CITY OF COLUMBIA
TENNESSEE

AGENDA

The Development Review Committee will meet on Tuesday, January 13, 2026 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Rachel Bovee for Architectural Design Review approval of a new religious facility off Tom J. Hitch Parkway at Tax Map 114 Parcel 18.28.

2. Request from Nathan Guesseto for Preliminary and Final Plat approval with surety at 800 S. James M. Campbell Blvd, being a portion of Tax Map 100N Group L Parcel 6.

3. Request from Wyatt Woeltje for Preliminary and Final Plat approval with surety of three lots at 800 S. James M. Campbell Blvd. being a portion of Tax Map 100N Group L Parcel 6.

4. Request from Crunk Engineering LLC for Final Plat approval with surety of The Landing at Greens Mill Phase 2A located off Greens Mill Road at Tax Map 51 Parcel 55.

5. Request from TKC Architecture & Engineering for Final Plat approval with surety of Reserve at Hickory Ridge Phase 1A off Red Hawk Road and Bear Creek Pike, being a portion of Tax Map 72 Parcel 66 and Tax Map 93 Parcel 3.02.

6. Request from Hunter Fred for Final PUD Master Plan and Preliminary Plat approval of Bear Springs Phase 2C located off Rock Springs Road, being a portion of Tax Map 92 Parcel 12.

7. Request from AutoZone Development LLC for Preliminary PUD Master Plan approval of Beechcroft Plaza Lot 8A being Tax Map 42 Parcel 14.05 off Cayer Lane and Nashville Highway.

P/u Rachel Boree

BK/PG: R3111/683-691
25016986

9 PGS AL AGREEMENT	
BECKY BATCH 366273 11/10/2025 - 10:22 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	45.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	47.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Philip Neal, PE
Company: Kimbley-Horn and Associates, Inc.
10 Lea Avenue, Suite 400
Address: Nashville, TN 37210

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: 114-018.28
Project Name: KINGDOM HALL OF JEHOVAH'S WITNESSES - COLUMBIA

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R3033, Page(s) 282.

THIS AGREEMENT, made this 19th day of November, 20 25, by and between JW CONGREGATION SUUPPORT, INC. hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

8. If the OWNER(S) fails to pay the CITY for the above expenses after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through

appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the CITY resulting from negligence in the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide.

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

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

12. The easements for stormwater control facilities are depicted in Exhibit A attached to this AGREEMENT and made a part thereof. Exhibit shall be recorded with this AGREEMENT.

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

ATTEST BY OWNER(S):

Print Name KEITH KALLQUIST
Title TREASURER
Signature [signature]

Owner JW Congregation Support, Inc.
Address 1005 Red Mills Rd
City, State ZIP Wallkill, NY 12589

ATTEST BY OWNER(S):

Print Name Daniel B. Williams
Title Assistant Secretary
Signature [signature]

Owner JW Congregation Support, Inc.
Address 1005 Red Mills Rd
City, State ZIP Wallkill, NY 12589

STATE OF New York
COUNTY OF Ulster

Before me, Janessa L. Meraz of the state and county mentioned, personally appeared Keith Kallquist; Daniel B. Williams, with whom I am personally acquainted and who acknowledged that ~~he/she~~ They JM executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 6th day of November, 20 25.

[signature]
Notary Public

My Commission Expires: 09/03/27

JANESSA L. MERAZ
NOTARY PUBLIC STATE OF NEW YORK
No. 01ME6397351
Qualified in Orange County
My Commission Expires 09-03-2027

JANESSA L. MERAZ NOTARY PUBLIC STATE OF NEW YORK

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : R Neil Scruggs

STATE OF TENNESSEE COUNTY
OF MAURY

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

Witness my hand this the 19th day of November, 20 25.

Liz Bermudez
Notary Public
My Commission Expires: 5/21/2029

LIZ BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Long Term Maintenance Plan

JWCS Columbia, TN

Tom J Hitch Pkwy & Precast Dr
Columbia, TN 38401

Prepared For:

JW Congregation Support, INC.
900 Red Mills Rd
Wallkill, NY 12589

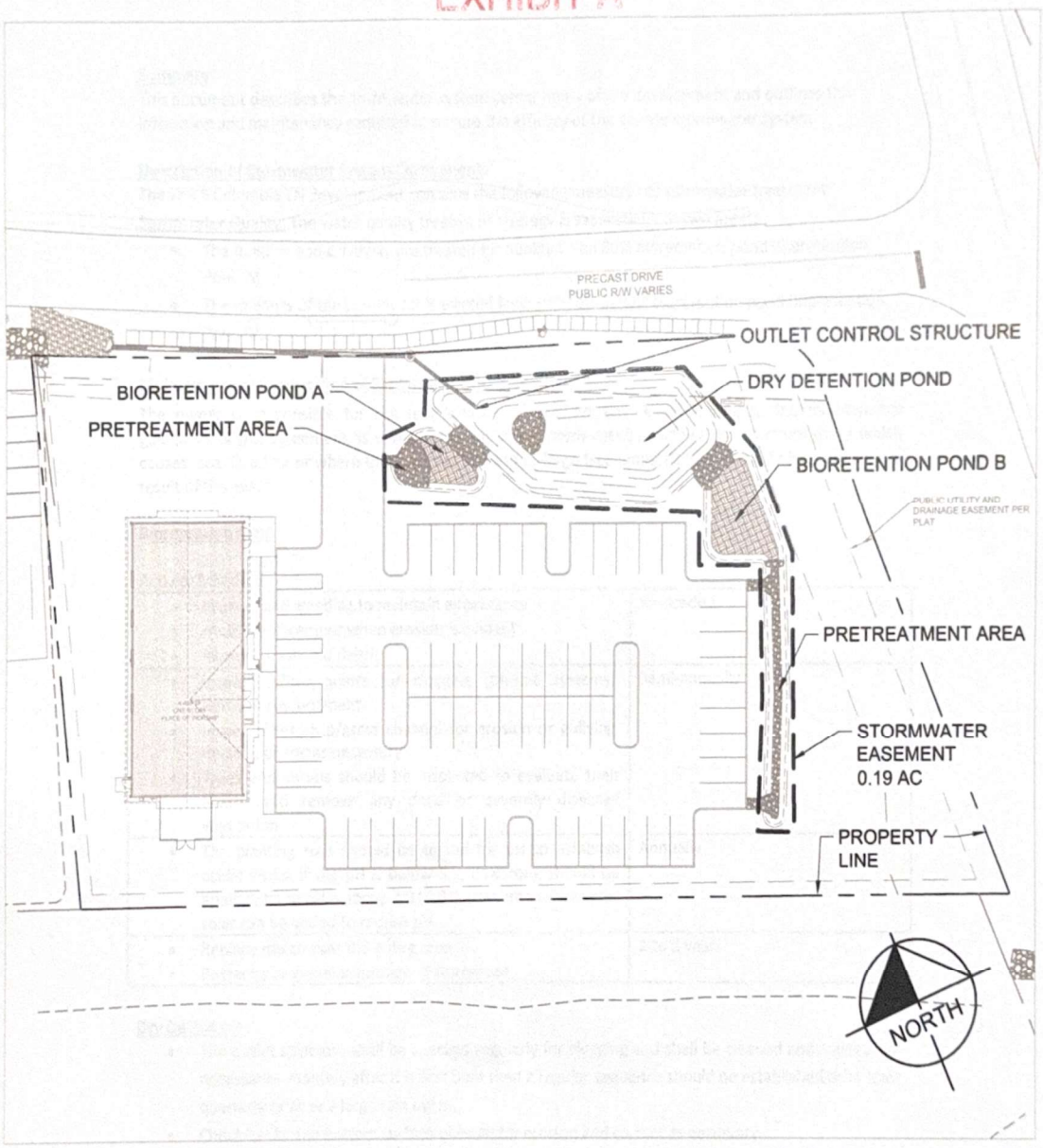
Prepared By:

Kimley»Horn

10 Lea Avenue, Ste 400
Nashville, Tennessee 37210

October 2025

EXHIBIT A



GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn

JWCS KINGDOM HALL - COLUMBIA, TN

STORMWATER EASEMENT EXHIBIT

Summary

This document describes the stormwater system components of the development and outlines the inspection and maintenance required to ensure the efficacy of the on-site stormwater system.

Description of Stormwater System Components

The JWCS Columbia TN development contains the following measures of stormwater treatment:

Stormwater Quality: The water quality treatment strategy is separated into two areas:

- The building and driveway are treated for quality by an 80% bioretention pond (Bioretention Pond A).
- The majority of the parking lot is treated for quality by an 80% bioretention pond (Bioretention Pond B).

Maintenance and Inspection of Stormwater Sensitive Areas

The owner is responsible for the maintenance of the property and adhering to the maintenance guidelines of this agreement as noted below. A major storm event is defined as any storm event which causes local flooding or where there are fallen trees or large tree limbs, debris, or road obstructions as a result of the event.

Bioretention Pond

Activity Schedule

• Pruning and weeding to maintain appearance • Mulch replacement when erosion is evident • Remove trash and debris	As needed
• Inspect inflow points for clogging (off-line systems). Remove any sediment • Inspect filter strip/grass channel for erosion or gullying. Re-seed or sod as necessary • Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation	Semi-annually
• The planting soils should be tested for pH to establish acidic levels. If the pH is below 5.2, limestone should be applied. If the pH is above 7.0 to 8.0, then iron sulfate plus solar can be added to reduce pH	Annually
• Replace mulch over the entire area • Replace pea gravel diaphragm if warranted	2 to 3 years

Dry Detention

- The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
- Check banks and bottom surface of basin for erosion and correct as necessary.
- Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
- This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.

- Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 6 inches.
- Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
- Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
- Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.

A checklist, which further indicates what should be evaluated during inspections, is included with this document.

Pollutant Disposal

All trash and pollutants should be removed from the site and deposited in a landfill. Leaves and other organic materials can be deposited or composted.

Schematic of BMP Locations

A schematic site plan showing BMP locations is attached to this document.

Contact/Responsible Parties

All maintenance and inspections shall be the responsibility of the property owner. In the interim construction period, maintenance and inspections shall be the responsibility of the general contractor.

After construction is complete, maintenance contact is:

Name: _____

Company: _____

Phone: _____

Email: _____

Stormwater Management Inspection/ Maintenance Form

To be kept on site

Project Name: JWCS Columbia, TN
Project Location: Tom J Hitch Prkwy & Precast Dr
Owner/Legal Entity: JW Congregation Support INC.
Telephone: 646-763-4828
E-Mail:

Date	Item Inspected	Inspector	Observation & Remarks

Kimley»Horn

JWCS KINGDOM HALL - COLUMBIA, TN

VICINITY MAP

DRAWING NOT TO SCALE

KINGDOM HALL

CORNER OF PRECAST DR AND TOM J HITCH PARKWAY COLUMBIA, TN 38401

VICINITY MAP

PROJECT SUMMARY

SCOPE OF WORK
NEW SINGLE STORY, WOOD FRAMED, PLACE OF WORSHIP.

CONSTRUCTION TYPE:	VB
SPRINKLERED:	YES
FIRE ALARM SYSTEM:	YES
OCCUPANCY GROUP:	A-3 (PLACE OF RELIGIOUS WORSHIP)
ZONING:	SD-LI, SPECIAL DISTRICT (LIGHT INDUSTRIAL)

BUILDING INFORMATION

PROPERTY ID:	USA17586
BUILDING ID:	B01
JWCS CONSTRUCTION #:	1714
NUMBER OF CONGREGATIONS:	1
NUMBER OF LANGUAGES:	1
BUILDING NOMINAL SIZE:	USA175 v3.0

CIVIL

PARCEL ID:	114-01828-000
SITE ELEVATION:	735.50 FT ABOVE SEA LEVEL
WASTE:	PUBLIC UTILITY
WATER SERVICE:	PUBLIC UTILITY
FUEL SERVICE:	NATURAL GAS

GENERAL NOTES

1. SPECIFICATIONS HAVE BEEN PROVIDED FOR THIS PROJECT. THE SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENT PACKAGE AND CONTAIN INFORMATION NOT FOUND IN THE CONSTRUCTION DRAWINGS. SPECIFICATIONS SHOULD BE THOROUGHLY REVIEWED PRIOR TO PROCUREMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES.
2. THE INTENT OF THESE DOCUMENTS IS TO PROVIDE LOCATION AND QUANTITY OF MATERIALS. SEE SPECIFICATIONS FOR MANUFACTURER, SIZE, MAKE, MODEL AND METHOD OF INSTALLATION FOR ITEMS SHOWN WITH THESE DOCUMENTS.

ABBREVIATIONS

@	AT
BTU	BRITISH THERMAL UNIT
EXT	EXTERIOR
FT	FEET
HP	HORSEPOWER
HR	HOUR
INT	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
OCC	OCCUPANCY
PSI	POUNDS PER SQUARE INCH
SQ FT	SQUARE FEET
TYP	TYPICAL
W/	WITH
W/O	WITHOUT

CONTACT INFORMATION

CIVIL: KIMLEY-HORN
NAME: PHILIP NEAL, PE
PHONE: 615-564-2711
ADDRESS: 10 LEA AVE, NASHVILLE, TN 37210
EMAIL: PHILIP.NEAL@KIMLEY-HORN.COM

STRUCTURAL: BRAD YOUNG & ASSOCIATES
NAME: TRAVIS THOMAS
PHONE: (559)323-9600
ADDRESS: 345 POLLASKY
CLOVIS, CALIFORNIA 93612
EMAIL: TRAVIS@BYANEENGINEERING.COM

ARCHITECTURAL: STANTEC ARCHITECTURE INC.
NAME: BRIAN RENO
PHONE: (312)453-7095
ADDRESS: 224 S MICHIGAN AVE, SUITE 1400
CHICAGO, IL 60604
EMAIL: BRIAN.RENO@STANTEC.COM

MEPF: ACGI CONSULTING GROUP INT'L
NAME: EYAD ELOAQ
PHONE: (312)357-1840 EXT. 110
ADDRESS: 300 W ADAMS ST, SUITE 420
CHICAGO, IL 60606
EMAIL: EYAD@ACGINTL.COM

DRAWING INDEX

GENERAL
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G-002 CODE SUMMARY

STRUCTURAL
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S-102 ROOF FRAMING PLAN
S-201 FRAMING ELEVATIONS
S-202 FRAMING ELEVATIONS
S-501 TYPICAL DETAILS
S-502 FOUNDATION AND FRAMING DETAILS
S-503 TIMBER TRUSS PROFILES
S-701 TIMBER TRUSS LOADING DIAGRAMS

ARCHITECTURAL
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A-003 CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN
A-004 CODE COMPLIANCE SIGNAGE PLAN
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A-103 FINISH AND FURNITURE PLAN
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A-205 INTERIOR ELEVATIONS
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A-303 WALL SECTIONS
A-501 ENCLOSURE, FLASHING AND PENETRATION DETAILS
A-502 EXTERIOR DOOR AND WINDOW JAMB DETAILS
A-503 ROOF DETAILS
A-504 INTERIOR DETAILS
A-505 FLASHING SEQUENCE DETAILS
A-506 MECHANICAL ENCLOSURE PLAN, ELEVATIONS, AND DETAILS
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P-102 DOMESTIC WATER AND GAS PLANS AND RISERS

MECHANICAL
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M-101 MECHANICAL PLAN AND SECTION
M-102 MECHANICAL PLAN AND SECTION CONT.
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E-102 LIGHTING PLAN
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E-701 SCHEDULES, ONE-LINE RISER AND DETAILS
E-702 AUDIO, VIDEO AND DATA WIRING DIAGRAMS
ES101 ELECTRICAL SITE PLAN
ES102 ELECTRICAL SITE PLAN PHOTOMETRICS

FIRE ALARM
F-001 FIRE ALARM COVER SHEET
F-101 FIRE ALARM PLAN

FIRE PROTECTION
FP001 FIRE PROTECTION COVER SHEET
FP101 FIRE PROTECTION PLAN

ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE	DESCRIPTION
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
TITLE SHEET

PROJECT No.
1714

SHEET No.
G-001

IMAGE:
XREF:
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 18 Sep, 25
PAGE SETUP: ANSI D
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APPLICABLE BUILDING CODES

TYPE	EDITION	CODE
BUILDING CODE	2018	INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL CODE	2018	INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE	2018	INTERNATIONAL PLUMBING CODE (IPC)
ELECTRICAL CODE	2020	NATIONAL ELECTRICAL CODE (NEC)
FIRE CODE	2018	INTERNATIONAL FIRE CODE (IFC)
ACCESSIBILITY CODE	2017	ICC/ANSI A117.1
ENERGY CODE	2018	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) & ASHRAE 90.1 – 2016
FUEL GAS CODE	2018	INTERNATIONAL FUEL GAS CODE (IFGC)
LOCAL AMENDMENTS		N/A

OCCUPANCY CLASSIFICATION AND USE

OCCUPANCY CLASSIFICATION	A-3 (PLACE OF RELIGIOUS WORSHIP)
OCCUPANCY SEPARATION	NOT REQUIRED (UTILITY ROOM EQUIPMENT LESS THAN 10% AREA, 400,000 BTU, 15 PSI AND 10HP (IBC 509)

GENERAL BUILDING HEIGHTS AND AREAS

INFORMATION	ALLOWED	PROVIDED
GROSS FLOOR AREA	6,000 SQ FT	4324 SQ FT
BUILDING HEIGHT	40'	APPROXIMATELY 20'
STORIES ABOVE GRADE	1 STORY	1 STORY

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE	VB						
BUILDING ELEMENT FIRE RESISTANCE	STRUCT FRAME	EXT BEARING WALLS	INT BEARING WALLS	EXT NON-BEARING WALLS	INT NON-BEARING WALLS	FLOOR	ROOF
	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
FIRE DISTANCE SEPARATION	DISTANCE				REQUIRED RATING		
	X > 10'				0 HR		

FIRE AND SMOKE PROTECTION FEATURES

CONCEALED SPACES	FIRE BLOCKING IN WALL CAVITY		DRAFTSTOP IN ATTIC/CEILING > 3,000 SQ FT
	> 10' HORIZONTALLY	> 10' VERTICALLY	
	YES	YES	YES

INTERIOR FINISHES

A-3 OCCUPANCY SPRINKLERED	WALL AND CEILING FINISHES			FLOOR FINISH
	EXIT PASSAGEWAYS CLASS B	CORRIDORS CLASS B	ENCLOSED SPACES CLASS C	CLASS II
ORNAMENTAL WOOD	PERMITTED IN PLACES OF RELIGIOUS WORSHIP			

FIRE PROTECTION AND LIFE SAFETY

AUTOMATIC FIRE SPRINKLER SYSTEM	NOT REQUIRED (OCCUPANT LOAD < 300) / PROVIDED AS REQUIRED BY LOCAL JURISDICTION					
PORTABLE FIRE EXTINGUISHERS	HAZARD CLASS	MINIMUM RATING	PROVIDED RATING	MAX FLOOR AREA PER UNIT OF A	MAXIMUM TRAVEL DISTANCE	NUMBER REQUIRED
	LIGHT	2-A	4A:80B:C	3,000 SQ FT	75 FEET	2
FIRE ALARM AND DETECTION SYSTEMS	NOT REQUIRED (OCCUPANT LOAD < 300) / PROVIDED AS REQUIRED BY LOCAL JURISDICTION					

MEANS OF EGRESS

OCCUPANT LOAD TABULATION (IBC 1004.5)

	FUNCTION OF SPACE	FIXED SEATS	NET FLOOR SPACE (SQ FT)	OCC LOAD FACTOR	OCCUPANT LOAD
TOTAL OCCUPANT LOAD TABULATION	AUDITORIUM (W/ FIXED SEATS)	152	2036	0	152
	AUDITORIUM (W/O FIXED SEATS)	0	0	7	0
	PLATFORM	0	286	15	19
	MEETING ROOM 1	0	319	7	46
	MEETING ROOM 2	0	307	7	44
				TOTAL OCCUPANT LOAD	261

EXIT WIDTH TABULATION (IBC 1005.3.2)

BUILDING OCCUPANT LOAD	REQUIRED CAPACITY FACTOR	REQUIRED CAPACITY (INCHES)	PROVIDED DOORS	WIDTH OF EACH DOOR (INCHES)	PROVIDED CAPACITY (INCHES)
261	0.2	52.2	3	32	96

EXITS AND DOORWAY CONFIGURATION (IBC 1006.2.1 & 1007.1.1)

SPACE	OCCUPANT LOAD	OCCUPANT LOAD > 49 REQUIRE 2 EXITS	DIAGONAL DISTANCE (FEET)	DISTANCE BETWEEN EXITS (FEET)	
				REQUIRED	PROVIDED
AUDITORIUM ONLY	152	YES	70.167	35.08	50.83
ENTIRE BUILDING	261	YES	106.08	53.04	58.00

EXIT INFORMATION

CODE ITEM	REQUIREMENT
MAXIMUM TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)	250'
EGRESS ILLUMINATION (IBC 1008)	1 FOOT-CANDLE AT WALKING SURFACE AT EXIT PATHS
EXIT DISCHARGE ILLUMINATION (IBC 1008.2.3)	1 FOOT-CANDLE AT WALKING SURFACE AT EXIT DISCHARGE
EXIT HARDWARE (IBC 1010.1.10)	PANIC HARDWARE TO BE PROVIDED ON ALL SPACES WITH OCCUPANT LOAD > 50
MINIMUM AISLE WIDTH (IBC 1029.9.1)	42"

RAMPS (IBC 1012)

MAXIMUM RISE	MAX SLOPE	MAX CROSS SLOPE	MINIMUM WIDTH	MIN LANDING LENGTH	MIN LANDING WIDTH	HANDRAIL
RISE < 6"	1:12	1:48	36"	60"	SAME AS RAMP WIDTH	NOT REQUIRED AT RISE < 6" (SECTION 1012.8)

ACCESSIBILITY

ACCESSIBLE WHEELCHAIR SPACES (IBC 1108.2.2.1)

SEATING CAPACITY	MINIMUM REQUIRED	PROVIDED
175	5	6

PLUMBING SYSTEMS

OCCUPANT LOAD RATIO CALCUATION (IPC 403.1.1)

TOTAL OCCUPANT LOAD	50% MALE	50% FEMALE
261	131	131

PLUMBING FIXTURE TABULATION (IBC 2902.1 & IPC 403.1)

ASSEMBLY PLACE OF WORSHIP	WATER CLOSETS (URINALS PER IPC 424.2)		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
FIXTURE RATIO	MALE @ 1:150	FEMALE @ 1:75	MALE @1:200	FEMALE @1:200	1:1000 (SEC 410)	1:FACILITY
MINIMUM REQUIRED	1	2	1	1	2	1
TOTAL PROVIDED	3	3	2	2	2	1

BUILDING ENVELOPE REQUIREMENTS

COUNTY LOCATED	MAURY
CLIMATE ZONE	4A

THERMAL ENVELOPE INSULATION R-VALUES (IECC TABLE C402.1.3)

ELEMENT	REQUIRED	PROVIDED
ATTIC IF INSULATION BELOW ROOF DECK	R-38	R-41
WALLS ABOVE GRADE WOOD FRAMED	R-13 + R-3.8ci or R-20	R-20
FLOORS SLAB-ON-GRADE NON-HEATED	R-10 FOR 24" BELOW	R-10

ENVELOPE FENESTRATION REQUIREMENTS (IECC TABLE C402.4)

	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT (SHGC)		
		ORIENTATION	SEW	N
FIXED FENESTRATION	0.38	PF < 0.2	X.36	0.48
OPERABLE FENESTRATION	0.45	0.2 ≤ PF < 0.5	0.43	0.53
ENTRANCE DOORS	0.77	PF ≥0.5	0.58	0.58

ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE	DESCRIPTION
–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
CODE SUMMARY

PROJECT No.
1714

SHEET No.
G-002

XREF: ### XREF: ### XREF: ###

KINGDOM HALL

STRUCTURAL

STATEMENT OF SPECIAL INSPECTIONS

PER SECTION 1705 OF THE 2018 INTERNATIONAL BUILDING CODE, THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTIONS:

CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
(EXEMPTED PER SECTION 1705.3, EXCEPTION #2)			–	1705.3
WOOD CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC		
1. INSPECTION OF THE FABRICATED ITEMS SHALL BE PERFORMED DURING FABRICATION, EXCEPT WHERE THE FABRICATOR HAS BEEN APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTIONS.		X	–	1704.2.5
SOIL AND BUILDING PAD INSPECTIONS				
1. VERIFY MATERIALS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X	VERIFY WITH GEOTECHNICAL ENGINEER	1705.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X		
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X		
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X			
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X		

SYMBOLS LEGEND

- SECTION INDICATOR PARTIAL
- ELEVATION INDICATOR (INTERIOR)
- DETAIL CALL-OUT
- NORTH ARROW
- ELEVATION INDICATOR

ABBREVIATIONS

#	NUMBER
@	AT
ø	DIAMETER OR ROUND
ACU	AIR CONDITIONING UNIT
ARCH	ARCHITECT(URAL)
ASD	ALLOWABLE STRESS DESIGN
C&C	COMPONENTS AND CLADDING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
EA	EACH
EL, ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
f'c	SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, PSI
GA	GAUGE
HR	HOUR
LB(S)	POUND(S)
LRFD	LOAD AND RESISTANCE FACTOR DESIGN
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MPH	MILES PER HOUR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSB	ORIENTED STRAND BOARD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
REF	REFERENCE
REINF	REINFORCING, REINFORCEMENT
RO	ROUGH OPENING
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SPEC'D	SPECIFIED
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
TOSC	TOP OF STRUCTURAL CONCRETE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W	WATTS
w/	WITH

DRAWING INDEX

S-001	COVER SHEET
S-101	FOUNDATION PLAN
S-102	ROOF FRAMING PLAN
S-201	FRAMING ELEVATIONS
S-202	FRAMING ELEVATIONS
S-501	TYPICAL DETAILS
S-502	FOUNDATION AND FRAMING DETAILS
S-503	TIMBER TRUSS PROFILES
S-701	TIMBER TRUSS LOADING DIAGRAMS

BASIS OF DESIGN

1. 2018 INTERNATIONAL BUILDING CODE.
2. MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16.
3. STRUCTURAL CONCRETE: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-14.
4. MANUFACTURED TIMBER TRUSSES: NATIONAL DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1-14.
5. TIMBER DESIGN: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, NDS 2018; NDS SDPWS 2015; APA PDS-12.
6. GEOTECHNICAL REPORT BY PROFESSIONAL SERVICE INDUSTRIES, INC.
   REPORT # 03581902 DATED: 10/17/24

DESIGN LOADS

1.1	LIVE LOADS	
	ROOF LOADS	20 PSF WITH TRIBUTARY REDUCTION
1.2	DEAD LOADS	
	ROOF	16 PSF
1.3	WIND LOADS	
	WIND IMPORTANCE FACTOR	1.0
	WIND SPEED	105 MPH
	WIND EXPOSURE CATEGORY	C
	ENCLOSURE CLASSIFICATION	ENCLOSED
	INTERNAL PRESSURE COEFFICIENT, GCpi	±0.18
	TOPOGRAPHIC FACTOR	1.0
1.4	SEISMIC LOADS	
	OCCUPANCY CATEGORY	II
	SEISMIC IMPORTANCE FACTOR	1
	SITE CLASS	D- STIFF SOIL
	SS	0.295g
	S1	0.143g
	SDS	0.308g
	SD1	0.22g
	LATERAL LOAD SYSTEM	LIGHT-FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
	RESPONSE MODIFICATION FACTOR	6.5
	SEISMIC DESIGN CATEGORY	D
	BASE SHEAR	5.38 Kips
1.5	SNOW LOADS	
	OCCUPANCY CATEGORY	II
	SNOW IMPORTANCE FACTOR	1
	EXPOSURE FACTOR Ce	1.0
	THERMAL FACTOR	1.0
	GROUND SNOW LOAD	10 PSF
1.6	SOIL BEARING CAPACITY	2500 PSF
1.7	FROST DEPTH	18" (PER GEOTECH REPORT)

GENERAL NOTES

1. ONLY LARGE OPENINGS IN STRUCTURAL FRAMING MEMBERS ARE SHOWN ON THE STRUCTURAL DRAWINGS. HOWEVER, ALL SLEEVES, EMBEDS, INSERTS, OPENINGS AND FRAMES THAT ARE NECESSARY FOR THE WORK SHALL BE PROVIDED. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES SIZES, LOCATIONS AND PLACEMENT. ALL OPENINGS AND EMBEDDED ITEMS WHICH HAVE AN EFFECT ON THE STRUCTURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
2. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FLOOR ELEVATIONS, LOCATION OF DEPRESSED OR ELEVATED FLOOR AREAS, SLOPES AND DRAINS.
3. CONTRACTOR/CGO SHALL COORDINATE THE REQUIREMENTS FOR BUILDING EQUIPMENT SUPPORTED ON OR FROM THE STRUCTURE. SUBMITTALS IDENTIFY ALL EQUIPMENT INCLUDING SIZE, DIMENSIONS, CLEARANCES, ACCESSIBILITY, WEIGHTS AND REACTIONS. ANY DEVIATIONS FROM SPECIFIED EQUIPMENT SHALL BE NOTED ON THE SUBMITTALS.
4. THE DETAILS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
5. THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS REQUIRED FOR THE EXECUTION OF THE CONTRACT SUCH AS GUYS, BRACES, SHORES, RESHORES, FALSEWORK, SUPPORTS AND ANCHORS ARE NOT INCLUDED IN THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/CGO. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE TO THE STRUCTURE.

STRUCTURAL ENGINEER

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(559)323-9600

BRAD YOUNG — STATE OF TENNESSEE — BYA# 25421

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
COVER SHEET

PROJECT No.
1714

SHEET No.
S-001

IMAGE:
XREF:

PLOTTED BY: BYACAD300
PLOT DATE: 29 Aug 25
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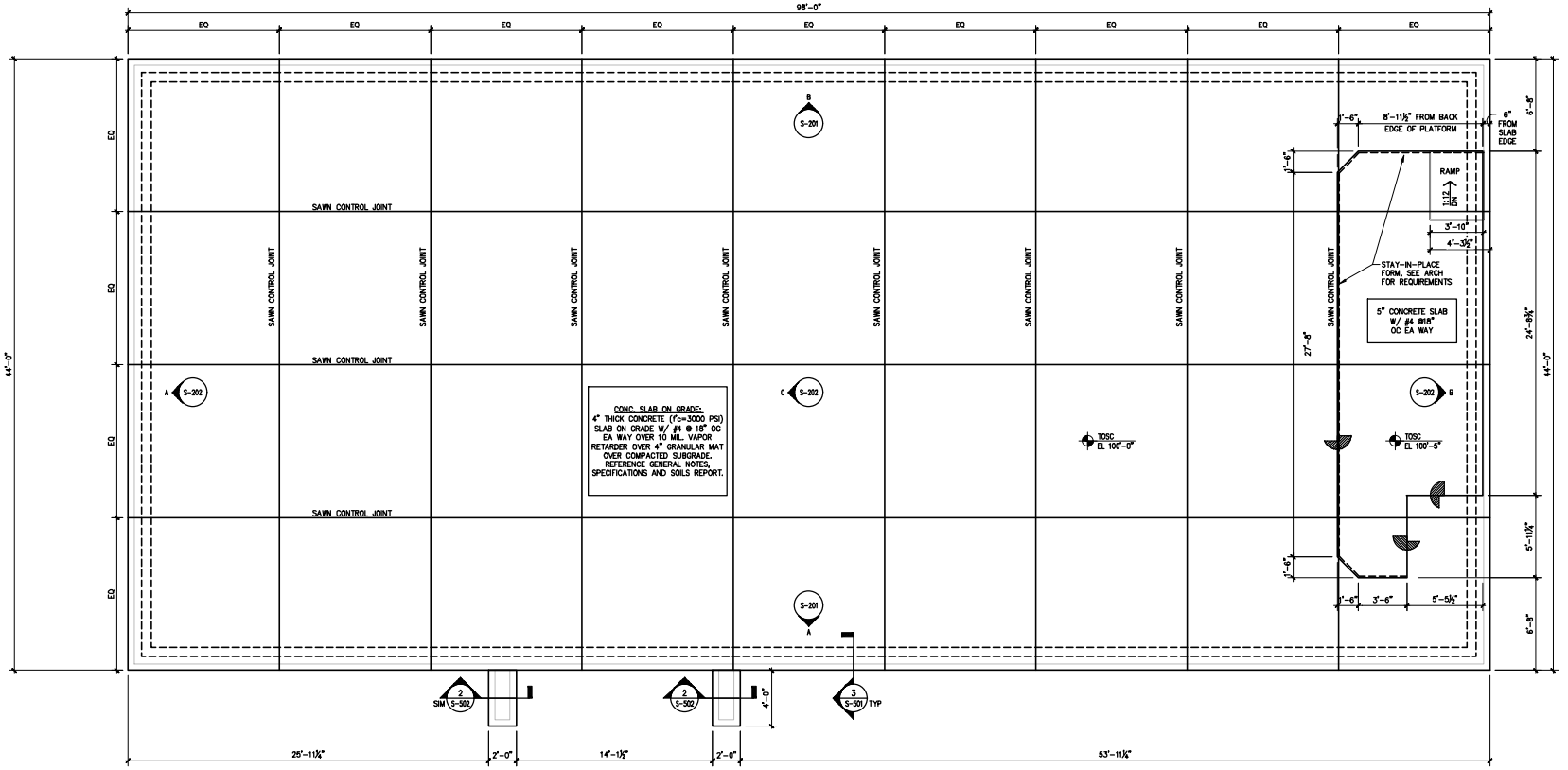

1 PLAN – FOUNDATION

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

STRUCTURAL PLAN NOTES

1. SEE CONCRETE MIX DESIGN SPECIFICATIONS.
2. EMBEDMENT DEPTH OF ANCHORS INTO CONCRETE SHALL NOT BE INCREASED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

GENERAL SHEET NOTES

1. FLOOR FINISH ELEVATION = TOP OF STRUCTURAL CONCRETE ELEVATION UNLESS OTHERWISE NOTED.
2. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
3. RAMP NOT TO EXCEED 1:12 SLOPE IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.
4. ELEVATIONS ON STRUCTURAL PLANS ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS, AND SLOPES NOT DIMENSIONED ON THIS PLAN.
6. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON THE PLAN.
7. REFER AND COORDINATE WITH STEEL REINFORCING SHOP DRAWINGS PRIOR TO PLACEMENT OF ANY STEEL REBAR.
8. REFER TO S-001 FOR SYMBOL LEGEND.

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WALLKILL, NY 12589-3283

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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FOUNDATION PLAN

PROJECT No. 1714

SHEET No. S-101

PLOT DATE: 29 Aug 25 PLOTTED BY: BYACAD300
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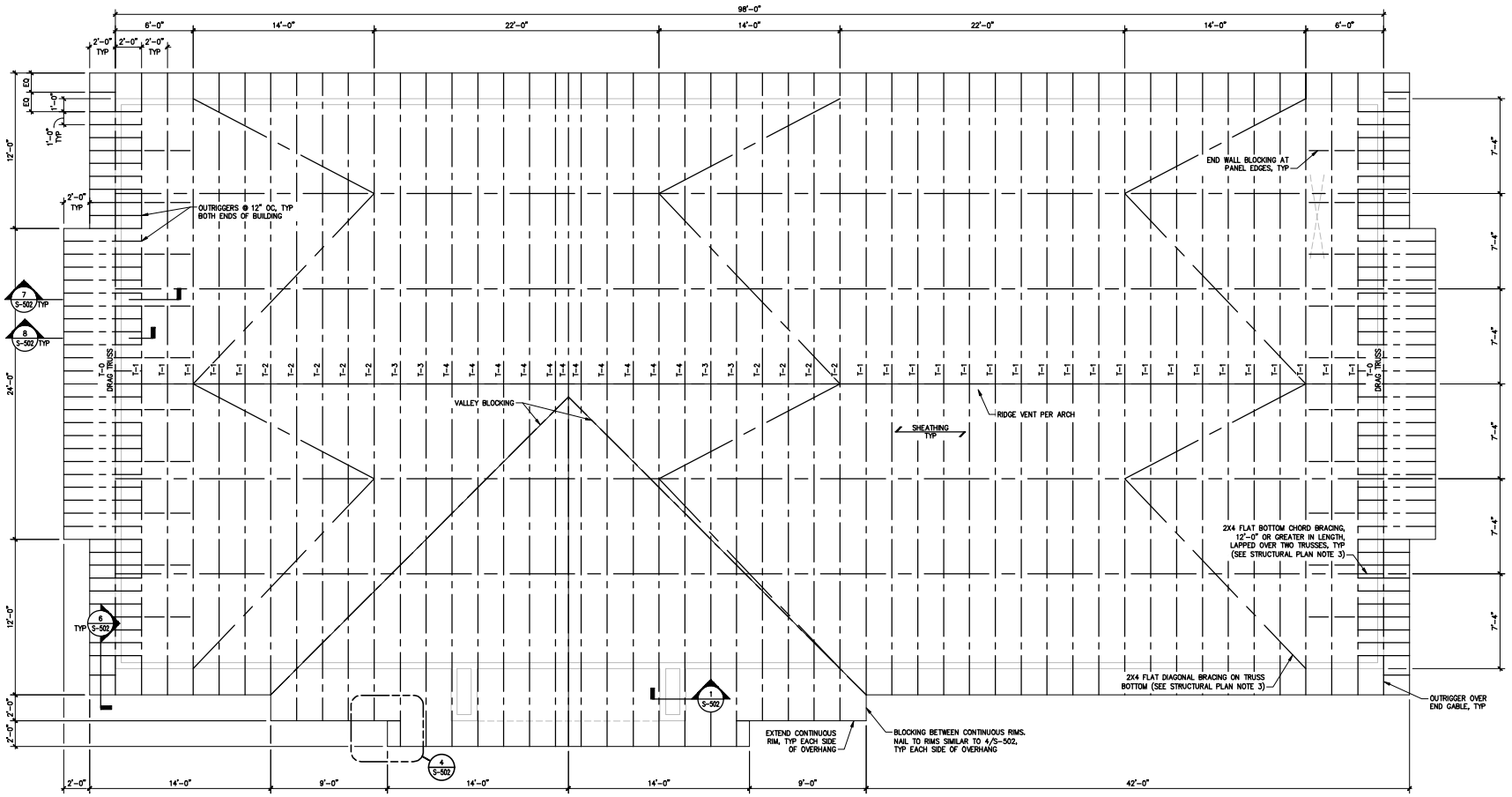

1 PLAN – ROOF FRAMING

1/4"=1'-0"

STRUCTURAL PLAN NOTES

1. EXTERIOR LOAD BEARING WALLS ARE 2X6 WOOD STUDS AT 16" OC.
2. ROOF DIAPHRAGM IS SHEATHING GRADE 32/16 SPAN RATED SHEATHING (15/32 NOMINAL THICKNESS) WITH 10d COMMON NAILS AT 6" OC AT ALL PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. PANEL EDGES SHALL BE TONGUE-AND-GROOVE, OR SHALL HAVE PANEL CLIPS MIDWAY BETWEEN EACH SUPPORT. SHEATHING SHALL BE APPLIED DIRECTLY TO TOP CHORD OF TRUSSES.
3. REFER TO TRUSS DESIGN DRAWINGS FROM MFR FOR ANY ADDITIONAL FRAMING OR BRACING REQUIREMENTS.
4. FOR HORIZONTAL TOP CHORDS OF CUSTOM TRUSSES, REQUEST BUILT-IN CROSS SLOPE ON TOP SURFACE FROM TRUSS MANUFACTURER TO ACCOMMODATE SLOPE OF SHEATHING.
5. TRUSS MANUFACTURER TO ACCOUNT FOR ROOF FALL PROTECTION LOADS AT LOCATIONS SHOWN ON A-105.
6. DRAG TRUSSES SHALL BE DESIGNED FOR 230 PLF (ASD) SHEAR FORCE.

GENERAL SHEET NOTES

1. FOR TOP OF TRUSS ELEVATIONS, REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS ON STRUCTURAL PLANS ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
2. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON THE PLAN.
3. REFER S-001 FOR SYMBOL LEGEND.
4. SEE S-503 FOR TRUSS TYPES INDICATED ON PLAN.

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WALLKILL, NY 12589-3283

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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
ROOF FRAMING PLAN

PROJECT No.
1714

SHEET No.
S-102

IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
XREF:
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PLOTTED BY: BYACAD300
PLOT DATE: 29 Aug 25
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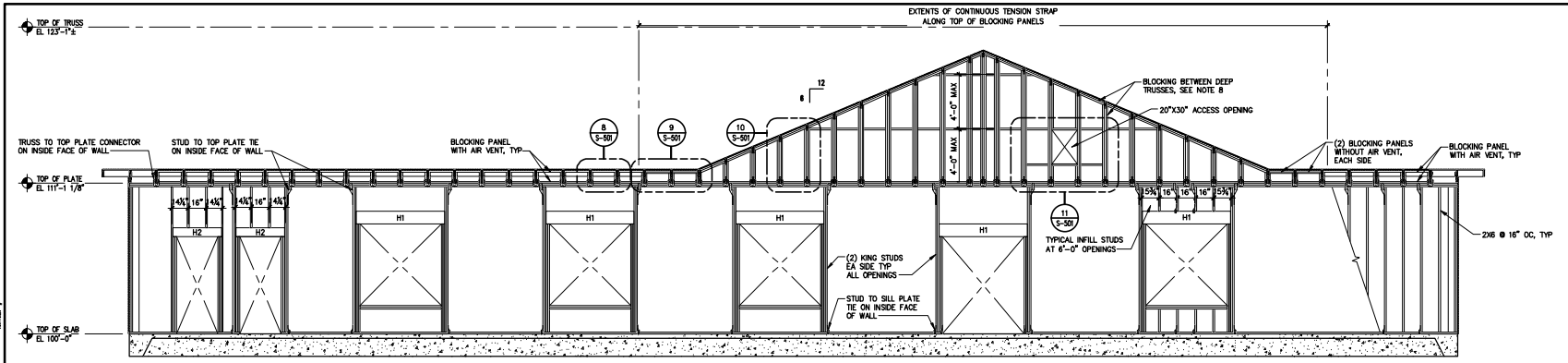
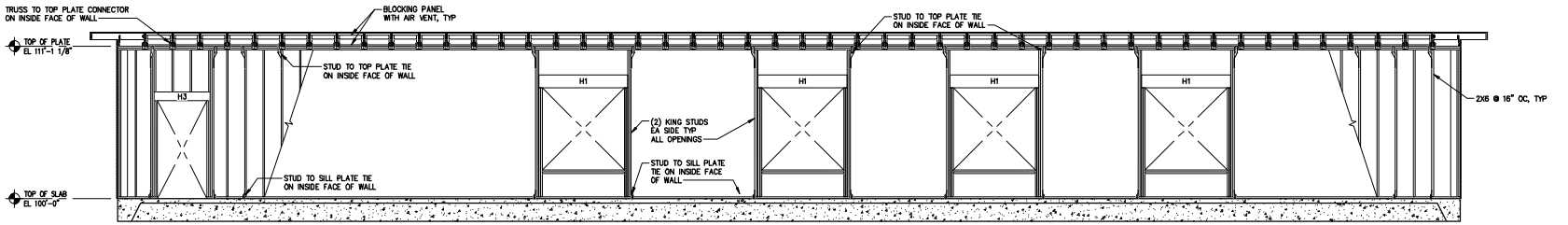


A ELEVATION – SOUTH SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



B ELEVATION – NORTH SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. ALL WALL SHEATHING SHALL COVER AND BE ATTACHED TO UPPER TOP PLATE AND BOTTOM SILL.
3. SEE ARCH FOR EXTERIOR WALL TYPES. SHEAR WALLS TO BE BLOCKED. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES AND HOLD-DOWN STUDS, AND AT 12" OC AT INTERMEDIATE STUDS, UON.
4. REFER TO SPECS FOR TIMBER CONNECTOR REQUIREMENTS. PROPRIETARY TIMBER CONNECTORS ARE IN ADDITION TO NAILING REQUIRED BY TIMBER NAILING SCHEDULE IN SPECIFICATIONS.
5. TOP PLATE SPLICES SHALL HAVE A MINIMUM OF (26) 12d COMMON NAILS EACH SIDE OF JOINTS IN UPPER PLATE. SPLICE OVERLAP LENGTH SHALL BE 8'-0" MIN.
6. PROVIDE STUD TO SILL PLATE OR STUD TO TOP PLATE TIE PER SPECIFICATIONS. ATTACH TIES TO INSIDE FACE OF WALL. ALIGN STUD TO SILL PLATE WITH STUD TO TOP PLATE TIE. PROVIDE STUD TO PLATE TIES AT EVERY OTHER STUD (TYP) AND AT KING STUDS.
7. SILL ANCHOR BOLTS SHALL BE 9" MAX. FROM END OF SILL PLATE AT DOOR OPENINGS.
8. BLOCKING PANELS SHALL BE LOCATED AT WALL TOP PLATE AND AT FRONT FACE OF DEEP CANTILEVER TRUSSES. ATTACH ROOF SHEATHING TO TOP CHORD BLOCKING WITH 10d NAILS @ 6" O.C. SHEATHING SHALL BE FASTENED TO THE OUTSIDE FACE OF THE BLOCKING PANELS. SHEATHING GRADE AND NAILING SHALL MATCH WALL SHEATHING. AS AN ALTERNATIVE, FULL-HEIGHT, PRE-ENGINEERED BLOCKING PANELS SHALL BE REQUESTED FROM THE TRUSS MANUFACTURER.

