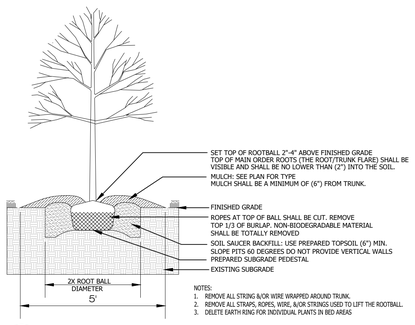
DEFICIENCIES NOT ACCEPTED:

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

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

PLANTING NOTES:

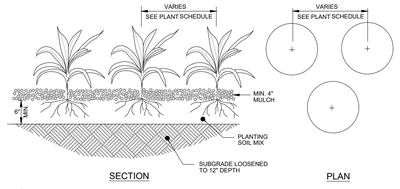
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and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



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

DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

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

LANDSCAPE NOTES:

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

SUBSTITUTION NOTE:

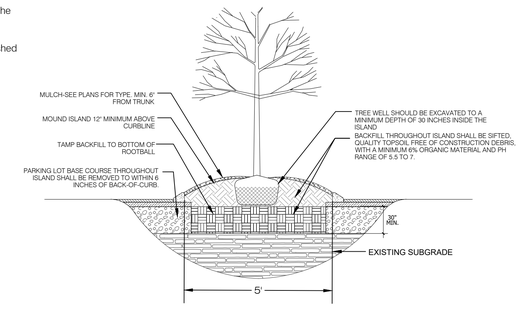
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

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

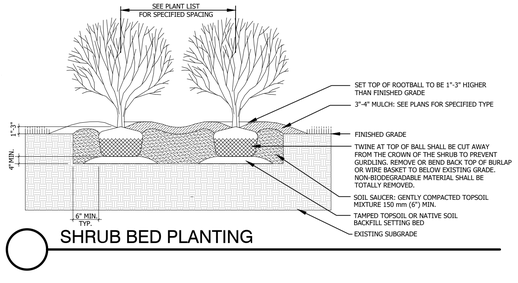
TO AVOID OVERHEAD UTILITY CONFLICTS:

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



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

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

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE



Job # - 23281

BY: cb

L1.2

LANDSCAPE NOTES

Luminaire Schedule

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

GARDCO by Signify

Site and Area

OptiForm

OPF-S Small



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

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

Ordering guide — **example:** OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-S							
OPF-S OptiForm Small Area	Site and Area	Precision Plus™ (T2M,T3M, T4M, T5W only)	827 80CRI 2700K 830 80CRI 3000K 840 80CRI 4000K	AFR Automotive row T2M Type 2 medium T3M Type 3 medium T4M Type 4 medium T4W Type 4 wide T5N Type 5 narrow T5M Type 5 medium T5W Type 5 wide	LCL LEED corner optic left LCR LEED corner optic right BLC Backlight control	AR1** Arm mount (Slender D) MAR* Mast arm WAL Wall mount MOM Mounting ordered separately	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60HZ) HVU* 347-480V
	A01 7,000 lumens A02 9,000 lumens A03 11,000 lumens A04 15,000 lumens A05 17,000 lumens A06 19,000 lumens A07 20,000 lumens	P01 2,000 lumens P02 4,000 lumens P03 6,500 lumens P04 9,000 lumens P05 11,500 lumens P06 14,000 lumens P07 16,500 lumens P08 18,000 lumens P09 22,000 lumens	727 70CRI 2700K 730 70CRI 3000K 740 70CRI 4000K 760 70CRI 6000K	2RL Type 2 not rated left 90° 2RR Type 2 not rated right 270° 3RL Type 3 not rated left 90° 3RR Type 3 not rated right 270° 4RL Type 4 not rated left 90° 4RR Type 4 not rated right 270°			

Dimming Controls	Sensing	Options (electrical, mechanical, etc.)	Emergency	Finish
The following options include 0-10V Driver		None Surge protector 10kV/10kA standard	EMP*,** Emergency Battery Pack (0-40 °C) Available with precision plus optics P01-P05 only	Standard textured finish
none 0-10V dimming driver		SP2 Surge protector 20kV/10kA (option)		BK Black
DLEA** Dimming leads externally accessible (controls by others)		FS3* Single fuse (120, 277, or 347VAC)		WH White
FAWT** Field adjustable watt age selector		FS2* Double fuse (208, 240, or 480V)		BZ Bronze
BLEO*,†† Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BLEO is selected)	PCB** Photocontrol button connected to 0-10V driver		DG Dark Gray
The following options include SR/DALI Driver		TRS NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		MG Medium Gray
DRDP*,** SR driver connected to Zhaga socket (D4)		TR7* 7-pin twist lock receptacle connected to D4i compliant driver		Customer specified
OMSR*,** Outdoor motion sensor		TL7*,** 7-pin twist lock receptacle connected to D4i compliant driver w/ 3-pin photocell		OC Special optional color or RAL: consult factory (must supply color chip)
DynaDimmer: Automatic Profile Dimming		EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		SC Special color (must supply color chip) (requires factory quote)
CS50** Security 50% dimming, 7 hours				
CM50** Medium 50% dimming, 8 hours				
CS30** Security 30% dimming, 7 hours				
CM30** Medium 30% dimming, 8 hours				

1. Extended lead time applies. Consult factory for details.
2. Mount to a square pole with knockout for 4-5" OD round pole.
3. Mount to a horizontal 2-3/8" OD x 6" L mast arm.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor (ehs1,2).
8. Not available with PCB, TR6.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TL7.
11. Must specify input voltage.
12. Not available in HVU (347-480V).
13. UNV (120-277V) only available for lumen packages P03-P09. HVU (347-480V) only available for lumen packages P05-P09 & A04-A07.
14. UNV (120-277V) only available for lumen packages P04-P06
15. Not available with Dynadimmer, SR5R, FANS, FS1, FS2, OMSR, DLEA, BLSS (physical restriction).
16. Precision Plus Optics (P01-P08) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-BMB accessory recommended for hatroht applications.

OPF-S_OptiForm_Small 04/23 page 1 of 8

GARDCO

Site and Area

PureForm

PBL LED bollard



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

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

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

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL							
PBL PureForm bollard	36 Standard Shaft 36" 42 Standard Shaft 42" 60 Standard Shaft 60"	14L 14 LEDs (full ring)	100 100mA 200 200mA 350 350mA 450 450mA 600 600mA 800 800mA 1050 1050mA	WW-G2 Warm White 3000K, 80CRI Generation 2 NW-G2 Neutral White 4000K, 80CRI Generation 2 CW-G2 Cool White 6000K, 80CRI Generation 2	Type 3 3 Type 3 Type 5 5 Type 5	Leave blank for no battery EBP Emergency battery 13,14	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60HZ)

Options					
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish	
DD 0-10V External dimming (by others) 3,4 FANS Field Adjustable 1,3 LLC Wireless controls without PIR sensor 1,3,4 BL Bi-level functionary with motion sensor 3,5	IMRI Integral Infrared 3,6	PCB Photocontrol button 3,7,12	Fusing F1 Single (120, 277, 347VAC)* F2 Double (208, 240, 480VAC)* F3 Canadian Double Pull (208, 240, 480VAC)*	Textured BK Black WH White BZ Bronze DGY Dark Gray MDY Medium Gray	
DynaDimmer: Automatic Profile Dimming 1,2			Surge Protection (10kA standard)	Customer Specified	
CS50 Security 50% dimming, 7 hours CM50 Median 50% dimming, 8 hours CS30 Security 30% dimming, 7 hours CM30 Median 30% dimming, 8 hours			SP2 Increased 20kA GFCI Ground Fault Interrupt. Outlet 8	RAL Special optional color or RAL (ex: RAL7024) CC Custom color (must supply color chip for required factory quote)	

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

Accessories

Service	12NC	Description
	(4) 3/8X8X1.5 A/B 2N-2W-1LW + (1) Template	
For shipment with the bollard (order 1 per bollard)	912401538601	KIT, PBL ANCHOR BOLTs & TEMPL

PBL PureForm bollard 04/24 page 1 of 4

OUTDOOR LIGHTING

MOUNTING HEIGHT: 15'

POLE / FIXTURE COLOR: BLACK

MATERIAL: Diecast Alluminum Light Steel Pole

CONTACT: SESCO LIGHTING FOR PRODUCT DATA

PRODUCT DATA

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

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



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

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT

Job # - 23281

BY: cb

PHOTOMETRIC PLAN

PH1.0

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, September 9, 2025

RESPONSE
By: Michael Williams, P.E.
Date: 10/14/2025

ITEM NO.
25-0297

DESCRIPTION: Santa Fe Pike - Heritage Village

COMMENTS:

Planning

1. Austin Brass will be the case planner for this item. Please email all communication to abrass@columbiatn.gov
   So noted
2. Repositioning of building creates a partial section of the building on adjacent building site line. Readjust building site line to create two separate buildings on an individual building site.
   Building site line is retained. Proposed building has been shifted east to exist in its own respective site line perimeter.
3. With readjusting building site line, provide updated frontage buildout calculation for each building-on-building site. Note 60% minimum frontage buildout
   Updated buildout frontage calculations have been provided on sheet C2.0.
4. Provide notation from CPWS regarding relocation of 16'' Water Line.
   They had concerns with the amount of residents affected by shutting off main for a period of time due to the mains age and shut off valves available. CPWS stated to explore all other possibilities.
5. The file uploaded to the portal for building elevations was not readable. Please re-submit.
   Building elevations have been reuploaded.
6. Update Photometric, Landscaping, and Tree Preservation Plan showing new site plan layout.
   Photometric, Landscaping, and Tree Preservation Plans have been revised and reuploaded.
7. Indicate the number of caliper inches of trees being removed and provide a tree resource protection notation of the number of trees being replaced at a 2.5 caliper inch ratio based off caliper inches of trees removed. Please note that heritage trees are trees being removed outside the tree save area.
   Landscaping comments above have been addressed in revised plans.
8. Identify any retaining walls if proposed.
   No retaining walls are planned on this development.

9. Are there any additional options to re-adjust building on site plan that does not create an angle to be more cohesive with a site.
   It would not be possible for front of building to be parallel with front min/ max setback, and be within the max 20' setback.

Fire

10. No comments
    So noted

Building

11. No comment.
    So noted

Police

12. No comment provided.
    So noted

Public Works

13. No comment per se on the dumpster enclosure depicted in the site plan. For 20 multifamily units, we recommend one 8-yard dumpster with one to two times a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for multi-family residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
    So noted

14. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with

special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

15. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.
So noted

City Attorney

16. No comments provided.
So noted

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

Engineering

17. Subject to construction plan revision.
    So noted

Maury County Schools

18. No Comment on Change. Neighborhood is zoned for Riverside Elementary, Cox Middle, Central High.
    So noted

Columbia Power

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

Duck River Electric Membership Corp

20. No comment.
    So noted

Maury County Highway Dept.

21. No Comment.
    So noted

Wastewater

22. Sanitary sewer will be required to be placed deeper to about a 7-ft depth for pipe protection and to shallow up the slope in the last run.
    Sanitary Sewer has been revised.

23. The 6" service slope is required to be 2% minimum.
    6" sewer has been revised to be min 2% slope.

ATT

24. ATT INTENDS TO SERVE.
    So noted

Columbia Water

25. Shift the sidewalk along the frontage of the relocated building such that the sidewalk is closer to the building and off the water line.
    We understand it may still be in the easement, but shifting it will provide a better situation should there ever be a need to uncover the water line.
    Sidewalk has been shifted closer to building, to avoid being directly over water main.

Atmos Energy

26. No comment provided.
    So noted

Maury County E911

27. No comment provided.
    So noted

Resubmittal Guidelines

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

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

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

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

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TENNESSEE

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DEVELOPMENT SERVICES
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HERITAGE VILLAGE
CONSTRUCTION DRAWINGS

LOCATED AT

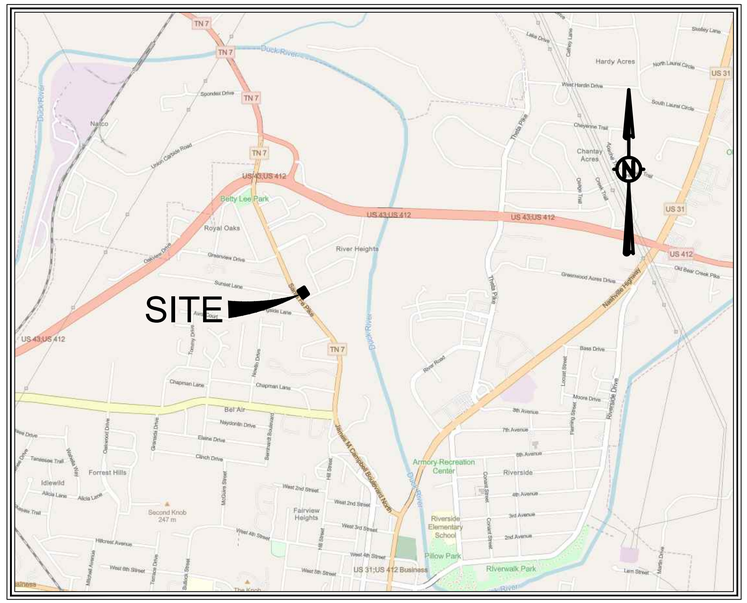
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

FOR

HIVE NASHVILLE

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

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



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

CITY OF COLUMBIA, TENNESSEE

SITE DEVELOPMENT PLAN: Project # 23-0121

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

Tennessee811

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 122900
STATE OF TENNESSEE
Michael Williams
7.10.2025

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

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

DEISGNED BY: MLW

DATE: 6/2/2025

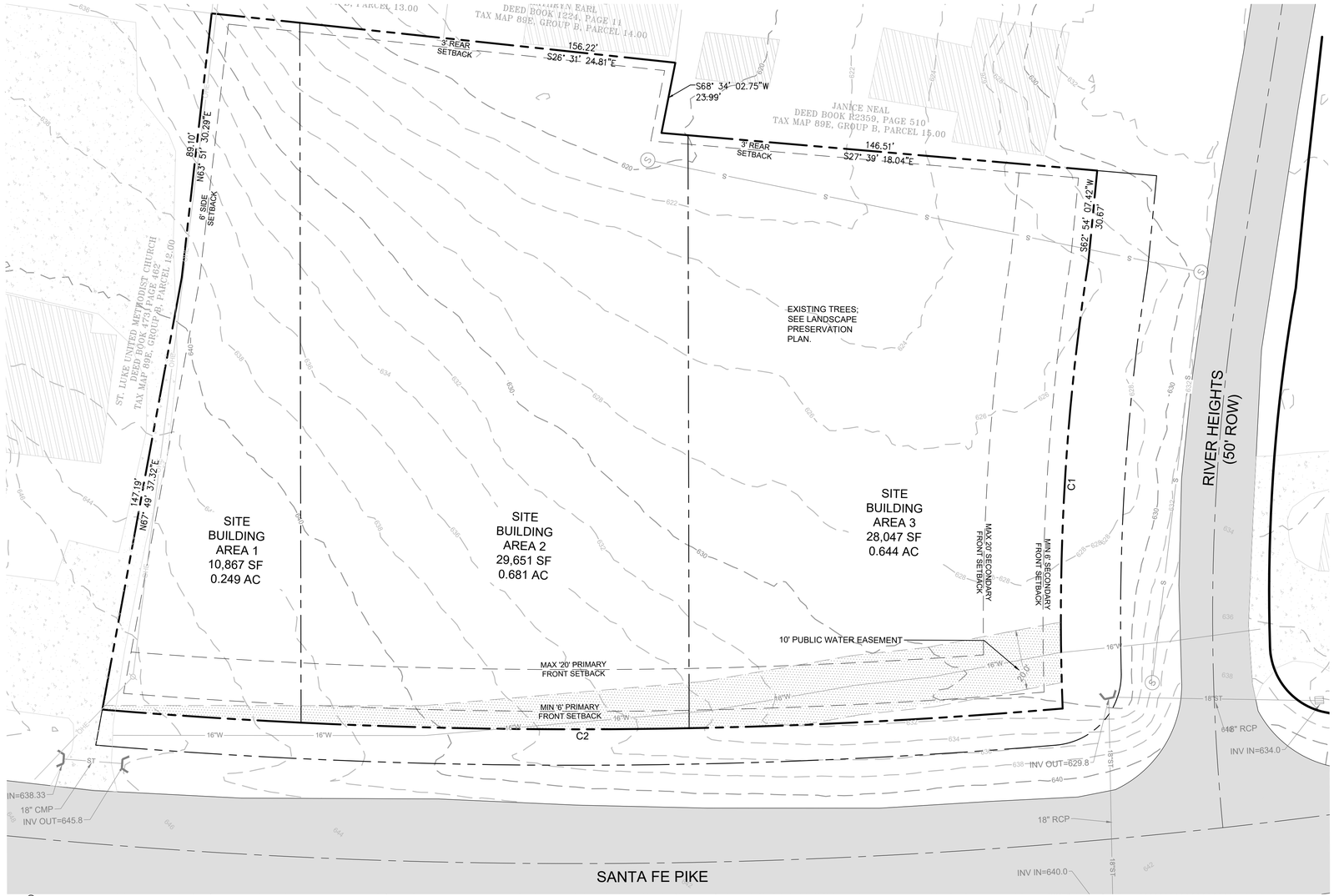
SCALE: N/A

JOB #: 20230412-1

COVER

C0.0

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



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

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

	PROPERTY LINE
X X	EXISTING FENCE
OHE	EXISTING OVERHEAD POWER LINE
SA SA	EXISTING SANITARY SEWER
ST ST	EXISTING STORM SEWER
W W	EXISTING WATER LINE

EXISTING CONDITIONS & DEMO NOTES

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

CURVE TABLE

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

Tennessee 811

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

Michael L. Williams
Licensed Professional Engineer
AGRICULTURE
COMMERCE
No. 122900
7.10.2025
STATE OF TENNESSEE

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

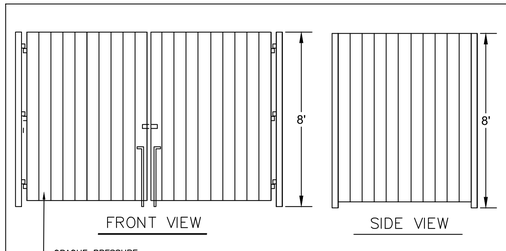
DATE: 6/2/2025

SCALE: #"=##'

JOB #: 20230412-1

EXISTING

C1.0



WOODEN TRASH ENLCOSURE

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

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

SW1-3.A DUMPSTER STANDARDS

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

SW1-3.B GUIDELINES FOR DUMPSTERS

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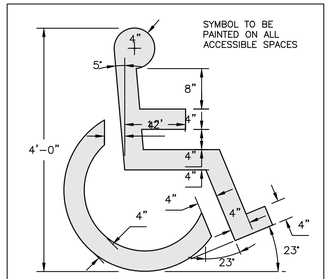
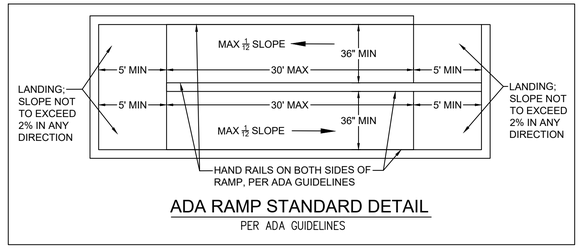
SW1-3.C DUMPSTER PAD REQUIREMENTS

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



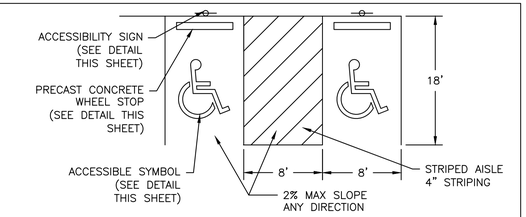
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ADA RAMP STANDARD DETAIL

PER ADA GUIDELINES



ACCESSIBLE SPACES

NOT TO SCALE



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

0 20 40 80 Feet

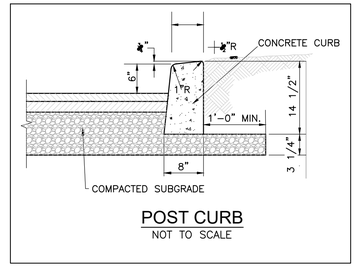
GRAPHIC SCALE

LEGEND

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

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

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



POST CURB

NOT TO SCALE

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
ZONING	CD-4
TOTAL AREA	1.67 AC / 72,623 SF
SIDE SETBACK	6 FT
FRONT SETBACK	15 FT
REAR SETBACK	3 Ft
MAX ISR	0.80
HEIGHT STANDARDS	3 STORIES / 35 FT
MAX CEILING HEIGHT	
RESIDENTIAL (Multi-Family)	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
UNIT DENSITY (UNIT/AC)	12.0 UNIT/AC
COLUMBIA PARKING REQUIREMENTS	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
PARKING REQUIRED	30 SPACES (1.5 SPACE/ UNIT)
TOTAL PARKING PROVIDED	33 SPACES
COLUMBIA BIKE PARKING REQUIREMENTS	
BIKE PARKING REQUIRED	1 BIKE SPACE PER 20 PARKING SPACES
	33 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

Tennessee 811

Federal Compliance Note

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

CITY OF COLUMBIA NOTES

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

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

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

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

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

SITE PLAN

C2.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\866 SANTE E PIKE COLUMBIA, TN_DOM\C2_PLAN SHEETS.DWG
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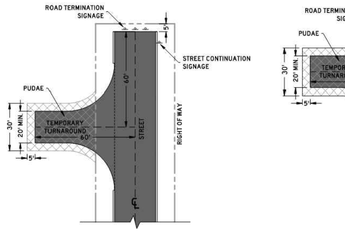
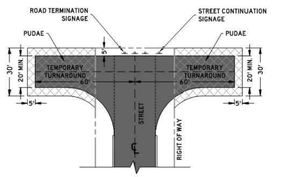
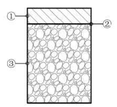




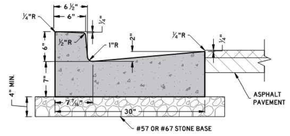
PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-5.0 (0.4)ASPHALT CONCRETE MIX: 1PG64-22(1-10)PMD-1MC GRADING D MZ
②	PRIME COAT 402-1.0 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-2.0 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-5.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



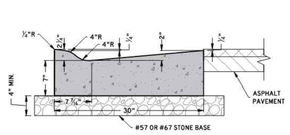
NOTES:

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

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



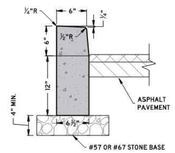
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

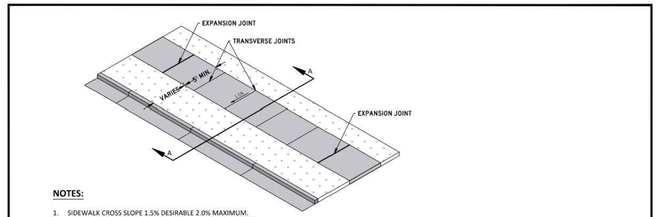
NOTES:

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

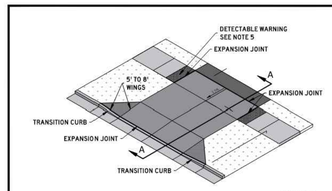


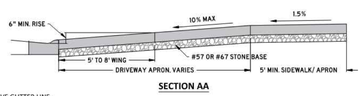
SECTION AA

NOTES:

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

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



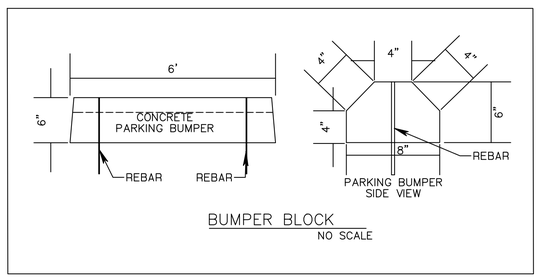


SECTION AA

NOTES:

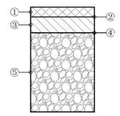
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY,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

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



BUMPER BLOCK
NO SCALE

PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-03.00 ASPHALT CONCRETE MIX: 1PG64-22( )ACS2 GRADING D (SURFACE), OR 307-03.00 ASPHALT CONCRETE MIX: 1PG64-22( )ACS GRADING C-M (SURFACE)
②	TACK COAT (GENERAL USE) 413-01.01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX: 1PG64-22( )BPMS-1MC GRADING B MZ
④	PRIME COAT 402-01.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303-01.00 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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

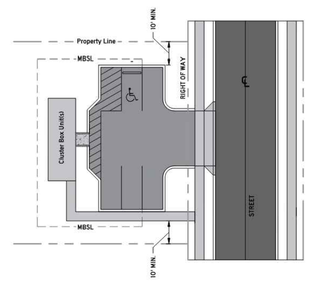
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

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

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

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



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

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

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
120901
STATE OF TENNESSEE
Michael Williams
6.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: N/A

JOB #: 20230412-1

SITE DETAILS

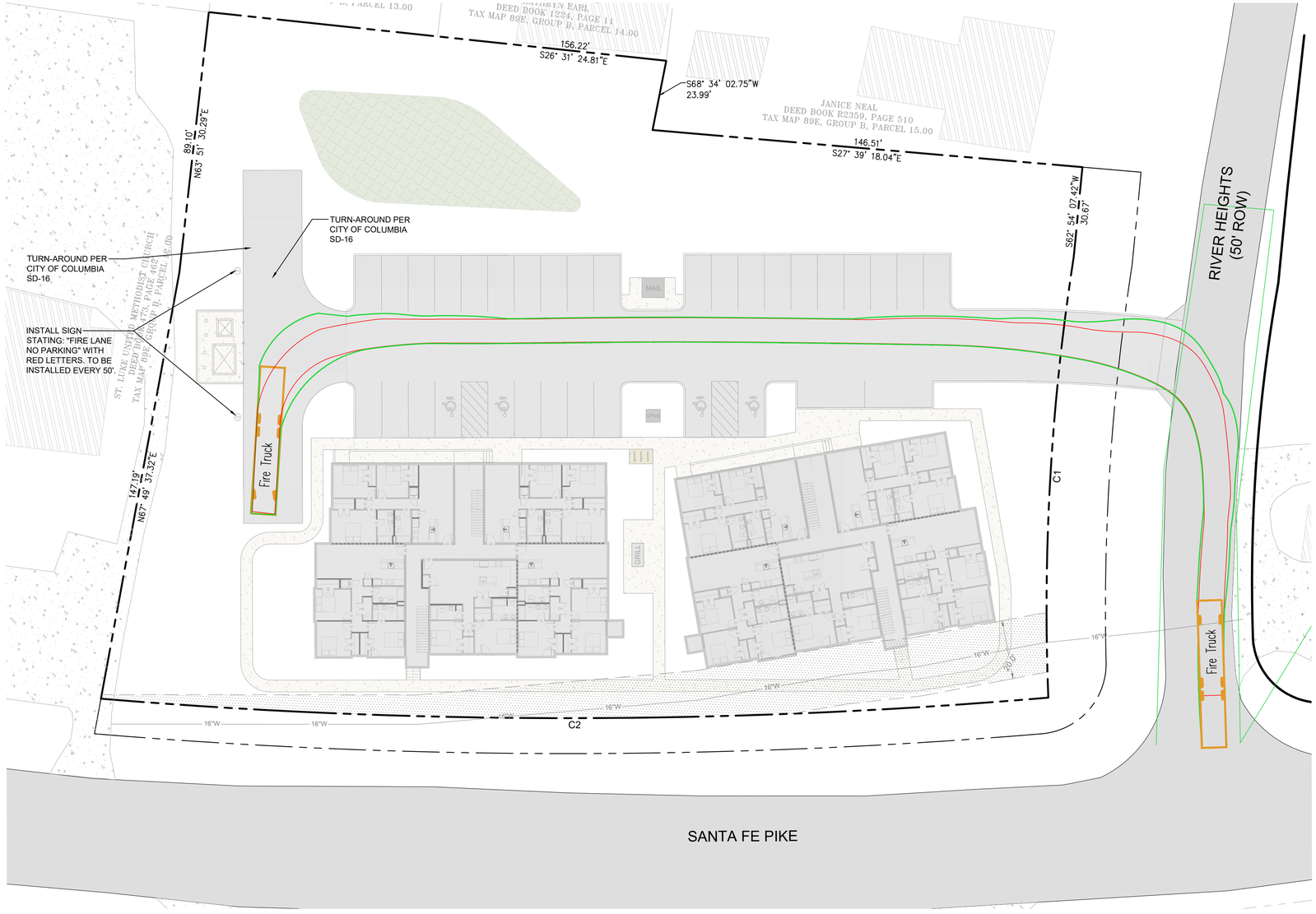
C2.1

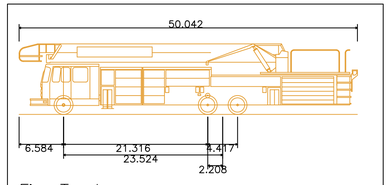
C:\USERS\MICHAEL.WILLIAMS\ONEDRIVE\DESKTOP\PROJECTS\SFPIKE COLUMBIA, TN_DGN\C3_STANDARD DETAILS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/1/2025 3:43 PM
LAST UPDATED BY MICHAEL WILLIAMS ON 5/9/2024 6:58 PM

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

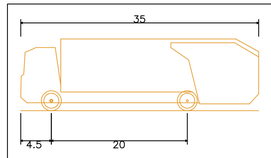
0 20 40 80 Feet

GRAPHIC SCALE





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



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

Tennessee 811

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

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

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

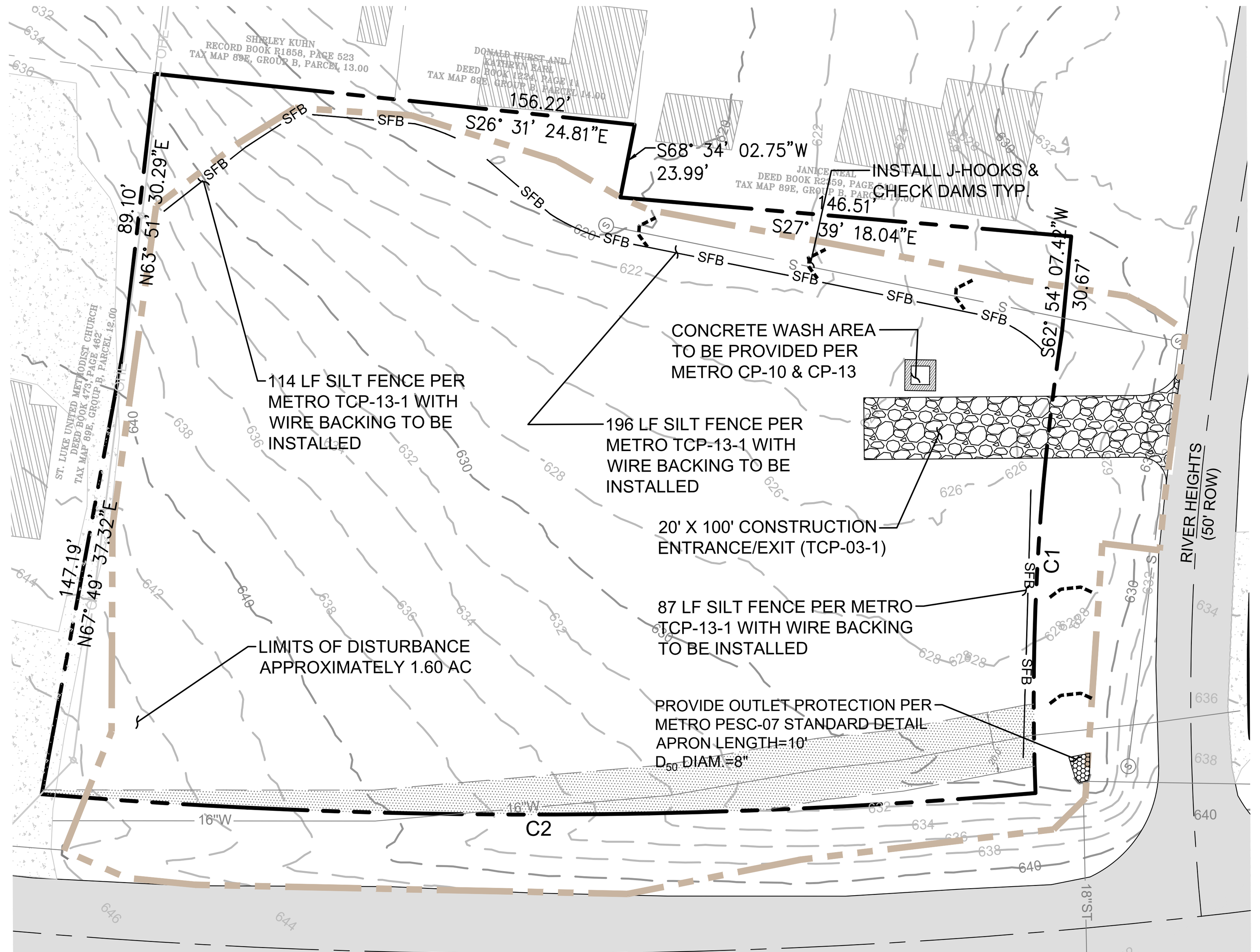
DATE: 6/2/2025

SCALE: 1"=20'

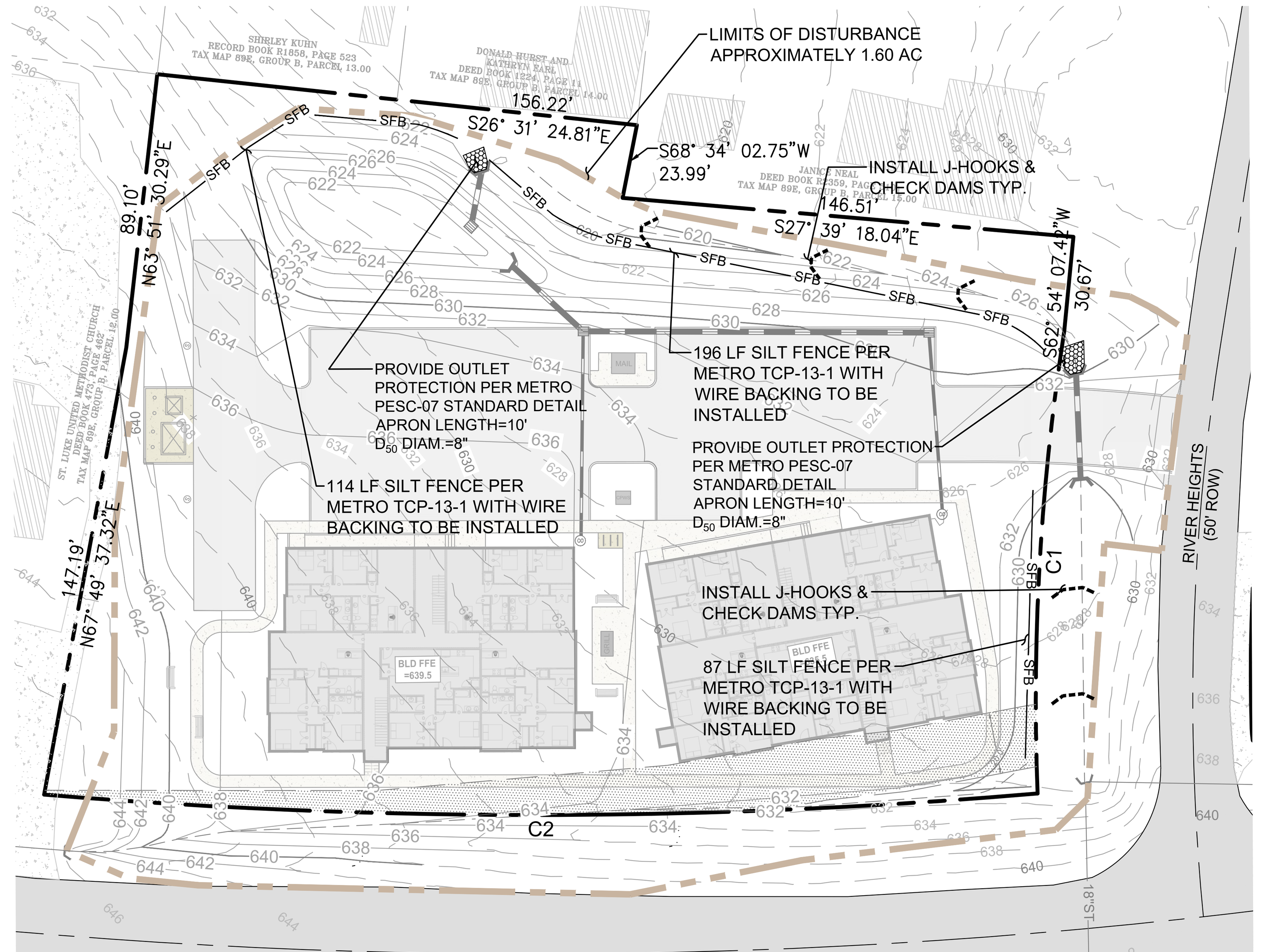
JOB #: 20230412-1

FIRE

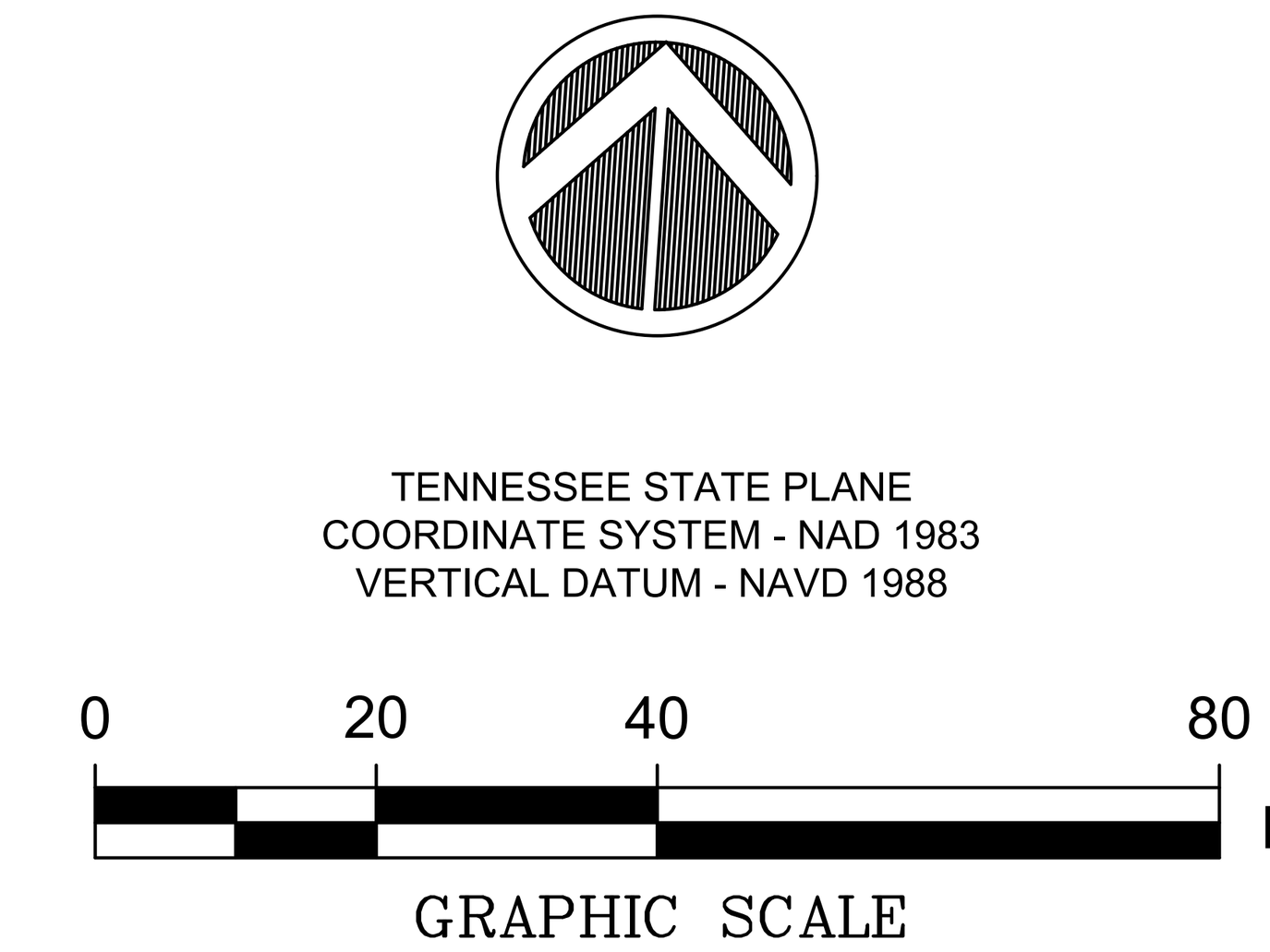
C2.2



EROSION CONTROL - PHASE I



EROSION CONTROL - PHASE II



Erosion Prevention & Sediment Controls

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

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

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

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

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN__TNR183213__. The Total Disturbed Area is: ___1.60___ acres.

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

Michael Williams — Signature | 6/2/2025 — Date

Circle one: Developer (Project Engineer) Other ________

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

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

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

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

________ Signature ________ Date

Circle one: Developer Project Engineer Other ________

TEMPORARY COVER SEEDING MIXTURES

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

SOURCE: TDOT STANDARD SPECIFICATIONS:

PERMANENT COVER SEEDING MIXTURES

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

SOURCE: TDOT STANDARD SPECIFICATIONS:



EROSION CONTROL - PHASE III

Tennessee811

C:\USERS\MICHAELWILLIAMSPE\DROPBOX\PROJECTS\606 SANTE FE PIKE COLUMBIA, TN_GOMEZ\2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON: 7/10/2025 3:45 PM LAST UPDATED BY MICHAELWILLIAMSPE ON: 7/10/2025 3:42 PM

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



HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

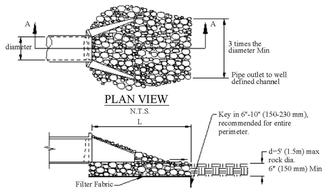
SCALE: 1"=40'

JOB #: 20230412-1

EROSION CONTROL

C3.0

ACTIVITY: Outlet Protection | PESC – 07



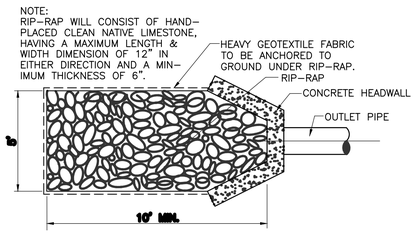
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

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

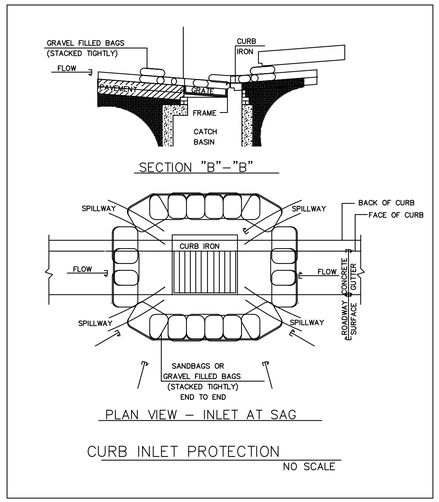
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

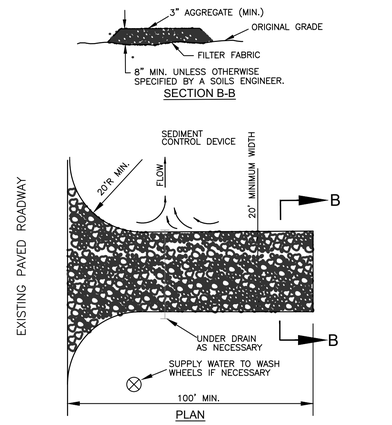
Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014



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



CURB INLET PROTECTION
NO SCALE



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

ACTIVITY: Geotextiles | PESC – 02

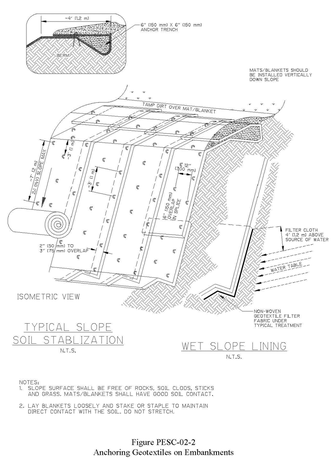
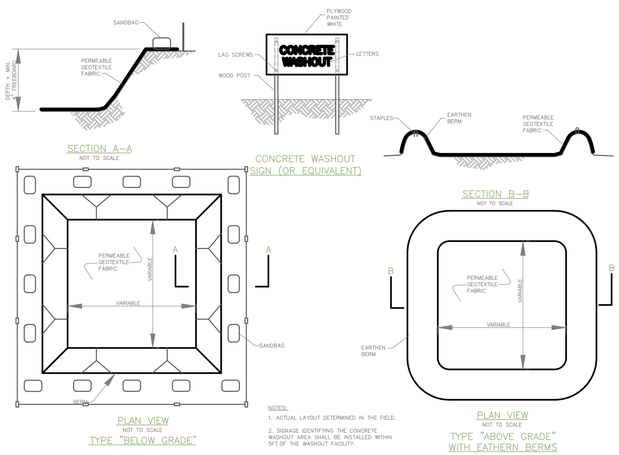


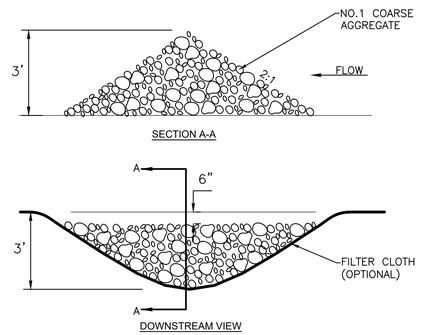
Figure PESC-02-2
Anchoring Geotextiles on Embankments

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

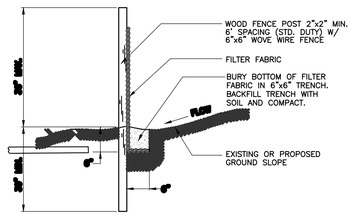


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

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



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



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

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

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

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 112390 — STATE OF TENNESSEE
Michael Williams 7.10.2025

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

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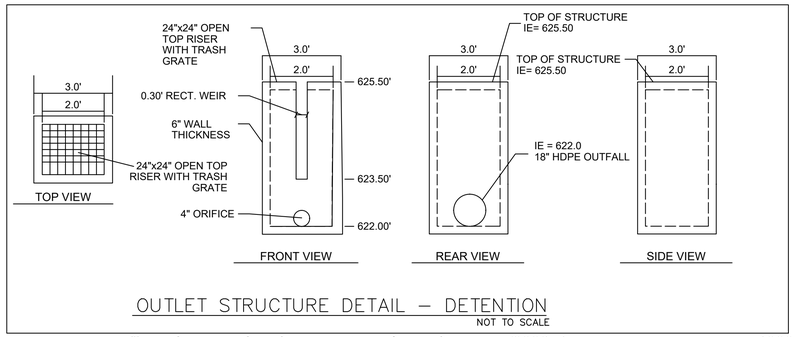
DESIGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##
JOB #: 20230412-1

EPSC DETAILS

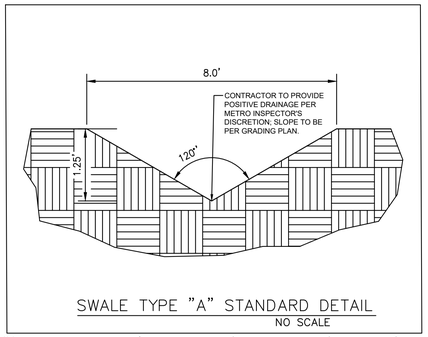
C3.1

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



OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE



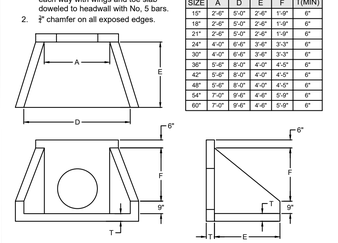
SWALE TYPE "A" STANDARD DETAIL

NO SCALE

NOTES

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

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-0"	6"
42"	5'-6"	8'-0"	4'-0"	4'-0"	6"
48"	5'-6"	8'-0"	4'-0"	4'-0"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



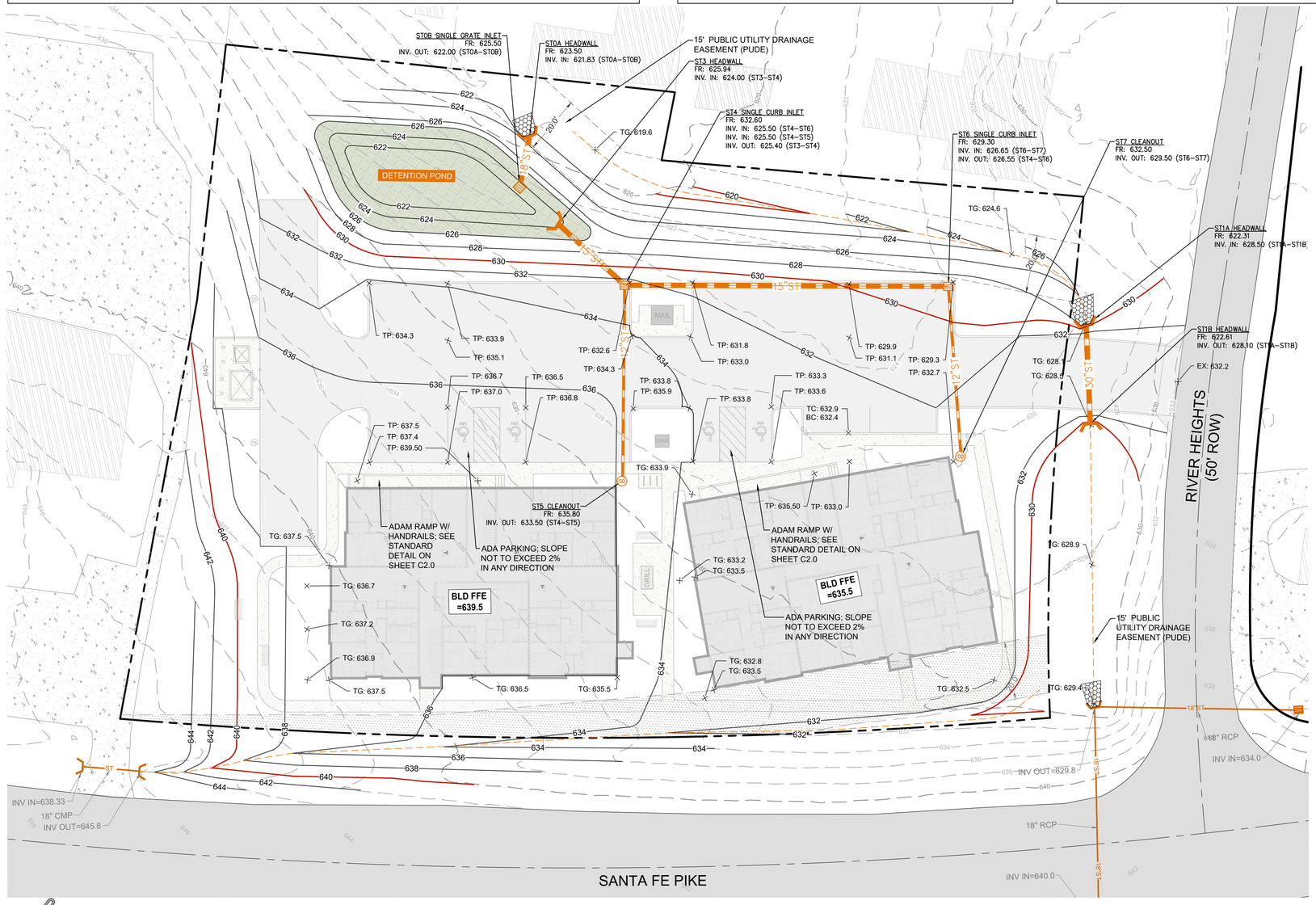
TYPICAL PRECAST HEADWALL

NO SCALE

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

0 20 40 80 Feet

GRAPHIC SCALE



LEGEND

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

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

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

Tennessee 811

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

MICHAEL WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — 122390 — STATE OF TENNESSEE
Michael Williams 7.10.2025

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

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

GRADING & DRAINAGE

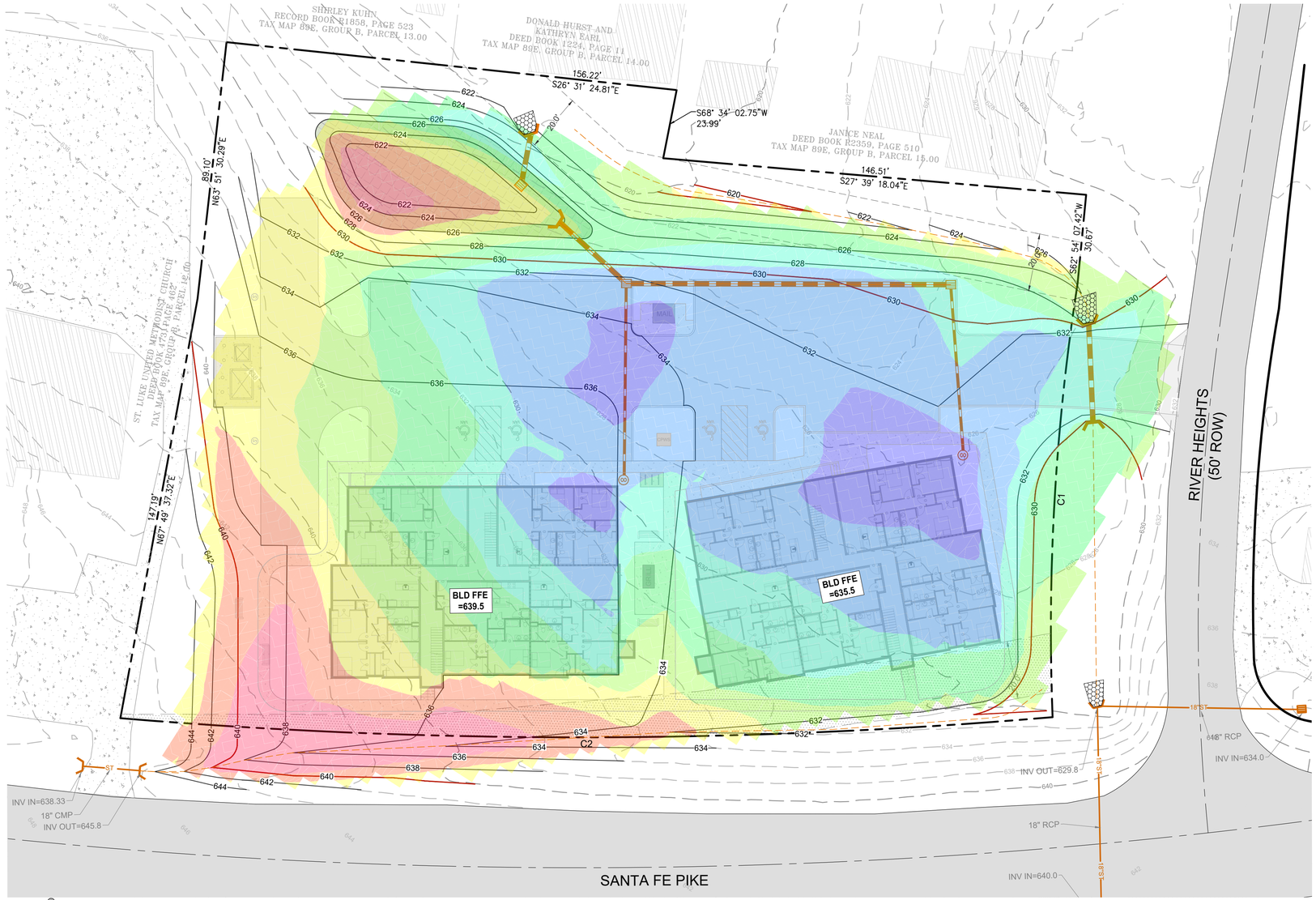
C4.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\006 SANTE FE PIKE COLUMBIA TN, 2\CIVIL\2 - PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:48 PM LAST UPDATED BY MICHAEL WILLIAMS ON 7/10/2025 3:48 PM

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

0 20 40 80 Feet

GRAPHIC SCALE



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

Tennessee811

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

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

CUT FILL PLAN

C4.1

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\SHS SANTE FE PIKE COLUMBIA, TN_DOMCP2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS P.E. ON: 7/10/2025 3:48 PM LAST UPDATED BY MICHAEL.WILLIAMS@CIV-DESIGN.COM ON: 7/10/2025 3:42 PM

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

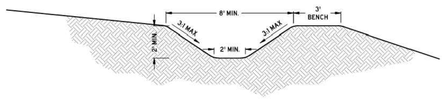
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE 6/9/2022

DD-01



NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

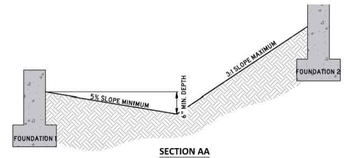
STANDARD DETAILS

TRAPEZOIDAL DITCH

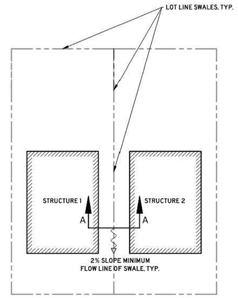
(NTS)

DATE 6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

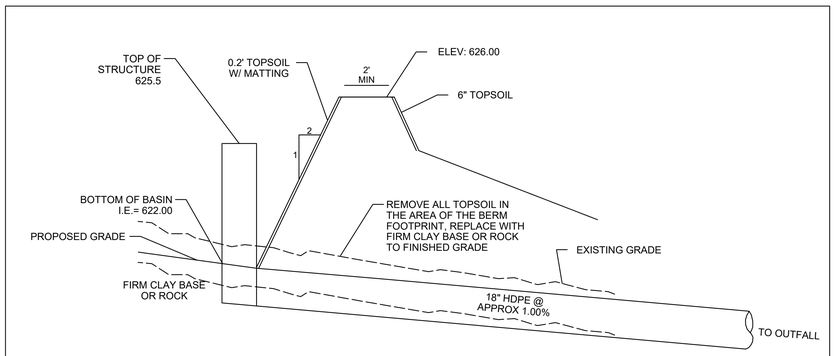
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04



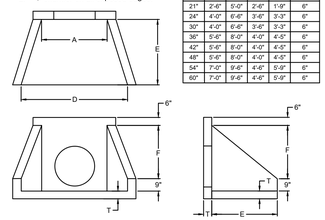
OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE

NOTES

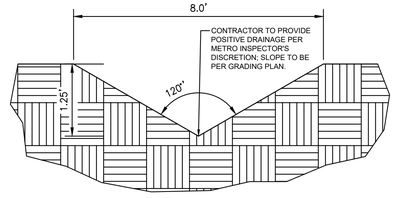
1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No, 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-6"	3'-3"	6"
30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-5"	6"
42"	5'-6"	8'-0"	4'-0"	4'-5"	6"
48"	5'-6"	8'-0"	4'-0"	4'-5"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



TYPICAL PRECAST HEADWALL

NO SCALE



SWALE TYPE "A" STANDARD DETAIL

NO SCALE

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

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

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: SEE DETAILS

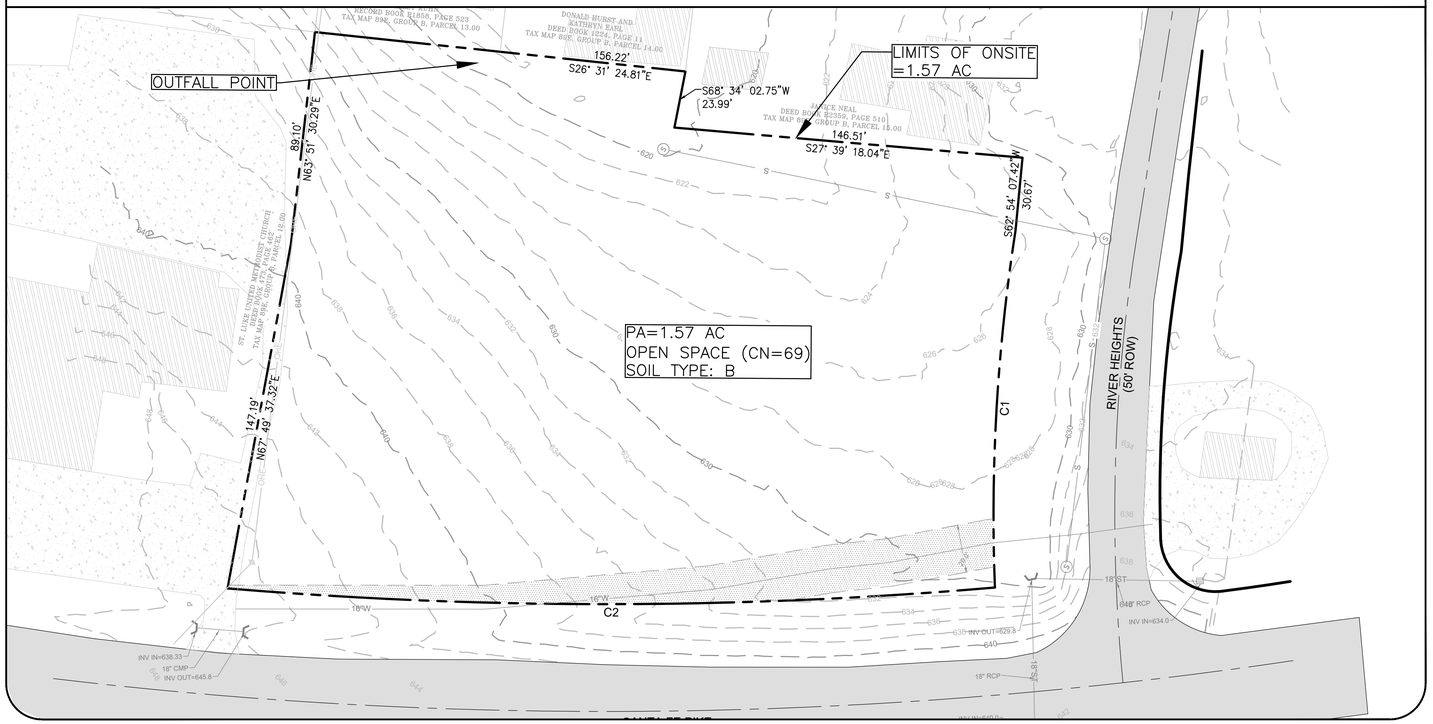
JOB #: 20230412-1

STORM DETAILS

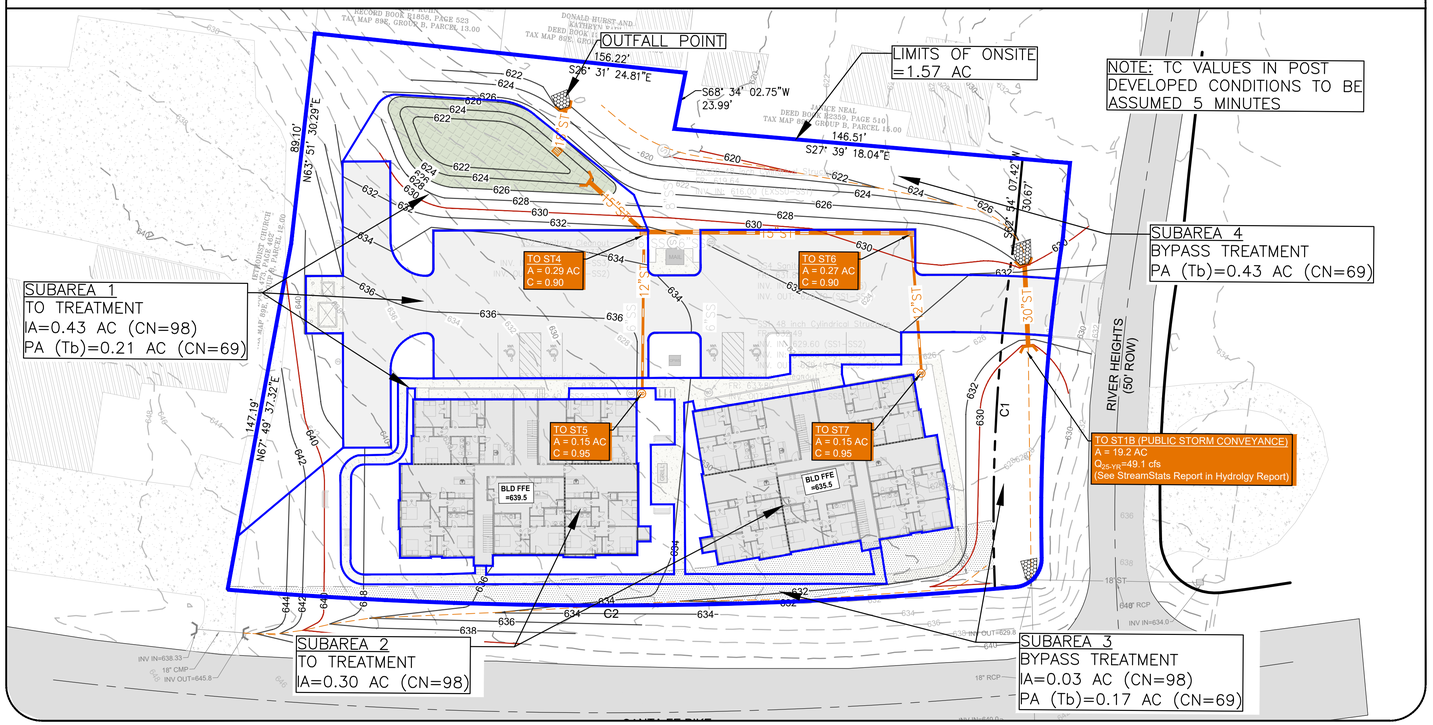
C4.2

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\BOB BARTLETT PKE COLUMBIA, TN_DOMESTIC_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:40 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:42 PM