HEADER SCHEDULE

MARK	WALL OPENING	HEADER	QTY JACK STUDS
H1	6'-0"	(3) 2X12	2
H2	3'-0"	(3) 2X8	2
H3	3'-6"	(3) 2x8	2
H4	4'-6"	(3) 2X6	2
H5	5'-5"	(3) 2X6	2
H6	2'-0"	(3) 2X6	1

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CONSULTANT:

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PROJECT TITLE:

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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE

FRAMING ELEVATIONS

PROJECT No. 1714

SHEET No. S-201

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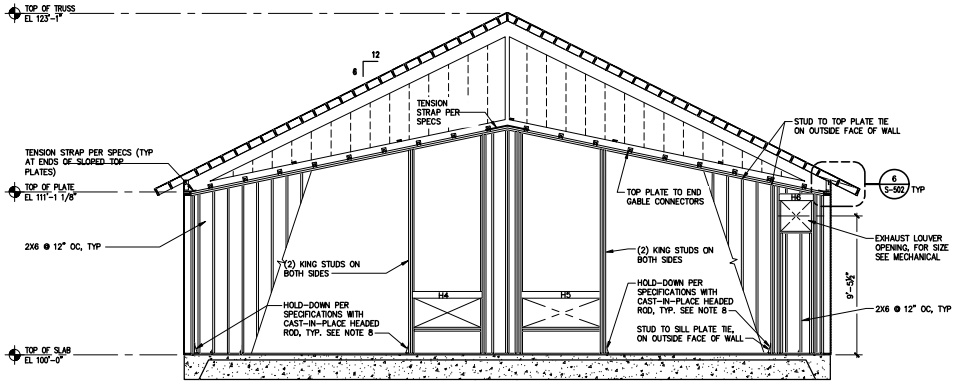
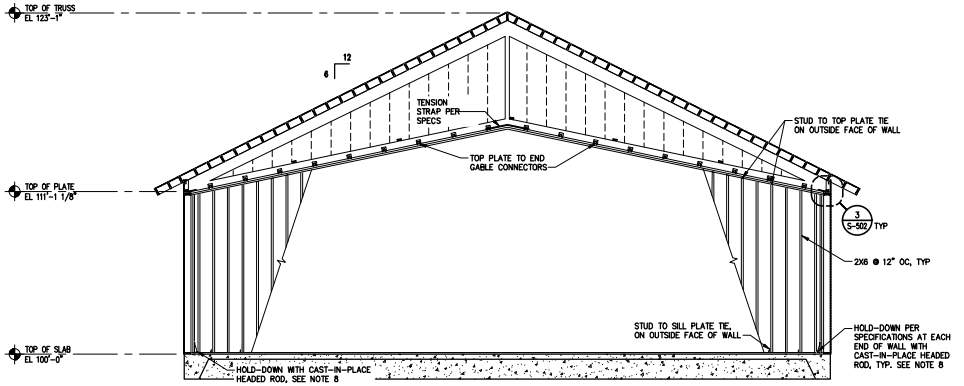


A ELEVATION – WEST SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

1/4"=1'-0"

0" 2'-0" 4'-0" 8'-0"

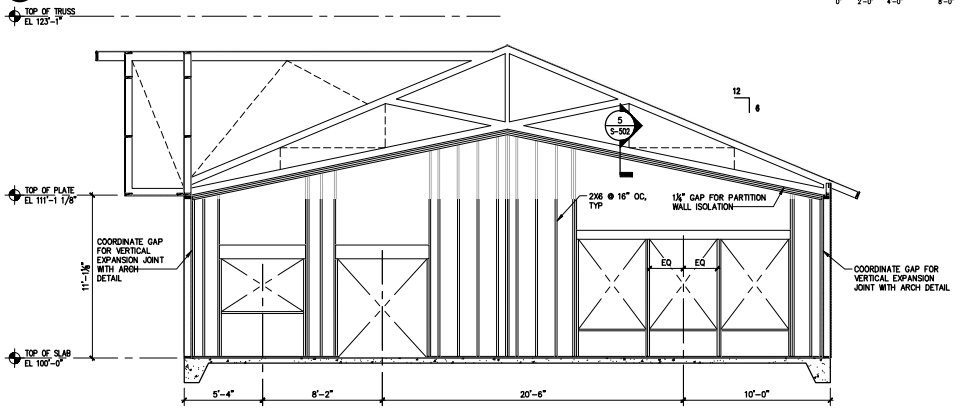


B ELEVATION – EAST SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

1/4"=1'-0"

0" 2'-0" 4'-0" 8'-0"



C ELEVATION – AUDITORIUM REAR WALL

REF: 1/ S-101

1/4"=1'-0"

0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. REFER TO S-201 FOR HEADER SCHEDULE.
3. ALL WALL SHEATHING SHALL COVER AND BE ATTACHED TO UPPER TOP PLATE AND BOTTOM SILL.
4. SEE ARCH FOR EXTERIOR WALL TYPES. SHEAR WALLS TO BE BLOCKED. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES AND HOLD-DOWN STUDS, AND AT 12" OC AT INTERMEDIATE STUDS, U.O.N.
5. REFER TO SPECS FOR TIMBER CONNECTOR REQUIREMENTS. PROPRIETARY TIMBER CONNECTORS ARE IN ADDITION TO NAILING REQUIRED BY TIMBER NAILING SCHEDULE IN SPECIFICATIONS.
6. TOP PLATE SPLICES IN SLOPED ENDWALLS SHALL HAVE A MINIMUM OF (14) 12d COMMON NAILS EACH SIDE OF JOINTS IN UPPER PLATE. SPLICE OVERLAP LENGTH SHALL BE 5'-0" MIN.
7. PROVIDE STUD TO SILL PLATE OR STUD TO TOP PLATE TIE PER SPECIFICATIONS. ALIGN STUD TO SILL PLATE WITH STUD TO TOP PLATE TIE. PROVIDE STUD TO PLATE TIES AT EVERY OTHER STUD (TYP) INCLUDING AT INFILL STUDS OVER HEADERS, AND AT EACH KING STUD ADJACENT TO A JACK STUD.
8. HOLDOWN TO BE SIMPSON HDU2 WITH 5/8" DIAMETER F1554 GR.36 ALL THREAD ROD ANCHOR WITH 12" EMBEDMENT INTO FOOTING. USE 2-2x STUDS AT ALL HOLDOWN LOCATIONS. EDGE NAIL PLYWOOD TO STUDS WITH HOLDOWNS.
9. SEE ARCHITECTURAL DRAWINGS FOR ISOLATION DETAIL ALONG ENDS OF AUDITORIUM REAR WALL.
10. VERIFY ALL FRAMING DIMENSIONS FOR DUCT PENETRATIONS WITH MECHANICAL. FRAMING DIMENSIONS MAY VARY BASED ON MECHANICAL EQUIPMENT, DUCT AND INSULATION REQUIREMENTS.

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CONSULTANT:

MARK	DATE	DESCRIPTION
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SHEET TITLE:
FRAMING ELEVATIONS

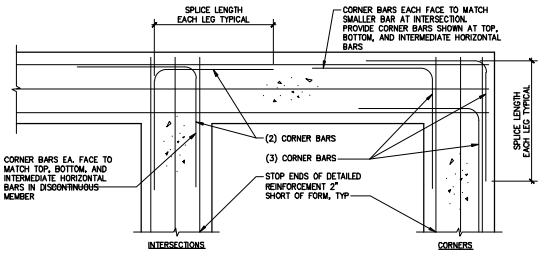
PROJECT No.
1714

SHEET No.
S-202

XREF: IMAGE:
PLOTTED BY: BYACAD300
PLOT DATE: 29 Aug 25
(DOCUMENT NAME)
FILE PATH: O:\drawings\2025\25421\DWG\190300277_S-201_ELEVATIONS.dwg

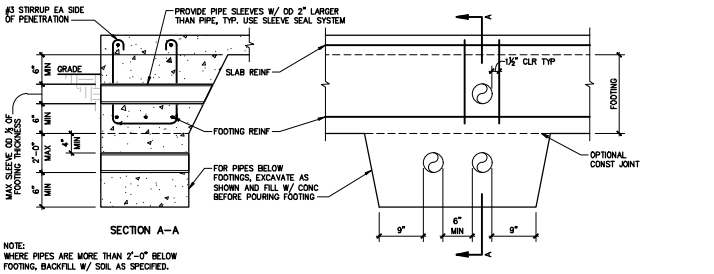
NOTES:

1. WHERE 90 DEGREE HOOKS ARE SCHEDULED OR DETAILED FOR BARS, CORNER BARS MAY BE OMITTED FOR THAT LAYER.
2. MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.



1 TYPICAL DETAIL – FOOTING REINFORCEMENT

NOT TO SCALE



SECTION A–A

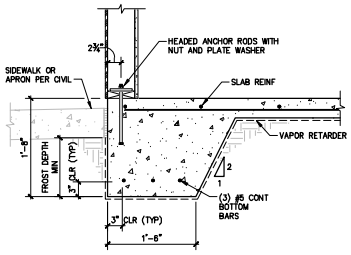
NOTE:
WHERE PIPES ARE MORE THAN 2'–0" BELOW FOOTING, BACKFILL W/ SOIL AS SPECIFIED.

2 TYPICAL DETAIL – PENETRATIONS THROUGH FOOTING

NOT TO SCALE

GENERAL SHEET NOTES

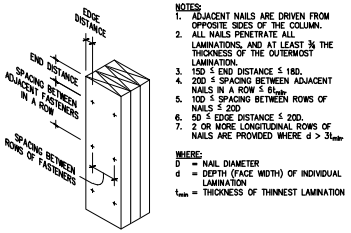
1. FOUNDATION ANCHORS SHALL BE INSTALLED 4" MIN AND 12" MAX FROM ENDS OF SILL PLATES. ALL ANCHORS, INCLUDING HOLD–DOWN ANCHORS SHALL BE CENTERED IN SILL PLATE.



3 TYPICAL DETAIL – FOUNDATION

REF: 1/S–101

NOT TO SCALE

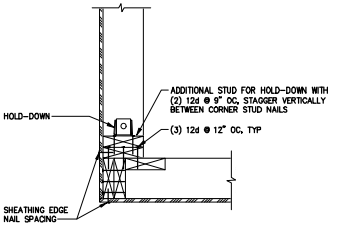


NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS PENETRATE ALL LAMINATIONS, AND AT LEAST ¾ THE THICKNESS OF THE OUTERMOST LAMINATION.
3. $15D \leq$ END DISTANCE $\leq 18D$.
4. $20D \leq$ SPACING BETWEEN ADJACENT NAILS IN A ROW $\leq 61_{t_{min}}$.
5. $10D \leq$ SPACING BETWEEN ROWS OF NAILS $\leq 20D$
6. $5D \leq$ EDGE DISTANCE $\leq 20D$.
7. 2 OR MORE LONGITUDINAL ROWS OF NAILS ARE PROVIDED WHERE $d > 3t_{min}$

WHERE:
D = NAIL DIAMETER
d = DEPTH (FACE WIDTH) OF INDIVIDUAL LAMINATION
t_{min} = THICKNESS OF THINNEST LAMINATION

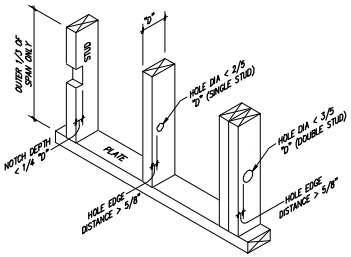
4 TYPICAL DETAIL – BUILT UP POST NAILING SCHEDULE

NOT TO SCALE



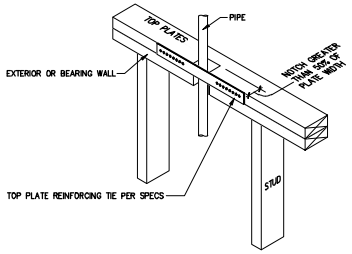
5 TYPICAL DETAIL – CORNER FRAMING

NOT TO SCALE



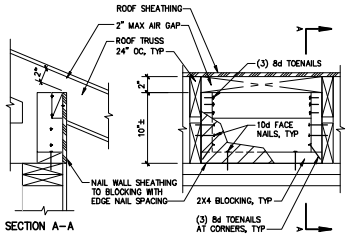
6 TYPICAL DETAIL – STUD NOTCHING AND BORING LIMITS

NOT TO SCALE



7 TYPICAL DETAIL – PENETRATION THROUGH TOP PLATE

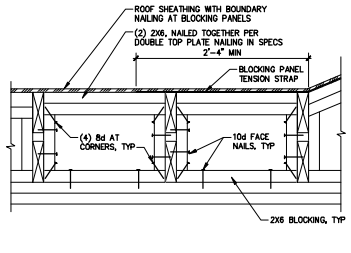
NOT TO SCALE



SECTION A–A

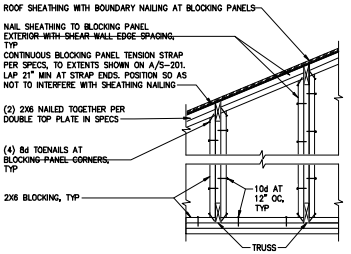
8 TYPICAL DETAIL – BLOCKING PANEL WITH AIR VENT

NOT TO SCALE



9 TYPICAL DETAIL – BLOCKING PANEL WITHOUT AIR VENT

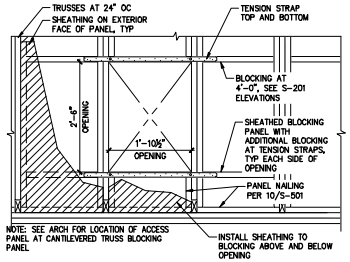
NOT TO SCALE



10 TYPICAL DETAIL – DEEP BLOCKING PANELS

REF: A/S–201

NOT TO SCALE



11 TYPICAL DETAIL – ACCESS OPENING IN BLOCKING PANEL

REF: A/S–201

NOT TO SCALE

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BYA# 25421

CONSULTANT:

MARK	DATE:	DESCRIPTION:
–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589–3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE

TYPICAL DETAILS

PROJECT No.

1714

SHEET No.

S–501

XREF: IMAGE:

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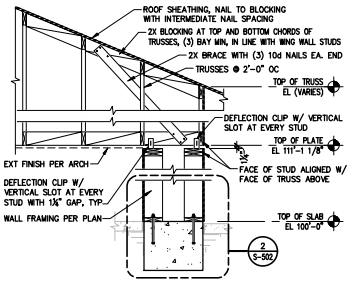
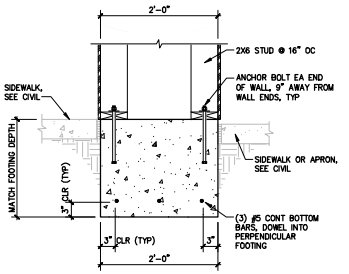
PLOT DATE: 29 Aug 25
PAPER SIZE: 30x42
FILE PATH: O:\drawings\25225_25421\DWG\190300277_S–501_DETAILS.dwg



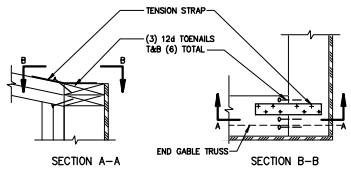
1 DETAIL – FRAMING @ WING WALL REF: 1/S-102

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



2 DETAIL – FOUNDATION AT WING WALL REF: 1/S-101

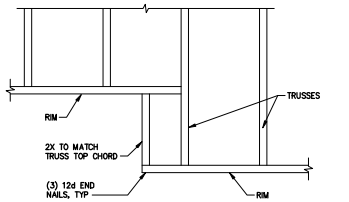
1"=1'-0" 0" 6" 1'-0" 2'-0"



3 DETAIL – SLOPED TOP PLATE CONNECTION AT ENDS REF: B/S-202

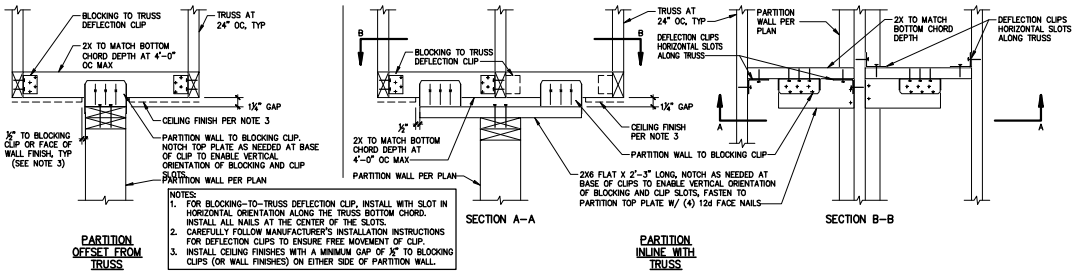
GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. REFER TO SPECS FOR TIMBER CONNECTOR REQUIREMENTS. PROPRIETARY TIMBER CONNECTORS ARE IN ADDITION TO NAILING REQUIRED BY TIMBER NAILING SCHEDULE IN SPECIFICATIONS.
3. FOUNDATION ANCHORS SHALL BE INSTALLED 4" MIN AND 12" MAX FROM ENDS OF SILL PLATES. ALL ANCHORS, INCLUDING HOLD-DOWN ANCHORS SHALL BE CENTERED IN SILL PLATE.



4 DETAIL – OVERHANG SHEATHING SUPPORT REF: 1/S-102

NOT TO SCALE



5 DETAIL – PARTITION WALL ISOLATION REF: A/S-202

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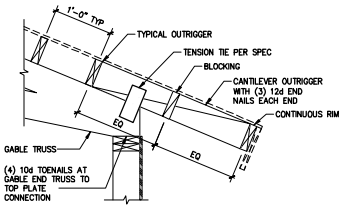
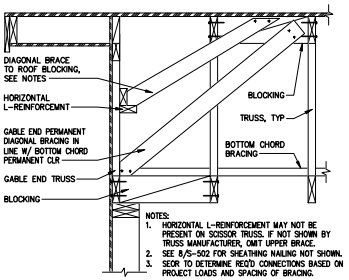


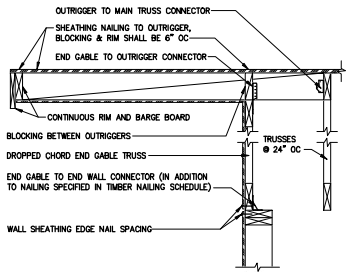
6 DETAIL – OUTRIGGER FRAMING AT CORNERS

1"=1'-0" 0" 6" 1'-0" 2'-0"



7 DETAIL – GABLE END TRUSS BRACING

NOT TO SCALE



8 DETAIL – FRAMING @ OUTRIGGERS REF: 1/S-102

NOT TO SCALE

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STATE OF CALIFORNIA
BY# 25421
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–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
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1005 RED MILLS ROAD
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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FOUNDATION AND FRAMING DETAILS

PROJECT No. 1714

SHEET No. S-502

IMAGE:
XREF:

PLOTTED BY: BYACAD300
PLOT DATE: 29 Aug 25
PLOT SCALE: 1.000000
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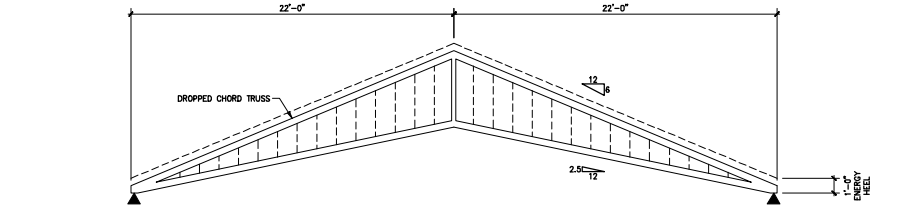
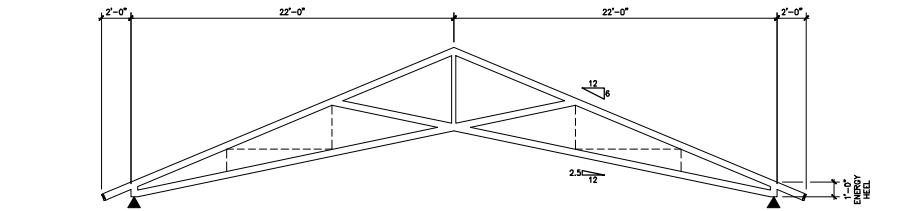


1 DETAIL – TRUSS TYPE T-0

REF: 1/ S-102

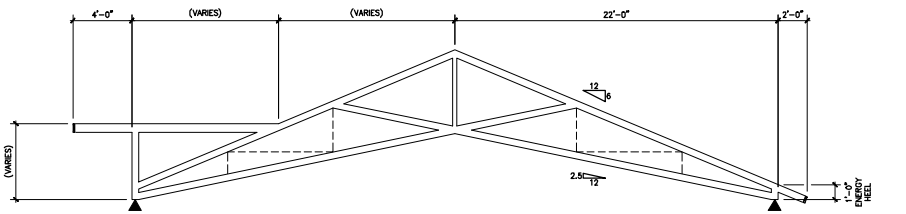
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



2 DETAIL – TRUSS TYPE T-1

REF: 1/ S-102

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



3 DETAIL – TRUSS TYPE T-2

REF: 1/ S-102

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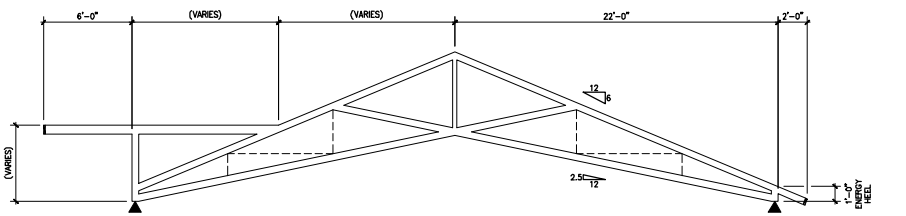
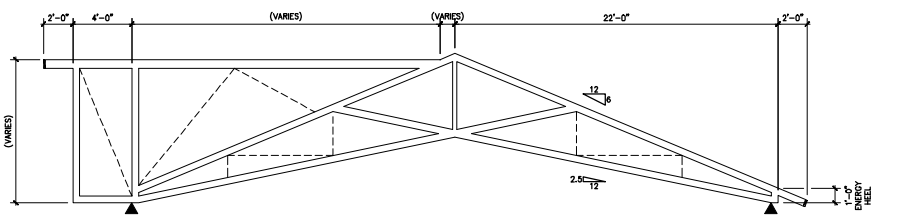


4 DETAIL – TRUSS TYPE T-3

REF: 1/ S-102

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



5 DETAIL – TRUSS TYPE T-4

REF: 1/ S-102

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

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–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
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OWNER:
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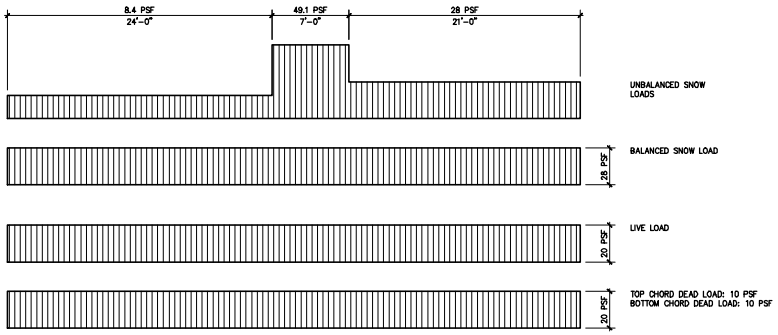
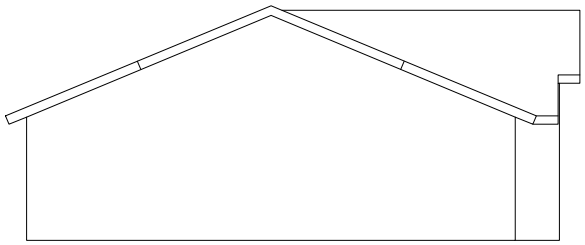
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
TIMBER TRUSS PROFILES

PROJECT No.
1714

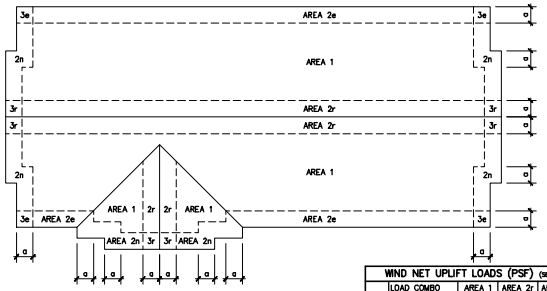
SHEET No.
S-503





1 DETAIL – TRUSS GRAVITY LOAD DIAGRAM

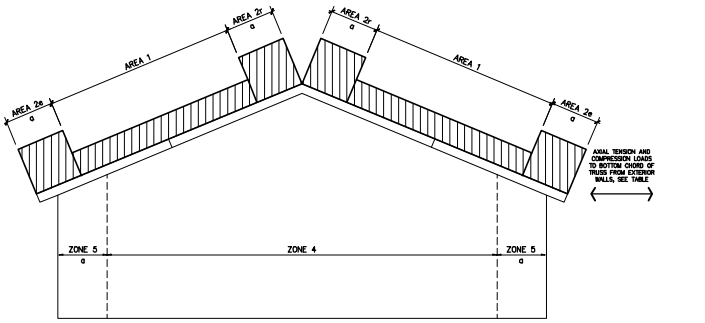
3/16"=1'-0" 0" 2'-0" 4'-0" 8'-0"



WIND NET UPLIFT LOADS (PSF) (SEE TRUSS LOADING DIAGRAM NOTES, NOTE 2)							
	LOAD COMBO	AREA 1	AREA 2r	AREA 2e	AREA 2n	AREA 3e	AREA 3r
ASD	0.6 * DL + 0.6 * W	-16.8	-35.2	-22.3	-35.2	-43.0	-67.2
LRFD	0.9 * DL + 1.0 * W	-27.3	-59.7	-38.1	-59.7	-72.8	-96.4

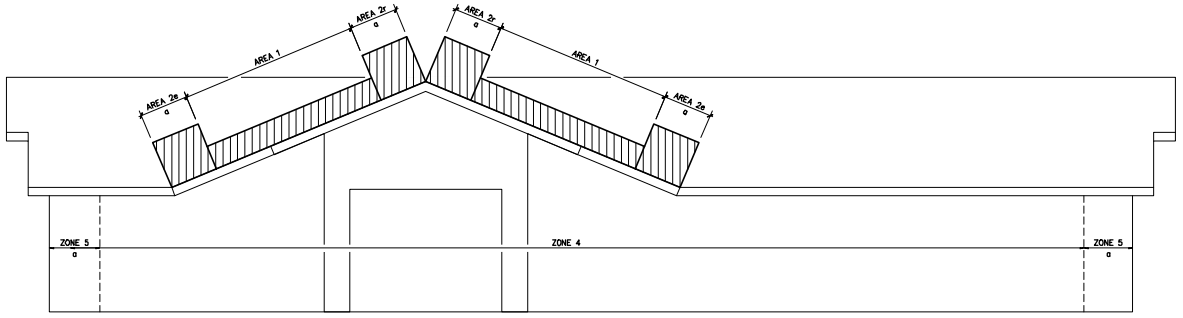
2 DETAIL – ROOF C&C WIND KEY PLAN

NOT TO SCALE



3 DETAIL – TRUSS TRANSVERSE WIND DIAGRAM

3/16"=1'-0" 0" 2'-0" 4'-0" 8'-0"



4 DETAIL – TRUSS LONGITUDINAL WIND LOAD DIAGRAM

3/16"=1'-0" 0" 2'-0" 4'-0" 8'-0"

TRUSS LOADING DIAGRAM NOTES

1. MULTIPLY SNOW LOADS SHOWN BY TRUSS SPACING TO DETERMINE THE DISTRIBUTED LOAD.
2. WIND C&C LOADS ARE BASED ON ASCE 7-16, FIGURES 30.1-1 AND 30.3-2C WITH "a" = 10% OF BUILDING WIDTH. THE TOP CHORD DEAD LOAD OF 10 PSF WAS USED FOR NET UPLIFT PRESSURES.
3. HORIZONTAL C&C PRESSURES FOR WALLS AND GABLE END TRUSSES ARE AS FOLLOWS (LRFD):
   + 22.3 PSF FOR ZONES 4 & 5
   – 25.5 PSF FOR ZONE 4
   – 29.8 PSF FOR ZONE 5
4. TRUSS DESIGN SHALL CONSIDER THE LOAD EFFECTS OF A CONCENTRATED TOP CHORD LIVE LOAD OF 300 LB AND A CONCENTRATED BOTTOM CHORD LIVE LOAD OF 200 LB, DISTRIBUTED OVER AN AREA OF 2.5" X 2.5" AND SHALL BE LOCATED TO PRODUCE THE MAXIMUM LOAD EFFECT IN THE TRUSS MEMBERS.

AXIAL TENSION AND COMPRESSION LOADS TO BOTTOM CHORD OF TIMBER TRUSS			
		LOAD COMBO	LOAD (KIPS)
ASD*	WIND LOAD	0.6 * W	0.311
	SEISMIC LOAD	0.7 * EQ	0.121
LRFD**	WIND LOAD	1.0 * W	0.518
	SEISMIC LOAD	1.0 * EQ	0.173

* ALLOWABLE STRESS DESIGN
** LOAD AND RESISTANCE FACTOR DESIGN

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COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

TIMBER TRUSS LOADING DIAGRAMS

PROJECT No. 1714

SHEET No. S-701

IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:

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KINGDOM HALL

ARCHITECTURAL

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A-003	CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN
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A-504	INTERIOR DETAILS
A-505	FLASHING SEQUENCE DETAILS
A-506	MECHANICAL ENCLOSURE PLAN, ELEVATIONS AND DETAILS
A-601	DOOR, WINDOW AND WALL SCHEDULES AND LEGENDS

ABBREVIATIONS

@	AT
#	NUMBER
ø	DIAMETER OR ROUND
℄	CENTERLINE
A/V	AUDIO/VIDEO
AB	AIR BARRIER
ADD'L	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ASL	SIGN LANGUAGE
BD	BOARD
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CR	CONDENSATION RESISTANCE
CTR	CENTER
DIA	DIAMETER
DN	DOWN
DTL	DETAIL
EA	EACH
EL, ELEV	ELEVATION
ELEC	ELECTRICAL
EOR	ENGINEER OF RECORD
EQ	EQUAL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
FAMAB	FLUID-APPLIED MEMBRANE AIR BARRIER
FIG	FIGURE
FO	FACE OF
FRP	FIBERGLASS REINFORCED PANEL
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSUM
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
KDF	KNOCKDOWN FRAME
LAV	LAVATORY
LB(S)	POUND(S)
LG	LARGE
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MTG	MEETING
NUM	NUMBER
O/	OVER
OA	OVERALL
OC	ON CENTER
OPP	OPPOSITE
PLY	PLYWOOD
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
REF	REFERENCE
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SEOR	STRUCTURAL ENGINEER OF RECORD
SHGC	SOLAR HEAT GAIN COEFFICIENT
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SS	STAINLESS STEEL
STD	STANDARD
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VERT	VERTICAL
VIF	VERIFY IN FIELD
VLT	VISIBLE LIGHT TRANSMISSION
VTR	VENT THRU ROOF
W/	WITH
W/O	WITHOUT
WHQ	WORLD HEADQUARTERS

SYMBOLS LEGEND

SECTION INDICATOR FULL

SECTION INDICATOR PARTIAL

ELEVATION INDICATOR (EXTERIOR)

ELEVATION INDICATOR (INTERIOR)

DETAIL CALL-OUT

NORTH ARROW

ELEVATION INDICATOR

SLOPE DIRECTION ARROW

PATH OF EGRESS

DOOR INDICATOR

WINDOW INDICATOR

WALL TYPE INDICATOR

SIGNAGE INDICATOR

-EXIT TYPE
-WIDTH
-ALLOWED CAPACITY
-ACTUAL LOAD

2X4 CEILING GRID

2X2 CEILING GRID

GYP BD CEILING

CEILING GRID ALIGNMENT

RETURN/TRANSFER GRILLE

EXHAUST GRILLE

SUPPLY DIFFUSER

SPEAKER

2X4 LIGHT FIXTURE

2X4 LIGHT FIXTURE WITH EMERGENCY BATTERY

2X2 LIGHT FIXTURE

1X4 LED STRIP FIXTURE

DOWN LIGHT

DOWN LIGHT, DIRECTIONAL

WALL MOUNTED LED

EMERGENCY REMOTE HEAD

2-HEAD EMERGENCY UNIT WITH BATTERY BACKUP

EXIT/EMERGENCY LIGHT COMBO WITH BATTERY BACKUP, CEILING MOUNTED

WIFI ACCESS POINT

COMBO CARBON MONOXIDE/SMOKE DETECTOR

CAMERA

FIRE EXTINGUISHER

KNOX BOX

CONCEALED SPRINKLER HEAD

UPRIGHT SPRINKLER HEAD

BASIS OF DESIGN

SITE CONDITIONS:	FLAT (DRAIN AWAY FROM BUILDING)
OCCUPANCY GROUP:	A-3 (ASSEMBLY PLACE OF WORSHIP)
CONSTRUCTION TYPE:	TYPE V-B (WOOD CONSTRUCTION)
OCCUPANT LOAD:	UNDER 300 TOTAL OCCUPANTS
FIRE PROTECTION:	SPRINKLERED
FIRE SEPARATION:	GREATER THAN 10 FEET
EGRESS:	2 EXITS TO PUBLIC AREA
BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE (IBC)
PLUMBING FIXTURES:	OWNER REQUIREMENTS EXCEED CODE
ACCESSIBILITY:	ICC ANSI 117.1 (2017 EDITION)
CLIMATE ZONE:	HUMID SUBTROPICAL
RISK CATEGORY:	CATEGORY II (OCCUPANT LOAD < 300)

GENERAL NOTES

1. FOR ALL PLANS, ELEVATIONS AND SECTIONS, THE ACTUAL GROUND FLOOR ELEVATION IS DEFINED ON THE CIVIL PLANS, AND IS REPRESENTED BY 100'-0" IN THESE DRAWINGS.

ARCHITECT

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STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE	DESCRIPTION
-	5 SEP 25	APP
-	11 JUL 25	COMPLETENESS CHECK
-	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

COVER SHEET

PROJECT No.

1714

SHEET No.

A-001

IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
XREF:
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAPER SIZE: 30.00in x 42.00in
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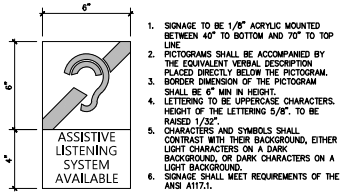
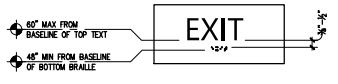


1. SIGNAGE TO BE 1/8" ACRYLIC MOUNTED BETWEEN 40" TO BOTTOM AND 70" TO TOP LINE.
2. PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
3. BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN IN HEIGHT.
4. LETTERING TO BE UPPERCASE CHARACTERS. HEIGHT OF THE LETTERING 5/8". TO BE RAISED 1/32".
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
6. SIGNAGE SHALL MEET REQUIREMENTS OF THE ANSI A117.1.

1 DETAIL – ASSISTIVE LISTENING SIGNAGE

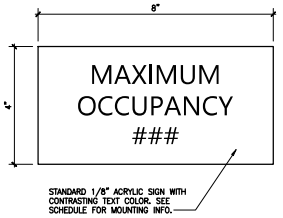
3"=1'-0" 0" 0'-2" 0'-4" 0'-8"



NOTES:
1. FINISH & CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
2. CHARACTER TYPE: CHARACTERS SHALL BE RAISED 1/32" MIN AND SHALL BE SANS SERIF UPPERCASE.
3. CHARACTER SIZE: CHARACTERS SHALL BE A MIN OF 5/8" AND A MAX OF 2" HIGH.
4. CHARACTER PLACEMENT: CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE DIRECTLY BELOW THE TACTILE CHARACTERS: FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
5. BRAILLE: CONTRACTED (GRADE 2) BRAILLE SHALL BE USED. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MIN OF 1/40" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.

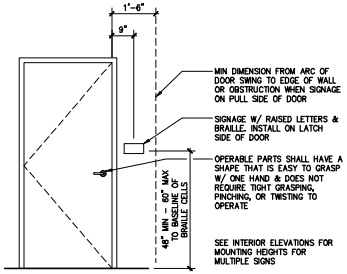
2 DETAIL – EXIT SIGNAGE

3"=1'-0" 0" 0'-2" 0'-4" 0'-8"



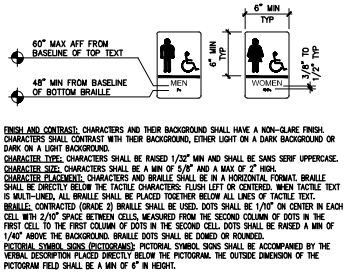
3 DETAIL – OCCUPANCY SIGN

6"=1'-0" 0" 0'-1" 0'-2" 0'-4"



4 DETAIL – DOOR HANDSET & ROOM ID SIGN

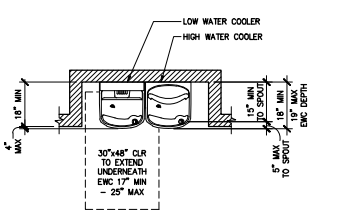
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"



FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
CHARACTER TYPE: CHARACTERS SHALL BE RAISED 1/32" MIN AND SHALL BE SANS SERIF UPPERCASE.
CHARACTER SIZE: CHARACTERS SHALL BE A MIN OF 5/8" AND A MAX OF 2" HIGH.
CHARACTER PLACEMENT: CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE DIRECTLY BELOW THE TACTILE CHARACTERS: FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
BRAILLE: CONTRACTED (GRADE 2) BRAILLE SHALL BE USED. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MIN OF 1/40" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
PICTORIAL SYMBOL SIGNS (PICTOGRAMS): PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MIN OF 6" IN HEIGHT.

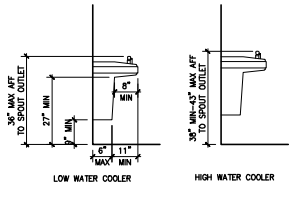
5 DETAIL – RESTROOM ID SIGNAGE

NOT TO SCALE



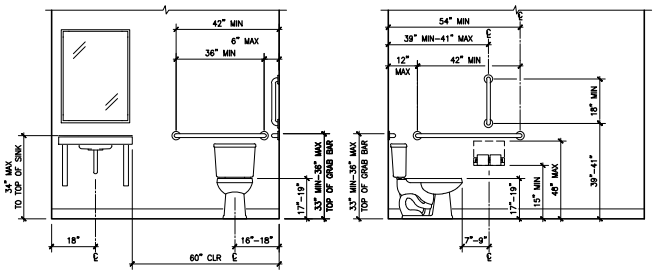
6 DETAIL – ELECTRIC WATER COOLER

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



7 DETAIL – ELECTRIC WATER COOLER ELEV

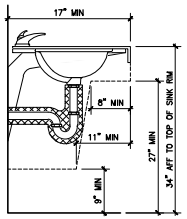
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"



8 DETAIL – GRAB BAR AND TOILET

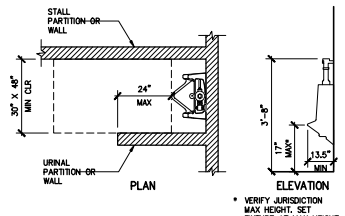
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"

NOTES:
1. FAUCET OPERABLE PARTS SHALL OPERATE AT 5 LBS MAX PRESSURE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST.



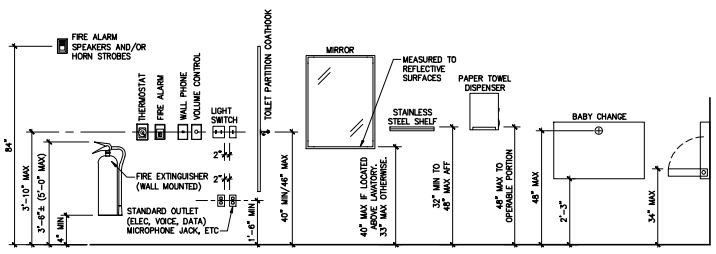
9 DETAIL – LAVATORY ELEVATION

1"=1'-0" 0" 0'-6" 1'-0" 2'-0"



10 DETAIL – CLEARANCE AT URINAL

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



11 DETAIL – TYPICAL ACCESSIBLE MOUNTING HEIGHTS

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

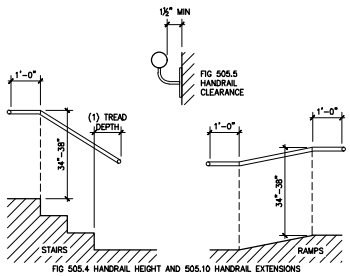
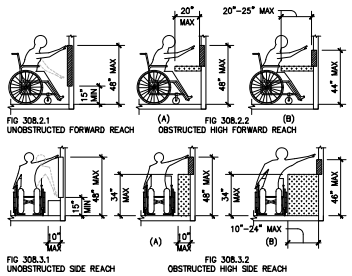


FIG 505.4 HANDRAIL HEIGHT AND 505.10 HANDRAIL EXTENSIONS

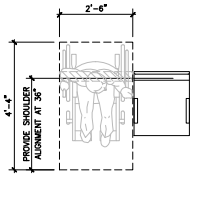
12 DETAIL – HANDRAIL HEIGHT AND CLEARANCE

NOT TO SCALE



13 DETAIL – ACCESSIBLE CLEARANCES & REACH

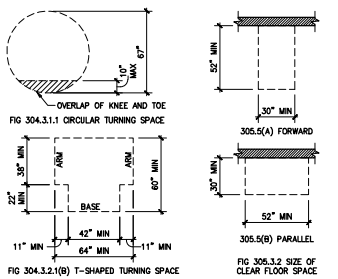
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



WHEELCHAIR SPACE W/ COMPANION CHAIR

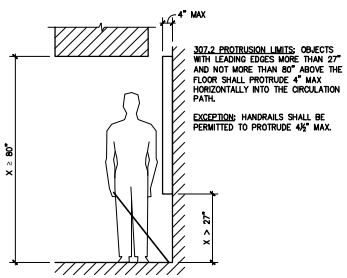
14 DETAIL – ACCESSIBLE SEATING

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



15 DETAIL – TYPICAL FLOOR CLEARANCES

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



307.2 PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAX HORIZONTALLY INTO THE CIRCULATION PATH.

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4½" MAX.

16 DETAIL – PROTRUSION LIMITS

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

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STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE	DESCRIPTION
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
CODE COMPLIANCE DETAILS

PROJECT No.
1714

SHEET No.
A–002

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PLOT DATE: 28 Aug 25
PLOT SCALE: 100.00
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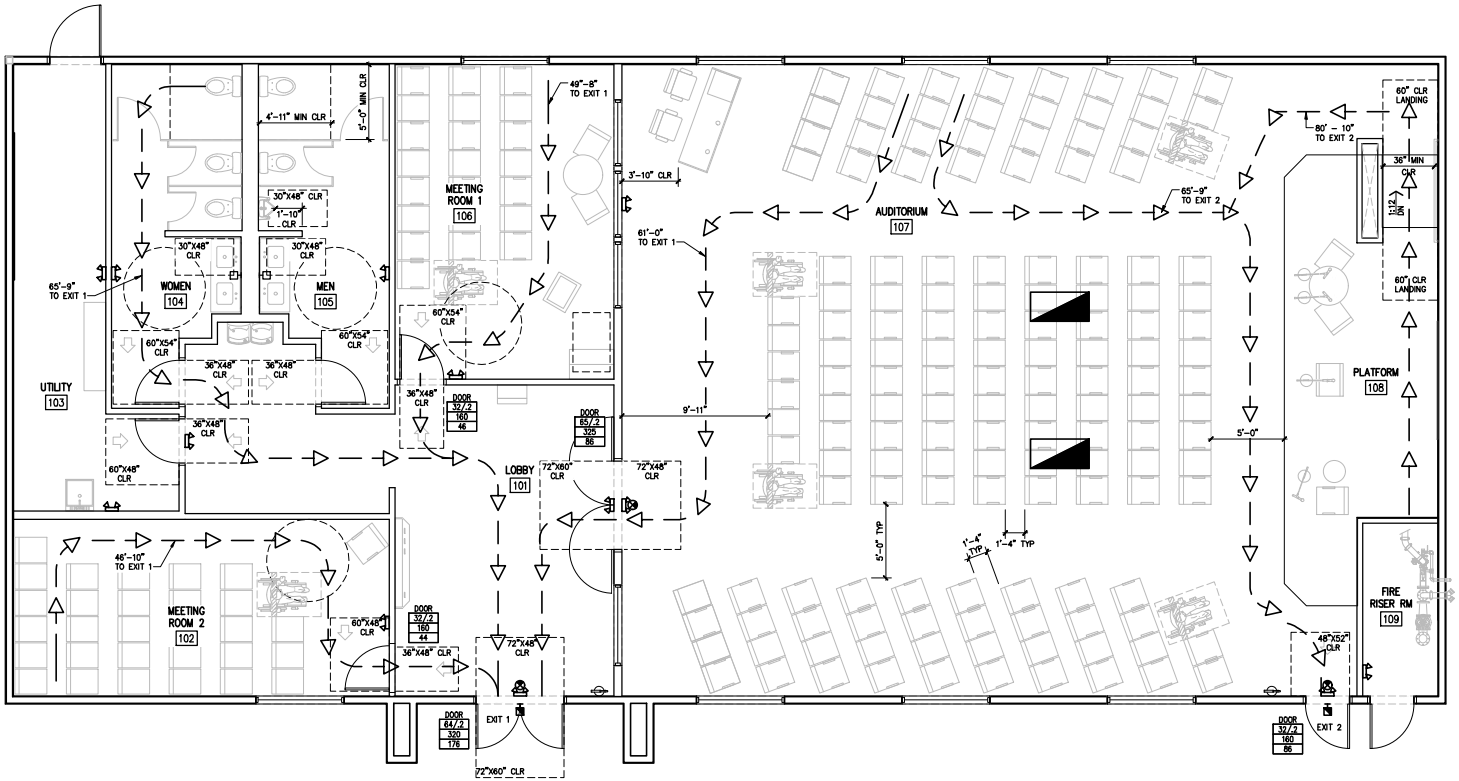

1 PLAN – EGRESS

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. ROW SEATING IS GANGED TOGETHER.
2. SEE A-001 FOR SYMBOLS LEGEND.

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STN PROJECT #: 190300277

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
–	5 SEP 25	AFP
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OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN

PROJECT No. 1714

SHEET No. A-003

PLOT DATE: 8 Sep 25
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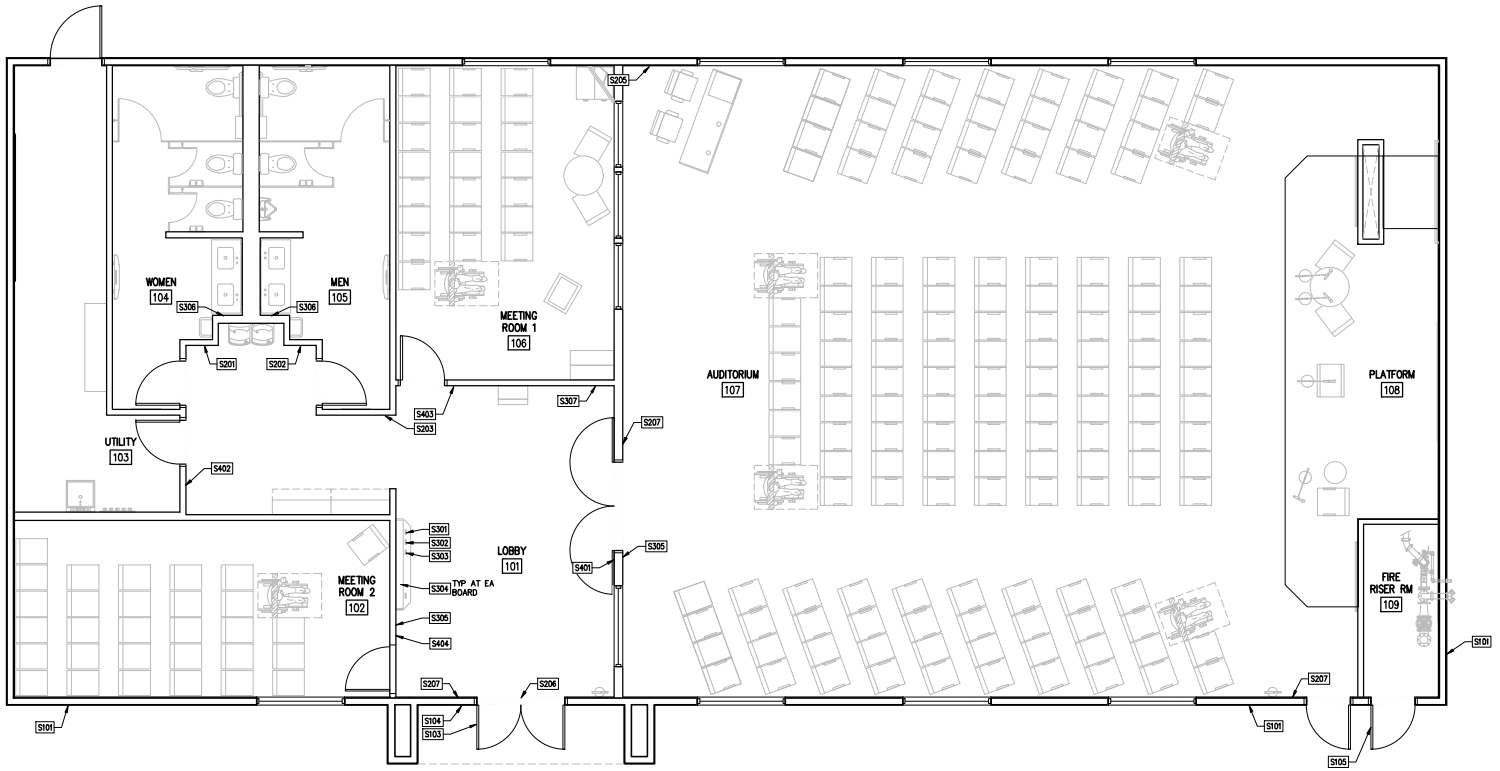

1 PLAN – CODE COMPLIANCE SIGNAGE

1/4"=1'-0"

SIGNAGE SCHEDULE					
TAG	DESCRIPTION	DIMENSIONS	MOUNTING HEIGHT*	MOUNTING METHOD	NOTE
EXTERIOR					
S101	JWLORG SIGN	1'–8"W X 1'–8"H	6'–10"	MECHANICALLY	SEE 12/A–502
S102	LARGE MONUMENT SIGN	8'–0"W X 4'–0"H	–	MECHANICALLY	SEE SITE PLAN
S103	WHQ BUILDING #	4"W X 1"H	–	TWO–FACE TAPE	SEE 1/A–504
S104	MEETING SCHEDULE	13"W X 20"H	4'–2"	MECHANICALLY	SEE 14/A–502, 1/A–504. COLOR: BLACK
S105	FIRE SPRINKLER RISER ROOM	10"W X 7"H	5'–0"	MECHANICALLY	MINIMUM 0.5" STROKE WHITE REFLECTIVE LETTERS ON A RED BACKGROUND. PERMANENTLY ATTACHED, UNLESS OTHERWISE APPROVED BY THE LOCAL FIRE MARSHALL.
CODE RELATED INTERIOR					
S201	WOMEN RESTROOM	6"W X 8"H	4'–6"	TWO–FACE TAPE	SEE 5/A–002
S202	MEN RESTROOM	6"W X 8"H	4'–6"	TWO–FACE TAPE	SEE 5/A–002
S203	RESTROOM DIRECTIONAL – LEFT ARROW	8"W X 4"H	4'–0"	TWO–FACE TAPE	SEE 4/A–002
S205	ASSISTIVE LISTENING SYSTEM AVAILABLE	6"W X 10"H	4'–6"	TWO–FACE TAPE	SEE 1/A–002
S206	MAXIMUM OCCUPANCY	8"W X 4"H	7'–3"	TWO–FACE TAPE	SEE 3/A–002
S207	EXIT	6"W X 6"H	4'–6"	TWO–FACE TAPE	SEE 2/A–002
BRANCH SPECIFIC					
S301	WORLDWIDE WORK	4"W X 1–1/2"H	–	DIRECT MOUNT	MOUNT ON RECORDS COUNTER
S302	LOCAL CONGREGATION EXPENSE	4"W X 1–1/2"H	–	DIRECT MOUNT	MOUNT ON RECORDS COUNTER
S303	FIELD SERVICE REPORTS	4"W X 1–1/2"H	–	DIRECT MOUNT	MOUNT ON RECORDS COUNTER
S304	CONGREGATION NAME	10"–20"L X 1–1/2"H	–	TWO–FACE TAPE	MOUNT AT BOTTOM OF INFORMATION BOARD
S305	HEALTH – COVER YOUR COUGH	6"W X 6"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002
S306	HEALTH – WASH HANDS	6"W X 6"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002
S307	NO SMOKING	6"W X 8"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002
ROOM IDENTIFICATION					
S401	AUDITORIUM	8"W X 4"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002
S402	UTILITY ROOM	8"W X 4"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002
S403	MEETING ROOM 1	8"W X 4"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002
S404	MEETING ROOM 2	8"W X 4"H	4'–6"	TWO–FACE TAPE	SEE 4/A–002

* MOUNTING HEIGHTS ARE TO BOTTOM OF SIGN.

GENERAL SHEET NOTES

1. SEE A–001 FOR SYMBOLS LEGEND.

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CONSULTANTS:

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OWNER:
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1005 RED MILLS ROAD
WALLKILL, NY 12589–3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
CODE COMPLIANCE SIGNAGE PLAN

PROJECT No.
1714

SHEET No.
A–004

XREF: IMAGE:
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
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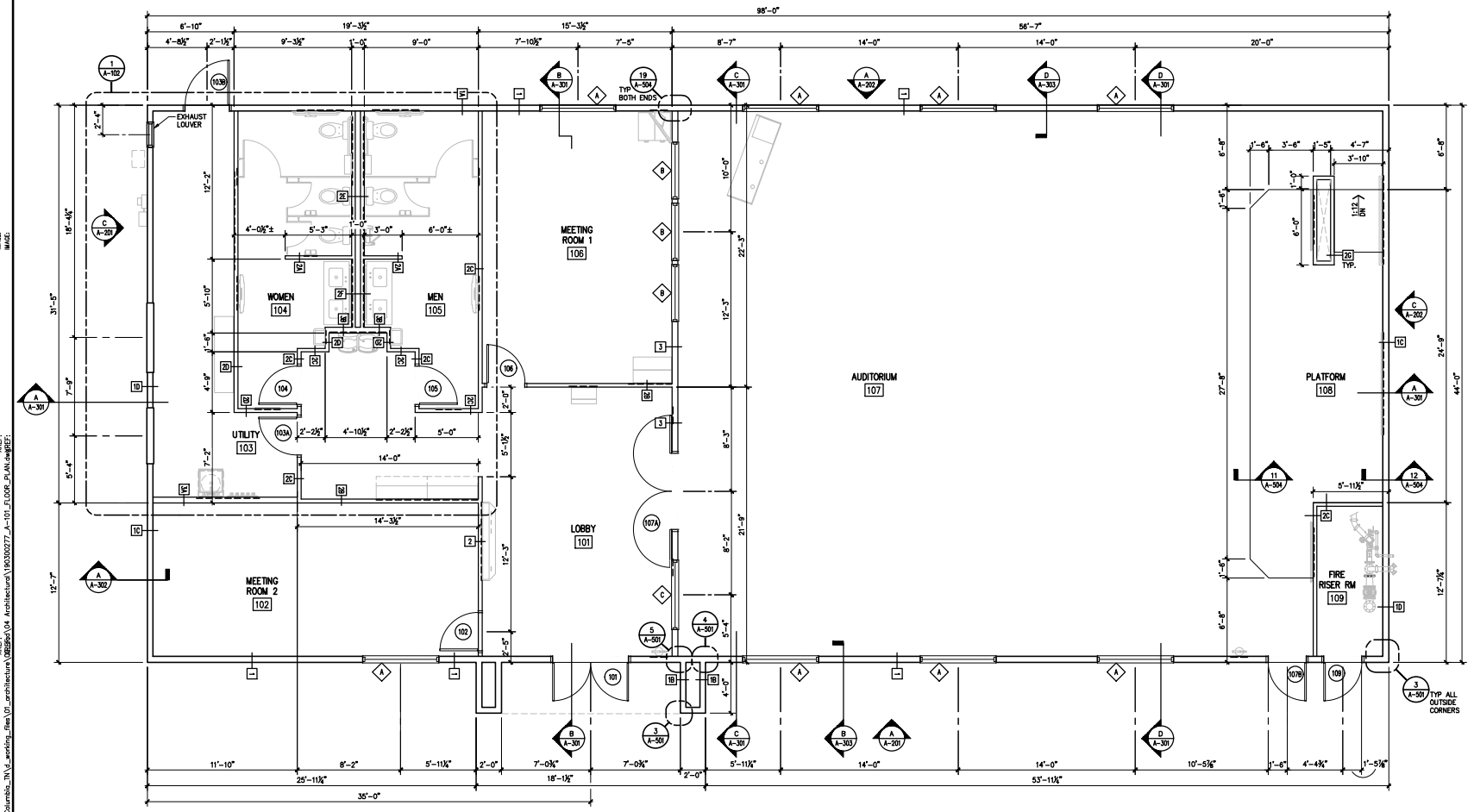

1 PLAN – FLOOR

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

SYMBOLS LEGEND

- - - - - - BLOCKING LOCATIONS

GENERAL SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, OR TO CENTER OF DOOR OR WINDOW OPENING, UON.
2. ALL INTERIOR NON-BEARING PARTITIONS SHALL EXTEND FROM FLOOR TO BOTTOM OF TRUSS, UON.
3. ALL WALLS THAT HAVE A STUD CAVITY THAT EXCEEDS 10' IN EITHER THE HORIZONTAL OR VERTICAL DIRECTION SHALL RECEIVE FIRE BLOCKING.
4. FOR INFORMATION ON FINISHES, FIXTURES, FURNISHING AND EQUIPMENT SEE SHEET A-102 AND A-103.
5. FOR SCHEDULES AND LEGENDS FOR DOORS, WINDOWS, INTERIOR PARTITION HEADERS AND WALL TYPES, SEE A-601.
6. PROVIDE BLOCKING AS REQ'D FOR ALL CASEWORK, EQUIPMENT AND ACCESSORIES ATTACHED TO WALL. SEE FINISH PLANS FOR MORE INFORMATION.
7. ALL INTERIOR PARTITIONS ARE TO EXTEND FROM FLOOR TO UNDER THE BOTTOM CHORD OF ROOF FRAMING TRUSSES. TOP PLATE OF PARTITION SHALL PROVIDE CLEARANCE TO PROVIDE FOR TRUSS DEFLECTION AS SPECIFIED BY THE STRUCTURAL ENGINEER AND TRUSS MANUFACTURER. GYPSUM BOARD TO TERMINATE AT TOP PLATE.
8. TOP PLATE OF ALL INTERIOR PARTITIONS IS 1¼" BELOW TOP PLATE OF ALL EXTERIOR WALL PLATES. DO NOT LAP TOP PLATES OF INTERIOR PARTITIONS WITH TOP PLATES OF EXTERIOR WALLS.
9. SEE A-003 FOR ALL REQUIRED ACCESSIBLE CLEAR FLOOR SPACE.
10. SEE A-001 FOR SYMBOLS LEGEND.

ARCHITECT

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STN PROJECT #: 190300277

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

FLOOR PLAN

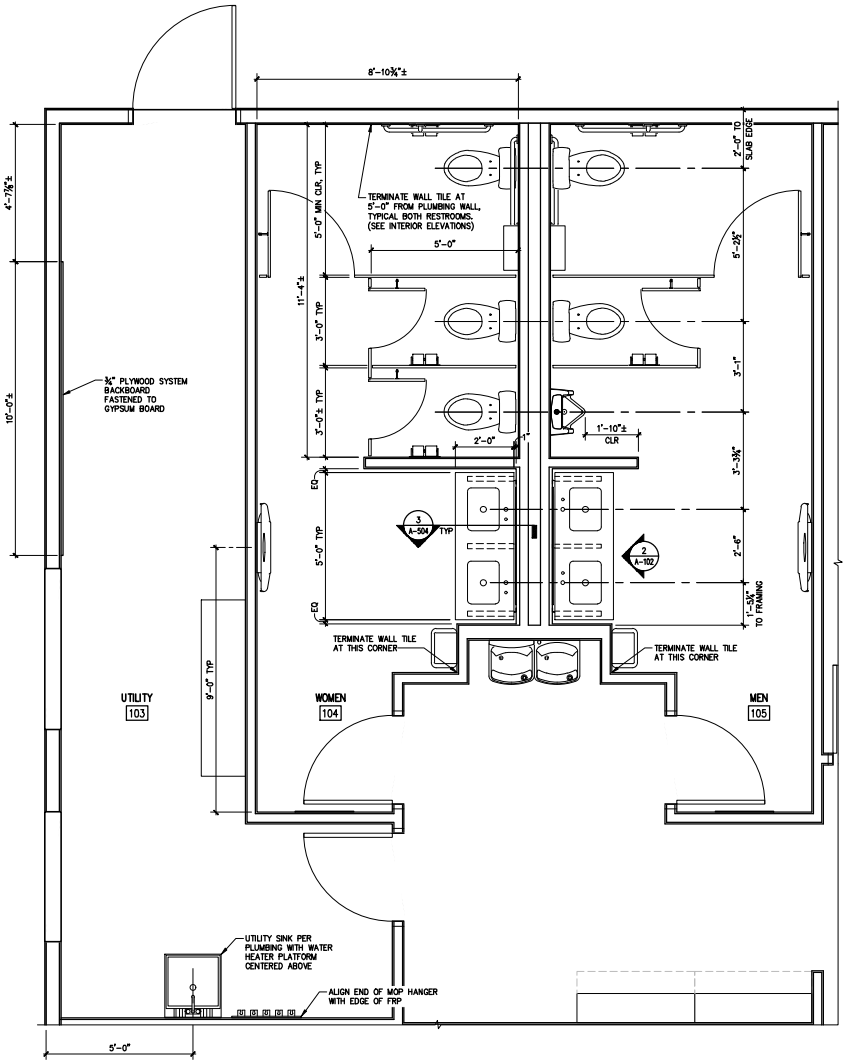
PROJECT No. 1714

SHEET No. A-101

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
DESIGN DRFT: 1.0000
FILE PATH: \\us0279-ppfss01\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\d_working_files\01_architecture\190300277_A-101_FLOOR_PLAN.dwg

GENERAL SHEET NOTES

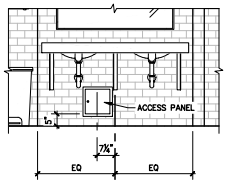
1. PLUMBING FIXTURE DIMENSIONS ARE FROM FACE OF FRAMING, SLAB OR CENTERLINE OF FIXTURE, UON.
2. CASEWORK, TOILET PARTITION, ACCESSORY OR FIXTURE DIMENSIONS ARE TO FACE OF FINISH, OR TO CENTER OF ACCESSORY, UON.
3. FOR INFORMATION ON FINISHES, FIXTURES, FURNISHING AND EQUIPMENT SEE SHEET A-103.
4. ALL WALL MOUNTED ITEMS SHALL BE MOUNTED TO SOLID WOOD BLOCKING IN STUD WALL CAVITY.
5. SEE SHEET A-002 FOR ACCESSORY MOUNTING HEIGHTS AND ACCESSIBILITY CLEARANCES.
6. SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE INFORMATION.
7. SEE A-003 FOR ALL REQUIRED ACCESSIBLE CLEAR FLOOR SPACE.
8. SEE A-001 FOR SYMBOLS LEGEND.
9. SEE SHEET A-204 FOR INTERIOR ELEVATIONS.



1 PLAN – ENLARGED UTILITY AND RESTROOMS

REF: 1/ A-101

1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0" TRUE NORTH



2 DETAIL – MEN'S PLUMBING ACCESS PANEL LOCATION

REF: 1/ A-102

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

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STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE:	DESCRIPTION:
–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

ENLARGED RESTROOM AND UTILITY PLAN

PROJECT No.

1714

SHEET No.

A-102

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAPER SIZE: 24" x 36"
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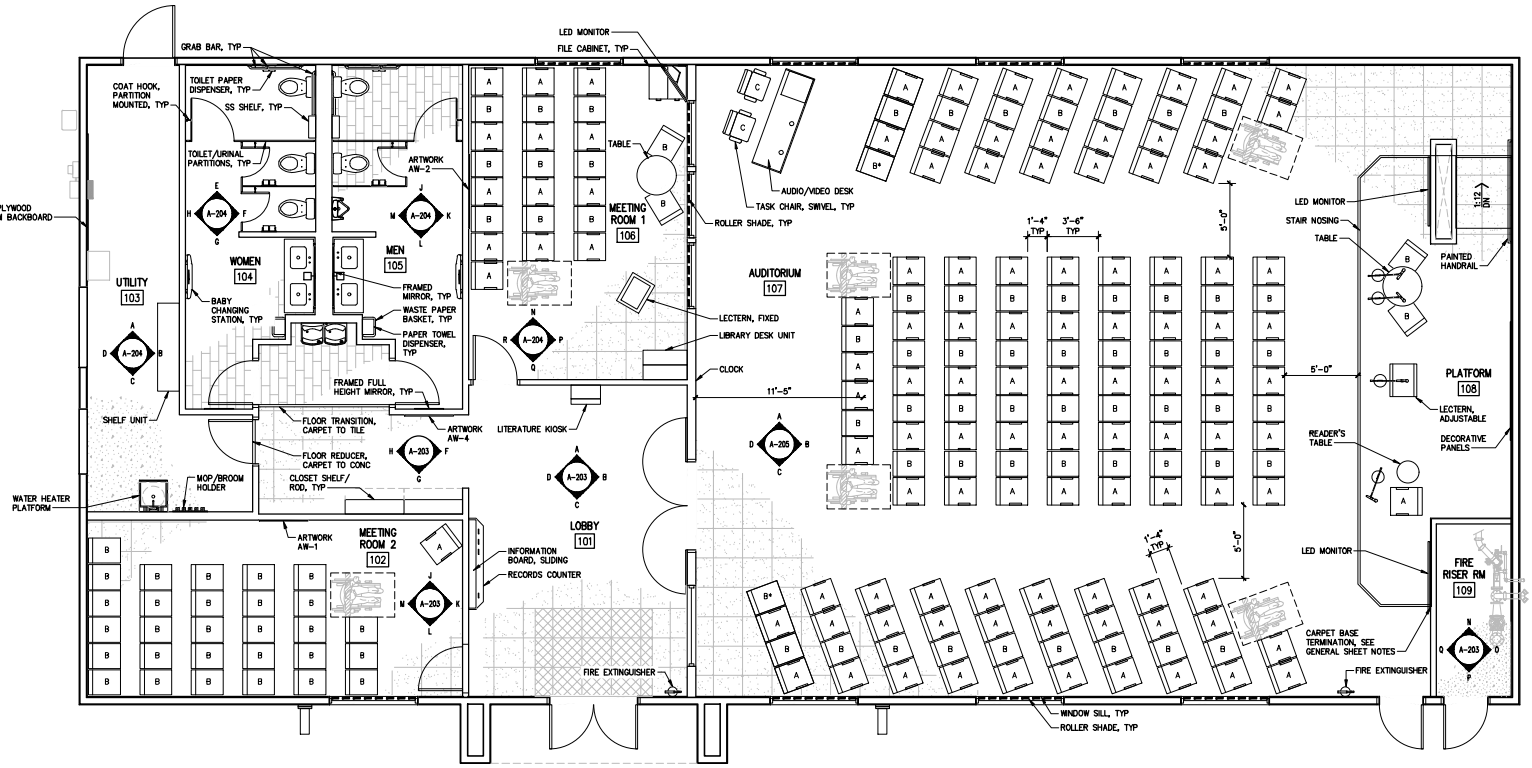

1 PLAN – FINISH

1/4"=1'-0"

ROOM FINISH SCHEDULE					
NUM	NAME	FLOOR	BASE	WALL	CLG
101	LOBBY	CA–1 CA–2 CT–1	VB–1	PA–1 PA–3 PA–2 CT–3	AC–1
102	MEETING ROOM 2	CA–1	VB–1	PA–1 PA–2	AC–1
103	UTILITY	FC–1	VB–1	PA–3 FRP–1	PA–7
104	WOMEN	CT–1	CT–2	PA–3 CT–3 CO–1 RP–1	AC–1
105	MEN	CT–1	CT–2	PA–3 CT–3 CO–1 RP–1	AC–1
106	MEETING ROOM 1	CA–1	VB–1	PA–1 PA–2	AC–2
107	AUDITORIUM	CA–1	VB–1	PA–1 PA–2	AC–2
108	PLATFORM	CA–1	VB–1	PA–2 PA–4	AC–2
109	FIRE RISE RM	FC–1	VB–1	PA–3	PA–7

INTERIOR FINISH SCHEDULE	
COLOR PACKAGE: FOREST	
ARTWORK PACKAGE: B	
TAG	MATERIAL
AC–1	ACOUSTICAL CEILING TILE (2X2)
AC–2	ACOUSTICAL CEILING TILE (2X4)
AW–1	ARTWORK PER SPECS
AW–2	ARTWORK PER SPECS
AW–4	ARTWORK PER SPECS
CA–1	CARPET – PRIMARY
CA–2	CARPET – WALK–OFF
CO–1	COUNTERTOP MATERIAL
CT–1	CERAMIC TILE
CT–2	CERAMIC TILE – BASE
CT–3	CERAMIC TILE – WALL
FC–1	FINISHED CONCRETE
FRP–1	FIBERGLASS REINFORCED PANELS
PA–1	PAINT – PRIMARY
PA–2	PAINT – ACCENT
PA–3	PAINT – SECONDARY
PA–4	PAINT – HANDRAILS
PA–5	PAINT – INTERIOR SIDE OF LOBBY DOOR
PA–6	PAINT – INTERIOR SIDE OF AUDITORIUM DOOR
PA–7	PAINT – CEILING
RP–1	PARTITIONS
SO–1	SOLID SURFACE – WINDOW SILL
TR–1	TRANSITION – TILE EDGE
TR–2	TRANSITION – CARPET TO TILE
TR–3	TRANSITION – CARPET TO CONCRETE
TR–4	TRANSITION – CARPET NOSING
VB–1	VINYL BASE

CHAIR SCHEDULE			
AREA	QTY	TYPE	COMMENTS
AUDITORIUM*	97	A	ARMS
	56	B	ARMLESS
	2	C	SWIVEL
MEETING ROOM 1*	14	A	ARMS
	11	B	ARMLESS
MEETING ROOM 2	1	A	ARMS
	29	B	ARMLESS
PLATFORM	1	A	ARMS
	2	B	ARMLESS
GRAND TOTAL*	213		

* INCLUDES ADDITIONAL CHAIRS FOR WHEELCHAIR LOCATIONS: (3) ARMED AND (4) ARMLESS IN AUDITORIUM, AND (1) ARMED IN MEETING ROOM 1

NOTES:
1. AUDITORIUM SEATING TO BE FIXED.
2. CHAIR TYPE WITH "B*" IS TO BE A DESIGNATED ACCESSIBLE AISLES SEAT, AS REQUIRED BY CODE.

NOTES:

1. AUDITORIUM SEATING TO BE FIXED.
2. CHAIR TYPE WITH "B*" TO BE DESIGNATED ACCESSIBLE AISLES SEAT, AS REQUIRED BY CODE.

GENERAL SHEET NOTES

1. SEE A–001 FOR SYMBOLS LEGEND.
2. RECORDS COUNTER SHALL COMPLY WITH PROTRUSION LIMITS PER SHEET A–002.
3. SEE INTERIOR ELEVATIONS FOR PAINT LOCATIONS.
4. SEE SPECS FOR DOOR, WINDOW AND OTHER FINISH PACKAGE INFORMATION.
5. INSTALL ROLLER SHADE FOR MEETING ROOM 1 ON MEETING ROOM SIDE OF WINDOW. OFFSET WINDOW GLAZING TO ALLOW FOR INSTALLING ROLLER SHADE INSIDE FRAME.
6. WINDOW SILL DETAIL, SEE A–502.
7. GRAB BAR, LED MONITOR, STAIR NOSING AND HANDRAIL DETAILS, SEE A–504.
8. TERMINATE PLATFORM CARPET BASE AT WING WALL. WRAP WING WALL VINYL BASE AROUND END OF STEP. SEE INTERIOR ELEVATIONS.

FLOORING LEGEND

CT–1 – CERAMIC TILE

CA–1 – CARPET TILE, PRIMARY

CA–2 – CARPET TILE, WALK–OFF

FC–1 – FINISHED CONCRETE

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CONSULTANTS:

MARK	DATE	DESCRIPTION
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589–3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FINISH AND FURNITURE PLAN

PROJECT No.
1714

SHEET No.
A–103

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAPER SIZE: ANSI D
FILE PATH: \\na0279-pp\fp01\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\vt_working_files\01_architecture\XREFBook\04 Architectural\190300277_A-103_FINISH_PLAN.dwg

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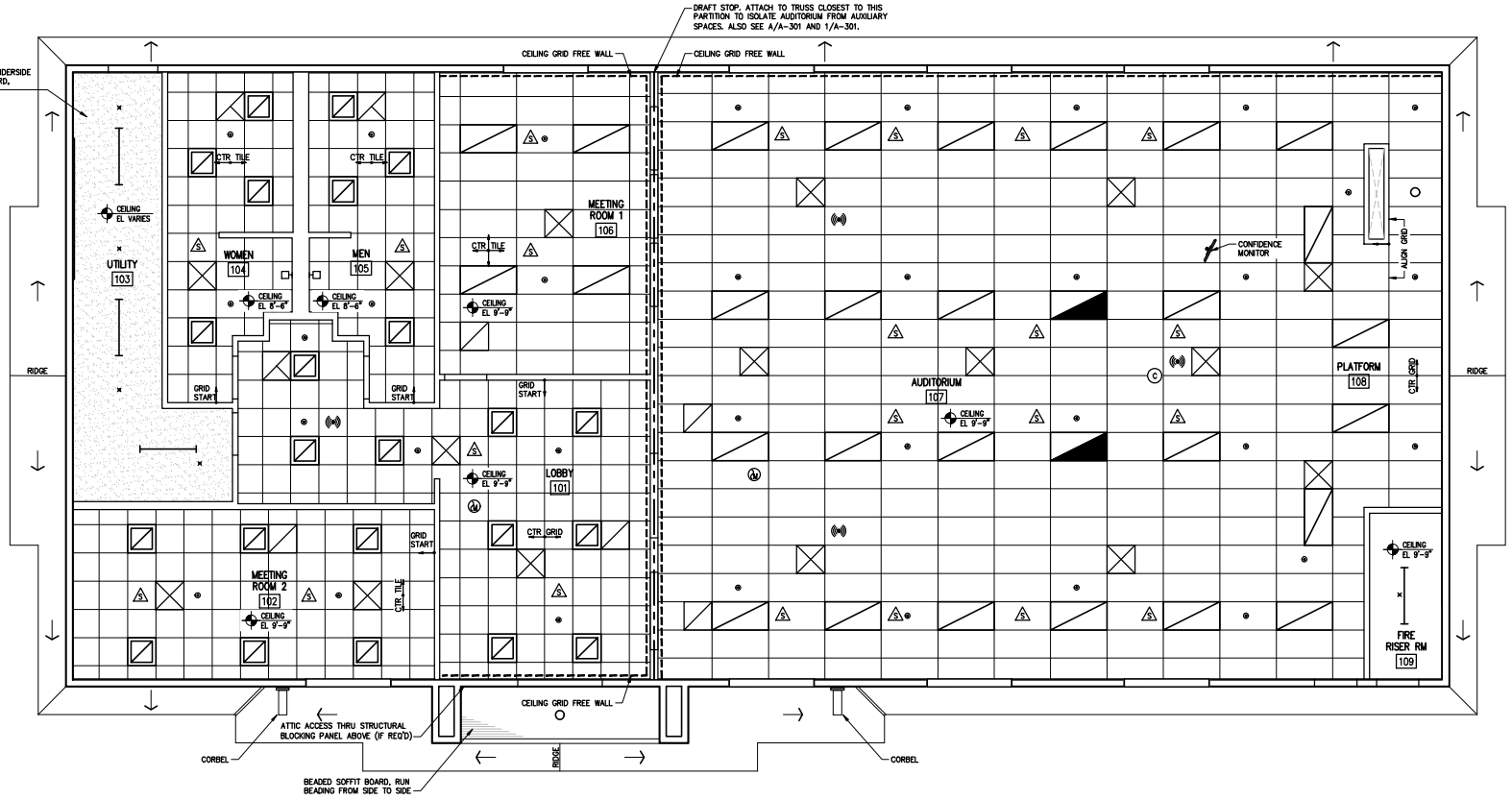
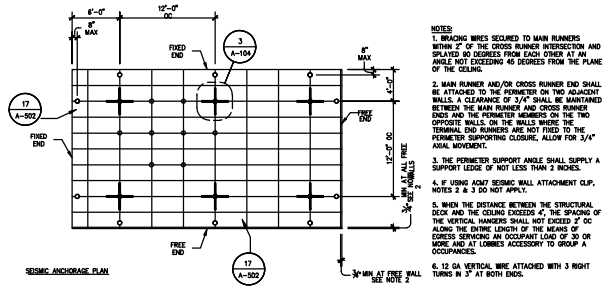


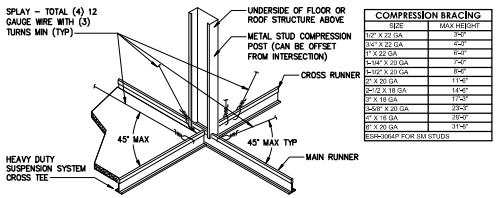
1 PLAN – REFLECTED CEILING

1/4"=1'-0" (0, 2'-0", 4'-0", 8'-0") TRUE NORTH



NOTES:
1. BRACING WIRES SECURED TO MAIN RUNNERS WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED TO DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING.
2. MAIN RUNNER AND/OR CROSS RUNNER END SHALL BE ATTACHED TO THE PERIMETER ON TWO ADJACENT WALLS. A CLEARANCE OF 3/4" SHALL BE MAINTAINED BETWEEN THE MAIN RUNNER AND CROSS RUNNER ENDS AND THE PERIMETER MEMBERS ON THE TWO OPPOSITE WALLS. ON THE WALLS WHERE THE TERMINAL END RUNNERS ARE NOT FIXED TO THE PERIMETER SUPPORTING CLOSURE, ALLOW FOR 3/4" AXIAL MOVEMENT.
3. THE PERIMETER SUPPORT ANGLE SHALL SUPPLY A SUPPORT LEDGE OF NOT LESS THAN 2 INCHES.
4. IF USING ACM7 SEISMIC WALL ATTACHMENT CLIP, NOTES 2 & 3 DO NOT APPLY.
5. WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE CEILING EXCEEDS 4', THE SPACING OF THE VERTICAL HANGERS SHALL NOT EXCEED 2' OC ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS SERVICING AN OCCUPANT LOAD OF 30 OR MORE AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES.
6. 12 GA VERTICAL WIRE ATTACHED WITH 3 RIGHT TURNS IN 3" AT BOTH ENDS.

2 DETAIL – COMPRESSION STRUT ATTACHMENT

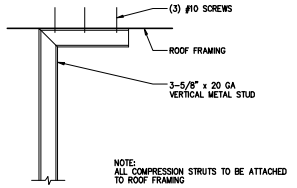


COMPRESSION BRACING	
SIZE	MAX HEIGHT
1/2" X 22 GA	3'-0"
3/4" X 22 GA	6'-0"
1" X 22 GA	12'-0"
1-1/4" X 20 GA	7'-0"
1-1/2" X 20 GA	8'-0"
2" X 20 GA	11'-0"
2-1/2 X 18 GA	14'-0"
3" X 18 GA	17'-0"
3-5/8" X 20 GA	23'-0"
4" X 18 GA	26'-0"
6" X 20 GA	31'-0"
ESR-4064P FOR SM STUDS	

NOTES:
1. ALL SPLAYS TO BE OF (4) 12 GAUGE WIRES IN LINE WITH MAIN RUNNERS AT 45 DEGREE MAXIMUM FROM HORIZONTAL PLANE OF CLG CONNECTED WITHIN 2" OF CROSS RUNNER OF STABILIZER BAR INTERSECTION OF MAIN RUNNER.
2. FIRST SPLAY LOCATION SHALL BE WITHIN 8" MAXIMUM OF ALL WALLS.
3. REMAINING SPLAYS SHALL BE SPACED A MAXIMUM IN BOTH DIRECTIONS OF 12'-0" ON CENTER.
4. 144 SQ FT MAX SPACING FOR COMPRESSION STRUTS.

3 DETAIL – WIRE SUPPORT ATTACHMENT (HIGH SEISMIC)

REF: 2/A-103 NOT TO SCALE



NOTE:
ALL COMPRESSION STRUTS TO BE ATTACHED TO ROOF FRAMING

4 DETAIL – COMPRESSION STRUT ATTACHMENT (HIGH SEISMIC)

NOT TO SCALE

GENERAL SHEET NOTES

1. ALL DIMENSION FROM FACE OF FINISH, UON.
2. SEE MECHANICAL AND ELECTRICAL FOR DISCIPLINE SPECIFIC INFORMATION.
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR LIGHTING AND SIGNAGE LOCATIONS.
4. UTILITY ROOM CEILING IS GYPSUM BOARD FASTENED TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD.
5. INSTALL SUSPENDED CEILING MOUNTING KIT FOR CONFIDENCE MONITOR.
6. SEE A-504 FOR TYPICAL CEILING GRID TO WALL ATTACHMENT.
7. SEE A-504 FOR TYPICAL CEILING GRID TO ELECTRICAL FIXTURE TRANSITION.
8. SEE SHEET A-001 FOR TYPICAL SYMBOLS LEGEND.
9. PROVIDE NETTING AND SOUND BATT INSULATION ABOVE CEILING TILE AT BOTH MEETING ROOM AND RESTROOMS.

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CONSULTANT:

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–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
REFLECTED CEILING PLAN

PROJECT No.
1714

SHEET No.
A-104

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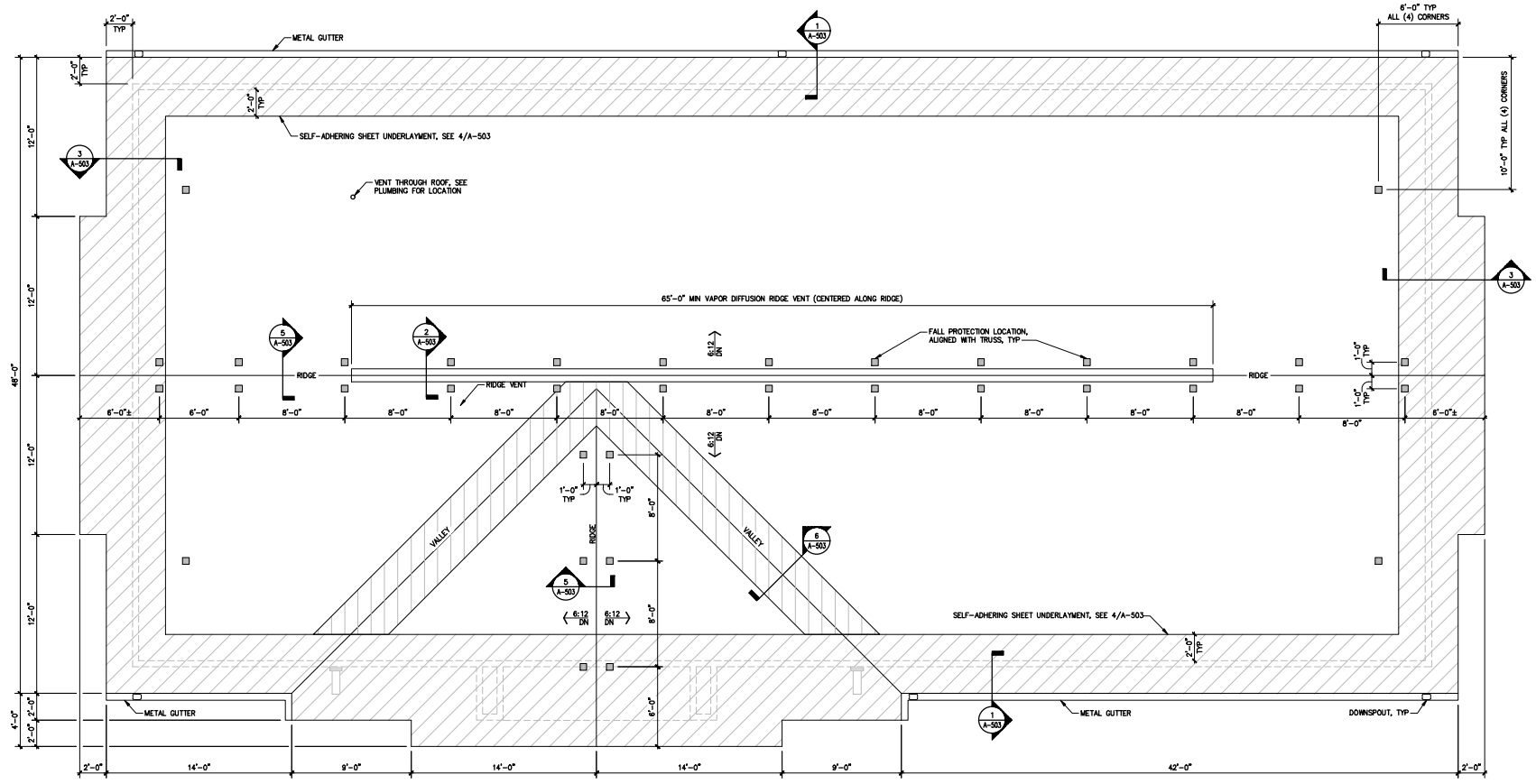

1 PLAN – ROOF

1/4"=1'-0"

GENERAL SHEET NOTES

1. SEE A-001 FOR SYMBOLS LEGEND.
2. SEE A-503 FOR TYPICAL ROOF DETAILS.
3. PROVIDE FALL PROTECTION PER SPECS, INSTALLED IN LOCATIONS SHOWN, MIRROR CONNECTIONS ON EACH SIDE OF RIDGE, OFFSET FROM RIDGE BY 12".

ROOF DRAINAGE CALCULATIONS	
CALCULATION	VALUE
LOCAL RAINFALL INTENSITY (INCHES/HR)	1.39
LARGEST DRAIN AREA (A) IN SQUARE FEET	A = 4,180
LINEAL FEET GUTTER (L) IN LINEAL FEET	L = 129
GUTTER SIZE (H x W)	4X5
NUMBER OF DOWNSPOUTS REQUIRED	4
DOWNSPOUT SIZE (W x D)	4X5
NUMBER OF DOWNSPOUTS PROVIDED	6

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OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

ROOF PLAN

PROJECT No. 1714

SHEET No. A-105

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
DESIGN DIRECTOR: Lt. Lt. Lt.
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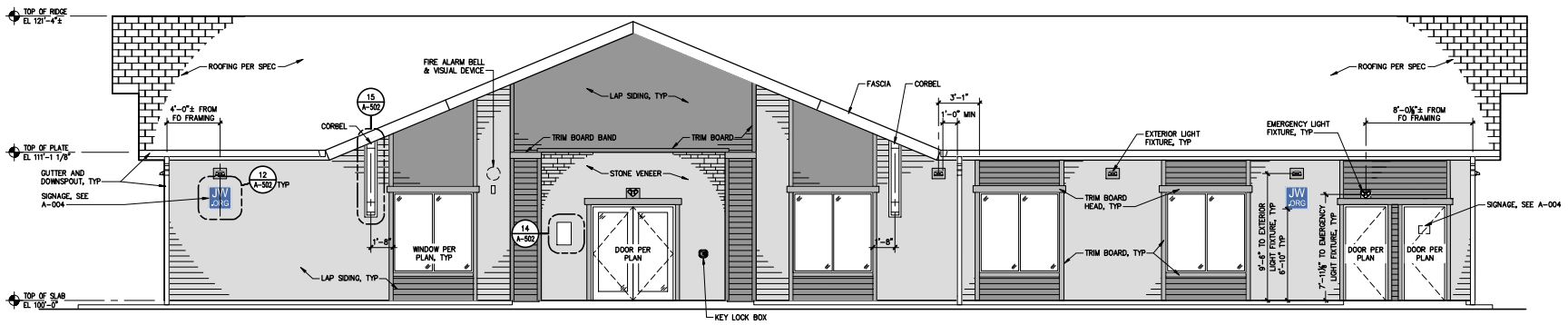


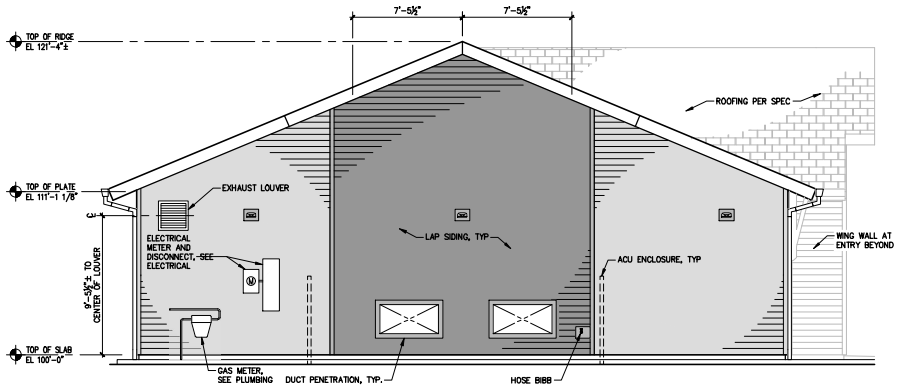
A ELEVATION – SOUTH

REF: 1/ A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

B PERSPECTIVE – SOUTH

NOT TO SCALE



C ELEVATION – WEST

REF: 1/ A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

D PERSPECTIVE – WEST

NOT TO SCALE

GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. ALL LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL BOX.
3. TRIM AT DOOR AND WINDOW HEAD TO BE 1X5½ TRIM BOARDS, AND SHALL EXTEND 2" BEYOND VERTICAL TRIM ON EACH SIDE.
4. SEE SHEET A-506 FOR THE MECHANICAL ENCLOSURE ELEVATION.

FINISH LEGEND

COLOR PACKAGE: STREAM

- SIDING COLOR 1
- SIDING COLOR 2
- ACCENT TRIM COLOR (DOORS, WINDOWS, CORBELS, ETC.)
- ARCHITECTURAL STONE

NOTE: SEE SPECS FOR SPECIFIC FINISH INFORMATION BASED ON SELECTED COLOR PACKAGE.

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OWNER:
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1005 RED MILLS ROAD
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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-201

PLOT DATE: 28 Aug 25 PLOTTED BY: Sandoval, Samuel
DWG SCALE: 1:0000 DSGN\DRFT:
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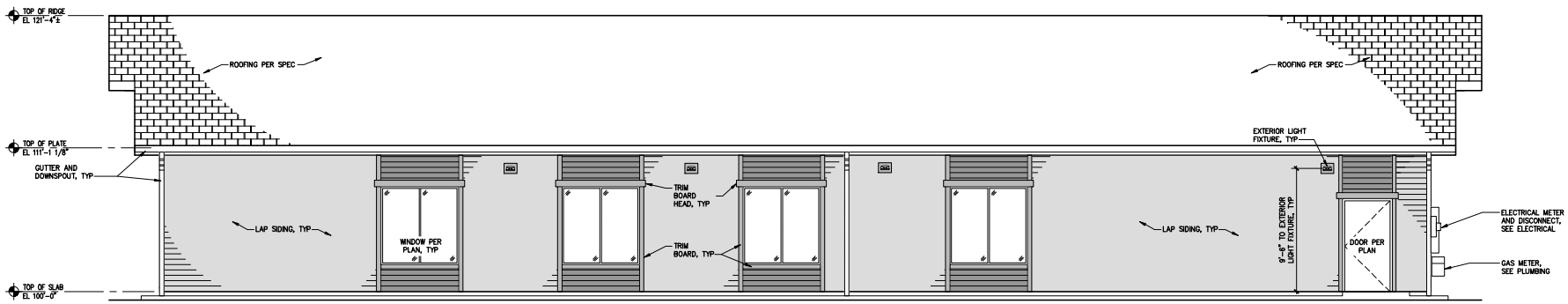


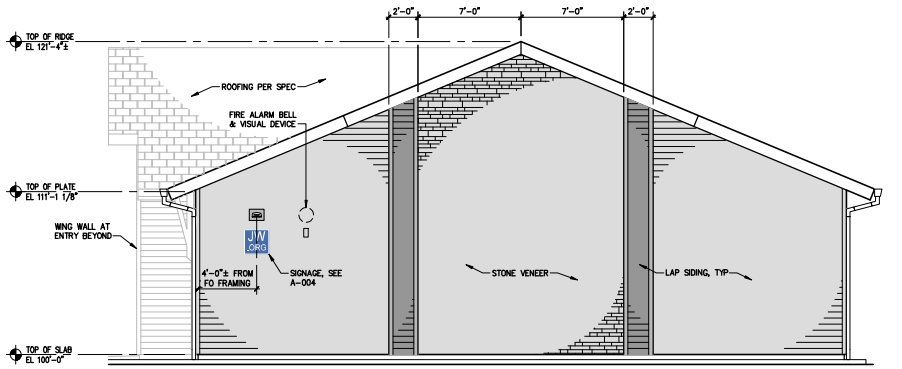
A ELEVATION – NORTH

REF: 1/ A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

B PERSPECTIVE – NORTH

NOT TO SCALE



C ELEVATION – EAST

REF: 1/ A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

D PERSPECTIVE – EAST

NOT TO SCALE

GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. ALL LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL BOX.
3. TRIM AT DOOR AND WINDOW HEAD TO BE 1X5½ TRIM BOARDS, AND SHALL EXTEND 2" BEYOND VERTICAL TRIM ON EACH SIDE.
4. SEE SHEET A-506 FOR THE MECHANICAL ENCLOSURE ELEVATION.

FINISH LEGEND

COLOR PACKAGE: STREAM

- SIDING COLOR 1
- SIDING COLOR 2
- ACCENT TRIM COLOR (DOORS, WINDOWS, CORBELS, ETC.)
- ARCHITECTURAL STONE

NOTE: SEE SPECS FOR SPECIFIC FINISH INFORMATION BASED ON SELECTED COLOR PACKAGE.

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OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-202

PLOT DATE: 8 Sep 25
DIMSCALE: 1.0000
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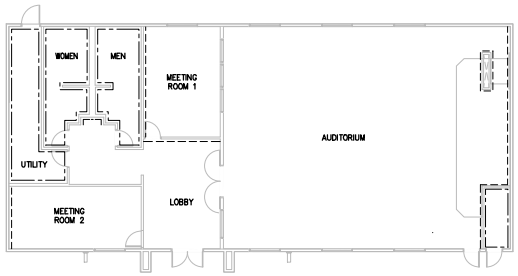
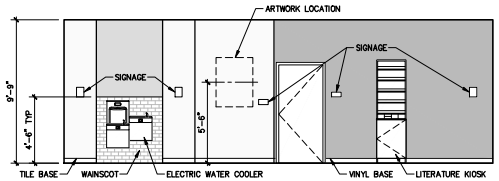
PLOTTED BY: Sandoval, Samuel
DSGN\DRFT:



LEGEND:
PA-1 PRIMARY
PA-2 ACCENT
PA-3 SECONDARY

NOTES:
1. ONLY LOCATIONS FOR THE ACCENT AND SECONDARY PAINT ARE IDENTIFIED – ALL OTHER WALLS TO USE THE PRIMARY PAINT – SEE THE ROOM FINISH SCHEDULE FOR OTHER WALL FINISH DESIGNATIONS/LOCATIONS
2. MEN'S AND WOMEN'S RESTROOM WALLS TO RECEIVE A LEVEL 4 SMOOTH FINISH. ALL OTHERS WALLS TO RECEIVE A LEVEL 3 KNOCKDOWN TEXTURE.
3. UTILITY ROOM CEILING TO RECEIVE A LEVEL 4 SMOOTH FINISH.