PRE-DEVELOPED CONDITIONS



POST-DEVELOPED CONDITIONS



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

0 30 60 120 Feet

GRAPHIC SCALE

Tennessee 811

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

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DESIGNED BY: MLW

DATE: 6/2/2025

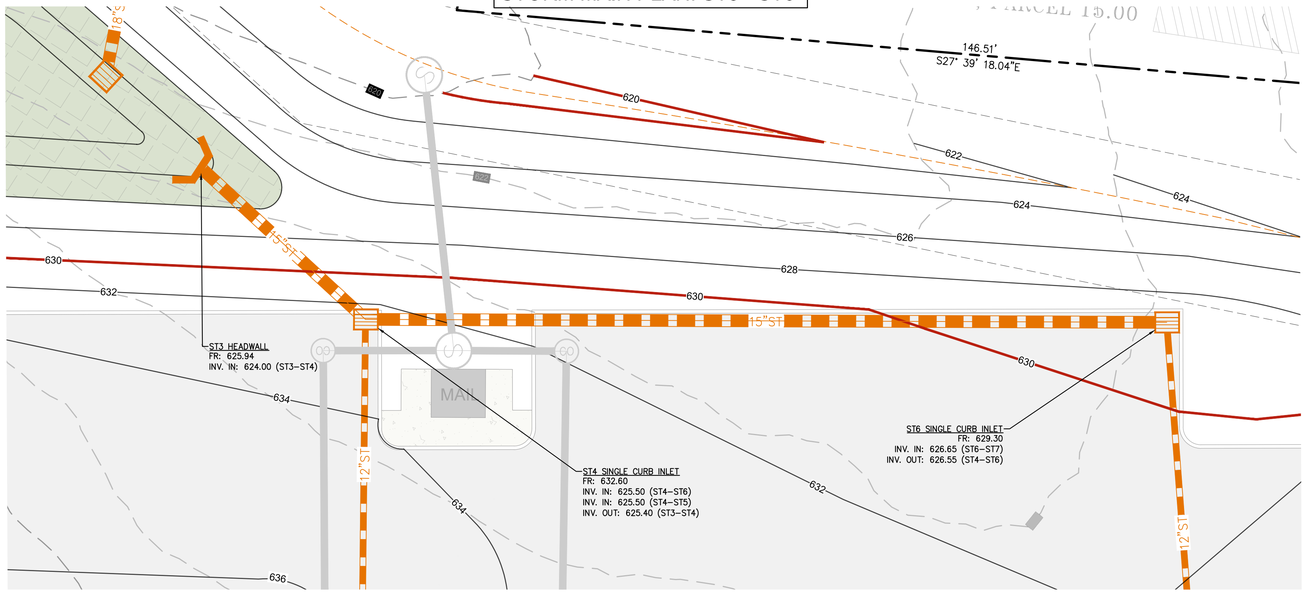
SCALE: 1"=30'

JOB #: 20230412-1

PRE VS POST STORMWATER

C4.3

STORM MAIN PLAN: ST3 - ST6





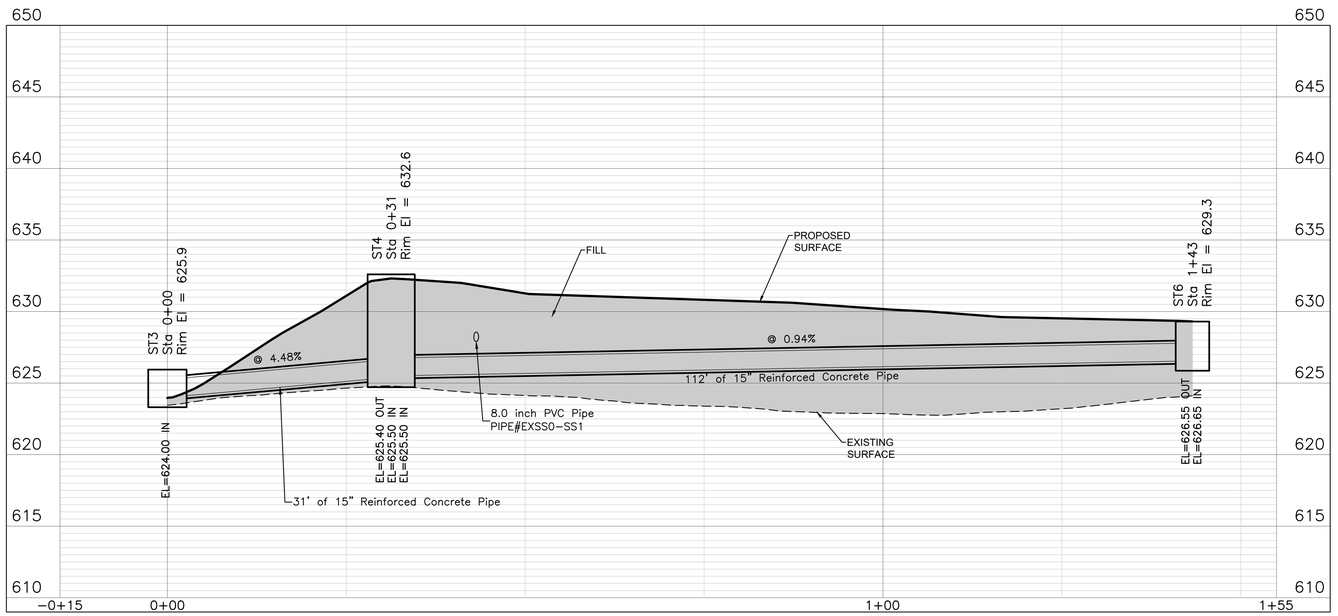
0 10 20 40 Feet

GRAPHIC SCALE

SCALES:

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

STORM MAIN PROFILE: ST3 - ST6



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Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 122900
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DATE: 6/2/2025

SCALE: 1"=10'

JOB #: 20230412-1

STORM PROFILES

C5.0

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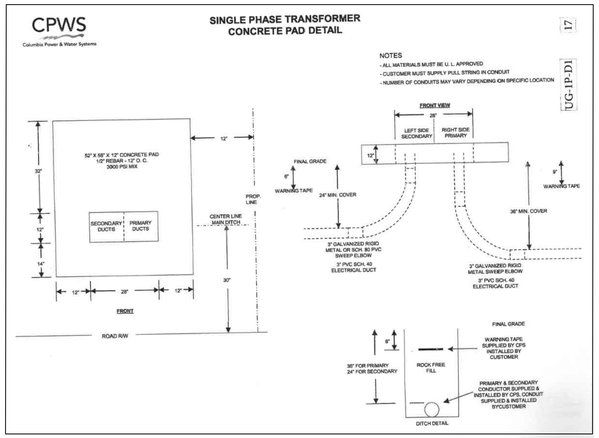

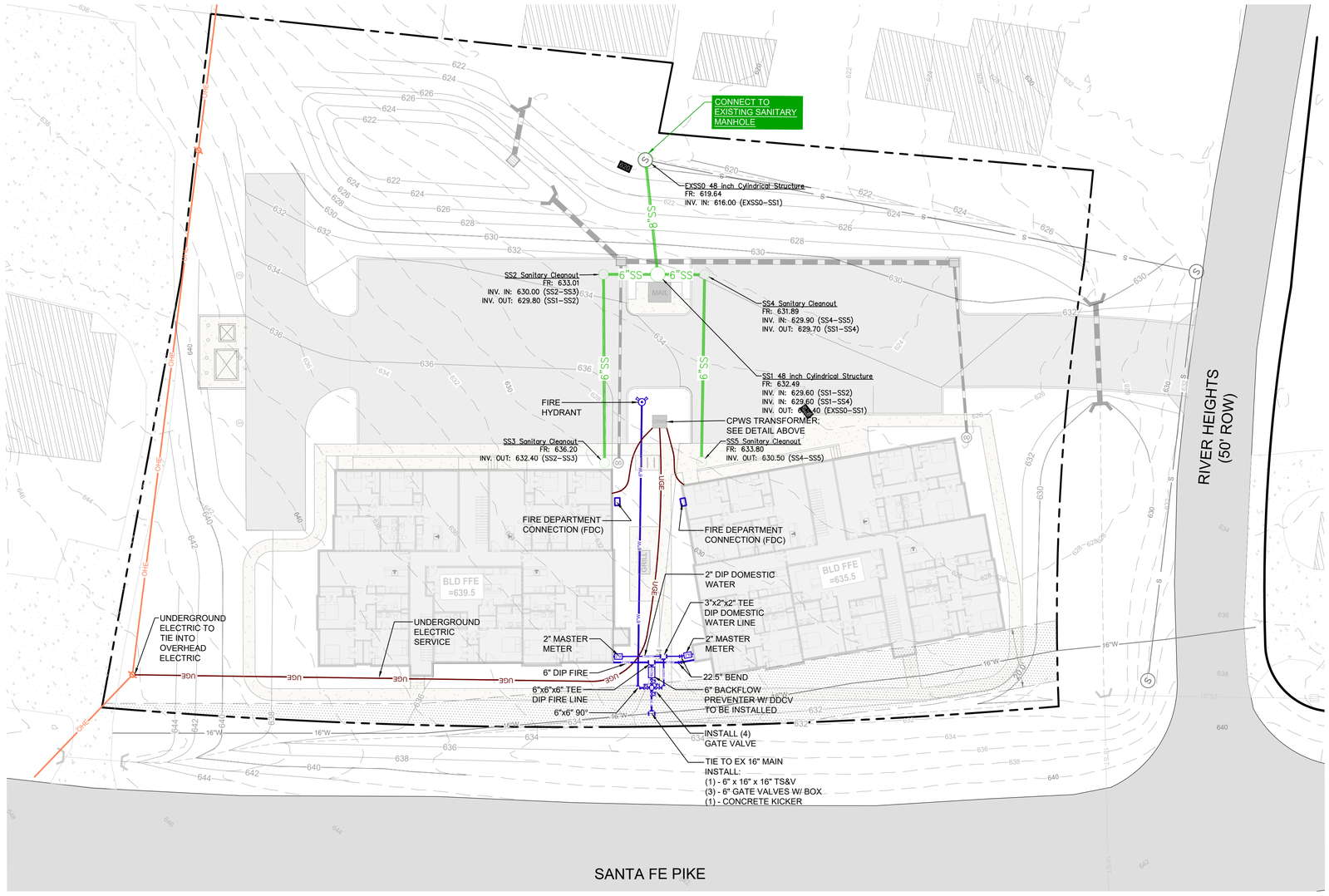

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

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

SITE UTILITY NOTES

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

Tennessee811

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

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

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

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

DATE: 6/2/2025

SCALE: 1"=20'

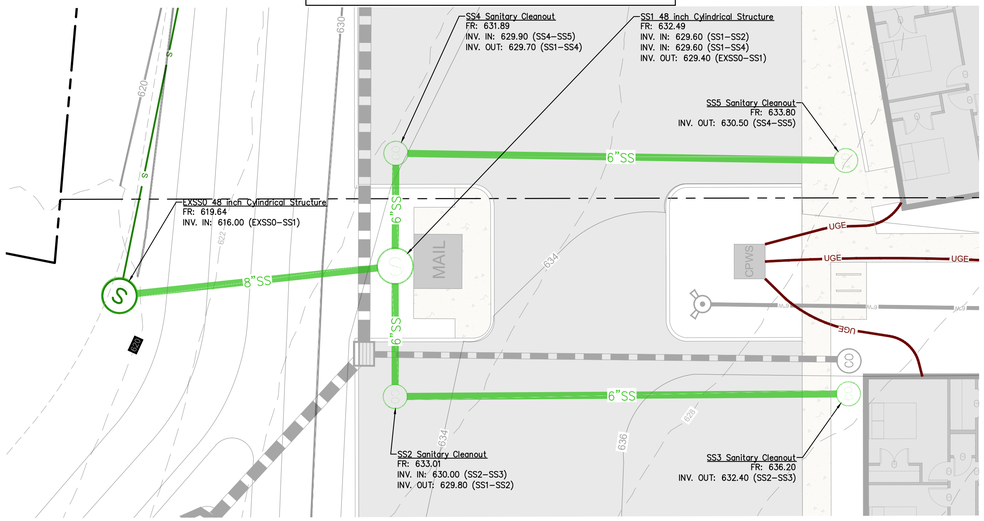
JOB #: 20230412-1

UTILITY PLAN

C6.0

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

SANITARY MAIN PLAN: EXSS0 - SS3



SCALES:

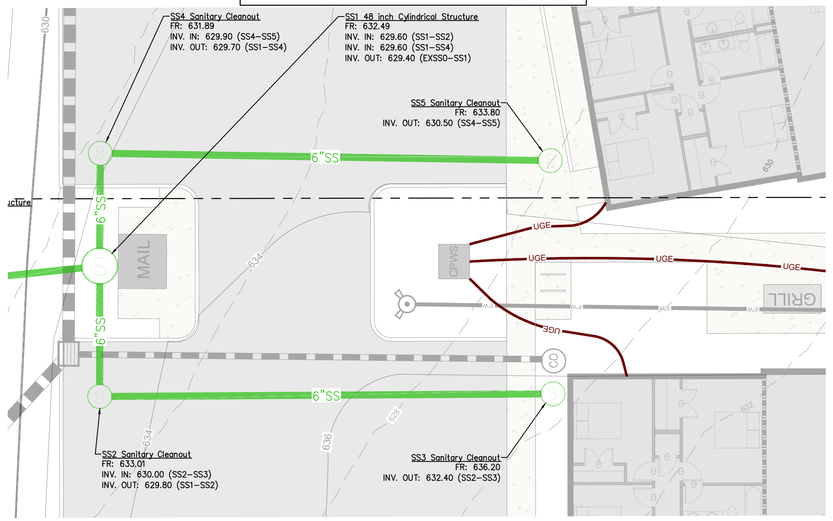
PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

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

0 10 20 40 Feet

GRAPHIC SCALE

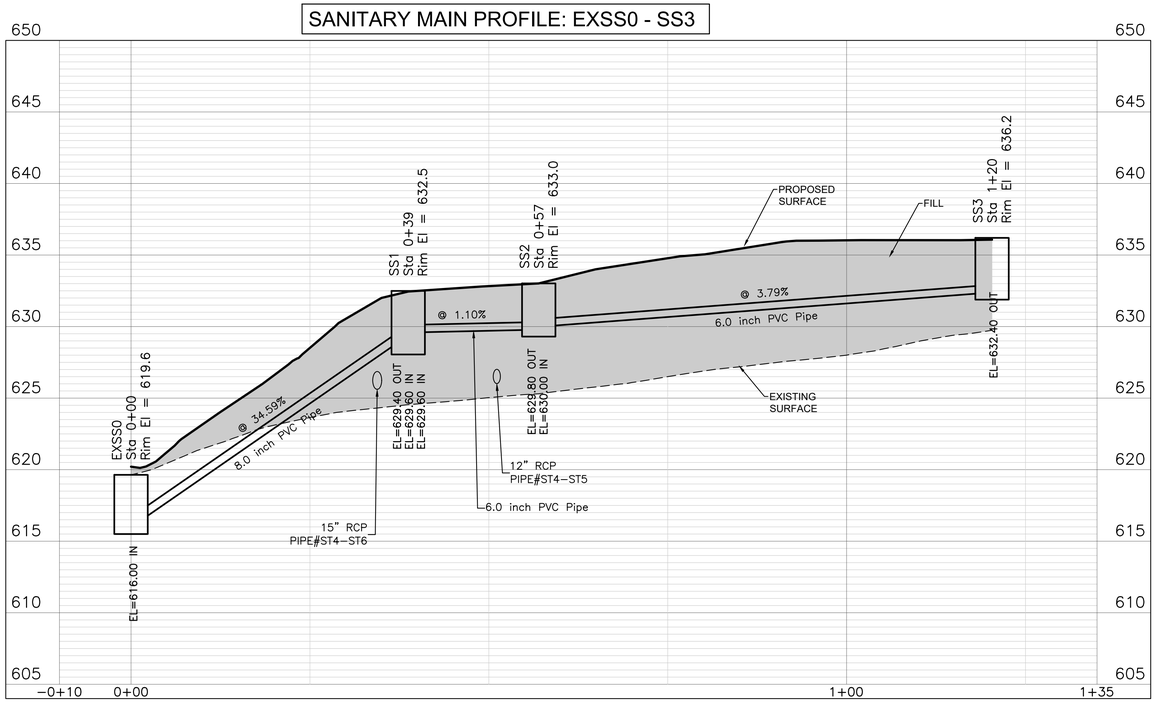
SANITARY MAIN PLAN: SS1 - SS5



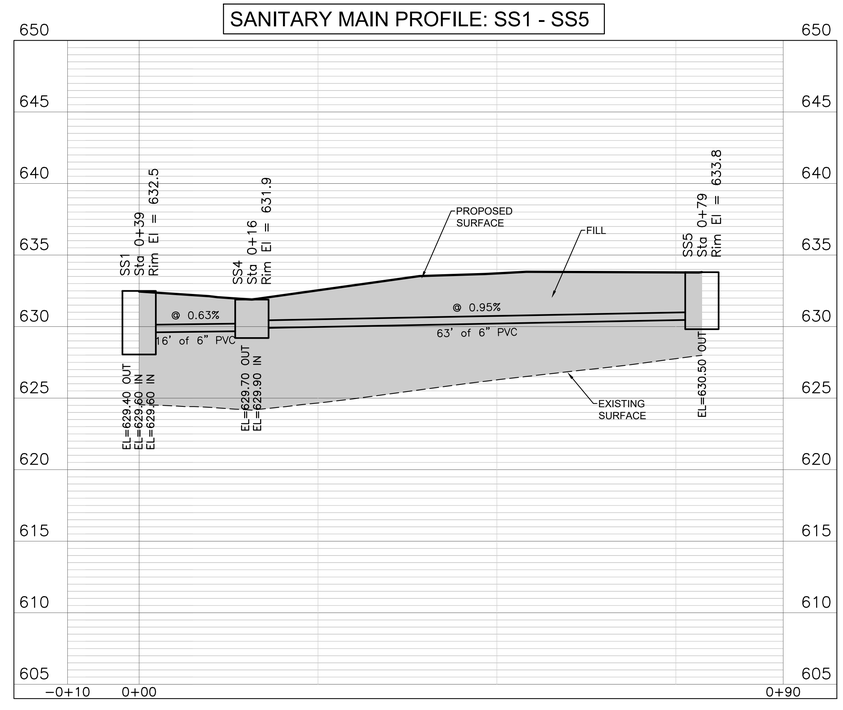
SCALES:

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

SANITARY MAIN PROFILE: EXSS0 - SS3



SANITARY MAIN PROFILE: SS1 - SS5



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

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

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

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=10'

JOB #: 20230412-1

SEWER PROFILES

C7.0

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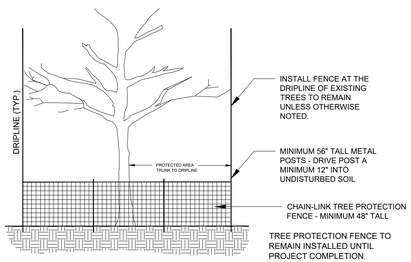
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:49 PM LAST UPDATED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:43 PM

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

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

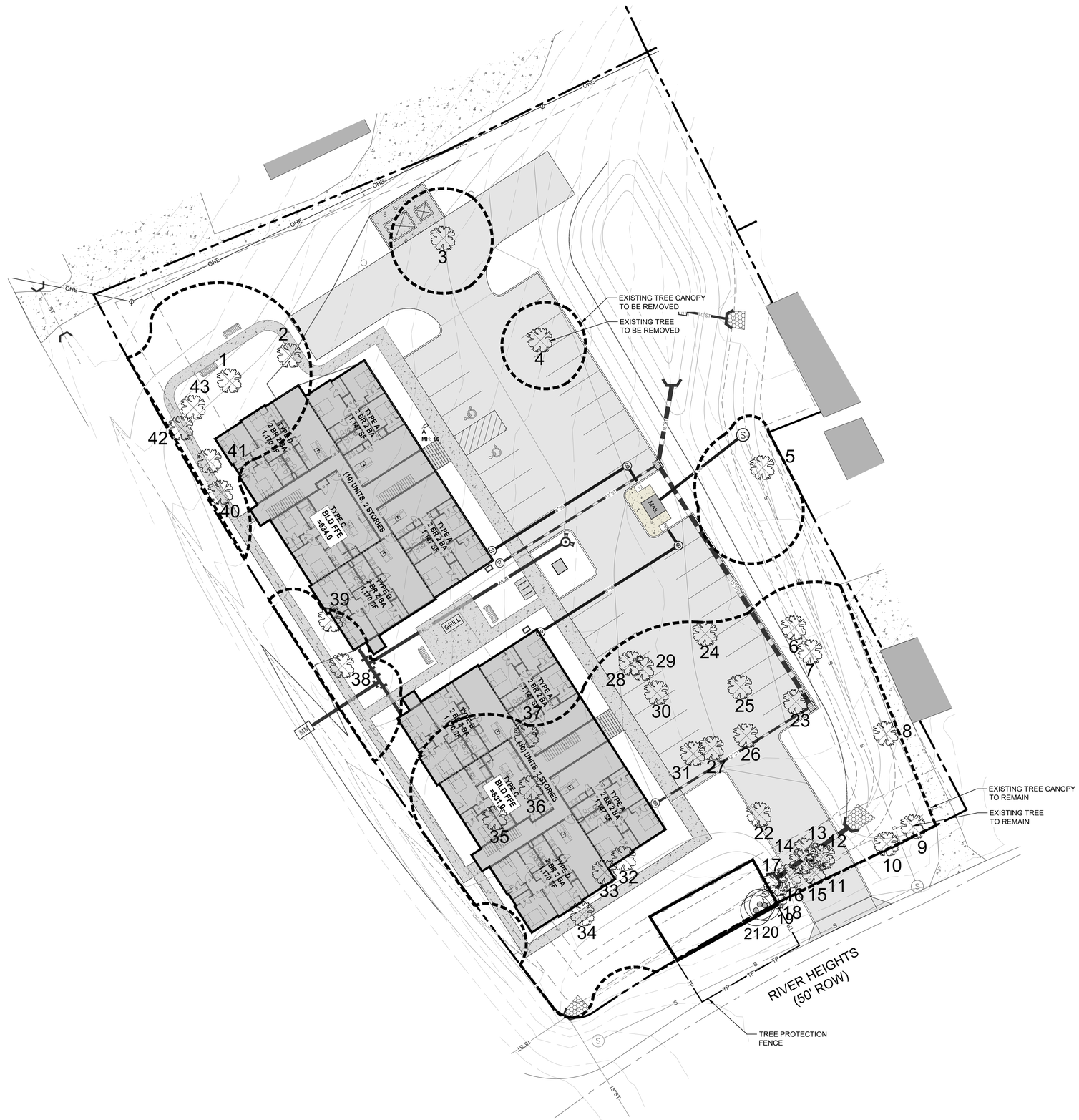
- MITIGATION TREES TO PROVIDE IN LIEU OF 2,809 SF CANOPY COVERAGE
- MITIGATION TREES = 80 TREES PER ACRE
- REQUIRED CANOPY MITIGATION 0.11 AC X 80 = 9 TREES



CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

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



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

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

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

Job # - 23281
BY: cb

L1.0

PRESERVATION PLAN

PLANT SCHEDULE

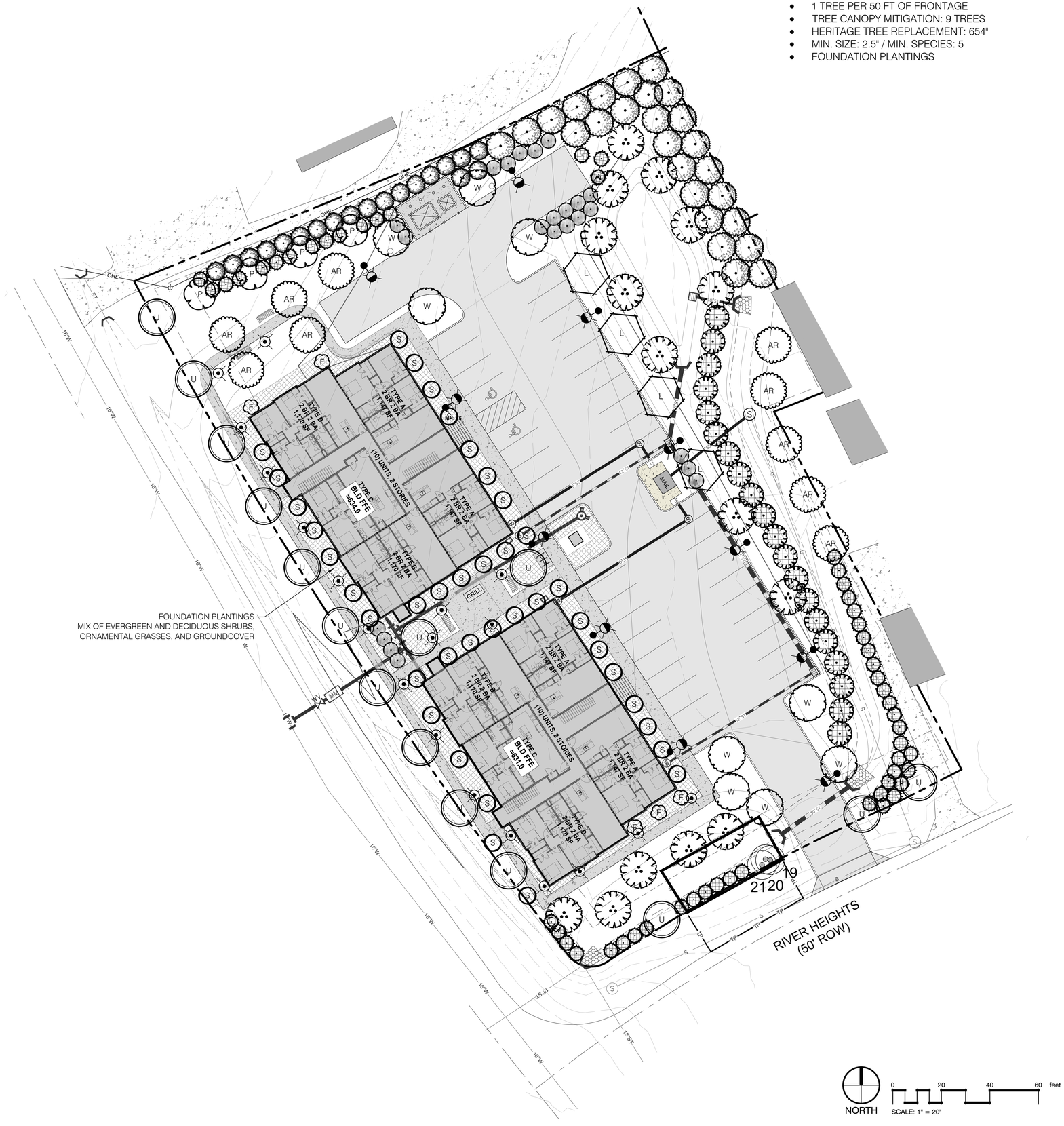
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
MITIGATION TREE					
W	9	Willow Oak / *Quercus phellos* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	12`-14` HT
REPLACEMENT TREES					
AR	10	October Glory Maple / *Acer rubrum* `October Glory` 5` Clear Trunk, Evenly Branched,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

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

PLAN NOTES:

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

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



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

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
LA#3301
8/1/22

Job # - 23281

BY: cb

LANDSCAPE PLAN

L1.1

PLANT STANDARDS

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

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

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

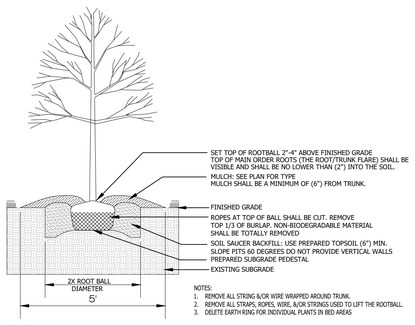
DEFICIENCIES NOT ACCEPTED:

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

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

PLANTING NOTES:

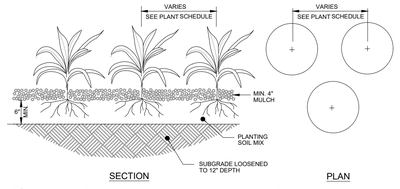
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and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



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

DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

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

LANDSCAPE NOTES:

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

SUBSTITUTION NOTE:

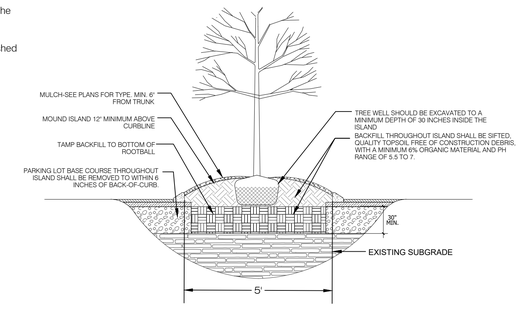
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

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

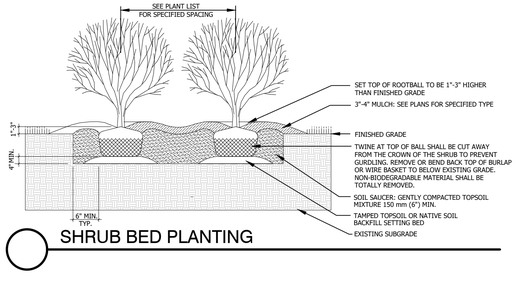
TO AVOID OVERHEAD UTILITY CONFLICTS:

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



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

LAND DESIGN
106 MISSION CRT. STE 403B
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615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNER L. BALL REGISTERED LANDSCAPE ARCHITECT

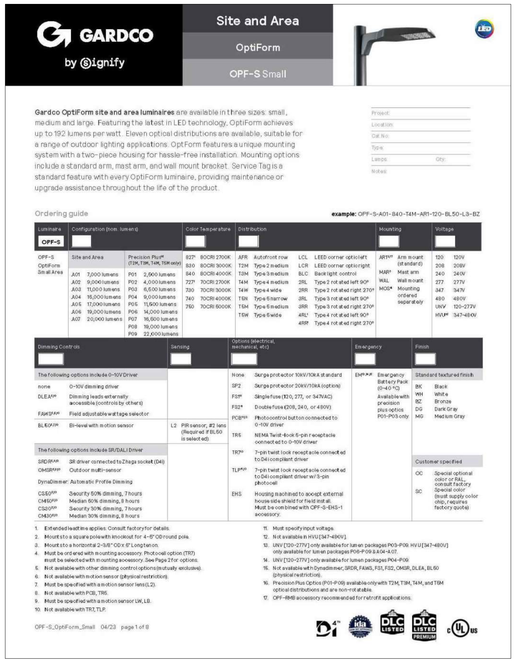
Job # - 23281

BY: cb

L1.2

LANDSCAPE NOTES

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



GARDCO by Signify

Site and Area

OptiForm

OPF-S Small

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

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

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

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-S							
OptiForm Small Area	Site and Area	Precision Plus[20] (T2M,T3M, T4M, T5M only)		AFR Autoform row	LCL LEED corner optic left	ARM[21] Arm mount (4" diameter)	120 120V
	A01 7,000 lumens	P01 2,000 lumens	827 80CRI 2700K	T2M Type 2 medium	LCR LEED corner optic right	MAST Mast arm	208 208V
	A02 9,000 lumens	P02 4,000 lumens	840 80CRI 4000K	T3M Type 3 medium	BLC Backlight control	WAL Wall mount	240 240V
	A03 11,000 lumens	P03 6,500 lumens	727 70CRI 2700K	T4M Type 4 medium	3RL Type 2 rot.sted left 90°	MOM Mounting ordered separately	277 277V
	A04 15,000 lumens	P04 9,000 lumens	740 70CRI 4000K	T4W Type 4 wide	2RR Type 2 rot.sted right 270°		347 347V
	A05 17,000 lumens	P05 11,500 lumens	760 70CRI 6000K	T5N Type 5 near row	3RL Type 3 rot.sted left 90°		480 480V
	A06 19,000 lumens	P06 14,000 lumens		T5M Type 5 medium	3RR Type 3 rot.sted right 270°		UNV 120-277V
	A07 20,000 lumens	P07 16,500 lumens		T5W Type 5 wide	4RL Type 4 rot.sted left 90°		HVU[9] 347-480V
		P08 18,000 lumens			4RR Type 4 rot.sted right 270°		
		P09 22,000 lumens					

Dimming Controls	Sensing	Options (electrical, mechanical, etc.)	Emergency	Finish
The following options include 0-10V Driver		None Surge protector 10kV/10kA standard	EMP[3,4,5] Emergency Battery Pack (0-40 °C) Available with precision plus optics P01-P05 only	Standard textured finish
none 0-10V dimming driver		SP2 Surge protector 20kV/10kA (option)		BK Black
DLEA[3,4] Dimming leads externally accessible (controls by others)		FS3[8] Single fuse (120, 277, or 347VAC)		WH White
FSHT[3,4,6] Field adjustable wattage selector		FS2[8] Double fuse (208, 240, or 480V)		BZ Bronze
BL50[3,4,6] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BL50 is selected)	PCR[3,6] Photocontrol button connected to 0-10V driver		DG Dark Gray
		TRS NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		MG Medium Gray
The following options include SR/DALI Driver		TR7[3] 7-pin twist lock receptacle connected to D4i compliant driver		Customer specified
DRDP[3,4,6] SR driver connected to Zhega socket (D4i)		TL7[3,6] 7-pin twist lock receptacle connected to D4i compliant driver w/3-pin photocell		OC Special optional color or RAL, consult factory (must supply color chip for required factory quote)
OMSR[3,4,6] Outdoor motion sensor		EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		SC
DynaDimmer: Automatic Profile Dimming				
CS50[3,4,6] Security 50% dimming, 7 hours				
CM50[3,4,6] Median 50% dimming, 8 hours				
CS30[3,4,6] Security 30% dimming, 7 hours				
CM30[3,4,6] Median 30% dimming, 8 hours				

1. Extended lead time applies. Consult factory for details.
2. Mount to a square pole with knockout for 4-5/8" O.D round pole.
3. Mount to a horizontal 2-3/8" O.D x 6" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor (sensor (sensor lens L2).
8. Not available with FCR, TR6.
9. Must be specified with a motion sensor LM, LB.
10. Not available with TR7, TL7.
11. Must specify input voltage.
12. Not available in HVU (347-480V).
13. UNV (120-277V) only available for lumen packages P03-P09, HVU (347-480V) only available for lumen packages P06-P09 (L804-407.
14. UNV (120-277V) only available for lumen packages P04-P09.
15. Not available with Dynadimmer, SR5R, FANS, FS1, FS2, OMSR, DLEA, BL50 (physical restriction).
16. Precision Plus Optics (P01-P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-EHS accessory recommended for harsh lift applications.

OPF-S_OptiForm_Small 04/23 page 1 of 8



GARDCO

Site and Area

PureForm

PBL LED bollard

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

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

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

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

Options				
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (by others)[1,2]	IMRI Integral Infrared[1,2]	PCB Photocontrol button[1,2,3,5]	Fusing	Textured
FANS Field Adjustable[1,2]			F1 Single (120, 277, 347VAC)[1]	BK Black
LLC Wireless controls without PIR sensor[1,2,4]			F2 Double (208, 240, 480VAC)[1]	WH White
BL Bi-level functionary with motion sensor[1,2]			F3 Canadian Double Full (208, 240, 480VAC)[1]	BZ Bronze
				DGY Dark Gray
				MDY Medium Gray
DynaDimmer: Automatic Profile Dimming[1,2]			Surge Protection (10kA standard)	Customer Specified
CS50 Security 50% dimming, 7 hours			SP2 Increased 20kA	RAL Special optional color or RAL (ex: RAL7024)
CM50 Median 50% dimming, 8 hours			GFCI Ground Fault Interrupt Outlet[1]	CC Custom color (must supply color chip for required factory quote)
CS30 Security 30% dimming, 7 hours				
CM30 Median 30% dimming, 8 hours				

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

Accessories

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

PBL PureForm bollard 04/24 page 1 of 4

OUTDOOR LIGHTING

MOUNTING HEIGHT: 15'

POLE / FIXTURE COLOR: BLACK

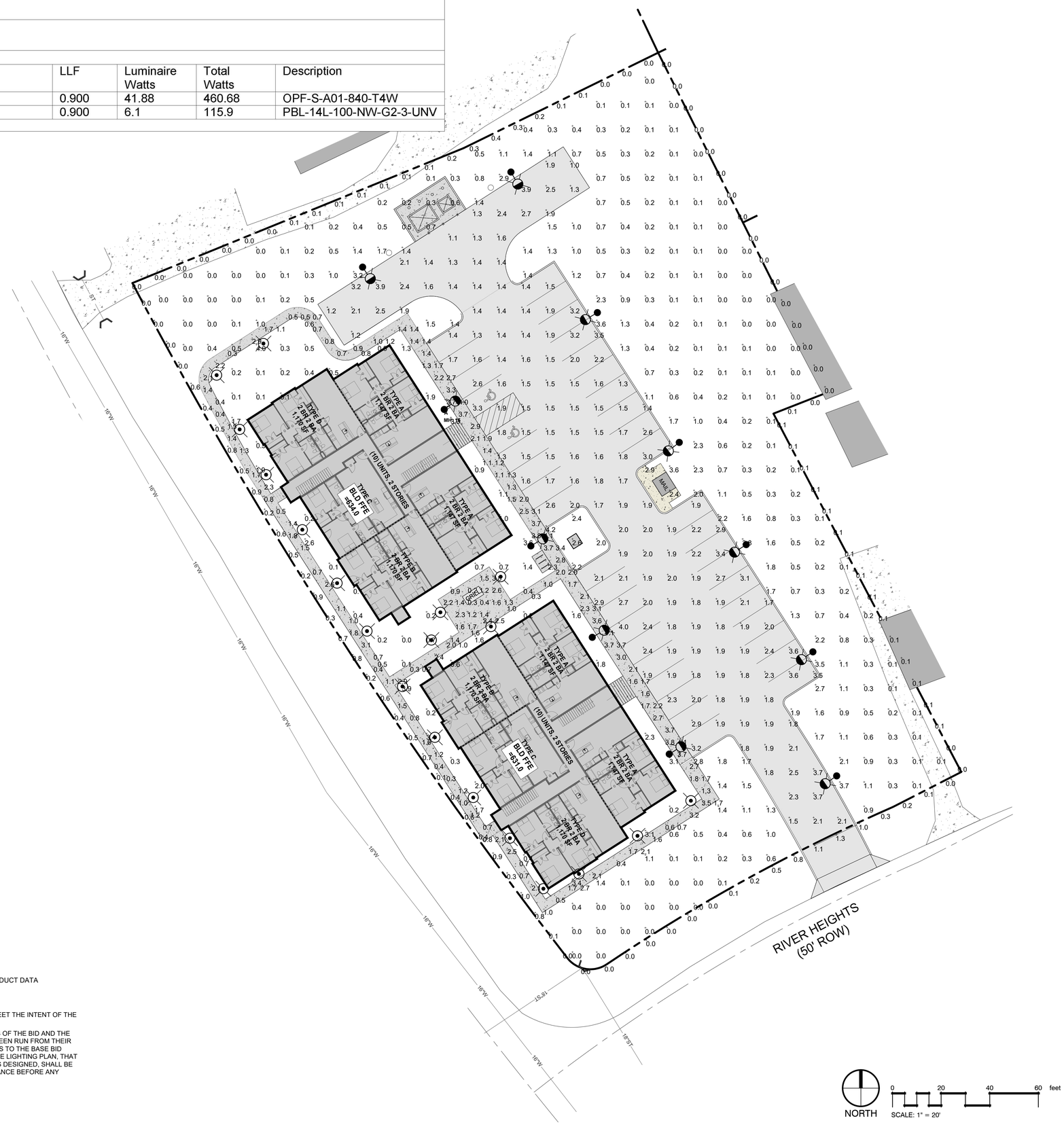
MATERIAL: Diecast Alluminum Light Steel Pole

CONTACT: SESCO LIGHTING FOR PRODUCT DATA

PRODUCT DATA

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

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



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PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
LANDSCAPE ARCHITECT

Job # - 23281

BY: cb

PHOTOMETRIC PLAN

PH1.0

Project Description

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

The Reserve at Hickory Ridge (formally Dabbs Subdivision) Preliminary Plat Revision for an Amenity Center in Phase 1A

Project #:	25-0344	Location:	1690 Bear Creek Pike Tax Map 072 066.00
Applicant:	Cole Newton	Case Type(s):	Preliminary Plat Revision
Staff Planner:	Charles Rush	Proposed Use:	Amenity Center

PROJECT SUMMARY

The applicant requests approval of a Preliminary Plat Revision to add an amenity center (Amenity Site Area with Mail Kiosk in Open Space Area 1 (OS-1). Phase 1A includes thirty (30) single-family lots. 33.48 acres are included in Phase 1A.

A Preliminary Plat for this development was approved by the Planning Commission with conditions on 8/10/2022. Per the CMPC 8/10/2022 minutes, “Mr. Goatz asked if there is a way to get an increased buffer on the horseshoe between there and Bear Creek Pike. Mr. Newton states yes, they have the space. Mr. Goatz moved to approve with the above-mentioned buffer, subject to staff and technical comments. Mr. Hutto seconded. Motion to approve subject to comments passed five to zero.” Mr. Goatz requested a 0.8 opacity. The final plat is subject to a previous zoning ordinance 3638.

On September 10, 2025, the Planning Commission approved the final plat, which included the added landscaping for phase 1A.

On December 10, 2025, the applicant is in front of the Planning Commission with a Preliminary Plat Revision to add an amenity center in phase 1A.

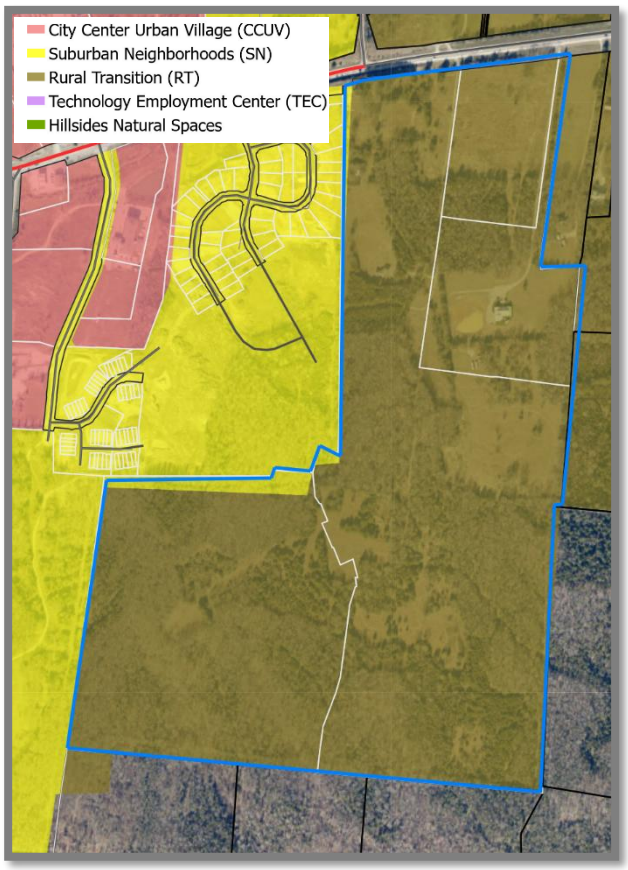
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Water Availability Letter has been approved by CPWS.
- The Planning Commission is the **Decision-Making Authority** for the Preliminary Plat Revision.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

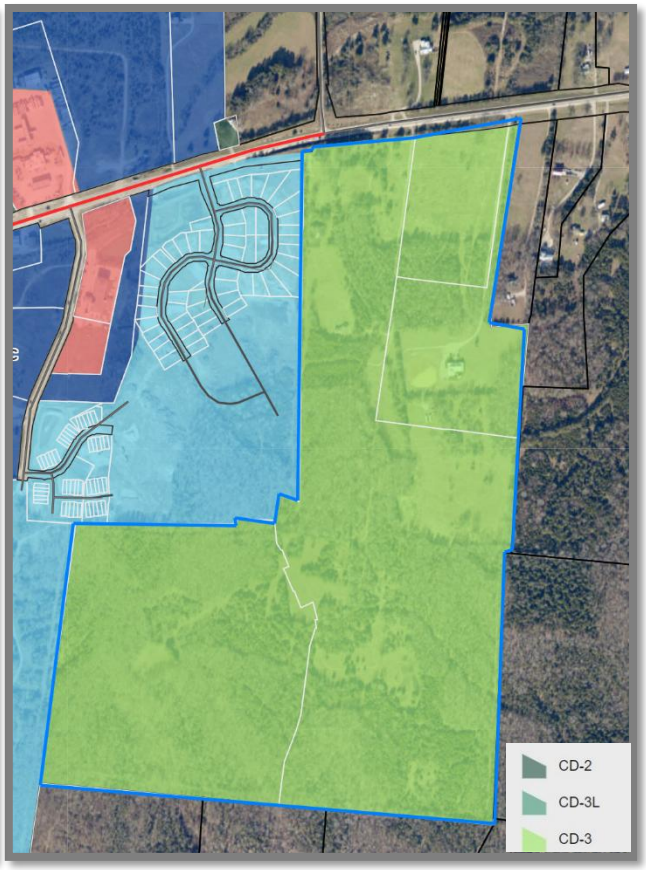
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	In Construction	Infrastructure for 30 homes	+/- 155.5 acres



FUTURE LAND USE MAP	ZONING MAP (*CD-3*)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition	CD-3	In-development/ Infrastructure for 30 Single-Family Lots
North	Rural Transition	County	Single-Family Residential
South	County	County	Single-Family Home/ Vacant
East	Rural Transitions	County	Single-Family Residential/Vacant
West	Suburban Neighborhoods	CD-4	Single-Family Residential/Townhomes

CONFORMITY WITH ZONING ORDINANCE

This Preliminary Plat Revision conforms to the standards of the 3638 Zoning Ordinance (RS-10) within the previously approved Preliminary Plat 22-0161 on August 10, 2022, by the Planning Commission.

REVIEW PROCESS

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

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

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

Section **2.3** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

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

Staff recommends approval of 25-0344 with the following conditions:

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

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

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

November 17, 2025

Mr. Tony Salonga
TKC Architecture and Engineering
818 S. Main Street
Columbia, TN 38401
Sent via email: tsalonga@tkc-ae.com

RE: Water Availability Letter Expires: 5/17/2026
Dabbs Subdivision – Amenity Center
1690 Bear Creek Pike
Tax Map 93, Parcel 3.00
Columbia, TN

Dear Mr. Salonga:

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 an amenity center, pool house, and swimming pool located within the residential subdivision. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Available fire flow capacity at the proposed development is 2,000 gpm.

- Meter sizes listed in this Water Availability Letter are estimated based on concept plan submitted with application. Meter sizing will be verified during Design Review phase.
- The above request translates to a 2.3 Single Family Unit (SFU) flow demand equivalent.
- Commercial service meters (this project) require a backflow devices.
- 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 on the date listed 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 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	2.3	**$2,351**

- 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
1" Service Meter Cost	1	$710	$710
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$15,950**

- 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: Cole Newton, TKC
Bart Anderson, CPWS
File 22-039-AC1

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

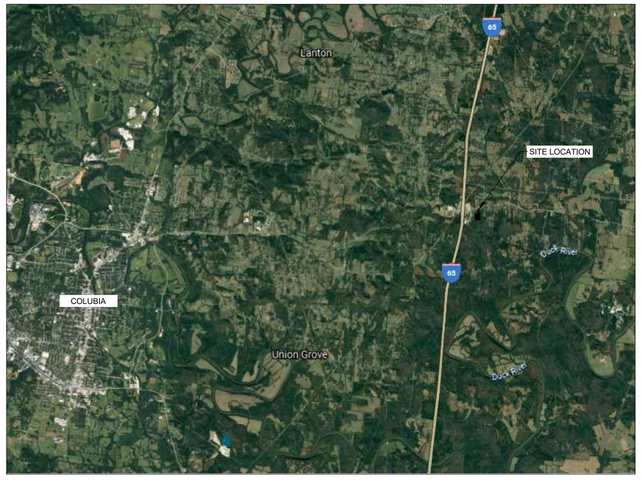
Surveyor:

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.

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
1690 BEAR CREEK PK
COLUMBIA, TN

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

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

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SHEET TITLE:
COVER SHEET

Project Status
DATE: 04/26/2022
DRAWN BY: RT
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. 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.

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INTERIORS
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CONSULTANTS:

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

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

COLE O NEWTON - TN
REG.#118292

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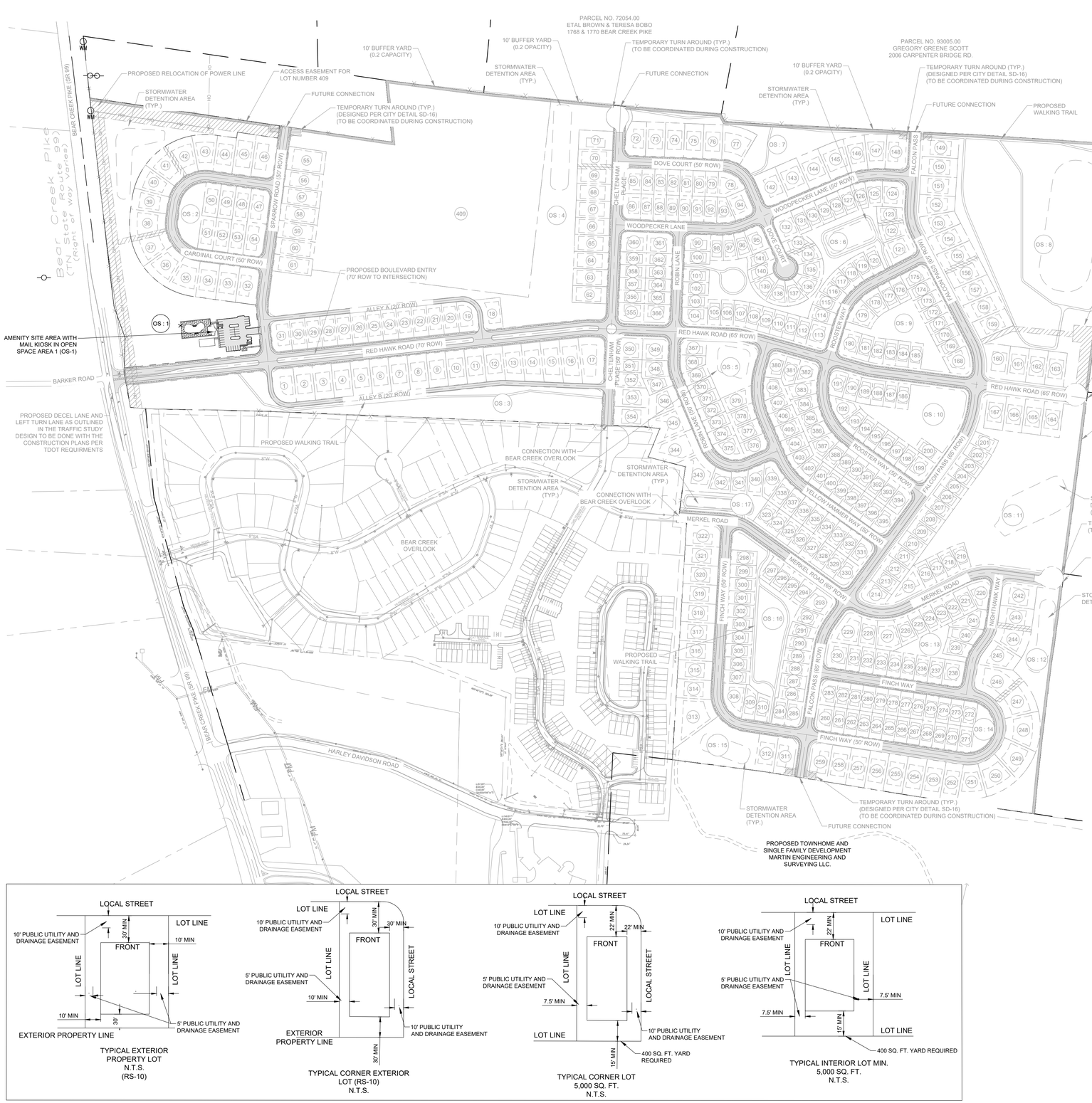
SHEET TITLE:
EXISTING CONDITIONS

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.

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CONSULTANTS:

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

COLE O NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
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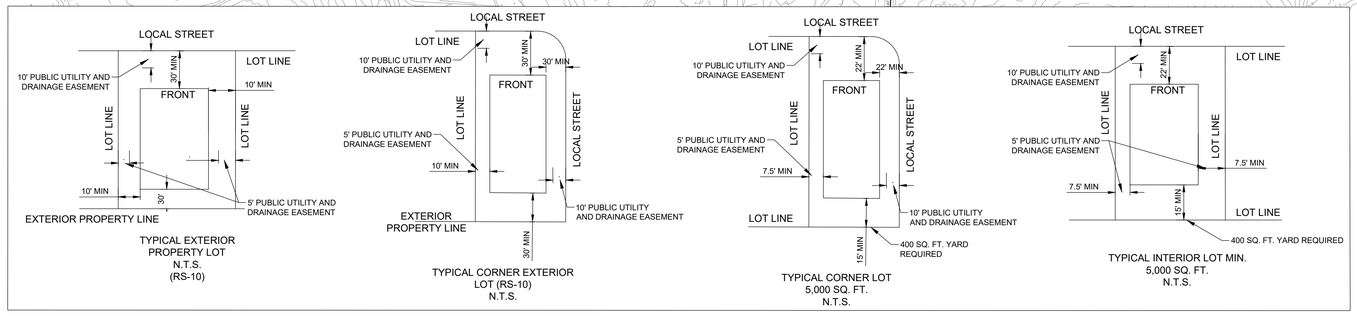
SHEET TITLE:
PRELIMINARY PLAT (WITHOUT CONTOURS)

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:

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NOT FOR CONSTRUCTION

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CONSULTANTS:

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

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

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4	09/15/25	ADDED AMENITY

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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



NOT FOR CONSTRUCTION

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INTERIORS
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CONSULTANTS:

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

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

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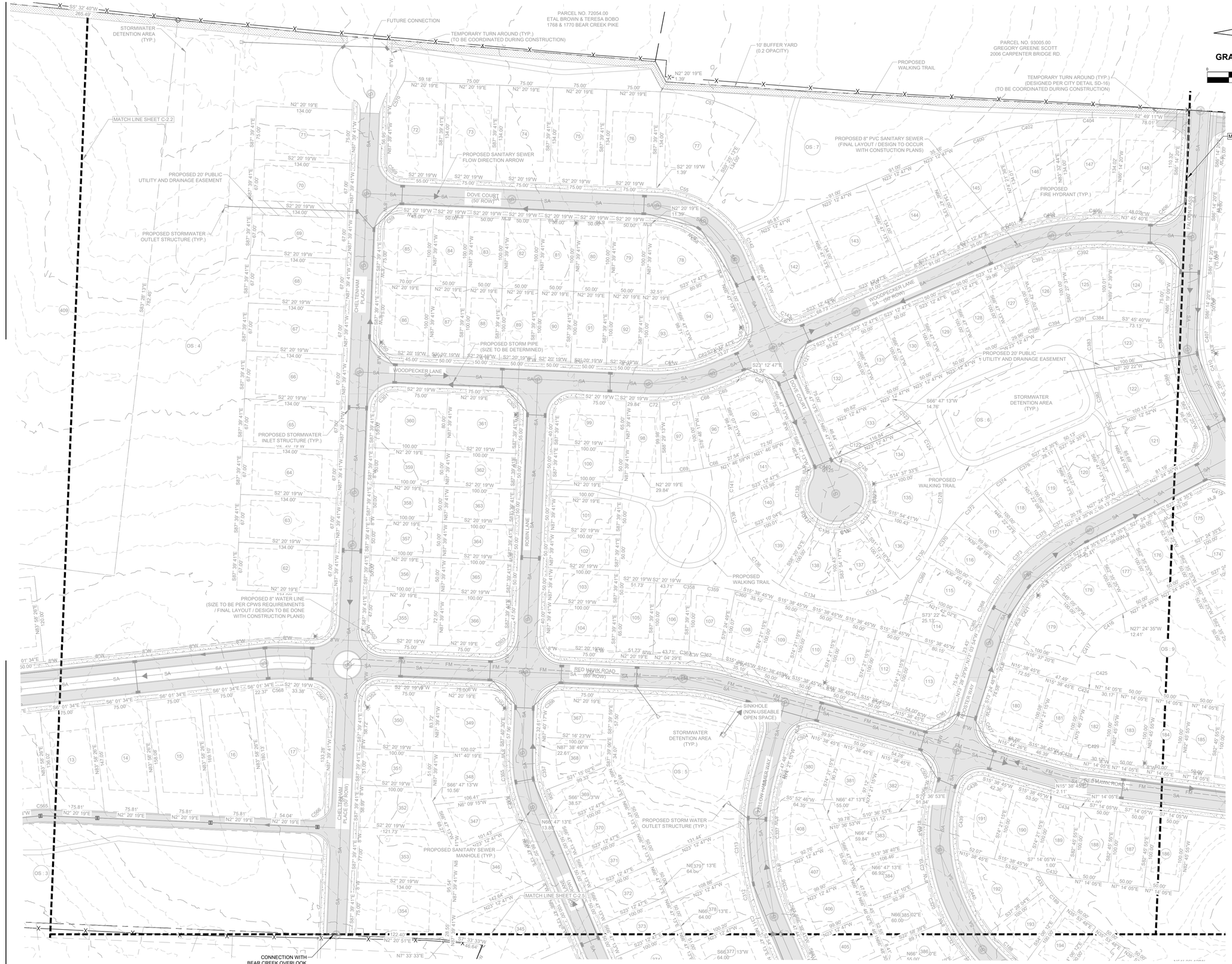
SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 1

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

SHEET NO.:
C - 2.2



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CONSULTANTS:

PROJECT TITLE:
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1070 BEAR CREEK PK
COLUMBIA, TN

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

COLE O NEWTON - TN
REG.#118292

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4	09/15/25	ADDED AMENITY

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NOT FOR CONSTRUCTION

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

ARCHITECTURE | INTERIORS | CIVIL SITE
TKC
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CONSULTANTS:

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

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

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NOT FOR CONSTRUCTION

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'

MATCH LINE SHEET C-2.4

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

PROPOSED STORM PIPE (SIZE TO BE DETERMINED)

PROPOSED STORMWATER OUTLET STRUCTURE (TYP.)

PROPOSED STORMWATER FLOW DIRECTION ARROW

PROPOSED STORMWATER INLET STRUCTURE (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

STORMWATER DETENTION AREA (TYP.)

PROPOSED WALKING TRAIL

CONNECTION WITH BEAR CREEK OVERLOOK

MERKEL ROAD

BOBBIN LANE

YELLOWHAMMER WAY

FALCON PASS

FINCH WAY (50' ROW)

JUNEAU CIRCLE (PRIVATE ROAD)

PROPOSED 8" WATER LINE (SIZE TO BE PER CPWS REQUIRMENTS / FINAL LAYOUT / DESIGN TO BE DONE WITH CONSTRUCTION PLANS)

PROPOSED SANITARY SEWER MANHOLE (TYP.)

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

FUTURE CONNECTION

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

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

10' BUFFER YARD (0.2 OPACITY)

PROPOSED 20' PUBLIC UTILITY AND DRAINAGE EASEMENT

OS : 17
OS : 16
OS : 13
OS : 12
OS : 11

NOT FOR CONSTRUCTION

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
1670 BEAR CREEK PK
COLUMBIA, TN

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

COLE O NEWTON - TN
REG.#118292

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

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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

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
1693 BEAR CREEK PK
COLUMBIA, TN

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

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

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:
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 #	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 #	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 #	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 #	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 #	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
1690 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
Cole Newton
9/15/2025

COLE O NEWTON - TN
REG.#118292

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

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SHEET TITLE:
CURVE TABLE

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

SHEET NO.:
C - 3.0

PARCEL TABLE

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	10483.31	0.24
2	10050.00	0.23
3	10050.00	0.23
4	10050.00	0.23
5	10050.00	0.23
6	10050.00	0.23
7	10050.00	0.23
8	10050.00	0.23
9	10050.00	0.23
10	10050.00	0.23
11	10050.00	0.23
12	10065.19	0.23
13	10615.11	0.24
14	11442.21	0.26
15	12269.31	0.28
16	13096.40	0.30
17	16595.54	0.38
18	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	5064.05	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

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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
1690 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
Cole Newton
9/15/2025

COLE O NEWTON - TN
REG.#118292

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

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SHEET TITLE:
PARCEL TABLE

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

SHEET NO.:
C - 3.1

OPEN SPACE TABLE

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

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

CONSULTANTS:

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

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

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
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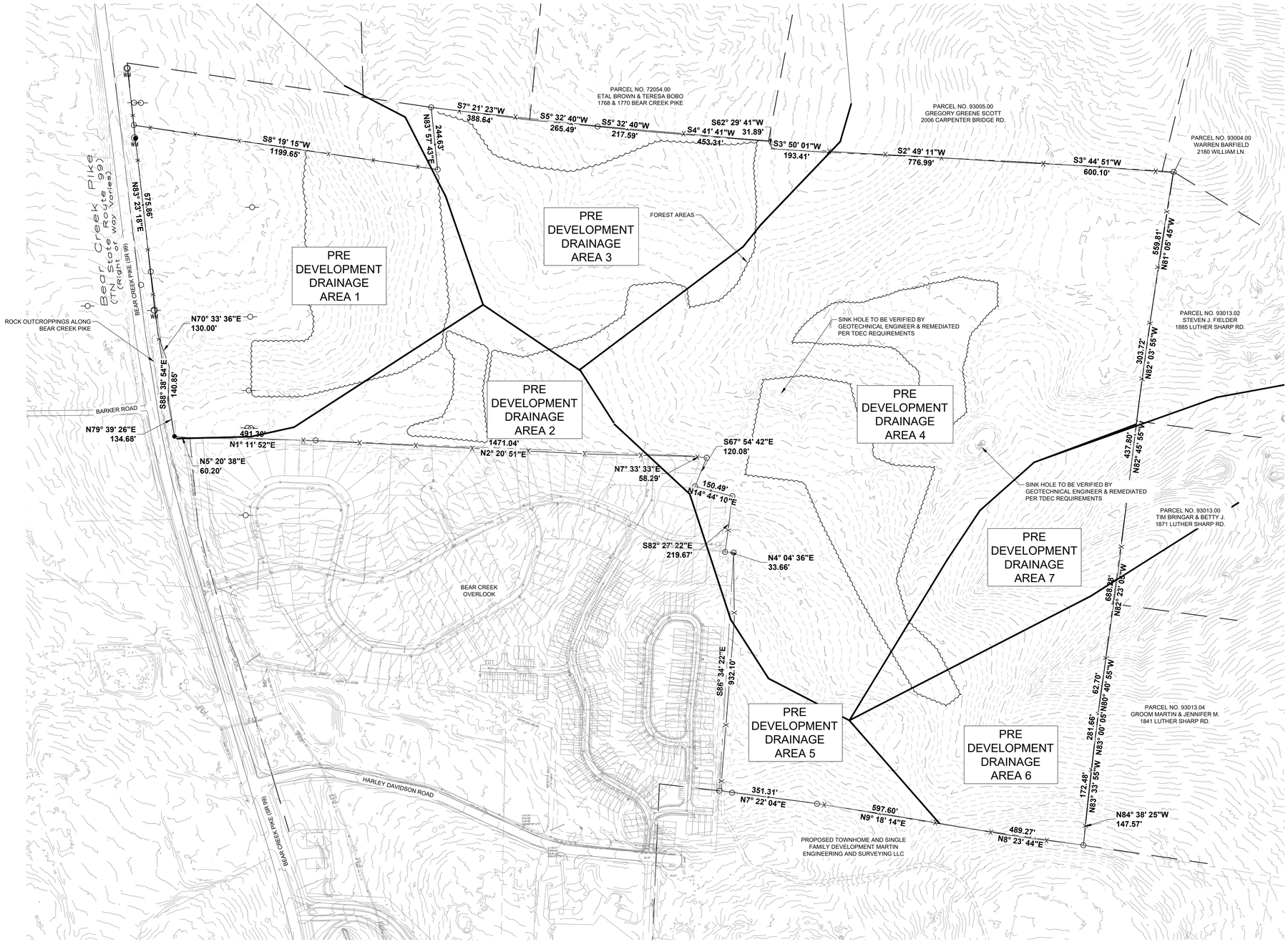
SHEET TITLE:
OPEN SPACE TABLE

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

SHEET NO.:
C - 3.2



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

NOTE:

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

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

NOTES:

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

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

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

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SHEET TITLE:
PRE-DEVELOPMENT DRAINAGE

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

SHEET NO.:
C - 4.0

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

NOTE:

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

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

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

CONSULTANTS:

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

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

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

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NOT FOR CONSTRUCTION

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
1670 BEAR CREEK PK
COLUMBIA, TN

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

COLE O NEWTON - TN
REG.#118292

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

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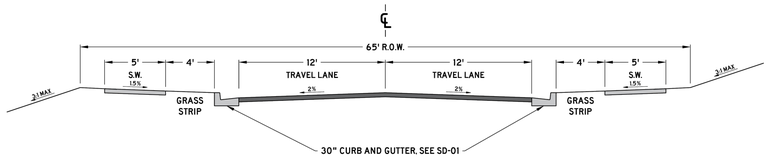
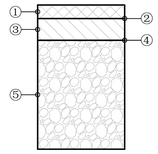
SHEET TITLE:
PRELIMINARY PLAT
FIRE HYDRANT
COVERAGE

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

SHEET NO.:
FC - 1.0



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



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

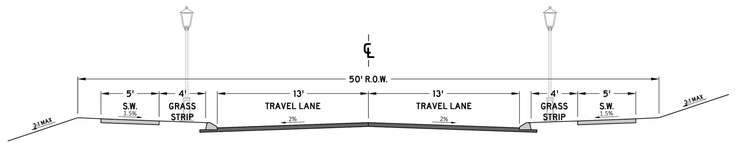
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

(NTS)

DATE
6/9/2022

RD-04



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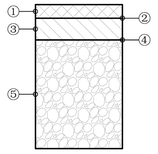
⑤	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

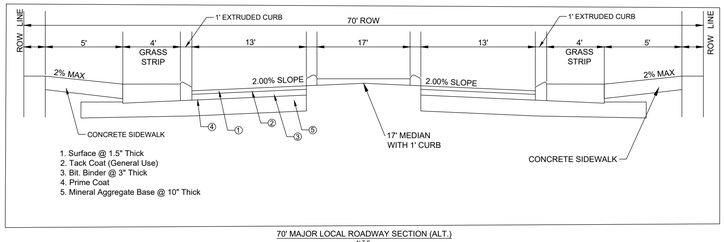
STANDARD DETAILS

MINOR LOCAL ROADWAY

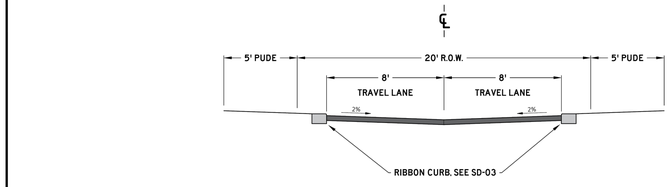
(NTS)

DATE
6/9/2022

RD-05



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



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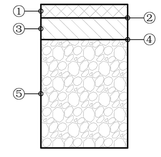

NOTES:

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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

ALLEY

(NTS)

DATE
6/9/2022

RD-06

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

CONSULTANTS:

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

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

COLE O NEWTON - TN
REG.#118292

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

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NOT FOR CONSTRUCTION

SHEET TITLE:
CIVIL SITE DETAILS

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

SHEET NO.:
DT - 1

ARCHITECTURE
INTERIORS
CIVIL SITE

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

10/20/2025

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

ITEM NO.
25-0344

DESCRIPTION: Reserve at Hickory Ridge - Dabbs

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 the application to reflect only the amenity center- this has been addressed on the application.