1 PLAN – PAINT LOCATIONS
NOT TO SCALE



A ELEVATION – LOBBY REF: 1/A-103
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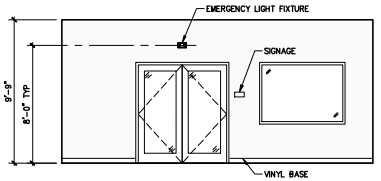

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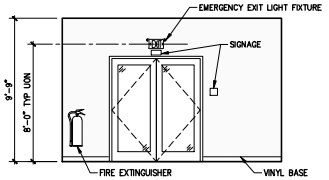

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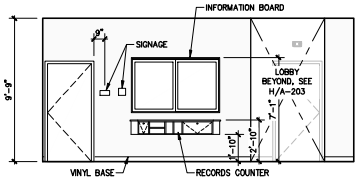

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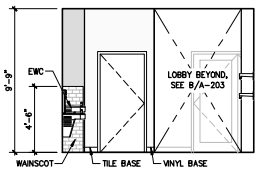

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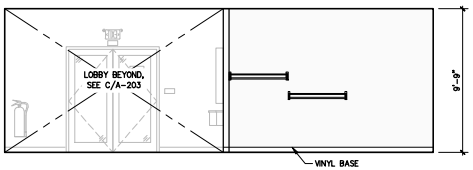
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



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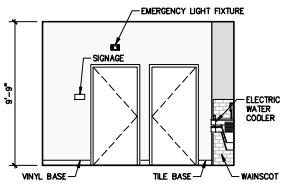
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



H ELEVATION – LOBBY REF: 1/A-103
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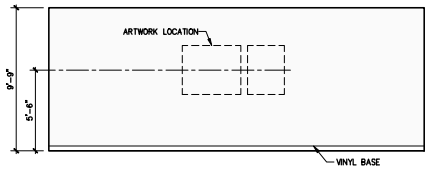

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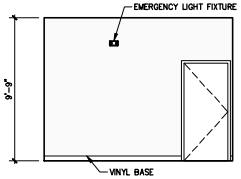

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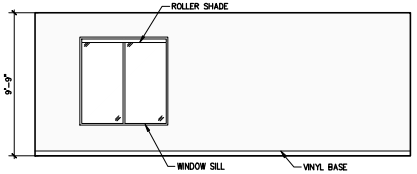

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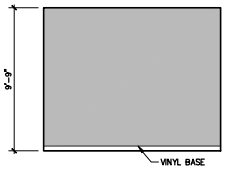

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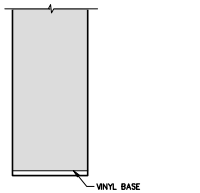
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



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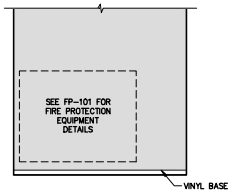

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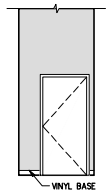
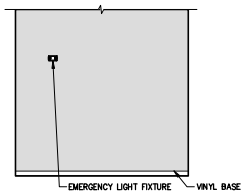
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



P ELEVATION – FIRE RISER RM REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



Q ELEVATION – FIRE RISER RM REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. ELEVATION DIMENSIONS ARE TO BOTTOM OF CEILING GRID OR GYP BOARD CEILING.
2. ALL PAINTED WALLS TO BE FINISHED A MINIMUM OF 12" ABOVE FINISHED CEILING HEIGHT.
3. SEE ARCHITECTURAL FINISH PLAN FOR FINISH SCHEDULE.
4. CONTRACTOR TO VERIFY ALL MOUNTING HEIGHTS SHOWN FOR ELECTRICAL COMPONENTS.
5. REFER TO SPECIFICATION FOR ALL IDENTIFIED COMPONENTS.
6. SEE A-002 FOR TYPICAL MOUNTING HEIGHTS.
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11. SEE ELECTRICAL AND PLUMBING FOR MORE INFORMATION ON WATER COOLER.
12. SEE PLUMBING FOR MORE INFORMATION ON WATER HEATER.
13. SEE ELECTRICAL FOR MORE INFORMATION ON WALL MOUNTED EMERGENCY LIGHT FIXTURES.

ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE:	DESCRIPTION:
–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
INTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-203

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PLOT DATE: 28 Aug 25
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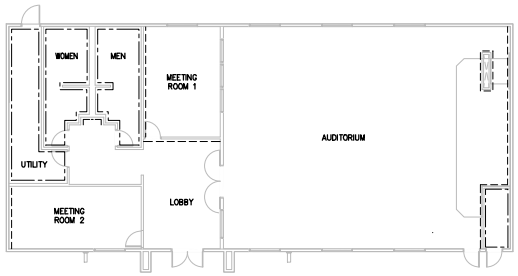

1 PLAN – PAINT LOCATIONS

NOT TO SCALE

LEGEND:
PA–1 PRIMARY
PA–2 ACCENT
PA–3 SECONDARY

NOTES:
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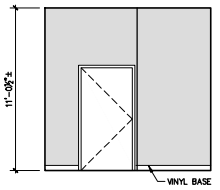
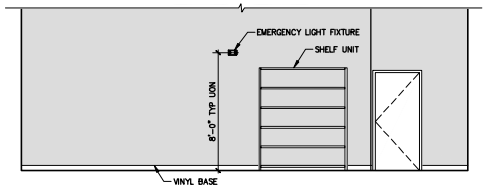


A ELEVATION – UTILITY REF: 1/A–103



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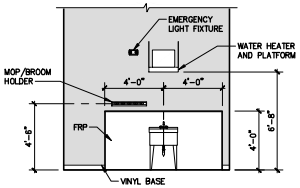

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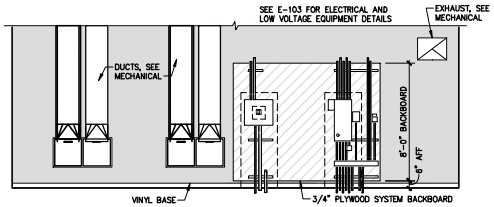

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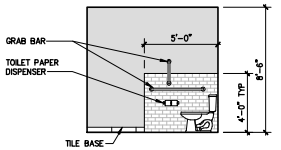

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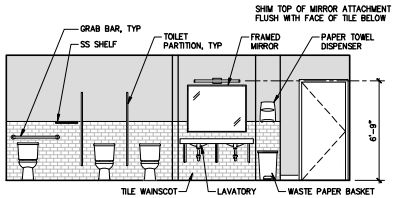

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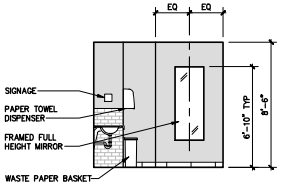

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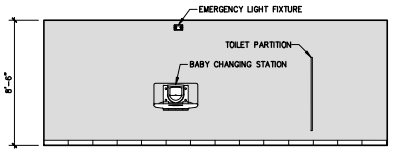

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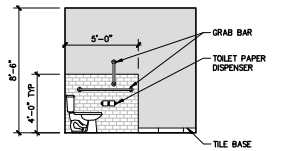

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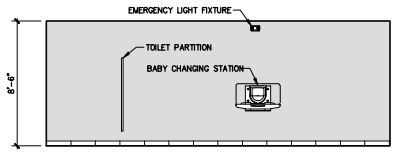

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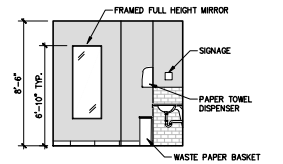

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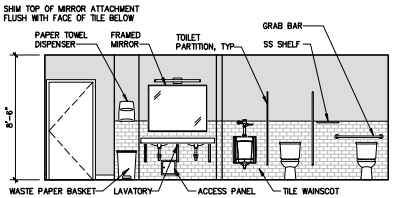

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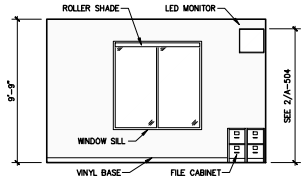

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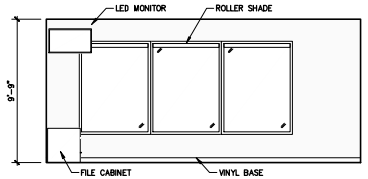

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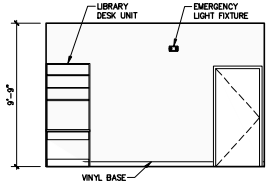
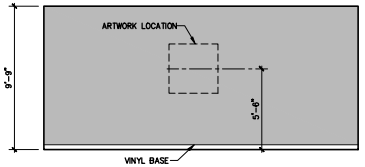


Q ELEVATION – MTG RM 1 REF: 1/A–103



R ELEVATION – MTG RM 1 REF: 1/A–103

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ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE:	DESCRIPTION:
–	5 SEP 25	APP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
INTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A–204

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PLOT SCALE: 1:1
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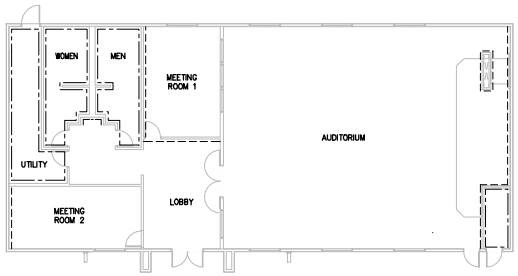

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PA-2 ACCENT
PA-3 SECONDARY

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1 PLAN – PAINT LOCATIONS

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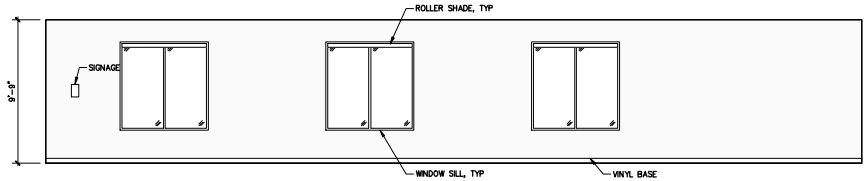
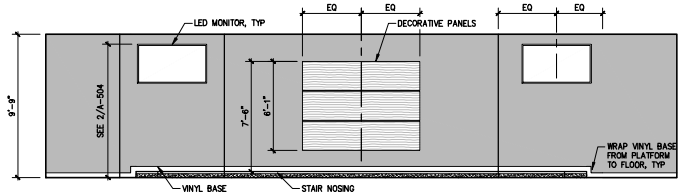


A ELEVATION – AUDITORIUM

REF: 1/A-103

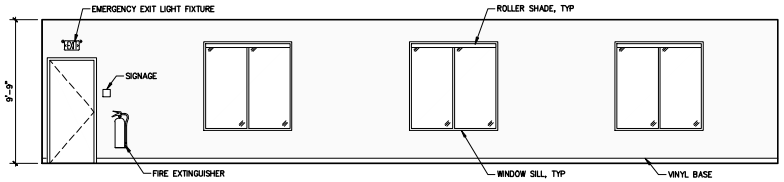
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



B ELEVATION – AUDITORIUM

REF: 1/A-103

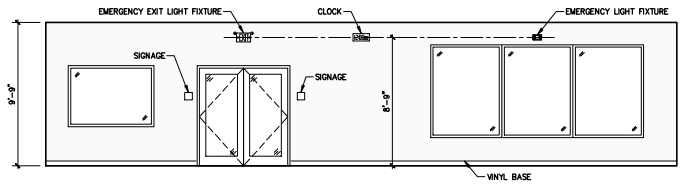
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



C ELEVATION – AUDITORIUM

REF: 1/A-103

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



D ELEVATION – AUDITORIUM

REF: 1/A-103

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. ELEVATION DIMENSIONS ARE TO BOTTOM OF CEILING GRID OR GYP BOARD CEILING.
2. ALL PAINTED WALLS TO BE FINISHED A MINIMUM OF 12" ABOVE FINISHED CEILING HEIGHT.
3. SEE ARCHITECTURAL FINISH PLAN FOR FINISH SCHEDULE.
4. CONTRACTOR TO VERIFY ALL MOUNTING HEIGHTS SHOWN FOR ELECTRICAL COMPONENTS.
5. REFER TO SPECIFICATION FOR ALL IDENTIFIED COMPONENTS.
6. SEE A-002 FOR TYPICAL MOUNTING HEIGHTS.
7. SEE A-004 SIGNAGE SCHEDULE FOR SIGNAGE MOUNTING HEIGHTS AND MORE INFORMATION.
8. SEE A-103 FOR WALL BASE AND WAINSCOT FINISHES.
9. SEE A-502 FOR WINDOW SILL DETAIL.
10. SEE A-504 FOR GRAB BAR, LED MONITOR, AND STAIR NOSING DETAILS.
11. SEE ELECTRICAL AND PLUMBING FOR MORE INFORMATION ON WATER COOLER.
12. SEE PLUMBING FOR MORE INFORMATION ON WATER HEATER.
13. SEE ELECTRICAL FOR MORE INFORMATION ON WALL MOUNTED EMERGENCY LIGHT FIXTURES.

ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400
STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE:	DESCRIPTION:
–	25 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
INTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-205

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAPER SIZE: 30"x42"
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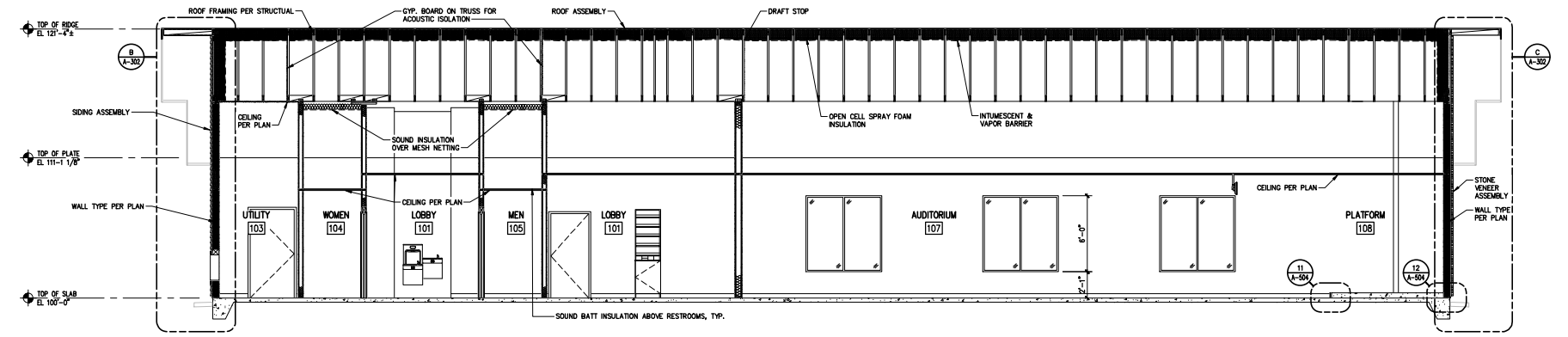
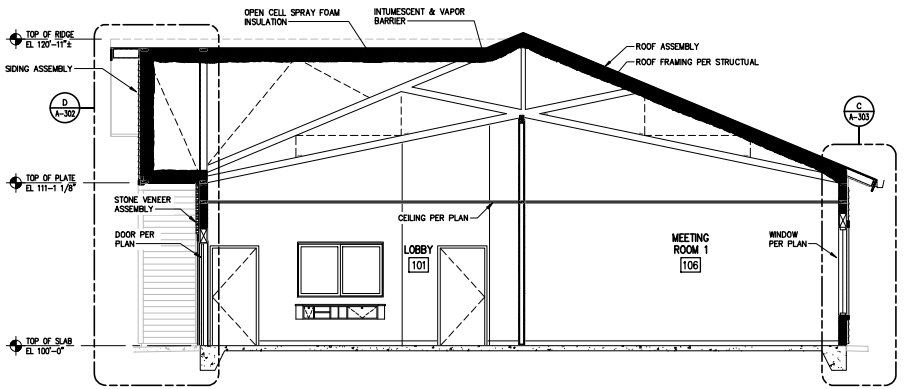


A SECTION – LONGITUDINAL

REF: 1/ A-101

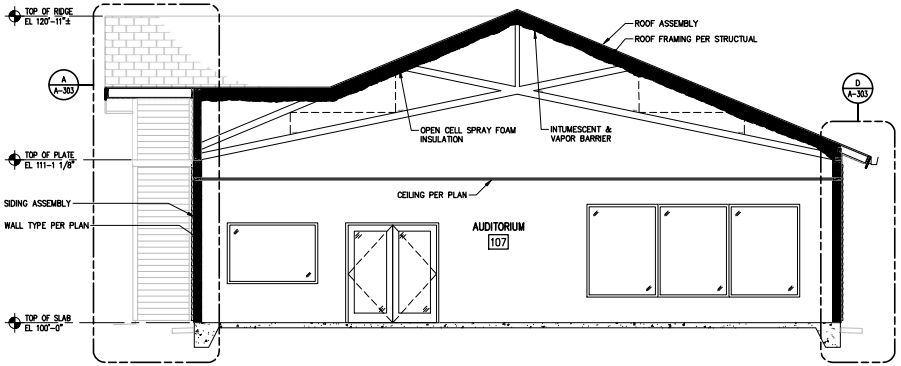
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



B SECTION – CROSS

REF: 1/ A-101

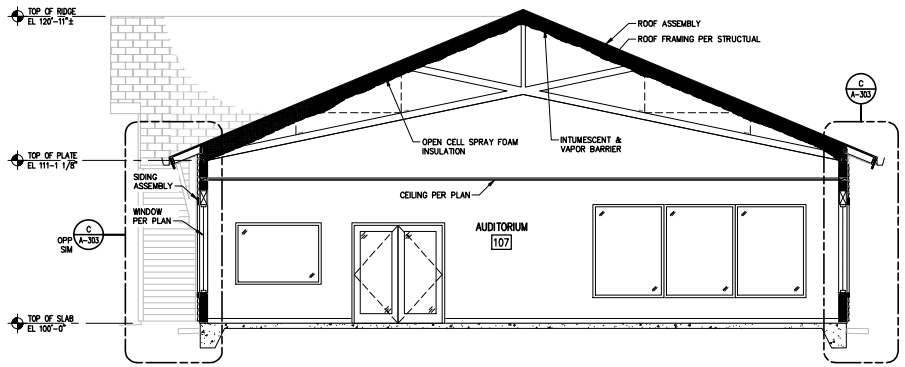
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



C SECTION – CROSS

REF: 1/ A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



D SECTION – CROSS

REF: 1/ A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. SEE STRUCTURAL DRAWING FOR ALL STRUCTURAL FRAMING AND CONNECTIONS.
3. SEE A-001 FOR SYMBOLS LEGEND.
4. SEE SHEET G-002 FOR ENVELOPE INSULATION R-VALUES.

ARCHITECT

Stantec

STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

BUILDING SECTIONS

PROJECT No. 1714

SHEET No. A-301

PLOT DATE: 28 Aug 25 PLOTTED BY: Sandoval, Samuel
DWG SCALE: 1:0000 DSGN\DRFT:
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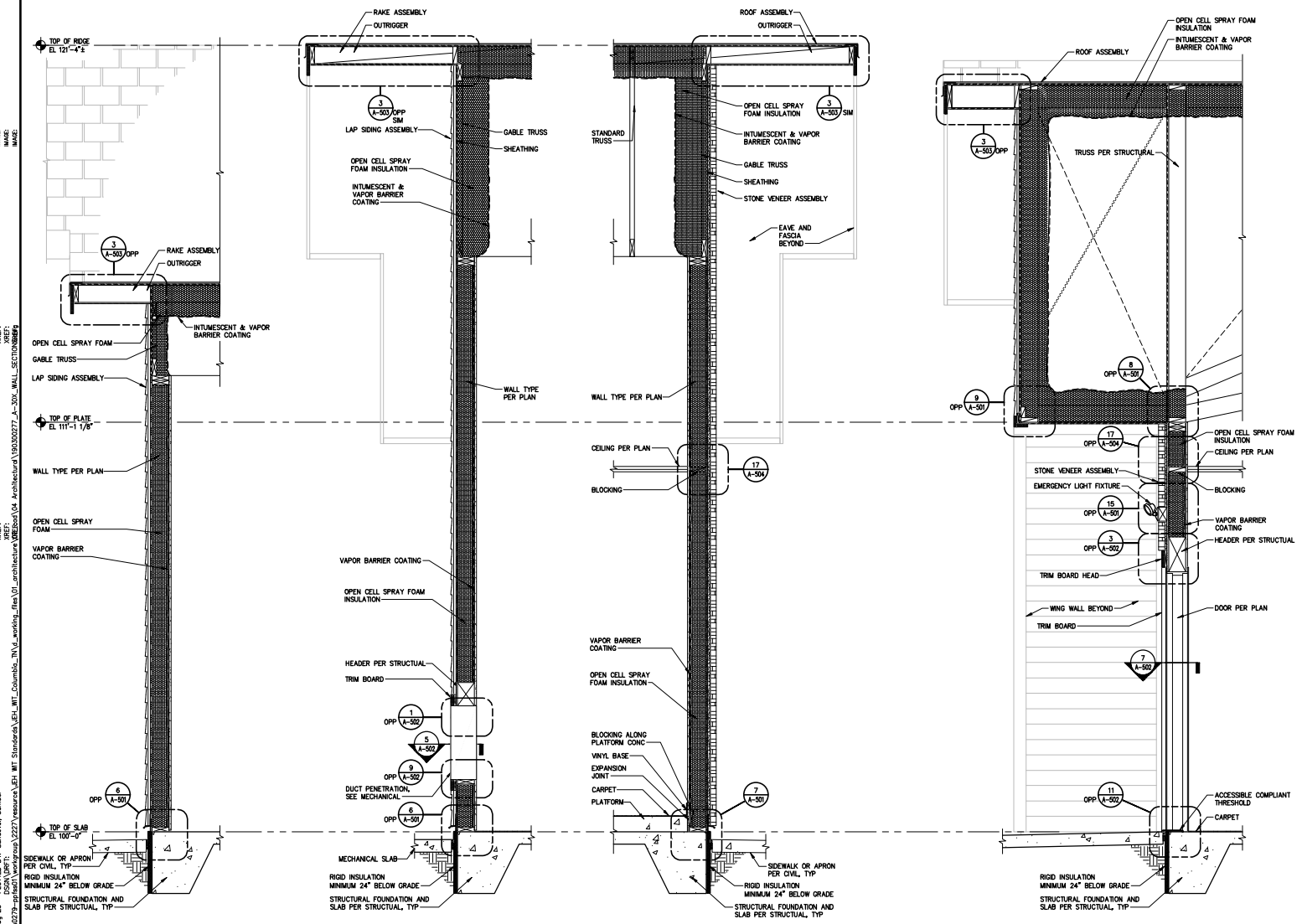
GENERAL SHEET NOTES

1. SEE G-002 FOR ENVELOPE INSULATION R-VALUES.
2. SEE A-001 FOR SYMBOLS LEGEND.
3. SEE A-104 REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
4. SEE A-601 DOOR AND WINDOW SCHEDULES FOR ALL HEAD HEIGHTS.
5. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.



A SECTION – WEST END WALL AT UTILITY REF: 1/A-101 3/4"=1'-0" 0" 6" 1'-0" 2'-0"

B SECTION – UTILITY ROOM AT DUCT PENETRATION REF: A/A-301 3/4"=1'-0" 0" 6" 1'-0" 2'-0"

C SECTION – EAST END WALL REF: A/A-301 3/4"=1'-0" 0" 6" 1'-0" 2'-0"

D SECTION – CANTILEVERED SOUTH WALL AT ENTRY REF: B/A-301 3/4"=1'-0" 0" 6" 1'-0" 2'-0"

ARCHITECT

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(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
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OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

WALL SECTIONS

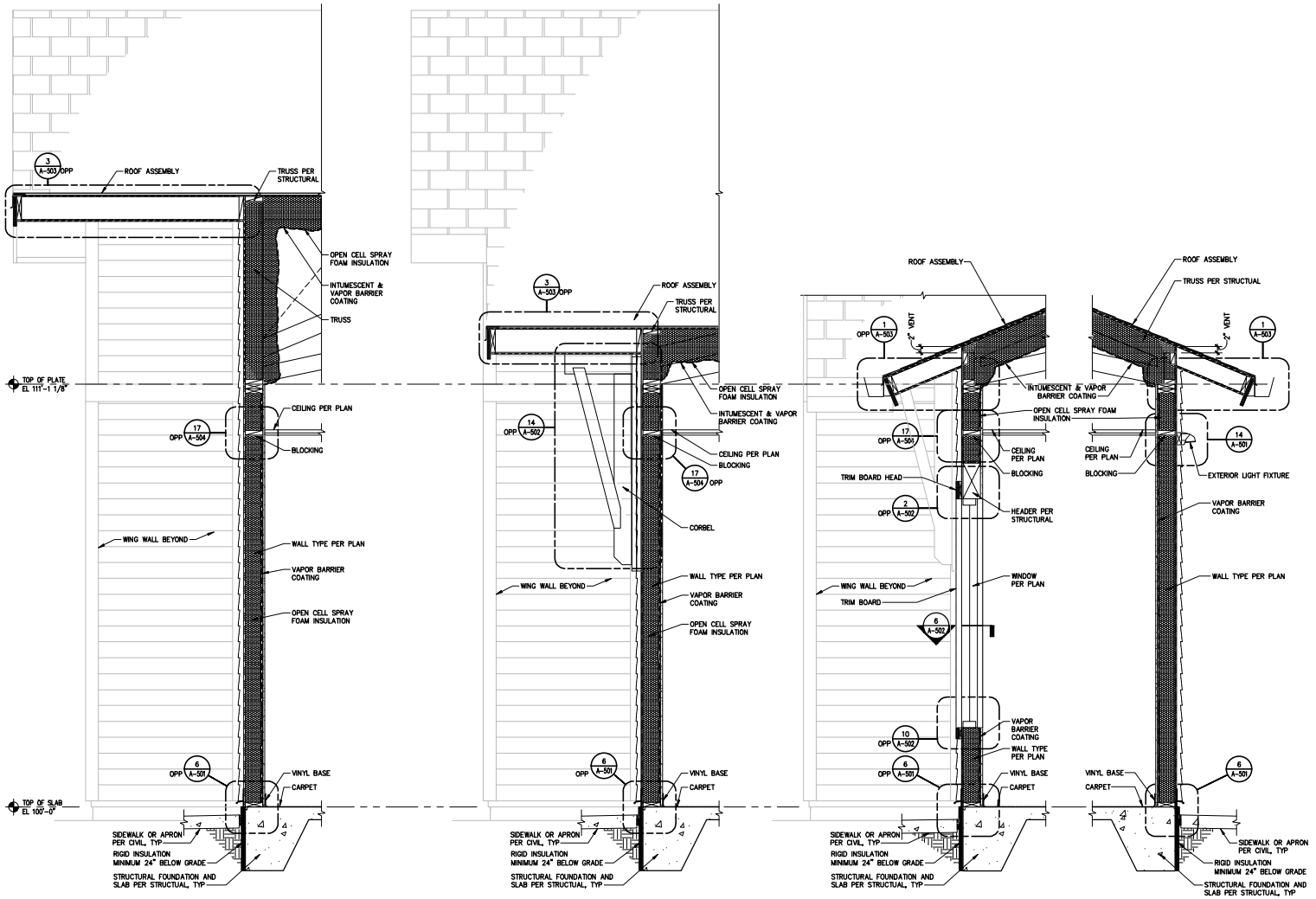
PROJECT No. 1714

SHEET No. A-302

PLOTTED BY: Sandoval, Samuel
DSGN\DRFT:
PLOT DATE: 28 Aug 25
DIMSCALE: 1:0000
FILE PATH: \\us0279-pps001\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\d_working_files\01_architecture\REBoad\04 Architectural\190300277_A-30X_WALL_SECTIONS.dwg

GENERAL SHEET NOTES

1. SEE G-002 FOR ENVELOPE INSULATION R-VALUES.
2. SEE A-001 FOR SYMBOLS LEGEND.
3. SEE A-104 REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
4. SEE A-601 DOOR AND WINDOW SCHEDULES FOR ALL HEAD HEIGHTS.
5. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.



A SECTION – SOUTH WALL AT WING WALL REF: C/A-301

B SECTION – SOUTH WALL AT WING WALL REF: 1/A-101

C SECTION – SOUTH WALL AT WINDOW REF: D/A-301

D SECTION – NORTH WALL AT WINDOW REF: 1/A-101

ARCHITECT

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STN PROJECT #: 190300277

CONSULTANT:

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1005 RED MILLS ROAD
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COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

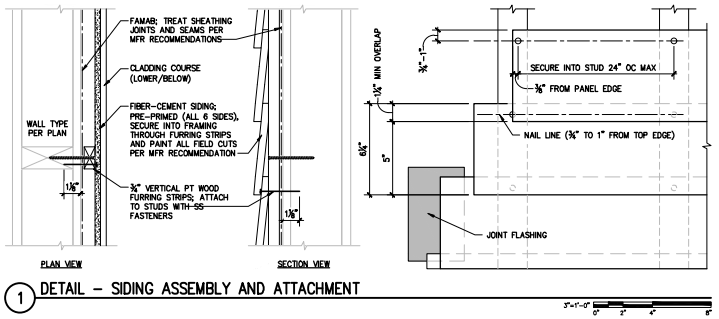
SHEET TITLE:

WALL SECTIONS

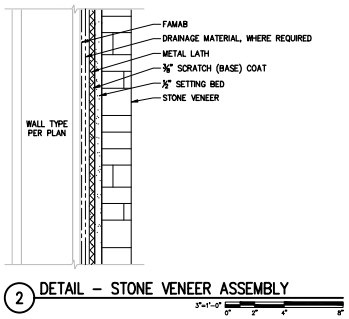
PROJECT No. 1714

SHEET No. A-303

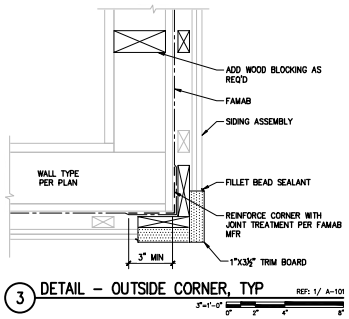
PLOTTED BY: Sandoval, Samuel
DSGN\DRFT:
PLOT DATE: 28 Aug 25
DWG\SCALE: 1:1000
FILE PATH: \\us0279-ppfss01\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\d_working_files\01_architecture\REBoad\04 Architectural\190300277_A-30X_WALL_SECTIONS.dwg



1 DETAIL – SIDING ASSEMBLY AND ATTACHMENT



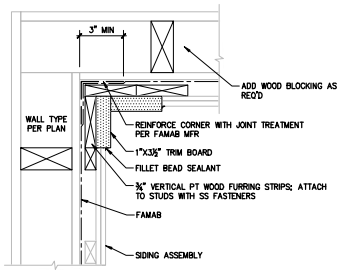
2 DETAIL – STONE VENEER ASSEMBLY



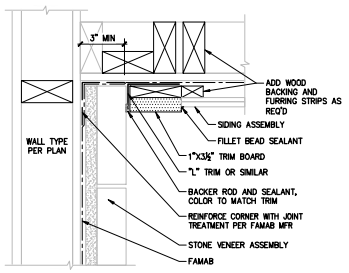
3 DETAIL – OUTSIDE CORNER, TYP REF: 1/ A-101

GENERAL SHEET NOTES

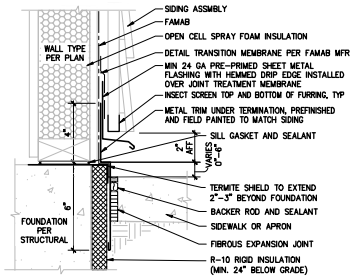
1. SEE A-101 & A-601 FOR WALL TYPE LOCATIONS, LEGEND, AND BUILDING ENVELOPE THERMAL REQUIREMENTS.
2. SEE A-505 FOR PIPE PENETRATION FLASHING SEQUENCE.
3. ALL HEAD AND TRANSITION FLASHING TO BE 24 GA FLASHING WITH HEMMED EDGE AND END DAMS, SET INTO SEALANT OVER REINFORCED TRANSITION MEMBRANE FLASHING. FLASHING TO BE FACTORY PRIMED AND FIELD PAINTED TO MATCH COLOR AS SPECIFIED.
4. TRIM BOARD AT LIGHT FIXTURES OR HOSE BIBB TO BE MIN 7¼" WIDE TO PROVIDE ONE CONTINUOUS PIECE BEHIND THE EQUIPMENT. EXCESS FASCIA BOARD TRIM CAN BE USED IF NEEDED. FIELD PAINT TO MATCH ACCENT TRIM COLOR.



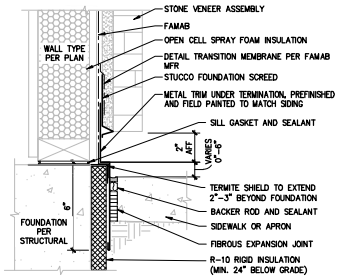
4 DETAIL – INSIDE CORNER, TYP REF: 1/ A-101



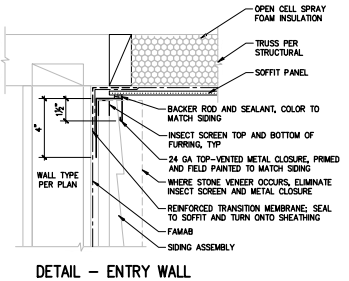
5 DETAIL – INSIDE CORNER AT STONE REF: 1/ A-101



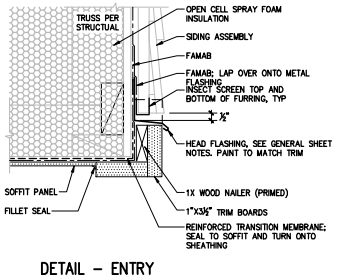
6 DETAIL – BASE OF WALL, TYP REF: A/ A-302



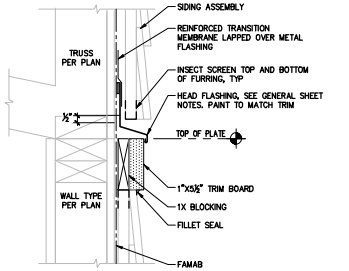
7 DETAIL – BASE OF WALL AT ENTRY REF: C/ A-302



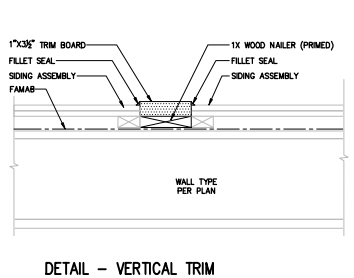
8 DETAIL – ENTRY WALL TO SOFFIT TRANSITION REF: D/ A-302



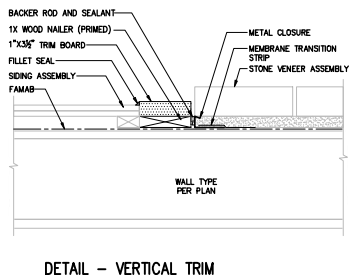
9 DETAIL – ENTRY SOFFIT OUTSIDE CORNER REF: D/ A-302



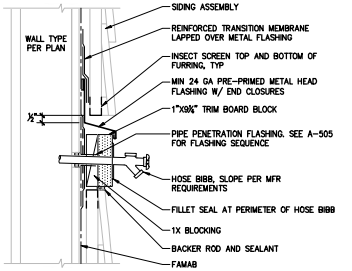
10 DETAIL – HORIZONTAL TRIM AT WING WALL



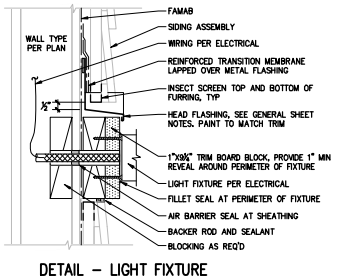
11 DETAIL – VERTICAL TRIM SIDING TO SIDING TRANSITION



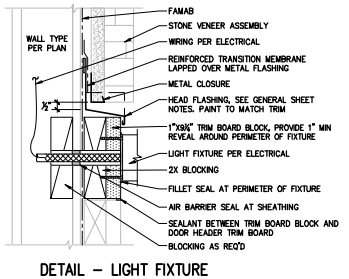
12 DETAIL – VERTICAL TRIM SIDING TO STONE TRANSITION



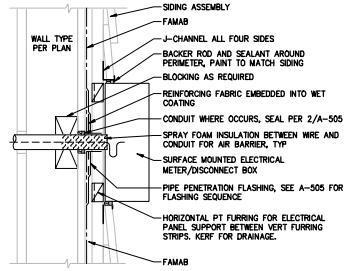
13 DETAIL – HOSE BIBB PENETRATION



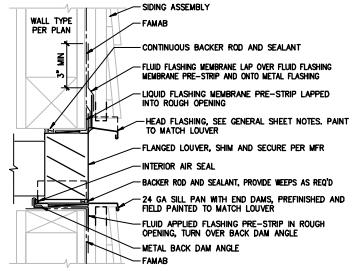
14 DETAIL – LIGHT FIXTURE PENETRATION AT SIDING REF: D/ A-303



15 DETAIL – LIGHT FIXTURE PENETRATION AT STONE VENEER



16 DETAIL – ELECTRICAL PENETRATION



17 DETAIL – LOUVER PENETRATION

ARCHITECT
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STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE	DESCRIPTION
–	5 SEP 25	AFP
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OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

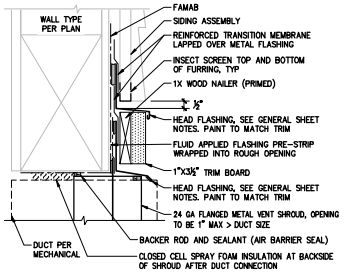
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
ENCLOSURE, FLASHING AND PENETRATION DETAILS

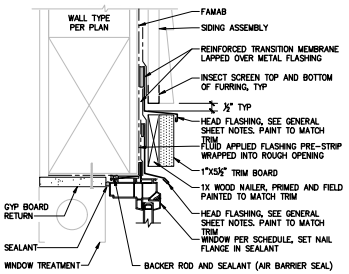
PROJECT No.
1714

SHEET No.
A-501

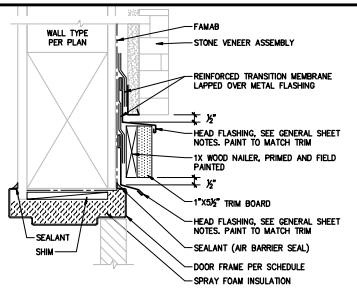
XREF: IMAGE:
XREF: IMAGE:
XREF: IMAGE:



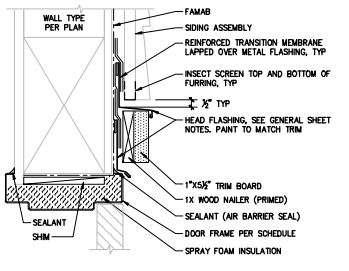
1 DETAIL – DUCT PENETRATION HEAD REF: B/ A-303



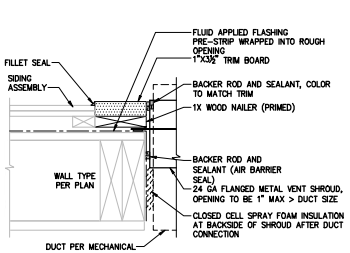
2 DETAIL – WINDOW HEAD REF: C/ A-303



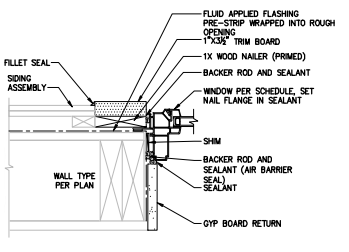
3 DETAIL – DOOR HEAD AT ENTRY REF: D/ A-302



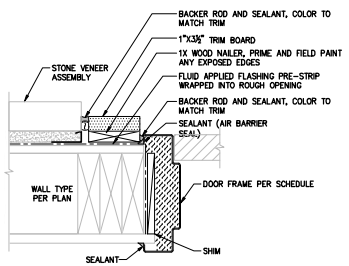
4 DETAIL – DOOR HEAD AT EXIT REF: D/ A-302



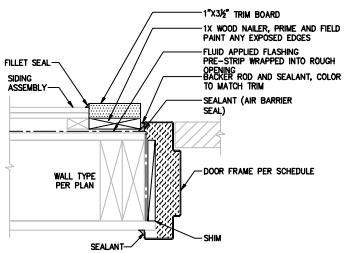
5 DETAIL – DUCT PENETRATION JAMB REF: B/ A-303



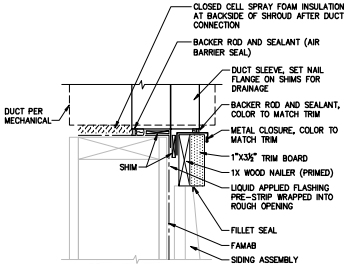
6 DETAIL – WINDOW JAMB, TYP REF: C/ A-303



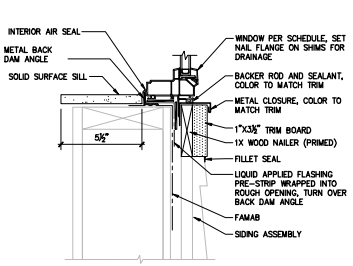
7 DETAIL – DOOR JAMB AT ENTRY REF: D/ A-302



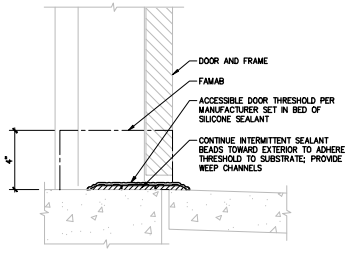
8 DETAIL – DOOR JAMB AT EXIT REF: D/ A-302



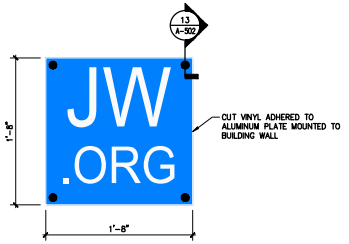
9 DETAIL – DUCT PENETRATION SILL REF: B/ A-303



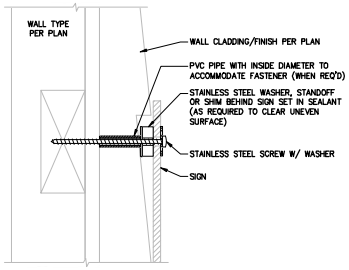
10 DETAIL – WINDOW SILL, TYP REF: C/ A-303



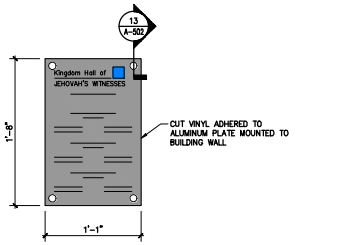
11 DETAIL – DOOR THRESHOLD REF: D/ A-302



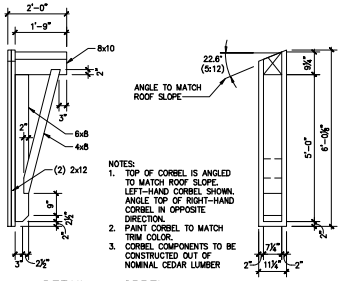
12 DETAIL – LOGO SIGN (S101) REF: 1/ A-201



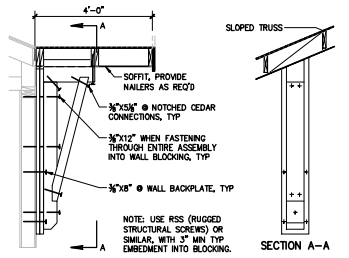
13 DETAIL – WALL SIGN ATTACHMENT REF: B/ A-502



14 DETAIL – MEETING SCHEDULE SIGN (S104) REF: 1/ A-201



15 DETAIL – CORBEL REF: 1/ A-201 NOT TO SCALE



GENERAL SHEET NOTES

1. FILL EXTERIOR DOOR FRAMES WITH SPRAY FOAM INSULATION FOR AIR BARRIER SEAL TO FLUID APPLIED AIR AND WATER RESISTANT BARRIER PRE-STRIP, TYP.
2. ALL WINDOW AND DOOR HEAD FLASHING TO BE 24 GAUGE SHEET METAL WITH HEMMED EDGE AND END DAMS, SET IN SEALANT OVER REINFORCED TRANSITION MEMBRANE FLASHING. TO BE FACTORY PRIMED AND FIELD PAINTED AS SPECIFIED.
3. SEE A-505 FOR WINDOW FLASHING SEQUENCE.