Engineering

4. Subject to construction plans and TIS. Noted
5. Add shared right/through markings to outbound lane. This has been added.

Wastewater

6. Amenity center will be required to have a 6" tap installed. Noted. Construction plans will be updated.

Fire

7. You will need a new water availability letter. The approved water availability letter was for residential homes only. A new water letter has been applied for. CPWS and TDEC approved and constructed water plans for this phase include use and meters. Approved plans are included in this revision.

ARCHITECTURE
INTERIORS
CIVIL SITE

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

Building

8. No comments.

Police

9. No comments provided.

Public Works

10. No comments.

City Attorney

11. No comments provided.

Maury County Schools

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

Columbia Power

13. 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

Columbia Water

14. A revised Water Availability Letter is required for the amenity building since it wasn't included in the original letter. Noted. A new water letter has been applied for.

ARCHITECTURE
INTERIORS
CIVIL SITE

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

Atmos Energy

15. No comments provided.

Maury County E911

16. No comments provided.

Duck River Electric Membership Corp

17. No comments provided.

Maury County Highway Dept.

18. No comments provided.

ATT

19. 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.
If you have any comments or questions, please contact Cole Newton at TKC Architecture and Engineering.

ARCHITECTURE
INTERIORS
CIVIL SITE

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

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
Tuesday, October 14, 2025

ITEM NO.
25-0344

DESCRIPTION: Reserve at Hickory Ridge - Dabbs

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.
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Building

8. No comments.

CITY OF COLUMBIA TENNESSEE

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

Police

9. No comments provided.

Public Works

10. No comments.

City Attorney

11. No comments provided.

Maury County Schools

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

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    original letter.

Atmos Energy

15. No comments provided.

CITY OF COLUMBIA TENNESSEE

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

Maury County E911

16. No comments provided.

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17. No comments provided.

Maury County Highway Dept.

18. No comments provided.

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19. No comment provided.

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

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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

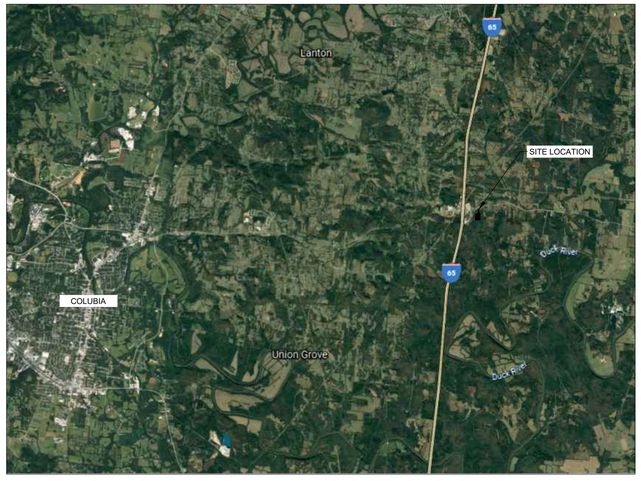
Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Contact: Cole Newton
Phone: 615.617.7477
Email: cole@tkc-ae.com

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.



N.T.S.

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.

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
1690 BEAR CREEK PK
COLUMBIA, TN

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

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SHEET TITLE:
COVER SHEET

Project Status
DATE: 04/26/2022
DRAWN BY: RT
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. CONTOURS SHOWN ARE 2' FROM TDOT LIDAR DATA.
2. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E. EFFECTIVE DATE 4/16/2007.

NOT FOR CONSTRUCTION

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

CONSULTANTS:

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

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
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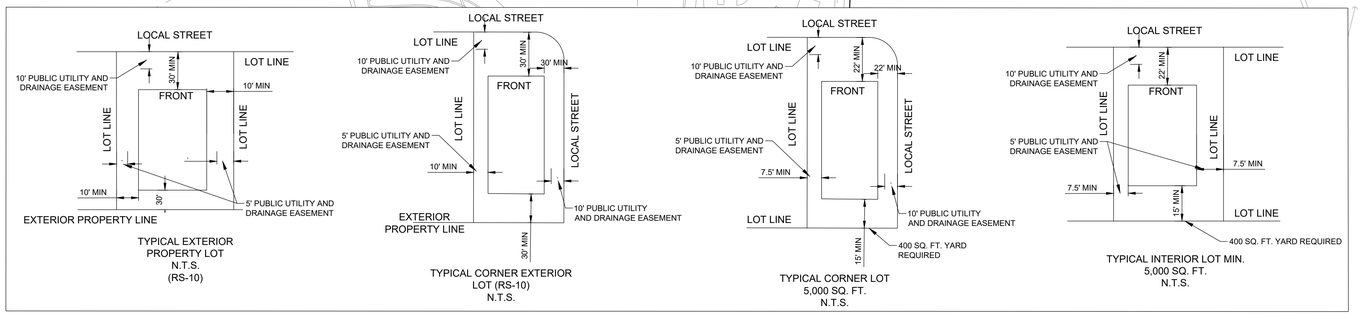
SHEET TITLE:
EXISTING CONDITIONS

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

SHEET NO.:
C - 1.0





N

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

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

NOTE:

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

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

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

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
9/15/2025
COLE O NEWTON - TN
REG.#118292

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

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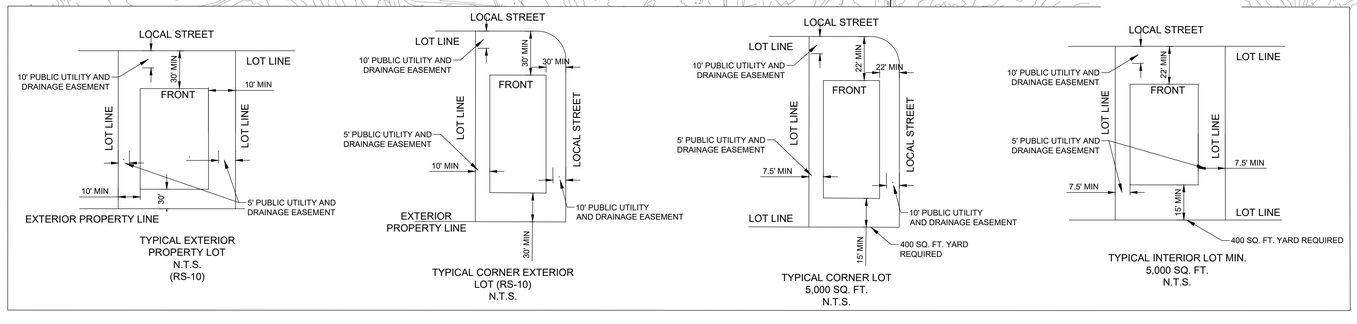
SHEET TITLE:
PRELIMINARY PLAT (WITHOUT CONTOURS)

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

SHEET NO.:
C - 2.0







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

NOTE:

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

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

NOTES:

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

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9/15/2025
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SHEET TITLE:
PRELIMINARY PLAT (WITH CONTOURS)

Project Status

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

SHEET NO.:
C - 2.1

LEGEND

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

GRAPHIC SCALE (IN FEET)

0 60 120

SCALE: 1" = 60'

ACCESS EASEMENT FOR LOT NUMBER 400

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

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

10' BUFFER YARD (0.2 CAPACITY)

STORMWATER DETENTION AREA (TYP.)

PROPOSED STORMWATER OUTLET STRUCTURE (TYP.)

PROPOSED 20' PUBLIC UTILITY AND DRAINAGE EASEMENT

PROPOSED RELOCATION OF OVERHEAD POWER LINE

PROPOSED 20' PUBLIC UTILITY EASEMENT

PROPOSED FIRE HYDRANT (TYP.)

CARDINAL COURT (50' ROW)

ARROW ROAD (50' ROW)

RED HAWK ROAD (70' ROW)

ALLEY A (20' ROW)

ALLEY B (20' ROW)

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

PROPOSED STORMWATER INLET STRUCTURE (TYP.)

PROPOSED 5' SIDEWALK

PROPOSED GRATE INLET IN ALLEYS (TYP.)

PROPOSED STORM PIPE (SIZE TO BE DETERMINED)

PROPOSED SANITARY SEWER FLOW DIRECTION ARROW

PROPOSED STORMWATER FLOW DIRECTION ARROW

PROPOSED WALKING TRAIL

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

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

PROPOSED 12" WATER LINE

PROPOSED SANITARY SEWER MANHOLE (TYP.)

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

PHASE 1A

PHASE 1B

PHASE 1A

MATCH LINE SHEET C-2.3

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CONSULTANTS:

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AGRICULTURE
STATE OF TENNESSEE
118292
9/15/2025

COLE O NEWTON - TN
REG.#118292

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

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SHEET TITLE:

PRELIMINARY PLAT 60-SCALE 1

Project Status

DATE: 04/26/2022

DRAWN BY: RT

PROJECT NO.: 2124

SHEET NO.:

C - 2.2



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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 2

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

SHEET NO.:
C - 2.3



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

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

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CONSULTANTS:

PROJECT TITLE:
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COLUMBIA, TN

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

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

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 3

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

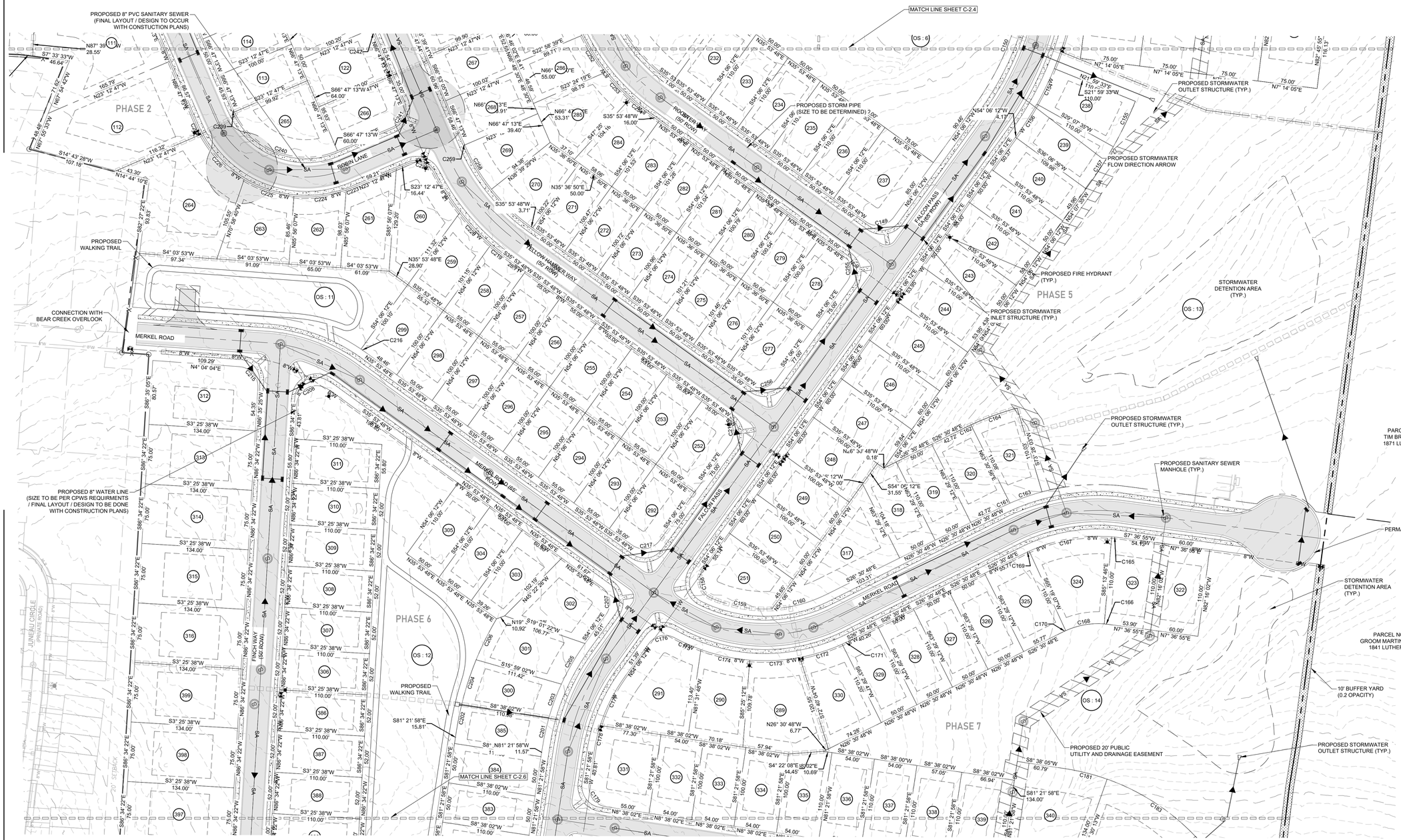
SHEET NO.:
C - 2.4

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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CONSULTANTS:

PROJECT TITLE:
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1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
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STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
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Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
PRELIMINARY PLAT
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:
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COLUMBIA, TN

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Revision		
No.	Date	Description
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2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 5

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

SHEET NO.:
C - 2.6

CURVE TABLE

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

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

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

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

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

NOT FOR CONSTRUCTION

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ARCHITECTURE
INTERIORS
CIVIL SITE
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CONSULTANTS:

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

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

COLE O NEWTON - TN
REG.#118292

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

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SHEET TITLE:
CURVE TABLE

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

SHEET NO.:
C - 3.0

PARCEL TABLE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONSULTANTS:

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

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

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

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SHEET TITLE:
PARCEL TABLE

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

SHEET NO.:
C - 3.1

OPEN SPACE TABLE

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

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CONSULTANTS:

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

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

Revision		
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4	09/15/25	ADDED AMENITY

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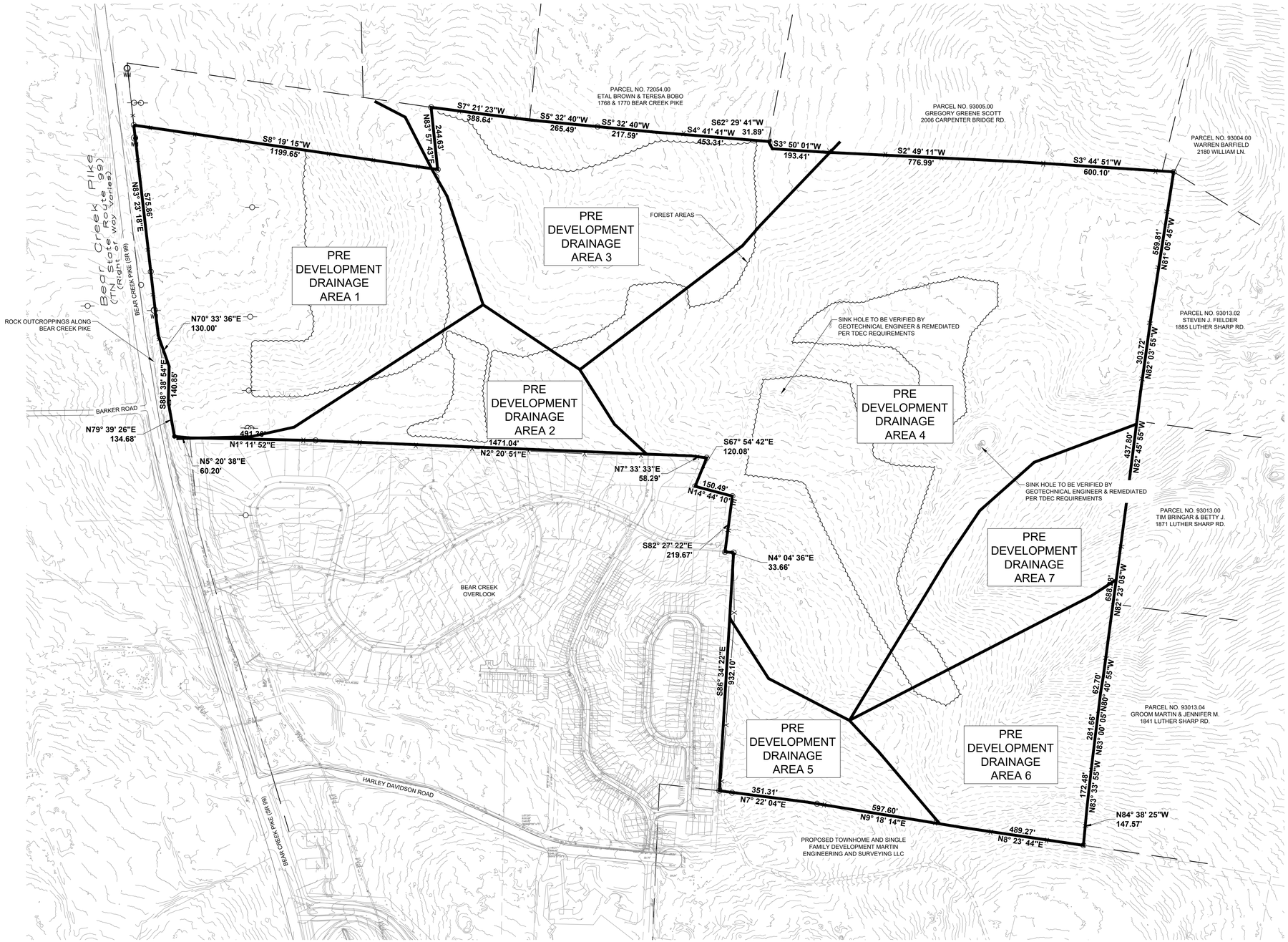
SHEET TITLE:
OPEN SPACE TABLE

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

SHEET NO.:
C - 3.2



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

NOTE:

1. CONTOURS SHOWN ARE 2' FROM TDOT LIDAR DATA
2. STORMWATER CALCULATIONS WILL PROVIDED WITH THE CONSTRUCTIONS PLANS AND WILL MEET ALL CITY REQUIREMENTS.
   2.1. PROJECT SOILS ARE GENERALLY CLASSIFIED AS A MIXTURE OF C & D SOILS

NOTES:

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

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INTERIORS
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CONSULTANTS:

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

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

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2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
PRE-DEVELOPMENT DRAINAGE

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

SHEET NO.:
C - 4.0



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

NOTE:

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

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

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INTERIORS
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CONSULTANTS:

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

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

Revision		
No.	Date	Description
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4	09/15/25	ADDED AMENITY

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SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

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

SHEET NO.:
C - 4.1



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

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

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INTERIORS
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CONSULTANTS:

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

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

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

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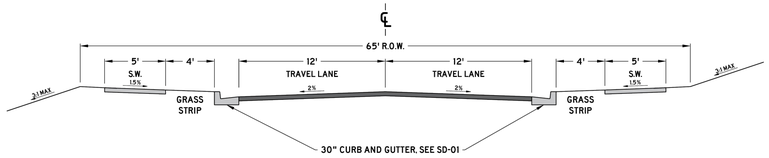
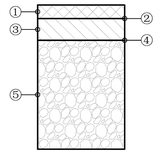
SHEET TITLE:
PRELIMINARY PLAT
FIRE HYDRANT
COVERAGE

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

SHEET NO.:
FC - 1.0



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



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

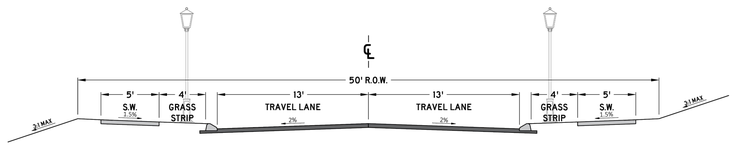
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

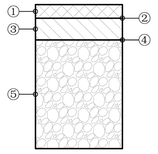
(NTS)

DATE
6/9/2022

RD-04



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



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

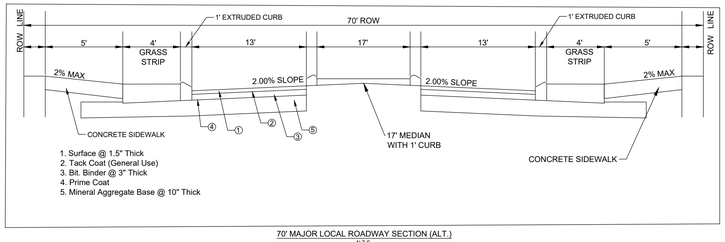
STANDARD DETAILS

MINOR LOCAL ROADWAY

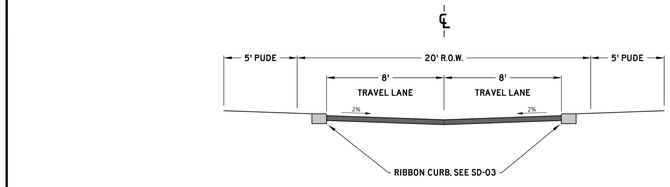
(NTS)

DATE
6/9/2022

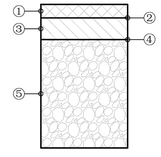
RD-05



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



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



NOTES:

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

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

ALLEY

(NTS)

DATE
6/9/2022

RD-06

TKC
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INTERIORS
CIVIL SITE
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CONSULTANTS:

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

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

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
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2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
CIVIL SITE DETAILS

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

SHEET NO.:
DT - 1

TKC ARCHITECTURE INTERIORS CIVIL SITE

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

July 18th, 2022

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

Project: Dabbs Subdivision

Subject: Preliminary Plat Re-Submittal – TIS Commitment

Staff,

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

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

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

Thank you,

Cole Newton

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

7/18/2022

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

Conclusions and Recommendations

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

- At the Proposed Project Access onto Bear Creek Pike, there should be an eastbound right-turn deceleration lane with 100 feet of storage and taper. The turn lane should be designed to TDOT and AASHTO standards.
- At the Proposed Project Access onto Bear Creek Pike, there should be a westbound left-turn lane with 100 feet of storage and taper. The turn lane should be designed to TDOT and AASHTO standards.
- The Proposed Project Access shall be a full access with one entering and one exiting lane (left/through/right) for the access. All the exiting lanes should have STOP sign installed following MUTCD requirements.
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- The design of all internal roadway and connections should meet the City of Columbia, TDOT and AASHTO standards.

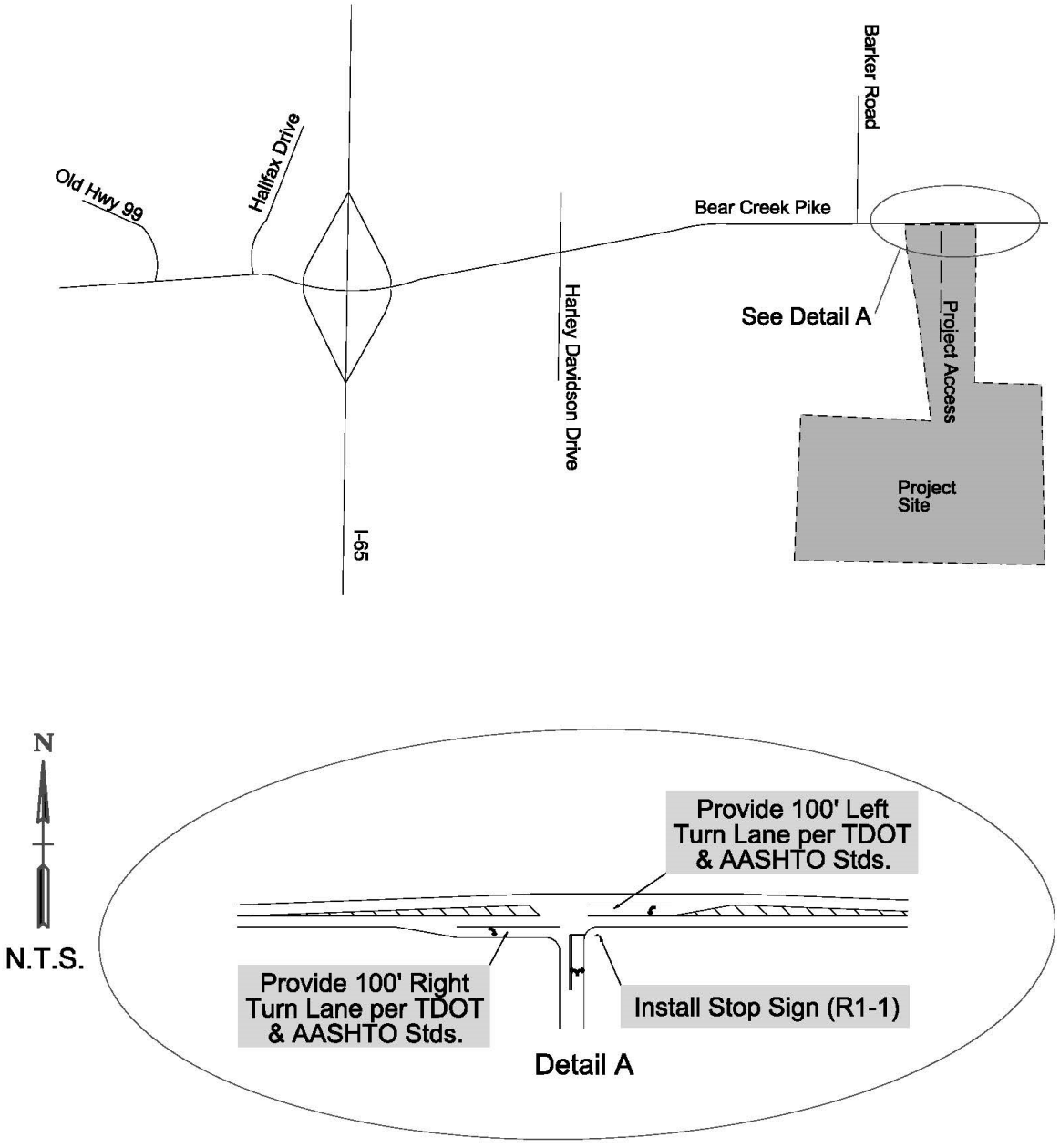


Figure 7 Recommended Improvements

GENERAL NOTES:

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

SITE ADDRESS

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

DEED REFERENCE

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

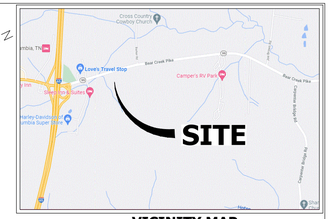
PROPERTY MAP REFERENCE

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

SITE ACREAGE INFORMATION

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

TN STATE PLANE GRID NORTH



VICINITY MAP

NTS

GPS SURVEY NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

Proposed Tract 1
10.02± Acres

Proposed Tract 2
15.08± Acres

Proposed Tract 3
130.4± Acres

N9° 18' 14"E 597.60'
N7° 22' 04"E 351.31'
50.25'
N8° 23' 44"E 489.27'
N84° 38' 25"W 147.57'
N83° 33' 55"W 172.48'
N83° 00' 05"W 281.66'
N80° 40' 55"W 62.70'
N82° 23' 05"W 668.28'
N82° 45' 55"W 437.80'
N82° 03' 55"W 303.72'
N81° 05' 45"W 559.81'
S3° 44' 51"W 600.10'
S2° 49' 11"W 776.99'
S3° 50' 01"W 193.41'
S4° 41' 41"W 453.31'
S62° 29' 41"W 31.89'
S5° 32' 40"W 217.59'
S5° 32' 40"W 265.49'
S7° 20' 50"W 388.40'
N84° 00' 51"E 244.51'
S3° 28' 13"W 782.45'
S86° 34' 22"E 932.10'
N4° 04' 36"E 33.66'
S82° 27' 22"E 219.67'
N14° 44' 10"E 150.49'
S67° 54' 42"E 120.08'
N7° 33' 33"E 58.29'
N2° 20' 51"E 1471.04'
N1° 11' 52"E 491.30'
N5° 20' 38"E 60.20'
N79° 39' 26"E 134.68'
S88° 38' 54"E 140.85'
N70° 33' 36"E 130.00'
N83° 23' 36"E 249.39'
N7° 15' 32"E 812.06'
N83° 23' 18"E 524.31'
N7° 15' 32"E 856.99'
S83° 02' 01"E 491.70'
N83° 23' 18"E 51.75'
N8°19'15"E 935.40'
S8°19'15"W 1199.65'
50'

POWER POLE
Fence Meanders Along Property Line
Lot Line To Be Abandoned
Proposed New Property Line
Edge of Asphalt
Capped Iron Rod (new)
Capped Iron Rod (old)
Iron Rod (old)
Iron Rod (new)
P.O.B
P.O.C
WM

LEGEND

- Iron Pin (Set) With Cap Stamped "TWM INC"
- Utility Pole
- GV Gas Valve
- Sanitary Sewer Manhole
- WM Water Meter
- WV Water Valve
- Fire Hydrant
- —W— Water Line
- —SAN— Sanitary Sewer Line
- —OHE— Overhead Utilities
- —X— Existing Fence
- M.B.S.L. Minimum Building Setback Line
- Conc. Concrete
- Ret. Wall Retaining Wall
- Irrigation Control Valve

CALL BEFORE YOU
DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter, TN RLS # 2391

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

G. SCOTT CARTER — LICENSED LAND SURVEYOR — 2391 — TENNESSEE NO. — 12-30-2021

Boundary Retracement Survey

Of The Property Located At
1690, 1694 & 1740 Bear Creek Pike
Columbia, Maury County, Tennessee
Showing Proposed Tracts 1, 2 & 3

DATE OF DRAWING: 12-28-21	
MANAGER: GSC	CADD: GSC
PROJECT NUMBER: 211205	
FIELD BOOK NUMBER:	
LAST FIELD WORK:12-27-21	
CREW CHIEF(S): GSC	
REV. DRAWING:	
SCALE: 1"= 150'	SHEET 1 OF 1

ARCHITECTURE
INTERIORS
CIVIL SITE

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

September 15th, 2025

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

Subject: Owner Consent Form – Preliminary Plat

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

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

Sincerely,

Owners Signature

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

Owners Printed Name

ARCHITECTURE
INTERIORS
CIVIL SITE

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

September 15th, 2025

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

Project: Reserve at Hickory Ridge (Previously Dabbs Subdivision)

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

Staff,

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

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

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

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

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

Thank you,

Cole Newton

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

Bear Springs Phase 2A, Final
PUD Master Plan Revision & Preliminary Plat

Project #:	25-0390	**Location:**	Map 092 Parcel 012.00
Applicant:	Mark Merill	**Case Type(s):**	Final PUD & Preliminary Plat Revision
Staff Planner:	Austin Brass, AICP Melissa Sanders	**Proposed Use:**	Single Family Homes

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan for the Previously approved Bear Springs PUD (1449 Rock Springs Rd.). This request amends the Final PUD Master plan from the approved Preliminary PUD Master Plan (21-0076) as approved by City Council on August 12, 2021. This request applies to Phases 2A that consists of 51 lots.

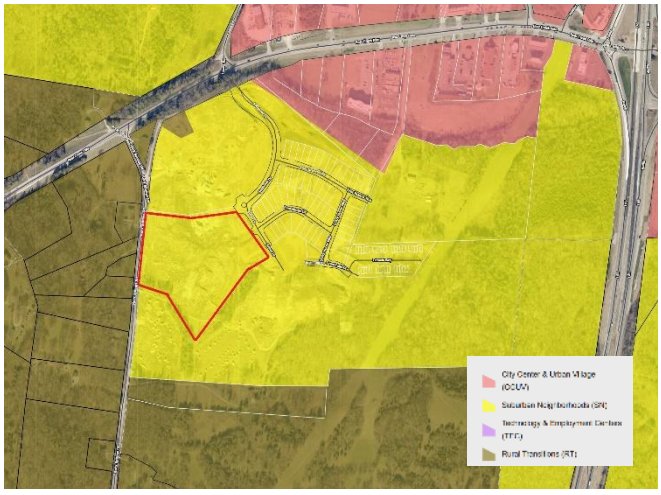
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on standards of the previous Zoning Ordinance (3638).
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- This Final PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- This Final PUD Master plan revision reduces 7 lots and includes a reorientation of lots and addition of a detention pond.
- The previous PUD Master Plan indicates a liner pedestrian park along Seminole Drive (*Road A*) and lots that enfront Road C. This PUD Master Plan revision removes this curvilinear walkway and replaces the area with open space and detention area.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan & Preliminary Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

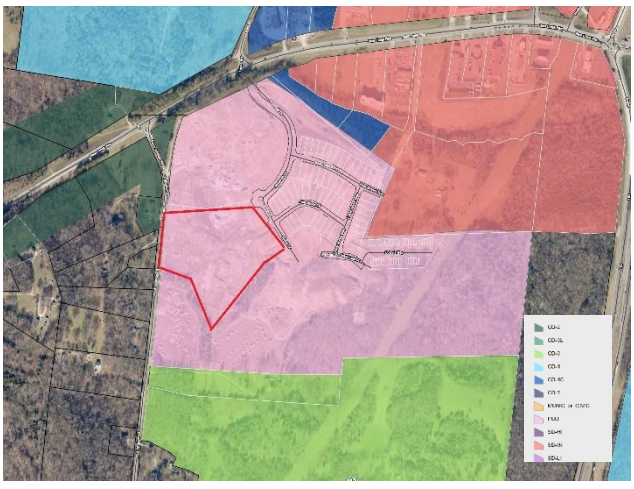
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	51 SF Lots	+ /- 4.25 acres



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (Planned Unit Development)





COMMENTARY FROM PLANNING STAFF

- The requested change includes a reorientation of lots that reduces the lot count by 7. In addition, corner lots have been modified as circled in red below.
- The applicant has requested the lot width measurement at the MBSL (*Minimum Building Site Line*) from the building site line and not width of property at the ROW line for select lots. This measurement of the lot width at the MBSL is permitted within all base Zoning Districts with the Zoning Ordinance in which this PUD was approved unless specifically indicated otherwise.
- This request introduces a 10’ collector street buffer and supplemental evergreen trees at 7 per 100 ft for tree buffer along Rock Springs Road. The previously approved preliminary PUD allowed for this requirement if tree canopy along Rock Springs were to be removed. It would be required that all buffer landscaping be placed by approval of Final Plat.
- This request eliminates a curvilinear walking trail to be replaced with an open space area and detention pond. Staff recommends that linear walking trail be included with this request as approved in the Preliminary PUD Master Plan on August 12, 2021. The applicant has noted that a sidewalk will be placed within ROW on adjacent phase at the north.





ENTITLEMENT PLAN - MAY, 2021



PROPOSED PLAN - NOVEMBER, 2025



REVIEW PROCESS

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

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

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

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final PUD Development Plan or Amendment to the existing Master PUD development plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to the Final Master PUD Development plan if it finds:
   a. The Final Master PUD Development Plan or amendment to the Final Master PUD development Plan meets the provisions for substantial compliance with the Preliminary PUD Development Plan or amendment to the Preliminary PUD Development Plan; and
   b. The Final Master PUD Development Plan or amendment to the Final PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development plan amendment was

approved. The Planning Commission may approve the Final Master PUD Development plan with conditions or modifications.

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final PUD Development Plan, or in the instance of conditional or modified approval of a Final PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications Final Plan Master Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

(1) The City Council;
(2) The City Recorder;
(3) The Zoning Administrator

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administrator shall prepare a written report on behalf of the Planning Commission and send it to the City Council and the applicant. This report shall detail the grounds on which the Final Master PUD Development Plan or an amendment to the Final Master PUD Development was denied.

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

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

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

MARK MERRILL
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

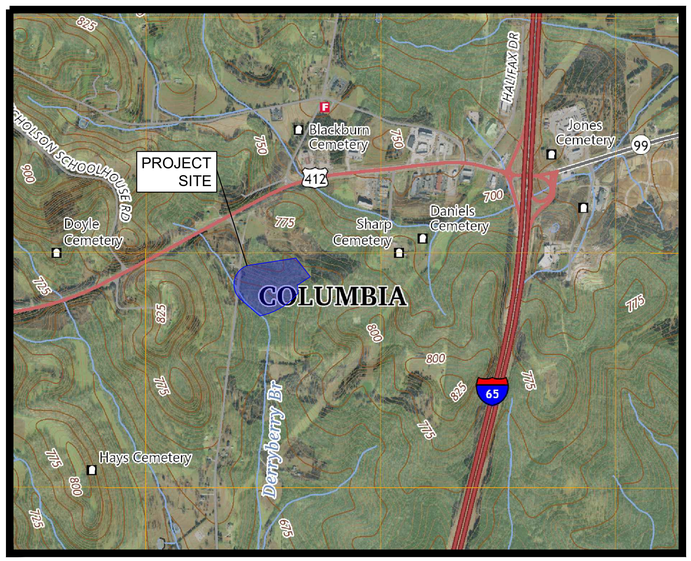
TYLOR FISCHER
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

WATER

MATT WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

ELECTRICAL

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM



LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2025.10.20
Approved By:	JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PUD\0311 COVER.DWG
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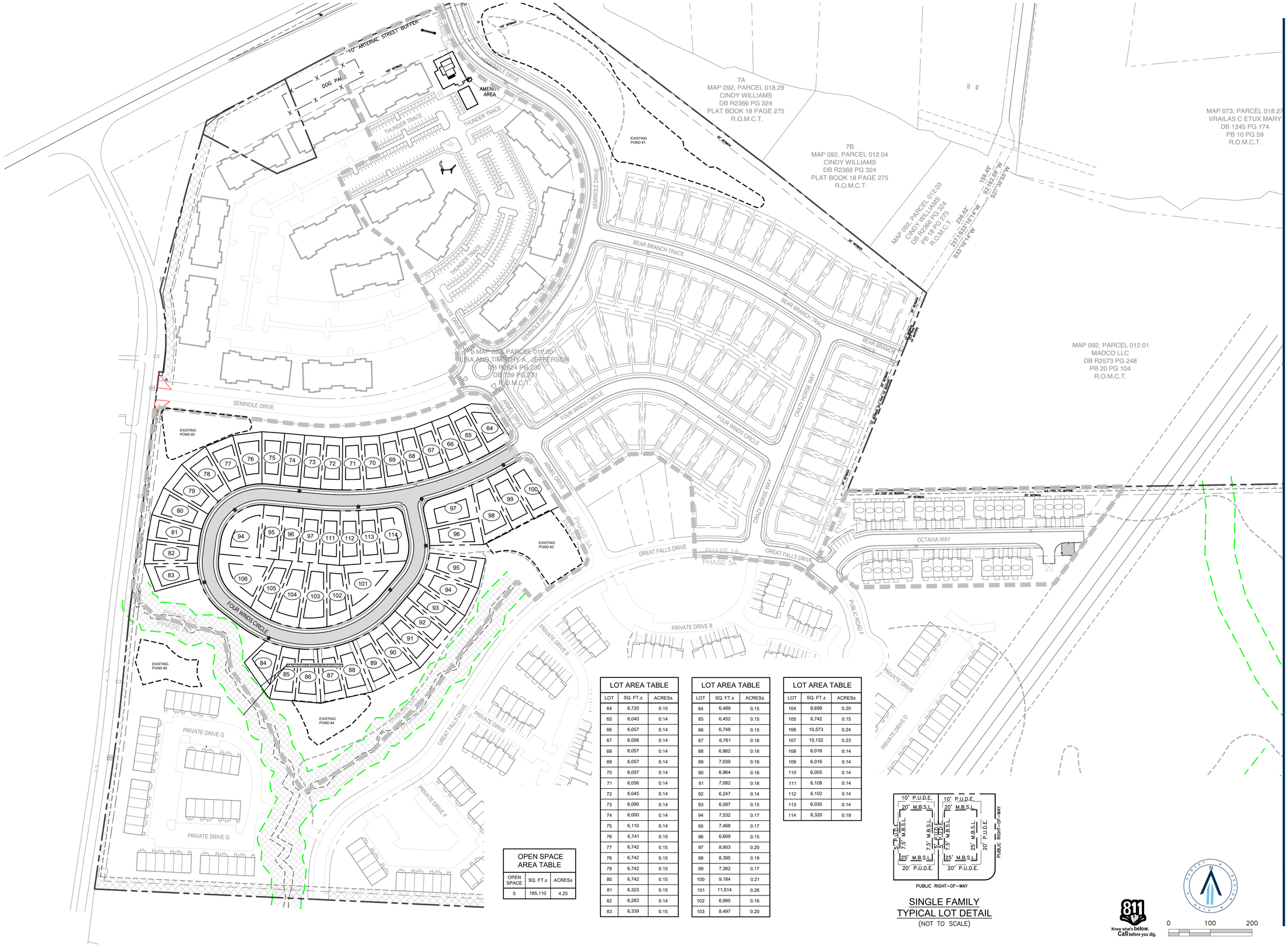

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,110	4.25

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,862	0.16
89	7,039	0.16
90	6,964	0.16
91	7,082	0.16
92	6,247	0.14
93	6,597	0.15
94	7,532	0.17
95	7,468	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

0 100 200

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

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00117450
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

OVERALL LAYOUT

Drawing No.

C1.0

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PCD\01 | OVERALL LAYOUT.DWG
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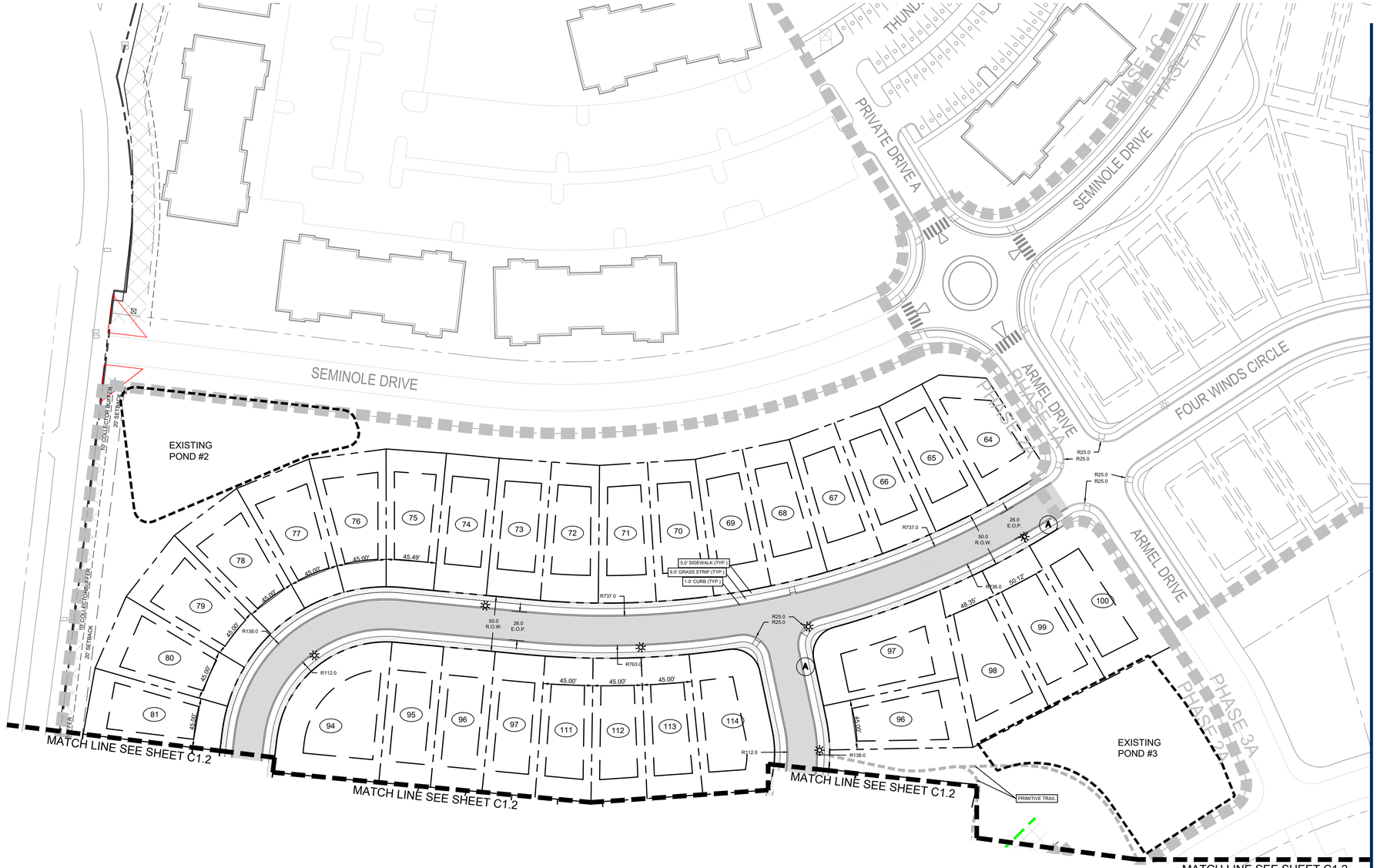
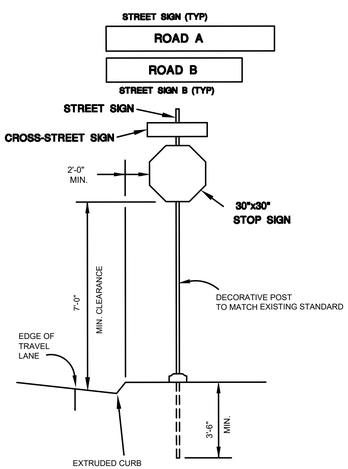




TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

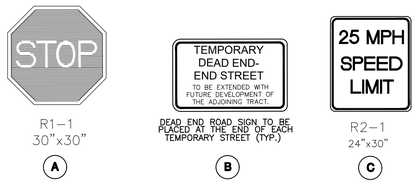
NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

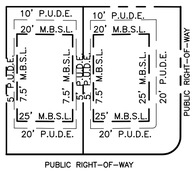


TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)



NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=50'
Date:	2025.10.20
Approved By:	JFV

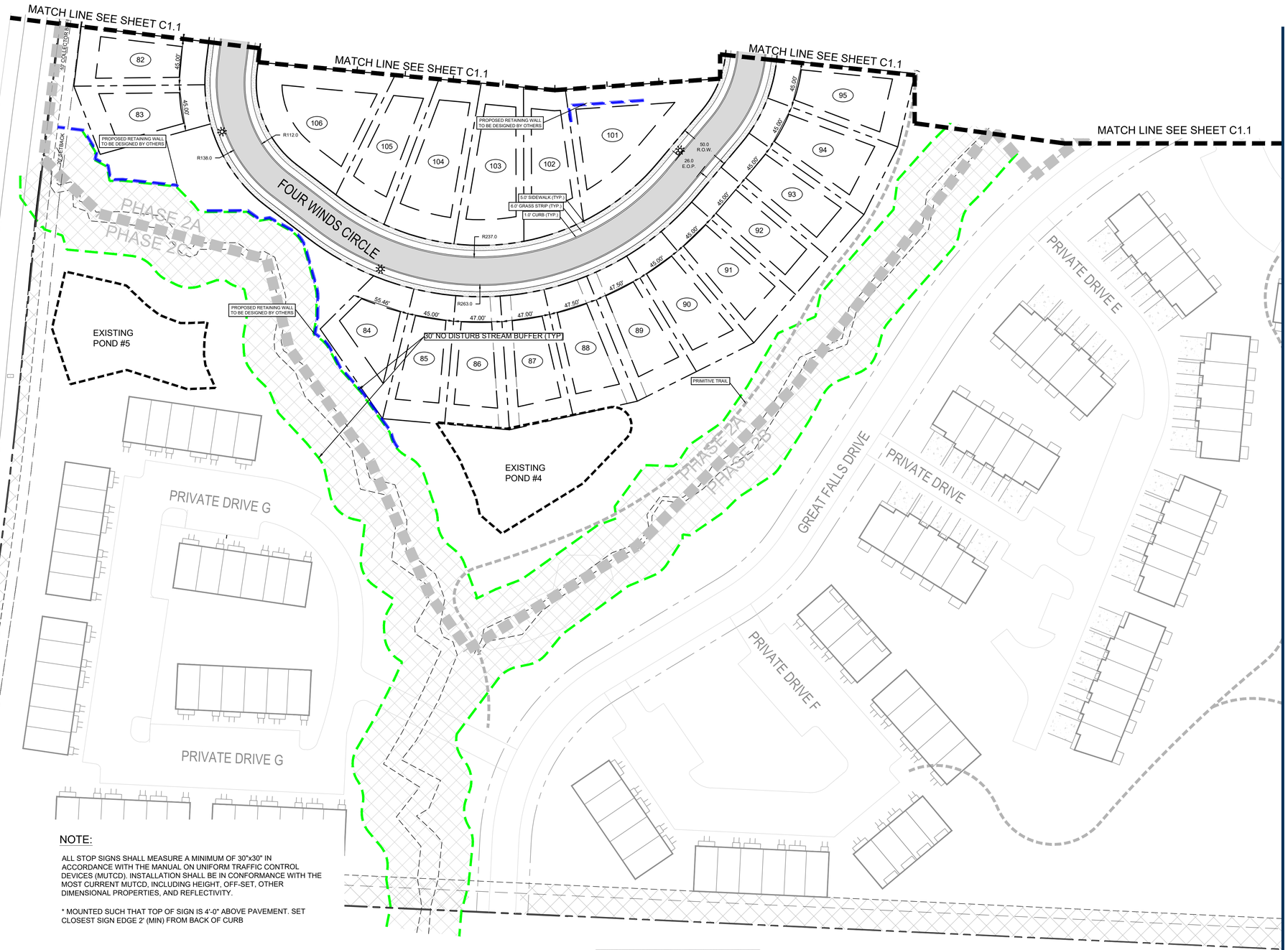
Revisions:

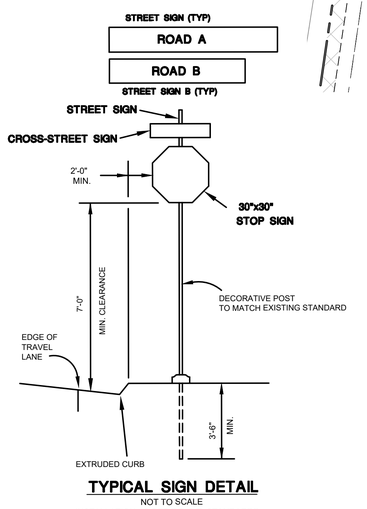
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB



R1-1
30"x30"
(A)



DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
(B)



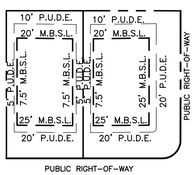
R2-1
24"x30"
(C)

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00117-0124
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-	
-	-	-	
-	-	-	
-	-	-	
1	2025.11.17	PER CITY COMMENTS	

Drawing Title:

ENLARGED LAYOUT

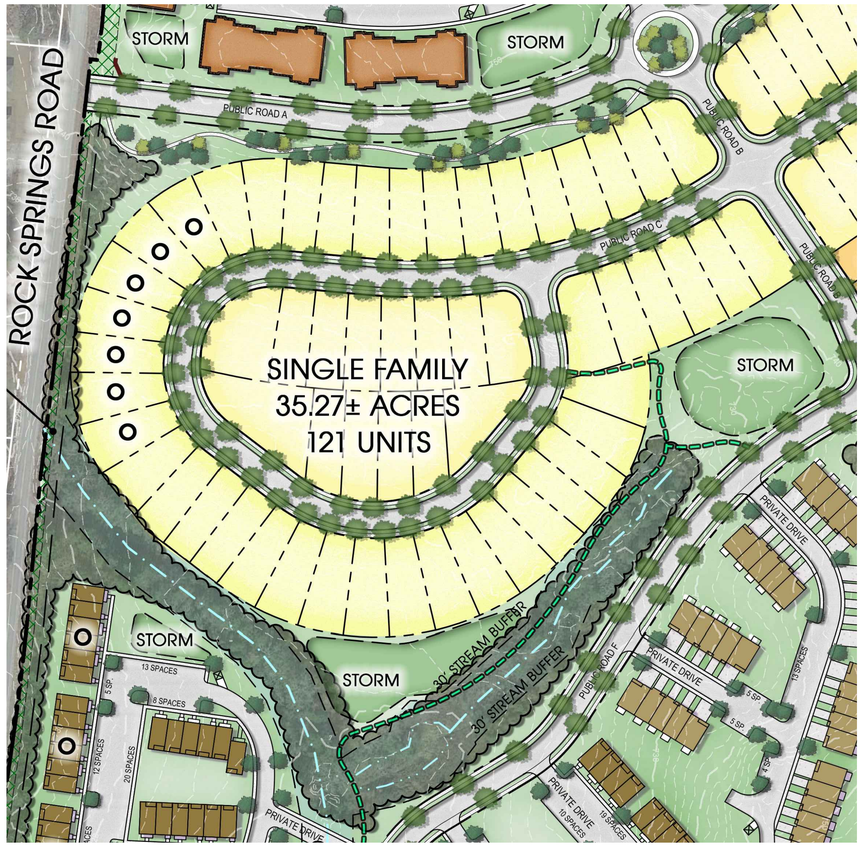
Drawing No.

C1.2

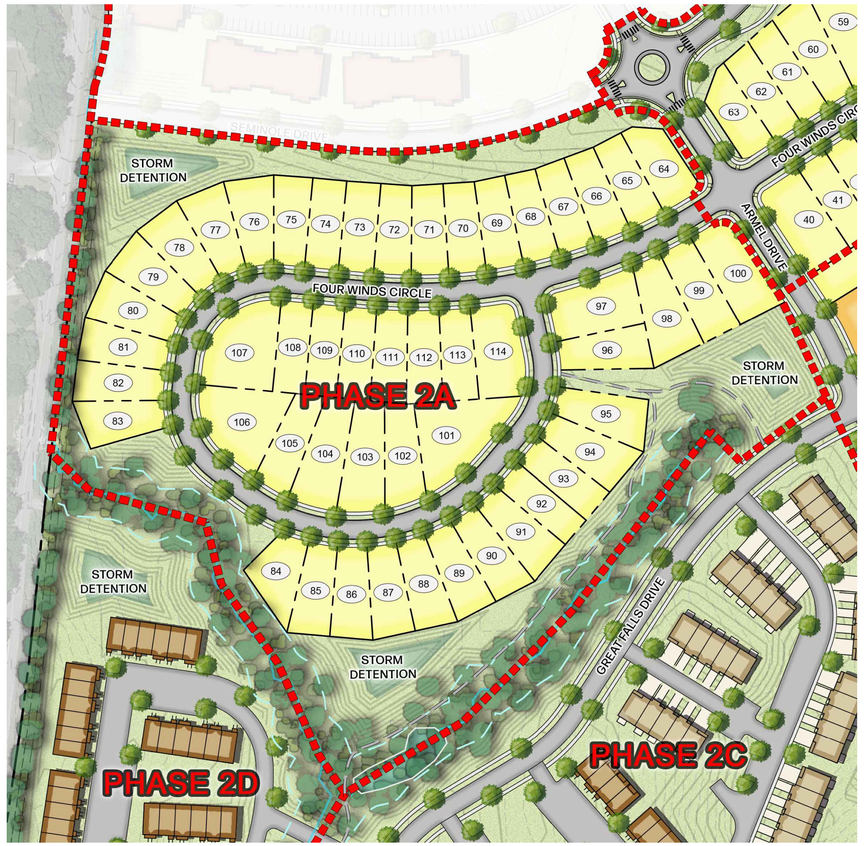
Project No.

21-0311

G:\21-0311\COL ENGINEERING\PHASE 2\A\2-PLAN SHEETS\PLOT\01 ENLARGED LAYOUT.DWG
PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY FRED ON 11/17/2025 3:28 PM



ENTITLEMENT PLAN - MAY, 2021



PROPOSED PLAN - NOVEMBER, 2025

LIST OF MODIFICATIONS/ ADJUSTMENTS

1. LOSS OF 7 LOTS DUE TO LOCATION OF STREAM
2. ORIENTATION CHANGE OF CORNER LOTS
3. ADDITION OF OPEN SPACE AT CORNER FOR TRAIL CONNECTION
4. DETENTION POND ADDED ALONG ROCK SPRINGS ROAD
5. LINEAR PARK HAS BEEN REMOVED AND THE LOCATION OF THE SIDEWALK ALONG SOUTH SIDE OF SEMINOLE DRIVE HAS BEEN UPDATED PER APPROVED FINAL PUD FOR JMB BEAR SPRINGS.

Know what's below. Call before you dig.

0 100 200

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00111.4.0324
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
1 2025.11.17 PER CITY COMMENTS

Drawing Title:

PUD LAYOUT COMPARISON EXHIBIT

Drawing No.

C1.3

Project No.

21-0311

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a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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1	2025.11.17	PER CITY COMMENTS

Drawing Title:

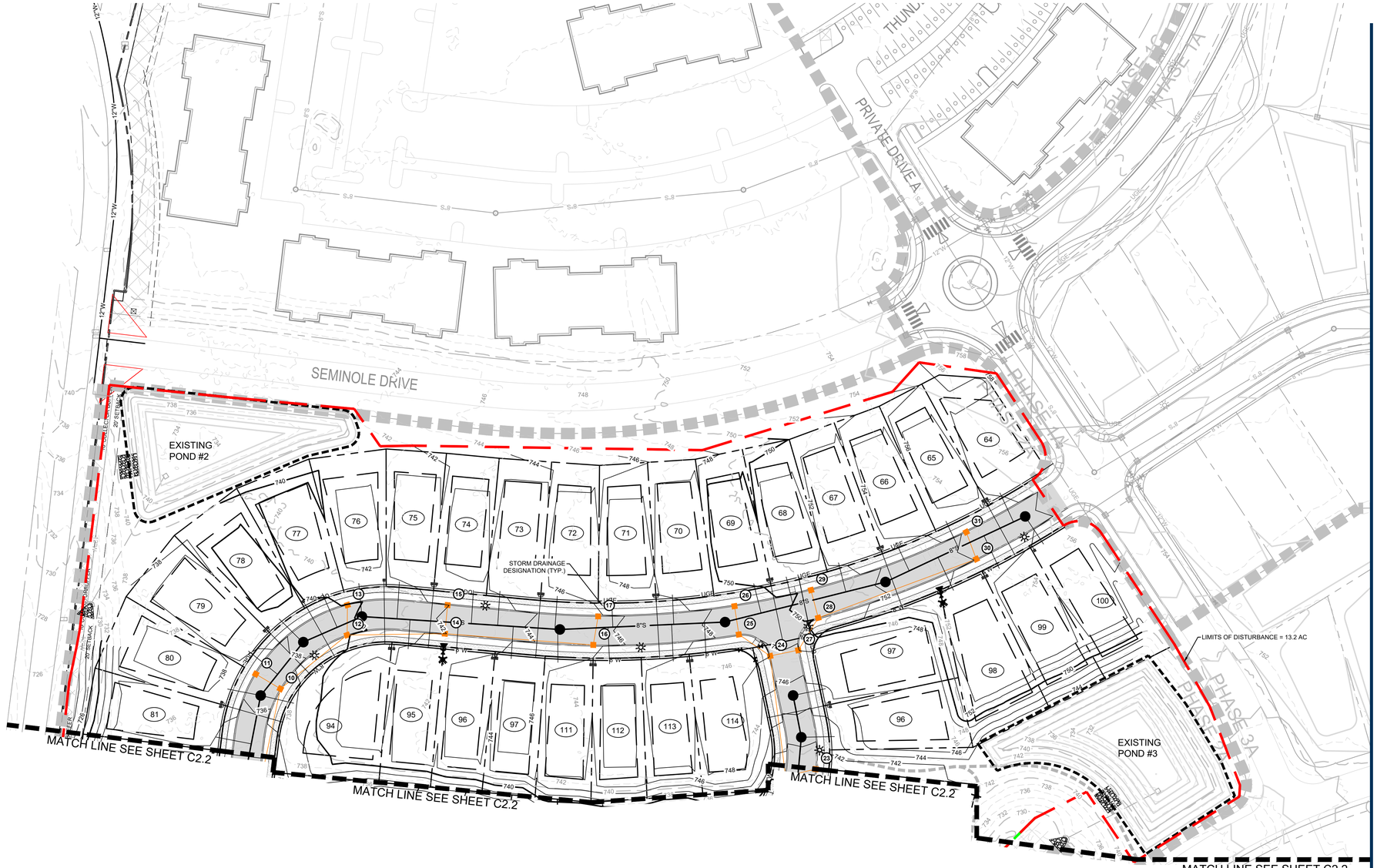
OVERALL GRADING

Drawing No.

C2.0

Project No.

21-0311



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JACOB F. VINCENT
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AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

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CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

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0 50 100

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PLOTTED BY HUNTER FREDON 11/17/2025 3:26 PM LAST UPDATED BY HFREDON 11/17/2025 3:27 PM



RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
NO. 0011745
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

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Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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0 50 100

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PLOTTED BY HUNTER.FRED ON 11/17/2025 3:27 PM LAST UPDATED BY HFRED ON 11/17/2025 3:27 PM

NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

SEWER CLEANOUTS TO BE BUILT AT END OF LATERALS 10' OUTSIDE OF R.O.W.

SEWER CLEANOUTS TO BE BUILT AT END OF LATERALS 10' OUTSIDE OF R.O.W.

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0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
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ENGINEER
AGRICULTURE
NO. 0011745
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

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Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

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PLOTTED BY HUNTER FRED CH. 11/17/2025 3:27 PM LAST UPDATED BY HFRED CH. 11/17/2025 2:29 PM

NOTE:

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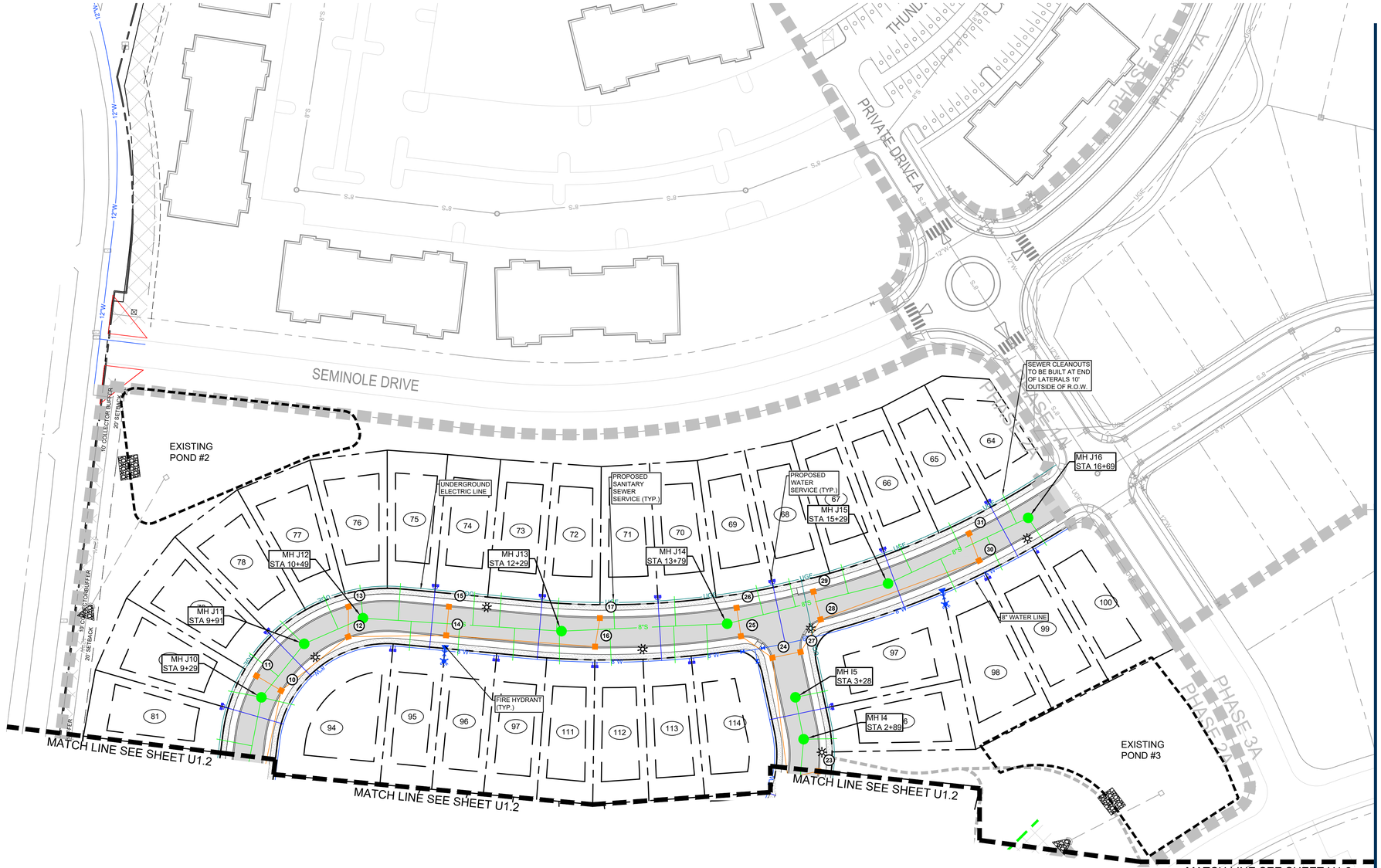
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

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

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RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT REGISTERED ENGINEER AGRICULTURE No. 00114599 STATE OF TENNESSEE 11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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Revisions:

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- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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PLOTTED BY HUNTER FREO ON 11/17/2025 3:28 PM LAST UPDATED BY HFREO ON 11/17/2025 2:28 PM

NOTE:

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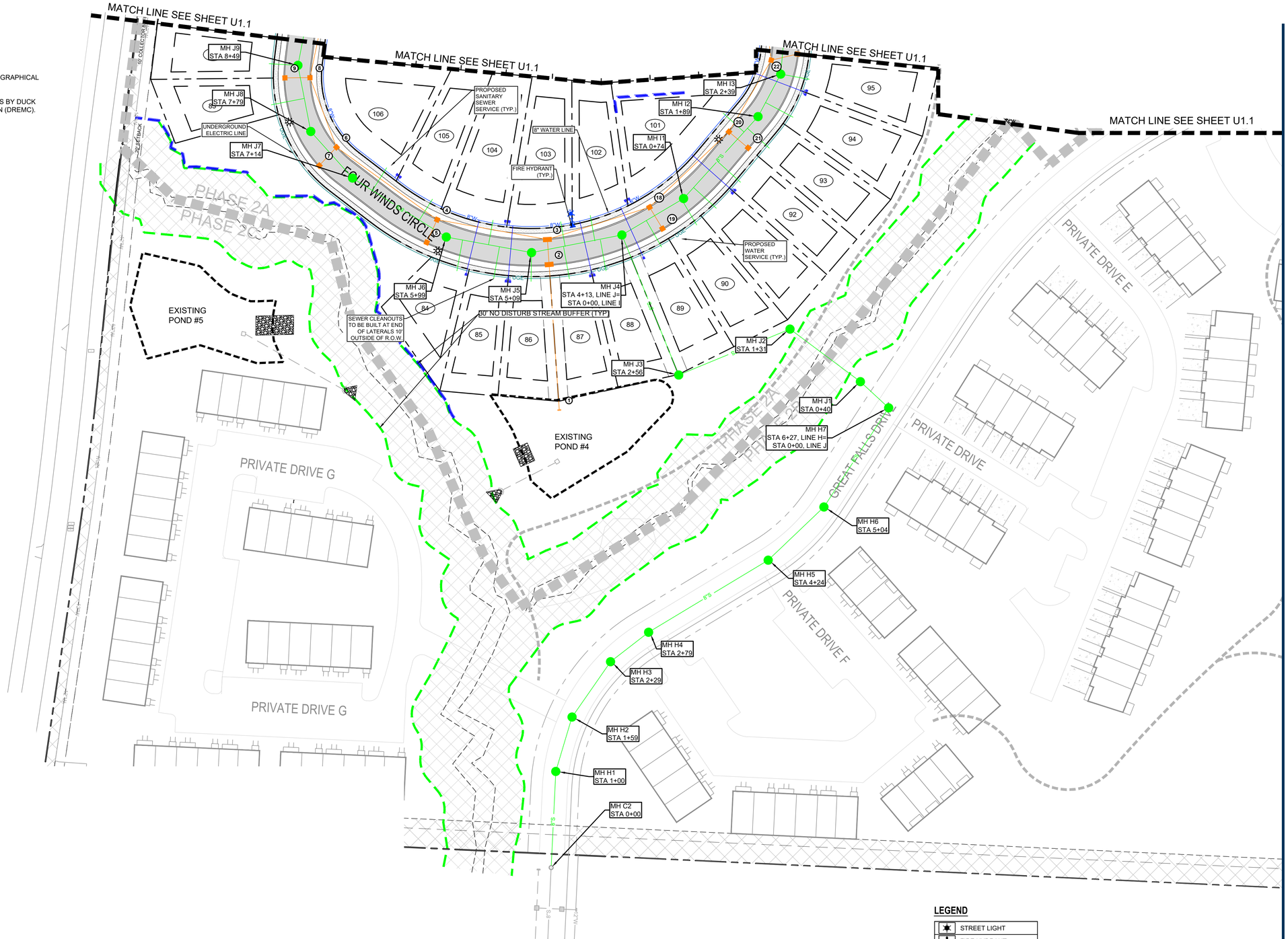
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
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BEAR SPRINGS PHASE 2A

FOR

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CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

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Approved By: JFV

Revisions:

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.2

Project No.

21-0311

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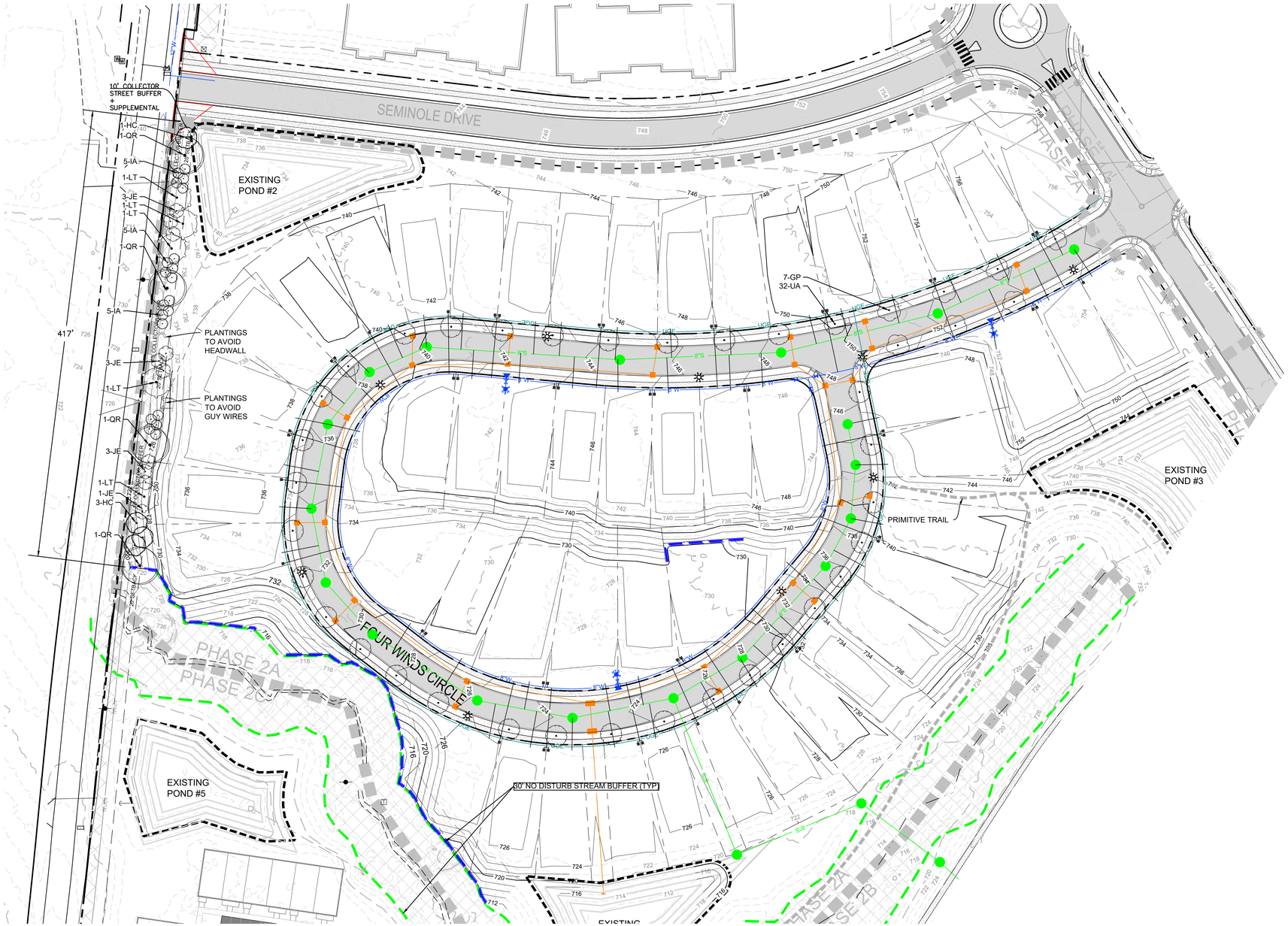


BUFFER CALCULATIONS

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

REQUIRED PLANTINGS

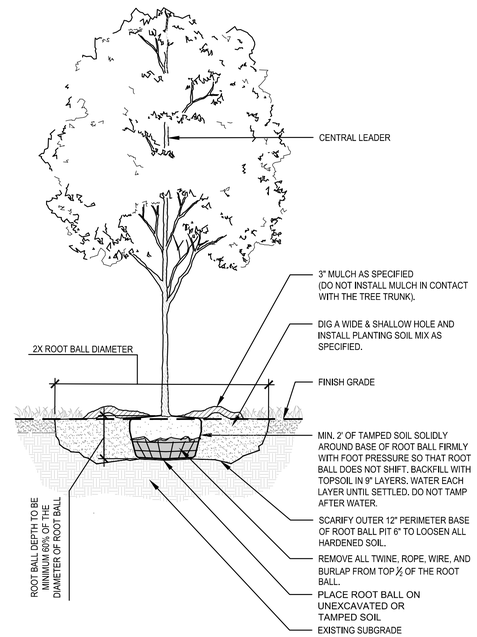
REQUIRED CANOPY TREES: 13
(3 PER 100LF) (3 X 4.17 = 12.51)

REQUIRED EVERGREEN TREES: 30
(7 PER 100LF) (7 X 4.17 = 29.19)

PROVIDED PLANTINGS

PROVIDED CANOPY TREES: 13
(10' TALL MIN)
PROVIDED EVERGREEN TREES: 30
(6' TALL MIN)

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



TYPICAL TREE PLANTING
3/8" = 1'-0"

PLANT SCHEDULE							
CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	REMARKS
TREES							
GP	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
UA	32	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
BUFFER TREES							
HC	4	HALESIA CAROLINA	SILVERBELL	CANOPY	2" CAL.	10` HT.	B&B, SINGLE STEM, 4' SPREAD MIN.
IA	20	ILEX OPACA	AMERICAN HOLLY	EVERGREEN	6` HT.		B&B, FULL TO BASE
JE	10	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	EVERGREEN	6` HT.		B&B, FULL TO BASE
LT	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.
QR	4	QUERCUS RUBRA	NORTHERN RED OAK	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.

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

0 50 100

RaganSmith
a Pape-Dawson company

TAYLOR LEWARON FISCHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 411 — 11/17/25

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: TF

Revisions:

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-	-	-
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-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

LANDSCAPE

Drawing No.

L1.0

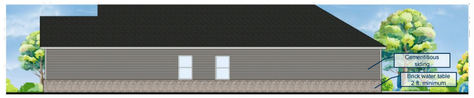
Project No.

21-0311

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2\24-PLAN SHEETS\PLOT\01 LANDSCAPE.DWG
PLOTTED BY HUNTER.FRED ON 11/17/2025 3:28 PM LAST UPDATED BY HFRED ON 11/17/2025 3:28 PM

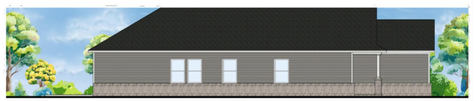
AUTUMN – 340 – ELEVATION F
INTERIOR LOT ELEVATION


FRONT



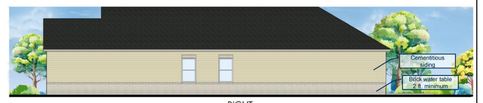
RIGHT


REAR


LEFT

AUTUMN – 340 – ELEVATION X
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR


LEFT

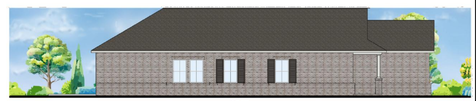
AUTUMN – 340 – ELEVATION T
CORNER LOT ELEVATION *


FRONT



RIGHT


REAR


LEFT

DALLAS – 342 – ELEVATION F
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR


LEFT

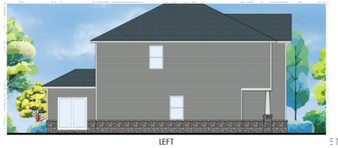
DALLAS – 342 – ELEVATION H
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR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DALLAS – 342 – ELEVATION T
INTERIOR LOT ELEVATION


FRONT



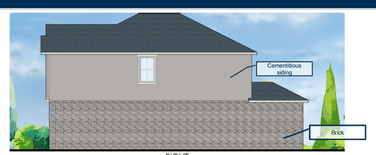
RIGHT


REAR


LEFT

DALLAS – 342 – ELEVATION X
CORNER LOT ELEVATION *


FRONT



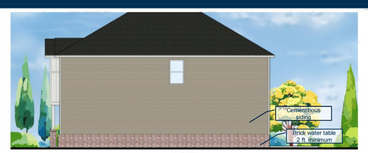
RIGHT


REAR


LEFT

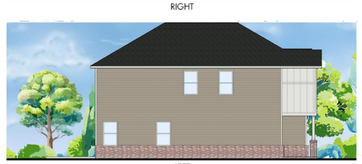
LENNON – 343 – ELEVATION F
INTERIOR LOT ELEVATION


FRONT



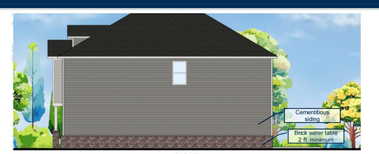
RIGHT


REAR


LEFT

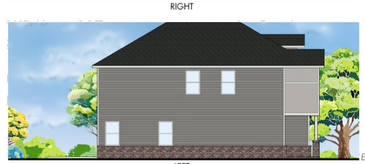
LENNON – 343 – ELEVATION T
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR


LEFT

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PLOT\01 | ARCHITECTURAL PLANS.DWG
PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
No. 00117405
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.0

Project No.

21-0311

LENNON – 343 – ELEVATION U
INTERIOR LOT ELEVATION



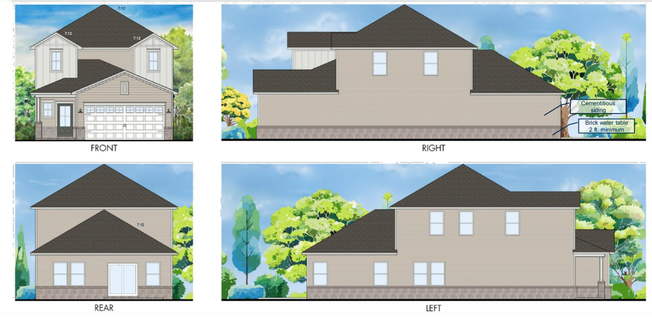
14

LENNON – 343 – ELEVATION W
CORNER LOT ELEVATION *



15

SYDNEY – 344 – ELEVATION F
INTERIOR LOT ELEVATION



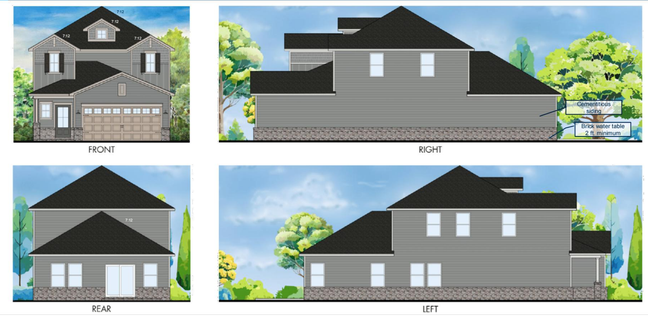
16

SYDNEY – 344 – ELEVATION K
INTERIOR LOT ELEVATION



17

SYDNEY – 344 – ELEVATION T
INTERIOR LOT ELEVATION



18

SYDNEY – 344 – ELEVATION U
CORNER LOT CONDITION *



PAISLEY – 346 – ELEVATION F
INTERIOR LOT ELEVATION



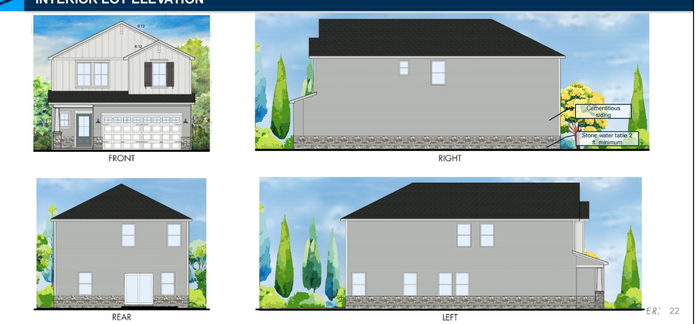
20

PAISLEY – 346 – ELEVATION K
INTERIOR LOT ELEVATION



21

PAISLEY – 346 – ELEVATION Y
INTERIOR LOT ELEVATION



22

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.1

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PLOT\0311 ARCHITECTURAL PLANS.DWG
PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

PAISLEY – 346 – ELEVATION T
CORNER LOT CONDITION *



23

VIENNA – 384 – ELEVATION F
INTERIOR LOT ELEVATION



24

VIENNA – 384 – ELEVATION H
INTERIOR LOT ELEVATION



25

VIENNA – 384 – ELEVATION S
INTERIOR LOT ELEVATION



26

VIENNA – 384 – ELEVATION W
CORNER LOT CONDITION *



27

ROCKWELL – 446 –ELEVATION F
INTERIOR LOT ELEVATION



28

ROCKWELL – 446 –ELEVATION H
INTERIOR LOT ELEVATION



29

ROCKWELL – 446 –ELEVATION T
INTERIOR LOT ELEVATION



30

ROCKWELL – 446 –ELEVATION Z
CORNER LOT ELEVATION *



31

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.2

Project No.

21-0311

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PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

SINGLE FAMILY STREETSCAPE



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PLOTTED BY HUNTER.FRED ON: 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON: 11/17/2025 3:27 PM

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
No. 001174
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL STREETSCAPE

Drawing No.

A2.0

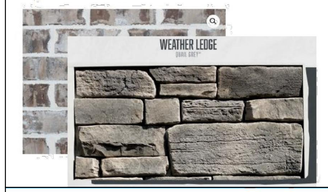
Project No.

21-0311

SCHEME - 1 –

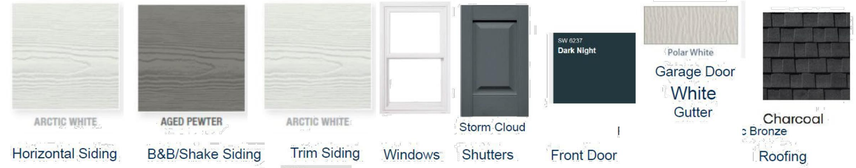


Oyster Cove with White Mortar

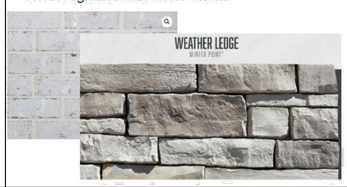




SCHEME – 2

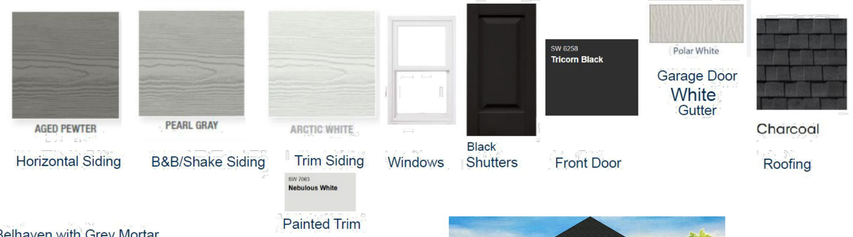


North Highland with White Mortar

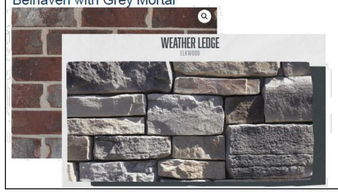




SCHEME – 3

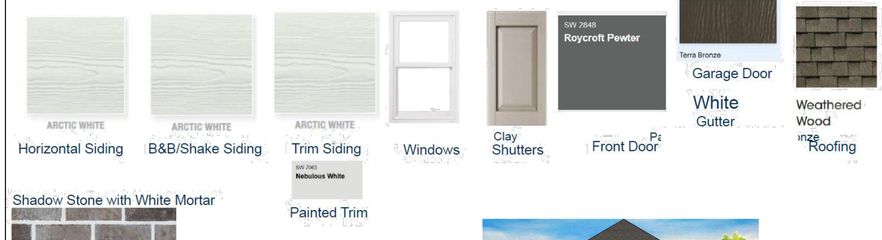


Belhaven with Grey Mortar

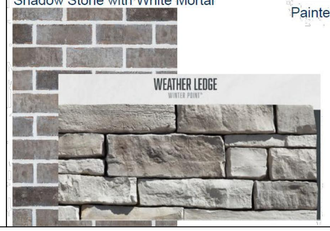




SCHEME – 4

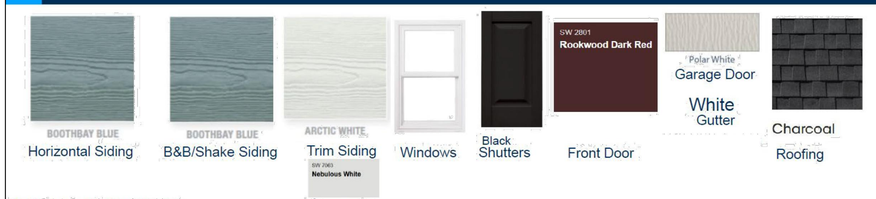


Shadow Stone with White Mortar

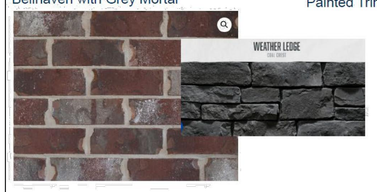




SCHEME – 6

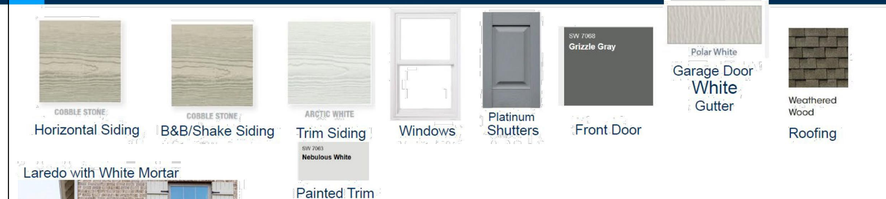


Bellhaven with Grey Mortar

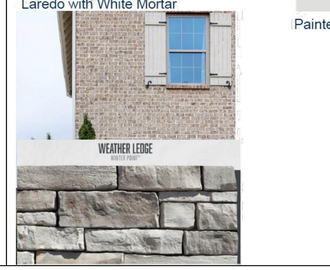




SCHEME – 8



Laredo with White Mortar





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PLOTTED BY HUNTER FRIEDOW, 11/17/2025 3:09 PM LAST UPDATED BY HFRIEDOW, 11/17/2025 3:22 PM

RaganSmith
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JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
NO. 0011.LARS
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-
-	-	-
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-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.0

Project No.

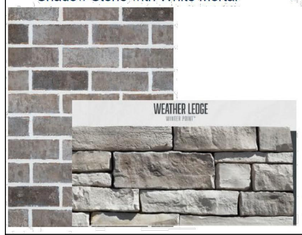
21-0311

SCHEME – 9

Horizontal Siding (COBBLE STONE) · B&B/Shake Siding (ARCTIC WHITE) · Trim Siding (ARCTIC WHITE) · Windows · Midnight Blue Shutters · Front Door (SW 7605 Gale Force) · Garage Door White Gutter (Polar White) · Roofing (Weathered Wood)

Painted Trim (SW 7063 Nebulous White)

Shadow Stone with White Mortar





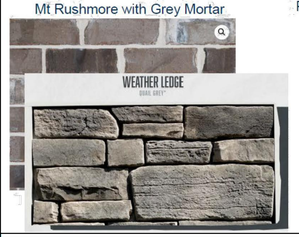
LIFE. BUILT. BETTER. 104

SCHEME – 10

Horizontal Siding (GRAY SLATE) · B&B/Shake Siding (GRAY SLATE) · Trim Siding (Cobble Stone) · Windows · Musket Brown Shutters · Front Door (SW 7068 Grizzle Gray) · Garage Door Bronze Gutter (Sandstone) · Roofing (Weathered Wood)

Painted Trim (SW 7641 Colonnade Gray)

Mt Rushmore with Grey Mortar





LIFE. BUILT. BETTER. 105

SCHEME – 11 * ALL BRICK

Horizontal Siding (EVENING BLUE) · B&B/Shake Siding (EVENING BLUE) · Trim Siding (ARCTIC WHITE) · Windows · Tuxedo Grey Shutters · Front Door (SW 7069 Iron Ore) · Garage Door White Gutter (Polar White) · Roofing (Pewter Gray)

Painted Trim (SW 7063 Nebulous White)

North Highland with White Mortar



Stone N/A



LIFE. BUILT. BETTER. 106

SCHEME - 12

Horizontal Siding (SHADOWED WHITE) · B&B/Shake Siding (SHADOWED WHITE) · Trim Siding (Cobble Stone) · Windows · Black Shutters · Front Door (SW 6994 Greenblack) · Garage Door Black Gutter (Sandstone) · Roofing (Charcoal)

Painted Trim (SW 7641 Colonnade Gray)

US Brick - St Lorain Ivory Mortar





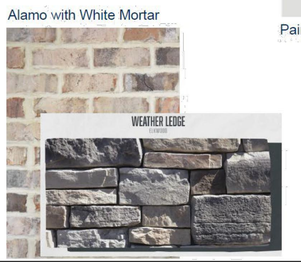
LIFE. BUILT. BETTER. 107

SCHEME - 13

Horizontal Siding (GRAY SLATE) · B&B/Shake Siding (GRAY SLATE) · Trim Siding (ARCTIC WHITE) · Windows · Tuxedo Grey Shutters · Front Door (SW 7674 Peppercorn) · Garage Door White Gutter (Polar White) · Roofing (Pewter Gray)

Painted Trim (SW 7063 Nebulous White)

Alamo with White Mortar





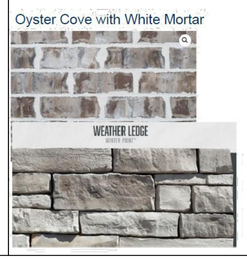
LIFE. BUILT. BETTER. 108

SCHEME – 14

Horizontal Siding (ARCTIC WHITE) · B&B/Shake Siding (GRAY SLATE) · Trim Siding (ARCTIC WHITE) · Windows · Tuxedo Grey Shutters · Front Door (SW 6032 Needlepoint Navy) · Garage Door White Gutter (Polar White) · Roofing (Pewter Gray)

Painted Trim (SW 7063 Nebulous White)

Oyster Cove with White Mortar







LIFE. BUILT. BETTER. 109

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CURTIS
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2025.10.20
Approved By:	JFV

Revisions:

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- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.1

Project No.

21-0311

SCHEME – 15



Horizontal Siding



B&B/Shake Siding

Trim Siding


Windows


Tuxedo Grey
Shutters



Front Door

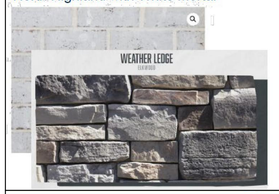


Garage Door
White
Gutter


Charcoal
Roofing

Painted Trim

North Highland with White Mortar





SCHEME - 19


Midnight Black
Horizontal Siding



B&B/Shake Siding

Trim Siding



Painted Trim


Windows


Black
Shutters



Front Door



Garage Door
White
Gutter


Charcoal
Roofing

Nightfall with Black Mortar





SCHEME - 20



Horizontal Siding



B&B/Shake Siding

Trim Siding



Painted Trim


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter

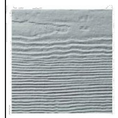

Charcoal
Roofing

Alamo with White Mortar





SCHEME - 21


LIGHT MIST
Horizontal Siding

B&B/Shake Siding

Trim Siding



Painted Trim


Windows


Tuxedo Grey
Shutters



Front Door

Garage Door
White
Gutter

harcoal
oofing

North Highland with White Mortar

SCHEME – 22

Horizontal Siding

B&B/Shake Siding

Trim Siding

Painted Trim

Windows

Storm Cloud
Shutters

Front Door

Garage Door
White
Gutter

Charcoal
oofing

Belle Meade with White Mortar

SCHEME - 23

Midnight Black
Horizontal Siding

Midnight Black
B&B/Shake Siding

Trim Siding

Painted Trim

Windows

Black
Shutters

Front Door

Garage Door
White
Gutter

Charcoal
Roofing

Nightfall with Black Mortar

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PLOTTED BY HUNTER.FRED ON: 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON: 11/17/2025 3:29 PM

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JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
NO. 00111-0124
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-
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1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

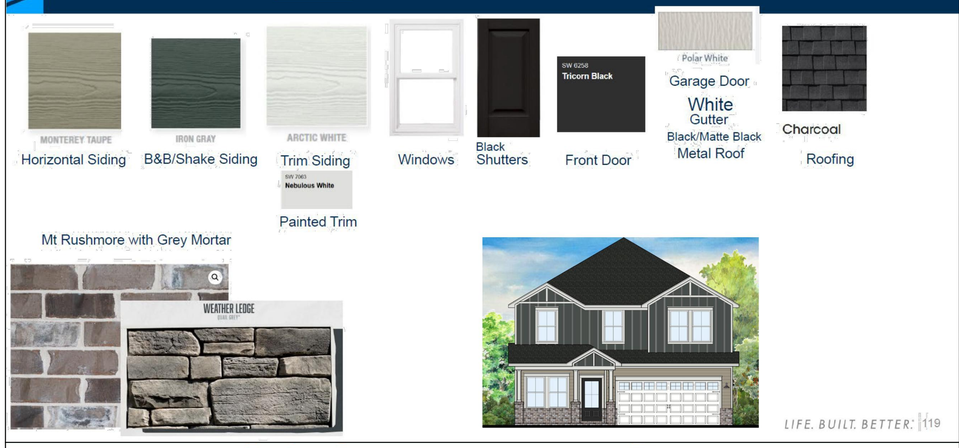
Drawing No.

A3.2

Project No.

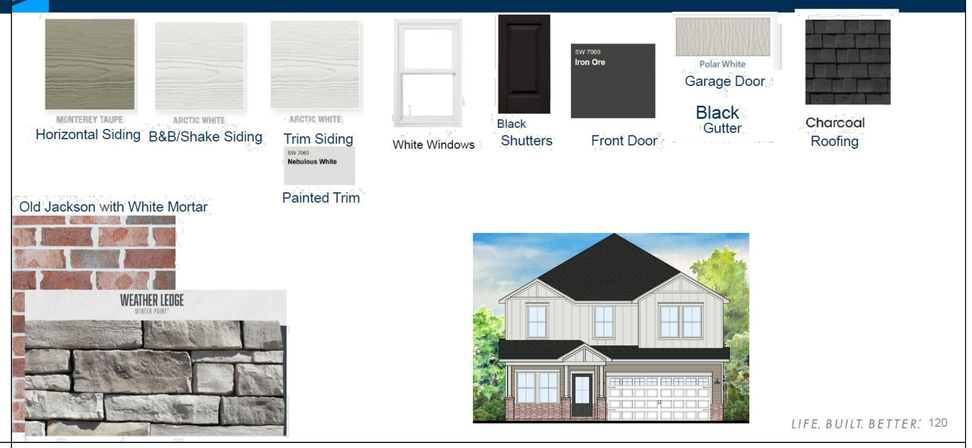
21-0311

SCHEME – 24



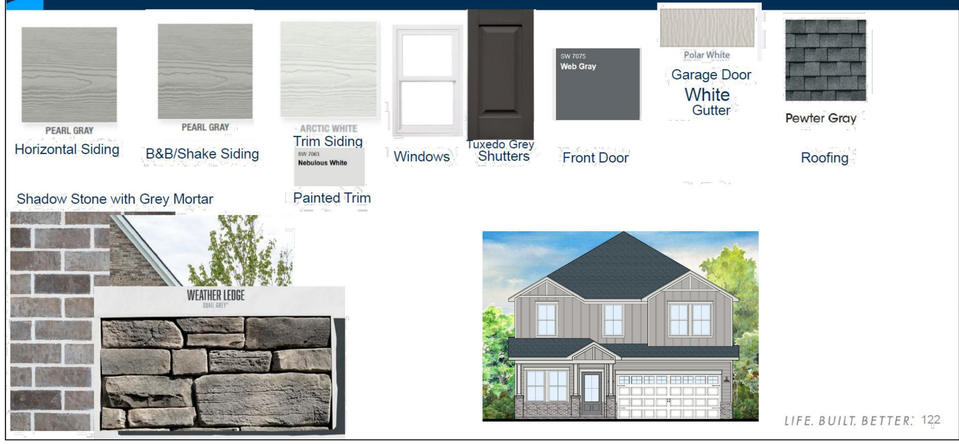
LIFE. BUILT. BETTER. 119

SCHEME – 25



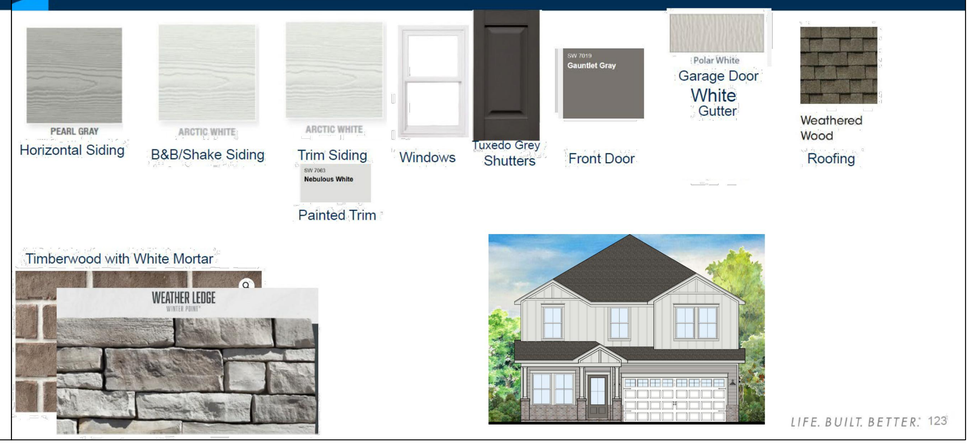
LIFE. BUILT. BETTER. 120

SCHEME – 27



LIFE. BUILT. BETTER. 122

SCHEME – 28



LIFE. BUILT. BETTER. 123

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

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Approved By: JFV

Revisions:

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- - -
- - -
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1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.3

Project No.

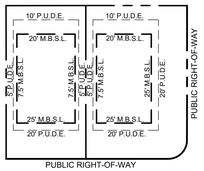
21-0311

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. 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 REVISED DATE OF APRIL 15, 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 AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK LINE FOR THE FOLLOWING LOTS - 75-96, 98, 99, 111-113.
10. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.



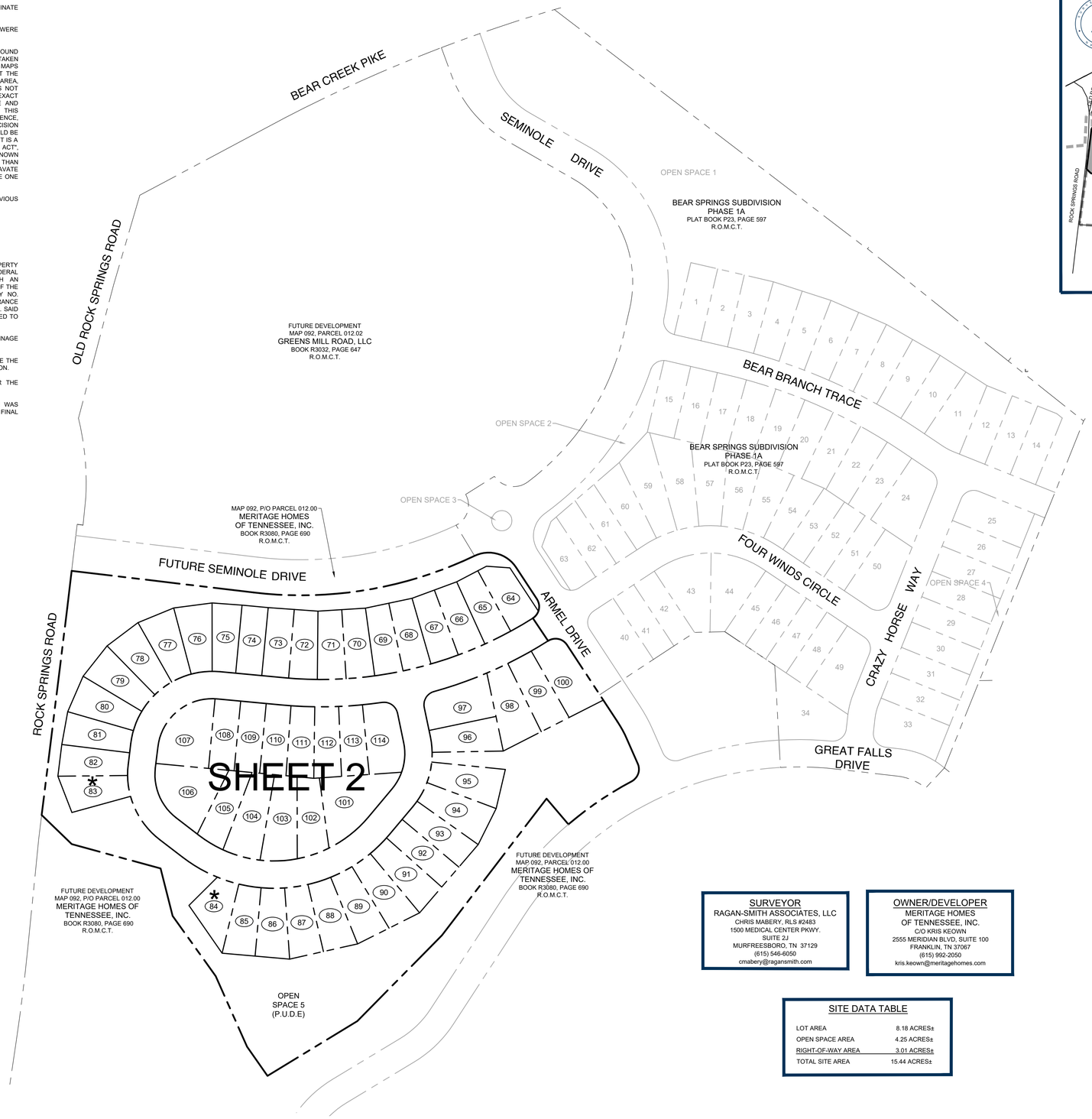
SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

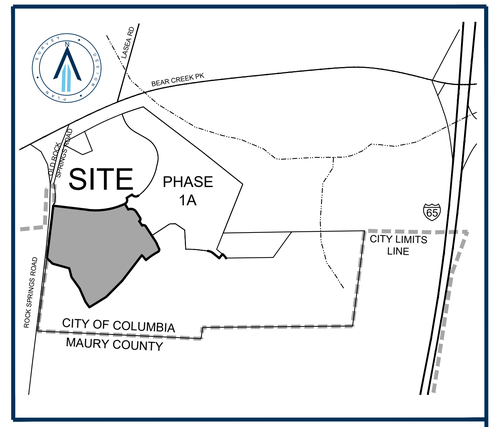
PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TPG AG EHC III (MTH) MULTI STAE 2, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3080, PAGE 690, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.





LOCATION MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,862	0.16
89	7,039	0.16

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
90	6,964	0.16
91	7,082	0.16
92	6,247	0.14
93	6,597	0.15
94	7,532	0.17
95	7,468	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,110	4.25

SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

OWNER/DEVELOPER
MERITAGE HOMES
OF TENNESSEE, INC.
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com

SITE DATA TABLE

LOT AREA	8.18 ACRES±
OPEN SPACE AREA	4.25 ACRES±
RIGHT-OF-WAY AREA	3.01 ACRES±
TOTAL SITE AREA	15.44 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(123)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2483
11/17/2025
TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

1	2025.11.17	PER CITY COMMENTS

Drawing Title:

PRELIMINARY PLAT

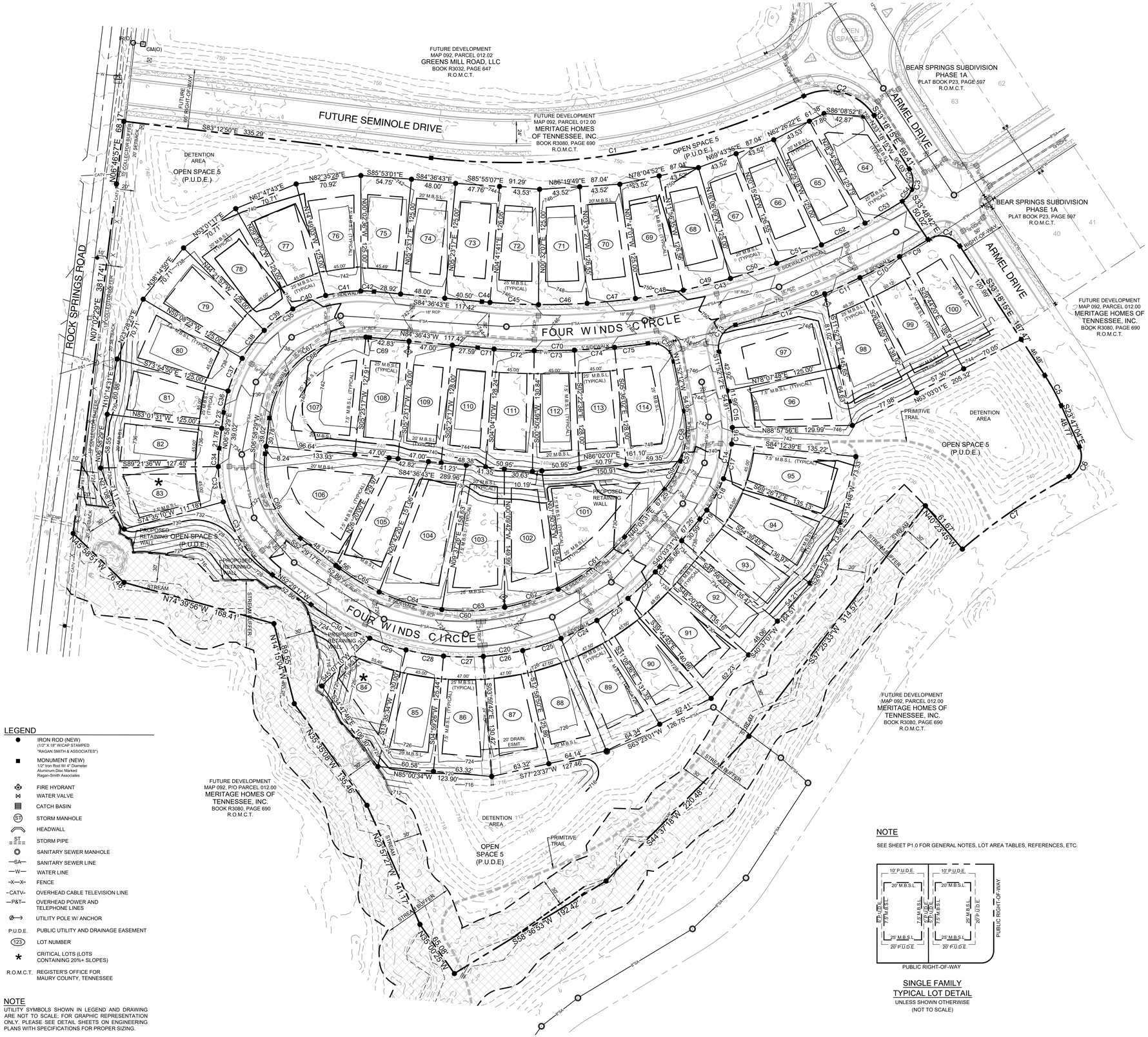
Drawing No.

P1.0

Project No.

21-0311

P:\21-0311 FILES\PLAT\PRELIMINARY\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
PLOTTED BY: Joseph Fiveash - 11/17/2025 2:08 PM - LAST SAVED BY: Joseph Fiveash - 11/17/2025 2:08 PM



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	414.75'	732.50'	32°26'31"	N80°33'54"E	409.24'	213.10
C2	86.24'	60.00'	82°21'06"	S74°28'48"E	79.00'	52.48
C3	39.71'	25.00'	91°00'55"	S12°12'13"W	35.67'	25.45
C4	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C5	37.38'	225.00'	9°31'11"	S28°32'39"E	37.34'	18.74
C6	37.42'	25.00'	85°45'07"	S19°05'30"W	34.02'	23.21
C7	140.26'	650.00'	12°21'48"	S55°47'09"W	139.99'	70.40
C8	229.06'	775.14'	16°55'54"	S66°04'19"W	228.23'	115.37
C9	35.95'	775.14'	2°39'25"	N58°56'04"E	35.94'	17.98
C10	48.56'	775.14'	3°35'23"	N62°03'28"E	48.56'	24.29
C11	42.07'	775.14'	3°06'34"	N65°24'26"E	42.06'	21.04
C12	102.49'	775.14'	7°34'32"	N70°44'59"E	102.41'	51.32
C13	37.70'	25.00'	86°24'30"	S31°20'03"W	34.23'	23.48
C14	135.95'	150.00'	51°55'42"	S14°05'40"W	131.34'	73.04
C15	28.37'	150.00'	10°50'07"	N06°27'08"W	28.32'	14.23
C16	17.86'	150.00'	6°49'26"	S02°22'39"W	17.85'	8.94
C17	38.68'	150.00'	14°46'27"	S13°10'35"W	38.57'	19.45
C18	38.68'	150.00'	14°46'27"	S27°57'01"W	38.57'	19.45
C19	12.36'	150.00'	4°43'16"	S37°41'53"W	12.36'	6.18
C20	419.75'	275.00'	87°27'12"	S83°47'07"W	380.17'	263.04
C21	7.65'	275.00'	1°35'36"	S40°51'19"W	7.65'	3.82
C22	41.29'	275.00'	8°36'09"	S45°57'11"W	41.25'	20.68
C23	41.29'	275.00'	8°36'09"	S54°33'20"W	41.25'	20.68
C24	43.59'	275.00'	9°04'53"	S63°23'50"W	43.54'	21.84
C25	43.59'	275.00'	9°04'53"	S72°28'43"W	43.54'	21.84
C26	43.13'	275.00'	8°59'08"	N81°30'44"E	43.08'	21.61
C27	43.13'	275.00'	8°59'08"	S89°30'08"E	43.08'	21.61
C28	41.29'	275.00'	8°36'09"	S80°42'30"E	41.25'	20.68
C29	41.29'	275.00'	8°36'09"	S72°06'21"E	41.25'	20.68
C30	73.51'	275.00'	15°19'00"	N60°08'47"W	73.30'	36.98
C31	155.67'	150.00'	59°27'46"	N22°45'24"W	148.78'	85.67
C32	97.06'	150.00'	37°04'27"	N33°57'04"W	95.38'	50.30
C33	38.68'	150.00'	14°46'27"	S08°01'37"E	38.57'	19.45
C34	19.93'	150.00'	7°36'52"	S03°10'03"W	19.92'	9.98
C35	231.47'	150.00'	88°24'48"	N51°10'53"E	209.17'	145.90
C36	23.85'	150.00'	9°06'41"	S11°31'49"W	23.83'	11.95
C37	38.68'	150.00'	14°46'27"	S23°28'23"W	38.57'	19.45
C38	38.68'	150.00'	14°46'27"	S38°14'50"W	38.57'	19.45
C39	38.68'	150.00'	14°46'27"	S53°01'17"W	38.57'	19.45
C40	38.68'	150.00'	14°46'27"	S67°47'43"W	38.57'	19.45
C41	38.68'	150.00'	14°46'27"	S82°34'10"W	38.57'	19.45
C42	14.22'	150.00'	5°25'53"	N87°19'40"W	14.21'	7.12
C43	476.75'	725.00'	37°40'36"	N76°32'58"E	468.20'	247.35
C44	8.77'	725.00'	0°41'35"	N84°57'31"W	8.77'	4.39
C45	52.63'	725.00'	4°09'34"	N87°23'06"W	52.62'	26.33
C46	52.63'	725.00'	4°09'34"	S88°27'20"W	52.62'	26.33
C47	52.63'	725.00'	4°09'34"	S84°17'46"W	52.62'	26.33
C48	52.63'	725.00'	4°09'34"	S80°08'12"W	52.62'	26.33
C49	52.63'	725.00'	4°09'34"	S75°58'38"W	52.62'	26.33
C50	52.63'	725.00'	4°09'34"	S71°49'04"W	52.62'	26.33
C51	52.63'	725.00'	4°09'34"	S67°39'29"W	52.62'	26.33
C52	52.63'	725.00'	4°09'34"	S63°29'55"W	52.62'	26.33
C53	46.92'	725.00'	3°42'28"	S59°33'54"W	46.91'	23.47
C54	16.53'	25.00'	37°53'07"	S38°46'07"W	16.23'	8.58
C55	23.18'	25.00'	53°07'48"	N06°44'21"W	22.36'	12.50
C56	37.71'	25.00'	86°25'00"	N55°04'42"W	34.23'	23.48
C57	90.63'	100.00'	51°55'42"	N14°05'40"E	87.56'	48.70
C58	55.15'	100.00'	31°36'02"	S03°55'49"W	54.46'	28.30
C59	35.48'	100.00'	20°19'40"	S29°53'41"W	35.29'	17.93
C60	343.43'	225.00'	87°27'12"	N83°47'07"E	311.05'	215.22
C61	92.26'	225.00'	23°29'40"	S51°48'21"W	91.62'	46.79
C62	61.30'	225.00'	15°36'37"	S71°21'29"W	61.11'	30.84
C63	68.42'	225.00'	17°25'23"	S87°52'29"W	68.16'	34.48
C64	70.83'	225.00'	18°02'10"	N74°23'44"W	70.54'	35.71
C65	50.62'	225.00'	12°53'22"	N58°55'58"W	50.51'	25.42
C66	103.78'	100.00'	59°27'46"	S22°45'24"E	99.19'	57.11
C67	154.31'	100.00'	88°24'48"	S51°10'53"W	139.45'	97.27
C68	150.13'	100.00'	86°01'15"	N49°59'06"E	136.43'	93.29
C69	4.18'	100.00'	2°23'33"	S85°48'30"E	4.18'	2.09
C70	184.97'	775.00'	13°40'28"	S88°33'02"W	184.53'	92.92
C71	17.84'	775.00'	1°19'07"	S85°16'17"E	17.84'	8.92
C72	43.60'	775.00'	3°13'24"	S87°32'32"E	43.59'	21.81
C73	43.60'	775.00'	3°13'24"	N89°14'04"E	43.59'	21.81
C74	43.60'	775.00'	3°13'24"	N86°00'40"E	43.59'	21.81
C75	36.33'	775.00'	2°41'10"	N83°03'23"E	36.33'	18.17

LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- LOT NUMBER
- CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

SEE GENERAL NOTE 2.

0 50 100

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

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2465
11/17/2025
TENNESSEE NO. 2465

BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

1	2025.11.17	PER CITY COMMENTS

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

G:\21-0311 PI SURVEY\PLAT\PRELIMINARY\PHASE 2A\21-0311 - PHASE 2A PRELIMINARY PLAT.DWG
11/17/2025 11:11:11 AM CDT, CHRISTOPHER MABRY, RAGAN SMITH ASSOCIATES, TENNESSEE, NAD83, 1 INCH = 50 FEET

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

MARK MERRILL
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

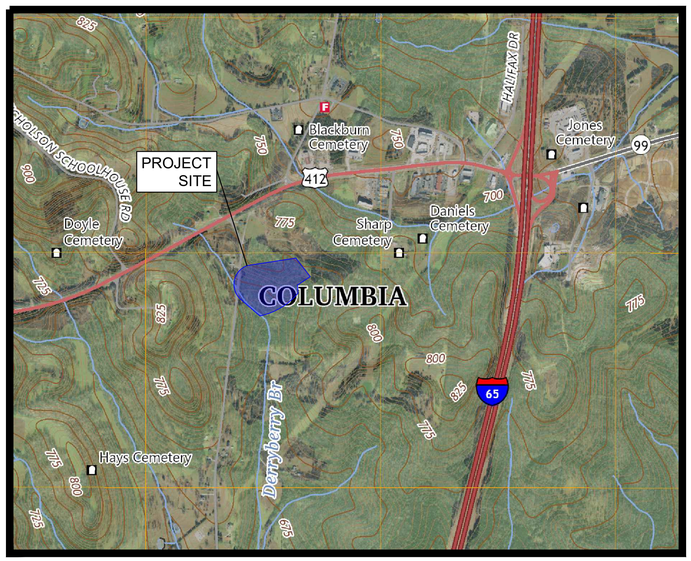
TYLOR FISCHER
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

WATER

MATT WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

ELECTRICAL

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM



LOCATION MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL LAYOUT
C1.1	ENLARGED LAYOUT
C1.2	ENLARGED LAYOUT
C1.3	PUD LAYOUT COMPARISON EXHIBIT
C2.0	OVERALL GRADING
C2.1	ENLARGED GRADING
C2.2	ENLARGED GRADING
U1.0	OVERALL UTILITY
U1.1	ENLARGED UTILITY
U1.2	ENLARGED UTILITY
L1.0	LANDSCAPE
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A2.0	ARCHITECTURAL STREETSCAPE
A3.0	ARCHITECTURAL PATTERNS
A3.1	ARCHITECTURAL PATTERNS
A3.2	ARCHITECTURAL PATTERNS
A3.3	ARCHITECTURAL PATTERNS
P1.0	PRELIMINARY PLAT
P2.0	PRELIMINARY PLAT

Overall Site Parking Calculations

Units:	Townhouse (Garage/Driveway)	Townhouse (Surface Parked)	Multi-Family
1-BED:	0	0	202
2-BED:	0	0	67
3-BED:	94	137	67
Total Units:	**98**	**137**	**336**
Total Parking Required:	**196**	**274**	**402.75**
Ratio (Spaces/Unit):	2 / Unit	2 / Unit	.75 1-Bed / 1.5 2-Bed / 2.25 3-Bed
Total Parking Provided:	**203 (+ 98 Garages)**	**332**	**594**
Surface Provided:	66	332	594
Garage Provided:	98	0	0
Driveway Provided:	137	0	0
Ratio (Spaces/Unit):	2.07	2.42	1.77

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT — REGISTERED LANDSCAPE ARCHITECT — AGEC.0001283 — No. 0001145 — STATE OF TENNESSEE
11 | 18 | 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.10.20
Approved By: JFV

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\C0.0 PLAN SHEETS\PC\C0.0 1 COVER.DWG
PLOTTED BY HUNTER FREDCK 11/18/2025 3:11 PM LAST UPDATED BY HFRED CK 11/17/2025 3:29 PM

November 14, 2025

Mr. Glenn Harper, P.E. City Engineer
City of Columbia, TN
700 N. Garden Street
Columbia, TN

RE: Bear Springs Concurrence Letter to TIS Report

Dear Mr. Glenn Harper,

Meritage Homes, Corp (Developer) would like to submit this concurrence letter to the City of Columbia acknowledging our commitment to make the off-site improvements as outlined in the TIS for Bear Springs (formerly referred to at 1449 Rock Springs Road PUD) prepared by Ragan Smith dated March 22nd, 2021. This agreement includes the recommendations from Volkert issued on March 30th, 2021, on behalf of the City of Columbia, TN, and as noted in the updated TIS dated April 19th, 2021. A list of the remaining improvements from the April 19th, 2021 TIS is included below.

Bear Creek Pike at Rock Springs Road

- The approach of Rock Springs Road to Bear Creek Pike should be modified to remove the existing, raised triangular island. The laneage provided on this approach should consist of one (1) lane for southbound traffic exiting the intersection, one (1) northbound left turn lane, and one (1) northbound right turn lane for traffic turning on to Bear Creek Pike. The northbound turn lanes should include a minimum storage length of 75 feet and appropriate tapers per AASHTO, MUTCD, and/or TDOT guidelines.
- An eastbound right turn lane should be constructed on Bear Creek Pike at Rock Springs Road with 180 feet of full width deceleration length and 180 feet of taper.
- A TDOT grading permit will be necessary prior to construction within the right-of-way on Bear Creek Pike.
- The existing two-way left turn lane provides a storage area for left turn movements off of and onto Bear Creek Pike.

Rock Springs Road at Project Access #2

- The traffic volumes on Rock Springs Road and Project Access #2 do not warrant the installation of a left turn lane or right turn lane. Project Access #2 should be designed and installed per City of Columbia access and design standards.

All improvements will be designed and constructed in accordance with AASHTO, TDOT, and the City of Columbia standards.

Should you have any questions, please contact me at 480.204.3579.

Respectfully,

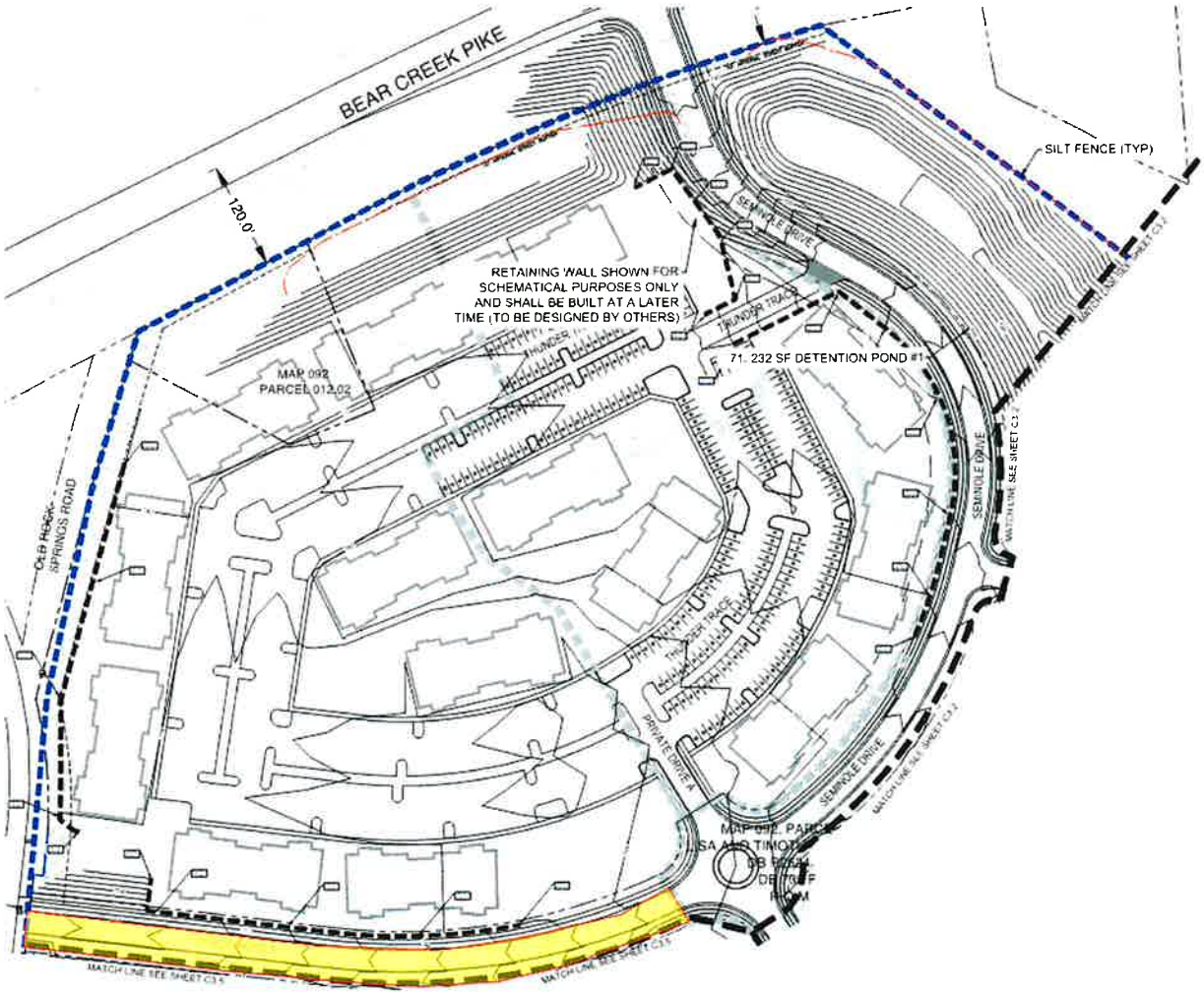
Clifton Berry
Meritage Homes, Corp
Land Development Manager

7/15/2024

Upon completion of Seminole Drive as part of Phase 1A of the Bear Springs PUD located at 1449 Rock Springs Rd, Columbia, TN, 38401, Willow Branch Partners will ensure Seminole Drive is continued and connected to Rock Springs Road with the completion of future phases of the development as highlighted in the exhibit below.

Thanks,

Greg Templeton
CFO – Authorized Agent
Willow Branch Partners, LLC



BK/PG:R3045/654-658
25001472

5 PGS : RELEASE	
BECKY BUCHANAN 344197 - 25001472	
02/03/2025 - 12:03 PM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This instrument was prepared by:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT

THIS MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT (this "Agreement") is made and entered into this 30th day of January, 2025 (the "Effective Date"), by and between **Red Oak Investment Partners**, a Tennessee general partnership ("Lessee"), and **Willow Branch Partners, LLC**, a Tennessee limited liability company, and **Bear Springs, LLC**, a Tennessee limited liability company (collectively, "Lessor").

WITNESSETH:

WHEREAS, Lessee owns a leasehold interest in that certain land in Maury County, Tennessee, being the same leasehold interest recorded at Book R1460, Page 486, Register's Office for Maury County, amended in Book R1690, Page 326, said Register's Office, assigned to AAT in Book R1810, Page 954, said Register's Office, assigned to Cross Towers, LLC, in Book R2003, Page 88, said Register's Office, assigned to Telecom Tower Group, LLC, in Book R2050, Page 402, said Register's Office, and that which was assigned to Lessee in Book R2936, Page 1281, said Register's Office (collectively, the "Lease"); and

WHEREAS, Lessor and Lessee are desirous of mutually terminating the Lease and releasing each other from the terms therefrom pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. **Termination.** Lessor and Lessee hereby agree that the Lease shall terminate and expire on January 30, 2025 (the "Termination Date"). Effective as of the Termination Date, neither Lessor nor Lessee shall have any further rights or obligations under the Lease, except as provided in this Agreement.

2. **Mutual Release.** Following the Termination Date, Lessor and Lessee shall each release and discharge the other from any and all debts, demands, actions, claims, suits, and liabilities whatsoever of every name and nature, whether at law or in equity, now or hereafter existing (whether known or unknown as of the date hereof), arising out of or in connection with the Lease and/or the property subject to the Lease. Further, Lessor and Lessee hereby represent to the other that neither party has any outstanding debts, demands, actions, claims, suits, and/or liabilities whatsoever of any name or nature, whether at law or in equity, against the other with respect to the Lease and/or the property subject to the Lease.

3. **Binding Effect.** This Agreement shall be binding upon and shall be effective for the benefit of any successors, heirs, or assigns of all parties.

4. Counterparts. This Agreement may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one contract.

5. Authority. The parties hereby represent and warrant to each other that each party hereunder has all requisite power and authority to execute, deliver and perform its obligations under this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the Effective Date.

LESSOR:

Willow Branch Partners, LLC,
a Tennessee limited liability company

By: Ryan T. Manners
Its: Authorized Agent

Bear Springs, LLC,
a Tennessee limited liability company

By: Ryan T. Manners
Its: Authorized Agent

LESSEE:

Red Oak Investment Partners,
a Tennessee general partnership

By: Allen Fallon
Its: Authorized Agent

[Lessor Notary Acknowledgement(s)]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Manners**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **Willow Branch Partners, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal this 30th day of January 2025.

My Commission Expires: 9/21/26 Notary Public

SHERRY M ZINN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Manners**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **Bear Springs, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal this 30th day of January 2025.

My Commission Expires: 9/21/26 Notary Public

SHERRY M ZINN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[Lessee Notary Acknowledgement(s)]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared G. Allen Patton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of **Red Oak Investment Partners**, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as Authorized Agent.

Witness my hand and seal this 31st day of January, 2025.

My Commission Expires: 5/23/27

Notary Public

JILL ELIZABETH STAMPS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 31st day of January, 2025.