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STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE:	DESCRIPTION:
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

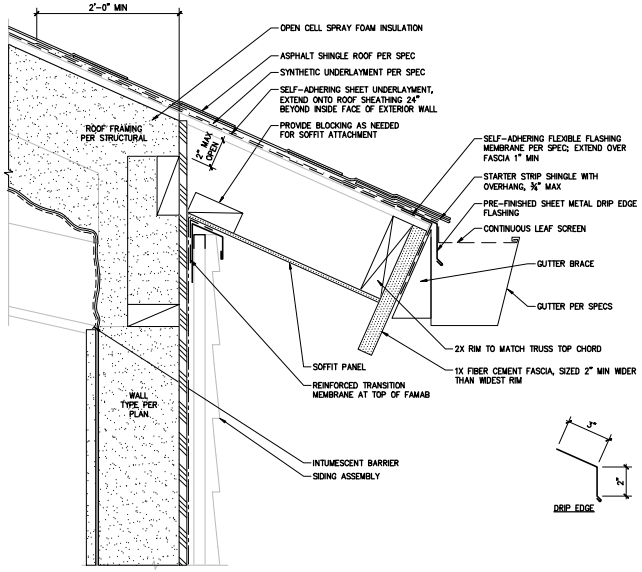
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
EXTERIOR DOOR AND WINDOW JAMB DETAILS

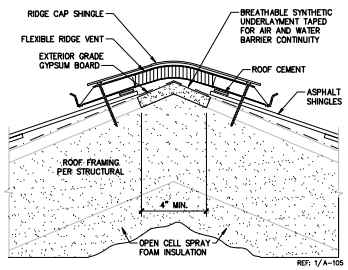
PROJECT No.
1714

SHEET No.
A-502

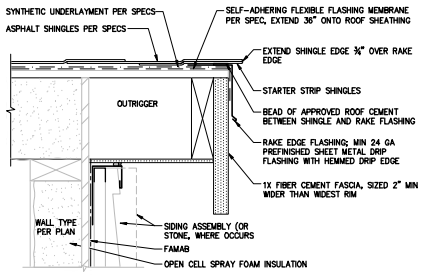
XREF: IMAGE
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PLOT TIME: 2:00:35 PM
FILE PATH: \\stn2079-prfsn01.workgroup.\2227\resource\LEH WT Standards\LEH_WT_Columbia_TN\4_working_files\01_architecture\Revit\04 Architecture\190300277_A-502_DETAILS_EXTR.rvt



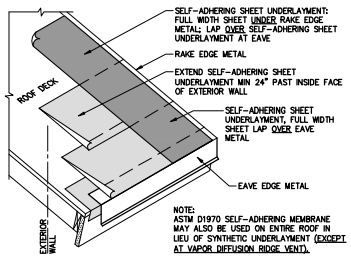
1 DETAIL – TYPICAL EAVE EDGE W/ GUTTER REF: 1/A-105



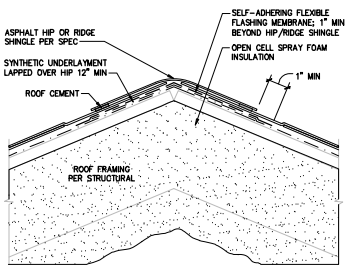
2 DETAIL – VAPOR DIFFUSION RIDGE VENT



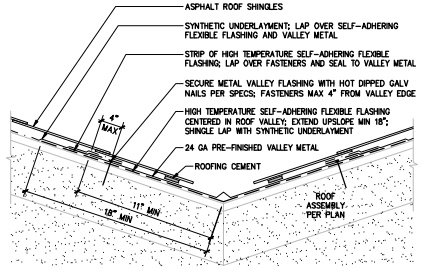
3 DETAIL – TYPICAL RAKE EDGE REF: A/A-302



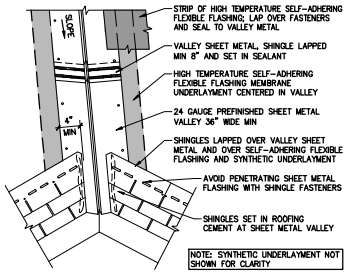
4 DETAIL – TYPICAL RAKE EDGE
SELF-ADHERING SHEET UNDERLAYMENT



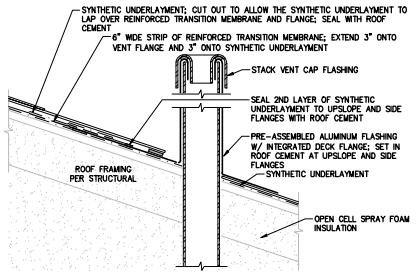
5 DETAIL – NON-VENTED RIDGE REF: 1/A-105



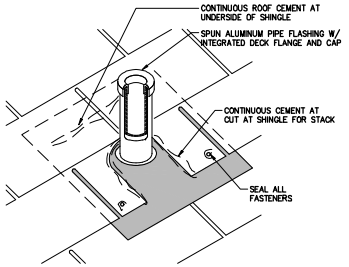
6 DETAIL – TYPICAL VALLEY FLASHING REF: 1/A-105



7 DETAIL – TYPICAL OPEN VALLEY FLASHING



8 DETAIL – TYPICAL PIPE PENETRATION



9 DETAIL – TYPICAL PIPE PENETRATION ISO

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STN PROJECT #: 190300277

CONSULTANT:

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OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
ROOF DETAILS

PROJECT No.
1714

SHEET No.
A-503

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
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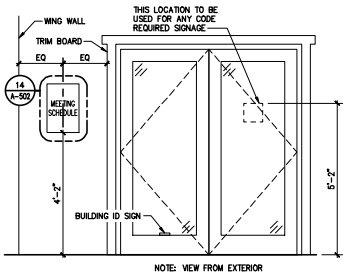
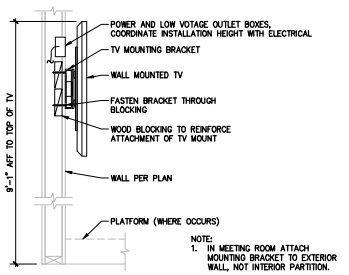
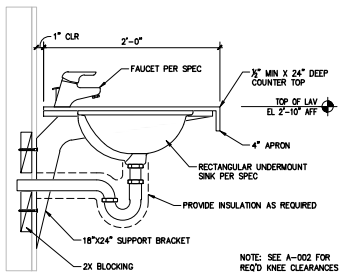


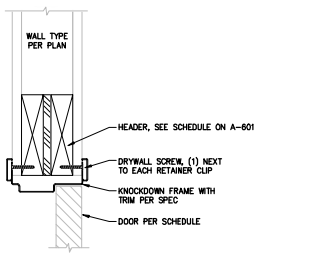
1 DETAIL – ENTRANCE SIGN LOCATIONS



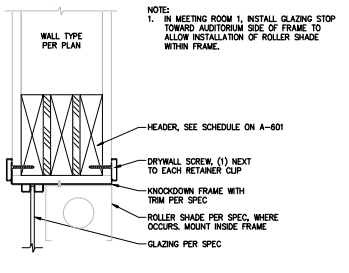
2 DETAIL – TV MOUNTING



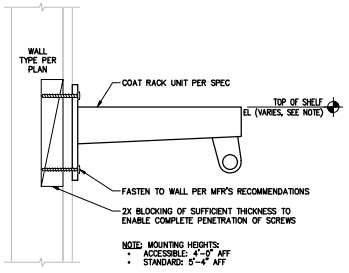
3 DETAIL – LAV ATTACHMENT REF: 1/ A-102



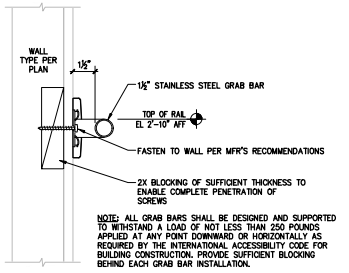
4 DETAIL – INTERIOR DOOR HEAD



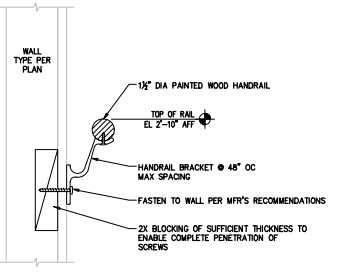
5 DETAIL – INTERIOR WINDOW HEAD



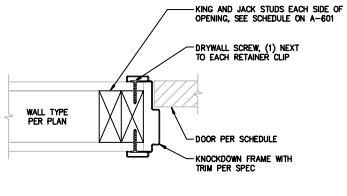
6 DETAIL – CLOSET SHELF/ROD MOUNTING



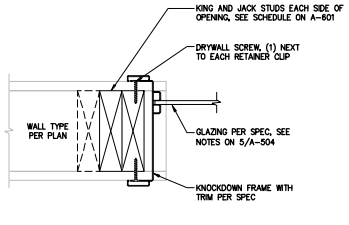
7 DETAIL – GRAB BAR ANCHORAGE



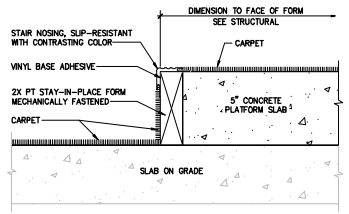
8 DETAIL – HANDRAIL AT RAMP



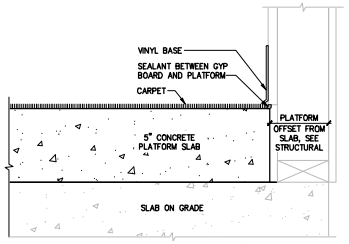
9 DETAIL – INTERIOR DOOR JAMB



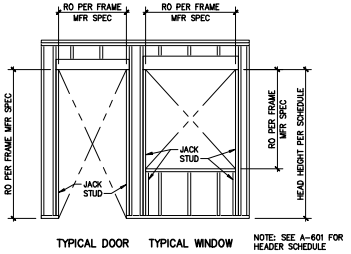
10 DETAIL – INTERIOR WINDOW JAMB



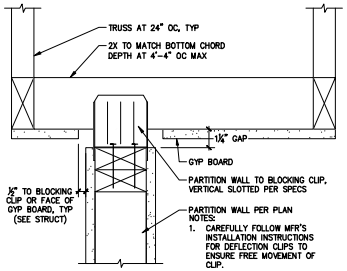
11 DETAIL – PLATFORM STEP EDGE REF: 1/ A-101



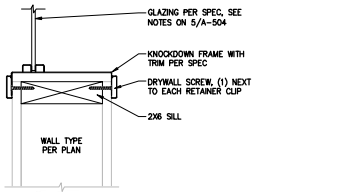
12 DETAIL – PLATFORM TO WALL SECTION REF: 1/ A-101



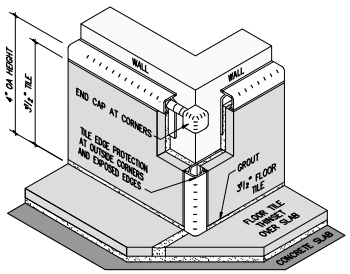
13 DETAIL – DOOR AND WINDOW FRAMING, TYP NOT TO SCALE



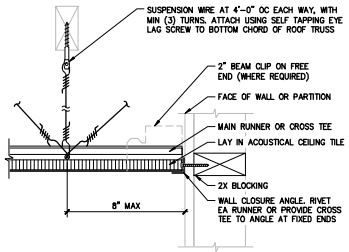
14 DETAIL – PARTITION WALL ISOLATION



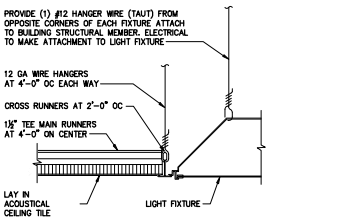
15 DETAIL – INTERIOR WINDOW SILL



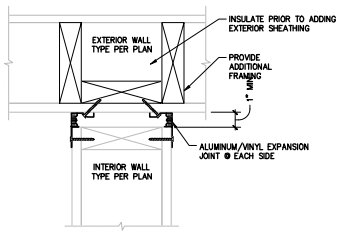
16 DETAIL – TILE BASE



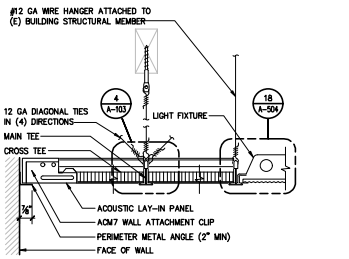
17 DETAIL – CEILING GRID SUSPENSION



18 DETAIL – RECESSED LIGHT FIXTURE IN ACOUSTIC TILE CEILING (HIGH SEISMIC)



19 DETAIL – VERTICAL EXPANSION JOINT AT AUDITORIUM REAR WALL REF: 1/ A-101



20 DETAIL – TYP SUSPENEDED CEILING SYSTEM (HIGH SEISMIC) NOT TO SCALE

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STN PROJECT #: 190300277

CONSULTANT:

MARK	DATE	DESCRIPTION
–	5 SEP 25	AFP
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1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
INTERIOR DETAILS

PROJECT No.
1714

SHEET No.
A-504

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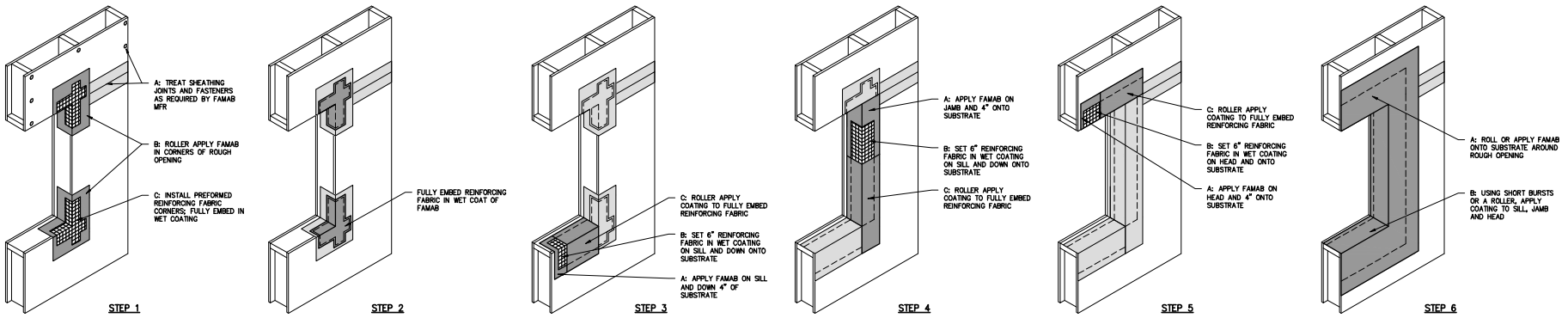
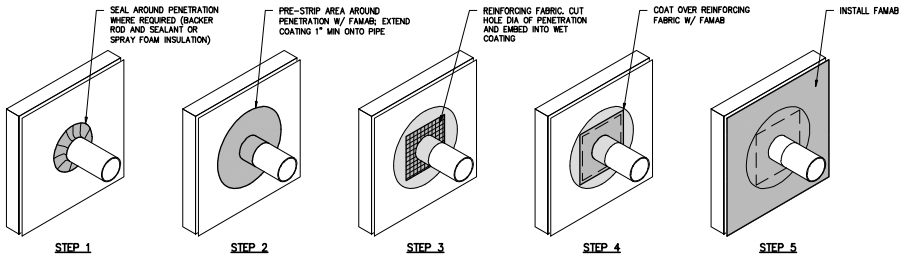


1 DETAIL – WINDOW FLASHING SEQUENCE

NOT TO SCALE



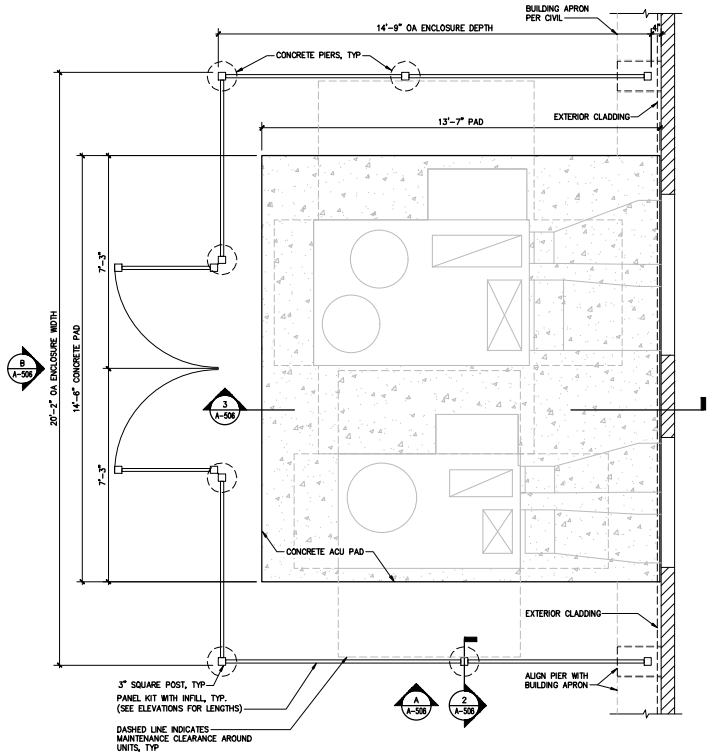
2 DETAIL – PIPE PENETRTAION FLASHING SEQUENCE

NOT TO SCALE

XREF: XREF: XREF:

GENERAL SHEET NOTES

1. SEE A-001 FOR SYMBOLS LEGEND.
2. PANEL AND GATE KITS INCLUDE TOP, BOTTOM AND SIDE CHANNELS. INFILL MATERIAL PROVIDED BY OTHERS.



1 PLAN – MECHANICAL ENCLOSURE

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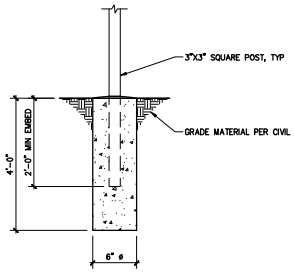
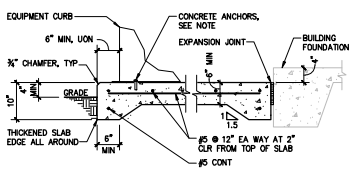


2 DETAIL – POST EMBEDMENT

REF: 1/A-506

3/4"=1'-0" 0" 6" 1'-0" 2'-0"

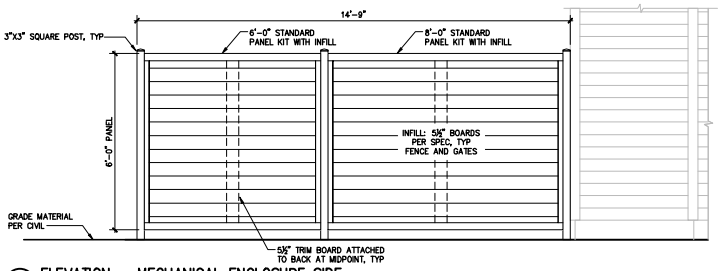


NOTE: WHEN ANCHORAGE TO CONCRETE IS REQUIRED, THE PAD THICKNESS SHALL BE THE MINIMUM REQUIRED FOR ANCHOR ROD INSTALLATION. ANCHOR ROD SIZE, SPACING, EMBEDMENT AND MINIMUM EDGE DISTANCE SHALL BE AS DETERMINED BY THE SEOR AND THE REQUIREMENTS OF THE EQUIPMENT BASE.

3 DETAIL – MECHANICAL PAD

REF: 1/A-506

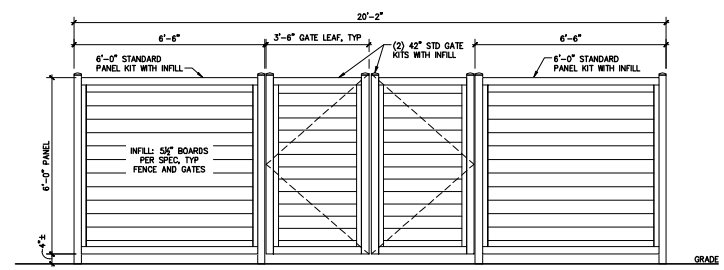
3/4"=1'-0" 0" 6" 1'-0" 2'-0"



A ELEVATION – MECHANICAL ENCLOSURE SIDE

REF: 1/A-506

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



B ELEVATION – MECHANICAL ENCLOSURE FRONT

REF: 1/A-506

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

ARCHITECT

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STN PROJECT #: 190300277

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

MECHANICAL ENCLOSURE PLAN, ELEVATIONS AND DETAILS

PROJECT No. 1714

SHEET No. A-506

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
DSGN\DRFT: 1.0000
FILE PATH: \\us0279-ppfss01\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\d_working_files\01_architecture\Drawing\04 Architectural\190300277_A-506_DETAILS_MECHANICAL.dwg

DOOR SCHEDULE

ID	FROM	TO	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	DOOR FINISH	FRAME TYPE	FRAME THROAT	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	HDWR	NOTES
101	EXTERIOR	LOBBY	A	6'-0"	7'-0"	1-3/4"	PRIMED	A	6-5/8"	PRIMED	3/A-502	7/A-502	H-1	1, 2, 4
102	LOBBY	MEETING ROOM 2	D	3'-0"	6'-8"	1-3/4"	PREFINISHED	D	4-7/8"	PREFINISHED	4/A-504	9/A-504	H-7	–
103A	LOBBY	UTILITY	D	3'-0"	6'-8"	1-3/4"	PREFINISHED	D	4-7/8"	PREFINISHED	4/A-504	9/A-504	H-4	–
103B	UTILITY	EXTERIOR	B	3'-6"	7'-0"	1-3/4"	PRIMED	B	6-5/8"	PRIMED	4/A-502	8/A-502	H-6	1, 2
104	LOBBY	WOMEN	D	3'-0"	6'-8"	1-3/4"	PREFINISHED	D	4-7/8"	PREFINISHED	4/A-504	9/A-504	H-5	–
105	LOBBY	MEN	D	3'-0"	6'-8"	1-3/4"	PREFINISHED	D	4-7/8"	PREFINISHED	4/A-504	9/A-504	H-5	–
106	LOBBY	MEETING ROOM 1	D	3'-0"	6'-8"	1-3/4"	PREFINISHED	D	4-7/8"	PREFINISHED	4/A-504	9/A-504	H-7	–
107A	AUDITORIUM	LOBBY	C	6'-0"	6'-8"	1-3/4"	PREFINISHED	C	6-7/8"	PREFINISHED	4/A-504	9/A-504	H-3	–
107B	AUDITORIUM	EXTERIOR	B	3'-0"	7'-0"	1-3/4"	PRIMED	B	6-5/8"	PRIMED	4/A-502	8/A-502	H-2	1, 2, 3
109	FIRE RISER RM	EXTERIOR	B	3'-0"	7'-0"	0'-1 3/4"	PRIMED	B	0'-6 5/8"	PRIMED	4A-502	8/A-502	H-6	1, 2

NOTES:
1. EXTERIOR DOORS & FRAMES TO BE PAINTED AT THE JOB SITE; SEE SPECS FOR INTERIOR AND EXTERIOR FINISHES.
2. SEE DETAIL 11/A-502 FOR THRESHOLD DETAIL
3. THIS DOOR IS PROVIDED WITH EXIT ONLY PANIC HARDWARE
4. THIS DOOR IS PROVIDED WITH STANDARD PANIC HARDWARE

WINDOW SCHEDULE

ID	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	NOTES
A	1	6'-0"	6'-0"	8'-1"	PREFINISHED	2/A-502	6/A-502	10/A-502	1, 2
B	2	4'-6"	6'-0"	8'-1"	PREFINISHED	5/A-504	10/A-504	15/A-504	1
C	2	5'-6"	3'-6"	6'-9"	PREFINISHED	5/A-504	10/A-504	15/A-504	1

NOTE:
1. SEE MFRS SPEC SHEET FOR NFRC CERTIFIED PRODUCT NUMBER
2. SEE SPECS FOR WINDOW FRAME EXTERIOR COLOR

INTERIOR PARTITION HEADER SCHEDULE

SIZE	SPAN	NUMBER OF STUDS KING	NUMBER OF STUDS JACK
(2) 2X4	4'-1"	1	1
(2) 2X6	6'-1"	1	1
(3) 2X8	14'-4"	2	1

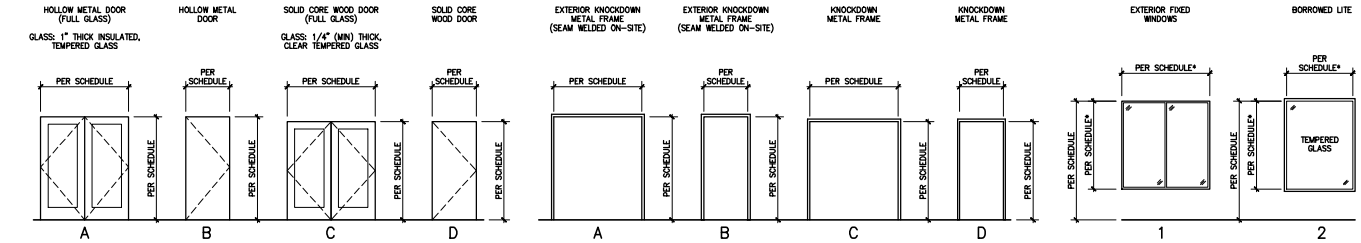
GENERAL SHEET NOTES

1. FOR ALL EXTERIOR WALLS, APPLY SEALANT AT GYPSUM BOARD TO MAINTAIN AIR BARRIER AS REQUIRED.
2. SEE SHEET G-002 FOR ENVELOPE INSULATION R-VALUES AND ENVELOPE FENESTRATION REQUIREMENTS.
3. SEE MFR SPEC FOR DOOR AND WINDOW ROUGH OPENING AND DETAILED DIMENSIONS.

CONSTRUCTION NOTES: SOUNDPROOFING

WHERE SOUND INSULATION IS CALLED OUT IN ANY OF THE WALL ASSEMBLIES, THE FOLLOWING ADDITIONAL SOUNDPROOFING MEASURES SHOULD BE INCORPORATED:

1. ALL PENETRATIONS OR OPENINGS IN THE ASSEMBLY FOR PIPING, ELECTRICAL DEVICES, OR RECESSED FIXTURES SHOULD BE WRAPPED WITH ACOUSTICAL PUTTY AND PADDED TO DRYWALL, OR LINED WITH MASS LOADED VINYL, AND BE SEALED WITH ACOUSTICAL SEALANT AROUND THE OPENING.
2. ALL LOW VOLTAGE WIRES TO TERMINATE IN ELECTRICAL BOX. NO OPEN PLATES.
3. DUCTWORK PENETRATING THROUGH A SOUND INSULATED WALL TO BE LINED WITH INSULATION OR MASS LOADED VINYL. OPENING SHOULD BE SEALED WITH ACOUSTICAL SEALANT.
4. ENTIRE PERIMETER OF EACH GYPSUM WALLBOARD PANEL, TOP AND BOTTOM OF WALL, AND WHEREVER THERE ARE OPEN OR UNBACKED SEAMS, TO BE SEALED WITH ACOUSTICAL SEALANT.
5. ELECTRIC BOXES AND OTHER RECESSED FIXTURES ON OPPOSING SIDES OF THE WALL SHOULD NOT BE INSTALL IN THE SAME STUD CAVITY. RATHER, OFFSET BY A MINIMUM OF ONE STUD CAVITY.
6. APPLY TWO ⅛"–⅜" BEADS OF ACOUSTICAL SEALANT BETWEEN: THE TOP PLATE AND CEILING; THE BOTTOM PLATE AND FLOOR; THE END STUD AND ADJACENT WALL.



NOTES:
1. WIDTH AND HEIGHT ARE NOMINAL FRAME DIMENSIONS.
2. FULL GLASS DOORS TO HAVE A 10" MIN BOTTOM RAIL, AND 6" MIN TOP RAIL AND 6" MIN STILES.

1 DETAIL – DOOR TYPE LEGEND

1/4"=1'-0" (0, 2'-0", 4'-0", 8'-0")

NOTES:
1. GC TO CONFIRM PREFERENCE OF KNOCKDOWN FRAMES TO BE PURCHASED AND SEAM WELDED UPON INSTALL.

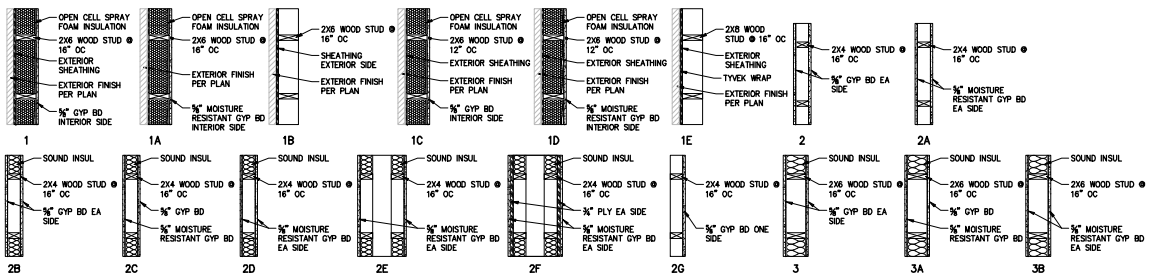
2 DETAIL – FRAME TYPE LEGEND

1/4"=1'-0" (0, 2'-0", 4'-0", 8'-0")

NOTES:
1. WINDOW WIDTH AND HEIGHT ARE NOMINAL DIMENSIONS.

3 DETAIL – WINDOW TYPE LEGEND

1/4"=1'-0" (0, 2'-0", 4'-0", 8'-0")



4 DETAIL – WALL TYPE LEGEND

3/4"=1'-0" (0, 6", 1'-0", 2'-0")

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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
DOOR, WINDOW AND WALL SCHEDULES AND LEGENDS

PROJECT No.
1714

SHEET No.
A-601

XREF: IMAGE:
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
DRAWING NAME: A-601
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KINGDOM HALL

PLUMBING

DRAWING INDEX

P-001 GENERAL NOTES, SCHEDULES AND DETAILS
P-101 WASTE, VENT AND CONDENSATE PLANS AND RISER
P-102 DOMESTIC WATER AND GAS PLAN AND RISERS

BASIS OF DESIGN

1. ALL PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED ON G-001 AND G-002.
2. WATER CLOSETS SHALL BE WATER CONSERVING TYPES USING NOT MORE THAN 1.28 GALLONS PER FLUSH. LAVATORY FAUCETS SHALL NOT FLOW MORE THAN 0.50 GALLONS PER MINUTE.
3. PROVIDE PIPE SLEEVES WHEREVER PIPES PASS THROUGH FOOTING.
4. GAS PIPING AND EQUIPMENT SHALL BE BONDED PER NEC.
5. DESIGN CONDITIONS:
   - FROST DEPTH: REFER TO STRUCTURAL DRAWINGS
   - FUEL TYPE: NATURAL GAS
   - WATER SERVICE: CITY
   - SANITARY SEWER: CITY 4" CONNECTION SIZE

GENERAL NOTES

1. SEE ARCHITECTURAL DETAIL SHEETS FOR PENETRATION DETAILS.

SYMBOLS LEGEND AND ABBREVIATIONS

	ACU AFF	AIR CONDITIONING UNIT ABOVE FINISHED FLOOR
		AQUASTAT
	BV	BALL VALVE
		CHECK VALVE
	CD	CONDENSATE
	CFF	CAPPED FOR FUTURE
	CFH	CUBIC FEET PER HOUR
	CW	COLD WATER SUPPLY PIPE
		FLOOR PENETRATION
	FCO/YCO	FLOOR CLEAN OUT / YARD CLEAN OUT
	FD, FS, AD	FLOOR DRAIN, FLOOR SINK, AREA DRAIN
	FU G GPM	FIXTURE UNITS NATURAL GAS OR PROPANE GALLONS PER MINUTE
	GV	GATE VALVE
	HB	HOSE BIBB
	HW HWR HWRP	HOT WATER SUPPLY PIPE HOT WATER RETURN HOT WATER RECIRCULATION PUMP
		MULTI-PORT TEE, BRANCH / FLOW-THRU
		PIPE CONTINUES
	DN	PIPE DOWN
	UP	PIPE UP
	P.O.C. PSIG	POINT OF CONNECTION POUNDS PER SQUARE INCH GAUGE
	PTRV	PRESSURE AND TEMPERATURE RELIEF VALVE
	PVC	POLYVINYL CHLORIDE
		PUMP
	QTY RPBP	QUANTITY REDUCED PRESSURE BACKFLOW PREVENTER
		ROOF PENETRATION
	SS	SANITARY SEWER PIPE
		TEE DOWN
		TEMPERATURE GAUGE
	TMV	THERMOSTATIC MIXING VALVE
	TYP	TYPICAL
		UNION
		VACUUM RELIEF VALVE
	V VTR	VENT VENT THRU ROOF
	WHA W	WATER HAMMER ARRESTOR WATT(S)

PLUMBING EQUIPMENT SCHEDULE

TAG	ITEM	CW	HW	PRODUCT DESCRIPTION
WH-1	WATER HEATER	3/4"	3/4"	10 GALLON, 120V, 1500 WATT SINGLE PHASE. PROVIDE WITH PRESSURE AND TEMPERATURE RELIEF VALVE. WATER HEATER PLATFORM, EXPANSION TANK AND SUPPLY CONNECTIONS.
HWRP-1	HOT WATER RECIRCULATING PUMP	-	1/2"	INLINE RECIRCULATING PUMP WITH TIMER AND AQUASTAT.

NOTES: ALL FIXTURES SHALL BE LEAD FREE.

PLUMBING FIXTURE SCHEDULE

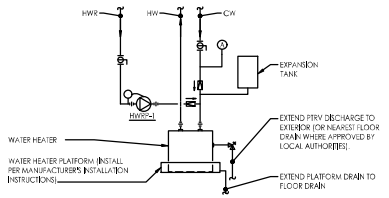
TAG	ITEM	W	V	CW	HW	PRODUCT DESCRIPTION
EWC-1	ELECTRIC WATER COOLER	2"	2"	1/2"	-	WALL MOUNTED, ACCESSIBLE HI-LO WITH BOTTLE FILLER. PROVIDE WITH SUPPLY CONNECTION, ANGLE VALVE AND P-TRAP.
FD-1	FLOOR DRAIN	2"	2"	-	-	2" OUTLET WITH 6" SQUARE STRAINER.
TP-1	TRAP PROTECTION	2"	-	-	-	BARRIER TRAP SEAL
HB-1	HOSE BIBB	-	-	1/2"	-	NON FREEZE, ANTI-SIPHON WITH INTEGRAL VACUUM BREAKER AND 3/4" HOSE CONNECTION
LAV-1	LAVATORY	2"	2"	1/2"	1/2"	FRONT OVERFLOW, ACCESSIBLE. PROVIDE WITH FAUCET, AERATOR, GRID DRAIN, P-TRAP, ANGLE VALVE, SUPPLY CONNECTION, ESCUTCHEON AND PIPE GUARD.
TMV-1	THERMOSTATIC MIXING VALVE	-	-	3/4"	3/4"	ASSE 1070 COMPLIANT FOR TEMPERED WATER APPLICATION SERVING LAVATORIES.
UR-1	URINAL	2"	2"	3/4"	-	WALL MOUNT, HIGH EFFICIENCY, ACCESSIBLE. PROVIDE WITH FLUSH VALVE.
US-1	UTILITY ROOM SINK	2"	2"	1/2"	1/2"	FLOOR MOUNTED, MOLDED, SINGLE BASIN. PROVIDE WITH DECK MOUNTED FAUCET, TRAP, ANGLE VALVE, SUPPLY CONNECTIONS AND ESCUTCHEONS.
WC-1	WATER CLOSET	4"	2"	1/2"	-	FLOOR MOUNTED, TANK TYPE WITH ELONGATED FRONT TRIM, ACCESSIBLE, LEFT HAND FLUSH. PROVIDE WITH SEAT, ANGLE VALVE, SUPPLY CONNECTION AND ESCUTCHEON.
WC-2	WATER CLOSET	4"	2"	1/2"	-	FLOOR MOUNTED, TANK TYPE WITH ELONGATED FRONT TRIM, STANDARD HEIGHT, LEFT HAND FLUSH. PROVIDE WITH SEAT, ANGLE VALVE, SUPPLY CONNECTION AND ESCUTCHEON.
WC-3	WATER CLOSET	4"	2"	1/2"	-	FLOOR MOUNTED, TANK TYPE WITH ELONGATED FRONT TRIM, ACCESSIBLE, RIGHT HAND FLUSH. PROVIDE WITH SEAT, ANGLE VALVE, SUPPLY CONNECTION AND ESCUTCHEON.

NOTES: ALL FIXTURES SHALL BE LEAD FREE.

PLUMBING FIXTURE UNIT SCHEDULE

DESCRIPTION	QTY	WATER SUPPLY F.U.			DRAINAGE F.U.	
		COLD	HOT	TOTAL	WASTE	TOTAL
WATER COOLER	2	0.25	-	.5	.5	1
WATER CLOSET (TANK TYPE)	3	5	-	25	4	20
URINAL	1	5	-	5	2	2
LAVATORY	4	1.5	1.5	8	1	4
UTILITY SINK	1	2.25	2.25	3	2	2
FLOOR DRAIN	3	-	-	-	2	6
		CW TOTAL: 41.5 26.5 GPM			WASTE TOTAL: 35	

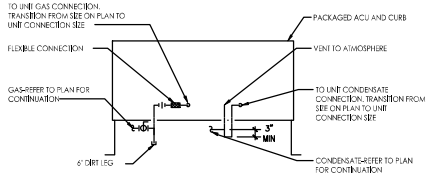
NOTES:
1. WATER SUPPLY AND DRAINAGE FIXTURE UNITS PER IPC
2. MINIMUM INCOMING WATER PRESSURE = 40 PSIG



NOTES:
1. INSTALL WATER HEATER PLATFORM AT A MINIMUM ELEVATION OF 6"-8" AFF.
2. REFER TO PLAN FOR PIPE SIZES.
3. REFER TO MANUFACTURER'S DOCUMENTS FOR HWRP SEQUENCE OF OPERATION.

1 DETAIL - WATER HEATER

NOT TO SCALE



NOTES:
1. REFER TO APPROVED ACU SUBMITTAL FOR EXACT CONNECTION LOCATIONS.

2 DETAIL - ACU GAS AND CONDENSATE CONNECTION

NOT TO SCALE

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SHEET TITLE
GENERAL NOTES SCHEDULES AND DETAILS

PROJECT No.
1714

SHEET No.
P-001

IMAGE:
XREF:
PLOTTED BY: Eyad Elbaa
PLOT DATE: 5 Sep 25
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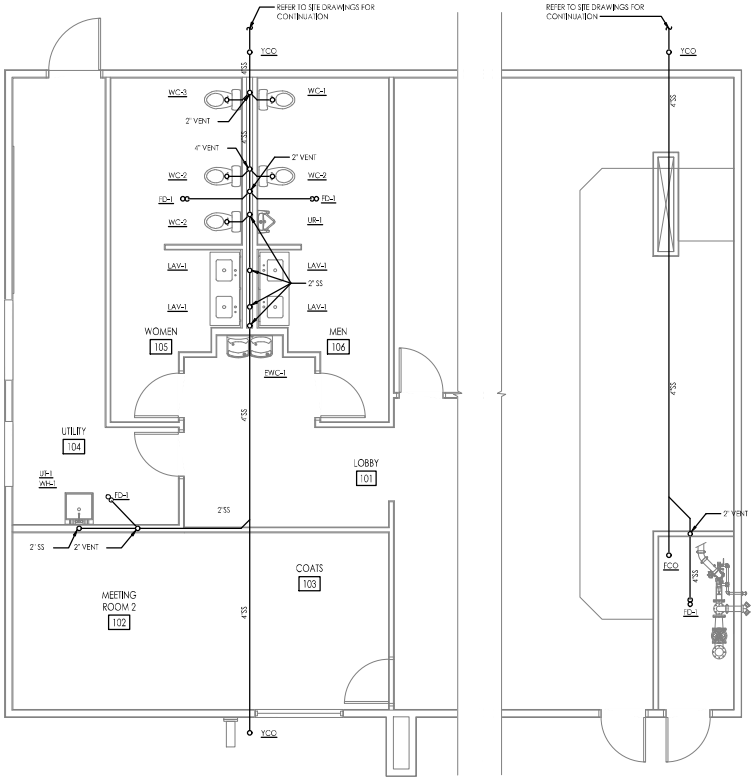
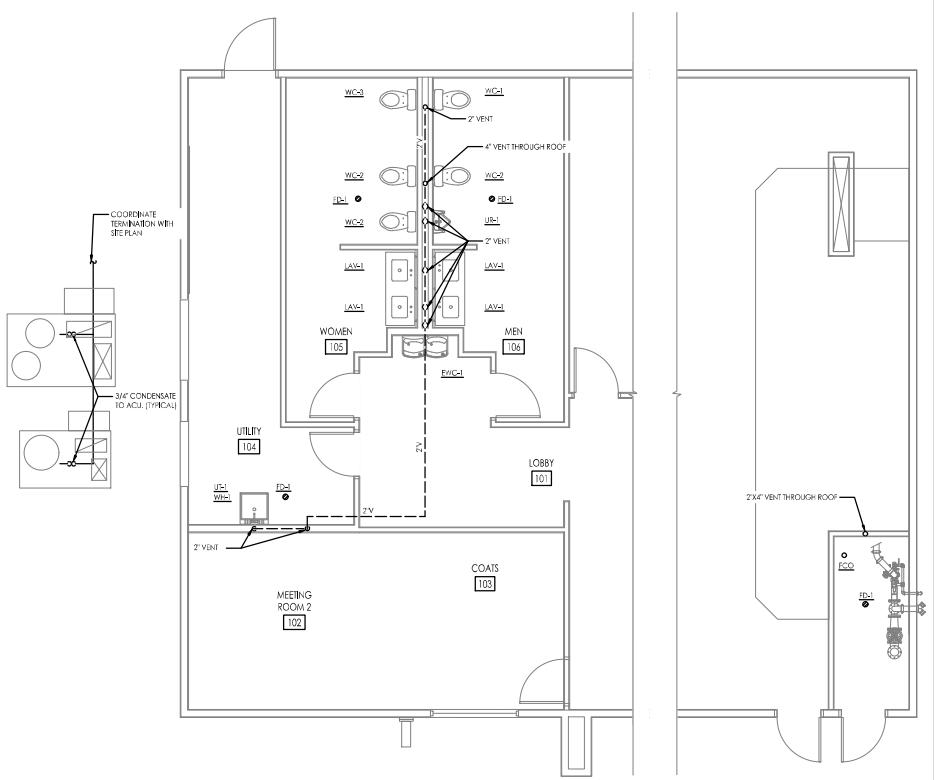
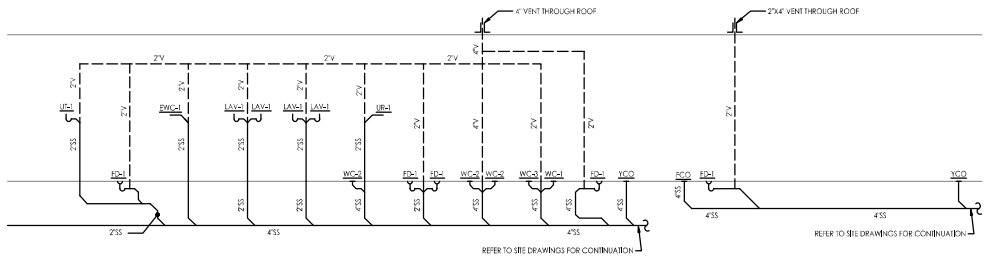


1 PARTIAL PLAN - UNDERGROUND WASTE AND VENT



2 PARTIAL PLAN - CONDENSATE, WASTE AND VENT



3 RISER DIAGRAM - WASTE AND VENT

NOT TO SCALE

GENERAL SHEET NOTES

1. REFER TO PLUMBING FIXTURE SCHEDULE FOR WASTE AND VENT FIXTURE CONNECTION SIZES.
2. PROVIDE SLEEVES THROUGH ALL PENETRATIONS OF THE FOUNDATION.
3. PROVIDE TRAP PROTECTION FOR ALL FLOOR DRAINS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PIPE PENETRATION DETAILS.
5. ALL VENT PIPING IS 2" UNLESS OTHERWISE NOTED.
6. REFER TO ACU GAS AND CONDENSATE CONNECTIONS DETAIL AND APPROVED SUBMITTAL FOR ACU CONNECTIONS.
7. REFER TO A-102 FOR DIMENSIONED LOCATIONS OF PLUMBING FIXTURES. LOCATE FLOOR DRAINS CENTERED BELOW TOILET ROOM PARTITIONS.

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ACGi

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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
WASTE, VENT AND CONDENSATE PLANS AND RISER

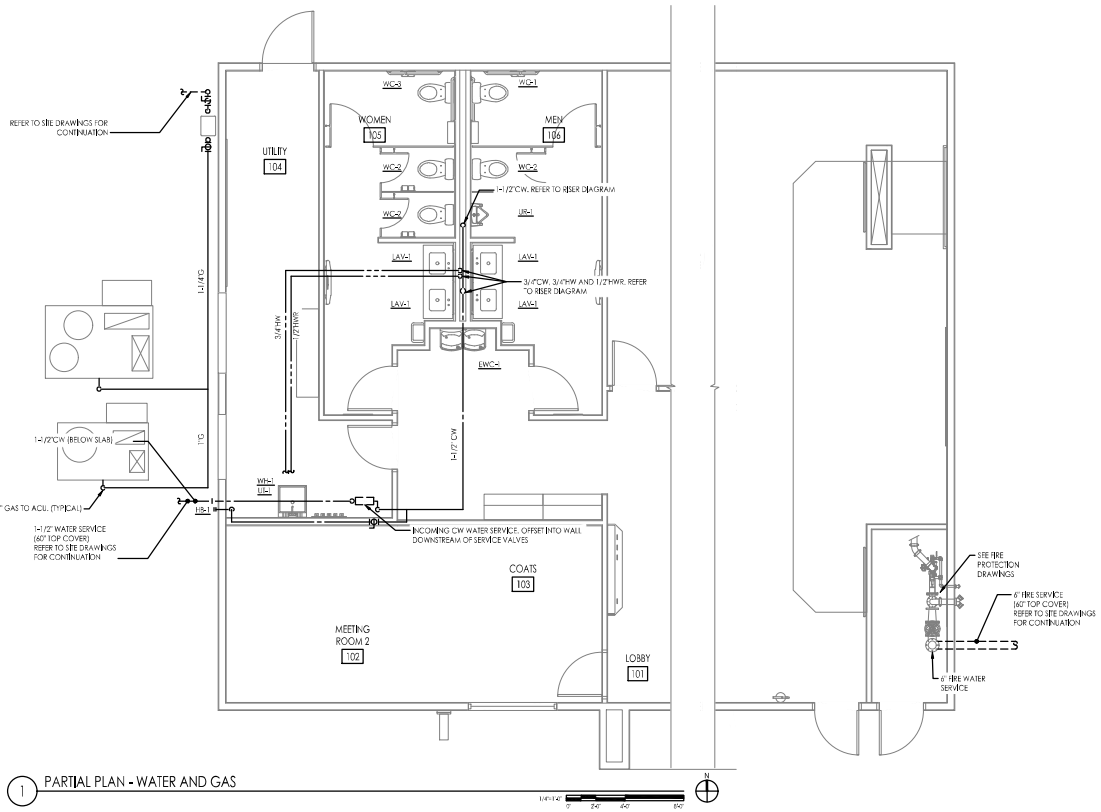
PROJECT No.
1714

SHEET No.
P-101

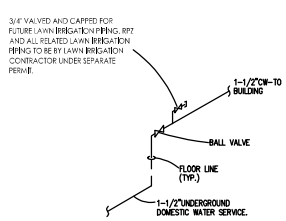
PLOTTED BY: Evod Ilboa
DESIGN DEPT:
FILE PATH: P:\Archived Projects\2025-20\CAD\06 Plumbing\190300277_P-101_WASTE_VENT_PLAN.dwg

GENERAL SHEET NOTES

1. REFER TO PLUMBING FIXTURE SCHEDULE FOR CW AND HW FIXTURE CONNECTION SIZES.
2. PROVIDE SLEEVES THROUGH ALL PENETRATIONS OF THE FOUNDATION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PENETRATION DETAILS AND TMV ACCESS PANEL LOCATIONS.
4. REFER TO WATER HEATER DETAIL, ACU GAS AND CONDENSATE CONNECTION DETAIL AND APPROVED SUBMITTALS FOR CONNECTIONS.
5. DISTANCE BETWEEN HWR AND LAVATORY ANGLE STOP TO BE LESS THAN OR EQUAL TO 2'-0" PER IECC. ALL PIPING BETWEEN MULTIPORT TEE AND ANGLE STOP TO BE 1/2". SEE FIXTURE SCHEDULE FOR SIZE OF TMV, TYPICAL FOR ALL LAVATORIES.
6. ALL DOMESTIC WATER PIPING SHALL BE INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE.

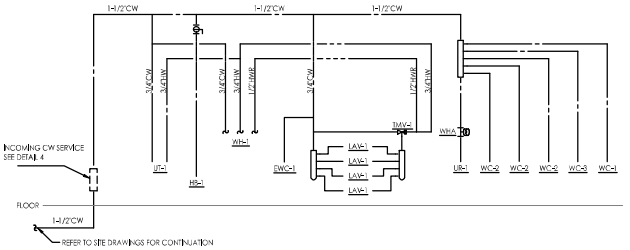


1 PARTIAL PLAN - WATER AND GAS



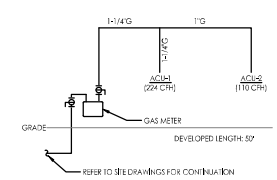
2 DOMESTIC WATER SERVICE PIPING DIAGRAM

NOT TO SCALE



3 RISER DIAGRAM - WATER

NOT TO SCALE



4 RISER DIAGRAM - GAS

NOT TO SCALE

ARCHITECT

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STN PROJECT #: 190300277

CONSULTANT:

ACGi

MARK	DATE	DESCRIPTION
-	5 SEP 25	AFP
-	11 JUL 25	COMPLETENESS CHECK
-	16 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

DOMESTIC WATER AND GAS PLAN AND RISERS

PROJECT No.

1714

SHEET No.