K. Thomas Sidwell
Date: 1-31-25

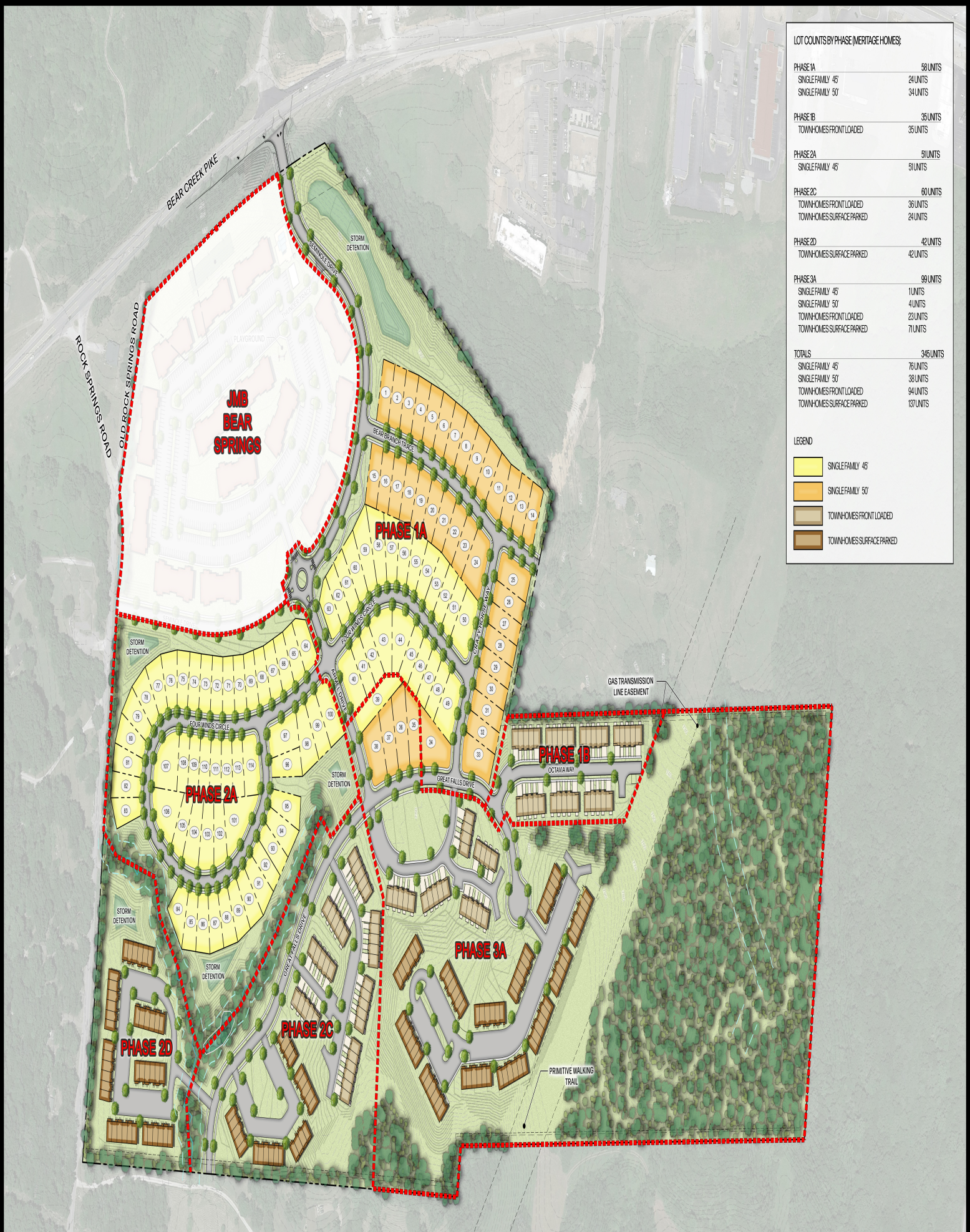
STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary Public
My Commission Expires: 1-21-26





LOT COUNTS BY PHASE (MERITAGE HOMES):

PHASE 1A	58 UNITS
SINGLE FAMILY 45'	24 UNITS
SINGLE FAMILY 50'	34 UNITS
PHASE 1B	35 UNITS
TOWNHOMES FRONT LOADED	35 UNITS
PHASE 2A	51 UNITS
SINGLE FAMILY 45'	51 UNITS
PHASE 2C	60 UNITS
TOWNHOMES FRONT LOADED	36 UNITS
TOWNHOMES SURFACE PARKED	24 UNITS
PHASE 2D	42 UNITS
TOWNHOMES SURFACE PARKED	42 UNITS
PHASE 3A	99 UNITS
SINGLE FAMILY 45'	1 UNITS
SINGLE FAMILY 50'	4 UNITS
TOWNHOMES FRONT LOADED	23 UNITS
TOWNHOMES SURFACE PARKED	71 UNITS
TOTALS	345 UNITS
SINGLE FAMILY 45'	76 UNITS
SINGLE FAMILY 50'	38 UNITS
TOWNHOMES FRONT LOADED	94 UNITS
TOWNHOMES SURFACE PARKED	137 UNITS

LEGEND

- SINGLE FAMILY 45'
- SINGLE FAMILY 50'
- TOWNHOMES FRONT LOADED
- TOWNHOMES SURFACE PARKED

RaganSmith

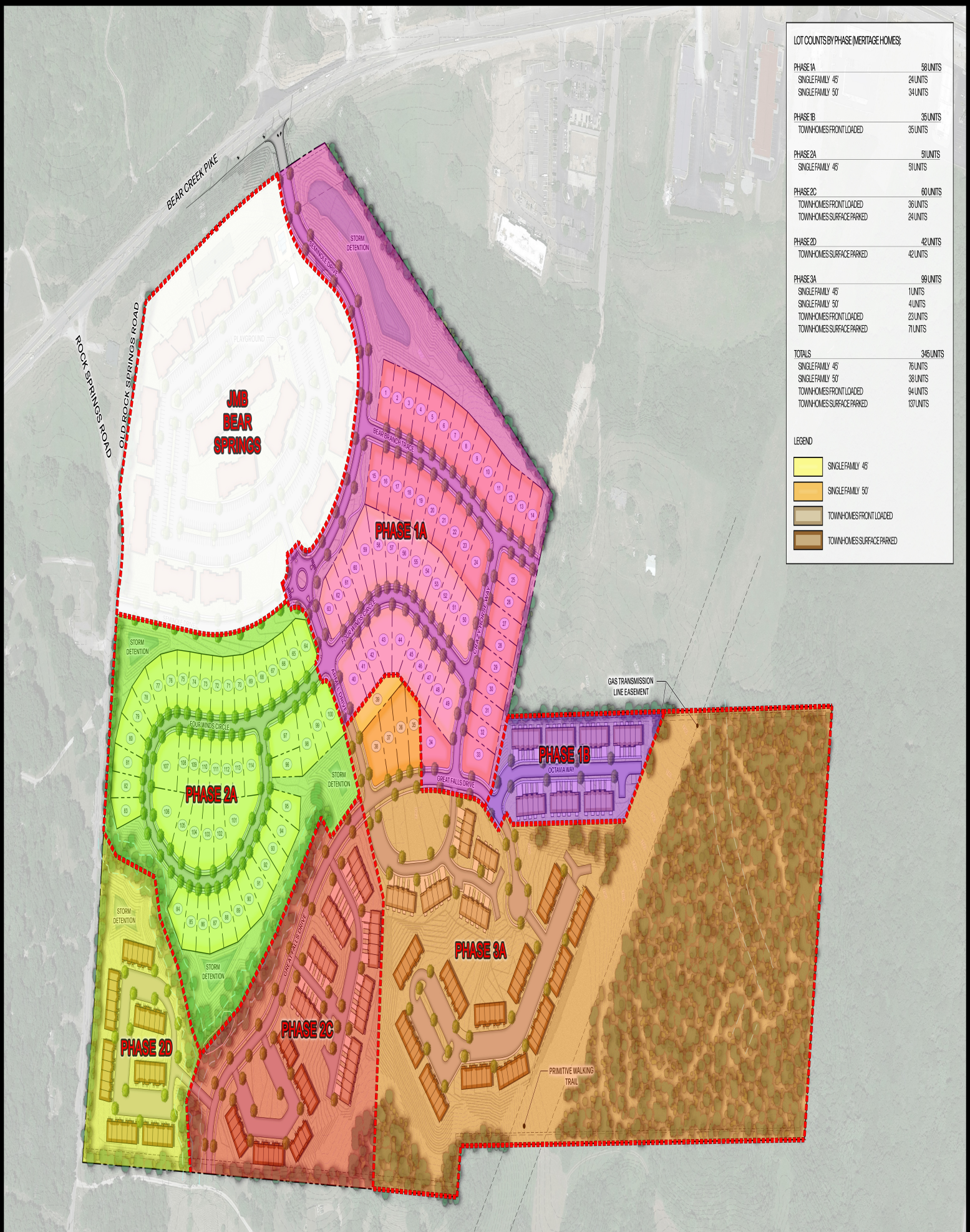
Meritage Homes LIFE BUILT BETTER.

BEAR SPRINGS

OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200



RaganSmith

MeritageHomes LIFE BUILT BETTER.

BEAR SPRINGS

OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

BULK GRADING PLANS
FOR
BEAR SPRINGS BULK GRADING
ENCOMPASS LAND GROUP

SITE DATA:

PROPERTY INFORMATION:

PROJECT NAME:	BEAR SPRINGS
PROPERTY OWNER:	ENCOMPASS LAND GROUP
SITE ACREAGE:	105.73± AC.
TAX MAP:	92
PARCELS:	12 & 12.02
STREET ADDRESS:	1449 ROCK SPRINGS ROAD

DEVELOPER:
ENCOMPASS LAND GROUP
C/C ANDREW ETHRIDGE
121 FIRST AVE SOUTH, STE 220
FRANKLIN, TN 37064
(615) 400-7729
AETHRIDGE@ELG-TN.COM

PROJECT ENGINEER:
MR. JACOB VINCENT
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
JVINCENT@RAGANSMITH.COM

ZONING INFORMATION:

BASE ZONING:	RS-40
PROPOSED ZONING:	HDRPUD (MRC BASE ZONING)

PROPOSED SITE:

LOT SIZE:	6,000 S.F. (SINGLE FAMILY) 2,970 S.F. (TOWNHOUSES)
LOT WIDTH:	45' FRONT (SINGLE FAMILY) 50' FRONT (SINGLE FAMILY)
DENSITY:	
MAXIMUM:	699 UNITS
PROPOSED:	691 UNIT
OPEN SPACE:	
REQUIRED:	14.39± AC. (15%)
PROVIDED:	20.33± AC.

VARIANCE REQUEST:
1. AMEND 200' STREET SETBACK ALONG BEAR CREEK PIKE/HWY 99 TO BE 100' FOR 1, 2, OR 3-STORY STRUCTURES.

NOTE:
FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
ADA: HTTP://WWW.ADA.ORG
JUSTICE DEPARTMENT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTML

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

LAND DISTURBANCE PERMIT
22-0117
Issued: 9/29/2022

Permit is valid for 18 months
Construction must commence within 180 days

Description of Work: 691 unit development including SF, TH and MF lots.

This permit must be posted on site and be protected from weather. It is required for all land disturbances greater than 1 acre. Erosion controls shall be installed and maintained per the Tennessee Erosion and Sediment Control Handbook. Any changes to the plans must be approved by the City of Columbia Development Services Department.

APPROVED
CITY OF COLUMBIA
DEVELOPMENT SERVICES
dtoney 09/29/2022

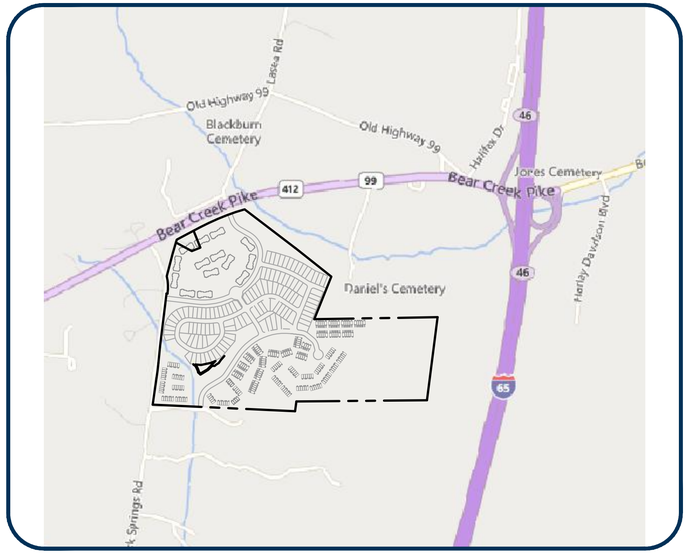
CITY OF COLUMBIA TENNESSEE
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

MEETING ATTENDANCE SHEET

TOPIC: Bear Springs WAS — DATE: 9/29/22 — TIME: 2:00 — LOCATION: Conf. B

	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
1.	Andrew Ethridge	Wilson/Blonda Homes	615.400.7729	Aethridge@elg-tn.com
2.	Pam Cox	Wilson Homes	615-790-1424	Pam.cox@wilsonhomes.com
3.	Clint Legg	Smith Cowan	931-490-9989	Clegg@smith-cowan.com
4.	Kelsey Bright	Ragan Smith Associates	615-244-8591	kbright@ragansmith.com
5.				
6.				
7.				

INITIAL	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
	Paul Kelbaugh	Director, Development Services	(931) 560-1560	pmk@columbiatn.com
	Glenn Harper	City Engineer	(931) 560-1560	gharper@columbiatn.com
	Douglas Toney	Assistant City Engineer	(931) 560-1560	dtoney@columbiatn.com
	~~Jason Ellington~~	Staff Engineer	(931) 560-1560	jason.ellington@columbiatn.com
	John Williams	Engineering	(931) 560-1560	jwilliams@columbiatn.com
	~~Stephen Hicks~~	Fire Marshall	(931) 560-1760	shicks@columbiatn.com
	Denny Bowers	Wastewater	(931) 560-1001	dbowers@columbiatn.com
	Jonathan Harden	Water/CPWS	(931) 388-4833	Jonathan.harden@cpws.com
	Doug Burgess	Power/CPWS	(931) 388-4833	doug.burgess@cpws.com
	Allen King	Gas/Atmos		allen.king@atmosenergy.com
	Dwight Bivens	TDOT	(931) 698-3613	Dwight.bivens@tn.gov



LOCATION MAP
SCALE

CONTACTS

OWNER/DEVELOPER
ANDREW ETHRIDGE
ENCOMPASS LAND GROUP
121 FIRST AVE SOUTH, STE 220
FRANKLIN, TN 37064
(615) 400-7729
aethridge@elg-tn.com

CIVIL
JACOB VINCENT, P.E.
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
JVINCENT@RAGANSMITH.COM

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	NOTES
C1.0	OVERALL SITE LAYOUT
C2.0	INITIAL EROSION CONTROL
C3.0	OVERALL GRADING
C3.1	ENLARGED GRADING
C3.2	ENLARGED GRADING
C3.3	ENLARGED GRADING
C3.4	ENLARGED GRADING
C3.5	ENLARGED GRADING
C4.0	FINAL EROSION CONTROL
C5.0	POND 1 DETAILS
C5.1	POND 2 DETAILS
C5.2	POND 3 DETAILS
C5.3	POND 4 DETAILS
C5.4	POND 5 DETAILS
C6.0	EROSION CONTROL DETAILS

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

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

JACOB F. VINCENT — REGISTERED ENGINEER — 129 — STATE OF TENNESSEE — 4/26/22

BEAR SPRINGS BULK GRADING
FOR
ENCOMPASS LAND GROUP
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2022.03.16
Approved By: JFV
Revisions: - - -

Drawing Title: COVER

Drawing No. C0.0

Project No. 21-0311

G:\21-0311\CIVIL ENGINEERING\BULK GRADING PLANS\PLAN SHEETS\0311 COVER.DWG
PLOTTED BY WESLEY BRYANT ON 4/25/2022 11:43 AM
LAST UPDATED BY WPOWERS ON 4/25/2022 11:43 AM

RSA STANDARD NOTES

GENERAL NOTES

1. The contractor shall give all necessary notices and obtain all permits, and pay all legal fees and construction testing fees associated with the project. He shall also comply with all city, county and state building laws, ordinances or regulations relating to building sidewalks, streets, water mains, sewers, blasting, etc.

2. The contractor shall be responsible for and shall bear all expenses for the field staking of the site layout necessary for the proper execution of the work. The contractor will be held responsible for the damage or loss of any reference points, monuments, hubs and lot corners staked by others during the construction of his work and shall bear the cost of replacing same.

3. The contractor is to check and verify all measurements, levels, etc., before ordering materials and proceeding with the work, and is to be responsible for the same.

4. The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner.

5. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors or the carelessness of any of his employees. Nothing in the general notes shall relieve the contractor from his responsibilities toward the safety and convenience of the general public and the residents along the proposed construction area.

6. The contractor shall provide all necessary temporary works such as bracing, sheeting and shoring, blasting protection, warning lights and barricades, etc. as may be necessary for the protection of life and property for his own employees and the general public. The contractor shall comply with all applicable safety statutes and rules requiring certain protective personal apparel such as hard hats, ear plugs, eye shields, protective shoes, etc. The owner and engineer assume no responsibility or liability for actions taken by the contractor endangering life or property.

7. The location of existing piping and underground utilities, such as water and gas lines, electrical, fiber optic and telephone conduits, etc., as shown on the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual location of those shown may be different from the locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitely establish the position of underground utilities.

8. The contractor shall exercise extreme caution for any activity that will place equipment or personnel within contact range of overhead or underground electrical or gas transmission lines. Any such activity within a noted utility easement or the proximity of electrical or gas line utilities should be coordinated with the proper utility before commencing with any work. It is incumbent upon the contractor to become familiar with the site and to verify to his satisfaction the location, nature and extent of all overhead and underground utilities that will be impacted by the construction efforts required for this project. The contractor shall install all necessary warning or safety signage, barricades, or notices, etc. to insure the safety of his employees and the general public in the project area.

9. In Tennessee, it is a requirement by law, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date, of their intent to excavate and also to avoid any possible hazard or conflict. Notification by calling the Tennessee one call system, inc. at 1-800-351-1111 is required.

10. Portions of the work shown on these plans may require trench and/or mass excavation. In some cases, this will require the removal of rock. in the use of explosives for the subsequent excavation of rock material, all applicable local and state requirements regarding the use and storage of explosive material will be followed. The proper permits will be secured and pre-blast surveys will be conducted in areas where adjacent properties or improvements off of the project property could be impacted. In portions of the project where trench excavation is required, the contractor will become familiar with all applicable trench safety requirements and regulations and take the necessary measures to insure the safety of his employees and any other individuals having a need to be in and around the work.

11. If, during construction of this project, a question of intent or clarity arises from the construction plans, the contractor will immediately bring the matter to the attention of the civil engineer for resolution before the affected work items are initiated or pursued further.

12. It shall be the contractor's responsibility to notify any affected offsite property owner two weeks prior to construction on said offsite property. This notification is required even with construction being confined within existing easement(s). Access to all private properties shall be provided and maintained at all times during the construction of the project.

13. Care shall be taken to protect any utilities, trees, buildings, etc. which are to remain and not to be disturbed by the construction.

14. The contractor's authorized field representative shall notify the City of Columbia prior to commencing any work on the public row.

15. The site development portion of this project will be subject to the inspection and final approval of the appropriate public works department, water department/district, sewer department/district, and possibly the planning commission.

GRADING, DRAINAGE & ROADWAY NOTES:

1. The existing contours shown are from TN.gov LIDAR database, retrieved on December 15, 2021. Contour interval is 2 feet.

2. All grading, public roadway construction and drainage appurtenances to be built and installed as per the specifications of the City of Columbia. Before any surface treatment is put down, subgrade must be proofrolled and accepted by the City of Columbia.

3. Topsoil stripped from the areas to be graded will be stockpiled on site as directed by the owner and engineer and shall later be used in final dressing and seedbed preparation. Said stockpiles will be located so as not to interfere with activities of other portions of the work on the project. All material shall be stockpiled in upland (non-wetland) areas and above ordinary high water of any adjacent watercourse.

4. The contractor will place and store in stockpiles construction material, including but not limited to crushed stone, topsoil, excavated work and/or rock, in such a way as not to impose a potential for slides or movement of the material that would cause injury or death to the contractor's employees or any other individual that might be on the project site. This would include but not necessarily be limited to the securing of stockpile materials by fencing or other means to preclude unwarranted visitors or trespassers on the project site. Stockpiled materials shall not impair necessary sight distances for public roadways, driveways, construction entrances, etc.

5. The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8 inch thickness. Said fill material is to be soil and rock only, free of sod, roots, frozen soils or any other decomposable material. The relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM d-698). More stringent compaction measures may be required in structural areas (e.g. building pads, paved areas, etc.), therefore refer to geotechnical report and/or appropriate governing body specifications.

6. Any surplus excavation shall be removed from the site as directed by the owner and/or civil engineer.

7. The stockpiling or storage of trees, vegetation and other deleterious matter or materials deemed "unsuitable" by the soils and civil engineers shall not be allowed on site. Said materials shall be properly disposed of off the properties, the cost and responsibility of which shall be the contractor's. Site for the disposal of said materials shall first be approved by the civil engineer.

8. Finished profile grade is shown on plans and centerline cut stake will be centerline finished grade.

9. The contractor shall offset all centerline stakes before beginning the clearing and grading operation and set all necessary stakes for the proper execution of the work.

10. All roadway sections to be built as per the typical section as shown within these plans.

11. All exposed pipe culvert ends will have headwalls as per the appropriate governing body. All exposed pipe culvert ends will be stabilized with energy dissipation measures as per requirements of appropriate governing body.

12. Arrows in street area indicate direction of flow of surface drainage.

13. All roadway construction and drainage structures to be per the current requirements and specifications of the appropriate governing body.

14. T.C. EL. refers to top of grate of casting. for curb inlets, the T.C. EL. is defined as the elevation at the center point of the grate at the curb face. For other drainage structures, the T.C. EL. is defined as the elevation at the center of the structure. Offset distances are measured from the roadway centerline to the T.C. EL. point. Drainage structure casting shall be dry set when built and mortar set later when adjusted to grade of final surface treatment.

15. All drainage computations are based on a 100-year storm frequency; location specific runoff coefficient; area in acres; and the rational formula of q=cia.

16. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.

17. All storm drainage pipes to be rcp, class iii, unless otherwise noted.

18. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

19. Unless specified otherwise, all pad graded lots shall be prepared to provide a twenty four inch (24") layer beneath the pad grade free from mass rock and large boulders to allow for the installation of utility services and building foundations without the need for blasting and/or rock removal. Rock should be 6" or less in diameter below finished pad elevation for the 24" described above.

MAINTENANCE/INSPECTION PROCEDURES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

1. All control measures will be inspected twice each week, 72 hours apart. and immediately after a rain event of 0.25 inches or greater.

2. All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.

3. Built up sediment will be removed from silt fence when it has reached one third the height of the fence.

4. Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.

5. The sediment traps will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.

6. Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

7. A maintenance inspection report will be made after each inspection. a copy of the report form to be completed by the inspector is included in the storm water pollution prevention plan (SWPPP).

8. The site superintendent, will select three individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

MAINTENANCE/INSPECTION PROCEDURES-CONT.

9. Those selected for inspection and maintenance responsibilities will receive training from qualified personnel. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used on-site in good working order.

10. Unprotected soils shall be stabilized when construction activity temporarily ceases for more than 14 days.

EROSION/SILTATION CONTROL NOTES:

1. Areas and time of exposure of unprotected soils shall be kept to a minimum whenever possible.

2. Keep dust within tolerable limits by sprinkling or other acceptable means.

3. Use temporary vegetation and/or mulch to protect bare areas from erosion during construction.

4. No other work will be initiated on the project until the erosion/ siltation measures shown on the plans and details are properly in place.

5. Silt fence shown on plans is to be used as temporary sediment barriers. see detail for proper installation and maintenance.

6. If, at any time during the construction phase of this project, the erosion/siltation measures installed fail to function properly, need maintenance or repair, or need new replacement in kind, the contractor will effect such actions as are needed to correct the situation at no additional cost to the owner.

7. Disturbed areas are to be graded to drain as indicated on plan to sediment barriers during and upon completion of construction.

8. All cut/fill areas to have a minimum of 6 inch depth topsoil cover. Prior to seeding, areas dressed with topsoil shall receive a 5-10-5 (nitrogen-phosphorus-potassium) starter fertilizer at a rate of 1/2 pound per 25 square feet. Rake fertilizer into top 2 to 4 inches of soil. Next, at a rate recommend by the manufacturer, seed with a turf-type tall fescue mix that is crop and weed free and a blend of 3-5 varieties (addressing both cold hardiness and drought tolerance) from top 10% selections in the NTEP Tall Fescue Trial, most recent evaluation year. Finally, add a straw mulch of 70%-80% coverage (approximately 125 pounds per 1000 square feet) unless otherwise noted on the plan. Roll a weighted roller over the planting site to ensure the seed has full contact with the soil.

9. Upon stabilization of the project site with a good (acceptable) stand of grass and/or ground cover, the erosion/siltation installations will be removed and the area disturbed will be seeded and mulched with the same treatment as other new grassed areas of the project.

10. Prior to the issuance of a grading permit, all erosion/siltation control measurements indicated on the plans shall be installed.

11. Erosion control barriers (silt fence) shall be placed where indicated prior to clearing, grubbing, grading, and filling. erosion control barriers (silt fence) shall be adjusted and placed along newly established contours as a result of the fill operations.

12. Inspection and maintenance of erosion control devices shall be performed on a regular basis.

13. Erosion control devices must be in place and inspected by local governing body, prior to issuance of land disturbance permit.

SANITARY SEWER NOTES

1. The contractor's authorized field representative shall notify the appropriate utility department 48 hours prior to commencing any work on the proposed sanitary sewer line extensions.

2. All materials and workmanship for sanitary sewer lines and appurtenances will be in strict compliance with the appropriate utility department/district specifications and details, latest edition.

3. Any and all fees, licenses and permits necessary for this construction are to be obtained prior to the initiation of construction and the cost of same to be borne by the contractor.

4. The sanitary sewer line work shall be approved by the appropriate utility department/district.

5. No connection to the existing sanitary sewer system will be permitted until the new sanitary sewer work has been inspected and is approved by the appropriate utility department/district.

6. Ten-foot minimum horizontal separation and 18" vertical separation to be maintained between water and sanitary sewer lines wherever possible.

7. All sanitary sewer services will be tee or wye-connected to main line.

8. Sanitary sewer services may be extended from manholes at the end of a sewer line only.

9. For locations of 6-inch sanitary sewer service lines, see sanitary sewer plan and profile sheets.

10. Sewer services to be installed a minimum of 1.0% to slope towards sewer main unless noted otherwise.

11. Sanitary sewer services to be extended 1' beyond r.o.w., easement or sidewalk, whichever is the longest.

12. Availability and cost of service should be confirmed with the appropriate utility department/district.

13. All sanitary sewer mains shall be required to pass a low pressure air test.

14. All manholes shall be vacuum tested as per appropriate utility department/district.

15. Record drawings ("as builts") may be required; see appropriate utility department/district's standard specifications.

16. All manholes to have traffic bearing frames and covers unless noted otherwise on the plan/profile sheets.

17. No trees shall be planted within a sanitary sewer line easement.

WATER NOTES

1. The contractor's authorized field representative shall notify the appropriate utility 48 hours prior to commencing any work on the proposed water line extensions.

2. All materials and workmanship for water lines and appurtenances will be in strict compliance with the appropriate utility department/district specifications and details as on file with the Tennessee department of health and environment, division of water quality control. (WS98-0067).

3. The owner/developer shall be responsible for the costs of reasonable inspection fees of the appropriate water department/district.

4. Any and all fees (excluding inspection fees), licenses and permits necessary for this construction are to be obtained prior to the initiation of construction and the cost of same to be borne by the contractor.

5. Before any water line work is initiated on this project, the appropriate water department/district should be contacted by the contractor and all requirements of that agency satisfied. Upon completion of water line installation, line disinfection and pressure testing will be done by the contractor under the inspection of the appropriate water department/district.

6. The contractor shall verify locations of all existing utilities (including storm drainage pipes or structures) before commencement of construction.

7. The water line work shall be approved by the appropriate utility department/district.

8. No connection to the existing water system will be permitted until the new water work has been inspected and is approved by the appropriate utility department/district.

9. Water line construction is to be completed except for actual connections to existing water line. at least 72 hours prior to connecting proposed water line to the system, the contractor will notify the appropriate water department/district, and coordinate method of connection and time to shut down existing water line, if required.

10. Ten-foot minimum horizontal separation and 18" vertical separation to be maintained between water and sanitary sewer lines wherever possible.

11. Availability and cost of service should be confirmed with the appropriate utility department/district.

12. Record drawings ("as builts") may be required; see appropriate utility department/district's standard specifications.

13. No trees shall be planted within a water line easement.

14. The owner/developer shall be responsible for the costs of reasonable inspection fees of the appropriate water department/district.

15. Water line material shall be as specified by the appropriate water department/district.

16. All bends, tees, crosses, plugs, pressure connections, etc., shall be backed up and anchored with concrete blocking.

GEOTECHNICAL NOTE

1. No geotechnical study has been conducted on this site. however, the design for the site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer, and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

RSA SPECIAL NOTES

PROJECT SPECIFIC NOTES

1. Contractor to adjust exiting utility castings as necessary.

2. Pavement dimensions shown are from edge of pavement to edge of pavement.

3. This project will be subject to the inspection and final approval of the City of Columbia.

4. Driveways to be replaced with like materials to the tie down locations shown on plans. Any necessary paving of driveways will be done during paving operations on the main roadway.

5. All pay items have been explicitly set forth as such in the proposal; all other items of cost are to be included in the price of the items actually bid upon.

6. Before any clearing/grubbing work is initiated, the contractor and representatives of both developer and civil engineer will "walk-out" the "limit of clear line" and insure that it is clearly marked and visible.

7. The contractor shall make available soils test reports taken during and after the grading operation to show that the compaction requirements have been met. The cost of this report shall be borne by the contractor.

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JACOB F. VINES
REGISTERED ENGINEER
4 26 22
STATE OF TENNESSEE

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2022.03.16

Approved By: JFV

Revisions:

- – –
- – –
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- – –

Drawing Title:

NOTES

Drawing No.

C0.1

Project No.

21-0311

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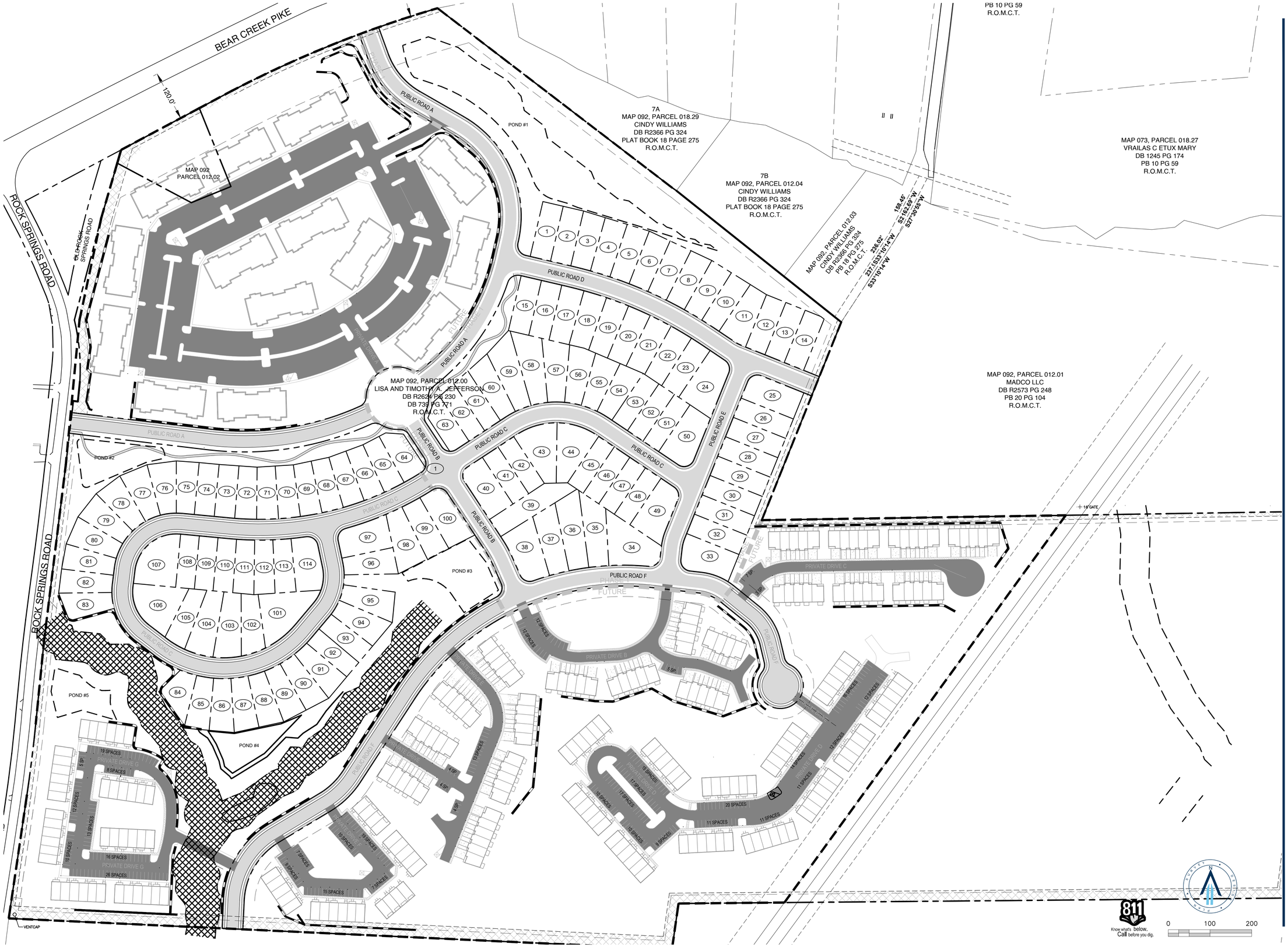

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BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2022.03.16

Approved By: JFV

Revisions:

Drawing Title:

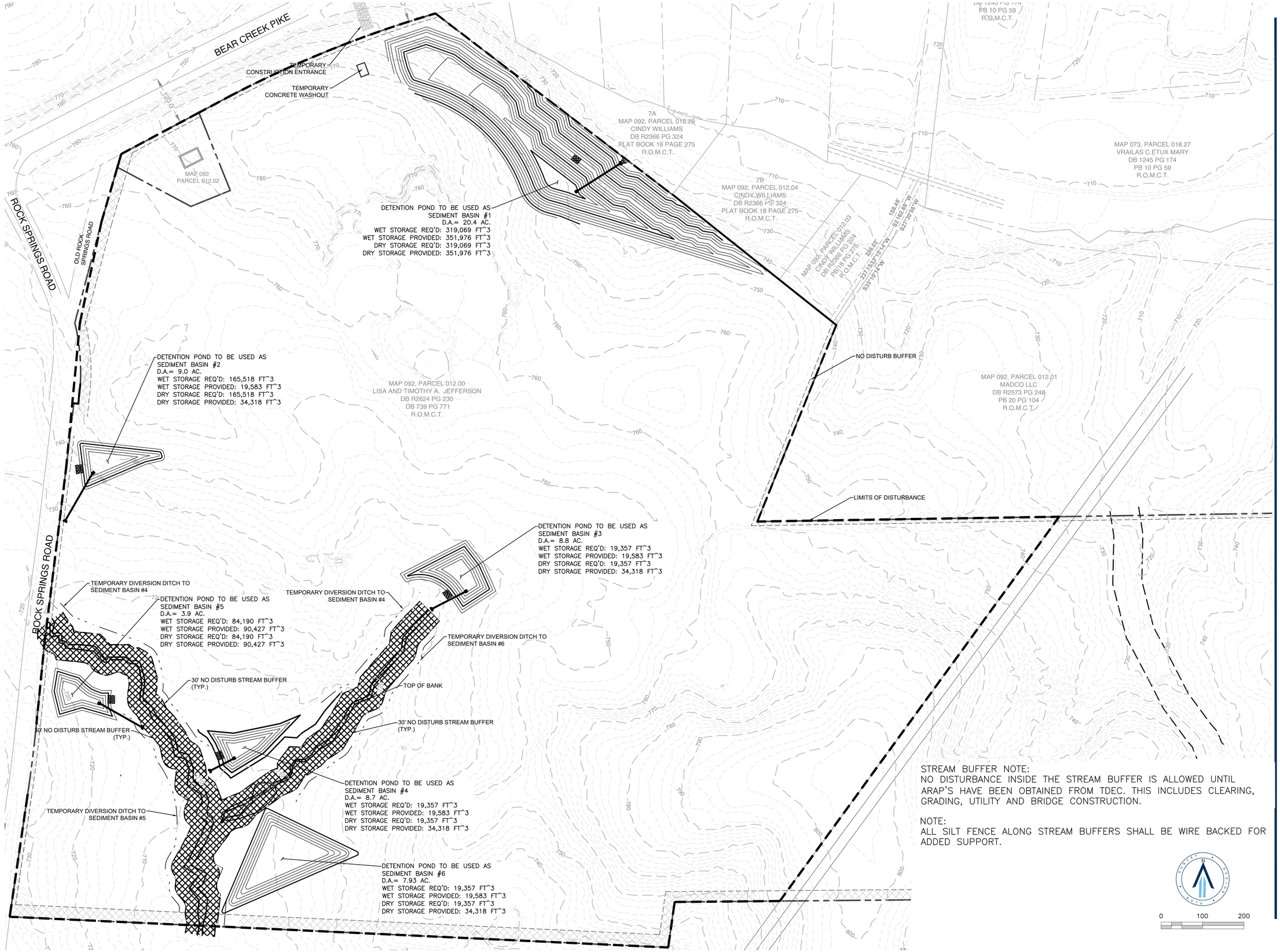
OVERALL SITE LAYOUT

Drawing No.

C1.0

Project No.

21-0311



STREAM BUFFER NOTE:
NO DISTURBANCE INSIDE THE STREAM BUFFER IS ALLOWED UNTIL ARAP'S HAVE BEEN OBTAINED FROM TDEC. THIS INCLUDES CLEARING, GRADING, UTILITY AND BRIDGE CONSTRUCTION.

NOTE:
ALL SILT FENCE ALONG STREAM BUFFERS SHALL BE WIRE BACKED FOR ADDED SUPPORT.

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BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2022.03.16

Approved By: JFV

Revisions:

Drawing Title:

INITIAL EROSION CONTROL

Drawing No.

C2.0

Project No.

21-0311



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JACOB F. VINCENT
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
4 26 22

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=100'
Date:	2022.03.16
Approved By:	JFV

Revisions:

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Drawing Title:

OVERALL GRADING

Drawing No.

C3.0

Project No.

21-0311

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

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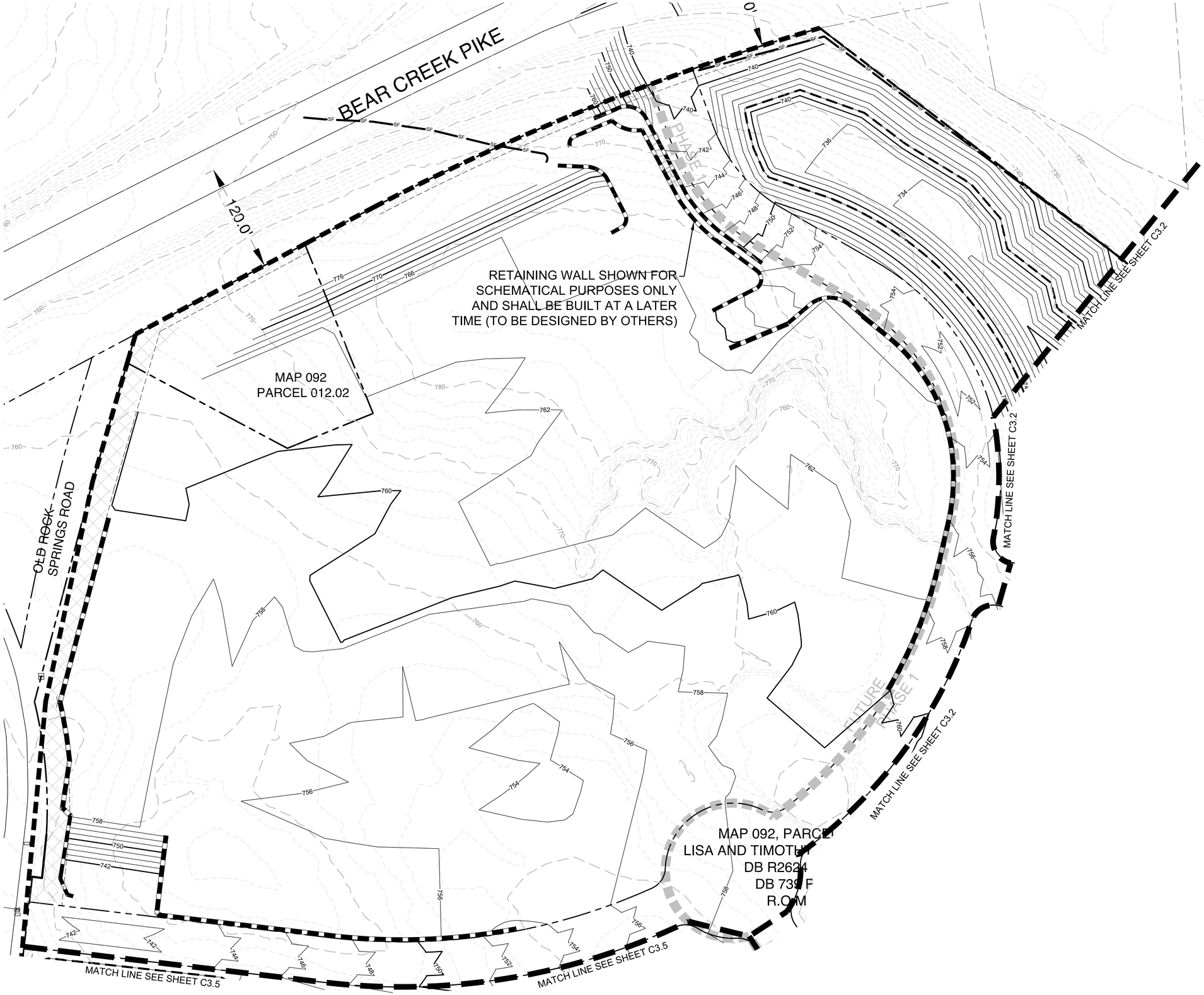

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JACOB F. VINCENT
REGISTERED
PROFESSIONAL
ENGINEER
4 26 22
STATE OF TENNESSEE

GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

BEAR SPRINGS BULK

Scale: 1"=50'

Date: 2022.03.16

Approved: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

ENLARGED GRADING

Drawing No.

C3.1

Project No.

21-0311

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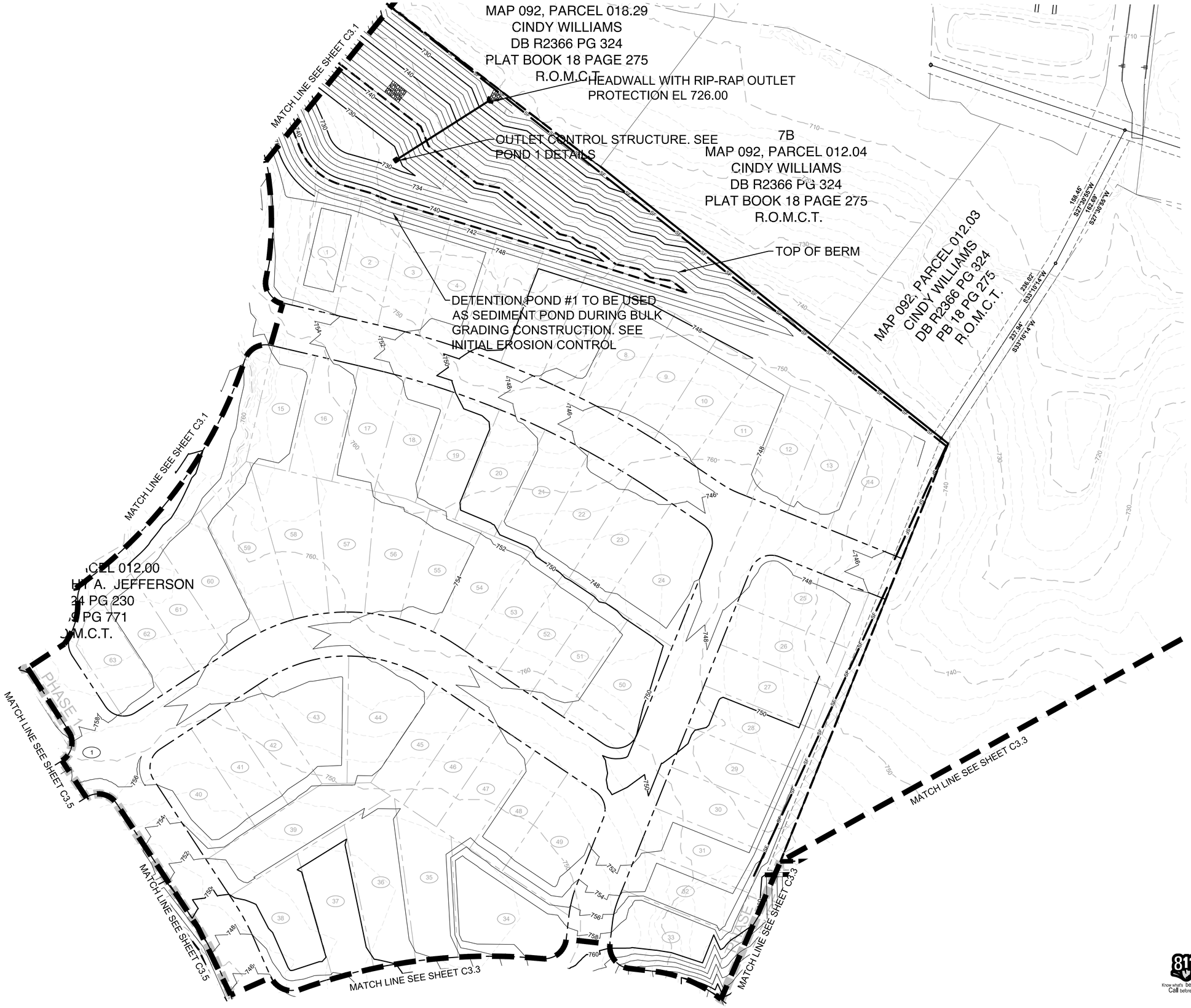

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BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=50'
Date:	2022.03.16
Approved:	JFV
Revision:	

Drawing Title:

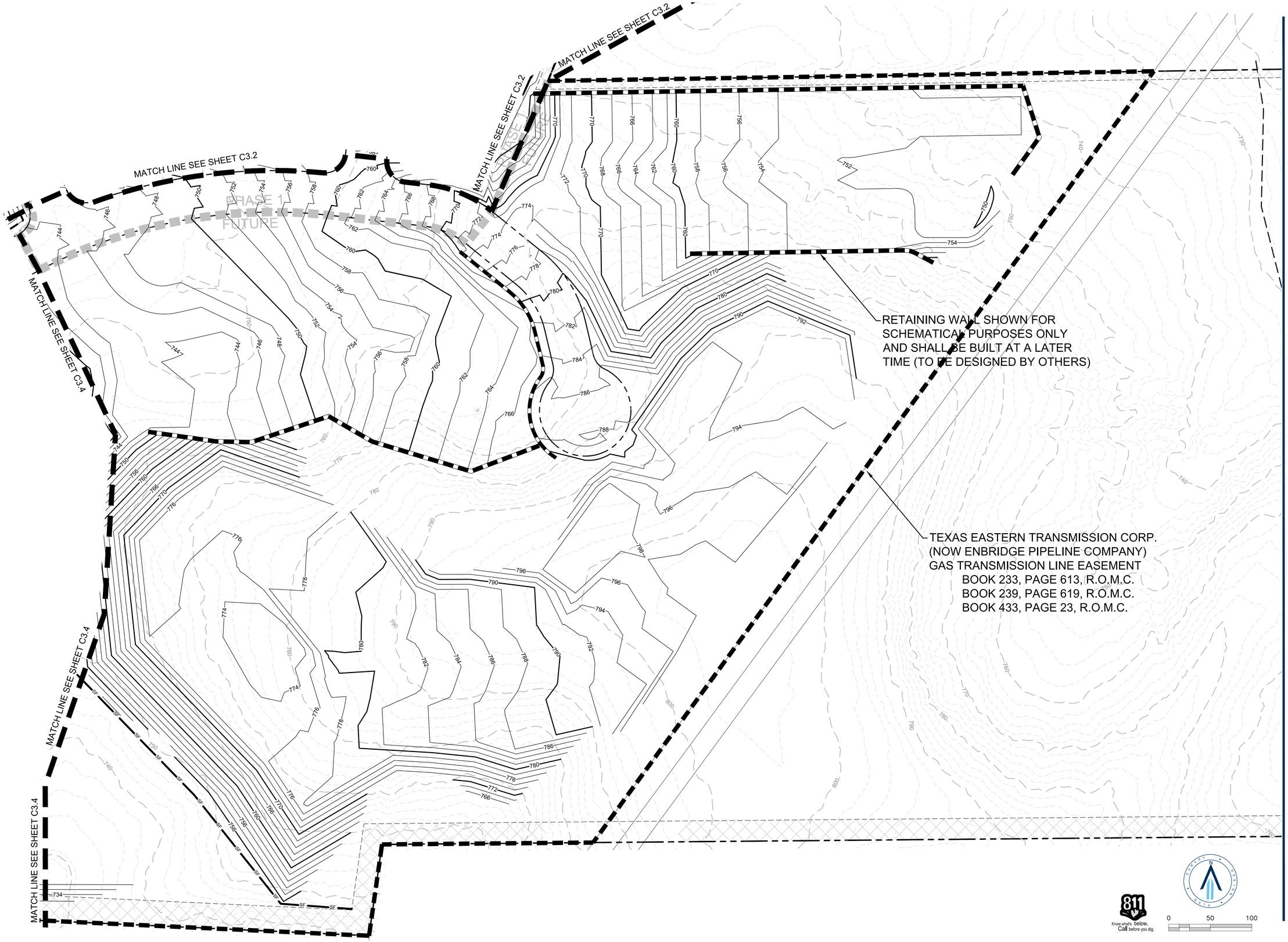
ENLARGED GRADING

Drawing No.

C3.2

Project No.

21-0311



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GRADING

BEAR SPRINGS BULK

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=50'
Date:	2022.03.16
Approved:	JFV
Revision:	

Drawing Title:

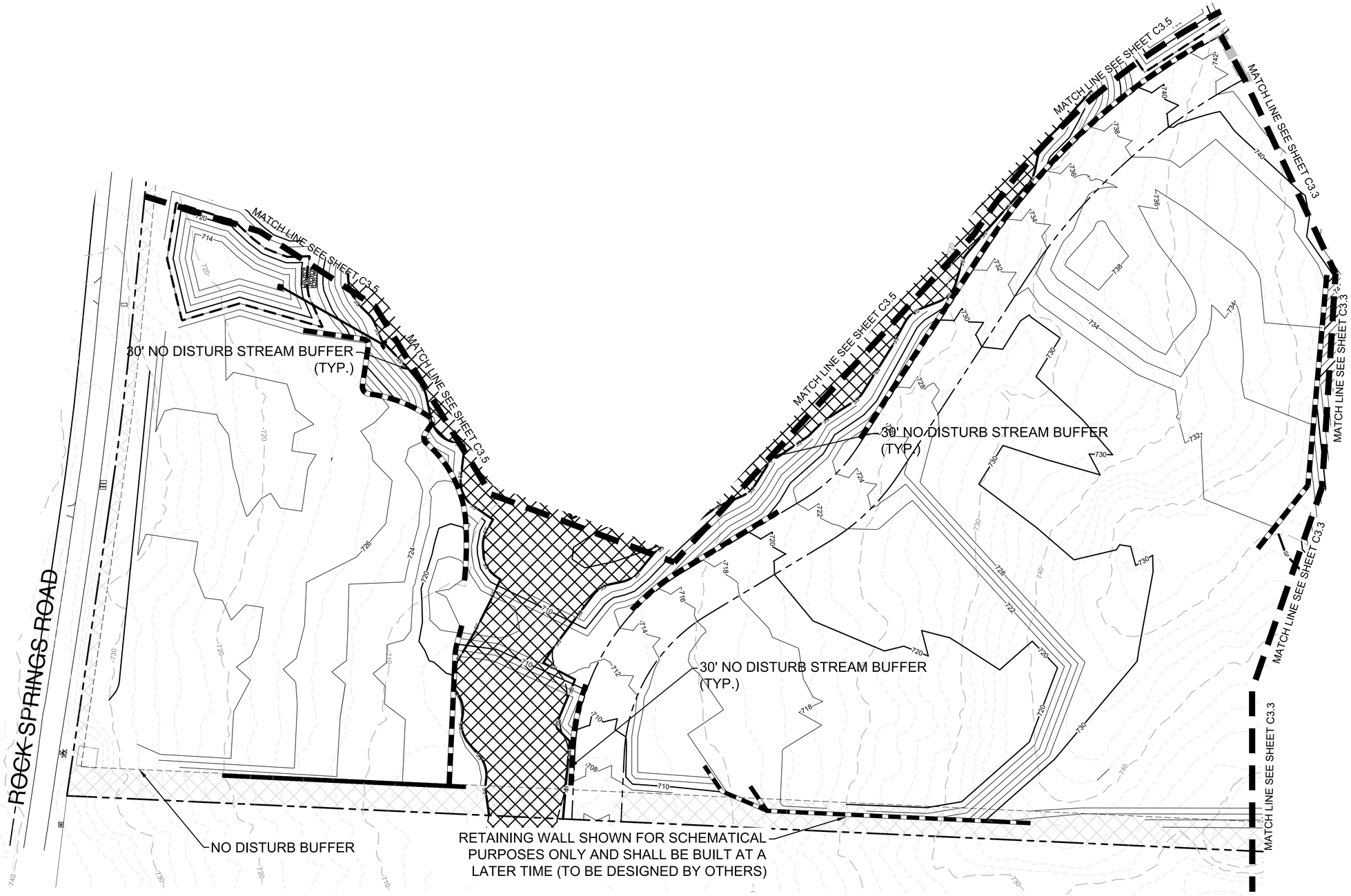
ENLARGED GRADING

Drawing No.

C3.3

Project No.

21-0311



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REGISTERED
PROFESSIONAL
ENGINEER
4 26 22
STATE OF TENNESSEE

GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

BEAR SPRINGS BULK

Scale: 1"=50'

Date: 2022.03.16

Approved: JFV

Revisions:

Drawing Title:

ENLARGED GRADING

Drawing No.

C3.4

Project No.

21-0311

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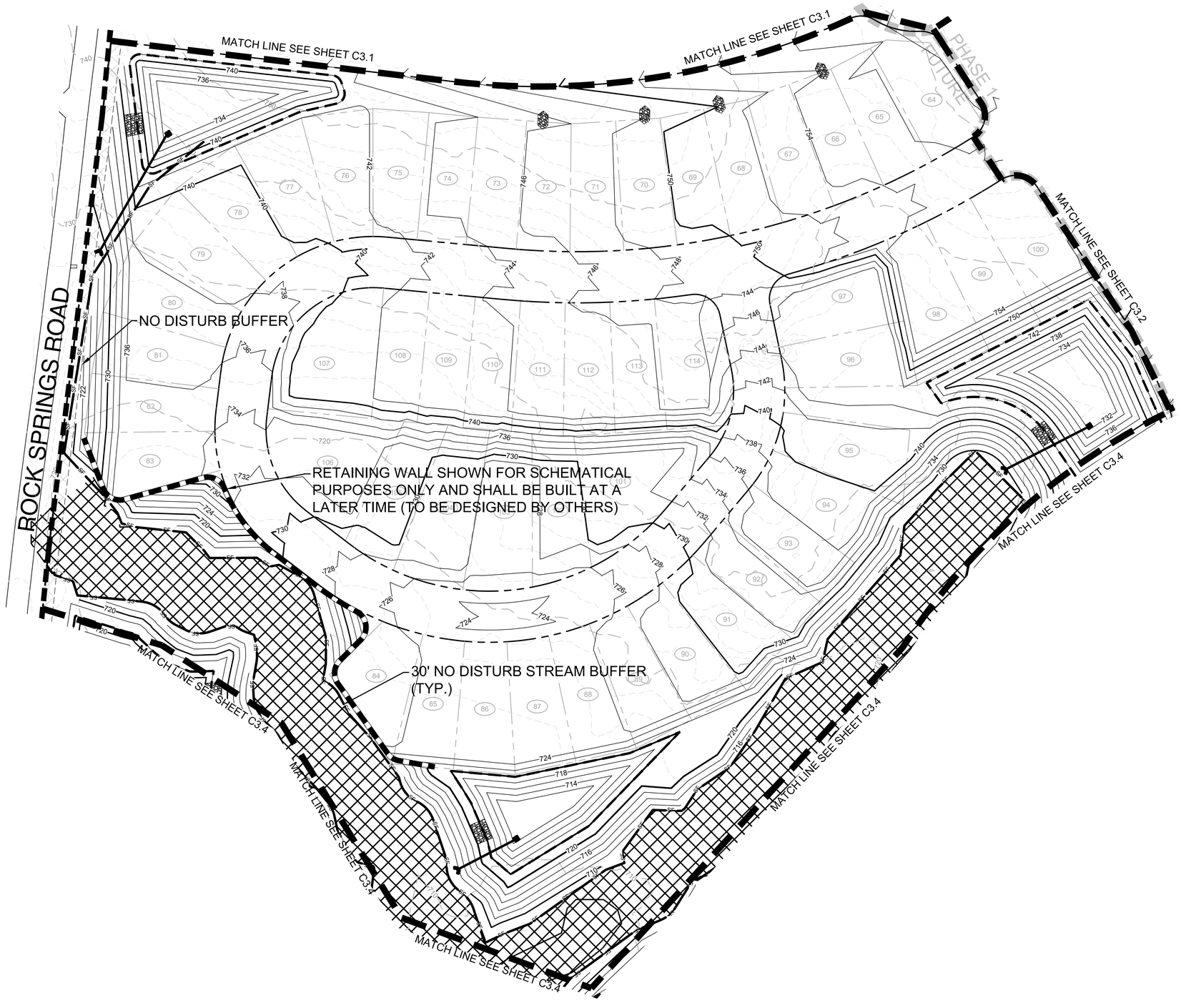

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GRADING

BEAR SPRINGS BULK

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=50'
Date:	2022.03.16
Approved:	JFV
Revision:	

Drawing Title:

ENLARGED GRADING

Drawing No.

C3.5

Project No.

21-0311

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0 50 100



NOTES:

STABILIZATION

SOIL DISTURBED AROUND LOTS WILL BE STABILIZED BY SODDING AND/OR SEED/STRAW.

ALL SLOPES 3:1 OR GREATER TO RECEIVE EROSION CONTROL BLANKET.

OTHER DISTURBED AREAS TO BE STABILIZED WITH SEED/STRAW.

ALL STEEP SLOPES SHALL BE STABILIZED WITHIN SEVEN DAYS.

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JACOB F. VINEYARD
REGISTERED
PROFESSIONAL
ENGINEER
4 26 22
STATE OF TENNESSEE

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2022.03.16

Approved By: JFV

Revisions:

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Drawing Title:

FINAL EROSION CONTROL

Drawing No.

C4.0

Project No.

21-0311

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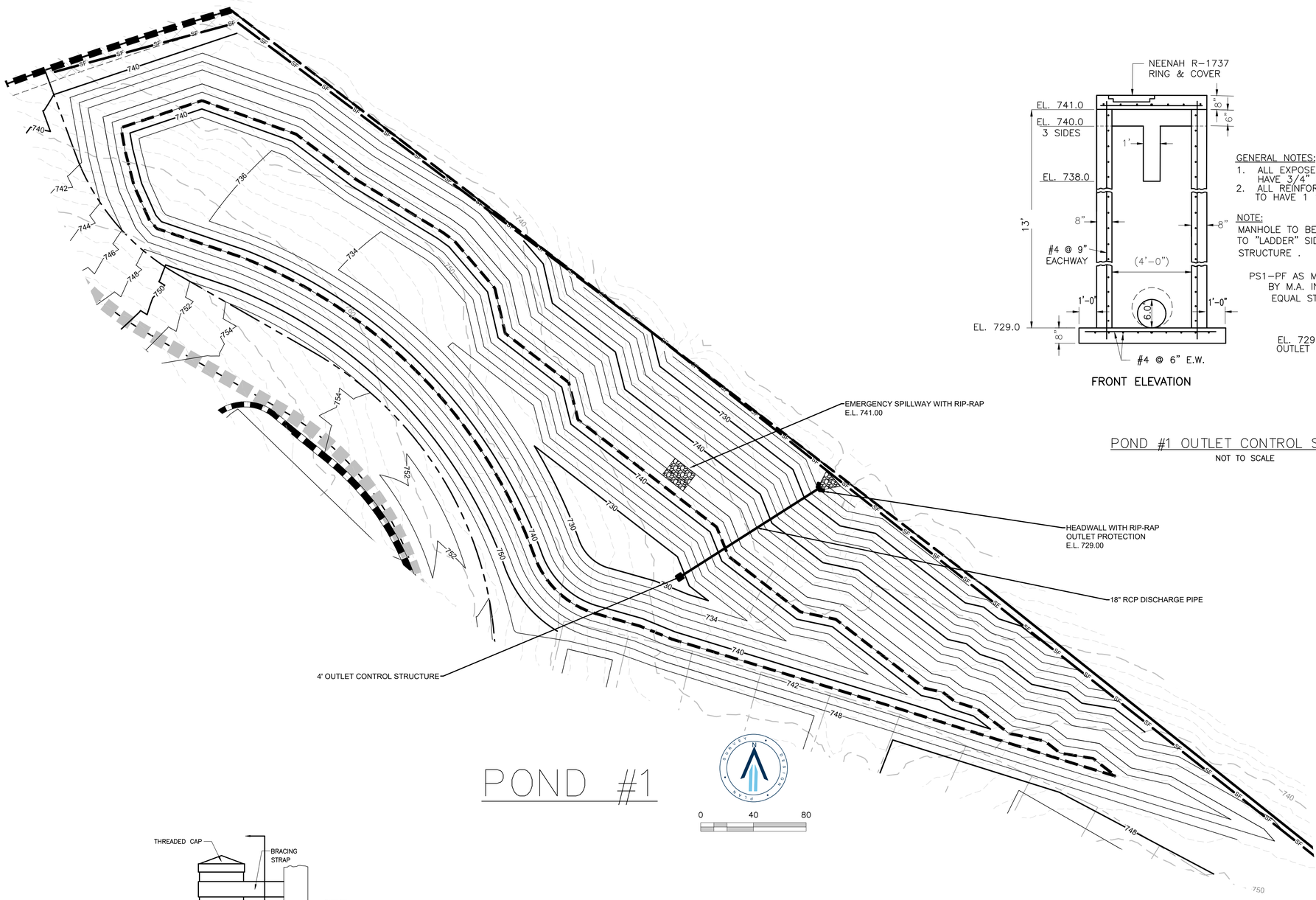
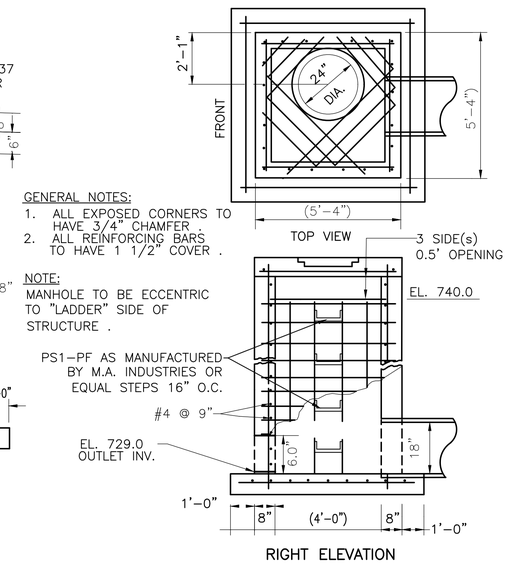
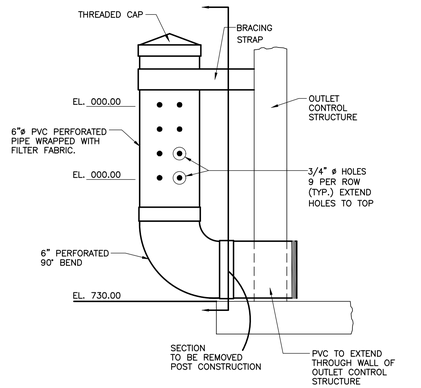




GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2" COVER .

NOTE:
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

POND #1 OUTLET CONTROL STRUCTURE (STR #00)
NOT TO SCALE



SEDIMENT POND #1 RISER DETAIL
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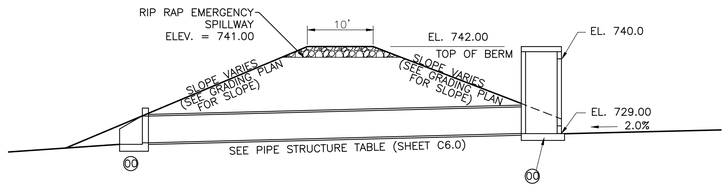
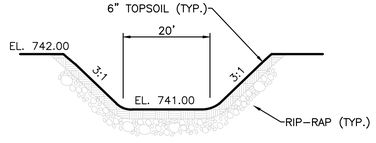


BERM/OUTLET DRAINAGE SECTION POND #1
NOT TO SCALE



EMERGENCY OVERFLOW SECTION VIEW
NOT TO SCALE

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REGISTERED ENGINEER
4 26 22
STATE OF TENNESSEE

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: AS SHOWN

Date: 2022.03.16

Approved By: JFV

Revisions:

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Drawing Title:

POND 1 DETAILS

Drawing No.

C5.0

Project No.

21-0311

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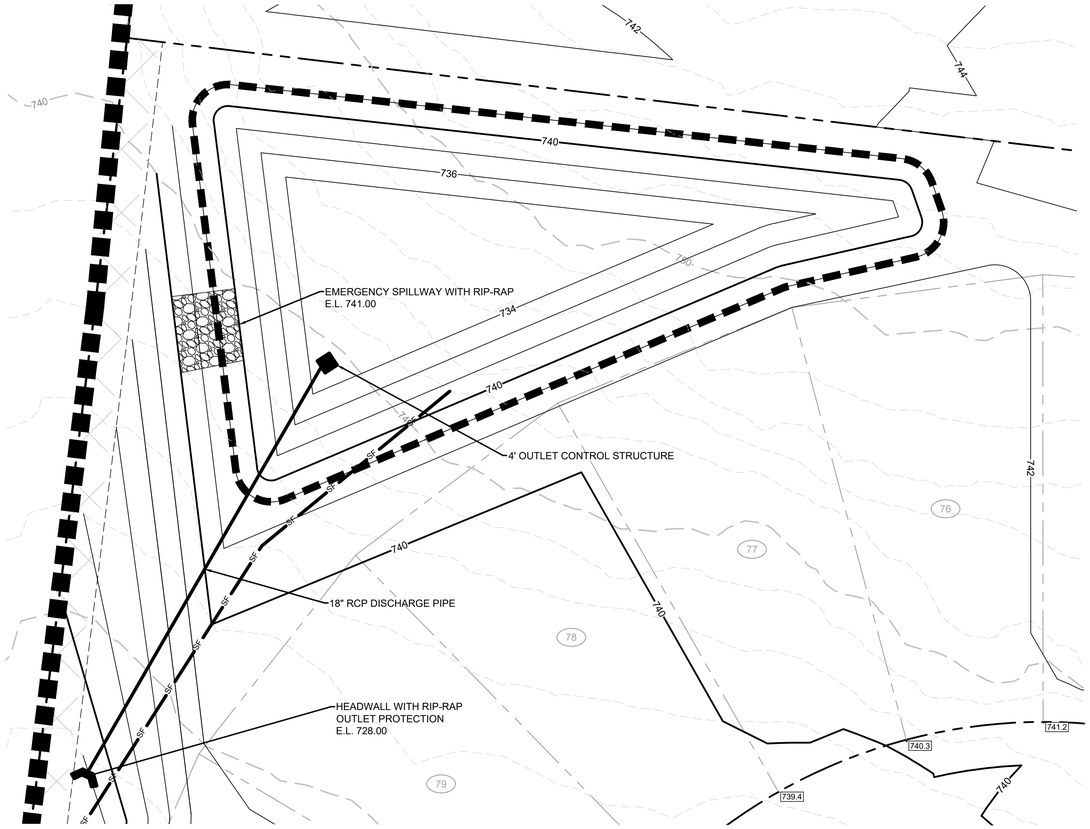

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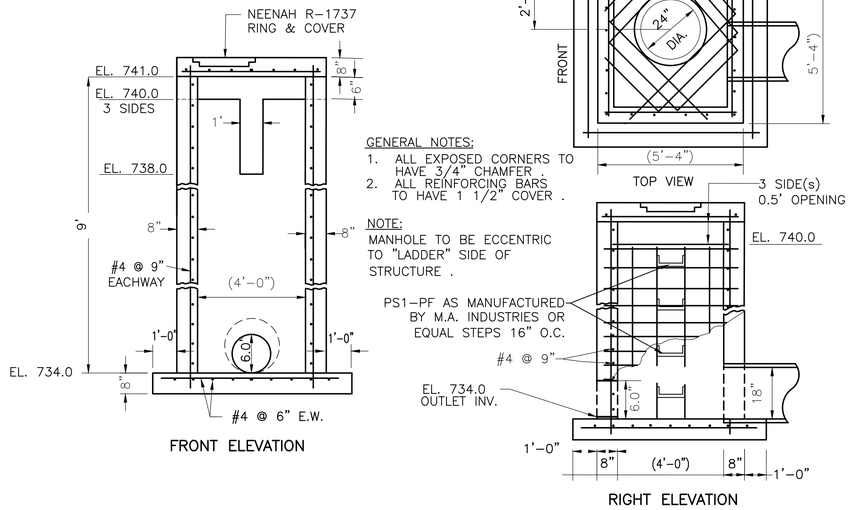
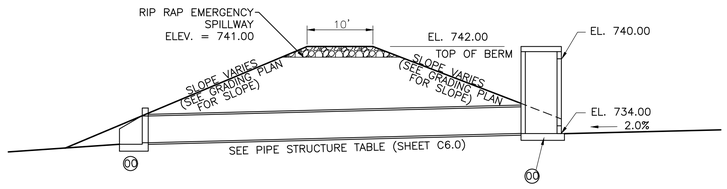


POND #2 OUTLET CONTROL STRUCTURE (STR #00)
NOT TO SCALE

SEDIMENT POND #2 RISER DETAIL
NOT TO SCALE



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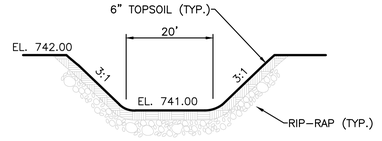

EMERGENCY OVERFLOW SECTION VIEW
NOT TO SCALE

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REGISTERED ENGINEER
4 26 22
STATE OF TENNESSEE

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: AS SHOWN

Date: 2022.03.16

Approved By: JFV

Revisions:

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Drawing Title:

POND 2 DETAILS

Drawing No.

C5.1

Project No.

21-0311

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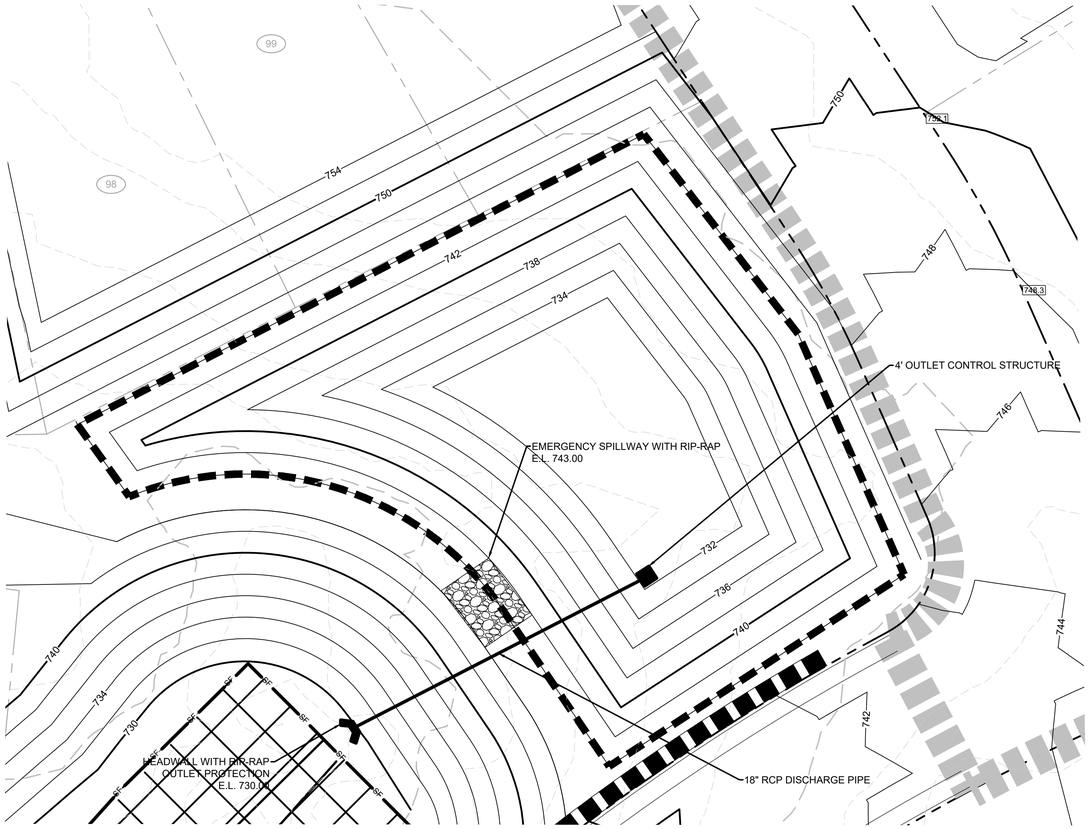

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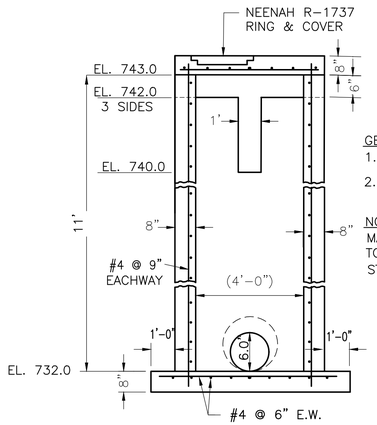
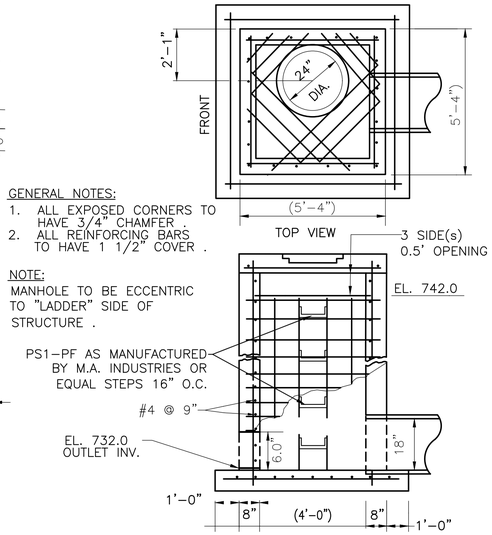


FRONT ELEVATION

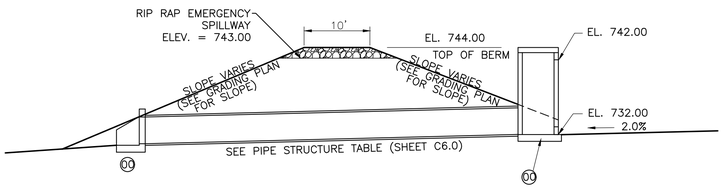


RIGHT ELEVATION

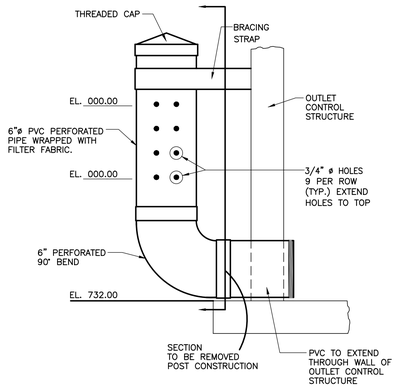
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2" COVER .

NOTE:
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

POND #3 OUTLET CONTROL STRUCTURE (STR #00)
NOT TO SCALE



BERM/OUTLET DRAINAGE SECTION POND #3
NOT TO SCALE



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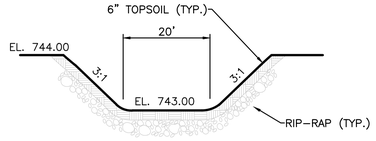
NOT TO SCALE



EMERGENCY OVERFLOW
SECTION VIEW
NOT TO SCALE

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PROFESSIONAL
ENGINEER
NO. 120144
STATE OF TENNESSEE
4 26 22

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: AS SHOWN

Date: 2022.03.16

Approved By: JFV

Revisions:

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Drawing Title:

POND 3 DETAILS

Drawing No.

C5.2

Project No.

21-0311

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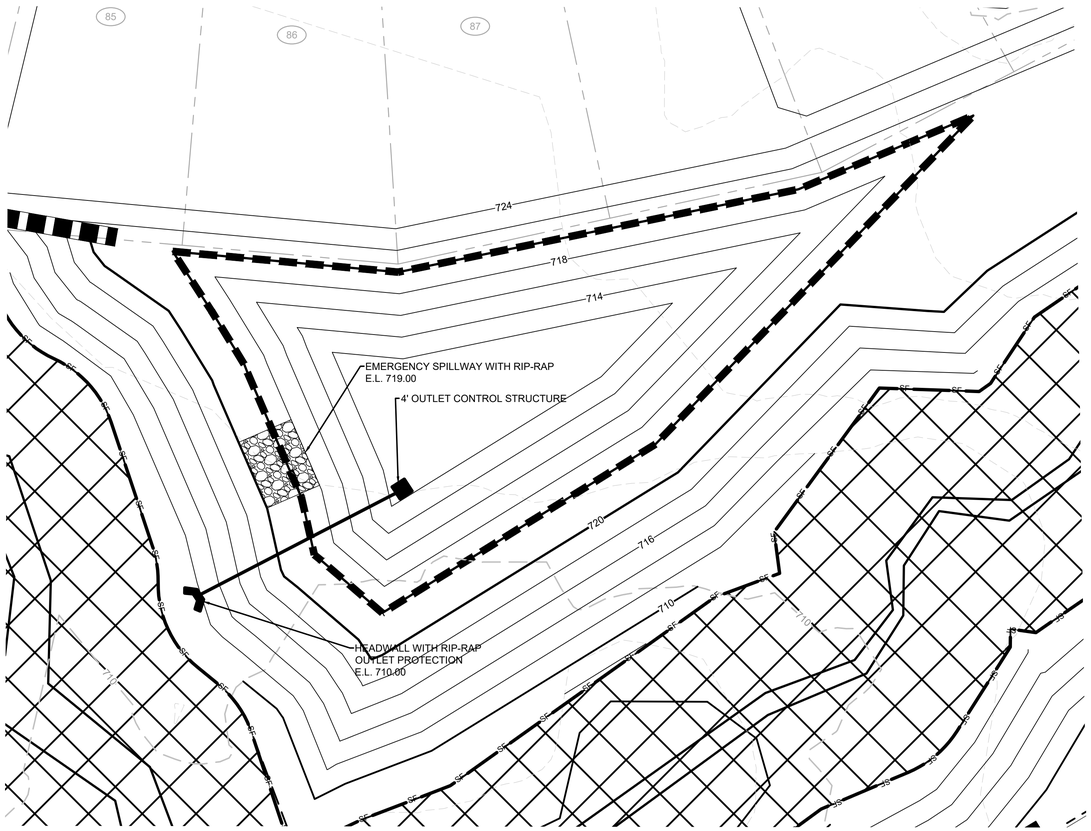

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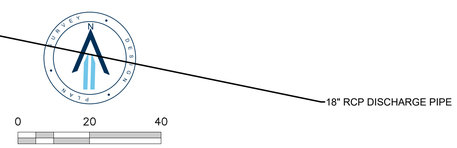
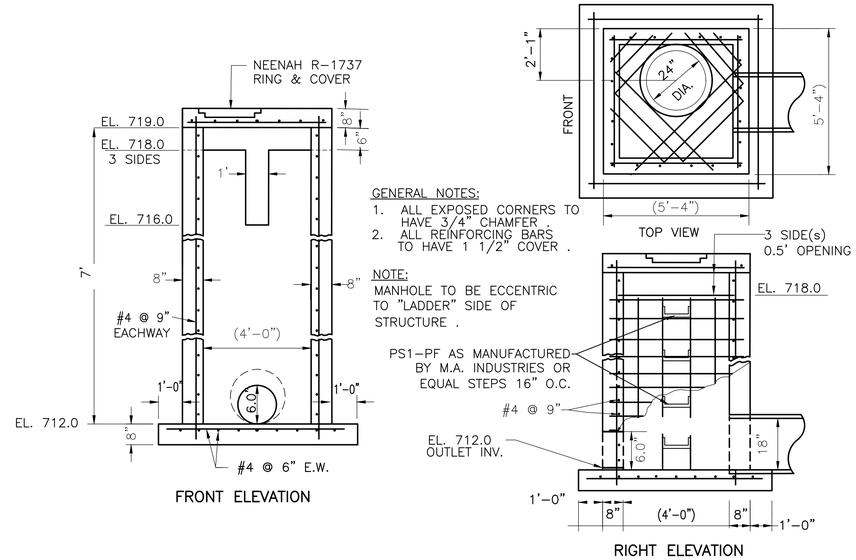
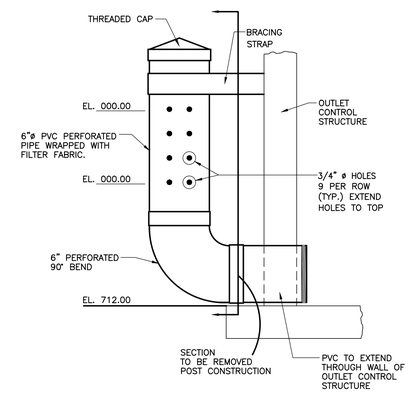




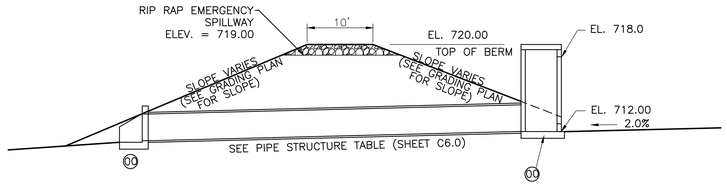
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2" COVER .

NOTE:
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

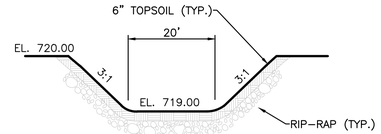
POND #4 OUTLET CONTROL STRUCTURE (STR #00)
NOT TO SCALE



SEDIMENT POND #4 RISER DETAIL
NOT TO SCALE



BERM/OUTLET DRAINAGE SECTION POND #4
NOT TO SCALE



EMERGENCY OVERFLOW
SECTION VIEW
NOT TO SCALE

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	AS SHOWN
Date:	2022.03.16
Approved By:	JFV

Revisions:

Drawing Title:

POND 4 DETAILS

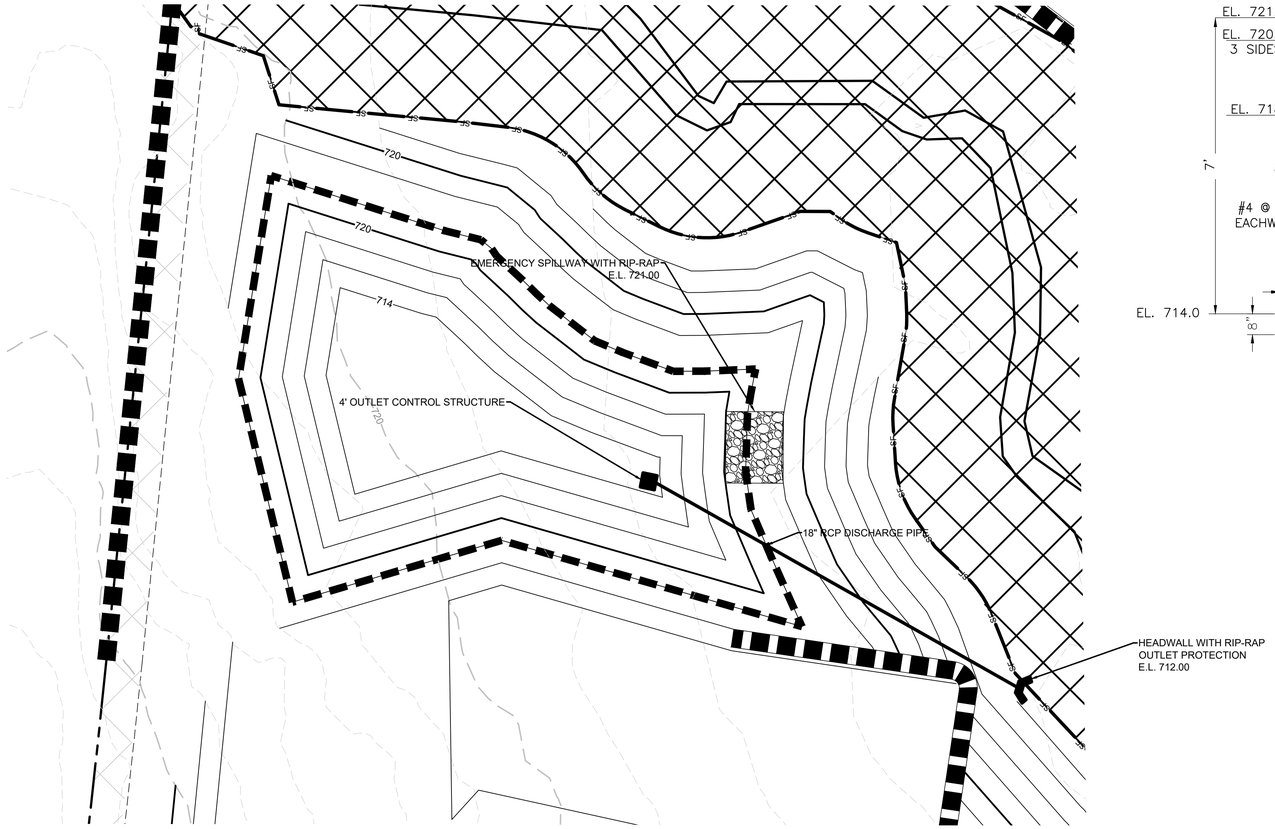
Drawing No.

C5.3

Project No.

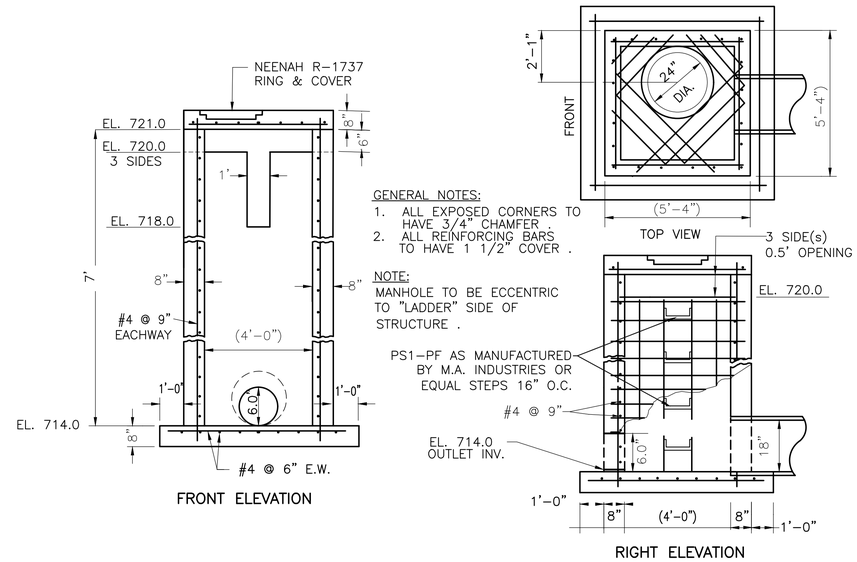
21-0311

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



POND #5

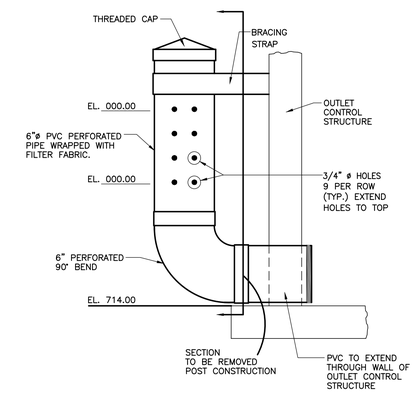
0 20 40



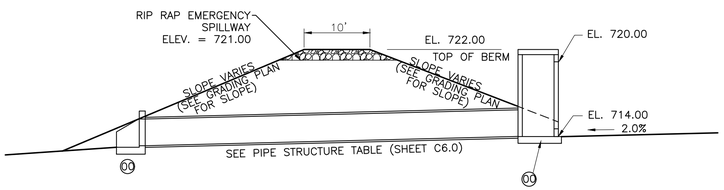
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2" COVER .

NOTE:
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

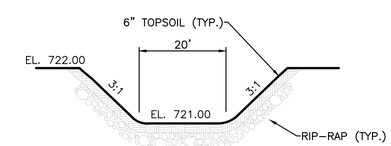
POND #5 OUTLET CONTROL STRUCTURE (STR #00)
NOT TO SCALE



SEDIMENT POND #5 RISER DETAIL
NOT TO SCALE



BERM/OUTLET DRAINAGE SECTION POND #5
NOT TO SCALE



EMERGENCY OVERFLOW
SECTION VIEW
NOT TO SCALE

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

BEAR SPRINGS BULK GRADING
FOR
ENCOMPASS LAND GROUP
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	AS SHOWN
Date:	2022.03.16
Approved By:	JFV

Revisions:

Drawing Title:
POND 5 DETAILS

Drawing No.
C5.4

Project No.
21-0311

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

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.16

TYPE	YEAR	PROJECT NO.	SHEET NO.
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–	–	–	–
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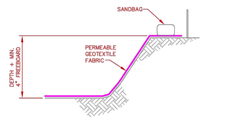
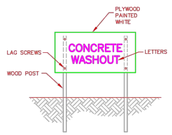
REV. –



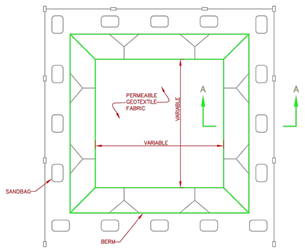
SECTION A–A
NOT TO SCALE



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

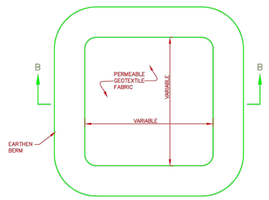


SECTION B–B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN 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.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

NOT TO SCALE

CONCRETE WASHOUT
7.16

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.28

TYPE	YEAR	PROJECT NO.	SHEET NO.
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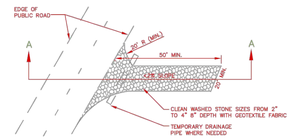
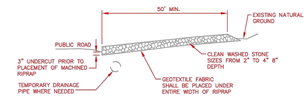
REV. –



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A–A

CONSTRUCTION EXIT

NOT TO SCALE

CONSTRUCTION EXIT
7.28

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.20

TYPE	YEAR	PROJECT NO.	SHEET NO.
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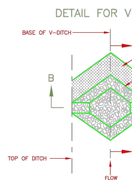
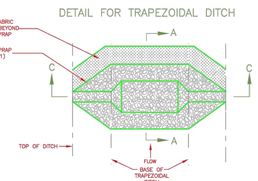
REV. –

DETAIL FOR V–DITCH



DETAIL FOR TRAPEZOIDAL DITCH



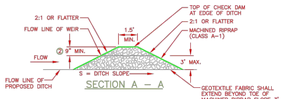
PLAN VIEW

PLAN VIEW



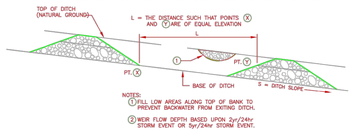
SECTION B – B

SECTION C – C



SECTION A – A

DETAIL FOR SPACING BETWEEN CHECK DAMS



EROSION CONTROL PLAN LEGEND: CHECK DAM

NOT TO SCALE

CHECK DAM
7.20

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.34

TYPE	YEAR	PROJECT NO.	SHEET NO.
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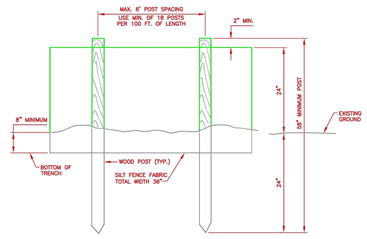
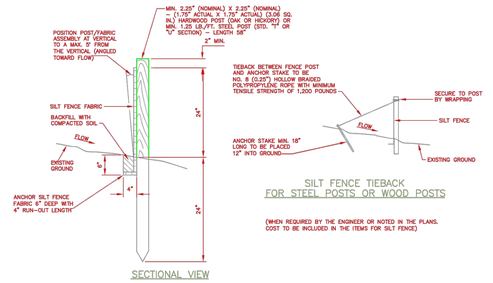
REV. –



ELEVATION VIEW



SECTIONAL VIEW

SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

EROSION CONTROL PLAN LEGEND: SILT FENCE

NOT TO SCALE

SILT FENCE
7.34

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

JACOB F. VINSON — REGISTERED ENGINEER — STATE OF TENNESSEE — 4/26/22

BEAR SPRINGS BULK GRADING

FOR

ENCOMPASS LAND GROUP

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2022.03.16
Approved By:	JFV

Revisions:

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Drawing Title:

EROSION CONTROL DETAILS

Drawing No.

C6.0

Project No.

21-0311

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

G:\21-0311\CIVIL ENGINEERING\PLAN SHEETS\SHT 111 POND DETAILS.DWG
PLOTTED BY KELSEY WRIGHT ON 4/29/2022 11:47 AM LAST UPDATED BY KBRIGHT ON 4/29/2022 11:43 AM

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: Bear Springs - Phase 2A

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

General

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

Lots and Land-Use

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

Structures

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

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

CITY OF
COLUMBIA
TENNESSEE

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

PUD Specific Items

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

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

Checklist Completed By:

HUNTER FRED	Hunter Fred	2025.11.17
Print Name	Signature	Date

RaganSmith
a Pape-Dawson company

Memorandum

TO:	City of Columbia Planning Commission	FROM:	Hunter Fred
		DATE:	November 17, 2025
		REFERENCE:	Bear Springs 1449 Rock Springs Rd Response to Comment Letter
		JOB NUMBER:	21-0311

Dear Members of the City of Columbia Planning Commission,

Thank you for your review and comments on the Final PUD of the Proposed Architectural Elevation Adjustments for Bear Springs Single Family and Townhomes. Please find below our responses to the comments provided. We have addressed each item and adjusted where appropriate to align with the City of Columbia's planning goals and requirements.

COMMENTS:

Planning

1. The lead staff person for this case is Austin Brass, AICP and Melissa Sanders will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with question about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.

   ACKNOWLEDGED

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

   ACKNOWLEDGED

NASHVILLE
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

3. Identify changes from Previous approved PUD Master Plan regarding lot orientation and layout. Provide exhibit showing changes in lot locations from previous approval.

   MASTER PLAN COMPARISION EXHIBIT PROVIDED IN UPDATED PLAN SET AS SHEET C1.3 (PUD LAYOUT COMPARISSON EXHIBIT).

4. Approved PUD Master Plan shows typical of 45’ and 50’ lots. There are lots listed that are less than 45’ at the lot width.

   THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK FOR THE FOLLOWING LOTS: 78-96, 98, 99, 111-113. GENERAL NOTE 9 ON SHEET P1.0 (PRELIMINARY PLAT) REFERENCES THE LOT WIDTH MEASUREMENT FOR SAID LOTS.

5. Original approved PUD Master Plan indicates a linear pedestrian path south of public road A nearest to roundabout. New proposed plan removed this linear pedestrian path.

   POND CONSTRUCTED TO SERVE JMB BEAR SPRINGS SITE REVISED LINEAR PEDESTRIAN PATH TO SIDEWALK WITHIN SEMINOLE DRIVE ROW.

6. Indicate primitive walking trails in same locations as approved PUD Master Plan.

   PRIMITIVE TRAIL INDICATED IN UPDATED PLAN SET.

7. Provide Preliminary Plat/PUD Checklist.

   PRELIMINARY PLAT/PUD CHECKLIST PROVIDED WITH RESUBMITTAL DOCUMENTS.

8. Has cellular tower and easement access been formally abandoned?

   CELLULAR TOWER AND EASEMENT ACCESS HAS BEEN FORMALLY ABANDONED. MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT PROVIDED WITH RESUBMITTAL DOCUMENTS.

9. Show location and height of retaining walls.

   RETAINING WALL HEIGHT AND LOCATION SHOWN AND INDICATED IN UPDATED PLAN SET.

10. Cite parking ratio standards from approved PUD Master Plan.

    PARKING RATIO STANDARDS NOW PROVIDED ON COVER SHEET C0.0.

11. Verify supplemental landscaping for double frontage lots.

    SUPPLEMENTAL LANDSCAPING VERIFIED TO BE PROVIDED FOR DOUBLE FRONTAGE LOTS.

12. Note that elevations will match as approved elevations from recently approved Planning Commission meeting. Staff is awaiting pattern book of those approved elevations at this time.

    APPROVED ELAVATIONS PROVIDED WITHIN UPDATED PLAN SET AS SHEETS A1.0-A3.3.

13. Significant Tree protection areas have been removed during construction. Please provide a replanting plan from trees that have been removed.

    PER LANDSCAPING SHEET L1.0, ALL SPACE AVAILABLE WITHIN 10’ BUFFER ZONE IS CURRENTLY USED BY PROPOSED PLANTING. PUD PROPOSES BUFFER AS 10’ COLLECTOR PLUS SUPPLEMENTAL PLANTING WITH NOTE STATING, “EXISTING AND/**OR** 10’ COLLECTOR”. 10’ COLLECTOR BUFFER PLUS SUPPLEMENTAL PLANTING IS INTENDED TO BE USED IN PLACE OF EXISTING VEGETATION AND THE TYPICAL DIAGRAM FROM THE PUD WAS USED AS THE BASIS OF THE PROPOSED DESIGN. IF MORE OPAQUE SCREENING IS DESIRED, THE CANOPY TREES COULD BE CHANGED TO BE LARGE GROWING EVERGREENS.

Engineering

14. Subject to site construction plan approval and Traffic Impact Study (TIS).

    ACKNOWLEDGED

15. Provide TIS commitment letter

    TIS COMMITMENT LETTER PROVIDED WITH RESUBMITTAL DOCUMENTS.

16. Coordinate with Maury County E-911 for addressing and street name approval.

FOUR WINDS CIRCLE IS AN EXTENSION OF AN EXISTING STREET IN BEAR SPRINGS PHASE 1A. ADDRESSES WILL BE REQUESTED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT FOR PHASE 2A.

17. Show proposed grading on preliminary plat

    THE PROPOSED GRADING HAS BEEN ADDED TO THE PRELIMINARY PLAT.

18. Turn off EPSC layers on grading plan.

    EPSC LAYERS TURNED OFF ON GRADING PLAN.

19. Provide TOW and BOW annotations for proposed wall(s). Indicate maximum height.

    TOW AND BOW ANNOTIONS WITH MAXIMUM HEIGHT NOW PROVIDED IN GRADING PLAN.

20. Preliminary PUD Master Plan indicated basement lots instead of flat pads plus retaining walls.

    BASEMENT LOTS REVISED TO FLAT PADS WITH RETAINING WALLS DUE TO TRANSFER FROM PREVIOUS TO CURRENT OWNER. CURRENT OWNER

21. Engineering requests dedication of ROW along Rock Springs Rd of the 10 ft collector buffer as shown.

    UNABLE TO PROVIDE ROW DEDICATION DUE TO CONFLICT WITH 20’ SETBACK AND IMPACT TO ADJACENT LOTS, LANDSCAPING AND TREE RE-PLACEMENT.

22. Maury County Highway has requested the City of Columbia take ownership and maintenance of Rock Springs Road from existing limits to the southern limits of the Rock Springs Road PUD development. Portions of Rock Springs Rd currently maintained by Maury County Highway do meet City standards.

    ACKNOWLEDGED

23. Note/reference Seminole Drive commitment letter on this Preliminary Plat. No final plat may be provided until Seminole Drive is completed.

    PREVIOUS WILLOW BRANCH SEMINOLE DRIVE COMMITMENT LETTER PROVIDED WITH RESUBMITTAL DOCUMENTS. SEE GENERAL NOTE 10 ON SHEET P1.0 (PRELIMINARY PLAT).

24. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way

    RETAINING WALL LAYOUT SHOWN PER PREVIOUSLY APPROVED BULK GRADING PLANS DATED SEPTEMBER 29, 2022. APPROVED BULK GRADING PLANS PROVIDED WITH RESUBMITTAL DOCUMENTS.

Fire

25. No comments

    ACKNOWLEDGED

Maury County Highway Dept.

26. The City of Columbia is to assume ownership and maintenance responsibilities of Rock Springs Road from current City of Columbia limits to the Northwest corner of Tax Map 92 Parcel 11.00.

    ACKNOWLEDGED

Maury County Schools

27. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 9-11th9-12 (26/27 SY). Spring Hill School 12th (24/25 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.

    ACKNOWLEDGED

Wastewater

28. Columbia Wastewater has made a comment during plan review regarding the easement between lots 90 and 91 and that there might not be a sufficient amount of space between the lots to accommodate the easement.

    EASEMENT MOVED BETWEEN LOTS 88 AND 89. UTILITY LINE WITHIN EASEMENT SHALLOWED TO REDUCE EASEMENT SIZE. DEPTHS TO BE SHOWN IN PLAN RESUBMITTAL TO COLUMBIA WASTEWATER.

Police

29. No comment provided.

    ACKNOWLEDGED

City Attorney

30. No comment provided.

    ACKNOWLEDGED

ATT

31. ATT to Serve.

    ACKNOWLEDGED

Columbia Power

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

    ACKNOWLEDGED.

Duck River Electric Membership Corp

33. No comments provided.

    ACKNOWLEDGED

Columbia Water

34. A water availability letter was issued on June 18, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

    ACKNOWLEDGED

Building

35. No comment.

    ACKNOWLEDGED

Public Works

36. No comment.

ACKNOWLEDGED

Atmos Energy

37. No comments provided.

ACKNOWLEDGED

Maury County E911

38. No comments provided.

ACKNOWLEDGED

We look forward to continuing to work with you and staff as the review process moves forward.

Sincerely,

RaganSmith
a Pape-Dawson company

Hunter Fred
EI
CIVIL DESIGNER
office: (615) 244-8591
mobile: (615) 621-5319
raganSmith.com

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

ITEM NO.
25-0390

DESCRIPTION: 1449 Rock Springs Rd (Bear Springs Phase 2A)

COMMENTS:

Planning

1. The lead staff person for this case is Austin Brass, AICP and Melissa Sanders will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with question about the development review process or technical comments. At least one of the two planners working on this item 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 Planning Commission should be included in your resubmittal.
3. Identify changes from Previous approved PUD Master Plan regarding lot orientation and layout. Provide exhibit showing changes in lot locations from previous approval.
4. Approved PUD Master Plan shows typical of 45’ and 50’ lots. There are lots listed that are less than 45’ at the lot width.
5. Original approved PUD Master Plan indicates a linear pedestrian path south of public road A nearest to roundabout. New proposed plan removed this linear pedestrian path.
6. Indicate primitive walking trails in same locations as approved PUD Master Plan.
7. Provide Preliminary Plat/PUD Checklist.
8. Has cellular tower and easement access been formally abandoned?
9. Show location and height of retaining walls.
10. Cite parking ratio standards from approved PUD Master Plan.
11. Verify supplemental landscaping for double frontage lots.
12. Note that elevations will match as approved elevations from recently approved Planning Commission meeting. Staff is awaiting pattern book of those approved elevations at this time.
13. Significant Tree protection areas have been removed during construction. Please provide a replanting plan from trees that have been removed.

Engineering

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14. Subject to site construction plan approval and Traffic Impact Study (TIS).
15. Provide TIS commitment letter
16. Coordinate with Maury County E-911 for addressing and street name approval.
17. Show proposed grading on preliminary plat
18. Turn off EPSC layers on grading plan.
19. Provide TOW and BOW annotations for proposed wall(s). Indicate maximum height.
20. Preliminary PUD Master Plan indicated basement lots instead of flat pads plus retaining walls.
21. Engineering requests dedication of ROW along Rock Springs Rd of the 10 ft collector buffer as shown.
22. Maury County Highway has requested the City of Columbia take ownership and maintenance of Rock Springs Road from existing limits to the southern limits of the Rock Springs Road PUD development. Portions of Rock Springs Rd currently maintained by Maury County Highway do meet City standards.
23. Note/reference Seminole Drive commitment letter on this Preliminary Plat. No final plat may be provided until Seminole Drive is completed.
24. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way

Fire

25. No comments

Maury County Highway Dept.

26. The City of Columbia is to assume ownership and maintenance responsibilities of Rock Springs Road from current City of Columbia limits to the Northwest corner of Tax Map 92 Parcel 11.00.

Maury County Schools

27. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 9-11th9-12 (26/27 SY). Spring Hill School 12th (24/25 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

28. Columbia Wastewater has made a comment during plan review regarding the easement between lots 90 and 91 and that there might not be a sufficient amount of space between the lots to accommodate the easement.

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Police

29. No comment provided.

City Attorney

30. No comment provided.

ATT

31. ATT to Serve.

Columbia Power

32. 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

33. No comments provided.

Columbia Water

34. A water availability letter was issued on June 18, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Building

35. No comment.

Public Works

36. No comment.

Atmos Energy

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FAX: (931) 560-1541

37. No comments provided.

Maury County E911

38. No comments provided.

Resubmittal Guidelines

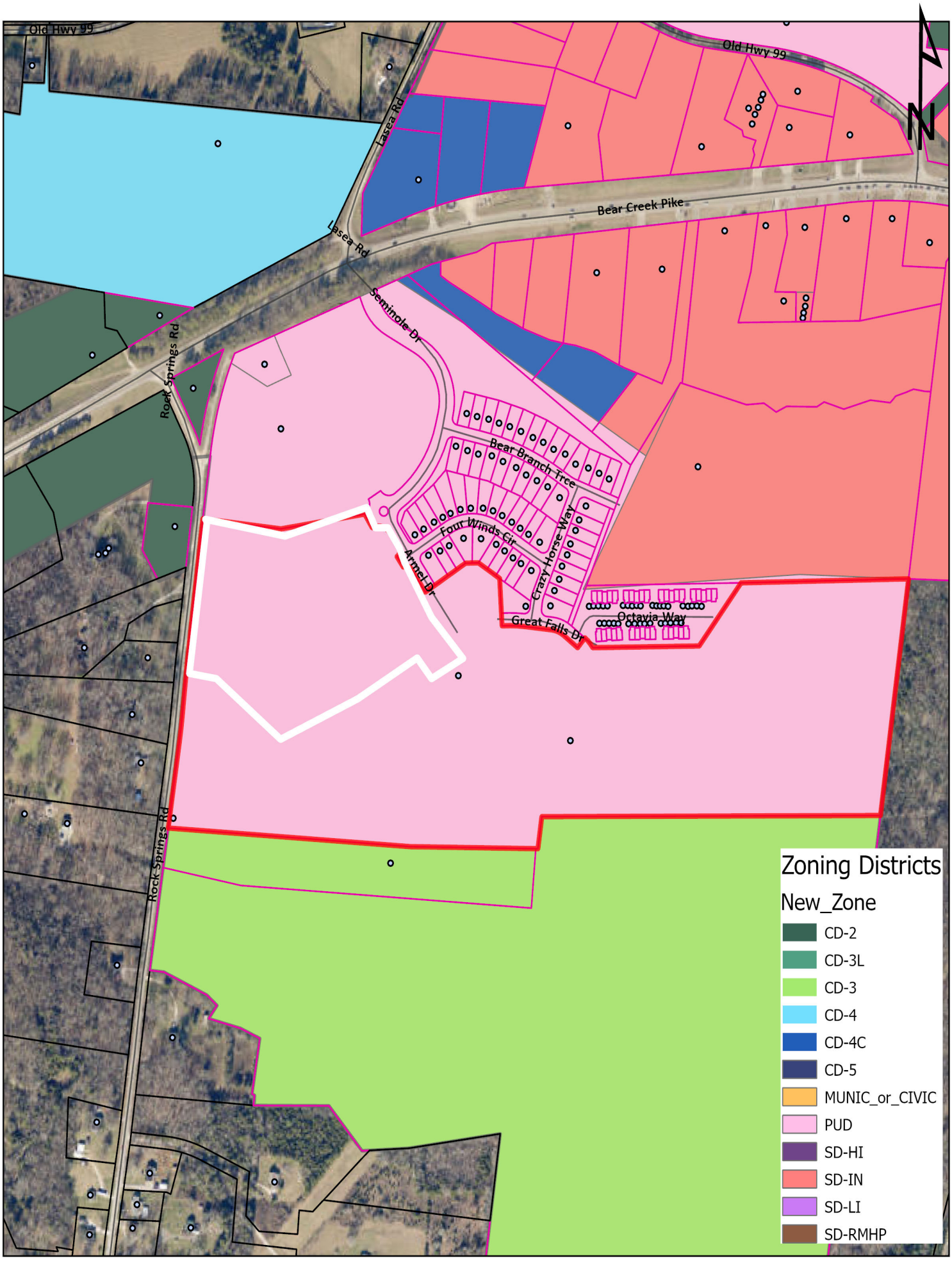
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

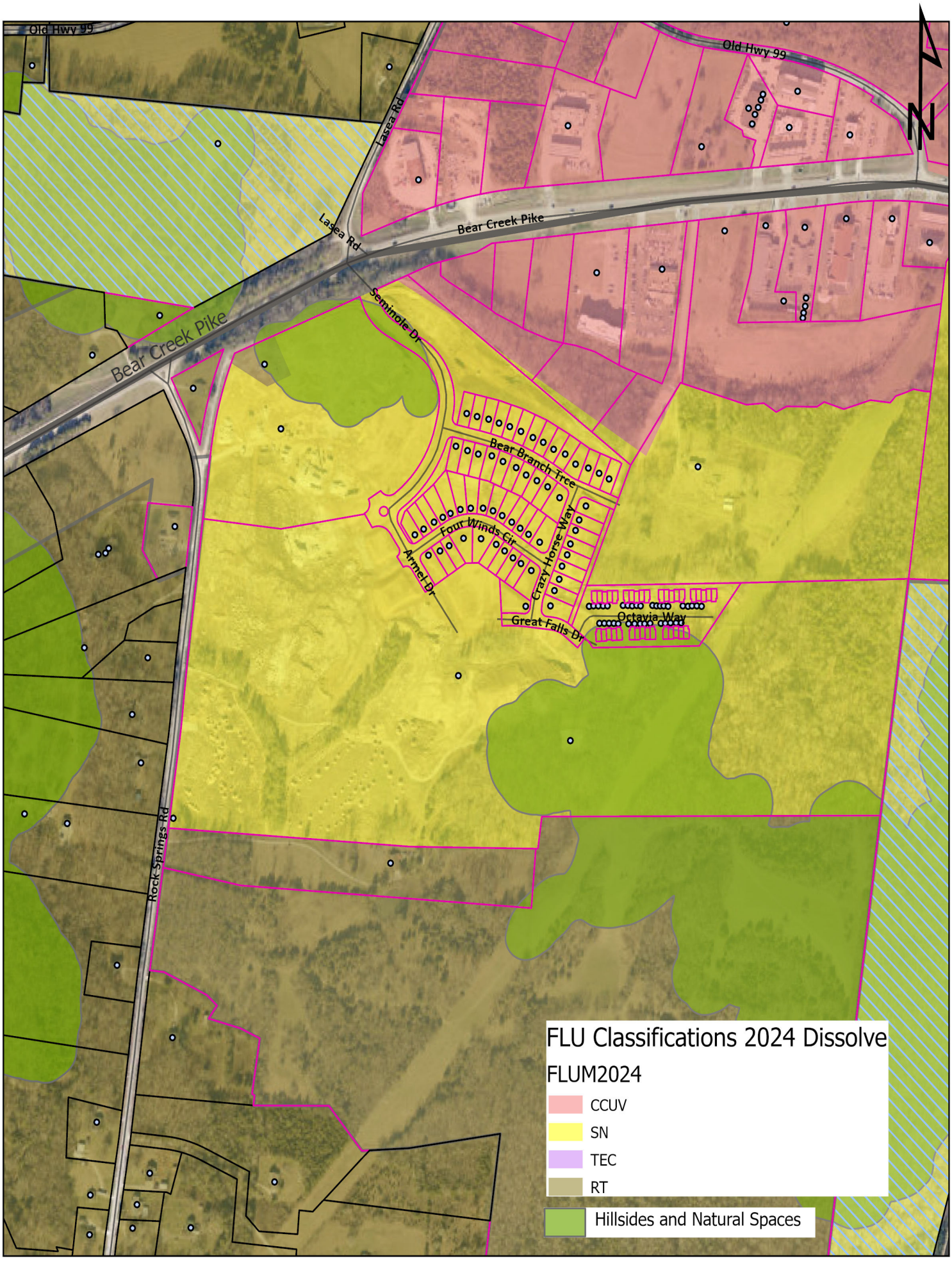
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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



Case #25-0390
Bear Springs PUD
Rock Springs Rd. & Seminole

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



Case #25-0390
Bear Springs PUD
Rock Springs Rd. & Seminole

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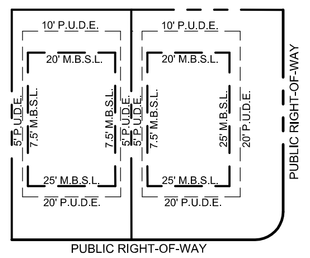
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. 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 REVISED DATE OF APRIL 15, 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 AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



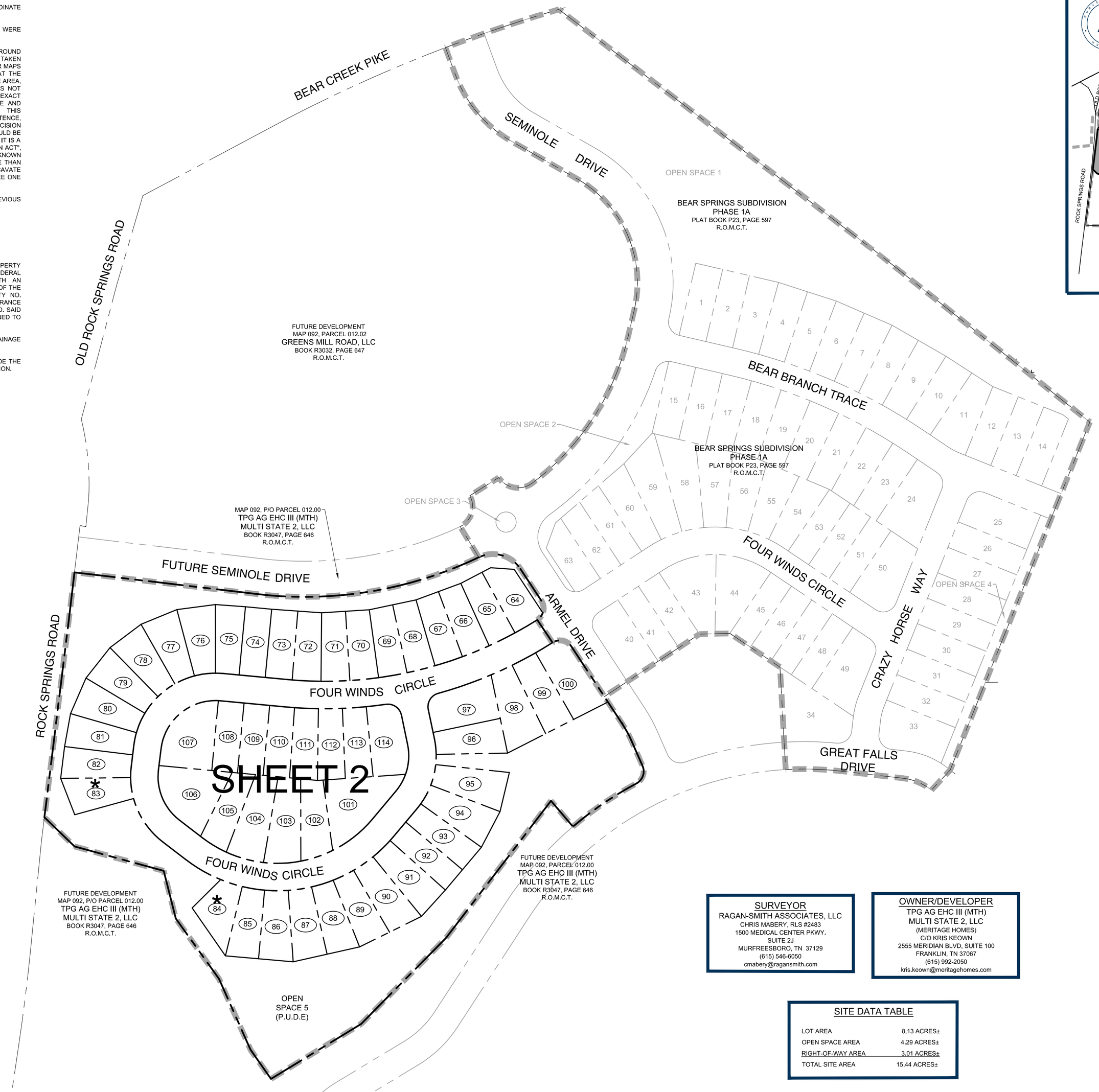
SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

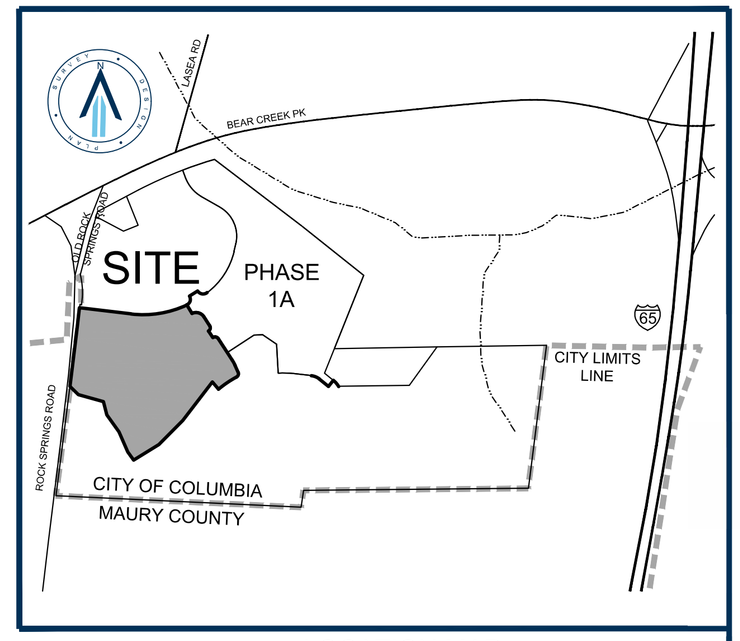
PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TPG AG EHC III (MTH) MULTI STAE 2, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3047, PAGE 646, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.





LOCATION MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,489	0.15
89	6,628	0.15

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
90	7,209	0.17
91	7,363	0.17
92	6,255	0.14
93	6,522	0.15
94	7,485	0.17
95	7,454	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,496	4.26

SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY,
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

OWNER/DEVELOPER
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
(MERITAGE HOMES)
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com

SITE DATA TABLE

LOT AREA	8.13 ACRES±
OPEN SPACE AREA	4.29 ACRES±
RIGHT-OF-WAY AREA	3.01 ACRES±
TOTAL SITE AREA	15.44 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(123)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

SEE GENERAL NOTE 2.

0 100 200

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
2483
COMMERCE
10/20/2025
TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

© COPYRIGHT RAGAN-SMITH ASSOCIATES, LLC



LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- (ST) STORM MANHOLE
- HEADWALL
- ST STORM PIPE
- SANITARY SEWER MANHOLE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE
- -X—X- FENCE
- -CATV- OVERHEAD CABLE TELEVISION LINE
- —P&T— OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (123) LOT NUMBER
- * CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	414.75'	732.50'	32°26'31"	N80°33'54"E	409.24'	213.10
C2	86.24'	60.00'	82°21'06"	S74°28'48"E	79.00'	52.48
C3	39.71'	25.00'	91°00'55"	S12°12'13"W	35.67'	25.45
C4	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C5	37.38'	225.00'	9°31'11"	S28°32'39"E	37.34'	18.74
C6	37.42'	25.00'	85°45'07"	S19°05'30"W	34.02'	23.21
C7	140.26'	650.00'	12°21'48"	S55°47'09"W	139.99'	70.40
C8	229.06'	775.14'	16°55'54"	S66°04'19"W	228.23'	115.37
C9	35.95'	775.14'	2°39'25"	N58°56'04"E	35.94'	17.98
C10	48.56'	775.14'	3°35'23"	N62°03'28"E	48.56'	24.29
C11	42.07'	775.14'	3°06'34"	N65°24'26"E	42.06'	21.04
C12	102.49'	775.14'	7°34'32"	N70°44'59"E	102.41'	51.32
C13	37.70'	25.00'	86°24'30"	S31°20'03"W	34.23'	23.48
C14	135.95'	150.00'	51°55'42"	S14°05'40"W	131.34'	73.04
C15	28.37'	150.00'	10°50'07"	N06°27'08"W	28.32'	14.23
C16	18.73'	150.00'	7°09'10"	N02°32'31"E	18.71'	9.38
C17	38.68'	150.00'	14°46'27"	N13°30'19"E	38.57'	19.45
C18	38.68'	150.00'	14°46'27"	N28°16'46"E	38.57'	19.45
C19	11.50'	150.00'	4°23'31"	N37°51'45"E	11.50'	5.75
C20	419.75'	275.00'	87°27'12"	S83°47'07"W	380.17'	263.04
C21	8.57'	275.00'	1°47'05"	N40°57'03"E	8.57'	4.28
C22	43.13'	275.00'	8°59'08"	N46°20'10"E	43.08'	21.61
C23	43.13'	275.00'	8°59'08"	N55°19'18"E	43.08'	21.61
C24	41.29'	275.00'	8°36'09"	N64°06'56"E	41.25'	20.68
C25	41.29'	275.00'	8°36'09"	N72°43'05"E	41.25'	20.68
C26	43.13'	275.00'	8°59'08"	N81°30'44"E	43.08'	21.61
C27	43.13'	275.00'	8°59'08"	S89°30'08"E	43.08'	21.61
C28	41.29'	275.00'	8°36'09"	S80°42'30"E	41.25'	20.68
C29	41.29'	275.00'	8°36'09"	S72°06'21"E	41.25'	20.68
C30	73.51'	275.00'	15°19'00"	S60°08'47"E	73.30'	36.98
C31	155.67'	150.00'	59°27'46"	N22°45'24"W	148.78'	85.67
C32	97.06'	150.00'	37°04'27"	S33°57'04"E	95.38'	50.30
C33	38.68'	150.00'	14°46'27"	S08°01'37"E	38.57'	19.45
C34	19.93'	150.00'	7°36'52"	S03°10'03"W	19.92'	9.98
C35	231.47'	150.00'	88°24'48"	N51°10'53"E	209.17'	145.90
C36	23.85'	150.00'	9°06'41"	S11°31'49"W	23.83'	11.95
C37	38.68'	150.00'	14°46'27"	S23°28'23"W	38.57'	19.45
C38	38.68'	150.00'	14°46'27"	S38°14'50"W	38.57'	19.45
C39	38.68'	150.00'	14°46'27"	S53°01'17"W	38.57'	19.45
C40	38.68'	150.00'	14°46'27"	S67°47'43"W	38.57'	19.45
C41	38.68'	150.00'	14°46'27"	S82°34'10"W	38.57'	19.45
C42	14.22'	150.00'	5°25'53"	N87°19'40"W	14.21'	7.12
C43	476.75'	725.00'	37°40'36"	N76°32'58"E	468.20'	247.35
C44	8.77'	725.00'	0°41'35"	N84°57'31"W	8.77'	4.39
C45	52.63'	725.00'	4°09'34"	N87°23'06"W	52.62'	26.33
C46	52.63'	725.00'	4°09'34"	S88°27'20"W	52.62'	26.33
C47	52.63'	725.00'	4°09'34"	S84°17'46"W	52.62'	26.33
C48	52.63'	725.00'	4°09'34"	S80°08'12"W	52.62'	26.33
C49	52.63'	725.00'	4°09'34"	S75°58'38"W	52.62'	26.33
C50	52.63'	725.00'	4°09'34"	S71°49'04"W	52.62'	26.33
C51	52.63'	725.00'	4°09'34"	S67°39'29"W	52.62'	26.33
C52	52.63'	725.00'	4°09'34"	S63°29'55"W	52.62'	26.33
C53	46.92'	725.00'	3°42'28"	S59°33'54"W	46.91'	23.47
C54	16.53'	25.00'	37°53'07"	S38°46'07"W	16.23'	8.58
C55	23.18'	25.00'	53°07'48"	S06°44'21"E	22.36'	12.50
C56	37.71'	25.00'	86°25'00"	N55°04'42"W	34.23'	23.48
C57	90.63'	100.00'	51°55'42"	N14°05'40"E	87.56'	48.70
C58	55.15'	100.00'	31°36'02"	S03°55'49"W	54.46'	28.30
C59	35.48'	100.00'	20°19'40"	S29°53'41"W	35.29'	17.93
C60	343.43'	225.00'	87°27'12"	N83°47'07"E	311.05'	215.22
C61	92.26'	225.00'	23°29'40"	S51°48'21"W	91.62'	46.79
C62	61.30'	225.00'	15°36'37"	S71°21'29"W	61.11'	30.84
C63	68.42'	225.00'	17°25'23"	S87°52'29"W	68.16'	34.48
C64	70.83'	225.00'	18°02'10"	N74°23'44"W	70.54'	35.71
C65	50.62'	225.00'	12°53'22"	N58°55'58"W	50.51'	25.42
C66	103.78'	100.00'	59°27'46"	S22°45'24"E	99.19'	57.11
C67	154.31'	100.00'	88°24'48"	S51°10'53"W	139.45'	97.27
C68	150.13'	100.00'	86°01'15"	N49°59'06"E	136.43'	93.29
C69	4.18'	100.00'	2°23'33"	S85°48'30"E	4.18'	2.09
C70	184.97'	775.00'	13°40'28"	S88°33'02"W	184.53'	92.92
C71	17.84'	775.00'	1°19'07"	S85°16'17"E	17.84'	8.92
C72	43.60'	775.00'	3°13'24"	S87°32'32"E	43.59'	21.81
C73	43.60'	775.00'	3°13'24"	N89°14'04"E	43.59'	21.81
C74	43.60'	775.00'	3°13'24"	N86°00'40"E	43.59'	21.81
C75	36.33'	775.00'	2°41'10"	N83°03'23"E	36.33'	18.17

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LANDSCAPE ARCHITECT
10/20/2025
TENNESSEE NO. 2463

BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

© 2025 RAGAN SMITH ASSOCIATES, INC. 21-0311 - PHASE 2A PRELIMINARY PLAT.DWG

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT REVISION

FOR

BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

MARK MERRILL
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

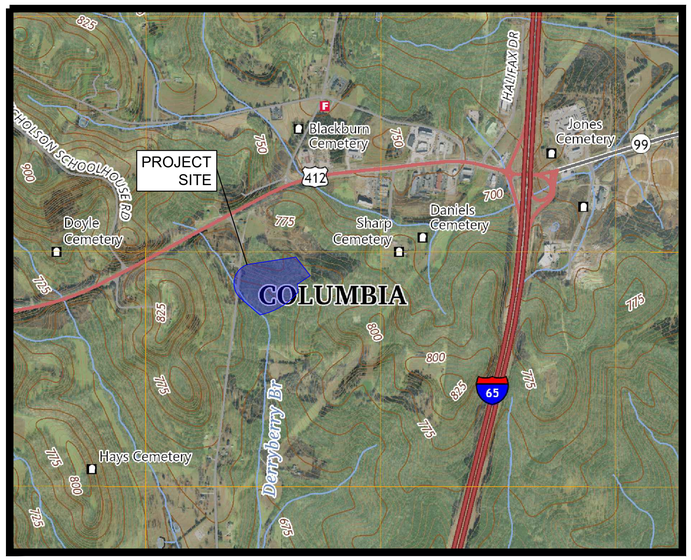
TYLOR FISCHER
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

WATER

MATT WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

ELECTRICAL

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM



LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE:CURRENT
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2025.10.20
Approved By:	JFV

Revisions:

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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



SINGLE FAMILY LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15

SINGLE FAMILY LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,489	0.15
89	6,628	0.15
90	7,209	0.17
91	7,363	0.17
92	6,255	0.14
93	6,522	0.15
94	7,485	0.17
95	7,454	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20

SINGLE FAMILY LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
10 | 20 | 2025
No. 0001145
STATE OF TENNESSEE

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

OVERALL LAYOUT

Drawing No.

C1.0

Project No.