P-102

PLOTTED BY: Evod Ilboa
DESIGN DEPT:
PLOT DATE: 5 Sep 25
DIMENSIONS: ##### ##
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KINGDOM HALL

MECHANICAL

AIR CONDITIONING UNIT SCHEDULE

TAG	TONS	UNIT TYPE	BASIS OF DESIGN		COOLING CAPACITY						HEATING CAPACITY					SUPPLY FAN						ELECTRICAL INFO				
			MANUFACTURER	MODEL NUMBER	TOTAL (MBH)	SENSIBLE (MBH)	EAT (DB/WB)	LAT (DB/WB)	AMBIENT TEMP	EER/ SEER /SEER2/IEER	INPUT (MBH)	OUTPUT (MBH)	AFUE (%)	EAT	LAT	FUEL TYPE	CFM	OA CFM	FAN TYPE & DRIVE	SPEED (RPM)	ESP (IN)	HP	BHP	V-PH	MCA	MOCP	SCCR	NOTES
ACU-1	10	PACKAGED	CARRIER	48FEEN12A6A5-8M0A0	125.8	96.2	80 / 67	60.0/59.3	92.3	11.0/~/15.0	180 / 224	146 / 181	81	48.11	90.0	NG	4,000	427-883	BELT	2099	1.0	-	2.99	208-3	62	70	5kA	1, 2
ACU-2	5	PACKAGED	CARRIER	48FEBB06A6A5-8M0A0	59.3	44.7	80 / 67	59.3 / 57.7	92.3	~/14.0/13.4/~	110	88	80	41.2	110	NG	1,900	203-435	DIRECT	2432	1.0	-	1.55	208-3	31	45	5kA	1, 2

NOTES:
1. PROVIDE UNIT WITH: 100% ECONOMIZER WITH BAROMETRIC RELIEF, DUAL ENTHALPY CONTROL, DEMAND CONTROL VENTILATION, POWER EXHAUST, 7 DAY PROGRAMMABLE THERMOSTAT (HONEYWELL), SPACE SENSOR, HUMIDI-MIZER DEHUMIDIFICATION, 24 INCH HIGH CURB, UNPOWERED CONVENIENCE OUTLET, AND FLUE DISCHARGE DEFLECTOR.
2. PROVIDE COMBINATION CARBON MONOXYDE / SMOKE DETECTOR LOCATED IN THE MAIN RETURN AIR DUCT. SEE SHEET M-101.

DIFFUSERS, REGISTERS, AND GRILLES

TAG	SERVICE	BORDER/FRAME	DESCRIPTION	SIZE (IN)	CFM RANGE	NECK SIZE (IN)	BRANCH SIZE (IN)	NOTES
S1	SUPPLY	LAY-IN	18 x 18 LOUVERED FACE PANEL	24 x 24 MODULE	100-150	6" DIA	6"/8"	1,3,4,5
S2	SUPPLY	LAY-IN	18 x 18 LOUVERED FACE PANEL	24 x 24 MODULE	151-250	8" DIA	8"/10"	1,3,4,5
S3	SUPPLY	LAY-IN	18 x 18 LOUVERED FACE PANEL	24 x 24 MODULE	251-325	10" DIA	10" ONLY	1,3,4,5
S4	SUPPLY	LAY-IN	18 x 18 LOUVERED FACE PANEL	24 x 24 MODULE	326-470	12" DIA	10"/12"	1,3,4,5
S5	SUPPLY	SURFACE MOUNT EXTERNAL SCREW	SINGLE DEFLECTION SUPPLY GRILLE - 3/4" SPACING, BLADES PARALLEL TO LONG DIMENSION	6 x 6	50-100	6 X 6	6" ONLY	1,2,3,4,5
R1	RETURN/EXHAUST/TRANSFER	LAY-IN	22 x 22 NOMINAL GRILLE SIZE EGGCRATE - 1/2"x1/2" GRID	24 x 24 MODULE	50-75	6" DIA	6" ONLY	1,2,3,4,5
R2	RETURN/EXHAUST/TRANSFER	LAY-IN	22 x 22 NOMINAL GRILLE SIZE EGGCRATE - 1/2"x1/2" GRID	24 x 24 MODULE	76-175	8" DIA	6"/8"	1,2,3,4,5
R3	RETURN/EXHAUST/TRANSFER	LAY-IN	22 x 22 NOMINAL GRILLE SIZE EGGCRATE - 1/2"x1/2" GRID	24 x 24 MODULE	176-325	10" DIA	8"/10"	1,2,3,4,5
R4	RETURN/EXHAUST/TRANSFER	LAY-IN	22 x 22 NOMINAL GRILLE SIZE EGGCRATE - 1/2"x1/2" GRID	24 x 24 MODULE	326-600	12" DIA	10"/12"	1,2,3,4,5
R5	RETURN/EXHAUST/TRANSFER	LAY-IN	22 x 22 NOMINAL GRILLE SIZE EGGCRATE - 1/2"x1/2" GRID	24 x 24 MODULE	501-750	14" DIA	12"/14"	1,2,3,4,5
R6	RETURN/EXHAUST/TRANSFER	LAY-IN	22 x 22 NOMINAL GRILLE SIZE EGGCRATE - 1/2"x1/2" GRID	24 x 24 MODULE	751-1200	16" DIA	14"/16"	1,2,3,4,5
R7	RETURN/EXHAUST	SURFACE MOUNT EXTERNAL SCREW	SINGLE DEFLECTION SUPPLY GRILLE - 3/4" SPACING, BLADES PARALLEL TO LONG DIMENSION	6 x 6	50-125	6 X 6	6"/8"	2,3,4,5

NOTES:
1. ALL LOUVERED FACE AND EGGCRATE AIR DEVICES IN THE SAME SPACE SHALL HAVE A UNIFORM FACE DIMENSION.
2. PROVIDE SQUARE TO ROUND ADAPTERS EQUIVALENT TO TITUS SRG OR AS SHOWN ON THE FLOOR PLAN.
3. ALL AIR DEVICES SHALL BE WHITE UNLESS OTHERWISE NOTED.
4. AIR DEVICE NOISE CRITERIA SHALL NOT EXCEED 25 UNLESS OTHERWISE NOTED. MAXIMUM PRESSURE DROP SHALL NOT EXCEED 0.10".
5. PROVIDE MANUFACTURES TRANSITION, TO INCREASE OR DECREASE, OR SQUARE TO ROUND AS REQUIRED TO ADAPT THE BRANCH SIZE TO THE DIFFUSER NECK SIZE.
6. USE BRANCH SIZE AS SHOWN IN THE SIZING TABLE ON THIS SHEET FROM THE MAIN DUCT TO THE DIFFUSER. TRANSITION AS REQUIRED AT THE DIFFUSER.
7. RETURN AIRFLOW SHOWN IS AT MINIMUM OUTSIDE AIR IN DYNAMIC RESET MODE USING DCV/CO2.

POWER VENTILATOR SCHEDULE

TAG	LOCATION	AREA SERVED	CFM	ESP (IN)	MOTOR				FAN RPM	DRIVE	FAN TYPE	NOTES
					HP	BHP	VOLTS-PHASE	MOTOR TYPE				
FEX-1	UTILITY 104 CEILING	RESTROOMS	600	0.59	1 / 4	0.18	120-1	EC	1532	DIRECT	INLINE CENTRIFUGAL	1

NOTES:
1. BASED ON GREENHECK SQ-99-VG. PROVIDE WITH MANUFACTURERS OPTIONS: EXTERNAL MOTOR SPEED CONTROL DIAL, 12"x12" BO-330 GRAVITY DAMPER (SHIPPED LOOSE), HANGING ISOLATOR KIT, FACTORY MOUNTED J-BOX AND NEMA-1 TOGGLE SWITCH (SHIPPED LOOSE).

ACU-1 VENTILATION SCHEDULE

ROOM NO	ROOM NAME	OCCUPANCY CLASSIFICATION	NET FLOOR AREA	CLG HT	VOL	FLOOR OA RATE	OCC DENSITY	NO OF PEOPLE	PEOPLE OA RATE	BREATHING ZONE OA	ZONE AIR DISTRIBUTION EFFECTIVENESS	ZONE OUTDOOR AIRFLOW	PRIMARY AIRFLOW	PRIMARY OUTDOOR AIR FRACTION	MAX OA FRACTION	SYSTEM VENTILATION EFFECTIVENESS	UNCORRECTED OUTDOOR AIR INTAKE	OUTDOOR INTAKE AIRFLOW	OA PROVIDED	REMARKS
			A_z	SEE NOTES 6, 7		R_a	P/1000 FT^2	P_z	R_p	V_{bz}	E_z	V_{oz}	V_{pz}	Z_p	MAX Z_p	E_v	V_{ou}	V_{ot}		
107/108	citorium / Platfo	Places of religious worship	2,938	9.75	28,646	0.06	120	106	5.0	706.28	0.80	882.85	4,000	0.22	0.22	1.00	882.85	883	883	1, 2, 3, 4, 5, 6

NOTES:
TOTAL VOLUME= 28,646 DCV MIN (RESET) = 176 TOTAL SUPPLY= 4,000
1. COMPLIES WITH ASHRAE STANDARD 15: EVDC=Vetf x LFL x CF x Focc = 24,551 x 0.0185 x 0.5 x 1.0 = 227.1 LBS > Mmel = 21.75 LBS (TOTAL CHARGE).
2. HVAC UNIT PROVIDED WITH MANUFACTURERS REFRIGERATION DETECTION, IS LISTED AND LABELED WITH UL AND COMPLIES WITH ASHRAE 15.
3. THE OCCUPANCY USED FOR VENTILATION CALCULATION IS BASED ON THE ACTUAL OCCUPANCY BY USING STATISTICAL DOCUMENTION FOR THIS LOCATION PER 2018 IMC 403.3.1.1 EXCEPTION.
4. ACU-1 CODE REQUIRED OUTSIDE AIR IS 883CFM. OUTSIDE AIR PROVIDED IS 883 CFM. DCV MINIMUM IS 176 CFM (AT RESET). SEE BUILDING PRESSURE SCHEDULE FOR MORE INFORMATION.
5. THE MINIMUM FLOW RATE WILL OPERATE BASED ON THE ACTUAL NUMBER OF OCCUPANTS PRESENT PER 2018 IMC 403.3.1.3. FACTORY INSTALLED DCV SHALL PROVIDE OUTSIDE AIR BASED ON CO2 BETWEEN 500 PPM AND 2,000 PPM.
6. CALCULATION METHODOLOGY BASED ON 2018 INTERNATIONAL MECHANICAL CODE.

ACU-2 VENTILATION SCHEDULE

ROOM NO	ROOM NAME	OCCUPANCY CLASSIFICATION	NET FLOOR AREA	CLG HT	VOL	OA RATE	OCC DENSITY	NO OF PEOPLE	OA RATE	BREATHING ZONE OA	ZONE AIR DISTRIBUTION EFFECTIVENESS	ZONE OUTDOOR AIRFLOW	PRIMARY AIRFLOW	PRIMARY OUTDOOR AIR FRACTION	MAX OA FRACTION	SYSTEM VENTILATION EFFECTIVENESS	UNCORRECTED OUTDOOR AIR INTAKE	OUTDOOR INTAKE AIRFLOW	OA PROVIDED	CODE EXHAUST	EXHAUST PROVIDED	REMARKS
			A_z	SEE NOTES 6, 7		R_a	PEOPLE /1000 FT^2	P_z	R_p	V_{bz}	E_z	V_{oz}	V_{pz}	Z_p	MAX Z_p	E_v	V_{ou}	V_{ot}				
101	Lobby	Corridors	454	9.75	4,427	0.06	0	0	0.0	27.24	0.80	34.05	250	0.1362	0.2571	0.90	27.24	30.267	57	NR	-	1, 2, 3, 4, 6, 7
102	Meeting Room 2	Places of religious worship	307	9.75	2,993	0.06	120	21	5.0	123.42	0.80	154.28	600	0.2571	0.2571	0.90	123.42	137.133	137	NR	-	1, 2, 3, 4, 6, 7
103	Utility	lectric, plumbing, sprinkler,	223	10.00	2,230	0.00	0	0	0.0	0.00	0.80	0.00	150	0.0000	0.2571	0.90	0.00	0.000	34	50	200	1, 2, 3, 4, 5, 6, 7
104	Women	Toilets - public	183	8.50	1,556	0.00	0	0	0.0	0.00	0.80	0.00	150	0.0000	0.2571	0.90	0.00	0.000	34	150	200	1, 2, 3, 4, 5, 6, 7
105	Men	Toilets - public	183	8.50	1,556	0.00	0	0	0.0	0.00	0.80	0.00	150	0.0000	0.2571	0.90	0.00	0.000	34	150	200	1, 2, 3, 4, 5, 6, 7
106	Meeting Room 1	Places of religious worship	319	9.75	3,110	0.06	120	16	5.0	99.14	0.80	123.93	600	0.2065	0.2571	0.90	99.14	110.156	137	NR	-	1, 2, 3, 4, 6, 7

NOTES:
TOTAL VOLUME= 15,871 DCV MIN (RESET)= 45 TOTAL SUPPLY= 1,900 250 278 435 350 600
1. COMPLIES WITH ASHRAE STANDARD 15: EVDC="etf x LFL x CF x Focc = 15,87 1 x 0.0185 x 0.5 x 1.0 = 146.8 LBS > Mmel = 14.0 LB! (TOTAL CHARGE).
2. HVAC UNIT PROVIDED WITH MANUFACTURER'S REFRIGERATION DETECTION, IS .ISTED AND LABELE) WITH UL AND COMPLIES W TH ASHRAE 15.
3. THE OCCUPANCY USED FOR VENTILATION CALCULATION IS BASED ON THE ACTUAL OCCUPANCY BY USING STATISTICAL DOCUMENTION FOR THIS LOCATION PER 2018 IMC 403.3.1.1 EXCEPTION.
4. THE MINIMUM FLOW RATE W LL OPERATE BASED ON THE ACTUAL NUMBER OF OCCUPANTS PRESENT PER 20 B IMC 403.3.1.3.. FACTORY INSTALLED DCV SHAL.. PROVIDE OUTSIDE AIR BASED ON CO2 BETW EEN 500 PPM AND 2,000 PPM.
5. ACU-2 CODE REQUIRED OUTSIDE AIR IS 278 CFM. OUTSIDE AIR PROVIDED IS 435 CFM. MINIMUM DCV IS 65 CFM (AT RESET).
6. TRANSFER AIR PER IMC 402.3.2.2
7. EXHAUST FAN, FEX-1, TO RUN CONTINUOUSLY DURING OCCUPIED HOURS. FEX-1 "O OPERATE BY TINE CLOCK. SEE DEAIL 6 ON M-501.
8. CALCULATION METHODOLOGY BASED ON 2018 INTERNATIONAL MECHANICAL CODE.

BUILDING PRESSURE SCHEDULE AT DCV MINIMUM OUTSIDE AIR

SYSTEM	SUPPLY AIR CFM	OUTSIDE AIR CFM	RETURN AIR CFM	RELIEF AIR CFM	EXHAUST AIR CFM	REMARKS
ACU-1	4,000	427	3,573	0	0	1, 2, 3, 4, 5, 6, 7, 8
ACU-2	1,900	203	1,697	0	0	1, 2, 3, 4, 5, 6, 7, 9
FEX-1	0	0	#	0	600	1, 6
TOTALS	5,900	630	5,;70	0	600	
		+630 OA			-600 EXH	
					PRESS=	30 CFM

REMARKS:
1. CONTINUOUS OPERATION DURING OCCUPIED HOURS.
2. RELIEF AIRFLOW IS PROVIDED THROUGH UNIT.
3. UNIT TO HAVE DEMAND CONTROL VENTILATION.
4. AIRFLOW AMOUNT'S SHOWN ARE DURING MINIMUM OUTSIDE AIF AMOUNT.
5. NO RELIEF AIRFLOW AT UNIT'S MINIMUM OPERATING OUTSIDE AIFLOW.
6. BUILDING IS +5% POSITIVE PRESSURE +30 CFM).
7. THE LOWEST OUTSIDE AIRFLOW FOR ACU-1 & ACU-2 IS LIMITED BY THE BUILDING EXHAUST.
8. DCV MINIMUM ALLOWED IS 176 CFM (AT RESET), CODE OA IS 883 CFM.
9. DCV MINIMUM ALLOWED IS 65 CFM (AT RESET), CODE OA IS 435 CFM.

BUILDING PRESSURE SCHEDULE AT CODE REQUIRED

SYSTEM	SUPPLY AIR CFM	OUTSIDEAIR CFM	RETURN AIR CFM	RELIEF AIR CFM	EXHAUSTAIR CFM	REMARKS
ACU-1	4,000	883	3,117	447	0	1, 2, 3, 4, 5
ACU-2	1,900	435	1,465	213	0	1, 2, 3, 4, 5
FEX-1	0	0	0	0	600	1
TOTALS	5,900	1,;11	4,582	660	600	
		+1,318 JA			-1,;20 EXH	
					PRESS=	58 CFM

REMARKS:
1. CONTINUOUS OPERATION DURING OCCUPIED HOURS.
2. RELIEF AIRFLOW IS PROVIDED THROUGH UNIT POWER EXHAUST.
3. ALL AIRFLOW QUANTITIES SHOWN ARE DURINGCODE OUTSIDE AIR AMOUNT.
4. RETURN AIRFLOW SHOWN ON DIFFUSERS IS TOTAL FOR RETJRN AND RELIEF AIRFLOW.
5. BUILDING IS -5% POSITIVE PRESSURE (+58 CFM).

GENERAL SHEET NOTES

1. THE BUILDING IS SERVED BY AIR CONDITIONING UNITS (ACUs) WITH PACKAGED CONTROLS. EACH ACU IS INTERFACED WITH A PROGRAMMABLE THERMOSTAT THAT INCLUDES OCCUPIED/UNOCCUPIED FUNCTIONALITY. EACH THERMOSTAT IS LINKED TO A TEMPERATURE SENSOR LOCATED IN THE SPACE SERVED BY THE ACU.
2. THE HEATING AND COOLING OPERATION OF THE ACU SHALL BE CONTROLLED VIA THE THERMOSTAT TO SATISFY SPACE SETPOINT AS MEASURED AT THE SPACE MOUNTED TEMPERATURE SENSOR.
3. THERMOSTATS SHALL BE PROGRAMMED TO BE IN OCCUPIED MODE 30 MINUTES PRIOR TO THE START OF EACH SCHEDULED MEETING AND EXTENDING UNTIL 30 MINUTES AFTER THE CONCLUSION OF THE MEETING. ALL OTHER TIMES SHALL BE UNOCCUPIED.
4. THE FOLLOWING SETPOINTS SHALL BE USED:
5.

SETTING	OCCUPIED SETPOINT	UNOCCUPIED SETPOINT
SUPPLY FAN	ON	AUTO
OUTSIDE AIR DAMPER	OPEN	CLOSED
EXHAUST FAN	ON	OFF
COOLING	75°F	80°F
HEATING	70°F	65°F
RELATIVE HUMIDITY	50%	50%

NOTE: EXHAUST FAN SHALL REMAIN OFF AND OUTSIDE AIR DAMPER SHALL REMAIN CLOSED WHEN ACU CYCLES ON DURING UNOCCUPIED MODE.
6. REFER TO OWNER PROVIDED STARTUP DOCUMENTS FOR REQUIRED TESTING, ADJUSTING AND BALANCING (TAB). STARTUP AND COMMISSIONING. ALL SETPOINTS AND ASSOCIATED OPERATION SHALL BE VERIFIED.
7. THE BUILDING IS DEHUMIDIFIED BY UNIT DEHUMIDIFICATION OPTION WITH ACU-1 & ACU-2. ALL REQUIRED CONTROLS ARE PACKAGED WITH THE UNITS.
8. THE OUTSIDE AIR DURING OCCUPIED HOURS.

ROUND DUCT BRANCH SIZE

SIZE (IN)	RECOMMENDED	MAXIMUM CFM
FRICTION RATE	0.08 IN/100FT	0.10 IN/100 FT
6"Ø	95	105
8"Ø	205	230
10"Ø	315	415
12"Ø	600	675
14"Ø	905	1,015
16"Ø	1,285	1450

BUILDING PRESSURE SCHEDULE AT FULL ECONOMIZER

SYSTEM	SUPPLY AIR CFM	OUTSIDE AIR CFM	RETURN AIR CFM	RELIEF AIR CFM	EXHAUST AIR CFM	REMARKS
ACU-1	4,000	4,000	0	3,593	0	1, 2, 3, 4, 5
ACU-2	1,900	1,900	0	1,707	0	1, 2, 3, 4, 5
FEX-1	0	0	0	0	600	1
TOTALS	5,900	5,900	0	5,300	600	
		+5,900 OA			-5,900 EXH	
					PRESS=	0 CFM

REMARKS:
1. CONTINUOUS OPERATION DURING OCCUPIED HOURS.
2. RELIEF AIRFLOW IS PROVIDED THROUGH UNIT BAROMETRIC RELIEF.
3. ALL AIRFLOW AMOUNTS ARE DURING FULL ECONOMIZER MODE.
4. THE BUILDING IS NEUTRAL PRESSURE DURING FULL ECONOMIZER MODE.
5. TABLE RELIEF AIRFLOW SHOWN IS THROUGHT THE RETURN AIR DUCT SYS'EM AND THROUGH UNIT'S POWER EXHAUST.

ELECTRIC CABINET HEATER ECH-1 (SERVES ROOM 110):
QMARK MODEL AWH13SF 1.5 KW WALL HEATER
120 VOLTS/10.12.5 AMPS, BUILT-IN THERMOSTAT. 25 BTU.
WITH MANUFACTURERS OPTIONS:
SURFACE MOUNT KIT. DISCONNECT SWITCH.

LOUVER SCHEDULE

TAG	LOCATION	SERVICE	CFM	MAX FREE AREA VELOCITY (FPM)	MINIMUM FREE AREA (SQ FT)	MAXIMUM PRESSURE DROP (IN)	SIZE	NOTES
L-1	UTILITY 104 EXTERIOR WALL	EXHAUST	600	633	0.95	0.056	20x18	1,2

NOTES:
1. REFER TO ARCHITECTURAL DOCUMENTS FOR LOUVER COLOR AND ADDITIONAL INFORMATION.
2. BASIS OF DESIGN GREENHECK ESD-435. PROVIDE WITH MANUFACTURE'S OPTIONS: BIRD SCREEN, MOUNTING ANGLES, FLANGE FRAME, AND EXTENDED SILL.

GENERAL SHEET NOTES

M-001	GENERAL NOTES AND SCHEDULES
M-101	MECHANICAL PLAN AND SECTION
M-102	MECHANICAL PLAN CONTINUED
M-501	DETAILS

GENERAL SHEET NOTES

1. ALL MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED ON G-001 AND G-002.
2. DESIGN CONDITIONS:
   CLIMATE ZONE: 3A
   FUEL TYPE: NATURAL GAS
   COOLING DB/WB: 92.3°F/74.5°F
   HEATING DB: 19.5°F
   ELEVATION: 600 FEET

GENERAL SHEET NOTES

1. SEE ARCHITECTURAL DETAIL SHEETS FOR PENETRATION DETAILS.

GENERAL SHEET NOTES

ACU	AIR CONDITIONING UNIT
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNITS PER HOUR
CFM	CUBIC FEET PER MINUTE
Ø, DIA	DIAMETER
DAT	DISCHARGE AIR TEMPERATURE
DB	DRY BULB
EAT	ENTERING AIR TEMPERATURE
EA	EXHAUST AIR
FEX	EXHAUST FAN
F	FAHRENHEIT
FPM	FEET PER MINUTE
HP	HORSEPOWER
IN	INCHES
INFO	INFORMATION
LAT	LEAVING AIR TEMPERATURE
L	LOUVER
MAX	MAXIMUM
MIN	MINIMUM
OA	OUTSIDE AIR
OAD	OUTSIDE AIR DAMPER
OADB	OUTSIDE AIR DRY BULB
RH	RELATIVE HUMIDITY
RA	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
SA	SUPPLY AIR
TEMP	TEMPERATURE
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
TYP	TYPICAL
VTR	VENT THROUGH ROOF
WB	WET BULB

GENERAL SHEET NOTES

- EXHAUST ARROW OR RETURN ARROW
- SUPPLY ARROW
- RETURN/TRANSFER GRILLE
- EXHAUST GRILLE
- SUPPLY DIFFUSER
- FLEXIBLE DUCT
- RIGID ELBOW
- ECCENTRIC TRANSITION
- CONCENTRIC TRANSITION
- INLINE VOLUME DAMPER
- BACKDRAFT DAMPER
- S1 / 6"Ø / 100 — DIFFUSER NUMBER, NECK SIZE AND FLOW RATE
- T — THERMOSTAT
- T — TEMPERATURE SENSOR
- C — COMBINATION SMOKE/CARBON MONOXIDE COMBO SENSOR
- XX / M — EQUIPMENT TAG
- H — HUMIDISTAT
- X / X-NN — SECTION INDICATOR PARTIAL

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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
GENERAL NOTES AND SCHEDULES

PROJECT No.:
1714

SHEET No.:
M-001

PLOTTED BY: Mike Malloy
PLOT DATE: 17 Sep 25
PLOT SCALE: 1:1
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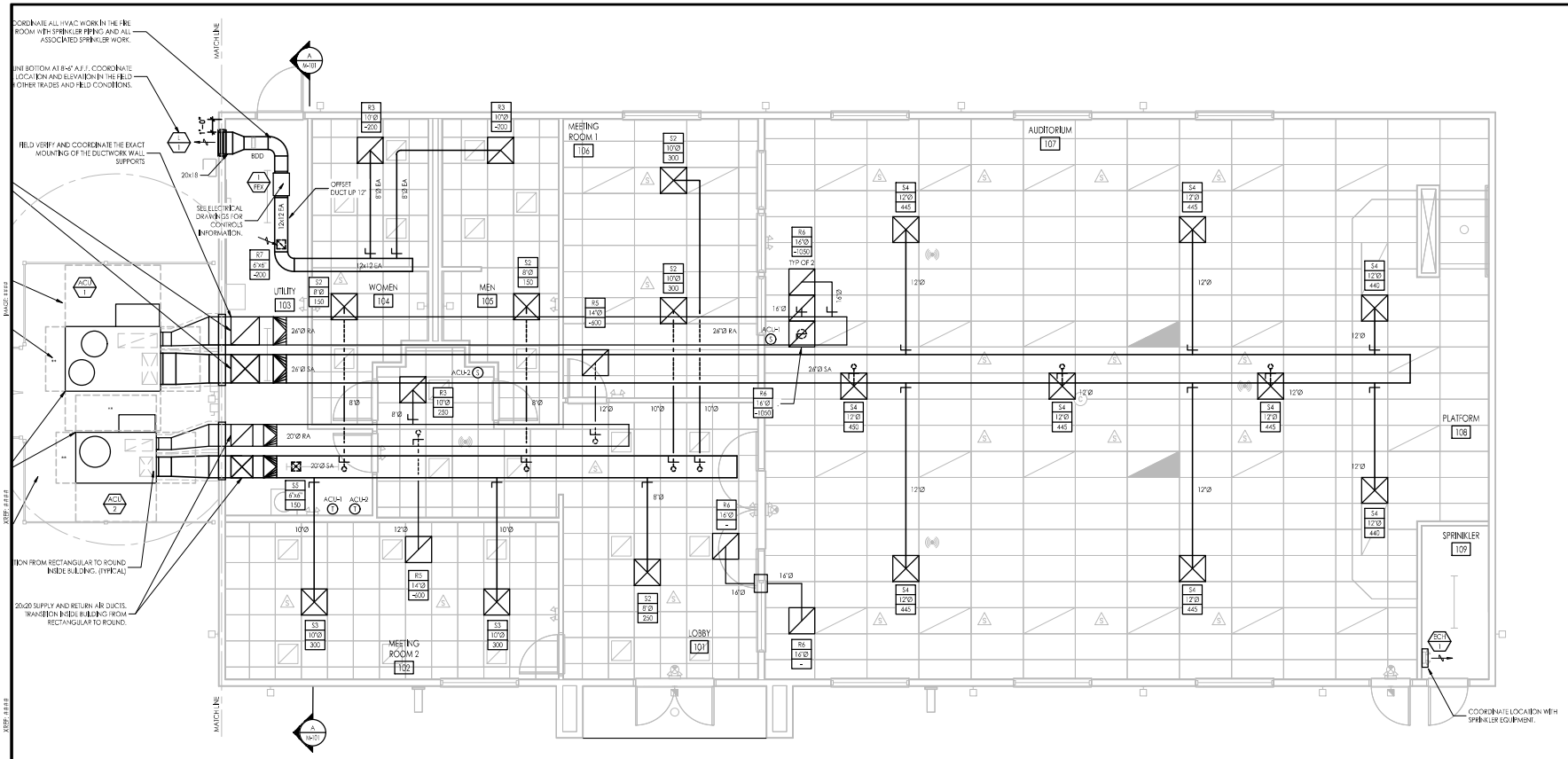
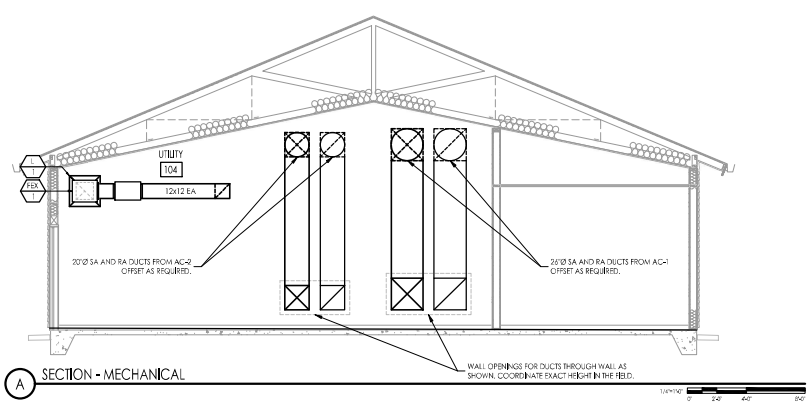


1 PLAN - MECHANICAL



A SECTION - MECHANICAL

GENERAL SHEET NOTES

1. ALL SUPPLY AIR DEVICES ARE FOUR WAY BLOW UNLESS OTHERWISE NOTED.
2. ALL DUCTWORK SHALL BE LOCATED BELOW TRUSSES. REFER TO SPECIFICATIONS FOR INSULATION REQUIREMENTS.
3. REFER TO DETAILS FOR AIR DEVICE CONNECTIONS AND FLEXIBLE DUCT LOCATIONS.
4. REFER TO DETAILS FOR EXTERIOR DUCTWORK TRANSITIONS AND INSULATION.

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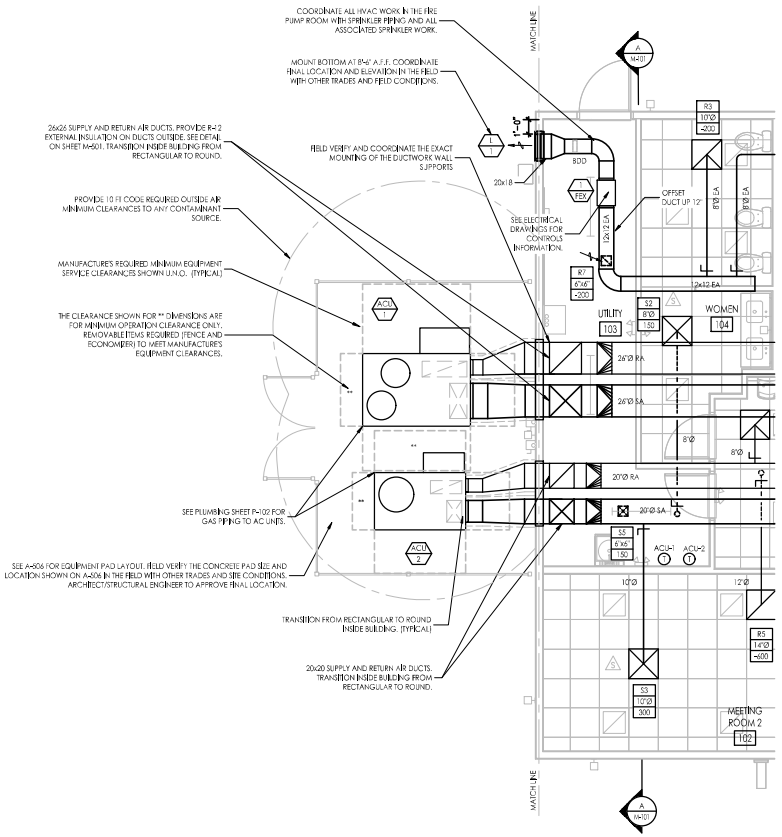
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
MECHANICAL PLAN AND SECTION

PROJECT No.
1714

SHEET No.
M-101

PLOTTED BY: Mike Malicky
DSGN VERIFY:
PLOT DATE: 17 Sep 25
DIMENSIONS: 48.0000
FILE PATH: P:\Archived Projects\2025-20\CAD\08 Mechanical\190300277_M-101_DUCT_PLAN.dwg



1 PLAN - MECHANICAL

1/4" = 1'-0"

ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
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CHICAGO, IL 60604
(312)554-1400
STN PROJECT #: 190300277
CONSULTANT
ACGi

MARK	DATE	DESCRIPTION
–	5 SEP 25	AFP
–	11 JUL 25	COMPLETENESS CHECK
–	18 APR 25	PERMIT PREP

OWNER
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

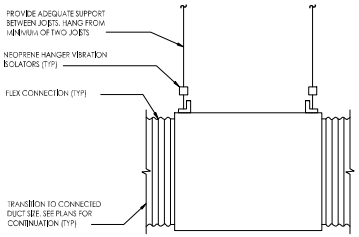
PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE
MECHANICAL PLAN AND SECTION

PROJECT No.
1714

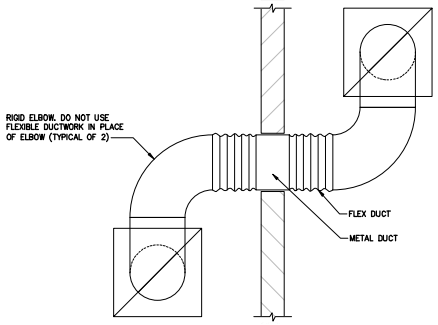
SHEET No.
M-102

PLOTTED BY: Mike Mallory
PLOT DATE: 17 Sep 25
PLOT SCALE: 48.000
FILE Path: P:\Archived Projects\300\420\CAD\08 Mechanical\ 190300277_M-101_DUCT_PLAN.dwg



1 DETAIL - EXHAUST FAN

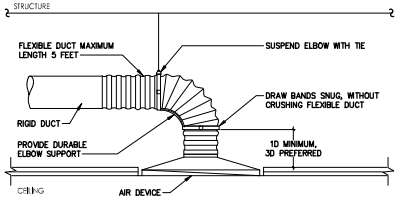
NOT TO SCALE



NOTES:
1. METAL DUCT TO PROTRUDE A MIN. OF 4" FROM WALL ON BOTH SIDES. SEAL AROUND DUCT PENETRATION.
2. FLEX DUCT LENGTH = 3x TO 6x DUCT DIAMETER ON BOTH SIDES.
3. MAXIMUM LENGTH OF FLEXIBLE DUCT NOT TO EXCEED 5 FEET. DUCT SIZE TO MATCH AIR DEVICE NECK SIZE.

2 DETAIL - TRANSFER GRILLES

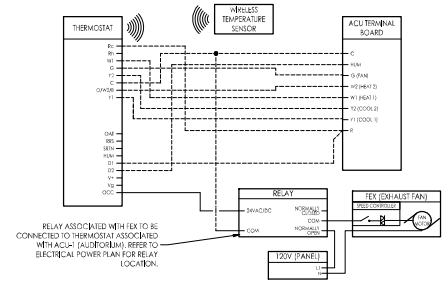
NOT TO SCALE



NOTES:
1. LOCATE BALANCING DAMPER AS CLOSE TO TAKEOFF FROM MAIN DUCT AS POSSIBLE.
2. REFER TO SPECIFICATIONS FOR DUCT SUPPORT AND CONNECTION REQUIREMENTS.
3. IF 1 DUCT DIAMETER MINIMUM STRAIGHT RUN CANNOT BE PROVIDED BETWEEN ELBOW AND AIR DEVICE CONNECTION, A RIGID ELBOW SHALL BE USED. THIS SHOULD BE REFLECTED ON THE DUCT SHOP DRAWINGS.
4. ALL PENETRATIONS THROUGH DRYWALL SHALL UTILIZE RIGID DUCTWORK.

3 DETAIL - AIR DEVICE CONNECTIONS

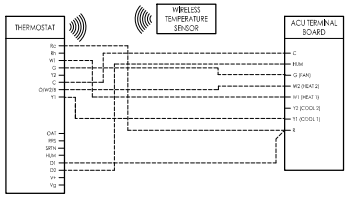
NOT TO SCALE



NOTES:
1. THE INTENT OF THIS DETAIL IS TO DEMONSTRATE HOW TO ACCOMPLISH THE SEQUENCE OF OPERATION WITH CARRIER THERMOSTATS AND SENSORS. REFER TO THERMOSTAT AND ACU MANUFACTURER WIRING DIAGRAMS FOR ADDITIONAL INFORMATION.
2. CARRIER CONTROLS IS THE BASIS OF DESIGN. THERMOSTAT AND WIRELESS REMOTE SENSOR MODEL 33CONNECTSTAT.
3. COORDINATE NETWORK REQUIREMENTS.
4. PROVIDE FACTORY MOUNTED CO2 SENSOR.
5. PROVIDE DUAL ENTHALPY FACTORY INSTALLED ECONOMIZER.
6. PROVIDE FACTORY INSTALLED HUMIDISTAT.
7. WIRELESS THERMOSTATS MUST BE MOUNTED 2 FEET APART FOR BEST PERFORMANCE.

4 DETAIL - ACU-1 CONTROL WIRING

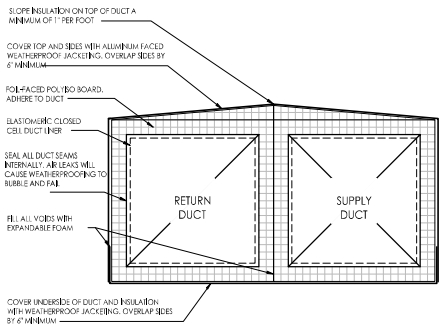
NOT TO SCALE



NOTES:
1. THE INTENT OF THIS DETAIL IS TO DEMONSTRATE HOW TO ACCOMPLISH THE SEQUENCE OF OPERATION WITH CARRIER THERMOSTATS AND SENSORS. REFER TO THERMOSTAT AND ACU MANUFACTURER WIRING DIAGRAMS FOR ADDITIONAL INFORMATION.
2. CARRIER CONTROLS IS THE BASIS OF DESIGN. THERMOSTAT AND WIRELESS REMOTE SENSOR MODEL 33CONNECTSTAT.
3. COORDINATE NETWORK REQUIREMENTS.
4. PROVIDE FACTORY MOUNTED CO2 SENSOR.
5. PROVIDE DUAL ENTHALPY ECONOMIZER, FACTORY OR FIELD INSTALL.
6. PROVIDE FACTORY INSTALLED HUMIDISTAT.
7. WIRELESS THERMOSTATS MUST BE MOUNTED 2 FEET APART FOR BEST PERFORMANCE.

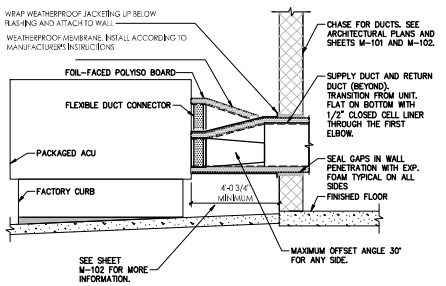
5 DETAIL - ACU-2 CONTROL WIRING

NOT TO SCALE



6 DETAIL - EXTERIOR DUCTWORK AT BUILDING ENTRANCE

NOT TO SCALE



NOTES:
1. REFER TO ARCHITECTURAL FOR PAD, FENCING, AND FLASHING DETAILS.
2. REFER TO STRUCTURAL FRAMING DETAILS.
3. REFER TO CIVIL FOR PAD ELEVATION AND GRADES.
4. SHIM AND GROUT BENEATH CURB OR PROVIDE LEVEL SURFACE ON TOP OF CURB TO ENSURE LEVEL UNIT (AS NEEDED). SECURE CURB TO PAD WITH FASTENERS. COORDINATE FASTENER WITH STRUCTURAL.
5. FITTINGS SHALL NOT EXCEED 30° MAXIMUM ANGLE FOR ANY SIDE. TYPICAL FOR ALL DUCTS.
6. REFER TO SHEET M-102 FOR UNIT LOCATIONS. FIELD COORDINATE ALL LOCATIONS WITH SITE CONDITIONS AND OTHER TRADES PRIOR TO INSTALLATION.

7 DETAIL - PACKAGED ACU EXTERIOR DUCTWORK

NOT TO SCALE

DEMAND CONTROL VENTILATION OPERATION:

1. DCV SYSTEM PROVIDED AS A DYNAMIC RESET TO THE OUTSIDE AIR INTAKE FLOW FOR THE UNIT OR ZONE AS OPERATING CONDITIONS CHANGE PER ASHRAE 62.1-2022, 6.2.6.
2. THE DCV APPLIES ONLY TO OCCUPANT BASED CO2 ONLY.
3. THE OUTSIDE AIR SHALL BE CONTROLLED USING UNIT MOUNTED SENSOR AS INDICATED ON THE PLANS.
4. THE MINIMUM OUTSIDE AIR FLOW SHALL NOT BE LESS THAN THE CODE REQUIRED FLOOR AREA OUTSIDE AIR REQUIREMENT (OR AS INDICATED IN THE VENTILATION SCHEDULE). SEE SHEET M-001.
5. ONLY ROOMS SPECIFICALLY NOTED AS "OS" OR OCCUPANCY STANDBY SHALL BE ALLOWED TO OPERATE DOWN TO ZERO, PROVIDED THAT THE BREATHING ZONE OUTSIDE AIR IS RESTORED UPON OCCUPANCY DETECTION. TO GO BELOW THE MINIMUM OUTSIDE AIR FLOW IN NUMBER 4 ABOVE. IF NOT LABELED CLEARLY AS "OS", THIS OPTION IS NOT ALLOWED.
6. THE DEMAND CONTROL VENTILATION SHALL OPERATE BASED ON INDOOR CO2 LEVELS FROM FACTORY INSTALLED SENSOR. FACTORY PROGRAMMING IS FROM 500 PPM AT THE MINIMUM TO 2,000 PPM AT THE MAXIMUM.
7. THE MINIMUM OUTSIDE AIR POSITION SHALL BE SET ACCORDING TO THE PRESSURE TABLE ON M-001 OR 427 CFM FOR ACU-1 AND 203 CFM FOR ACU-2.
8. CO2 SENSORS SHALL BE CALIBRATED AND CERTIFIED BY THE MANUFACTURE TO BE WITHIN +/- 75 PPM ACCURACY AT 600 PPM AND 1000 PPM AND PER ASHRAE 62.1-2022, 6.2.6.1.3. PROVIDE ALL REQUIRED FAILURE DETECTION AND CALIBRATIONS. MANUFACTURE SHALL PROVIDE A WRITTEN DESCRIPTION OF THE EQUIPMENT, METHODS, CONTROL SEQUENCES, SET POINTS AND INTENDED OPERATIONAL FUNCTIONS. A TABLE OF MINIMUM AND MAXIMUM OUTDOOR AIR INTAKE SHALL ALSO BE PROVIDED.
9. THE MANUFACTURE SHALL PROVIDE REQUIRED THERMOSTATICALLY BASED CONTROLS TO COMPLY WITH ASHRAE STANDARD 55 AND ANY OTHER CODE RELATED ITEMS LIKE BUILDING PRESSURE.
10. DCV OPERATION SHALL NOT INTERFERE WITH THE UNIT'S ECONOMIZER OPERATION (IF REQUIRED BY CODE FOR SYSTEM TYPE).

8 DEMAND CONTROL VENTILATION NOTES

NO SCALE

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STN PROJECT #: 190300277

CONSULTANT:
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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
DETAILS

PROJECT NO.
1714

SHEET NO.
M-501

XREF ####
IMAGE ####
PLOTTED BY: Mike Malloy
PLOT DATE: 17 Sep 25
PLOT TIME: 09:00:00
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KINGDOM HALL

ELECTRICAL

DRAWING INDEX

E-001	GENERAL NOTES AND SCHEDULES
E-101	UNDERGROUND PLAN
E-102	LIGHTING PLAN
E-103	POWER AND LOW VOLTAGE PLAN
ES101	ELECTRICAL SITE PLAN
ES102	ELECTRICAL SITE PLAN PHOTOMETRIC CALCS
E-701	SCHEDULES, ONE-LINE RISER AND DETAILS
E-702	AUDIO, VIDEO AND DATA WIRING DIAGRAMS

BASIS OF DESIGN

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED ON G-001 AND G-002.
2. DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED COMPLEMENTARY. WHERE A CONFLICT OCCURS BETWEEN SPECIFICATIONS, DETAILS AND PLANS, CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD BY MEANS OF AN RFI AND REQUEST A WRITTEN CLARIFICATION BE ISSUED.