21-0311

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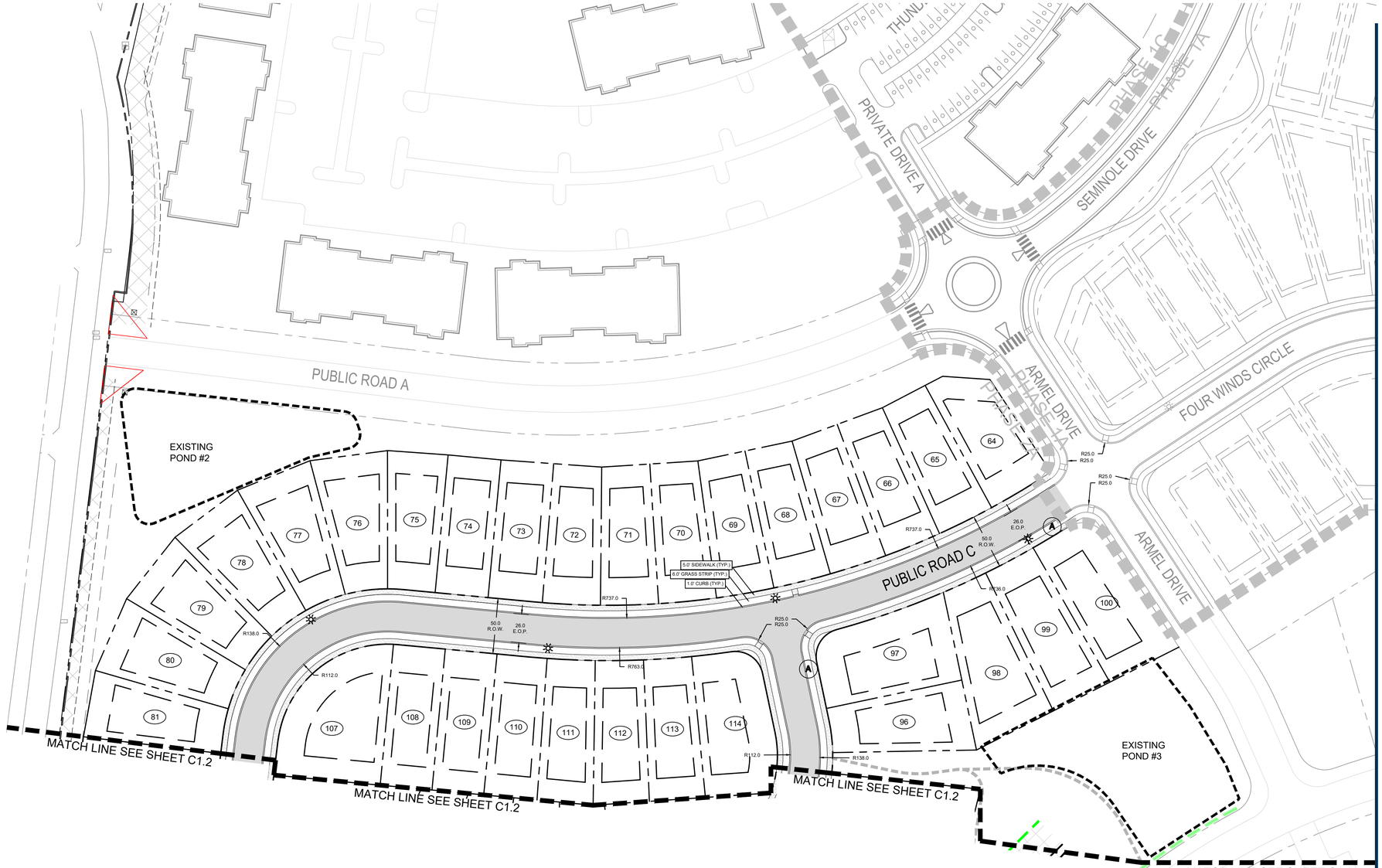
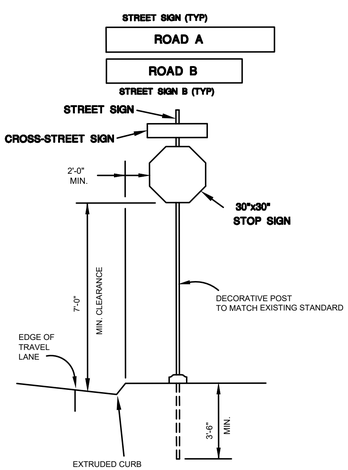




TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB



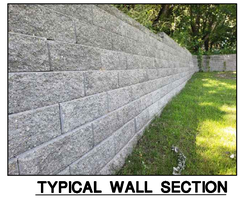
R1-1
30"x30"
A



DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



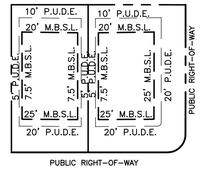
R2-1
24"x30"
C



TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE:CULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

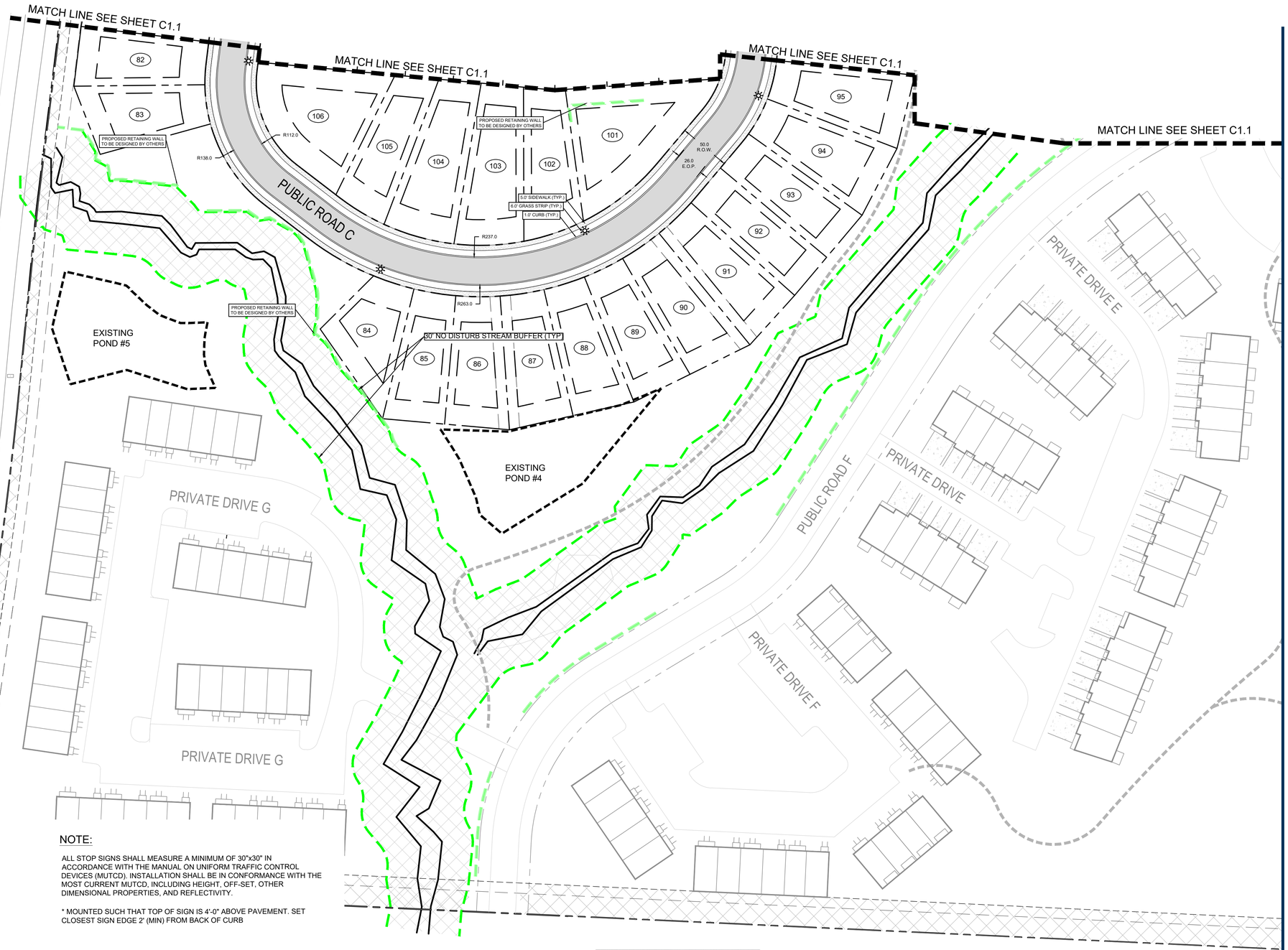
BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

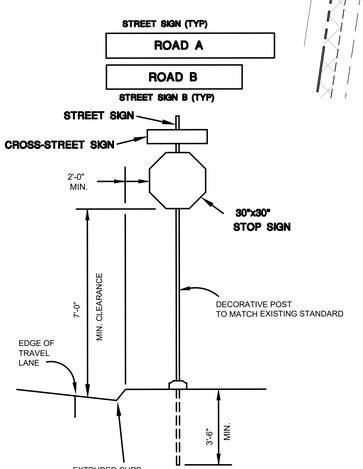
Scale:	#"=##'
Date:	2025.10.20
Approved By:	JFV
Revisions:	

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB



R1-1
30"x30"
A



DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



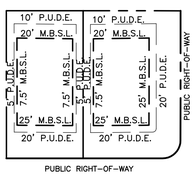
R2-1
24"x30"
C

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'
Date: 2025.10.20
Approved By: JFV
Revisions:

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.2

Project No.
21-0311



RaganSmith
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JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	#"=##'
Date:	2025.10.20
Approved By:	JFV
Revisions:	

Drawing Title:

OVERALL GRADING

Drawing No.

C2.0

Project No.

21-0311

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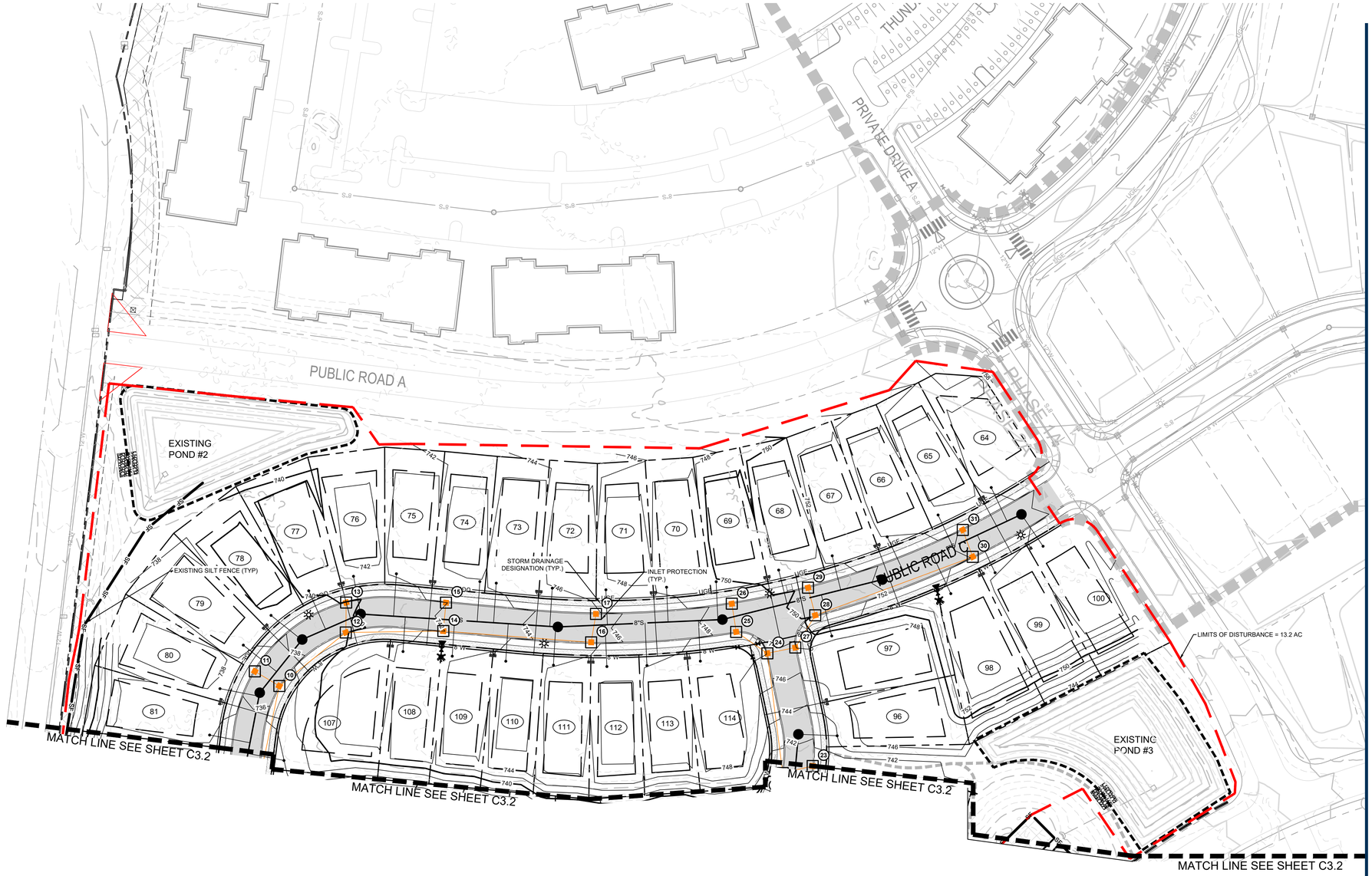

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 001145
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

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- - -
- - -

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

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

0 50 100

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PLOTTED BY HUNTER.FRED ON 10/20/2025 3:52 PM LAST UPDATED BY HFRED ON 10/20/2025 3:46 PM



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JACOB F. VINCENT
REGISTERED ENGINEER
AGE CURRIE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	#"=##'
Date:	2025.10.20
Approved By:	JFV

Revisions:

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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

NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

LEGEND

- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIAMESE CONNECTION
- STORM INLET
- STORM HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURAL
ENGINEER
No. 0011495
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
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- - -
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- - -

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

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

0 100 200

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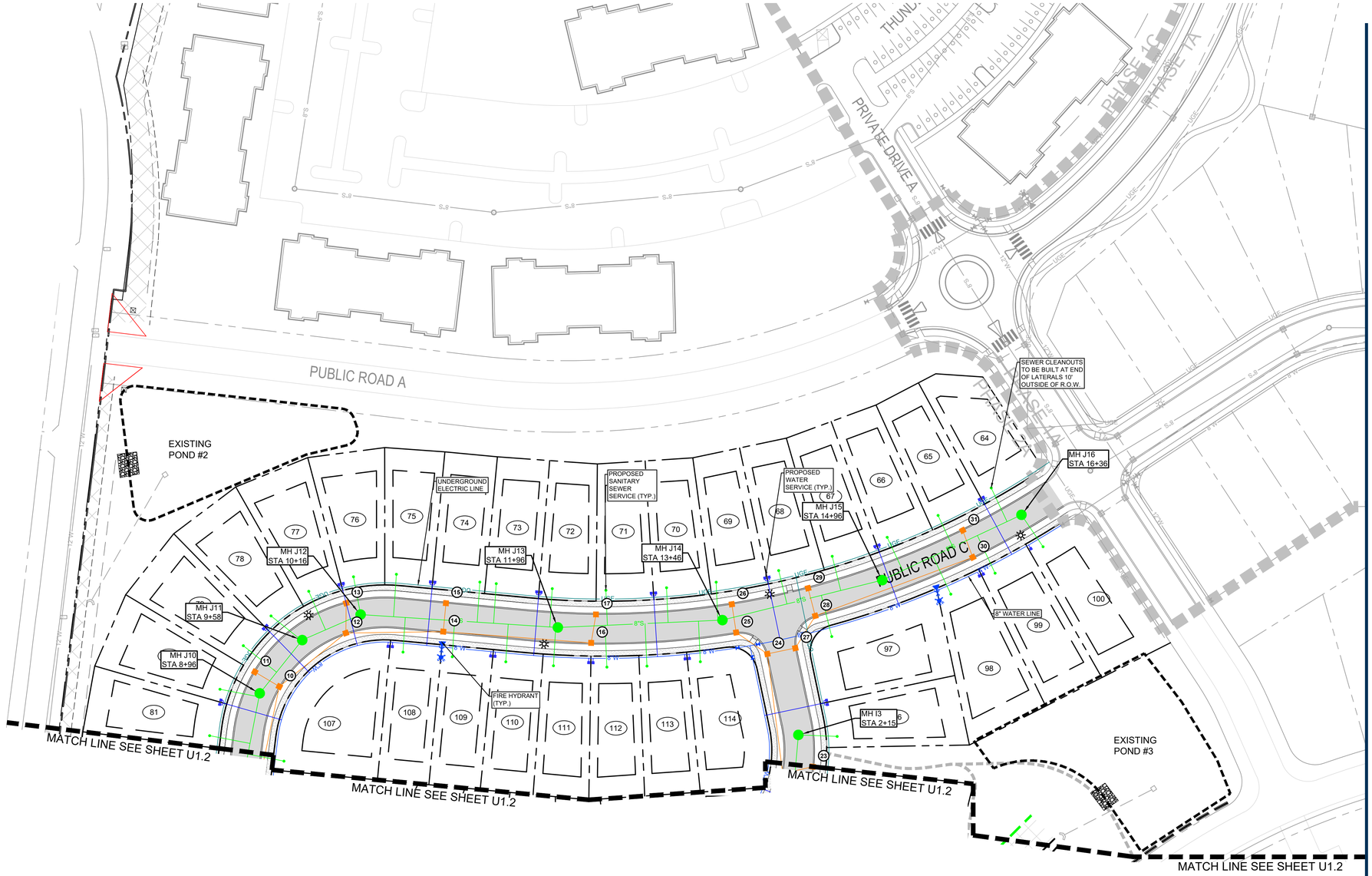
NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

STREET LIGHT
FIRE HYDRANT
WATER METER
WATER VALVE
SIAMESE CONNECTION
STORM INLET
STORM HEADWALL
SANITARY MANHOLE
SANITARY CLEANOUT

Know what's below. Call before you dig.

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 0011495
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
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- - -
- - -

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT REGISTERED ENGINEER AGE:CULTURE NO. 00114598 STATE OF TENNESSEE 10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.2

Project No.

21-0311

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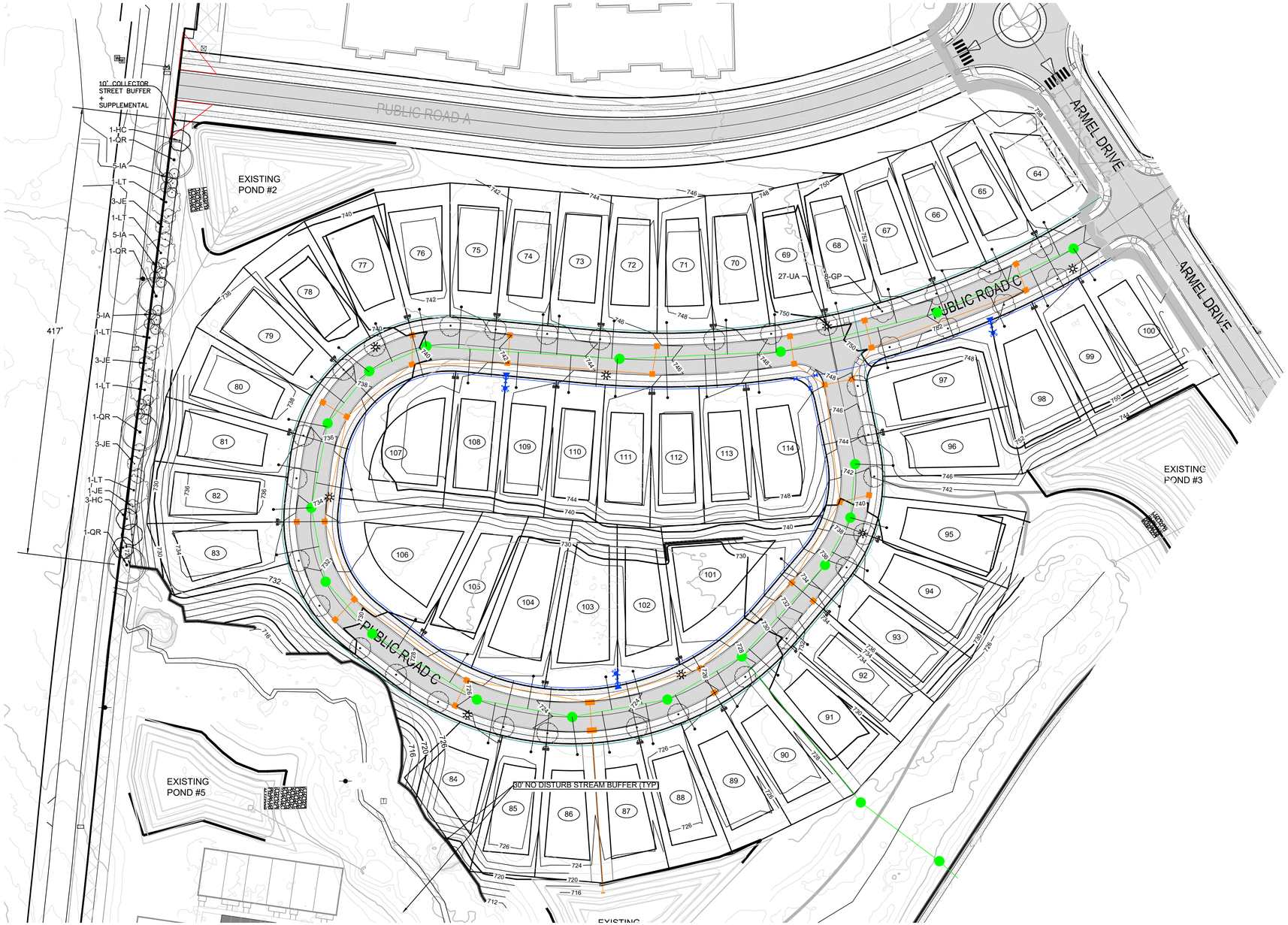


BUFFER CALCULATIONS

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

REQUIRED PLANTINGS

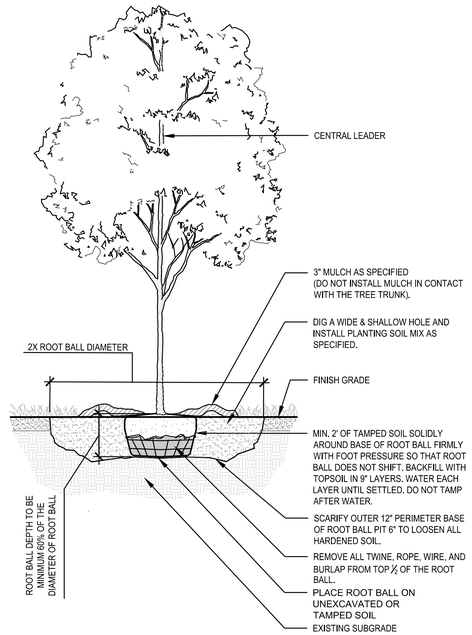
REQUIRED CANOPY TREES: (3 PER 100LF) (3 X 4.17 = 12.51)	13
REQUIRED EVERGREEN TREES: (7 PER 100LF) (7 X 4.17 = 29.19)	30

PROVIDED PLANTINGS

PROVIDED CANOPY TREES: (10' TALL MIN)	13
PROVIDED EVERGREEN TREES: (6' TALL MIN)	30

NOTES:

1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



TYPICAL TREE PLANTING

3/8" = 1'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	REMARKS
TREES							
GP	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
UA	27	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
BUFFER TREES							
HC	4	HALESIA CAROLINA	SILVERBELL	CANOPY	2" CAL.	10` HT.	B&B, SINGLE STEM, 4' SPREAD MIN.
IA	20	ILEX OPACA	AMERICAN HOLLY	EVERGREEN	6` HT.		B&B, FULL TO BASE
JE	10	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	EVERGREEN	6` HT.		B&B, FULL TO BASE
LT	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.
QR	4	QUERCUS RUBRA	NORTHERN RED OAK	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.

Know what's below. Call before you dig.

0 50 100

RaganSmith
a Pape-Dawson company

TYLOR LEWARON FISCHER REGISTERED TENNESSEE NO. LANDSCAPE ARCHITECT 10/20/25

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: TF

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

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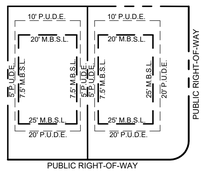
PLOTTED BY HUNTER FRED CIA 10/20/2025 3:48 PM LAST UPDATED BY HFRED CIA 10/20/2025 3:14 PM

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. 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 REVISED DATE OF APRIL 15, 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 AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



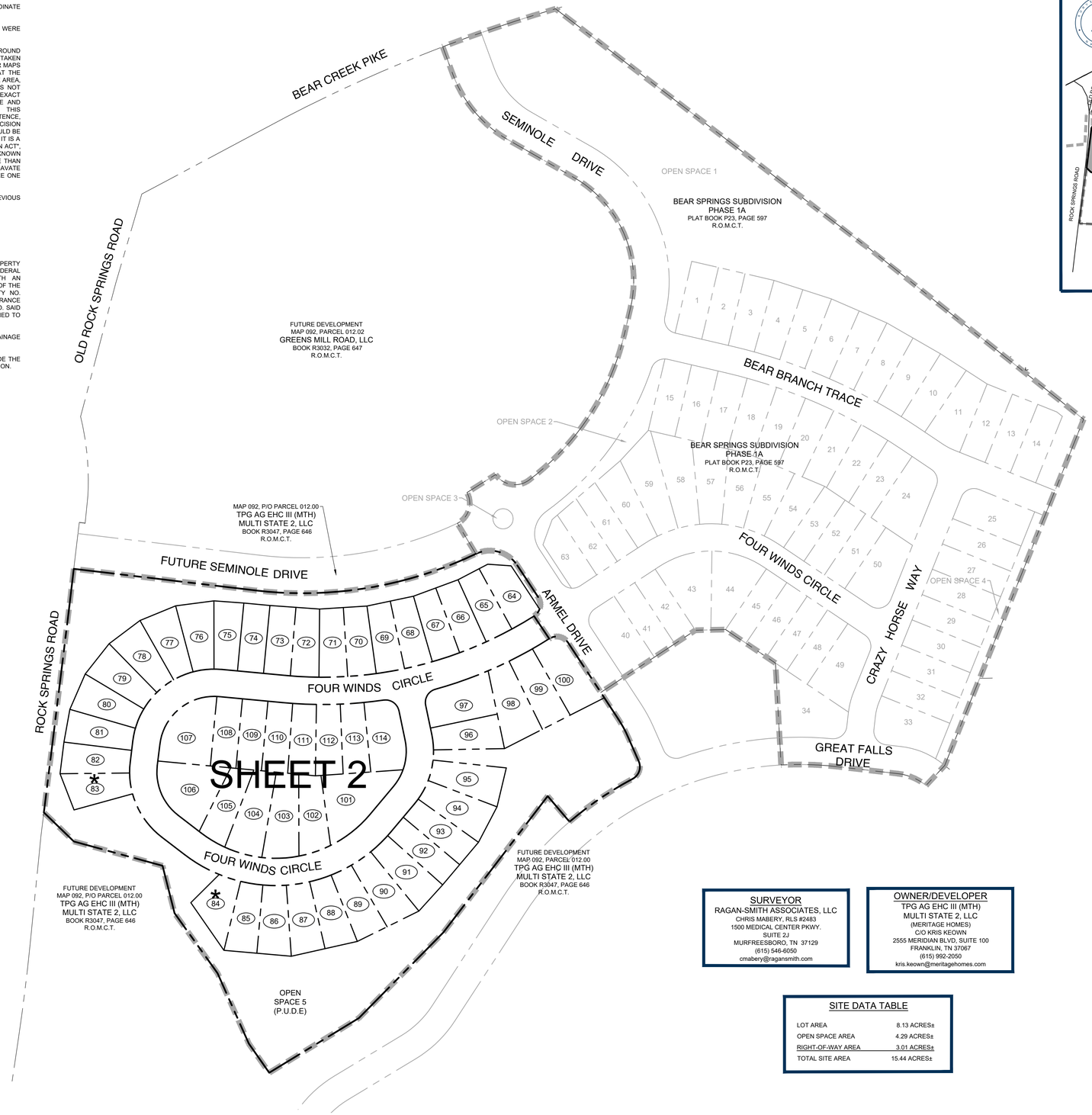
SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

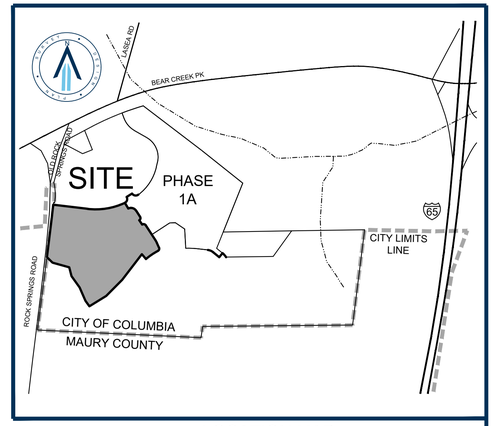
PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TPG AG EHC III (MTH) MULTI STAE 2, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3047, PAGE 646, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.





LOCATION MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,489	0.15
89	6,628	0.15

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
90	7,209	0.17
91	7,363	0.17
92	6,255	0.14
93	6,522	0.15
94	7,485	0.17
95	7,454	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,496	4.26

SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

OWNER/DEVELOPER
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
(MERITAGE HOMES)
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com

SITE DATA TABLE

LOT AREA	8.13 ACRES±
OPEN SPACE AREA	4.29 ACRES±
RIGHT-OF-WAY AREA	3.01 ACRES±
TOTAL SITE AREA	15.44 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(123)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY — 2483 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 10/20/2025 — TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
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- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

G:\21-0311 BEAR SPRINGS PHASE 2A\1-SURVEY\PHASE 2A\1-SS1_PHASE 2A PRELIMINARY PLAT.DWG
10/20/2025 11:49:37 AM CDT BY CHRISTOPHER J. MABERY, RLS, LAST SAVED BY CMABERY ON 10/20/2025 11:49:37 AM



LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- CATV OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- LOT NUMBER
- CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	414.75'	732.50'	32°26'31"	N80°33'54"E	409.24'	213.10
C2	86.24'	60.00'	82°21'06"	S74°28'48"E	79.00'	52.48
C3	39.71'	25.00'	91°00'55"	S12°12'13"W	35.67'	25.45
C4	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C5	37.38'	225.00'	9°31'11"	S28°32'39"E	37.34'	18.74
C6	37.42'	25.00'	85°45'07"	S19°05'30"W	34.02'	23.21
C7	140.26'	650.00'	12°21'48"	S55°47'09"W	139.99'	70.40
C8	229.06'	775.14'	16°55'54"	S66°04'19"W	228.23'	115.37
C9	35.95'	775.14'	2°39'25"	N58°56'04"E	35.94'	17.98
C10	48.56'	775.14'	3°35'23"	N62°03'28"E	48.56'	24.29
C11	42.07'	775.14'	3°06'34"	N65°24'26"E	42.06'	21.04
C12	102.49'	775.14'	7°34'32"	N70°44'59"E	102.41'	51.32
C13	37.70'	25.00'	86°24'30"	S31°20'03"W	34.23'	23.48
C14	135.95'	150.00'	51°55'42"	S14°05'40"W	131.34'	73.04
C15	28.37'	150.00'	10°50'07"	N06°27'08"W	28.32'	14.23
C16	18.73'	150.00'	7°09'10"	N02°32'31"E	18.71'	9.38
C17	38.68'	150.00'	14°46'27"	N13°30'19"E	38.57'	19.45
C18	38.68'	150.00'	14°46'27"	N28°16'46"E	38.57'	19.45
C19	11.50'	150.00'	4°23'31"	N37°51'45"E	11.50'	5.75
C20	419.75'	275.00'	87°27'12"	S83°47'07"W	380.17'	263.04
C21	8.57'	275.00'	1°47'05"	N40°57'03"E	8.57'	4.28
C22	43.13'	275.00'	8°59'08"	N46°20'10"E	43.08'	21.61
C23	43.13'	275.00'	8°59'08"	N55°19'18"E	43.08'	21.61
C24	41.29'	275.00'	8°36'09"	N64°06'56"E	41.25'	20.68
C25	41.29'	275.00'	8°36'09"	N72°43'05"E	41.25'	20.68
C26	43.13'	275.00'	8°59'08"	N81°30'44"E	43.08'	21.61
C27	43.13'	275.00'	8°59'08"	S89°30'08"E	43.08'	21.61
C28	41.29'	275.00'	8°36'09"	S80°42'30"E	41.25'	20.68
C29	41.29'	275.00'	8°36'09"	S72°06'21"E	41.25'	20.68
C30	73.51'	275.00'	15°19'00"	S60°08'47"E	73.30'	36.98
C31	155.67'	150.00'	59°27'46"	N22°45'24"W	148.78'	85.67
C32	97.06'	150.00'	37°04'27"	S33°57'04"E	95.38'	50.30
C33	38.68'	150.00'	14°46'27"	S08°01'37"E	38.57'	19.45
C34	19.93'	150.00'	7°36'52"	S03°10'03"W	19.92'	9.98
C35	231.47'	150.00'	88°24'48"	N51°10'53"E	209.17'	145.90
C36	23.85'	150.00'	9°06'41"	S11°31'49"W	23.83'	11.95
C37	38.68'	150.00'	14°46'27"	S23°28'23"W	38.57'	19.45
C38	38.68'	150.00'	14°46'27"	S38°14'50"W	38.57'	19.45
C39	38.68'	150.00'	14°46'27"	S53°01'17"W	38.57'	19.45
C40	38.68'	150.00'	14°46'27"	S67°47'43"W	38.57'	19.45
C41	38.68'	150.00'	14°46'27"	S82°34'10"W	38.57'	19.45
C42	14.22'	150.00'	5°25'53"	N87°19'40"W	14.21'	7.12
C43	476.75'	725.00'	37°40'36"	N76°32'58"E	468.20'	247.35
C44	8.77'	725.00'	0°41'35"	N84°57'31"W	8.77'	4.39
C45	52.63'	725.00'	4°09'34"	N87°23'06"W	52.62'	26.33
C46	52.63'	725.00'	4°09'34"	S88°27'20"W	52.62'	26.33
C47	52.63'	725.00'	4°09'34"	S84°17'46"W	52.62'	26.33
C48	52.63'	725.00'	4°09'34"	S80°08'12"W	52.62'	26.33
C49	52.63'	725.00'	4°09'34"	S75°58'38"W	52.62'	26.33
C50	52.63'	725.00'	4°09'34"	S71°49'04"W	52.62'	26.33
C51	52.63'	725.00'	4°09'34"	S67°39'29"W	52.62'	26.33
C52	52.63'	725.00'	4°09'34"	S63°29'55"W	52.62'	26.33
C53	46.92'	725.00'	3°42'28"	S59°33'54"W	46.91'	23.47
C54	16.53'	25.00'	37°53'07"	S38°46'07"W	16.23'	8.58
C55	23.18'	25.00'	53°07'48"	S06°44'21"E	22.36'	12.50
C56	37.71'	25.00'	86°25'00"	N55°04'42"W	34.23'	23.48
C57	90.63'	100.00'	51°55'42"	N14°05'40"E	87.56'	48.70
C58	55.15'	100.00'	31°36'02"	S03°55'49"W	54.46'	28.30
C59	35.48'	100.00'	20°19'40"	S29°53'41"W	35.29'	17.93
C60	343.43'	225.00'	87°27'12"	N83°47'07"E	311.05'	215.22
C61	92.26'	225.00'	23°29'40"	S51°48'21"W	91.62'	46.79
C62	61.30'	225.00'	15°36'37"	S71°21'29"W	61.11'	30.84
C63	68.42'	225.00'	17°25'23"	S87°52'29"W	68.16'	34.48
C64	70.83'	225.00'	18°02'10"	N74°23'44"W	70.54'	35.71
C65	50.62'	225.00'	12°53'22"	N58°55'58"W	50.51'	25.42
C66	103.78'	100.00'	59°27'46"	S22°45'24"E	99.19'	57.11
C67	154.31'	100.00'	88°24'48"	S51°10'53"W	139.45'	97.27
C68	150.13'	100.00'	86°01'15"	N49°59'06"E	136.43'	93.29
C69	4.18'	100.00'	2°23'33"	S85°48'30"E	4.18'	2.09
C70	184.97'	775.00'	13°40'28"	S88°33'02"W	184.53'	92.92
C71	17.84'	775.00'	1°19'07"	S85°16'17"E	17.84'	8.92
C72	43.60'	775.00'	3°13'24"	S87°32'32"E	43.59'	21.81
C73	43.60'	775.00'	3°13'24"	N89°14'04"E	43.59'	21.81
C74	43.60'	775.00'	3°13'24"	N86°00'40"E	43.59'	21.81
C75	36.33'	775.00'	2°41'10"	N83°03'23"E	36.33'	18.17

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LANDSCAPE ARCHITECT
10/20/2025
TENNESSEE NO. 2463

BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
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- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

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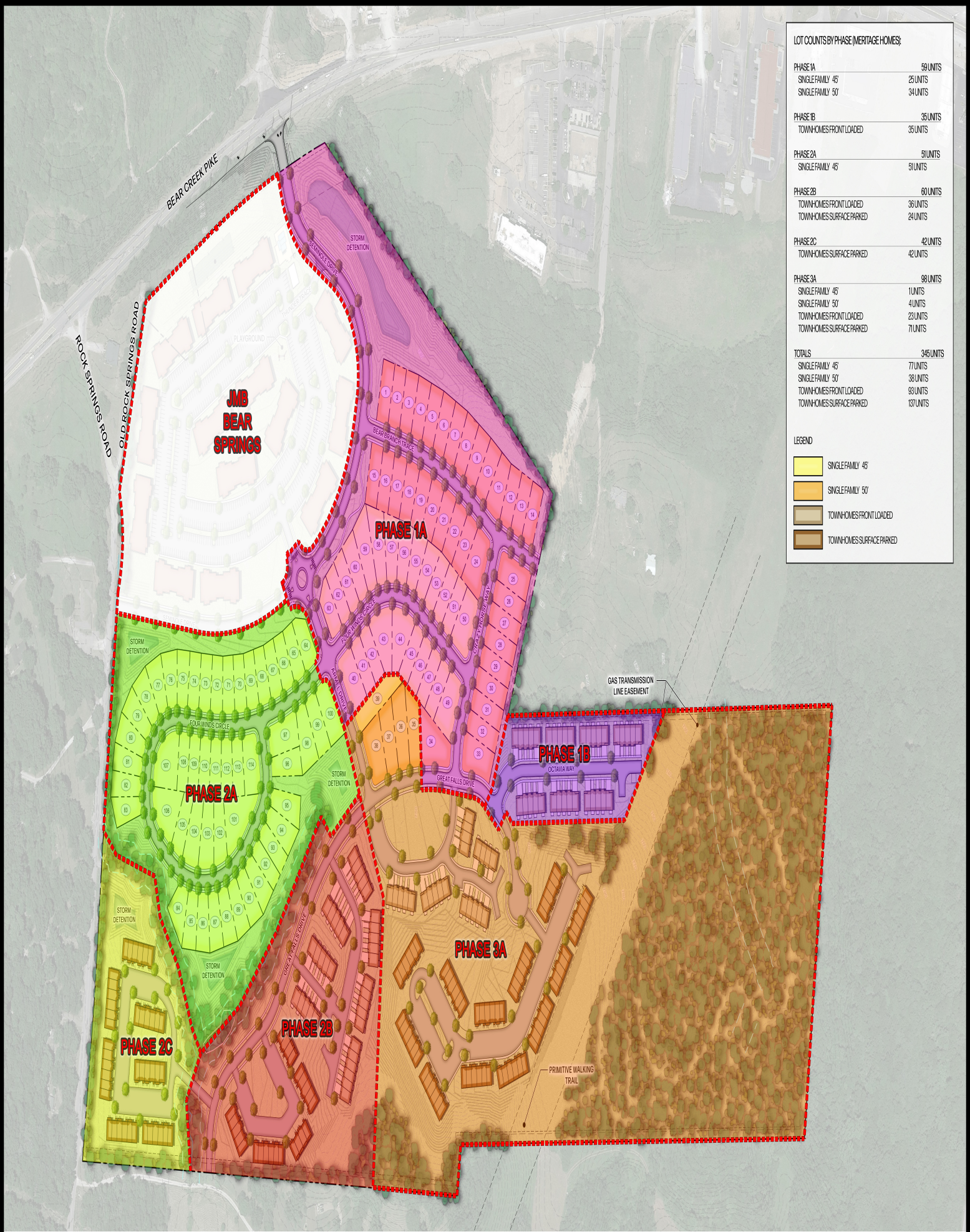
10/17/2025 8:56 PM CST, CHRISTOPHER MABRY, LAST SAVED BY CHRISTOPHER MABRY 8:56 PM



LOT COUNTS BY PHASE (MERITAGE HOMES):

PHASE 1A	59 UNITS
SINGLE FAMILY 45'	25 UNITS
SINGLE FAMILY 50'	34 UNITS
PHASE 1B	35 UNITS
TOWNHOMES FRONT LOADED	35 UNITS
PHASE 2A	51 UNITS
SINGLE FAMILY 45'	51 UNITS
PHASE 2B	60 UNITS
TOWNHOMES FRONT LOADED	36 UNITS
TOWNHOMES SURFACE PARKED	24 UNITS
PHASE 2C	42 UNITS
TOWNHOMES SURFACE PARKED	42 UNITS
PHASE 3A	98 UNITS
SINGLE FAMILY 45'	1 UNITS
SINGLE FAMILY 50'	4 UNITS
TOWNHOMES FRONT LOADED	23 UNITS
TOWNHOMES SURFACE PARKED	71 UNITS
TOTALS	345 UNITS
SINGLE FAMILY 45'	77 UNITS
SINGLE FAMILY 50'	38 UNITS
TOWNHOMES FRONT LOADED	93 UNITS
TOWNHOMES SURFACE PARKED	137 UNITS

LEGEND

- SINGLE FAMILY 45'
- SINGLE FAMILY 50'
- TOWNHOMES FRONT LOADED
- TOWNHOMES SURFACE PARKED

RaganSmith

MeritageHomes LIFE BUILT BETTER.

BEAR SPRINGS

OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

June 18, 2025

Mr. Kris Keown
Meritage Homes
2555 Meridian Blvd. Suite 100
Franklin, TN 37067
Sent via email: *kris.keown@meritagehomes.com*

RE: **Water Availability Letter** Expires: 12/18/2025
Bear Springs Phase 2A – 51 Units
1449 Rock Springs Road
Tax Map 92, Parcel 12
Columbia, Maury County, TN

Dear Mr. Keown:

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 second phase (51 units) of a larger multi-phased development. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and up to 1,500 gpm fire flow capacity 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:

- Current Phase (2A) units can be served from a single waterline connection to the existing main at the intersection of Four Winds Circle and Armel Drive.
- Minimum size 8-inch diameter mains required in current phase improvements.
- Separate irrigation meters with backflow preventers will be required to serve the proposed Project.

- If fire sprinklers or private fire lines are required/requested, separate fire meters with backflow devices will be required.
- Future phases of development will require the secondary water main connection on Bear Creek Pike via Rock Springs Road.

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 on the date listed on the first page unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

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

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

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	51	**$20,370**

- 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	#	$ / Unit	Total
¾" Service Meter Cost (Ph 2A)	51	$540	$27,540
Current Impact Fee for ¾" Service Meter (Ph 2A)	51	$5,000	$255,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$282 ,540**

- 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.
- Applicant has requested an invoice which includes Impact Fees for all remaining (planned) units and landscape irrigation meters in the proposed development (250 total). Impact fees for Phase 2A are listed in the table above and remaining units in the entire development are below for pre-payment option by applicant.

Impact Fees for Future Phases	#	$ / Unit	Total
Current Impact Fee for ¾" Meter (Remaining Units)	199	$5,000	$995,000

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: Jake Vincent, Ragan Smith
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 22-048

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 2025.06.10
Name: Hunter Fred
Phone: 615-540-7971
Email: hfred@ragansmith.com
Address/Parcel ID: Map 092, Parcel 012.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: V-B
Enclosed Area (ft²): 2,306

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/12/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply



RaganSmith
a Pape-Dawson company

BEAR SPRINGS 2A

FOR

MERITAGE HOMES

COLUMBIA, TENNESSEE

Scale:	1"=50'
Date:	2025.06.10
Approved By:	XXX

Revisions:

Drawing Title:

SITE EXHIBIT

Drawing No.

1 OF 1

Project No.

21-0311

G:\21-0311\1-CIVIL ENGINEERING\6-SECTION 2A\21-0311 BASE.DWG
PLOTTED BY HUNTER FRED ON 6/10/2025 10:18 AM LAST UPDATED BY HFRED ON 6/9/2025 5:50 PM

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

11 June 2025

Hunter Fred
Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

RE: 1449 Rock Springs Road, Columbia, TN 38401; Bear Springs Phase 2A

Hunter,

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

Final Plat signature for Bear Springs 2A or similar is dependent upon the Pump Station and Final Plat signature of the Rock Springs Cove subdivision because the subject property cannot have sanitary sewer access without it.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

June 13, 2025

To Whom It May Concern:

This letter serves as confirmation that Duck River Electric Membership Corporation (DREMC) will be the local power provider for Bear Springs Phase 2A in Columbia, Tn. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations, and cooperative bylaws as regulated by the Tennessee Valley Authority.

Sincerely,



Scott Dahlstrom
Chief Engineering Officer
DREMC

1411 Madison Street | PO Box 89 | Shelbyville, TN 37162 | 931.684.4621

2024-1103

This Instrument Prepared by and Return to:
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $6,300,000.00

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My Commission expires: 11/20/25

THOMAS SIDWELL KY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner:
TPG AG EHC III (MTH) Multi State 2, LLC
c/o Essential Housing Asset Management, LLC
8585 East Hartford Drive, Suite 118
Scottsdale, AZ 85255

Send Tax Bill to:
MTH
18655 North Claret Drive
Suite 400
Scottsdale, AZ 85255

Map/Parcel No.
092-012

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by Grantee (defined below), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bear Springs, LLC**, a Tennessee limited liability company **("Grantor")**, has bargained and sold, and does hereby transfer and convey to **TPG AG EHC III (MTH) Multi State 2, LLC**, a Delaware limited liability company **("Grantee")**, its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in MAURY County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

Subject to the matters set forth on **Exhibit B** attached hereto.

This is unimproved property known as Lots & Land, Columbia, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this the 12th day of February, 2025.

GRANTOR:

Bear Springs, LLC
a Tennessee limited liability company

By: _____
Henry P. Ingram, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Henry P. Ingram, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Bear Springs, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/10/25

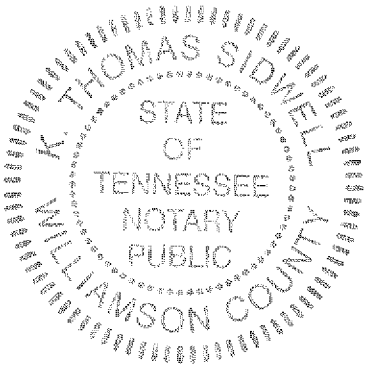


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-1103

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and it described as follows:

The southern portion of a certain parcel of land known as 1449 Rock Springs Road, Columbia, Maury County, Tennessee, said land being situated on the easterly side of Rock Springs Road, and said land being previously described along with the northerly portion in deed book R2797, page 1063, in the Register of Deeds Office of Maury County (R.O.M.C., TN.), and is more particularly bounded and described as follows:

BEGINNING at a found iron rod with a geographical position of TN SPC N: 475492.098 E: 1698823.803, said iron rod being in the easterly margin of said Rock Springs Road and the northwesterly corner of Castlerock Communities Tennessee, LLC property. Found in deed book R3002, page 67, R.O.M.C., TN.;

THENCE following the easterly margin of said Rock Springs Road the following five courses, N08°22'29"E 299.44 feet to a point;

THENCE a curve with a radius of 3682.73 feet, an arc length of 170.71 feet, a chord bearing of N07°05'30"E, and a chord length of 170.70 feet to a found iron rod;

THENCE N05°43'29"E 201.11 feet to a found iron rod;

THENCE N07°02'29"E 425.28 feet to a point;

THENCE N06°46'57"E 132.87' feet to a found iron rod and cap stamped with RLS 1649;

THENCE leaving the margin of Rock Springs Road and following the line that will divide this property but is not yet of record the following two courses, S83°12'50"E 334.91 feet to a point;

THENCE a curve with a radius of 667.50 feet, an arc length of 371.83 feet, a chord bearing of N80°49'40"E, and a chord length of 367.04 feet to a point;

THENCE leaving the dividing line and following the southerly line of Willow Branch Partners, LLC property, of record in deed book R2964, page 726, R.O.M.C., TN., the following 19 courses, S31°01'51"E 65.32 feet to a point;

THENCE a curve with a radius of 60.00 feet, an arc length of 86.23 feet, a chord bearing of S74°28'48"E, and a chord length of 79.00 feet to a point;

THENCE S33°18'15"E 69.41 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.72 feet, a chord bearing of S12°12'13"W, and a chord length of 35.67 feet to a point;

THENCE S33°48'42"E 50.02 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.28 feet, a chord bearing of S78°18'15"E, and a chord length of 35.36' to a point;

THENCE S33°18'15"E 109.09 feet to a point;

THENCE N56°41'45"E 207.38 feet to a point;

THENCE N88°38'16"E 55.42 feet to a point;

THENCE S56°06'17"E 110.04 feet to a point;

THENCE S03°11'36"E 187.15 feet to a point;

THENCE a curve with a radius of 600.00 feet, an arc length of 101.85 feet, a chord bearing of S88°19'48"E, and a chord distance of 101.73 feet to a point;

THENCE S83°28'01"E 113.05 feet to a point;

THENCE a curve with a radius of 100.00 feet, an arc length of 56.71 feet, a chord bearing of S67°13'13"E, and a chord length of 55.95 feet to a point;

THENCE S50°58'25"E 77.11 feet to a point;

THENCE N39°01'35"E 50.00 feet;

THENCE a curve with a radius of 150.00 feet, an arc length of 51.71 feet, a chord bearing of S41°05'55"E, and a chord length of 51.45 feet to a point;

THENCE N89°09'09"E 458.49 feet to a point;

THENCE N35°59'40"E 307.26 feet to a point;

THENCE leaving the southerly line of said Willow Branch Partners, LLC property, and following the southerly line of Blue River TN Properties, LLC property, of record in deed book R2856, page 525, R.O.M.C., TN., and passing an Enbridge natural gas pipeline of record in Deed Book 433, Page 23, R.O.M.C. TN., N89°04'56"E 709.94 feet to a found iron rod with a RLS cap number of 1649 laying next to it, said iron rod being the common corner between said Blue River TN Properties LLC property to the northwest, King Land Investments, LLC property, of record in Deed Book R2607, Page 149, R.O.M.C. to the northeast, and Holt, Mattie Lorene property, of record in Deed Book R1750, Page 61, R.O.M.C. TN., to the southeast;

THENCE following the westerly line of said Holt, Mattie Lorene property, S07°14'22"W 935.35 feet to a found iron rod with a RLS cap number of 1335 where a fence intersection used to be, said iron rod being the northeast corner of Castlerock Communities Tennessee, LLC property, of record in Deed Book R3002, Page 61, R.O.M.C., TN.;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, and passing through the same Enbridge natural gas pipeline, S89°29'25"W 1457.65 feet to a wooden stake where a fence post used to be;

THENCE following the west line of said Castlerock Communities Tennessee, LLC property, S08°05'52"W 110.99 feet to a found iron pipe, said pipe being the common corner to said Castlerock Communities Tennessee, LLC property, to the southeast and the same Castlerock Communities Tennessee, LLC property, however in Deed Book R3002, Page 67, R.O.M.C., TN., to the southwest;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, N87°19'36"W 1591.00 feet to the point of beginning. Containing 67.634 acres, more or less.

Being the same property conveyed to Bear Springs, LLC, a Tennessee limited liability company by General Warranty Deed from Timothy Alan Jefferson and Lisa Ann Duvall of record in Record Book 2797, Page 1063, Register's Office for Maury County, Tennessee dated December 8, 2021 and recorded on December 9, 2021.

Easement Parcel:
Easement rights in favor of Bear Springs, LLC in the Joint Access and Maintenance Agreement of record in Book 3032, page 635, Register's Office for Maury County, Tennessee.

Exhibit B
Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Easement for Pipe Lines, recorded in Book 233, Page 613, Book 433, Page 23.

3. Easement for Water Line, recorded in Record Book 1964, Page 1357.

4. Easement for Right of Way, recorded in Record Book 2946, Page 856.

5. Easement for Sanitary Sewers, Gas Lines, and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Record Book 2978, Page 1.

6. Easement for Joint Access and Maintenance Agreement, recorded in Record Book 3032, Page 635.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1228.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1253.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

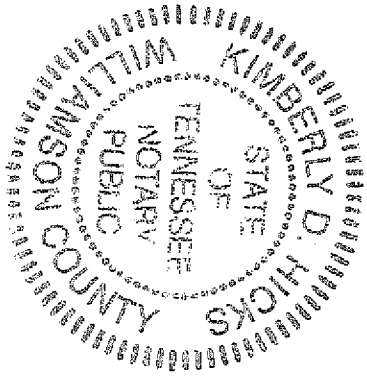
Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

BK/PG:R3047/646-651
25002072

6 PGS : WARRANTY DEED	
BECKY BUCHANAN 345477 - 25002072	
02/14/2025 - 08:03 AM	
VALUE	6300000.00
MORTGAGE TAX	0.00
TRANSFER TAX	23310.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	23343.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



601 & 605 W 7th Street Rezoning

Project #:	25-0392	Location:	601 & 605 W 7th Street
Applicant:	T-Square Engineering	Case Type(s):	Rezoning
Staff Planner:	Jeremy Humphrey/ Austin Brass, AICP	Proposed Use:	Multi-Family

PROJECT SUMMARY

The applicant requests to rezone a property located at 601 & 605 W 7th Street to CD-5 (*Urban Center Character District*) from the current Zoning of CD-4 (*General Urban Character District*).

- The requested zoning is consistent with the City Center Urban Village (CCUV) and future land use classification in *Connect Columbia.*
- The applicant has provided a concept plan depicting the development of the property as a 22-unit multi-family mixed use building with 1,260 SF of commercial space. Note that this concept plan is not binding to this rezoning request and is only for purposes of providing demonstration that the property could support a development under the requested CD-5 Character District.
- Differences from the CD-4 *(existing*) and proposed CD-5 Character District include a density from 12 units per acre (*CD-4*) to a non-regulated density per acre (*CD-5)*.
- Subsequent development and subdivision of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The subject property is within the West 7th Street Historic District Overlay. Any exterior development of the property would be subject to review adhering to the City of Columbia Historic Guidelines with approval by the City of Columbia Historic Zoning Commission. This review would occur before any approval of a site development plan that includes architectural review.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Vacant	Commercial Building (to remain)	+/- .99 acres



FUTURE LAND USE MAP



ZONING MAP (CD-4)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-4	Office
North	City Center Urban Village	CD-4C	Office
South	City Center Urban Village	CD-4C	Residential
East	City Center Urban Village	CD-4C	Shopping Center
West	City Center Urban Village	CD-4C	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village: The requested rezoning is consistent with the future land use map. The future land use of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associated with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5-character districts, as well as CV and PUDs.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

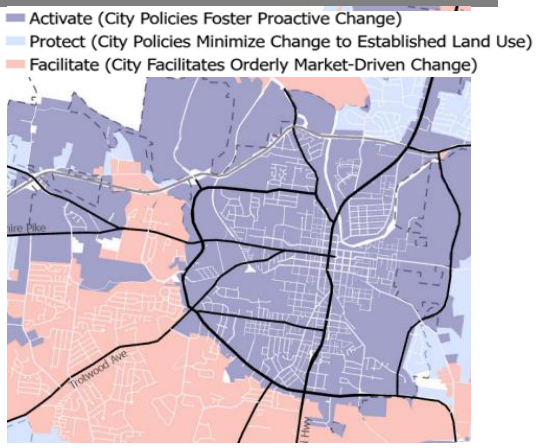
Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- The concept demonstrates that it is possible to develop the site in conformity with the bulk standards of the Ordinance at Table 4.3.1-F.

- Any exterior design elevations would require approval from the City of Columbia Historic Zoning Commission as the property is within the West 7th Street Historic District Overlay.

- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its June 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;
b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];
c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;
e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;
f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its November 2025 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted that any exterior elevations would be required to be approved by the Historic Zoning Commission.
- **Columbia Water** noted that a water availability letter was issued on October 1, 2025, and remains valid for 120 days with an expiration date of January 29, 2026.

COMMENTARY FROM PLANNING STAFF

The requested CD-5 zoning is consistent with Connect Columbia. The site's future land use classification is City Center Urban Village (CCUV). The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

SAMPLE MOTIONS

Recommend to Approve:

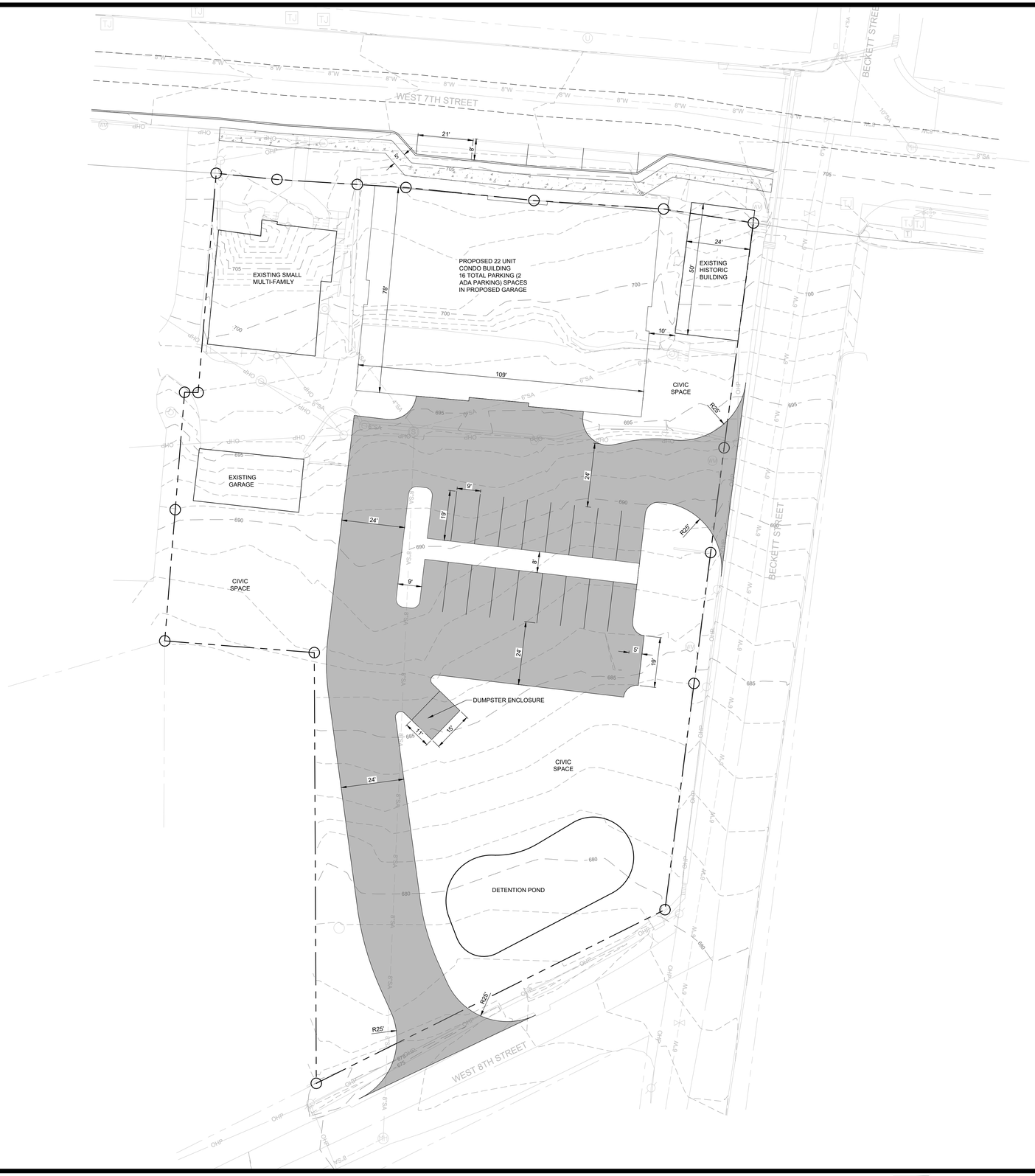
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

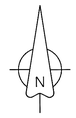
Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

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





GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
SCALE: 1" = 20'

LEGEND

- PROPOSED LOT LINES
- PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED STORM MANHOLE

SITE DATA			
MAP 100, GROUP F, PARCEL 20.00	EXISTING	REQUIRED	PROPOSED
TOTAL PROPERTY ACREAGE	1.29		1.29
ZONING	CD-4	CD-5	CD-5
USE	VACANT		MIXED USE
MINIMUM LOT WIDTH		50'	50'
MAXIMUM GROSS FLOOR AREA		NONE	8,400 SF
MAXIMUM BUILDING HEIGHT		3 STORIES	3 STORIES
MINIMUM BUILDING HEIGHT		2 STORY	
IMPERVIOUS AREA		(MAX 80%)	57%
FRONT SETBACK		0'	0'
INTERIOR SIDE SETBACK		0'	0'
CORNER SIDE SETBACK		0'	0'
REAR SETBACK		0'	0'
AUTOMOBILE PARKING SPACES	0	33	38
ADA PARKING SPACES	0	2 TOT, 1 VAN	2 TOT, 1 VAN
BICYCLE PARKING SPACES	0	0	0

PARKING CALCULATIONS:
1. MIXED USE
   1.1. REQUIRED: 22 UNITS *(1.5 SPACE PER ROOM) = 33 SPACES
   1.2. PROVIDED: 38 SPACES
2. CIVIC SPACE
   2.1. REQUIRED: 53190 SQFT * 0.05 = 2659.5 SQFT (1 SPACE PER 5000 SQFT) = 1 SPACE

NOTES:
1. WEST 7TH STREET IS CLASSIFIED AS A MINOR ARTERIAL.
2. SOUTH BECKETT STREET IS CLASSIFIED AS A MAJOR LOCAL ROAD.
3. WEST 8TH STREET IS CLASSIFIED AS A MINOR LOCAL ROAD.
4. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY T-SQUARE SURVEYING.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # *47119C0285E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
G M MANAGEMENT LLC.
P.O. BOX 371
COLUMBIA, TN 38402
MAP 100D, GROUP F, PARCEL 20.00
DEED BOOK 2043, PAGE 1216

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

NO.	DATE

DATE: 05/13/25
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: KHM

CONCEPT PLAN
MAP 100D, GROUP F, PARCEL 20.00
MAURY COUNTY, TENNESSEE

7TH AND BECKETT

PROJECT
24-1102

SHEET
C-2.0

T-SQUARE ENGINEERING

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

111 SE PARKWAY CT
FRANKLIN, TN 37064
615.678.8212

WWW.T2-ENG.COM

November 17, 2025

Development Review Committee

Comment Response Letter –
601 & 605 W 7th Street

Project Number – 25-0392
Project Name – 7th and Beckett
Comment Received Date: 11/10/2025

Planning

1) Fee is pending.
   a) *The fee has been paid.*
2) Check Concept Plan, requested zone listed & Statement of Compliance with Comp Plan on Application.
   a) *Application has been updated. This requested zone of CD-5 is in compliance with the Comprehensive Development Plan that was approved last year.*
3) As noted, CD-5 zoning adjacent to non-CD-5 zoning has a maximum height of 3 stories with a 2-story minimum.
   a) *Understood. The sketch concept that was submitted as part of this rezoning does not vest the property. This comment will be addressed in future with the submittal of the site development plan.*
4) Note, property is within the 7th Street Historic District and would require approval from historic zoning commission.
   a) *Understood.*

Maury County Schools

5) Highland Park Elementary, Whitthorne Middle, Central High School. 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.
   a) *Understood.*

Public Works

6) No comment on rezoning. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
   a) *Understood.*
7) DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS

111 SE PARKWAY CT
FRANKLIN, TN 37064
615.678.8212
www.T2-ENG.COM

GENERAL
All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
GUIDELINES FOR DUMPSTERS
The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton load bearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

a) Understood. Regulations will be incorporated at Site Development Plan.

8) Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

a) Understood. Regulations will be incorporated at Site Development Plan.

111 SE PARKWAY CT
FRANKLIN, TN 37064
615.678.8212
www.T2-ENG.COM

Wastewater

9) The developer would have to relocate public sanitary sewer mains on the property in the current layout at the direction of the Wastewater Department. The contractor chosen for the sanitary sewer work may also have to provide references of similar relocation projects they have completed
a) Understood.

Columbia Power

10) 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 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.
a) Understood.

ATT

11) ATT to serve.
a) Understood.

Columbia Water

12) A water availability letter was issued on October 1, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
a) Understood.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

ITEM NO.
25-0392

DESCRIPTION: 601 & 605 W 7th Street

COMMENTS:

Planning

1. Fee is pending.
2. Check Concept Plan, requested zone listed & Statement of Compliance with Comp Plan on Application.
3. As noted, CD-5 zoning adjacent to non-CD-5 zoning has a maximum height of 3 stories with a 2-story minimum.
4. Note, property is within the 7th Street Historic District and would require approval from historic zoning commission.

Fire

5. No comments on the rezone

Engineering

6. No comments on rezoning.

Maury County Highway Dept.

7. No comment.

City Attorney

8. No comment provided.

Building

9. No comment.

CITY OF COLUMBIA TENNESSEE

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

Police

10. No comment provided.

Maury County Schools

11. Highland Park Elementary, Whitthorne Middle, Central High School. 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.

Public Works

12. No comment on rezoning. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
13. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton load bearing capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
14. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
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700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

Wastewater

15. The developer would have to relocate public sanitary sewer mains on the property in the current layout at the direction of the Wastewater Department. The contractor chosen for the sanitary sewer work may also have to provide references of similar relocation projects they have completed.

Columbia Power

16. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Duck River Electric Membership Corp

17. No comments provided.

ATT

18. ATT to serve.

Columbia Water

19. A water availability letter was issued on October 1, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow

requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Atmos Energy

20. No comment.

Maury County E911

21. No comment provided.

Resubmittal Guidelines

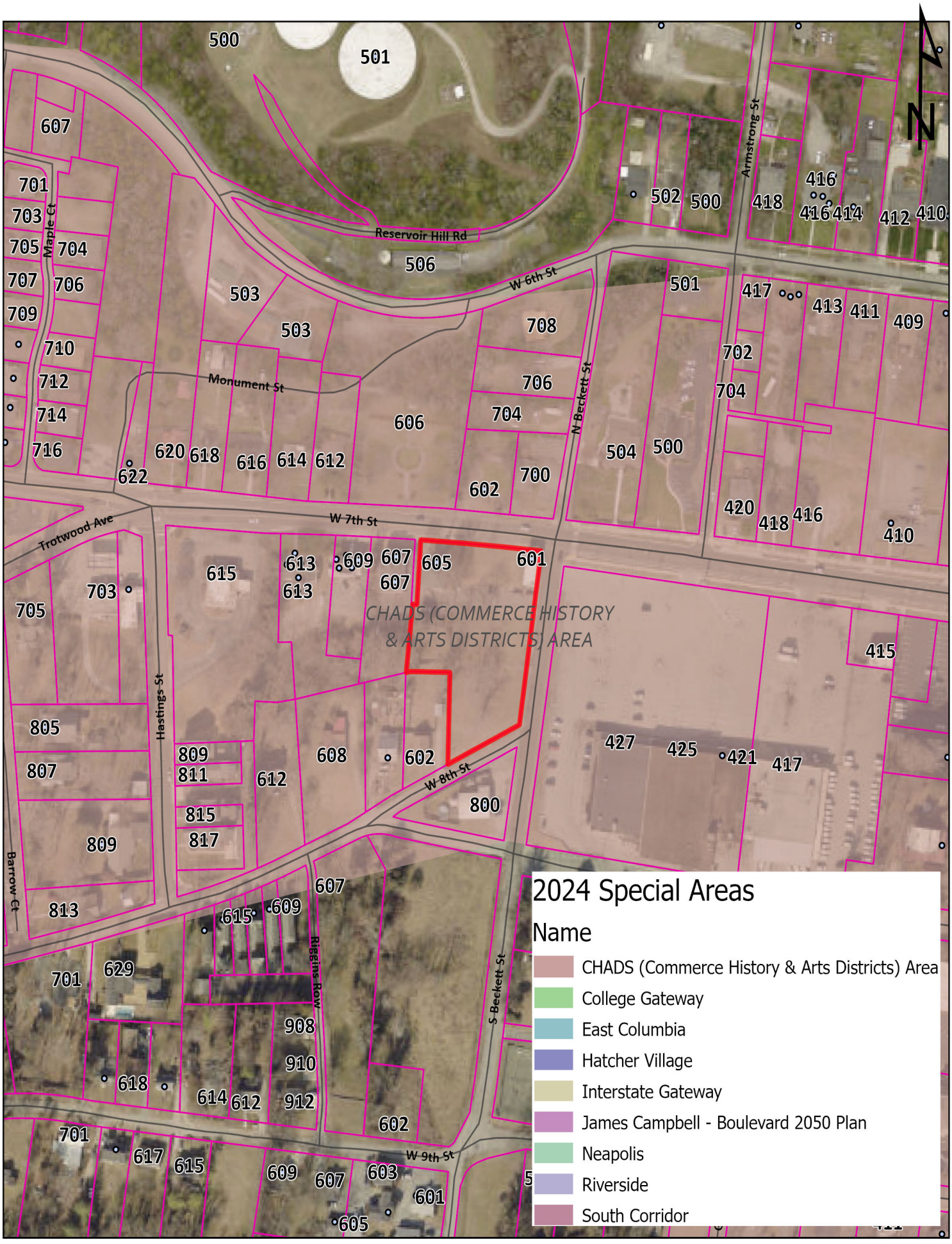
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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.

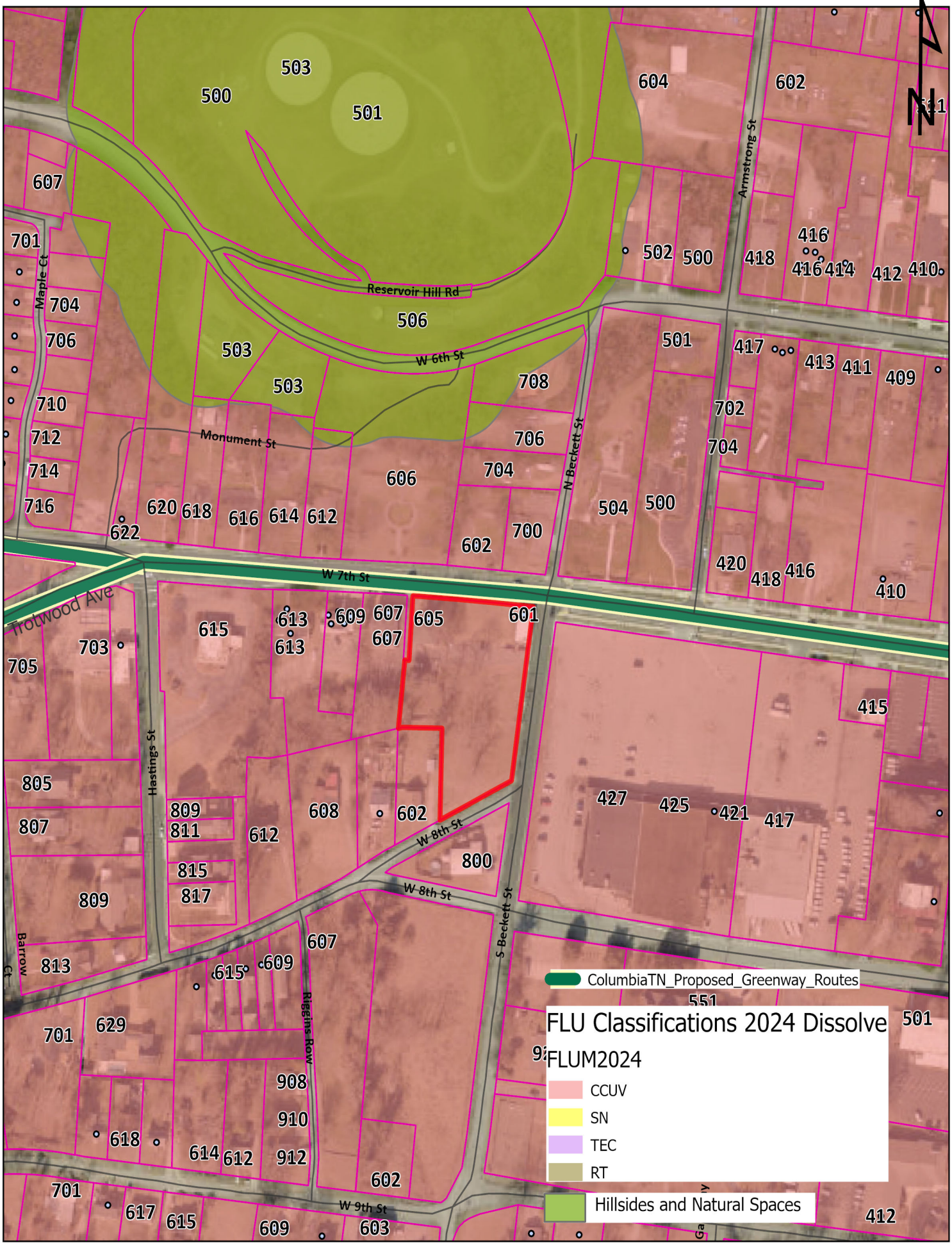
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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.



Case #25-0392
601, 605 W. Seventh Street

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



Case #25-0392
601, 605 W. Seventh Street

City of Columbia
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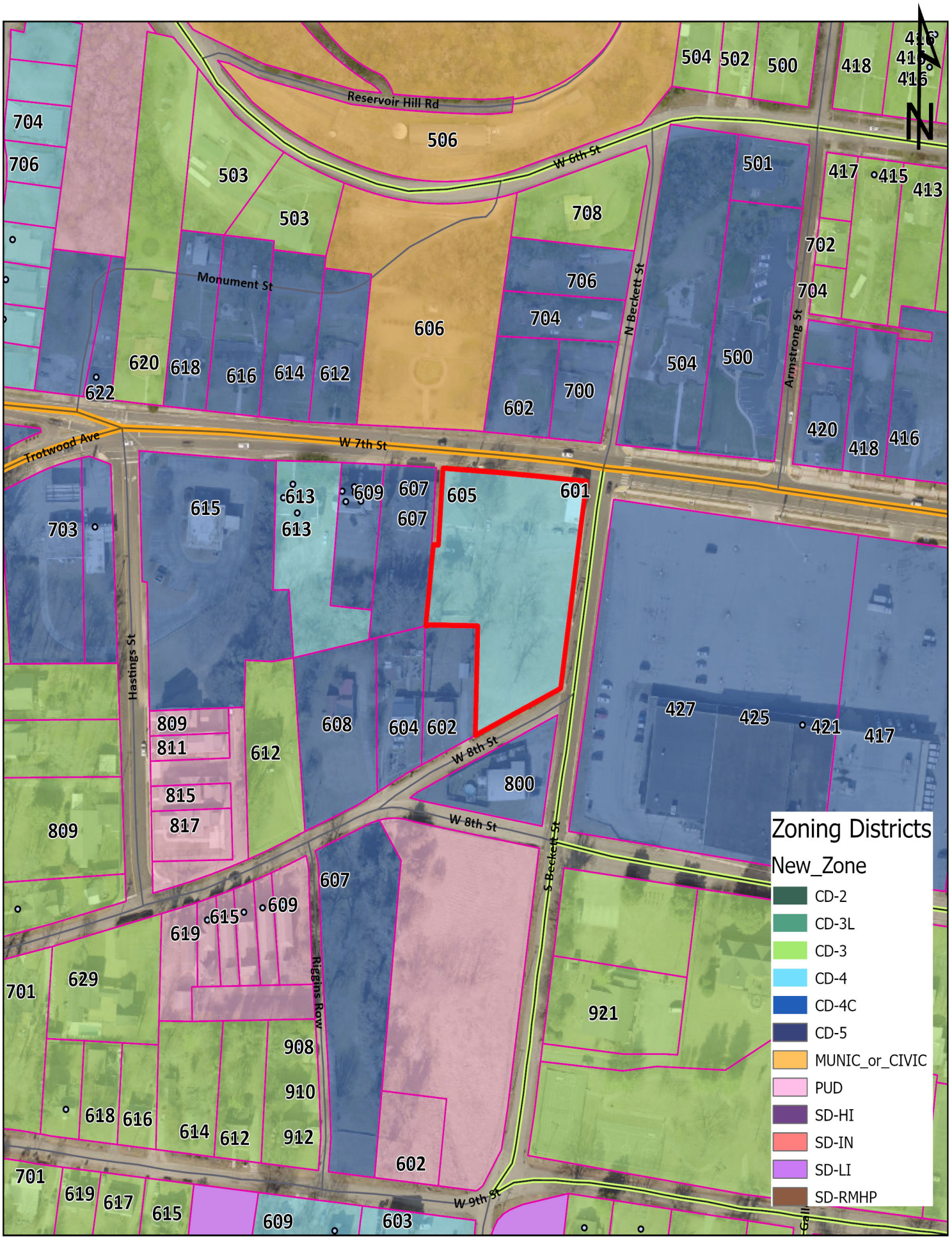


Case #25-0392
601, 605 West Seventh Street

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

7 July 2025

Kelsey Magee
T-Square Engineering, Inc.
111 Southeast Parkway Court
Franklin, TN 37064

RE: 7th and Beckett, Columbia, TN 38401; Mixed-use development with 22 proposed condos and retail

Kelsey,

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

October 1, 2025

Ms. Kelsey Magee
T-Square Engineering
111 Southeast Parkway Court
Franklin, TN 37064
Sent via email: Kelsey.magee@t2-eng.com

RE: **Water Availability Letter** Expires: 1/29/2026
7th and Beckett Condos – 22 Units
601 & 605 7th Street
Tax Map 100D Group F, Parcel 20.00
Columbia, TN

Dear Ms. Magee:

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 3-story mixed-use commercial & residential building with 22 units and 1,260 square foot of new commercial space. CPWS 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:

- Available fire flow capacity at the proposed development is 1,500 gpm.
- The above request translates to a 22.7 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.

- Service meter sizing will be determined during the design review process. Assumed meter sizes and number are included below for purposes of fee estimates:
    - One ¾" Irrigation Meter
    - One 1" Domestic Service Meter
    - One 4" Fire Service Meter

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. 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	22.7	**$9,899**

- 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" Irrigation Meter Cost	1	$540	$540
1" Service Meter Cost	1	$710	$710
4" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$15,950**

- 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: Greg Martin, GM Management
Bart Anderson, CPWS
File 25-026

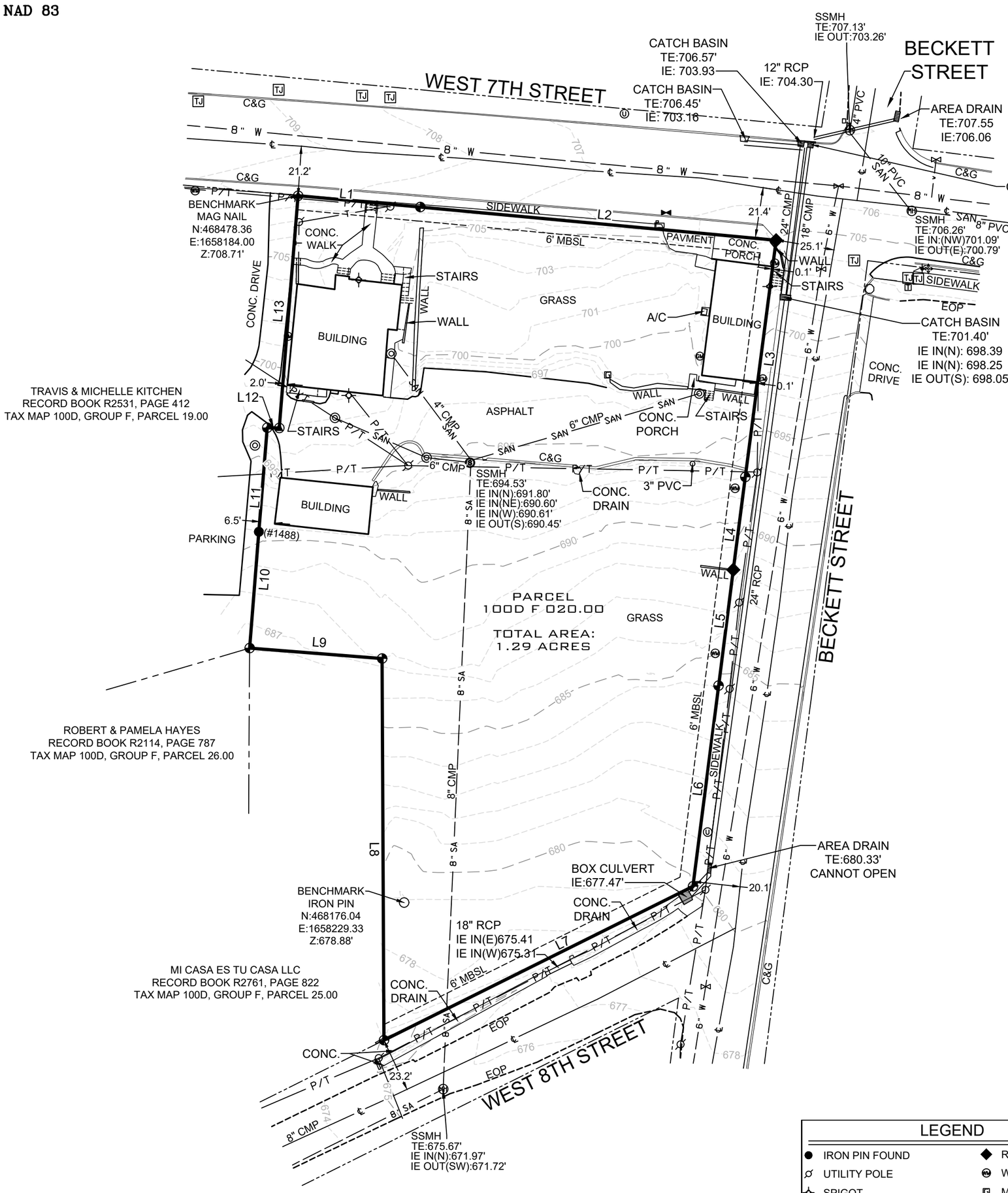
SCALE 1" = 40'

0 40 80 120

TN SPCS NAD 83



VICINITY MAP N.T.S.



LINE	BEARING	DISTANCE
L1	S 84°40'31" E	52.53'
L2	S 84°40'52" E	152.86'
L3	S 07°25'15" W	102.12'
L4	S 07°20'30" W	40.04'
L5	S 07°13'51" W	50.01'
L6	S 07°17'57" W	86.48'
L7	S 63°31'30" W	147.69'
L8	N 00°16'19" W	163.31'
L9	N 85°32'08" W	56.86'
L10	N 04°34'25" E	49.92'
L11	N 04°33'30" E	44.66'
L12	S 88°41'34" E	5.13'
L13	N 04°38'52" E	99.68'

LEGEND

- IRON PIN FOUND
- UTILITY POLE
- SPIGOT
- ELECTRIC METER
- STORM MANHOLE
- MISCELLANEOUS UTILITY
- CLEAN OUT
- TRANSFORMER
- WATER VALVE
- SANITARY SEWER MANHOLE
- IRON PIPE
- RAILROAD SPIKE
- WATER METER
- MISCELLANEOUS GAS PIPE
- MAIL BOX
- TRAFFIC JUNCTION
- P.K. NAIL
- LAMP POST
- GAS METER
- SIGN
- STOP SIGN

EOP = EDGE OF PAVEMENT C&G = CURB & GUTTER

- ℄ CENTERLINE
- P/T P/T OVERHEAD POWER & TELEPHONE
- T T TELEPHONE LINE
- EDGE OF PAVEMENT
- SAN SAN SANITARY SEWER LINE
- W W WATER LINE

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47187C0220F on the Flood Insurance Rate Maps for City of Franklin, Tennessee (effective date September 29, 2006).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants,or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

4. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

5. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

6. The field data was gathered on April 8th, 2025 using standard radial surveying techniques with an Electronic total station (Trimble S-5 robotic instrument) and data collector (Trimble TSC7 with Access Data Collection software) and/or using Global Positioning (GPS)(Trimble R12, R12i).

J. MARK CANTRELL PROFESSIONAL LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1859

04-08-2025

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. MARK CANTRELL, TN PLS# 1859

PROJECT
24-1102

SHEET
1 OF 1

REVISIONS

NO.	DATE

DATE: 08 APR 2025
SCALE: 1" = 40'
DRAWN BY: IIC
REVIEWER: CWM

BOUNDARY, AS-BUILT, & TOPOGRAPHICAL SURVEY:
GM MANAGEMENT, LLC
RECORD BOOK R2043, PAGE 1216
TAX MAP 100D, GROUP F,
PARCEL 20.00
PLAT BOOK 18, PAGES 96, 101, & 102
601 W 7TH ST
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SE PKWY COURT, FRANKLIN, TN. 37064



T-SQUARE ENGINEERING
SITE DEVELOPMENT|TRAFFIC|WASTEWATER|SURVEYING

111 SE Parkway Court
Franklin, TN 37064
615.678.8212
www.T2-eng.com

City of Columbia
700 North Garden Street
Columbia, TN 38401

10/20/2025

RE: 7th & Beckett Rezoning

Staff:

We would like to formally request that the property at 601 & 605 W 7th Street, parcel ID 100D F 02000 000, be rezoned to CD-5 from CD-4.

The future land use plan shows this parcel to be classified as City Center Urban Village (CCUV), which has CD-5 listed as one of the Implementing Districts in the Connect Columbia plan.

CD-4 Zoning is described as the "General Urban Character District" and "consists of a medium density area that has a mix of Building Types and primarily Residential, Retail/Personal Service/Artisan, Office, Lodging, and Civic Uses". The Zoning Ordinance continues to say "CD-4 is an appropriate District for the City Center Urban Village Future Land Use…".

Please contact me with any questions or concerns.
Thank you,

Nathan McVey, PE, PMP
T-Square Engineering, Inc.
OFFICE: 615.678.8212
EMAIL: Nathan.mcvey@t2-eng.com

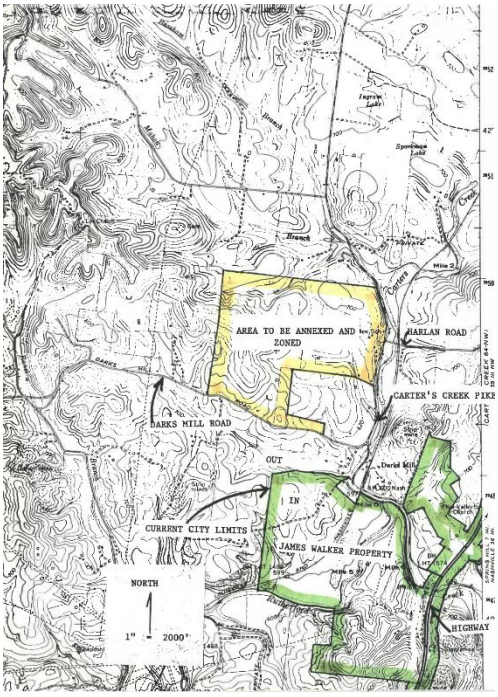
DEANNEXIZATION: DARKS MILL ROAD

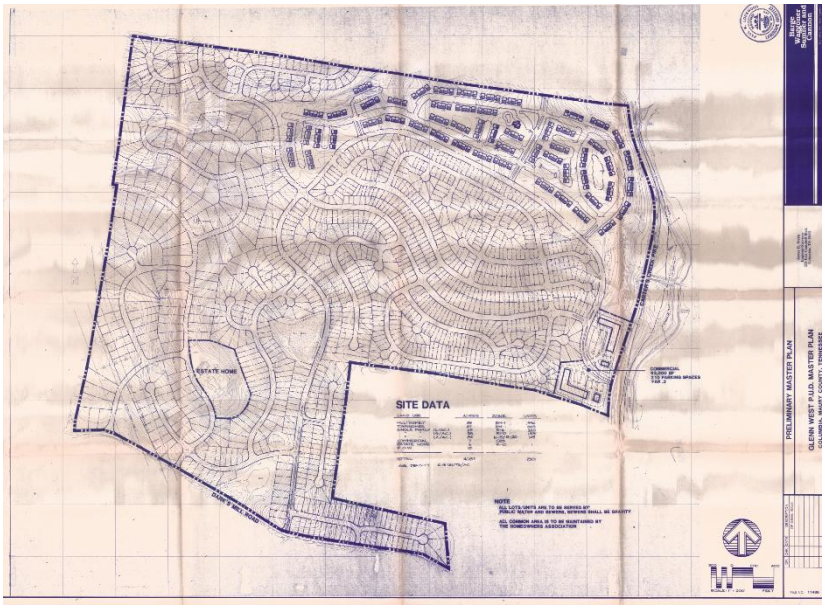
Project #:	25-0395	**Location:**	2361 & 2389 Darks Mill Road Map 052 Parcel 08305 & 08306 Map 52 Parcel 38 Map 066 Parcel 1.03
Applicant:	City of Columbia	**Case Type(s):**	DEANNEXIATION
Staff Planner:	Charles Rush	**Proposed Use:**	Single Family Homes/Event Venue

PROJECT SUMMARY

Per TN State Law, a resident cannot ask for Deannexation. Deannexation must be led by the City. The following residents reached out to their City Council member for Ward 5, Brian McKelvy. City Council then asked for a recommendation from the Planning Commission on this matter, and that is why this is before the PC currently. The following are residents who wish to be deannexed: True South Farms, Heather and Justin Balt, Kevin and Joanna Dransfield, Kenneth and Elizabeth Crouch.

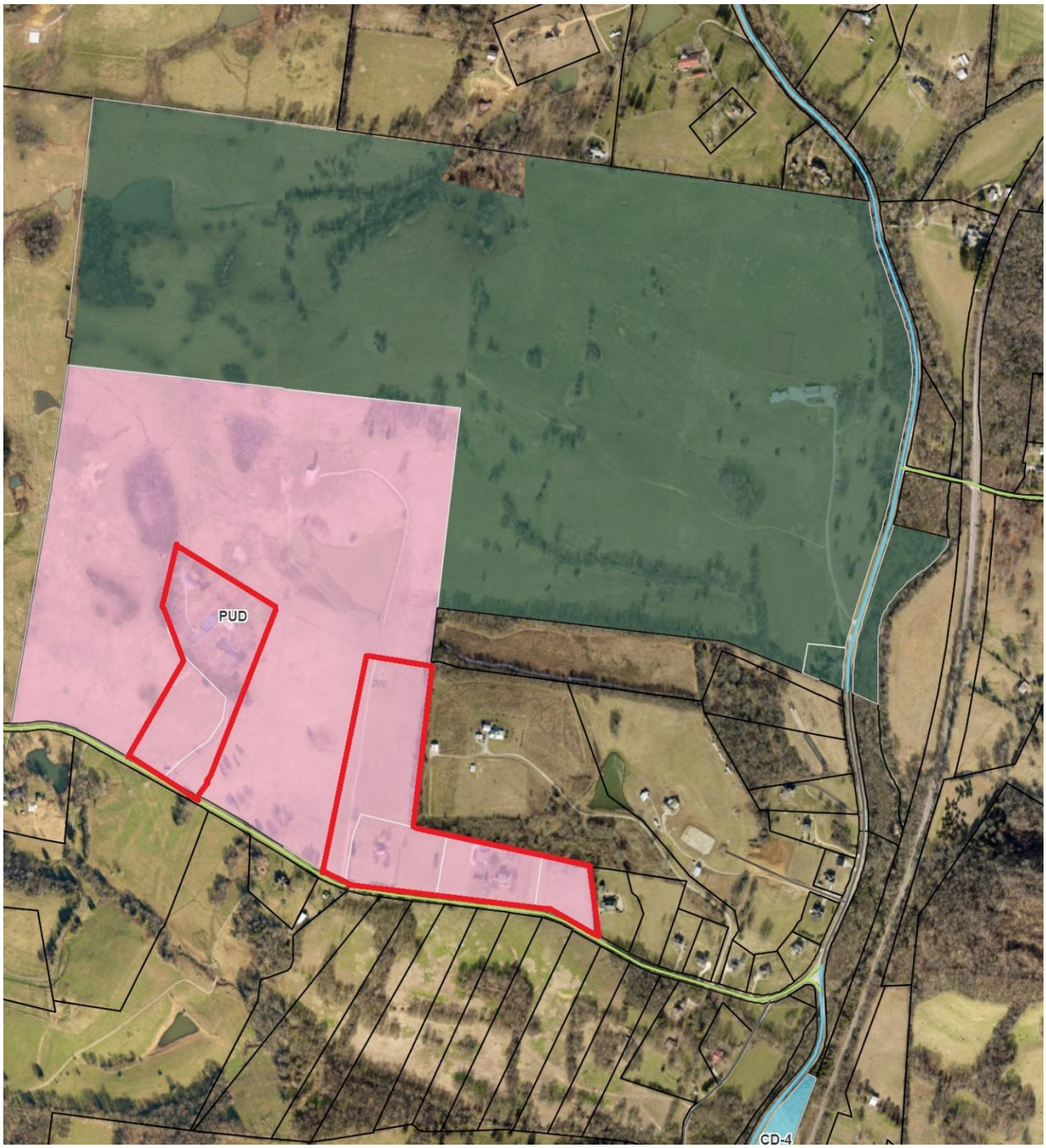
In 1989, historical records for properties at 2311 and 2389 Darks Mill Road. These properties were previously part of a previous parcel identification of Tax Map 52 Parcel 38, being a tract over 400 acres that was annexed and zoned to a Planned Unit Development district in 1989.



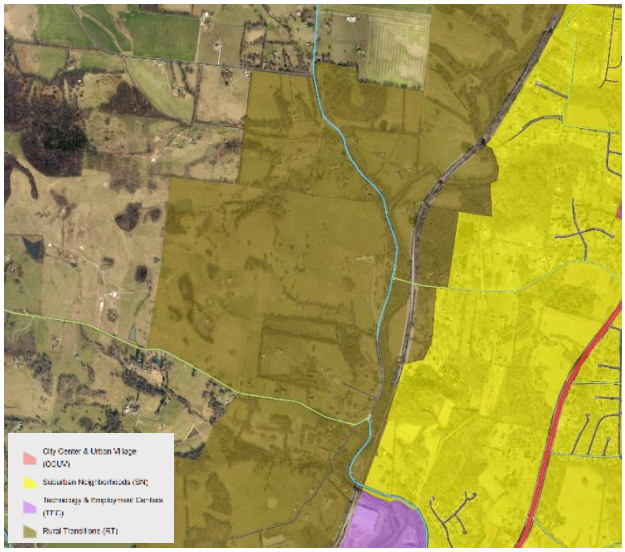


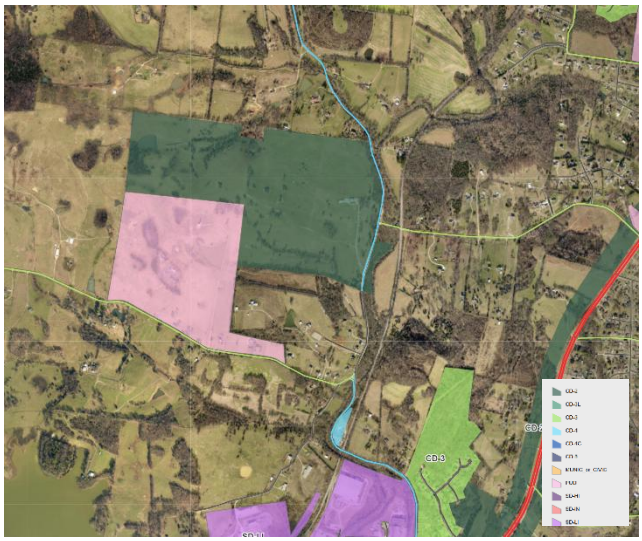
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	NA	+ /- Several Parcels



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (Planned Unit Development)





PROCEDURE FOR DEANNEXATION (TCA 6-5-201 (2204))

(a) Any incorporated city or town, whether it was incorporated by general or special act, may contract its limits within any given territory; provided, that three fourths (3/4) of the qualified voters voting in an election thereon assent thereto.

(b)

(1) Any incorporated city or town, whether it was incorporated by general or special act, may after notice and public hearing, contract its limits within any given territory upon its own initiative by ordinance when it appears in the best interest of the affected territory.

(2) Such contraction of limits within any territory shall not occur unless a majority of the total membership of the city legislative body approves such contraction.

(3) Such contraction of limits within any territory shall not occur if opposed by a majority of the voters residing within the area to be deannexed. The concurrence of a majority of the voters shall be presumed unless a petition objecting to deannexation signed by ten percent (10%) of the registered voters residing within the area proposed to be deannexed is filed with the city recorder within seventy-five (75) days following the final reading of the contraction ordinance. If such a petition is filed, a referendum shall be held at the next general election to ascertain the will of the voters residing in

the area that the city proposes to deannex. The ballot shall provide a place where voters may vote for or against deannexation by the city. If a majority of those voting in the referendum fail to vote for the deannexation, the contraction ordinance shall be void and the matter may not be considered again for two (2) years. If a majority vote for deannexation, the ordinance shall become effective upon certification of the result of the referendum.

(c)

(1) Owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property, if:

(A) The deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries; and

(B) The owner of some or all of the property at the time the petition is made:

(i) Is the same owner or owners as when the property was annexed; or

(ii) A direct descendant of the person who owned the property at the time of annexation. As used in this subdivision (c)(1)(B)(ii), "direct descendant" means a child, grandchild, or a sibling.

(2) The petition must include a copy of the ordinance that includes the map of the plat seeking deannexation. The map must be the same map the municipality used to annex the territory.

(3) Upon receiving the petition for deannexation, the municipality shall determine the debt amount owed pursuant to § 6-51-204(a), if any, within thirty (30) days.

(4) The deannexation of the property becomes operative ninety (90) days after receipt of the petition by the municipality.

(d) This section does not require a municipal utility to cease providing electrical service, sanitary sewer service, other utility services, or street lighting in the territory excluded from the municipality's corporate limits.

(e) For purposes of this section, "property used primarily for agricultural purposes" means:

(1) The property is owned or operated by a person whose federal income tax return contains one (1) or more of the following for at least three (3) years:

(A) Business activity on IRS schedule F, profit or loss from farming, and the business activity reflected on the form is related to the property that is the subject of the petition; or

(B) Farm rental activity on IRS form 4835, farm rental income and expenses or schedule E, supplemental income and loss, and the farm rental activity reflected on the form is related to the property that is the subject of the petition;

(2) The person who owns or operates the property is a qualified farmer or nurseryman as defined in § 67-6-207;

(3) The property was classified at the time of annexation and has continued being classified as agricultural land or forest land pursuant to § 67-5-1005 or § 67-5-1006, except for those properties annexed prior to January 1, 1977; and

(4) The property has been maintained in use of agriculture as defined in § 1-3-105 since annexation occurred.

ACTION AFTER APPROVAL FOR DENNEXATION (TCA 6-5-203 (2024))

Upon approving deannexation by ordinance in accordance with § 6-51-201, a contracting municipality shall record the ordinance with the register of deeds in the county or counties where the deannexation was adopted or approved. The ordinance must include a detailed description of the deannexed territory, including, but not limited to, map and parcel numbers of all real property within the deannexed territory. A copy of the ordinance, map, and detailed description must also be sent to the comptroller of the treasury and the assessor of property for each county affected by the deannexation.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, True South Farm LLC being the sole owner of the property more particularly described as 052 08306 on Plat of Record in Plat Book R3065 Page 319 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee de-annex such property outside the City.

Justin Batt Heather Batt
Print Name

09/09/2025
Date

Justin Batt Heather Batt
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, Justin & Heather Batt being the sole owner of the property more particularly described as 052 08305 on Plat of Record in Plat Book R2642 Page 902 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee de-annex such property outside the City.

Justin Batt Heather Batt
Print Name

09/09/2025
Date

Justin Batt Heather Batt
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Response Letter to the City of Columbia – Planning Comments

Case No.: 25-0395
Property Address: 2311–2395 Darks Mill Rd, Columbia, TN 38401
Owners:
• *Kevin and Joanna Dransfield*, Primary Residence Owners

Resubmittal Date: December 2, 2025
To:
City of Columbia, Tennessee
Development Services Department
Attn: Charles Rush, Principal Planner
crush@columbiatn.gov

Dear Mr. Rush and Members of the Development Review Committee:

On behalf of **Kevin and Joanna Dransfield**, we respectfully submit this response letter addressing the Planning Comments provided in the DRC Technical Comments for Case No. 25-0395, related to the proposed **de-annexation request** for the properties located at **2389 Darks Mill Rd**.

Tech Review 2025-11-13 (1)

We also acknowledge that the case planner should be copied on all correspondence and that all resubmittal materials will be submitted to Mr. Rush for upload into the online portal.

Response to Planning Comments

1. "Provide legal description of the property"

We acknowledge this requirement and will include the full and complete **legal description** for:

- The primary residence at **2389 Darks Mill Rd**, owned by Kevin and Joanna Dransfield.

These legal descriptions are included in the attachments.

2. "Fill out an application and check 'Other' for de-annexation"

We acknowledge this requirement and confirm that the **updated application** will be completed by Mr. Rush with the **'Other – De-Annexation'** selection clearly marked.

3. "Need legal description of all property"

We acknowledge this item and confirm that the **legal descriptions for both parcels**. See legal descriptions attached to the email.

4. "Need owners authorization that they wish to be de-annexed"

We acknowledge this requirement and will provide:

- This document will serve as **Owner Authorization** from Kevin and Joanna Dransfield.

It is our intent and approved consent to pursue de-annexation of the properties.

General Acknowledgment

We acknowledge all other DRC items, including the notes that several departments had "No Comment," as referenced in the technical comments.

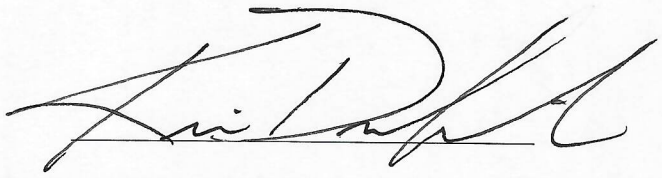
Tech Review 2025-11-13 (1)

Conclusion

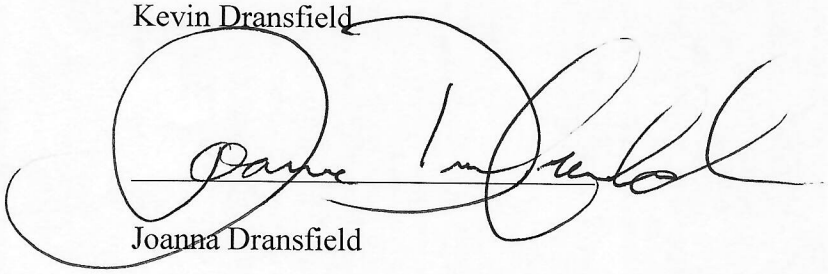
We appreciate the guidance from the Development Services Department and the Planning Division as we work toward completing this request. Thank you for your review and assistance throughout this process.

Signature page follows.

Signatures



Kevin Dransfield



Joanna Dransfield

Kevin and Joanna Dransfield
Homeowners – 2389 Darks Mill Rd
Columbia, TN 38401

PREPARED BY:
STACY S. NEISLER
ATTORNEY AT LAW
COLUMBIA, TENN.

TRANSFERRED

FEB 09 2006

JIMMY R. TOOLEY
ASSESSOR OF PROPERTY

File
DuBois

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Joanna West Dransfield and husband, Kevin D. Dransfield, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of his right, title and interest in and to the following described property:

Located in the Second (2nd) Civil District of Maury County, Tennessee, and being the 2.715 acres tract as shown on the minor plat of survey for Joanna West Dransfield and husband, Kevin D. Dransfield, as shown on plat of record in Plat Book P15, Page 345, Register's Office of Maury County, Tennessee.

Being a portion of the same property and legal description conveyed to Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West by deed dated December 4, 1964 of record in Book 433, Page 441, Register's Office of Maury County, Tennessee.

Map 66, Parcel 1.03

IN WITNESS WHEREOF, this conveyance has been executed on the 3 day of February, 2006.

Glenn West, a/k/a M. G. West,
a/k/a Malcolm Glenn West,
a/k/a M. Glenn West

STATE OF TENNESSEE - COUNTY OF MAURY

Personally appeared before me, the undersigned, Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of February, 2006.

My commission expires:
May 19, 2009

Notary Public

BETH A. DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

This instrument prepared by William S. Fleming, Attorney, Columbia, Tennessee. (Map 52, Parcel 38)

DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and the love and affection that we have for our daughter and son-in-law, JOANNA WEST DRANSFIELD and KEVIN D. DRANSFIELD, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, M. GLENN WEST, SR., and wife, ANN L. WEST, have this day bargained and sold, and do by these presents sell, transfer and convey unto JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the 2nd Civil District of Maury County, Tennessee, and being more particularly described as follows:

Being a tract of land located in the 2nd Civil District of Maury County, Tennessee, and bounded on the North by Mrs. Louise Haywood; East by M. Glenn West, Sr.; West by Tract 1 - 5.16 acres; South by Darks Mill Road; and more particularly described as follows:

Beginning at a spike in the center of Darks Mill Road which is North 60 deg. 03 min. 30 sec. West 168.97 feet, North 63 deg. 44 min. 20 sec. West 101.85 feet, North 76 deg. 45 min. 10 sec. West 146.88 feet, North 82 deg. 13 min. West 15.00 feet from the Southeast corner of M. Glenn West, Sr. farm, and said spike being the Southeast corner of the herein described tract; thence with the center of Darks Mill Road North 82 deg. 19 min. 20 sec. West 600.40 feet to a spike; thence with Tract 1 - 5.16 Acres North 09 deg. 37 min. East passing an iron pin at 30.00 feet, in all 396.25 feet to an iron pin; thence with Mrs. Louise Haywood and fence line South 76 deg. 57 min. 20 sec. East 599.55 feet to an iron pin; thence with M. Glenn West, Sr. south 09 deg. 21 min. 10 sec. West passing an iron pin at 310.08 feet, in all 340.08 feet to the point of beginning containing 5.06 acres by survey of James D. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated December 22, 1992.

Being a portion of the property obtained by M. Glenn West, Sr. as recorded in Deed Book 433, Page 441, Register's Office of Maury County, Columbia, Tennessee.

Description provided by survey of James D. Webb, dated December 22, 1992.

TRANSFERRED
SEP 21 1993
JIMMY R. DOOLEY
ASSESSOR OF PROPERTY

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 20 Sept 93 at 3:40 o'clock P M
Note Book 15 Page 467 Receipt # 28728 Recording Fee 8.00
State Tax 92.50 Probate Fee 1.00 Total 101.50
Book 1196 Page 242, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS
R. Wayne White

BOOK 1196 PAGE 242

Response Letter to the City of Columbia – Planning Comments

Case No.: 25-0395
Property Address: 2311–2395 Darks Mill Rd, Columbia, TN 38401
Owners:
• *Kenneth & Elizabeth Crouch Main Residence*
• *Elizabeth Crouch*, Owner of Adjacent 10 Acres

Resubmittal Date: December 2, 2025
To:
City of Columbia, Tennessee
Development Services Department
Attn: Charles Rush, Principal Planner
crush@columbiatn.gov

Dear Mr. Rush and Members of the Development Review Committee:

On behalf of **Kenneth and Elizabeth Crouch,** we respectfully submit this response letter addressing the Planning Comments provided in the DRC Technical Comments for Case No. 25-0395, related to the proposed **de-annexation request** for the properties located at **2361 Darks Mill Rd** and the adjoining 10 acres owned by Elizabeth Crouch.

Tech Review 2025-11-13 (1)

We also acknowledge that the case planner should be copied on all correspondence and that all resubmittal materials will be submitted to Mr. Rush for upload into the online portal.

Response to Planning Comments

1. "Provide legal description of the property"

We acknowledge this requirement and will include the full and complete **legal description** for:

- The primary residence at **2361 Darks Mill Rd**, owned by Kenneth & Elizabeth Crouch.
- The contiguous **10-acre parcel** owned by **Elizabeth Crouch**.

These legal descriptions are included in the attachments.

2. "Fill out an application and check 'Other' for de-annexation"

We acknowledge this requirement and confirm that the **updated application** will be completed by Mr. Rush with the **'Other – De-Annexation'** selection clearly marked.

3. "Need legal description of all property"

We acknowledge this item and confirm that the **legal descriptions for both parcels**. See legal descriptions attached to the email.

4. "Need owners authorization that they wish to be de-annexed"

We acknowledge this requirement and will provide:

- This document will serve as **Owner Authorization** from Kenneth and Elizabeth Crouch.
- This document will serve as **Owner Authorization** from 10 adjoining residence by Elizabeth Crouch

It is our intent and approved consent to pursue de-annexation of the properties.

General Acknowledgment

We acknowledge all other DRC items, including the notes that several departments had "No Comment," as referenced in the technical comments.

Tech Review 2025-11-13 (1)

Conclusion

We appreciate the guidance from the Development Services Department and the Planning Division as we work toward completing this request. Thank you for your review and assistance throughout this process.

Signature page follows.

Signatures

Elizabeth Crouch

Kenneth Crouch

Kenneth & Elizabeth Crouch
Homeowners – 2361 Darks Mill Rd
Columbia, TN 38401

Elizabeth Crouch

Adjoining 10 acres next to main residence

File

2361

This instrument prepared by William S. Fleming, Attorney, Columbia, Tennessee. (Map 52, Parcel 38)

DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and the love and affection that we have for our daughter and son-in-law, Elizabeth West Crouch and Kenneth Edmond Crouch, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, M. GLENN WEST, SR., and wife, ANN L. WEST, have this day bargained and sold, and do by these presents sell, transfer and convey unto ELIZABETH WEST CROUCH, and spouse, KENNETH EDMOND CROUCH, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the 2nd Civil District of Maury County, Tennessee, and being more particularly described as follows:

> Being a tract of land located in the 2nd Civil District of Maury County, Tennessee, and bounded on the North by M. Glenn West, Sr. and Mrs. Louise Haywood; East by Tract 2 - 5.06 acres; West by M. Glenn West, Sr; South by Darks Mill Road; and more particularly described as follows:

Beginning at a spike in the center of Darks Mill Road which is North 60 deg. 03 min. 30 sec. West 168.97 feet, North 63 deg. 44 min. 20 sec. West 101.85 feet, North 76 deg. 45 min. 10 sec. West 146.88 feet, North 82 deg. 13 min. West 15.00 feet and North 82 deg. 19 min. 20 sec. West 600.40 feet from the Southeast corner of M. Glenn West, Sr. farm, and said spike being the Southwest corner of Tract 2 - 5.06 acres, and also being the Southeast corner of herein described tract; thence with the center of Darks Mill Road North 82 deg. 19 min. 30 sec. West 246.08 feet to a spike; thence with same North 80 deg. 43 min. 50 sec. West 167.38 feet to a spike; thence with same North 75 deg. 32 min. 50 sec. West 128.04 feet to a spike; thence with M. Glenn West, Sr. North 09 deg. 41 min. 50 sec. East passing an iron pin at 30.00 feet, in all 415.14 feet to an iron pin; thence with same South 79 deg. 43 min. 40 sec. East 336.98 feet to an iron pin; thence with Mrs. Louise Haywood and fence line South 75 deg. 45 min. East 204.05 feet to an iron pin; thence with Tract 2 - 5.06 acres South 09 deg. 37 min. West passing an iron pin at 366.25 feet, in all 396.25 feet to the point of beginning containing 5.16 acres by survey of James D. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated December 22, 1992.

Being a portion of the property obtained by M. Glenn West, Sr. as recorded in Deed Book 433, Page 441, Register's Office of Maury County, Columbia, Tennessee.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 13 of July 1993 at 9:58 o'clock P M
Note Book 15 Page 600 Receipt # 35448 Recording Fee 8.00
State Tax 92.50 Probate Fee 1.00 Total 101.50
Book 1188 Page 347, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS
Q. Wayne White

1

BOOK 1188 PAGE 347

Jill:

This instrument prepared by Jennifer F. Franks, Attorney, P. O. Box 90, Columbia, Tennessee 38402-0090.

10A

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between the Heirs of Ann Lightfoot West, namely Elizabeth West Crouch, daughter; M. Glenn West, Jr., son; Joanna West Dransfield, daughter, and Hillious Sullivan, the duly-appointed Executor, a certified copy of the Letters Testamentary being attached hereto as Exhibit A, of the Estate of Ann Lightfoot West, (deceased), hereinafter referred to as Grantors which estate is administered in the Probate Court for Maury County, Tennessee, Case No. P-036-16, and Elizabeth West Crouch which expression shall include her successors and assigns, hereinafter referred to as Grantees.

WITNESSETH:

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents sell, transfer and convey unto the Grantees, their successors and assigns, the following described tract or parcel of land:

Grantor's undivided interest in and to the following described tract or parcel of land lying and being in the Second Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

BEING AND LYING IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND LYING NORTH OF AND ADJACENT TO DARKS MILL ROAD, AND BEING MORE PARTICULARLY DESCRIBED;

BEGINNING AT AN IRON ROD FOUND ON THE NORTH R.O.W. OF DARKS MILL ROAD; SAID IRON ROD FOUND BEING THE SOUTHWEST CORNER OF ELIZABETH CHURCH, AND THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH NORTH R.O.W. OF SAID ROAD, North 65 degrees 04 minutes 26 seconds West for a distance of 100.00 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID

10A

ROAD WITH A NEW WEST DIVISION LINE, North 08 degrees 15 minutes 25 seconds East for a distance of 1355.06 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH SAID DIVISION LINE, South 83 degrees 01 minutes 47 seconds East for a distance of 375.11 feet to an IRON ROD FOUND; SAID IRON ROD FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF WILLIAM WATSON JR, AND THE NORTHWEST CORNER OF NATHAN TUTOR; THENCE LEAVING SAID DIVISION LINE WITH TUTOR, South 04 degrees 57 minutes 13 seconds West for a distance of 998.62 feet to an IRON ROD FOUND; SAID IRON PIN FOUND BEING THE NORTH BOUNDARY OF ELIZABETH COUCH; THENCE CONTINUING WITH COUCH, North 79 degrees 44 minutes 01 seconds West for a distance of 336.97 feet to an IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF COUCH; THENCE CONTINUING WITH COUCH, South 08 degrees 15 minutes 25 seconds West for a distance of 407.01 feet to THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JUNE 10, 2014.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO MALCOLM WEST AS RECORDED IN RECORD BOOK R2046, PAGE 932, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for current year taxes; and we do further covenant and bind ourselves, our heirs, and personal representatives, to forever warrant and defend the title to said above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this the 31 day of December, 2016.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, KEVIN + JOANNA DRANSFIELD being the sole owner of the 2389 DARKS MILL RD. + 2395 DARKS MILL RD. more particularly described as + TAX MAP 66 PARCEL 1.02 + TAX MAP 66 PARCEL 1.03 on Plat of Record in Plat Book + 1196 PG. 242 15 Page 345 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee de-annex such property outside the City.

KEVIN DRANSFIELD
Print Name

9-10-2025
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

We Kenneth E. Crouch
I, Elizabeth W Crouch being the ~~sole~~ Co owner, of the 5.16 A more particularly described as 2361 Darks Mill Rd
Property ID
066 001 01 000 on Plat of Record in Plat Book 1188 Page 347 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee de-annex such property outside the City.

Kenneth E. Crouch
Kenneth E. Crouch — 9/10/25
Print Name — Date

Kenneth E Crouch
Signature

Elizabeth W. Crouch — 9/10/25
Elizabeth W. Crouch

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

Darks Mill Rd.

I, Elizabeth Crouch being the sole owner of the 10 A more particularly described as Property ID 052 038 03.000 R2419 on Plat of Record in Plat Book ____ Page 348 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee de-annex such property outside the City.

Elizabeth Crouch
Print Name

9/9/25
Date

Elizabeth Crouch
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Archived: Tuesday, September 30, 2025 8:37:39 AM
From: Tony Massey
Sent: Tue, 30 Sep 2025 13:29:30 +0000Authentication
To: Jennifer Jeter
Cc: Paul Keltner
Subject: FW: [External - USE CAUTION] De Annexation Forms
Sensitivity: Normal

Please attach to the administration agenda item.
TM

From: Paul Keltner <PKeltner@Columbiatn.gov>
Sent: Tuesday, September 30, 2025 8:04 AM
To: Tony Massey <TMassey@Columbiatn.gov>; Brian McKelvy <BMcKelvy@Columbiatn.gov>
Subject: FW: [External - USE CAUTION] De Annexation Forms

From: Justin Batt <justinbatt@gmail.com>
Sent: Wednesday, September 17, 2025 1:10 PM
To: Paul Keltner <PKeltner@Columbiatn.gov>; Brian McKelvy <BMcKelvy@Columbiatn.gov>
Subject: Re: [External - USE CAUTION] De Annexation Forms

Paul,

I spoke with Brian McKevly last night and he agreed to sponsor our request for de-annexation and add it to the council agenda. Apparently, the October agenda is already full, so this will be added to the November agenda. This is frustrating as we could have been included in the October agenda had we known what the process was. Brian requested that I put our request in writing, which you can find below for reference.

We have done our part to move this forward and have immediately met every request from the city. We have every intent to move forward with the application process and request that the meeting today be the first step.

September 17, 2025

City of Columbia
Mayor and City Council
700 North Garden Street
Columbia, TN 38401

Re: Request for De-Annexation of Properties on Darks Mill Road

Dear Mayor, City of Columbia Administrators and Members of the City Council,

We, the undersigned property ownersâ€”**the Batt family, the Dransfield family, and the Crouch family**â€”are writing to respectfully request de-annexation of our properties located on Darks Mill Road.

Our properties were annexed into the City of Columbia in 1989 as part of a Planned Unit Development (PUD). However, the proposed PUD was never fulfilled. For over three decades, we have continued to pay city property

taxes yet have not received any city services in return. The lack of services combined with the absence of the intended PUD has created a long-standing inequity for our families.

We believe that de-annexation is a fair and appropriate resolution under these circumstances. Councilman **Brian McKelvy** has reviewed our request and agreed to support it by placing it on the **November Council Agenda**.

We respectfully ask for your favorable consideration of this matter and for the City Council to approve our request for de-annexation.

Thank you for your attention and service to the citizens of Columbia.

Sincerely,

Justin Batt
Signed on behalf of the Batt's, Dransfield's and Crouch's

Best,

Justin

On Wed, Sep 17, 2025 at 8:12â€¯AM Paul Keltner <PKeltner@columbiatn.gov> wrote:

> Since this is not an official pre-application meeting, I will start the refund process, but you are more than welcome to stop by today.
>
> ---
>
> **From:** Justin Batt <justinbatt@gmail.com>
> **Sent:** Tuesday, September 16, 2025 5:45 PM
> **To:** Paul Keltner <PKeltner@Columbiatn.gov>; Brian McKelvy <BMcKelvy@Columbiatn.gov>
> **Subject:** Re: [External - USE CAUTION] De Annexation Forms
>
> Paul,
>
> Thanks for all of the due diligence and it is confusing! I've been working with Brian McKelvy on this and I'm confident he would be willing to bring it to council. (Brian I cc'd you, please share if you feel differently) Chaz is also well aware of the situation and would likely second the motion. If it's ok with you, I would still like to hold the meeting since it's scheduled and I paid $225 to start the process. I have Kevin Dransfield and Ken Crouch coming as well and it would be helpful to make sure we have all of the information needed to move forward.
>
> Best,
>
> Justin
>
> On Tue, Sep 16, 2025 at 5:36â€¯PM Paul Keltner <PKeltner@columbiatn.gov> wrote:
>
> > That is correct, to my knowledge, Columbia has never de-annexed a property. Mr. Burchell started a general process, but never submitted, so the request did not get legal review.
> >
> > Because of that, we have been researching state law on the process to de-annex a parcel of land. After discussion with the City Attorney this afternoon to review our findings, it appears that only the legislative body can initiate this type of action. So it will take the city council to request this be an item of review, in which any councilperson or mayor could request.
> >
> > Should that occur, you could then submit the legal description and de-annexation form.

Sorry for the confusion on this, but itâ€™s a rare occurrence in the state. I donâ€™t believe we have a reason to meet tomorrow, at least until we have some movement from the council to start the process of placing it on the agenda.

Please let me know if you have any questions,

CITY OF COLUMBIA
TENNESSEE

Paul Keltner, AICP
Development Services Director
931-560-1560

From: Justin Batt <justinbatt@gmail.com>
Sent: Tuesday, September 16, 2025 5:04 PM
To: Paul Keltner <PKeltner@Columbiatn.gov>
Subject: RE: [External - USE CAUTION] De Annexation Forms

Hi Paul,

This is the first time the city has de-annexed a property? We requested de-annexation multiple times through you in the past using the form you provided and I attached in the previous email. I'm already a registered user on the site. See you tomorrow.

Best,

Justin

Justin Batt
Faith Forward Leader | Husband & Father x4 | Publisher | Fatherhood Disruptor | Farmer | Spartan Racer | TEDx Speaker | Author
704-607-2508
DONATE to Daddy Saturday Foundation



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On Tue, Sep 16, 2025 at 14:41 PM Paul Keltner wrote:

> Justin,
>
> Since this is the first time for a de-annexation, the case planner will highlight the needed documents and submittal process. You could go ahead and register your account at https://columbia.onlama.com/ .

From: Justin Batt <justinbatt@gmail.com>
Sent: Friday, September 12, 2025 8:54 AM
To: Paul Keltner <PKeltner@Columbiatn.gov>; KEVIN DRANSFIELD <dransfieldk@bellsouth.net>; kennethecrouch@gmail.com; Brian McKelvy <BMcKelvy@Columbiatn.gov>
Subject: Re: [External - USE CAUTION] De Annexation Forms

Paul,

Thanks for your response and this seems to be a much more formal process than the last time we applied for de-annexation. I scheduled a meeting for next Wednesday, September 17th at 2pm and invited Kevin Dransfield and Ken Crouch who are also requesting de-annexation of their properties on Darks Mill Rd. Councilman Brian McKelvy has been very helpful throughout this process and I included him in this message in case he would also like to attend. Can you provide a list of the required documents in advance of the meeting to help us be more efficient in the process? Please let me know if there is anything you need from us before the meeting.

Best,

Justin

On Thu, Sep 11, 2025 at 10:26â€¯AM Paul Keltner <PKeltner@columbiatn.gov> wrote:

> Justin,
>
> The first step is a pre-application meeting with staff so they we can explain the process and the needed documents. The meeting can be scheduled from the cityâ€™s website. This will help with incomplete submissions that delay the request. After that meeting, you can follow the Planning Commission schedule for submission.
>
> ---
>
> **From:** Justin Batt <justinbatt@gmail.com>
> **Sent:** Tuesday, September 9, 2025 1:02 PM
> **To:** Paul Keltner <PKeltner@Columbiatn.gov>
> **Subject:** [External - USE CAUTION] De Annexation Forms
>
> Paul,
>
> I found the de annexation form we used a few years ago. If this isn't the correct form, please share the new one. I included requests for the main property as well as the front 5 acres that we purchased from Todd Burchell.
>
> I look forward to next steps.
>
> Best,
>
> Justin

--
Justin Batt
Faith Forward Leader | Husband & Father x4 | Publisher | Fatherhood Disruptor | Farmer | Spartan Racer | TEDx Speaker | Author
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CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, November 11, 2025

ITEM NO.
25-0395

DESCRIPTION: 2311-2395 Darks Mill Rd

COMMENTS:

Fire

1. No comments

Engineering

2. No comments on de-annexation.

Planning

3. 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.
4. 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.
5. Provide legal description of the property
6. Fill out an application and check other for de-annexation
7. Need legal description of all property
8. Need owners authorization that they wish to be de-annexed

Maury County Schools

9. No comment

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COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Public Works

10. Public Works does not provide any sanitation services (trash, recycling, bulk or brush collection) to any residents on Darks Mill Road. There are no sanitation fees incurred for these residents on Darks Mill Road.

Police

11. No comments provided.

Building

12. No comments provided.

City Attorney

13. No comments provided.

ATT

14. No Comment.

Wastewater

15. No comment.

Maury County Highway Dept.

16. No comment.

Columbia Power

17. 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

18. No comments provided.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Columbia Water

19. No comment.

Atmos Energy

20. No comments provided.

Maury County E911

21. No comments provided.

Resubmittal Guidelines

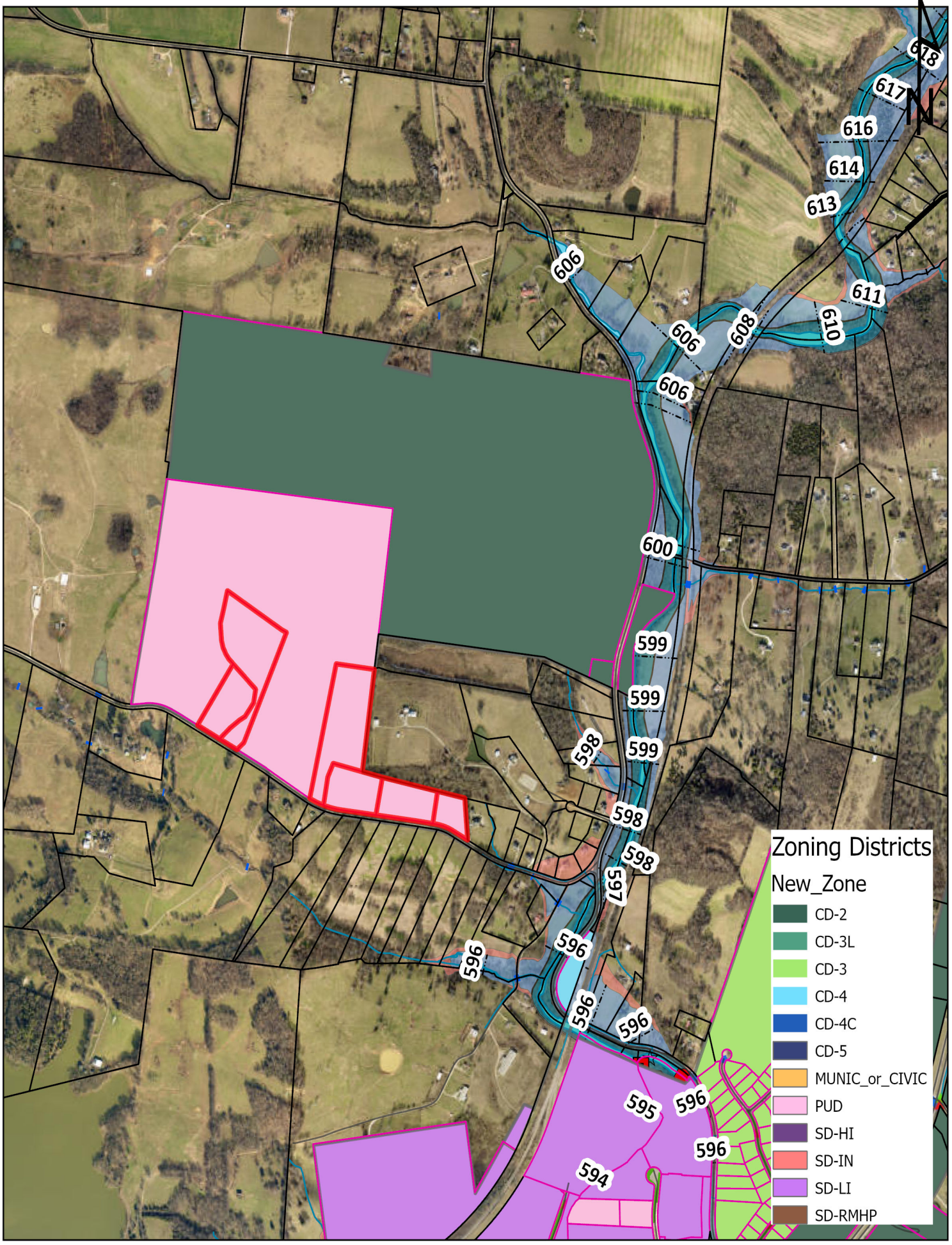
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

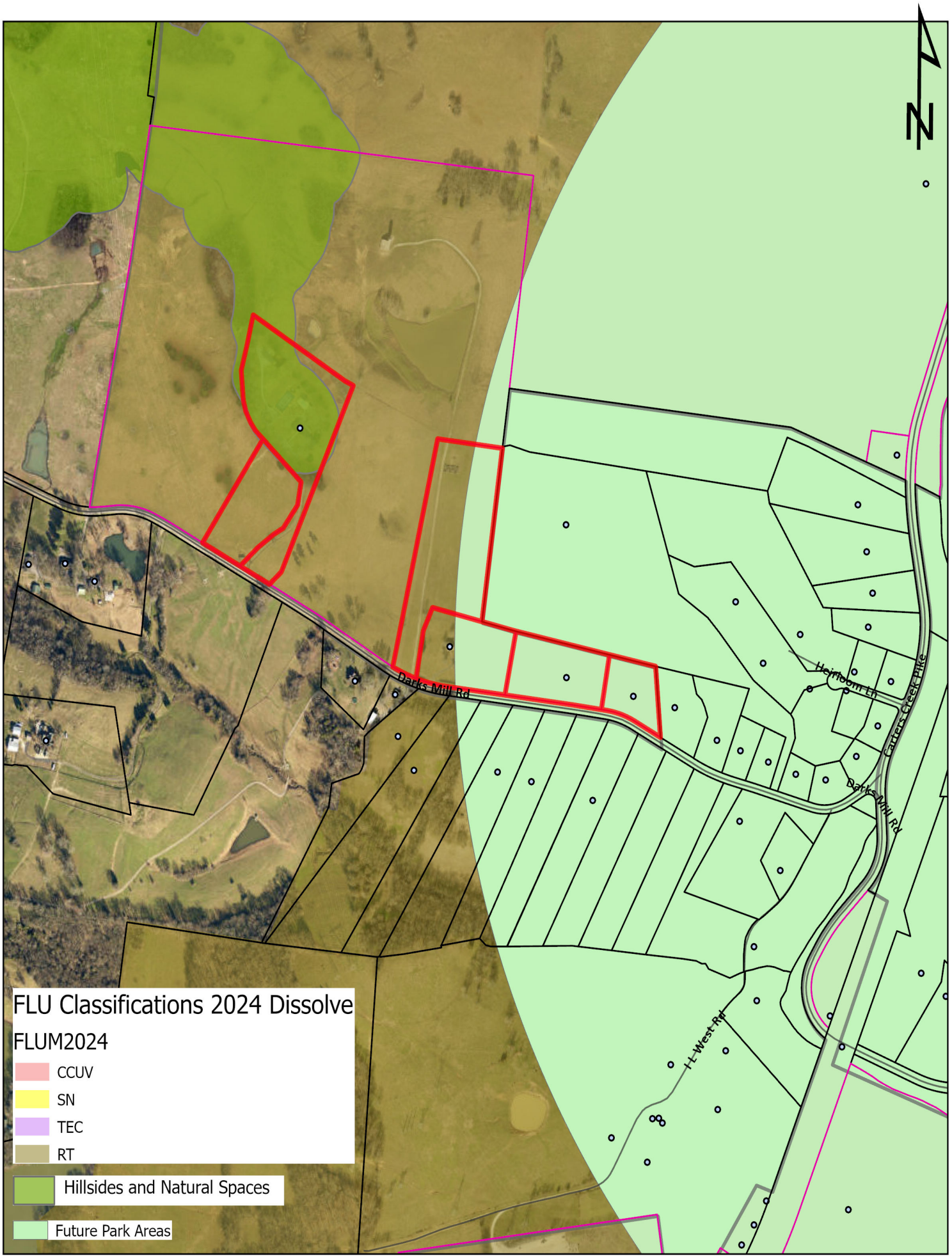
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



Case #25-0395
Darks Mill Road
Glenn West PUD

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



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