AVIT CABLE SCHEDULE

CABLE	SYSTEM	CABLE TYPE	DESCRIPTION	FROM	TO
A1001	AUDIO	MICROPHONE WIRE	22/2, STRANDED, TWISTED PAIR, FOIL SHIELD, PVC JACKET, GRAY	PLATFORM FLOOR PLATE (TABLE)	AMPLIFIER INPUT 1
A1002	AUDIO	MICROPHONE WIRE	22/2, STRANDED, TWISTED PAIR, FOIL SHIELD, PVC JACKET, GRAY	PLATFORM FLOOR PLATE (TABLE)	AMPLIFIER INPUT 2
A1003	AUDIO	MICROPHONE WIRE	22/2, STRANDED, TWISTED PAIR, FOIL SHIELD, PVC JACKET, GRAY	PLATFORM FLOOR PLATE (PODIUM)	AMPLIFIER INPUT 3
A1004	AUDIO	MICROPHONE WIRE	22/2, STRANDED, TWISTED PAIR, FOIL SHIELD, PVC JACKET, GRAY	PLATFORM FLOOR PLATE (READER)	AMPLIFIER INPUT 4
A1005	AUDIO	MICROPHONE WIRE	22/2, STRANDED, TWISTED PAIR, FOIL SHIELD, PVC JACKET, GRAY	WIRELESS MICROPHONE RECEIVER 1	AMPLIFIER INPUT 5
A1006	AUDIO	MICROPHONE WIRE	22/2, STRANDED, TWISTED PAIR, FOIL SHIELD, PVC JACKET, GRAY	WIRELESS MICROPHONE RECEIVER 2	AMPLIFIER INPUT 6
A1007	AUDIO	XLR CABLE	16 AWG MIN, LINE LEVEL, XLR FEMALE TO XLR MALE	DIRECT BOX INTERFACE	AMPLIFIER MODULE 1
A1010	AUDIO	RCA TO XLR MALE ADAPTER	UNBALANCED LINE LEVEL, XLR MALE TO RCA MALE	AMPLIFIER RECORD OUT	FM TRANSMITTER AUDIO INPUT 1
A1011	AUDIO	SPEAKER WIRE	16/2, STRANDED, TWISTED PAIR, UNSHIELDED, PVC JACKET, GRAY	AMPLIFIER SPEAKER OUT 70V	AUDITORIUM LOUDSPEAKERS
A1012	AUDIO	SPEAKER WIRE	16/2, STRANDED, TWISTED PAIR, UNSHIELDED, PVC JACKET, GRAY	AV DESK VOLUME CONTROL	LOBBY/RESTROOM LOUDSPEAKERS
A1013	AUDIO	SPEAKER WIRE	16/2, STRANDED, TWISTED PAIR, UNSHIELDED, PVC JACKET, GRAY	MEETING ROOM 1 VOLUME CONTROL	MEETING ROOM 1 LOUDSPEAKER
A1014	AUDIO	SPEAKER WIRE	16/2, STRANDED, TWISTED PAIR, UNSHIELDED, PVC JACKET, GRAY	MEETING ROOM 2 VOLUME CONTROL	MEETING ROOM 2 LOUDSPEAKER
A1015	AUDIO	USB CABLE	USB2.0, TYPE A MALE TO TYPE B MALE	MEDIA COMPUTER USB OUT	DIRECT BOX USB-B
A1016	AUDIO	RCA TO RCA CABLE	UNBALANCED LINE LEVEL RCA MALE TO RCA MALE	FM TRANSMITTER MIX OUT RIGHT	MEDIA COMPUTER USB IN CONVERTER
D1001	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 1	MEDIA COMPUTER
D1002	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 2	AV DESK SPARE
D1003	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 3	MEETING ROOM 1
D1004	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 4	AP AUDITORIUM FRONT
D1005	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 5	AP AUDITORIUM REAR (NORTH)
D1006	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 6	AP AUDITORIUM REAR (SOUTH)
D1007	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 7	AP LOBBY
D1008	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 8	MEETING ROOM 1 VoIP PHONE
D1009	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 9	OPTIONAL MEETING ROOM VoIP PHONE
D1010	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 10	OPTIONAL VoIP PHONE
D1011	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 11	OPTIONAL HVAC ACCESS
D1012	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 12	OPTIONAL DVR
D1013	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	PATCH PANEL PORT 13	OPTIONAL SECURITY ALARM
D1014	DATA	NETWORK CABLE	4 PAIR, 23 AWG, UTP-UNSHIELDED	ISP MODEM	NETWORK ROUTER
P1001	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	AV DESK POWER CONDITIONER	HDMI/SDI CONVERTER
P1002	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	AV DESK POWER CONDITIONER	VIDEO DISTRIBUTION AMPLIFIER
P1003	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	NEMA 120V OUTLET AT TV	SDI/HDMI CONVERTER
P1004	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	NEMA 120V OUTLET AT TV	SDI/HDMI CONVERTER
P1005	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	NEMA 120V OUTLET AT TV	SDI/HDMI CONVERTER
P1006	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	NEMA 120V OUTLET AT TV	SDI/HDMI CONVERTER
P1007	POWER	NEMA 5-15P	A/C POWER CABLE - SUPPLIED W/ TV	NEMA 120V OUTLET AT TV	AUDITORIUM VIDEO MONITOR 1
P1008	POWER	NEMA 5-15P	A/C POWER CABLE - SUPPLIED W/ TV	NEMA 120V OUTLET AT TV	AUDITORIUM VIDEO MONITOR 2
P1009	POWER	NEMA 5-15P	A/C POWER CABLE - SUPPLIED W/ TV	NEMA 120V OUTLET AT TV	CONFIDENCE MONITOR
P1010	POWER	NEMA 5-15P	A/C POWER CABLE - SUPPLIED W/ TV	NEMA 120V OUTLET AT TV	MEETING ROOM VIDEO MONITOR
P1011	POWER	NEMA 5-15P	UNIVERSAL A/C POWER CABLE	AV SURGE PROTECTOR	MEDIA COMPUTER MONITOR 1
P1012	POWER	NEMA 5-15P	UNIVERSAL A/C POWER CABLE	AV SURGE PROTECTOR	MEDIA COMPUTER
P1013	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	AV DESK POWER CONDITIONER	FM TRANSMITTER
P1014	POWER	NEMA 5-15P	UNIVERSAL A/C POWER CABLE	AV SURGE PROTECTOR	MEDIA COMPUTER MONITOR 2
P1015	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	AV DESK POWER CONDITIONER	WIRELESS MICROPHONE 1
P1016	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	AV DESK POWER CONDITIONER	WIRELESS MICROPHONE 2
P1017	POWER	NEMA 5-15P	UNIVERSAL A/C POWER CABLE	AV DESK POWER CONDITIONER	AUDIO AMPLIFIER
P1030	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	LOW VOLTAGE CABINET POWER CONDITIONER	ISP MODEM
P1031	POWER	POWER SUPPLY	A/C POWER ADAPTER - SUPPLIED	LOW VOLTAGE CABINET POWER CONDITIONER	NETWORK ROUTER
V1001	VIDEO	DP/HDMI	DISPLAY PORT TO HDMI CABLE	MEDIA COMPUTER VIDEO PORT DP OUT 2	HDMI/SDI CONVERTER
V1002	VIDEO	VIDEO CABLE	COAXIAL CABLE WITH BNC CONNECTORS	HDMI/SDI CONVERTER OUT	VIDEO DISTRIBUTION AMPLIFIER SDI IN
V1003	VIDEO	VIDEO CABLE	COAXIAL CABLE WITH BNC CONNECTORS	VIDEO DISTRIBUTION AMPLIFIER SDI OUT	SDI/HDMI CONVERTER AUDITORIUM 1
V1004	VIDEO	VIDEO CABLE	COAXIAL CABLE WITH BNC CONNECTORS	VIDEO DISTRIBUTION AMPLIFIER SDI OUT	SDI/HDMI CONVERTER AUDITORIUM 2
V1005	VIDEO	VIDEO CABLE	COAXIAL CABLE WITH BNC CONNECTORS	VIDEO DISTRIBUTION AMPLIFIER SDI OUT	SDI/HDMI CONVERTER CONFIDENCE MONITOR
V1006	VIDEO	VIDEO CABLE	COAXIAL CABLE WITH BNC CONNECTORS	VIDEO DISTRIBUTION AMPLIFIER SDI OUT	SDI/HDMI CONVERTER MEETING ROOM
V1007	VIDEO	HDMI	HDMI CABLE	SDI/HDMI CONVERTER	AUDITORIUM VIDEO MONITOR 1
V1008	VIDEO	HDMI	HDMI CABLE	SDI/HDMI CONVERTER	AUDITORIUM VIDEO MONITOR 2
V1009	VIDEO	HDMI	HDMI CABLE	SDI/HDMI CONVERTER	CONFIDENCE MONITOR
V1010	VIDEO	HDMI	HDMI CABLE	SDI/HDMI CONVERTER	MEETING ROOM VIDEO MONITOR
V1011	VIDEO	DP/HDMI	DISPLAY PORT TO HDMI CABLE	MEDIA COMPUTER VIDEO PORT DP OUT 1	MEDIA COMPUTER MONITOR 1
V1017	VIDEO	DP/HDMI	DISPLAY PORT (OR HDMI) TO HDMI CABLE	MEDIA COMPUTER VIDEO PORT DP/HDMI OUT 3	MEDIA COMPUTER MONITOR 2
V2001	VIDEO	USB CABLE	USB CAMERA CABLE	USB CAMERA	MEDIA COMPUTER

SYMBOLS LEGEND

- CONDUIT UP/DOWN
- HOME RUN ARROW
- J-BOX
- CONCEALED CIRCUIT
- BELOW GRADE CIRCUIT
- EXPOSED OR SURFACE CONDUIT
- LOW VOLTAGE WIRING
- A3 — FIXTURE TYPE INDICATOR
- LOAD DESIGNATION INDICATOR
- 2x4 RECESSED TROFFER
- 2x2 RECESSED TROFFER
- 2x4 RECESSED TROFFER WITH EMERGENCY BATTERY
- 1x4 LED STRIP FIXTURE
- DOWN LIGHT
- DIRECTIONAL DOWN LIGHT
- WALL MOUNTED LIGHT
- DUAL-HEAD EMERGENCY LIGHT
- EXIT/EMERGENCY LIGHT COMBO
- DUAL REMOTE MOUNTED EMERGENCY LAMP HEADS
- PARKING LOT POLE WITH FIXTURE
- SIGN FLOOD LIGHT
- S — SINGLE-POLE LIGHT SWITCH
- S_M — MOTOR-RATED SWITCH
- OCC- W — WIRELESS OCC SENSOR-WALL MOUNTED (WALL)
- VAC- W — WIRELESS VAC SENSOR-WALL MOUNTED (WALL)
- VAC- K — WIRELESS VAC SENSOR-WALL MOUNTED (CORNER)
- PWPK — WIRELESS POWPAK 0-10V DIMMING MODULE (W/ HIGH-END TRIM 5%)
- P — WIRELESS CONTROLLER
- TC — TIME CLOCK
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN FLOOR BOX
- QUAD RECEPTACLE
- GFCI RECEPTACLE
- SURFACE MOUNTED PANEL
- MOTOR
- NON-FUSED DISCONNECT
- R — ENCLOSED RELAY
- SP — SURGE PROTECTOR
- M — FLOOR MOUNTED MICROPHONE OUTLET
- VC — VOLUME CONTROL
- J — VIDEO-SDI JACK
- TELEPHONE/DATA JACK
- SK — SECURITY KEYPAD
- COMBINATION SMOKE/CARBON MONOXIDE ALARM, CEILING MOUNTED
- SPEAKER
- WIF ACCESS POINT
- CAMERA
- CONFIDENCE MONITOR
- 3 / XXX — ELEVATION INDICATOR (INTERIOR)
- XX / W — EQUIPMENT TAG

LIGHTING SCHEDULE

TAG	DESCRIPTION	LUMENS	LOAD	VOLTAGE	LAMP	MOUNT/ ACCESSORIES	NOTE
A2	24" X 24" X 3" DEEP LED TROFFER W/ SMOOTH DIFFUSER, 0-10V DIMMABLE DRIVER	3,000	22W	120-277V	80 CRI, 4000K	-	-
A3	24" X 48" X 3" DEEP LED TROFFER W/ SMOOTH DIFFUSER, 0-10V DIMMABLE DRIVER	4,200	30W	120-277V	80 CRI, 4000K	-	-
A3E	24" X 48" X 3" DEEP LED TROFFER W/ SMOOTH DIFFUSER, 0-10V DIMMABLE DRIVER, INTEGRAL EMERGENCY DRIVER.	4,200	30W	120-277V	80 CRI, 4000K	-	MIN 1310 LUMENS NOMINAL DELIVERED UNDER EMERGENCY BATTERY POWER.
B4	2-1/2" X 48" X 3" DEEP LED STRIP, FROSTED ACRYLIC DIFFUSER, 0-10V DIMMABLE DRIVER	4,000	31W	120-277V	80 CRI, 4000K	CHAIN HANGER KIT	-
C2	7" DIA X 6-7/8" DEEP LED DOWNLIGHT W/ 0-10V DIMMABLE DRIVER , WET LOCATION	1,500	15W	120/ 277/ 347V	4000K	RECESSED	-
D1	7" DIA X 5/8" H LED DOWNLIGHT W/ 0-10V DIMMABLE DRIVER, UL LISTED, WET LOCATIONS	1,000	15W	120v	80 CRI, 4000K	RECESSED	-
E2	DUAL HEAD LOW PROFILE EMERGENCY LIGHT W/ SEMI RECESSED FULLY ADJUSTABLE HEADS AND MAINT FREE SEALED 3.6V NICKEL CADMIUM BATTERY	-	4W	120-277V	(2) 2W LED	SURFACE	ABM LAMP HEADS TO ILLUMINATE PATH OF EGRESS PER A-003. NO REMOTE HEAD CAPABILITY
E4	DUAL OUTDOOR RATED LED REMOTE LAMP HEAD, GRAY, UL LISTED - WET LOCATION	-	2W	3.6 VDC	(2) 1W LED	SURFACE	WIRE VIA NEARBY EXIT SIGN FOR BATTERY BACKUP.
E5	LOW PROFILE EMERGENCY/EXIT SIGN WITH THERMOPLASTIC HOUSING, 2'D X 12"W X 10"H, SINGLE FACE, 6" RED LETTERS, (2) 1W LAMP HEADS, BATTERY: 90 MINUTE ILLUMINATION	-	4W	120-277V	(2) 1W LED	SURFACE	REMOTE HEAD CAPABLE
S3	36" NOMINAL, 34-3/16"L X 4-7/16"W X 2-13/16"D LED, TRIAC DIMMABLE DRIVER	2,700	26W	120-277V	90 CRI, 4000K	SURFACE	-
F2	FLOOD LIGHTS	1,208	10W	120-277V		SURFACE (ARM)	TO ILLUMINATE MONUMENT SIGN

GENERAL NOTES

1. LIGHT FIXTURES SHALL BE AS SCHEDULED ON THIS SHEET AND IN SPECIFICATIONS WITHOUT SUBSTITUTIONS. IF SUBSTITUTIONS ARE REQUIRED, SUBMIT CUT SHEETS OF THE PROPOSED ALTERNATE FIXTURES AND LAMPS TO THE ENGINEER FOR EVALUATION PRIOR TO PURCHASING THE FIXTURES.
2. PRIOR TO SERVICE INSTALLATION, CONTRACTOR SHALL CONFIRM CALCULATED AVAILABLE FAULT CURRENT AS RECORDED IN DETAIL 1/E-701 AND FIELD MARK THE AVAILABLE FAULT CURRENT ON THE SERVICE EQUIPMENT WITH A PERMANENT 2" X 3" LABEL WITH BLUE LETTERS ON A CONTRASTING BACKGROUND AND INCLUDE THE DATE THE LABEL WAS CREATED.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LOW VOLTAGE ROUGH-IN LOCATIONS AS SHOWN ON DETAIL 5/E-701 FOR EACH MICROPHONE JACK, SPEAKER VOLUME CONTROL, THERMOSTAT, DATA JACK, TELEPHONE JACK, SECURITY KEYPAD, OR OTHER LOW VOLTAGE DEVICE SHOWN ON THESE DOCUMENTS. REFER TO RELATED TRADE DOCUMENTS FOR DEVICE LOCATIONS.
4. SEE ARCHITECTURAL DETAIL SHEETS FOR PENETRATION DETAILS.

ABBREVIATIONS

#	NUMBER
@	AT
A	AMPS OR AMPERES
ACT	ACOUSTIC CEILING TILES
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
AP	WIRELESS ACCESS POINT
AV	AUDIO/VIDEO
AVIT	AUDIO/VIDEO/INFORMATION TECHNOLOGY
AWG	AMERICAN WIRE GAUGE
BCT	TELECOMMUNICATIONS BONDING CONDUCTOR
C	CIRCUS
CKT	CIRCUIT
CLG	CEILING
COAX	COAXIAL
CRI	COLOR RENDERING INDEX
CU	COPPER
℄	CENTERLINE
DIA	DIAMETER
DPST	DOUBLE POLE SINGLE THROW
DVR	DIGITAL VIDEO RECORDER
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC CONDUIT
EOR	ENGINEER OF RECORD
FT	FEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
J-BOX	JUNCTION BOX
KCMIL	THOUSANDS OF CIRCULAR MILS (ALSO MCM)
kVA	THOUSAND VOLT AMPS
MAINT	MAINTENANCE
MAX	MAXIMUM
MIN	MINIMUM
MTD	MOUNTED
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NF	NON FUSIBLE
OPT	OPTIONAL
OCC	OCCUPANCY SENSOR
P	POLE
PH, Ø	PHASE
PVC	POLYVINYL CHLORIDE
QUAD	QUADPLEX RECEPTACLE
RFI	REQUEST FOR INFORMATION
RM	ROOM
SOW	SCOPE OF WORK
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTS OR VOLTAGE
VAC	VACANCY SENSOR
W	WATT(S)
W/	WITH
WP	WEATHERPROOF
XFMR	TRANSFORMER

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CONSULTANTS

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MARK	DATE	DESCRIPTION
-	9 SEP 25	AFP
-	11 JUL 25	COMPLETENESS CHECK
-	18 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

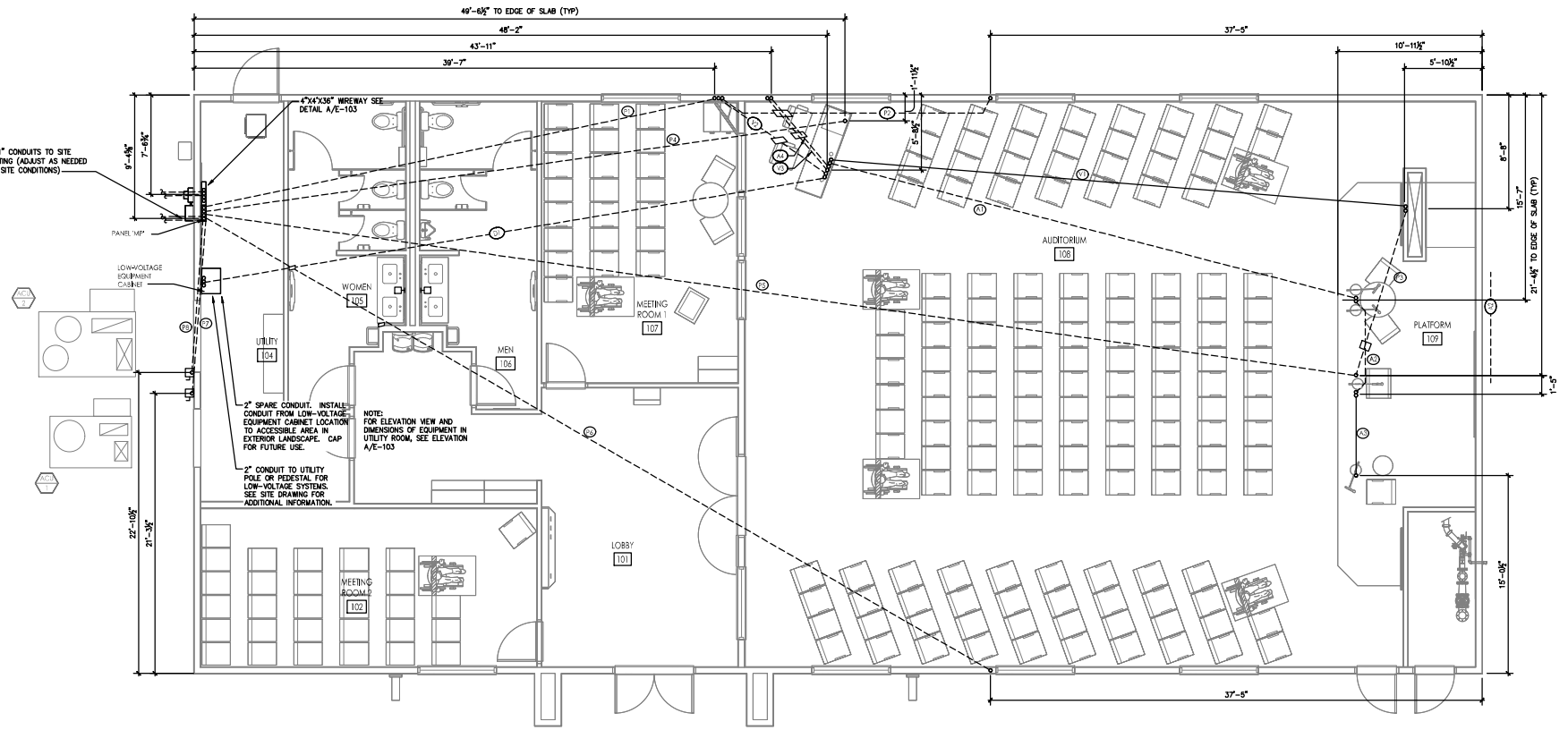
SHEET TITLE:

GENERAL NOTES AND SCHEDULES

PROJECT NO.: 1714

SHEET NO.: E-001

PLOTTED BY: Evod Baca
PLOT DATE: 9 Sep 25
PLOT SCALE: 1.000
FILE PATH: P:\Archived Projects\202\50\CAD\09 Electrical\190300277_E-001_LOW2R.dwg



1 PLAN - UNDERGROUND

1/4"=1'-0"

UNDERGROUND CONDUIT SCHEDULE

ID	SIZE	SYSTEM	WIRE	FROM	TO
P1	3/4"	POWER	4#12, 1#12 GND	PANEL 'MP'	OUTLET AT MEETING ROOM 1 NORTH EXTERIOR WALL
P2	3/4"	POWER	2#12, 1#12 GND	OUTLET AT MEETING ROOM 1 NORTH EXTERIOR WALL	OUTLET AT AUDITORIUM NORTH EXTERIOR WALL
P3	3/4"	POWER	2#12, 1#12 GND	OUTLET AT PLATFORM FLOOR CENTER	OUTLET AT PLATFORM NORTH WING WALL
P4	3/4"	POWER	2#12, 1#12 GND	PANEL 'MP'	OUTLET AT AV DESK
P5	3/4"	POWER	2#12, 1#12 GND	PANEL 'MP'	OUTLET AT PLATFORM FLOOR CENTER
P6	3/4"	POWER	2#12, 1#12 GND	PANEL 'MP'	OUTLET AT AUDITORIUM SOUTH WALL
P7	3/4"	POWER	-	PANEL 'MP'	ACU-1
P8	3/4"	POWER	-	PANEL 'MP'	ACU-2
D1	1"	DATA	PULLSTRING	LOW VOLTAGE EQUIPMENT RACK	DATA JACK AT AV DESK
A1	1"	MIC	PULLSTRING	AV DESK	MIC JACK AT PLATFORM FLOOR NORTH
A2	1"	MIC	PULLSTRING	MIC JACK AT PLATFORM FLOOR NORTH	MIC JACK AT PLATFORM FLOOR CENTER
A3	1"	MIC	PULLSTRING	MIC JACK AT PLATFORM FLOOR CENTER	MIC JACK AT PLATFORM FLOOR SOUTH
A4	1"	AUDIO	PULLSTRING	AV DESK	CEILING SPACE OF AUDITORIUM
V1	1"	VIDEO	PULLSTRING	AV DESK	VIDEO JACK AT PLATFORM NORTH WING WALL
V2	1"	VIDEO	PULLSTRING	AV DESK	CEILING SPACE OF AUDITORIUM
V3	1-1/4"	SPARE	PULLSTRING	AV DESK	CEILING SPACE OF AUDITORIUM

GENERAL SHEET NOTES

1. CONDUIT FOR POWER SHALL BE 3/4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. CONDUIT FOR LOW-VOLTAGE SYSTEMS SHALL BE 1" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL JOINTS AND COUPLINGS TO BE SOLVENT WELDED (NOT DRY-FIT).
2. STUB-UPS INTO INTERIOR PARTITION WALLS TO BE VERIFIED WITH WALL LAYOUT BEFORE FLOOR IS POURED. STUB-UPS SHALL BE CENTERED IN WALL AND PLUMB.

ELECTRICAL CONTRACTOR SHALL HAVE THE OPTION TO RUN OVERHEAD FOR RACEWAY TAGS P1, P2, P5, P6, P7 AND P8 SHOWN ON THE PLAN. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR REMOVAL OF ANY UNDERGROUND RACEWAYS FROM THE SCOPE OF WORK, AND SHALL BE RESPONSIBLE FOR DOCUMENTING ANY CHANGES TO CONDUIT ROUTING.

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OWNER
JW CONGREGATION SUPPORT, INC
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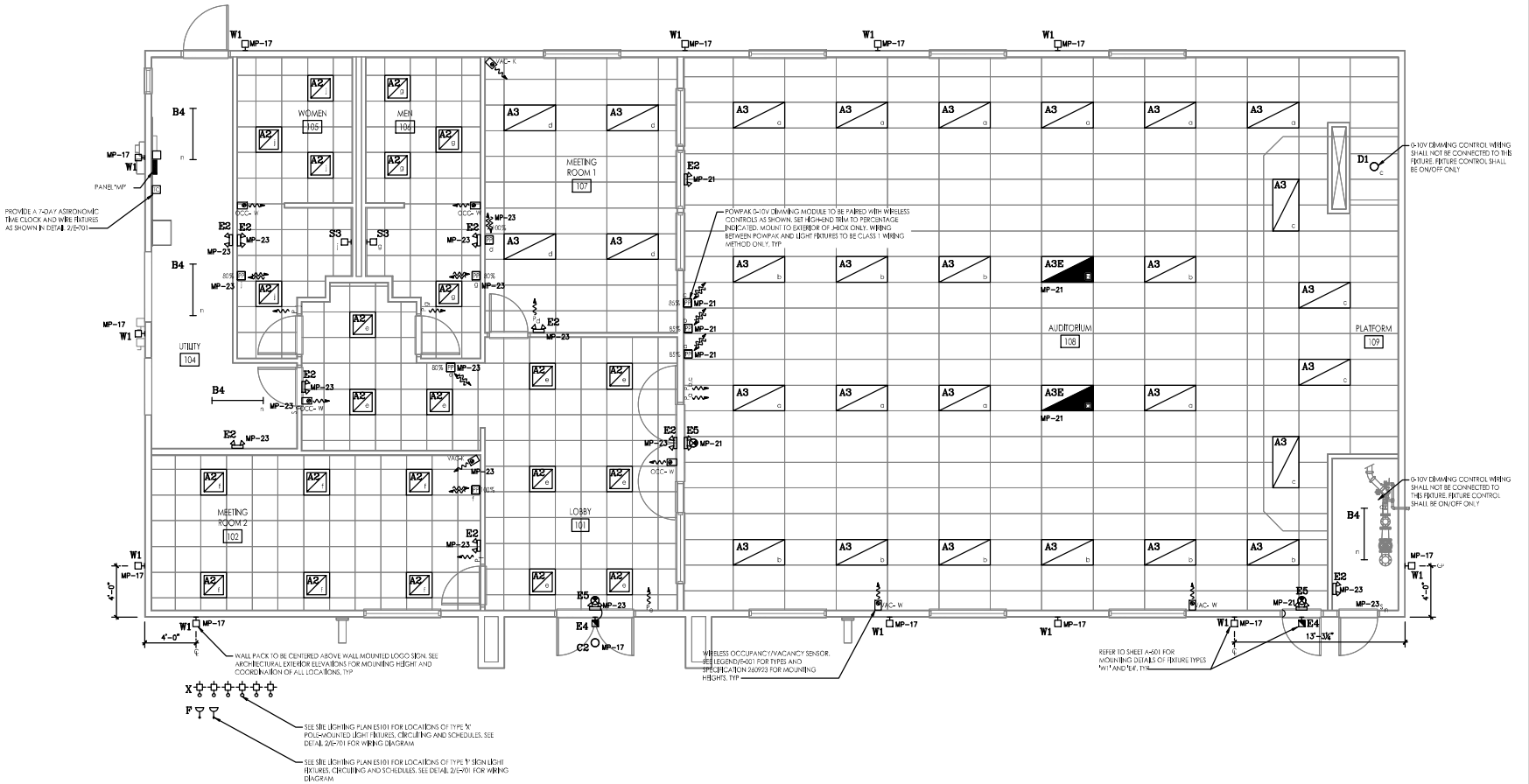
PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE
UNDERGROUND PLAN

PROJECT No.
1714

SHEET No.
E-101

PLOTTED BY: Evan Bloss
PLOTTED: 9 Sep 25
FILE PATH: P:\Archived Projects\2025-501_CAD\05 Electrical\ 190300277_E-101_UNDERGROUND_Plot.rvt



1 PLAN - LIGHTING

SCALE: 1/8" = 1'-0"

LIGHTING CONTROLS OPERATION	
AREA	DESCRIPTION
RESTROOMS	THE FIXTURES SHALL BE AUTO-ON, AUTO-OFF AND BE OVERRIDABLE BY THE WIRELESS CONTROLLER. BOTH POWPAKS TO BE PAIRED WITH SINGLE WIRELESS CONTROLLER AS SHOWN.
MEETING ROOMS	THE FIXTURES SHALL BE MANUAL-ON, AUTO-OFF AND BE OVERRIDABLE BY THE WIRELESS CONTROLLER.
AUDITORIUM	THE FIXTURES SHALL BE MANUAL-ON, AUTO-OFF AND BE OVERRIDABLE BY THE WIRELESS CONTROLLERS. VACANCY SENSORS IN THE AUDITORIUM SHALL CONTROL ALL FIXTURES IN THE AUDITORIUM. POWPAKS 'd' AND 'e' TO BE PAIRED WITH SINGLE WIRELESS CONTROLLER AS SHOWN.
LOBBY	THE FIXTURES SHALL BE AUTO-ON, AUTO-OFF AND BE OVERRIDABLE BY THE WIRELESS CONTROLLER.
EXTERIOR: MONUMENT SIGN	THE FIXTURES SHALL BE CONTROLLED BY PROGRAMMED SCHEDULE VIA 7-DAY ASTRONOMICAL TIMECLOCK FOR DUSK-TO-DAWN OPERATION.
EXTERIOR: BUILDING-MOUNTED	THE FIXTURES SHALL BE CONTROLLED BY PROGRAMMED SCHEDULE VIA 7-DAY ASTRONOMICAL TIMECLOCK FOR DUSK-TO-DAWN OPERATION.
EXTERIOR: PARKING LOT	SITE POLE FIXTURES SHALL BE CONTROLLED BY PROGRAMMED SCHEDULE VIA 7-DAY ASTRONOMICAL TIMECLOCK ACCORDING TO WEEKLY MEETING/ACTIVITY TIMES.

GENERAL SHEET NOTES

1. REFER TO INTERIOR AND EXTERIOR ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF ALL FIXTURES NOT INSTALLED AT THE REFLECTED CEILING PLAN LEVEL.

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OWNER
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1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

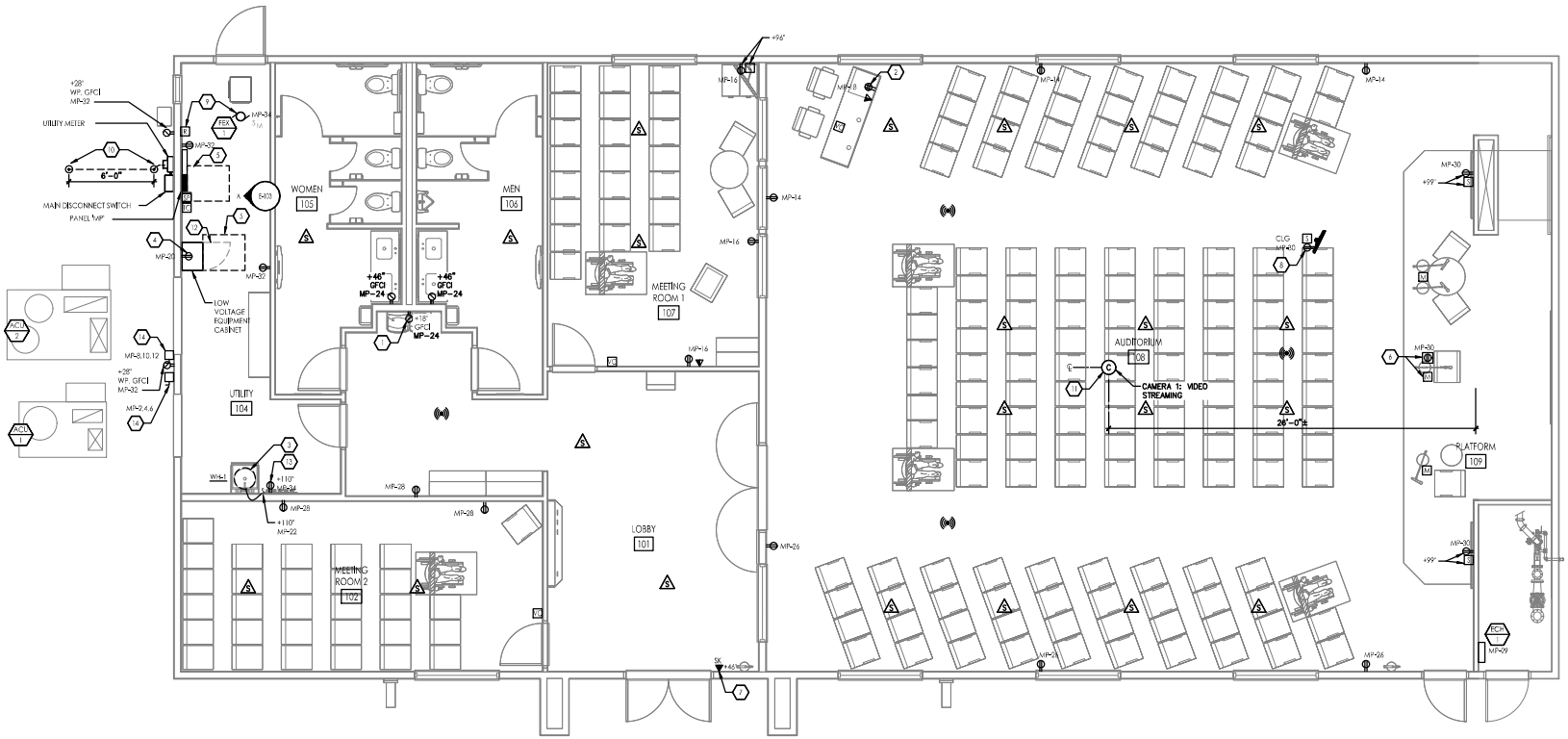
PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE
LIGHTING PLAN

PROJECT No.
1714

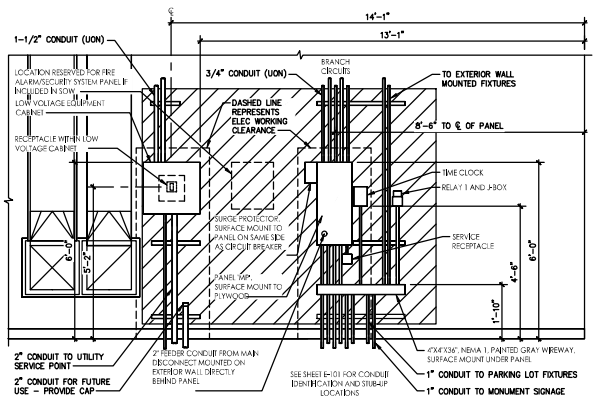
SHEET No.
E-102

PLOTTED BY: Evoid Baca
PLOT DATE: 9 Sep 25
PAPER SIZE: 48.00 x 36.00
FILE PATH: P:\Archived Projects\2025-50\CAD\06 Electrical\190300277_E-102_LIGHTING_PLAN.dwg



1 PLAN - POWER

1/4"=1'-0"



A ELEVATION - ELECTRICAL EQUIPMENT

REF'L / E-103

1/2"=1'-0"

DISCONNECT SWITCH SCHEDULE		
	ACU-1	ACU-2
PHASE CONDUCTORS	4	8
EQUIPMENT GROUND	10	10
CONDUIT	1	1
NON-FUSED DISCONNECT	100	60

SHEET KEYNOTES

1. VERTICALLY MOUNT THIS RECEPTACLE WITH THE GROUND FACING UP. COORDINATE EXACT LOCATION OF RECEPTACLE WITH WATER COOLER MANUFACTURER ROUGH-IN LOCATION, CORD AND PLUG PROVIDED BY MANUFACTURER.
2. PROVIDE DOUBLE DUPLEX OR ONE QUAD RECEPTACLE WITHIN THE AV DESK. COORDINATE ROUGH-IN LOCATION WITH AVE CONTRACTOR.
3. PROVIDE HARD WIRED CONNECTION FOR ELECTRIC WATER HEATER. PROVIDE SURFACE MOUNTED 20A, 120V TOGGLE SWITCH, MOUNTED ADJACENT TO UNIT, AS MEANS OF DISCONNECT.
4. PROVIDE A 20A, 120V RECEPTACLE WITH DEDICATED CIRCUIT WITHIN THE LOW VOLTAGE EQUIPMENT CABINET. PROVIDE A #6 AWG INSULATED BCT AND TMGB FOR THE LOW VOLTAGE EQUIPMENT CABINET. REFER TO GROUNDING DETAIL ON SHEET E-701.
5. MAINTAIN PROPER WORKING CLEARANCE PER NEC REQUIREMENTS.
6. PROVIDE (2) SEPARATE FLOOR BOXES @ 16" ON CENTER AS SHOWN FOR (1) 120V POWER RECEPTACLE AND (1) 1-PORT MICROPHONE JACK. SEE SHEET E-101 FOR ADDITIONAL INFORMATION.
7. IF SECURITY SYSTEM IS NOT INCLUDED IN THE SCOPE OF WORK, PROVIDE ROUGH-IN WITH BLANK COVER FOR SECURITY KEYPAD. INSTALL CONDUIT STUB W/ PULLSTRING TO ACCESSIBLE CEILING SPACE FOR FUTURE USE.
8. PROVIDE 1 SA, 120V DUPLEX RECEPTACLE FOR CONFIDENCE MONITOR. REFER TO MANUFACTURER'S INSTALLATION MANUAL PROVIDED WITH THE CEILING SUPPORT KIT FOR ELECTRICAL KNOCKOUT LOCATIONS.
9. POWER TO FEX-1 SHALL BE RUN THRU ENCLOSED RELAY 1. N.O. CONTACTS AND ALLOWS FOR LOW VOLTAGE CONTROL OF FAN FROM THERMOSTAT. SEE WIRING DIAGRAM ON SHEET M-301. RELAY PROVIDED AND INSTALLED BY OTHERS. FEX-1 PROVIDED WITH INTEGRAL DISCONNECTING MEANS AS SHOWN.
10. DRIVEN GROUND RODS AND BONDING JUMPER. REFER TO DETAIL 6/E-701. PROVIDE MIN. 6-0" BETWEEN GROUND RODS. COORDINATE GROUND ROD LOCATIONS WITH ALL UNDERGROUND UTILITIES.
11. SEE 2/E-702 FOR CAMERA 1 WIRING DIAGRAM. MOUNT CAMERA 1 DIRECTLY TO CEILING GRID T-BAR USING MANUFACTURER'S HARDWARE. FINAL CAMERA POSITION TO BE DETERMINED DURING COMMISSIONING.
12. MAINTAIN CLEARANCE FOR LOW VOLTAGE EQUIPMENT CABINET DOOR SWING.
13. MOUNT RECEPTACLE ADJACENT TO HOT WATER TANK SWITCH. ELECTRICAL CONTRACTOR SHALL PROVIDE 15A CORD AND PLUG CONNECTION FOR RECIRCULATION PUMP (HWP-1 WHERE NOT PROVIDED WITH UNIT. REFER TO PUMP MANUFACTURER'S INSTALLATION MANUAL FOR WIRING OF ACCESSORY AQUASTAT AND TIMER CONTROLS.
14. DISCONNECT SWITCH. REFER TO SCHEDULE ON THIS SHEET.

GENERAL SHEET NOTES

1. SEE SHEET E-702 FOR AUDIO, VIDEO, AND DATA WIRING DETAILS.
2. ALL LOW VOLTAGE BOXES TO BE INSTALLED BY ELECTRICAL CONTRACTOR. SEE DETAIL 4/E-701. MOUNT BOXES AT 18" AFF TO CENTER UNLESS NOTED OTHERWISE. ALL MUD RINGS TO BE SINGLE GANG VERTICAL UNLESS OTHERWISE NOTED.
3. J-HOOKS TO BE USED ON ALL NETWORK, VIDEO AND AUDIO CABLE SUPPORTS.
4. AUDIO SYSTEM CIRCUITS (20V) SHALL NOT BE INSTALLED IN THE SAME CONDUIT OR CABLE ROUTING ASSEMBLY WITH OTHER CLASS 2 OR CLASS 3 CABLES. (EXAMPLE: NETWORK OR COAX) THIS IS TO COMPLY WITH NEC 725.139(F).
5. ADD #12 HANGER WIRE AT SPEAKERS.
6. ALL SMOKE/COMBO ALARM UNITS SHALL BE INTERCONNECTED IN A MULTIPLE STATION ARRANGEMENT FOR SIMULTANEOUS ALARM. PROVIDE 12/3 CABLE BETWEEN ALARM UNITS. FOLLOW THE MANUFACTURER'S INSTALLATION DIAGRAM FOR WIRING INSTRUCTIONS.

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PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

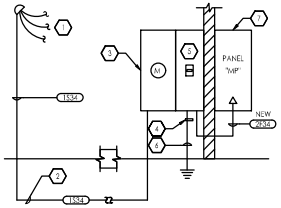
SHEET TITLE
POWER AND LOW VOLTAGE PLAN

PROJECT No.
1714

SHEET No.
E-103

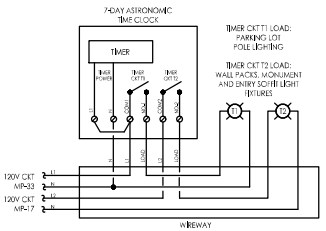
PLOTTED BY: David Bloss
PLOT DATE: 5 Sep 25
REVIT VER: 2024
FILE PATH: P:\Archived Projects\2025-501 CAD\06 Electrical\ 190300277_E-103_POWER_PLAN.dwg

ONE-LINE RISER FEEDER SCHEDULE	
TAG	FEEDER SIZE AND CONDUIT
(1534)	4#3/0 CU RATED 75°C MIN IN 3" PVC-40 CONDUIT
(1534)	4#3/0 CU RATED 75°C MIN & 1#4 GND IN 2" CONDUIT



DETAIL KEYNOTES

1. SEE SITE UTILITY PLAN FOR ROUTING OF CONDUIT AND EQUIPMENT LOCATION ON POWER POLE. OVERHEAD HIGH VOLTAGE CABLES TO PRIMARY SIDE OF POLE-MOUNTED TRANSFORMER SHALL BE PROVIDED BY UTILITY.
2. PROVIDE SERVICE ENTRANCE CONDUCTORS WITHIN SCHEDULE 40 PVC CONDUITS. LEAVE 6' OF SLACK CONDUCTOR AT THE TRANSFORMER POLE. VERIFY WITH UTILITY WHO IS RESPONSIBLE TO PROVIDE LOAD SIDE LUGS AT POLE MOUNTED TRANSFORMER.
3. PROVIDE A 320 FEED THRU METER SOCKET MEETING THE LOCAL UTILITY REQUIREMENTS.
4. INCLUDE AN INTERSYSTEM BONDING TERMINATION DEVICE MOUNTED AT THE BOTTOM OF THE DISCONNECT ENCLOSURE FOR CONNECTION OF ALL TELECOMM. DEMARC POINTS.
5. PROVIDE A 22kAIC RATED 200/3 BREAKER IN A NEMA 3R ENCLOSURE. LABEL IT "MAIN DISCONNECT" AND BOND THE NEUTRAL PER THE GROUNDING DETAIL.
6. PROVIDE A GROUNDING ELECTRODE SYSTEM PER THE GROUNDING DETAIL ON THIS SHEET.
7. PANEL MP SHALL BE SERIES RATED WITH THE MAIN DISCONNECT BREAKER. REFER TO THE PANEL SCHEDULE FOR AIC RATING.



1 DETAIL - ONE-LINE RISER DIAGRAM

NOT TO SCALE

2 DETAIL - 7 DAY LIGHTING CONTROL

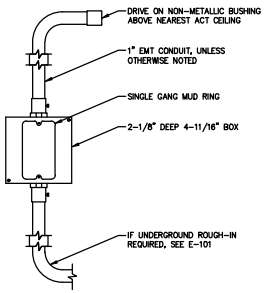
REF: E-701 / E-102

NOT TO SCALE

PANEL SCHEDULE							
PANEL NAME: MP			PANEL AMPERAGE: 200A MLO				
VOLTAGE & PHASE: 120/208-3Ø			PANEL A.I.C. RATING: 22KAIC				
MOUNTING: SURFACE			OTHER: MLO / BOTTOM FED				
DESCRIPTION	BKR	PHASE			BKR	DESCRIPTION	
SPARE	20/1	1	A	2	70/3	ACU-1	
SPARE	20/1	3	B	4	---	"	
SPARE	20/1	5	C	6	---	"	
SURGE PROTECTIVE DEVICE	30/3	7	A	8	40/3	ACU-2	
"	---	9	B	10	---	"	
"	---	11	C	12	---	"	
ELEC HEATER FOR WATER VAULT	20/1	13	A	14	20/1	RECP-AUDITORIUM NORTH	
SPARE	20/1	15	B	16	20/1	RECP-MEETING ROOM 1	
LIGHTS- EXTERIOR WALL MONUMENT SIGN	20/1	17	C	18	20/1	RECP-AV DESK EQUIPMENT	
FACP	20/1	19	A	20	20/1	RECP-LV EQUIPMENT CABINET	
LIGHTS-AUDITORIUM	20/1	21	B	22	20/1	WATER HEATER	
LIGHTS-LCB6*, MEETING ROOMS, RESTROOMS, UTILITY	20/1	23	C	24	20/1	RECP-WATER COOLER, MENS &WOMEN'S RESTROOMS	
SPARE	20/1	25	A	26	20/1	RECP-AUDITORIUM SOUTH	
SPARE	20/1	27	B	28	20/1	RECP-MEETING ROOM 2, LOBBY, CO2 DETECTORS	
ECH-1	20/1	29	C	30	20/1	RECP-AUDITORIUM MONITORS, PLATFORM	
SPARE	20/1	31	A	32	20/1	RECP-UTILITY ROOM & EXTERIOR	
LIGHTS-PARKING LOT, TIME CLOCK	20/1	33	B	34	15/1	FEX-1 & HWRP-1	
SPARE	20/1	35	C	36	20/1	SPARE	
SPARE	20/1	37	A	38	20/1	SPARE	
SPARE	20/1	39	B	40	20/1	SPARE	
SPARE	20/1	41	C	42	20/1	SPARE	

NEC LOAD CALCULATION						
	VA LOAD PER PHASE			CALCULATIONS		
LOAD CODES	A	B	C	TOTAL VA	MULT./ DEMAND	VA LOAD
A = APPLIANCE/EQUIPMENT	0	0	0	0	-	0
C = COOLING ONLY	9700	9700	9700	29100	-	29100
H = HEATING ONLY	0	1500	1500	3000	0	0
L = LIGHTING CONTINUOUS	0	1600	1170	2770	1.25	3463
M = MOTOR	0	1400	0	1400	-	1400
O = OTHER LOAD, CUSTOM DEMAND	2000	0	0	2000	-	2000
R = RECEPTACLES	2800	1200	1600	5500	-	5600
LOAD TOTALS	14500	15400	13970	43870	0.95	41563
TOTAL VA LOADS	14500	14300	13782.5			
LOAD BALANCE	34.9%	34.4%	30.7%			
TOTAL VA OF LARGEST MOTOR ON THIS PANEL				1400	0.25	350
VA LOAD THIS PANEL						41913
AMPERAGE THIS PANEL						116.3

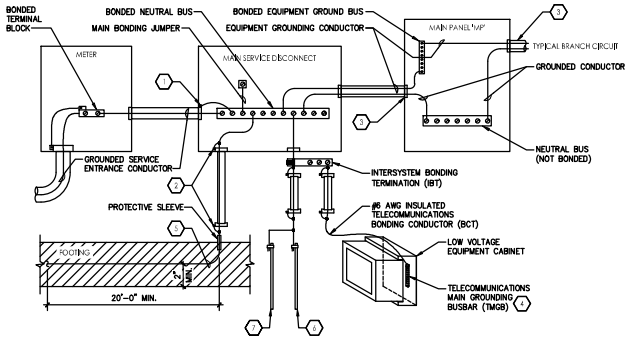
ELECTRICAL UTILITY COMPONENTS		
COMPONENT		PROVIDED BY
TRANSFORMER PAD		CONTRACTOR
METER BASE	PER ORU STANDARDS	CONTRACTOR
CONDUIT (PRIMARY)	OVERHEAD	UTILITY
CONDUIT (SECONDARY)	(1) 2" PVC	CONTRACTOR
WIRING (SECONDARY)	4 # 3/0	CONTRACTOR
AVAILABLE FAULT CURRENT	17,270A	



3 DETAIL - LOW VOLTAGE ROUGH-IN

REF: E-001 E-103

NOT TO SCALE



4 DETAIL - MAIN SERVICE ENTRANCE GROUNDING

NOT TO SCALE

NOTE: ALL GROUNDING ELECTRODE CONDUCTORS AND BONDING JUMPERS SHALL BE SIZED PER NEC TABLE 250.66 AND TABLE 250.102.(C)(1)

DETAIL KEYNOTES

1. ALL METAL CONDUITS ENCLOSING ANY SERVICE CONDUCTORS SHALL BE FITTED WITH A "BONDING BUSHING". SIZE THE JUMPER PER NEC.
2. ALL METAL CONDUITS ENCLOSING ANY GROUNDING ELECTRODE CONDUCTOR OR BONDING CONDUCTOR SHALL BE FITTED WITH A "BONDING BUSHING" AT EACH END. SIZE THE JUMPER PER NEC.
3. ALL BRANCH CIRCUIT AND FEEDER CONDUITS ARE TO HAVE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR REGARDLESS OF THE CONDUIT MATERIAL.
4. PROVIDE BUSBAR AND ATTACH TO THE BACK OF THE LOW VOLTAGE EQUIPMENT CABINET.
5. IF A VAPOR BARRIER IS NOT PRESENT UNDER THE FOOTING, THEN A CONCRETE ENCASED ELECTRODE SHALL BE INSTALLED IN THE FORM OF EITHER 20' OF BARE #4 COPPER WIRE LAID AT LEAST 2" OFF THE BOTTOM OF AN UNINSULATED CONCRETE FOOTING OR ATTACH BARE #4 COPPER WIRE TO THE LARGEST DIAMETER REBAR PRESENT THAT IS AT LEAST 20' LONG WITH A LISTED CLAMP.
6. PROVIDE A GROUNDING ELECTRODE IN THE FORM OF 10'X3/4" COPPER CLAD GROUND ROD DRIVEN INTO THE EARTH.

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STN PROJECT #: 190300277

CONSULTANTS

MARK	DATE	DESCRIPTION
-	5 SEP 25	AFP
-	11 JUL 25	COMPLETENESS CHECK
-	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
SCHEDULES, ONE-LINE RISER AND DETAILS

PROJECT No.:
1714

SHEET No.:
E-701

PLOTTED BY: Evod Baca
PLOT DATE: 5 Sep 25
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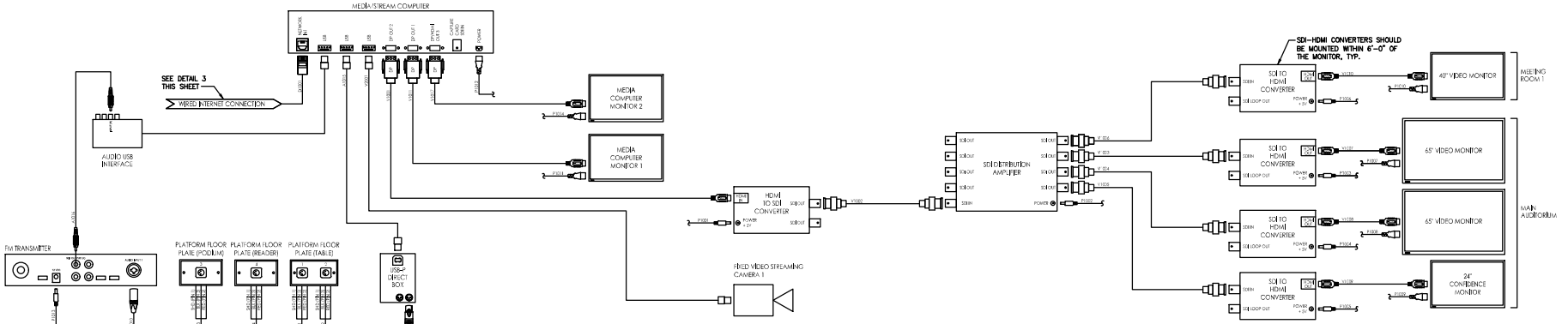
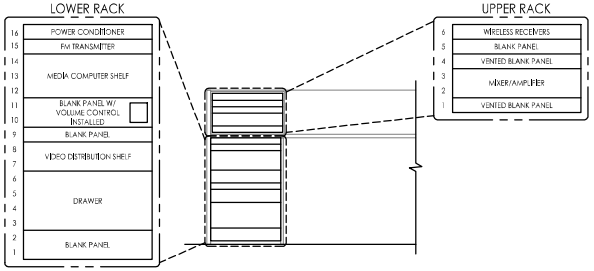


1 DETAIL - AUDIO WIRING DIAGRAM

NOT TO SCALE

2 DETAIL - VIDEO WIRING DIAGRAM

NOT TO SCALE

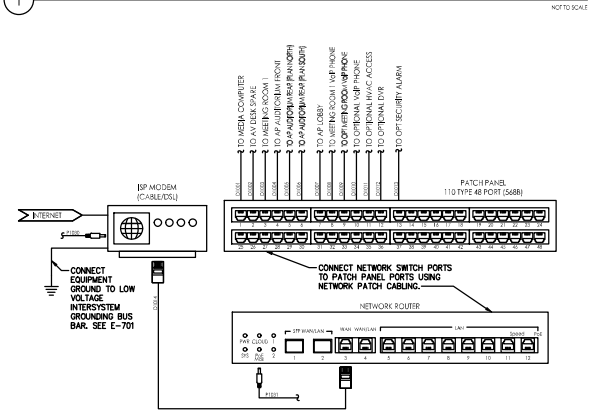


4 DETAIL - AV DESK RACK DIAGRAM

NOT TO SCALE

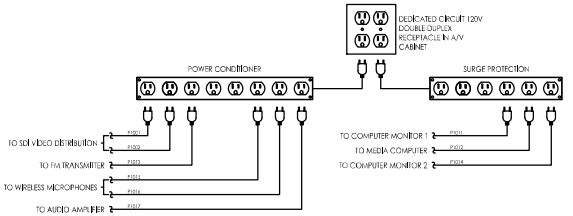
GENERAL SHEET NOTES

1. LABEL EACH END OF ALL CABLES WITH CABLE NUMBER AS INDICATED ON THIS DRAWING.
2. REFER TO AV/IT CABLE SCHEDULE ON SHEET E-001 FOR ALL CABLE SPECS SHOWN ON THIS SHEET.
3. LABELING OF WALL JACKS SHOULD MATCH PATCH PANEL PORTS.



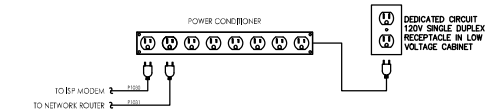
3 DETAIL - LOW VOLTAGE EQUIPMENT CABINET WIRING DIAGRAM

NOT TO SCALE



5 DETAIL - AV DESK POWER DISTRIBUTION

NOT TO SCALE



6 DETAIL - LOW VOLTAGE EQUIPMENT CABINET POWER DISTRIBUTION

NOT TO SCALE

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CONSULTANT

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-	18 APR 25	PERMIT PREP

OWNER
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PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE
AUDIO, VIDEO AND DATA WIRING DIAGRAMS

PROJECT No.
1714

SHEET No.
E-702

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PLOT DATE: 5 Sep 25
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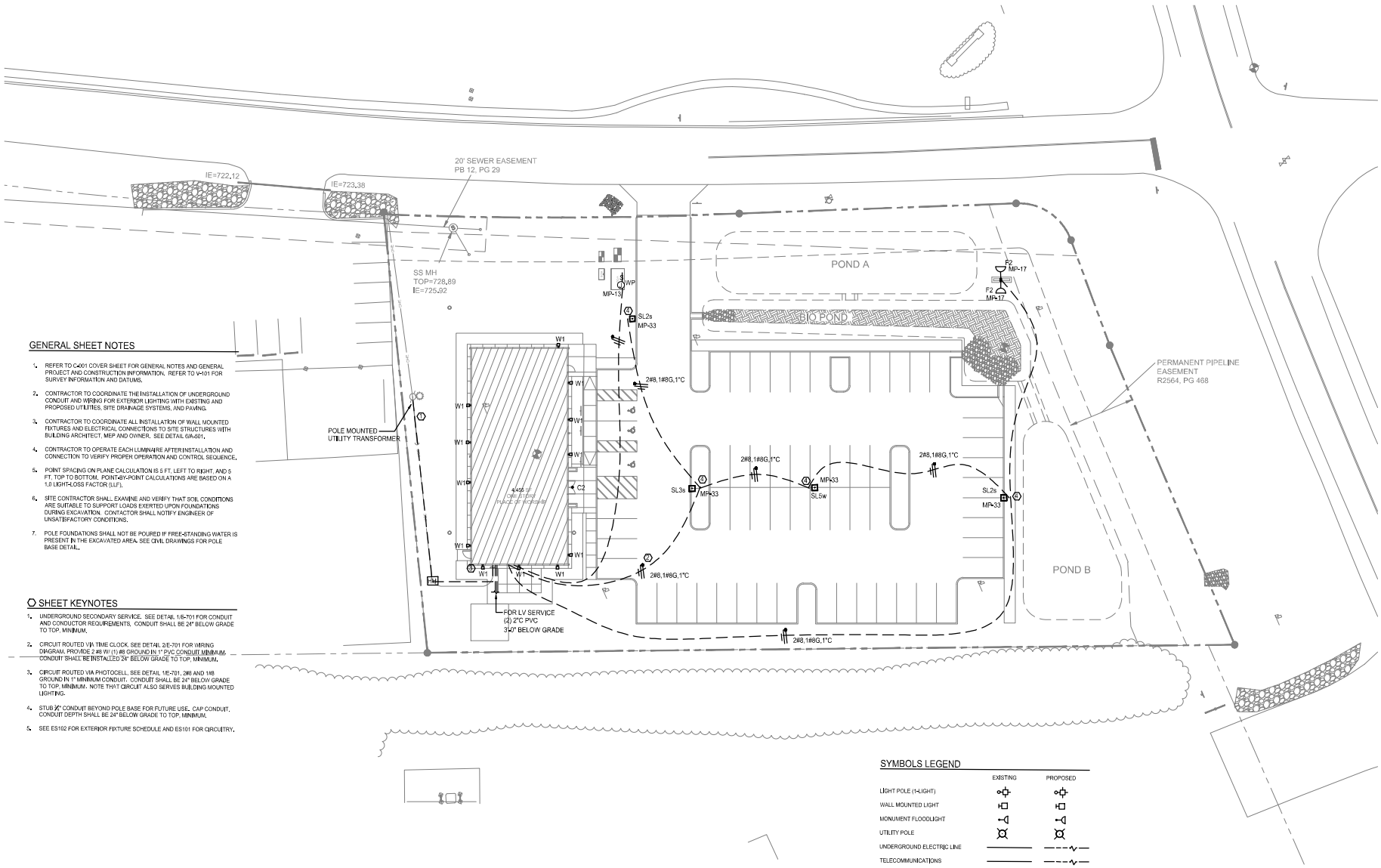

GENERAL SHEET NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO V-101 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR TO COORDINATE THE INSTALLATION OF UNDERGROUND CONDUIT AND WIRING FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING.
3. CONTRACTOR TO COORDINATE ALL INSTALLATION OF WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURES WITH BUILDING ARCHITECT, MEP AND OWNER. SEE DETAIL 6/A-501.
4. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION TO VERIFY PROPER OPERATION AND CONTROL SEQUENCE.
5. POINT SPACING ON PLANE CALCULATION IS 5 FT. LEFT TO RIGHT, AND 5 FT. TOP TO BOTTOM. POINT-BY-POINT CALCULATIONS ARE BASED ON A 1.0 LIGHT-LOSS FACTOR (LLF).
6. SITE CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON FOUNDATIONS DURING EXCAVATION. CONTACTOR SHALL NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS.
7. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE-STANDING WATER IS PRESENT IN THE EXCAVATED AREA. SEE CIVIL DRAWINGS FOR POLE BASE DETAIL.

SHEET KEYNOTES

1. UNDERGROUND SECONDARY SERVICE. SEE DETAIL 1/E-701 FOR CONDUIT AND CONDUCTOR REQUIREMENTS. CONDUIT SHALL BE 24" BELOW GRADE TO TOP, MINIMUM.
2. CIRCUIT ROUTED VIA TIME CLOCK. SEE DETAIL 2/E-701 FOR WIRING DIAGRAM. PROVIDE 2 #8 W/ (1) #8 GROUND IN 1" PVC CONDUIT MINIMUM. CONDUIT SHALL BE INSTALLED 24" BELOW GRADE TO TOP, MINIMUM.
3. CIRCUIT ROUTED VIA PHOTOCELL. SEE DETAIL 1/E-701. 2#8 AND 1#8 GROUND IN 1" MINIMUM CONDUIT. CONDUIT SHALL BE 24" BELOW GRADE TO TOP, MINIMUM. NOTE THAT CIRCUIT ALSO SERVES BUILDING MOUNTED LIGHTING.
4. STUB ½" CONDUIT BEYOND POLE BASE FOR FUTURE USE. CAP CONDUIT. CONDUIT DEPTH SHALL BE 24" BELOW GRADE TO TOP, MINIMUM.
5. SEE ES102 FOR EXTERIOR FIXTURE SCHEDULE AND ES101 FOR CIRCUITRY.

SYMBOLS LEGEND

	EXISTING	PROPOSED
LIGHT POLE (1-LIGHT)		
WALL MOUNTED LIGHT		
MONUMENT FLOODLIGHT		
UTILITY POLE		
UNDERGROUND ELECTRIC LINE		
TELECOMMUNICATIONS		

1 SITE PLAN

SCALE: 1"=20'-0"

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CONSULTANT:

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MARK	DATE	DESCRIPTION
-	5 SEP 25	AFP
-	11 JUL 25	COMPLETENESS CHECK
-	16 APR 25	PERMIT PREP

OWNER:

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1005 RED MILLS ROAD
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PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

ELECTRICAL SITE PLAN

PROJECT No.

1714

SHEET No.

ES101

PLOTTED BY: Eyad Elijaq
DSGN/DRFT: CDG
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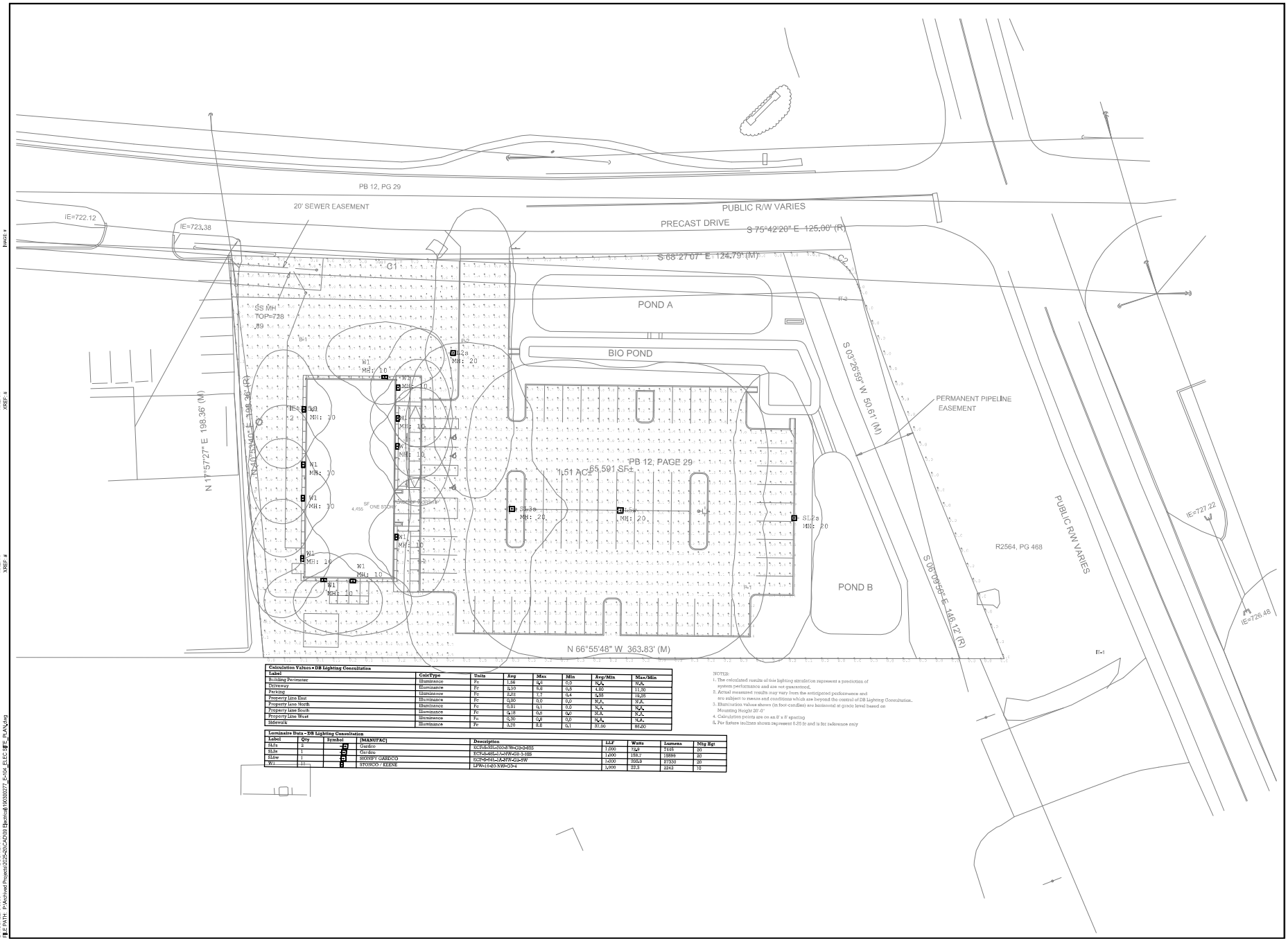

Calculation Values - DB Lighting Consultation

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	1.58	4.0	0.0	N.A.	N.A.
Driveway	Illuminance	Fc	3.20	5.8	0.5	6.40	11.60
Parking	Illuminance	Fc	2.23	7.7	0.4	5.58	19.25
Property Line East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Property Line South	Illuminance	Fc	0.18	0.5	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.30	0.9	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	3.70	5.8	0.1	37.00	58.00

Luminaire Data - DB Lighting Consultation

Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Ht
SLDs	2		Gardco	ECS-S-SEL-D3-2-W-G3-3-HSS	1.000	72.0	7145	20
SLDs	1		Gardco	ECS-S-SEL-D7-NW-G3-3-HSS	1.000	156.0	19899	20
SLDw	1		STONCO / KEENE	ECS-S-MD-D7-NW-G3-5W	1.000	308.9	37330	20
W1	11		STONCO / KEENE	LPW-A1-40-NW-DS-4	1.000	33.3	3242	10

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination Values shown (in foot-candles) are horizontal at grade level based on Mounting Height 20'-0"
4. Calculation points are on an 8' x 8' spacing
5. For fixture isolines shown represent 0.25 fc and is for radiance only

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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
ELECTRICAL SITE PLAN PHOTOMETRIC CALCS

PROJECT No.: 1714

SHEET No.: ES102

IMAGE #
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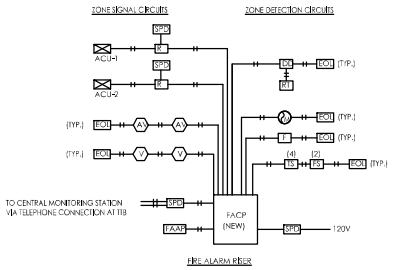
KINGDOM HALL

FIRE ALARM

GENERAL SHEET NOTES

F-001	FIRE ALARM COVER SHEET
F-101	FIRE ALARM PLAN



FIRE ALARM RISER
N.T.S.

FIRE ALARM SYMBOLS

F	MANUAL PULL STATION
A	AUDIO/VISUAL FIRE ALARM DEVICE ALARM DEVICE MTD @ 96" AFF FOR +9'-0" CEILINGS, OTHERWISE 84"AFF. RATED FOR 110 CD, 90 dBA
V	VISUAL FIRE ALARM DEVICE, RATED FOR 90 dBA MTD @ 96" AFF FOR +9'-0" CEILINGS, OTHERWISE 84"AFF.
H	SYSTEM HEAT DETECTOR- CEILING MTD. OTHERWISE WALL MOUNTED WITHIN 6" OF CEILING
DH	DUCT DETECTOR W/REMOTE TEST SWITCH
RT	REMOTE TEST KEYED SWITCH WITH INDICATOR LIGHT. COORDINATE LOCATION OF TEST SWITCH WITH LOCAL FIRE INSPECTOR.
R	AIR HANDLING UNIT SHUT DOWN RELAY
EOL	END OF LINE RESISTOR
K	KNOX BOX
FACP	ADDRESSABLE FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
SPD	SURGE PROTECTION DEVICE
C	COMBINATION SMOKE/CARBON MONOXIDE ALARM, CEILING MOUNTED
TS	TAMPER SWITCH
FS	FLOW SWITCH

FIRE ALARM NOTES

1. VISUAL AND AUDIBLE FIRE ALARM DEVICES SHALL BE INSTALLED AT THE SAME DISTANCE AFF. THEY SHALL BE INSTALLED BETWEEN 80" TO 96" AFF BUT NO CLOSER THAN 6" TO CEILING.
2. POWER BOOSTERS SHALL BE UTILIZED AS NECESSARY AND SHALL BE UL LISTED AND MEET THE INSTALLATION REQUIREMENTS OF NFPA 72.
3. DEVICE SUBSCRIPT, WHERE INDICATED, SHALL DENOTE CANDELA RATING.
4. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL JUNCTION BOXES PER CODE TO PERMIT EASE IN LONG WIRE PULLS.
5. ALL CONDUCTORS SHALL BE #14AWG WITH MINIMUM 3/4" CONDUIT AND PER MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE ALL AUXILARY COMPONENTS, HARDWARE, POWER CONNECTIONS AND WIRING AS REQUIRED FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM.
7. SYNCHRONIZE ALL FIRE ALARM STROBES WHERE TWO OR MORE ARE VISIBLE.
8. VERIFY REQUIRED FIRE ALARM SYSTEM TYPE WITH LOCAL FIRE MARSHAL AND PROVIDE COMPLETE CODE COMPLIANT, UL LABELED SYSTEM COVERAGE. FIRE MARSHAL MUST APPROVE ALL SHOP DRAWINGS AND SYSTEM OPERATION PRIOR TO OCCUPANCY.
9. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
10. SYSTEM SHALL HAVE PROVISIONS FOR 24-HOUR MONITORING OVER TELEPHONE LINES (OR VIA RADIO TRANSMITTER IF REQUIRED BY LOCAL JURISDICTION.)
11. DEVICE CANDELA RATING SHALL BE MINIMUM 15, PER ANSI A117.1.4.26 AND PER ADA REQUIREMENTS. AUDIBLE AND VISUAL DEVICES FOR FIRE ALARM SHALL COMPLY WITH THE NEW YORK ACCESSIBILITY CODE. FIRE ALARM SYSTEM DESIGN SHALL COMPLY WITH NEW YORK BUILDING CODE 2017, NFPA 101, NFPA 72 AND ALL LOCAL CODES.
12. SYSTEM SHALL BE ADDRESSABLE TYPE WITH BATTERY BACKUP.
13. SYSTEM CIRCUITS SHALL BE TYPE A OR B WIRING PER NFPA 72
14. COORDINATE FACP LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

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STN PROJECT #: 190300277

CONSULTANTS

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–	18 APR 25	PERMIT PREP

OWNER:
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1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FIRE ALARM COVER SHEET

PROJECT No.: 1714

SHEET No.: F-001

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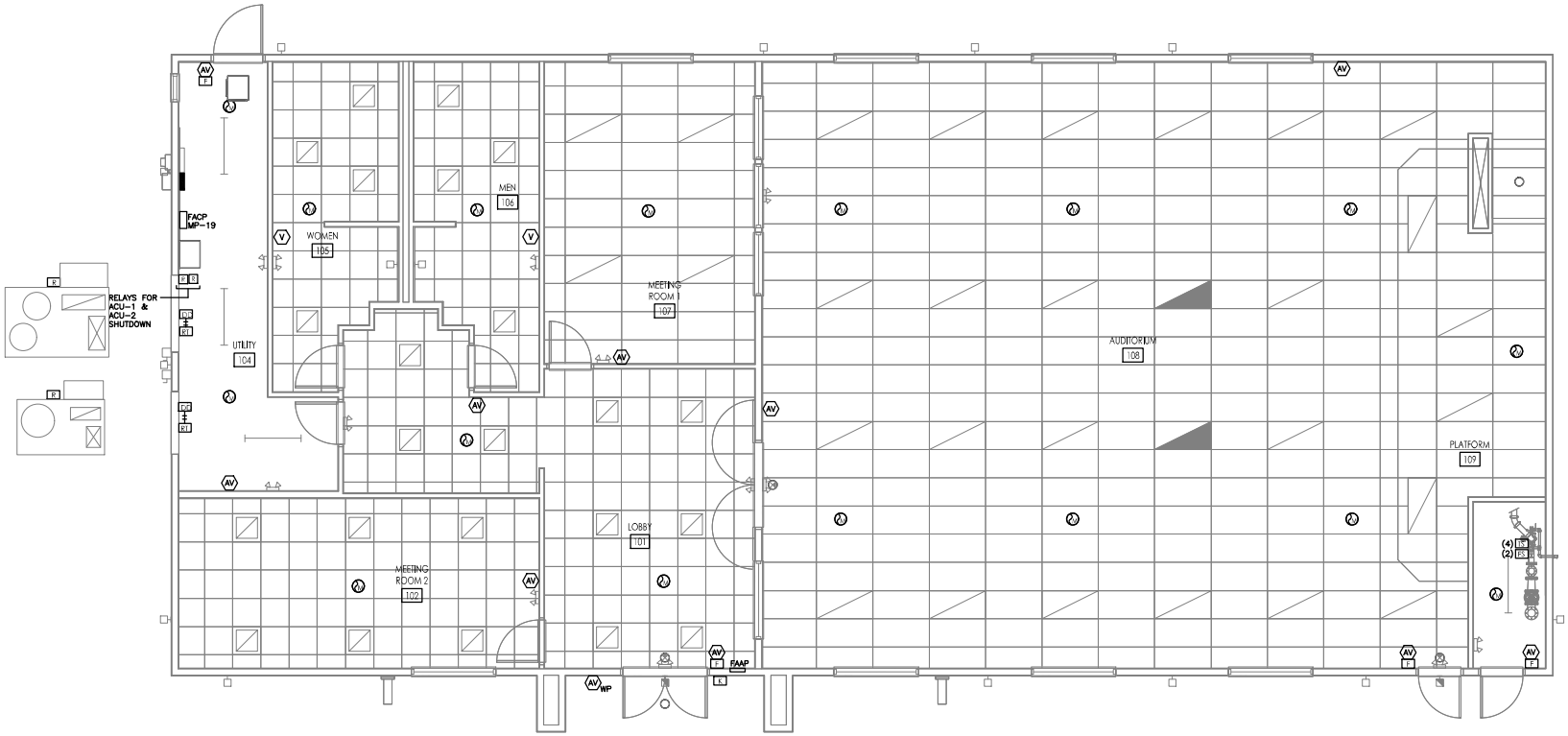

GENERAL SHEET NOTES

1. INSTALL SMOKE DETECTORS A MINIMUM 3'-0" FROM HVAC AIR SUPPLY AND RETURN AIR REGISTERS OR AS REQUIRED BY CODE. TO PROVIDE SYMMETRICAL SMOKE DETECTION IT MAY BE POSSIBLE TO HAVE REGISTERS RELOCATED.

1 PLAN - FIRE ALARM

1/4"=1'-0" 0' 2'-0" 4'-0" 8'-0"

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PROJECT TITLE:

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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

FIRE ALARM PLAN

PROJECT No.

1714

SHEET No.

F-101

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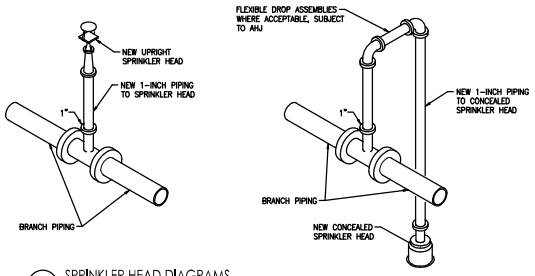
KINGDOM HALL

FIRE PROTECTION

GENERAL SHEET NOTES

FP001	FIRE PROTECTION COVER SHEET
FP101	FIRE PROTECTION PLAN



3 SPRINKLER HEAD DIAGRAMS

NOT TO SCALE

FIRE PROTECTION GENERAL NOTES

1. THE FIRE PROTECTION DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES AND IS INTENDED FOR PIPE ROUTING AND LOCATIONS ONLY. THE SPRINKLER CONTRACTOR SHALL PROVIDE SPRINKLER HEAD LAYOUT, HYDRAULIC CALCULATIONS AND PIPE ROUTING WITH SIZES AND ELEVATIONS AS REQUIRED BY NFPA (LATEST EDITION).
2. ALL WORK SHALL COMPLY WITH THE FIRE PROTECTION REQUIREMENTS AND CODES OF THE CITY OF COLUMBIA & TENNESSEE FIRE PREVENTION BUREAU, THE TENNESSEE STATE FIRE MARSHALL AND NFPA NATIONAL FIRE CODES.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (INCLUDING DEVICE/EQUIPMENT PRODUCT DATA SUBMITTALS) AND HYDRAULIC CALCULATIONS TO THE MUNICIPALITY HAVING JURISDICTION, THE OWNER AND THE ARCHITECT/ ENGINEER PRIOR TO COMMENCEMENT OF PROJECT AND PURCHASE OF MATERIALS. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AND MAINTENANCE MANUALS AS DIRECTED BY THE ARCHITECT/ENGINEER.
4. THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES.
5. THE FIRE PROTECTION CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR THE PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION.
6. THE FIRE PROTECTION CONTRACTOR SHALL REMOVE ALL DEBRIS FROM JOB SITE AND LEAVE ALL WORK AND EQUIPMENT IN CLEAN WORKING CONDITION.
7. ALL CONCEALED COMBUSTIBLE SPACES SHALL BE SPRINKLED PER NFPA 13 AND COLUMBIA CODE (LATEST EDITIONS).
8. ALL HEADS IN SUSPENDED CEILINGS SHALL BE CONCEALED PENDENT TYPE WITH BRASS HEAD. THEY SHALL BE CONCEALED VANDAL RESISTANT WITH A POLISHED CHROME COVER. ALL HEADS TO BE INSTALLED EXPOSED SHALL BE BRASS UPRIGHT. EXPOSED UPRIGHT HEADS SHALL BE INSTALLED IN MECHANICAL ROOMS AND ROOMS WITHOUT FINISHED CEILINGS. NON COMBUSTIBLE SHIELDS SHALL BE INSTALLED TO PROTECT ELECTRICAL EQUIPMENT AND PANELS. NEW SPRINKLER HEADS TO MATCH BUILDING STANDARD.
9. SPRINKLER HEADS SHALL BE LOCATED IN CENTER OF ACOUSTIC CEILING TILES.
10. CONTRACTOR SHALL PROVIDE SPRINKLERS OF THE TYPE INSTALLED FOR THE USE AS SPARES TO THE BUILDING OWNER. THE NUMBER OF SPRINKLERS SHALL BE AS REQUIRED BY CODE. CONTRACTOR SHALL PROVIDE A SPRINKLER WRENCH FOR EACH TYPE OF SPRINKLER SUPPLIED. SPARE SPRINKLER CABINET SHALL BE LOCATED IN THE FIRE PROTECTION ROOM.
11. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR ALL LEAK DAMAGE DUE TO HIS SYSTEM.
12. CONTRACTOR SHALL PERFORM ALL TESTS ON SYSTEM AS REQUIRED BY LOCAL CODE AND INSURANCE CARRIER.
13. ALL PIPING SHALL BE SUSPENDED INDEPENDENTLY FROM BUILDING STRUCTURE. ALL SUPPORTS AND HANGERS SHALL BE SO CONSTRUCTED AS TO ALLOW FOR PROPER PITCH AND EXPANSION OF PIPES.
14. THE CONTRACTOR SHALL PROVIDE SPRINKLER PROTECTION UNDER ALL MECHANICAL DUCTWORK OR OBSTRUCTIONS IN EXCESS OF 4'-0" IN WIDTH, IN EXPOSED STRUCTURE AREAS, IN ACCORDANCE WITH NFPA #13 REQUIREMENTS.
15. SPRINKLER GUARDS SHALL BE PROVIDED FOR ALL SPRINKLERS WITHIN 7'-0" ABOVE FINISHED FLOOR AND/OR IN AREAS SUBJECT TO MECHANICAL DAMAGE.
16. SEE ARCHITECTURAL SHEET A501 FOR PIPE 1 HOUR FIRE RATED PARTITION PENETRATION DETAILS.
17. PER THE STRUCTURAL DRAWINGS, THIS IS IN A SEISMIC DESIGN CATEGORY D, SO SESMIC BRACING IS REQUIRED. THE CONTRACTOR SHALL PROVIDE SEISMIC BRACING PER NFPA 13 AND LOCAL REQUIREMENTS.

SPRINKLER SPECIFICATIONS

THE GENERAL CONDITIONS AND SUPPLIMENTAL GENERAL CONDITIONS ISSUED BY THE ARCHITECT SHALL GOVERN WHERE APPLICABLE.

THIS CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.

ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL; ACCEPTANCE BY THE OWNER SHALL BE A CONDITION WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM AID AVOID OMISSIONS.

CONTRACTOR TO MAKE ALL NECESSARY TAPS, AS CALLED FOR ON THE DRAWINGS.

THIS CONTRACTOR SHALL REMOVE ALL DEBRIS ON COMPLETION OF THE JOB AND CLEAN ALL FIXTURES.

IT SHALL BE THE RESPONSIBILITY OF HIS CONTRACTOR TO START-UP, ADJUST AND CHECK FOR PROPER OPERATION, ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT.

THIS CONTRACTOR SHALL ALLOW IN HIS INITIAL BID THE COST OF SERVICE ON ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL INSPECTION OF THE WORK.

THIS CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ ENGINEER, OWNERS INSURANCE UNDERWRITER, AND LOCAL FIRE DEPARTMENT FOR APPROVAL COMPLETE INSTALLATION AND DESIGN DRAWINGS SHOWING THE SPRINKLER SYSTEM LAYOUTS. THE LAYOUT SHALL INDICATE ALL OF THE SPRINKLER PIPING, SPRINKLER HEAD LOCATIONS AID DETAILS OF ANHORS AND SUPPOITS AS REQUIRED.

THE SPRINKLER SYSTEM SHALL BE LAO OUT TO ELIMINAT ALL CONFLICTS BETWEEN THE SPRINKLER SYSTEM AND THE STRUCTURE INCLUDING THE MECHANICAL AND ELECTRICAL SYSTEMS AS THEY ARE SHOWN ON THE CONTRACT DRAWINGS.

THE LAYOUT SHALL INDICATE COORDINATION BETWEEN SUCH ITEMS AS DUCTWORK, LIGHTS, STRUCTURAL MEMBERS, ETC. PIPE FOR ABOVE GRADE SHALL BE NEW SCHEDULE 40 FOR BRANCHES AND SCHEDULE 10 FOR MAINS STANDARD WEIGHT STEEL DESIGNED FOR 175 LB. WORKING PRESSURE, CONFORMING TO A.S.A. B36.10 MANUFACTURED IN THE U.S.

FITTINGS SHALL BE NEW 125 LB. CAST IRON SCREWED OR FLANGED CONFORMING TO A.S.A. B16.4, MANUFACTURED IN THE U.S. AND APPROVED FOR FIRE PROTECTIN SPRINKLER SYSTEMS.

THE SPRINKLER RISERS, MAINS AND BRANCH PIPING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE, USING APPROVED TYPE STEEL HANGERS, BRACKETS, ANCHORS AND STUDS, OF SIZE AND NUMBER N ACCORDANCE WITH N.F.P.A. #13.

THE SPRINKLER SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH PAMPHLET 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT AND OWNER'S INSURANCE UNDERWRITER.

ALL PIPING ABOVE 3RADE SHALL BE HYDROSTATICALLY TESTED AT 200 PSIG FOR A TWO-HOUR PERIOD IN ACCORDANCE WITH N.F.P.A. #24.

CONTRACTOR IS RESPONSIBLE FOR SPLICING, PIPE SIZE, OFFSETS, CLEARANCES, VALVES, ELBOWS, HANGERS, ALL ACCESSORIES AND QUANTITIES FOR AL..

THIS CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE SPRINKLER SYSTEM PER NFPA AND LOCAL CODES

FIRE PROTECTION MATERIALS

1. SPRINKLER MAINS AND BRANCHES:
   PIPE MATERIALS: BLACK STEEL, SCHEDULE 40 SPRINKLER PIPE, ASTM A 135. *NOTE: USE OF SCHEDULE 10 PIPE MAY BE APPROVED BY OWNER PRIOR TO SUBMITTING.*
   FITTING MATERIALS: 125 LB. STEEL SCREWED, WELDED OR VITAULIC.
2. SPRINKLER HEADS: FULLY CONCEALED TYPE WITH CHROME PLATED COVERS; UPRIGHT OR PENDANT AT AREAS WITHOUT CEILINGS.

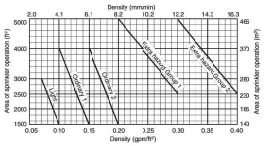


FIGURE 19.3.3.1.1 Density/Area Curves

Table 10.2.4.2.1(a) Protection Areas and Maximum Spacing of Standard Pendent and Upright Spray Sprinklers for Light Hazard

Construction Type	System Type	Maximum Protection Area ft²	Maximum Protection Area m²	Maximum Spacing ft	Maximum Spacing m
Noncombustible unobstructed	Hydraulically calculated	225	20	15	4.6
Noncombustible unobstructed	Pipe schedule	200	18	15	4.6
Noncombustible obstructed	Hydraulically calculated	225	20	15	4.6
Noncombustible obstructed	Pipe schedule	200	18	15	4.6
Combustible unobstructed with no exposed members	Hydraulically calculated	225	20	15	4.6
Combustible unobstructed with no exposed members	Pipe schedule	200	18	15	4.6
Combustible unobstructed with exposed members 5 ft (910 mm) or more on center	Hydraulically calculated	225	20	15	4.6
Combustible unobstructed with exposed members 5 ft (910 mm) or more on center	Pipe schedule	200	18	15	4.6
Combustible unobstructed with members less than 5 ft (910 mm) on center	All	130	12	15	4.6
Combustible obstructed with exposed members 5 ft (910 mm) or more on center	All	168	16	15	4.6
Combustible obstructed with members less than 5 ft (910 mm) on center	All	130	12	15	4.6
Combustible concealed spaces in accordance with 10.2.6.1.4	All	120	11	15 parallel to the slope 10 perpendicular to the slope*	4.6 parallel to the slope 3.6 perpendicular to the slope*

*See 10.2.6.1.4.4.

4 NFPA 13 SPRINKLER PROTECTION AREA & DENSITY CHARTS

NOT TO SCALE

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STN PROJECT #: 190300277

CONSULTANTS

ACGi

MARK	DATE	DESCRIPTION
-	5 SEP 25	AFP
-	11 JUL 25	COMPLETENESS CHECK
-	18 APR 25	PERMIT PREP

OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

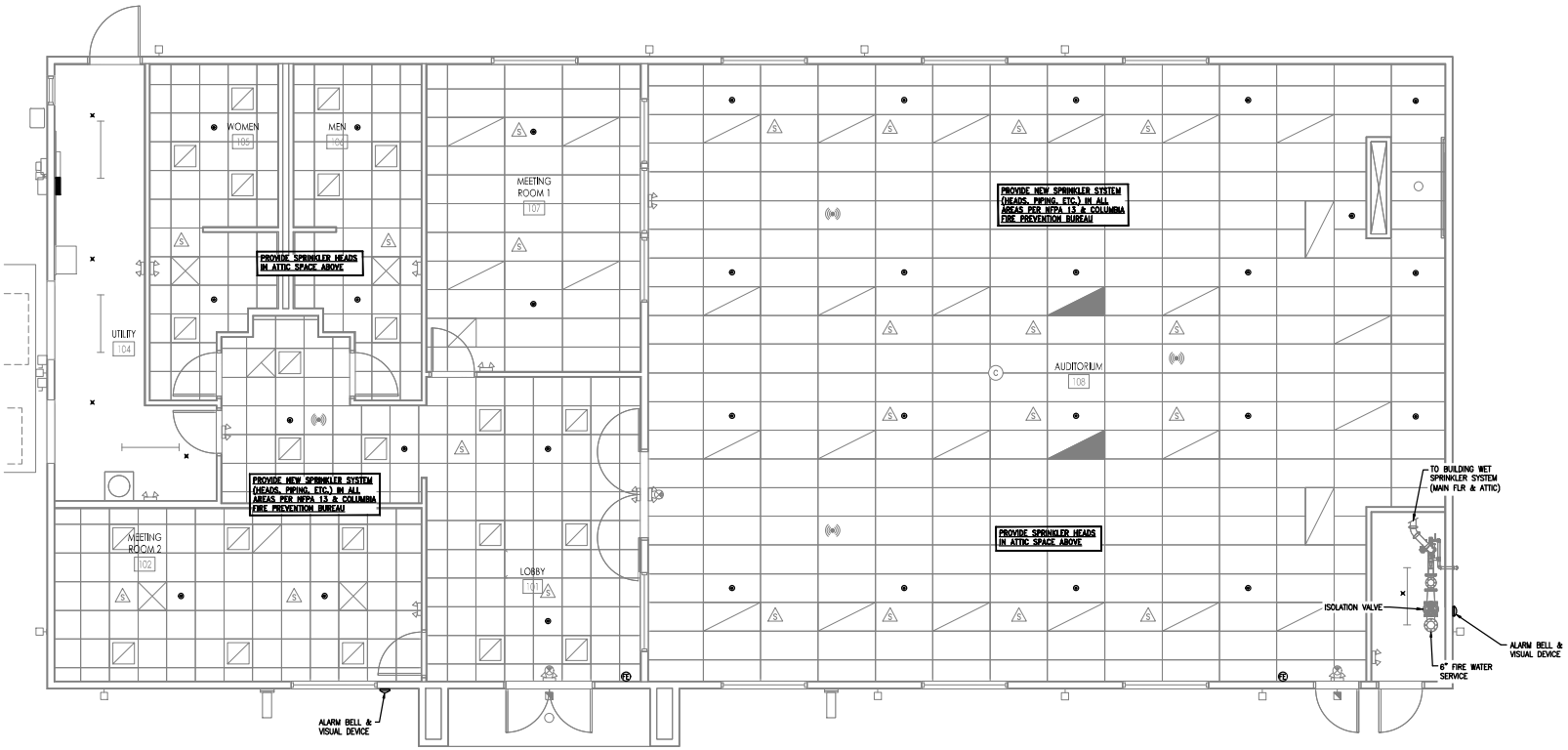
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FIRE PROTECTION COVER SHEET

PROJECT No.: 1714

SHEET No.: FP001

PLOTTED BY: Evod Ilaca
PLOT DATE: 9 Sep 25
PLOT SCALE: 1.000
FILE Path: P:\Archived Projects\202540\CAD\Fire Protection\190300277_FP001_COVER.dwg



1 PLAN - FIRE PROTECTION

1/4"=1'-0" 0' 2'-0" 4'-0" 8'-0"

NOTE: SPRINKLER HEADS SHOWN ARE FOR DIAGRAMMATIC PURPOSES ONLY. FINAL COUNT SHALL BE DETERMINED BY HYDRAULIC CALCULATIONS AND ALL-TRADE COORDINATION DURING SHOP DRAWING SUBMITTALS. NO CONSIDERATION OR REMUNERATION OF CONTRACT PRICING WILL BE GIVEN TO CONTRACTOR IF HIS PRICING IS BASED ON DESIGN SPRINKLER HEAD COUNT

FIRE PROTECTION CONTRACTOR TO PROVIDE SIGNED AND SEALED FIRE PROTECTION DRAWINGS AND CALCULATIONS FROM A TENNESSEE REGISTERED FIRE PROTECTION ENGINEER

SYMBOL LIST

- NEW CONCEALED SPRINKLER HEAD
- NEW UPRIGHT SPRINKLER HEAD
- FE NEW BRACKET MOUNT FIRE EXTINGUISHER

ARCHITECT

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STANTEC ARCHITECTURE, INC.
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(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

ACGi

MARK	DATE	DESCRIPTION
-	5 SEP 25	AFP
-	11 JUL 25	COMPLETENESS CHECK
-	16 APR 25	PERMIT PREP

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

FIRE PROTECTION PLAN

PROJECT No.: 1714

SHEET No.: FP101

PLOT DATE: 9 Sep 25
DESIGN DRAFT: ...
FILE PATH: P:\Archived Projects\2025-20\CAD\Fire Protection\190300277_FP-101_FIRE_PROTECTION_PLAN.dwg

KINGDOM HALL

PRECAST DR AND TOM J HITCH PKWY

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON PLANS WAS TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR TOM J HITCH PKWY COLUMBIA, TN 38401", PREPARED BY KENNETH A. BAU WITH LICENSE NUMBER 2019, DATED 11/05/2024.
2. THE SUBJECT PROPERTY IS ENTIRELY LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47119C0285E.

LIST OF APPROVALS

CONTACT INFORMATION

APPLICANT:JWCS
NAME:JOSH MODGLIN
PHONE:678-551-9634
ADDRESS:1005 RED MILLS ROAD, WALLKILL, NY 12589

CIVIL ENGINEER: KIMLEY-HORN
NAME:PHILIP NEAL, PE
PHONE:615-564-2711
ADDRESS:10 LEA AVE, NASHVILLE, TN 37210

SURVEYOR:YOUNG-HOBBS AND ASSOCIATES
NAME:KENNETH A. BAU
PHONE:931-645-2624
ADDRESS:1202 CROSSLAND AVE., CLARKSVILLE, TN 37040

LANDSCAPE ARCHITECT: KIMLEY-HORN
NAME: SPENCER SANDERS
PHONE: 615-314-5679
ADDRESS: 10 LEA AVE, NASHVILLE, TN 37210

GEOTECHNICAL ENGINEER: INTERTEK PSI
NAME:DEVON GWABA, PE
PHONE: (615) 244-8990
ADDRESS:751 SOUTH 5TH STREET, NASHVILLE, TN 37206

DRAWING INDEX

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C3-10	EROSION CONTROL PLAN - PHASE 1
C3-20	EROSION CONTROL PLAN - PHASE 2
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GENERAL CONSTRUCTION NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CITY OF COLUMBIA AND ALL OTHER GOVERNING AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO PROJECT.
3. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS RELATED TO THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DISPOSING OF ANY SOIL FROM THE SITE TO CONFIRM QUANTITY AND REASON FOR NEEDING TO EXPORT EXCESS SOIL.
4. CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT BOUNDARY AND AREAS DIRECTLY ADJOINING THE WORK IN THE PUBLIC RIGHT-OF-WAY. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, FENCES AND OTHER EXISTING IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OR GOVERNING AUTHORITIES REQUIREMENTS. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, DURING AND UPON COMPLETION OF THE JOB, SHALL BE AS GOOD AS THE CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROMPTLY CLEAN MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING STREETS FROM THE PROJECT SITE.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER PRIOR TO COMMENCING THE WORK.
6. SPECIFICATIONS HAVE BEEN PROVIDED FOR THIS PROJECT. THE SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENT PACKAGE AND CONTAIN INFORMATION NOT FOUND IN THE CONSTRUCTION DRAWINGS. SPECIFICATIONS SHOULD BE THOROUGHLY REVIEWED PRIOR TO PROCUREMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

ZONING STATISTICS AND PARKING SUMMARY

TOTAL PARCEL AREA:	±65,591 SF (±1.51 AC)
ADDRESS:	TOM J HITCH PKWY-PRECAST DR, COLUMBIA, TN 38401
PARCEL ID #:	114-01828-000
ZONING:	SD-LI, SPECIAL DISTRICT (LIGHT INDUSTRIAL)
CURRENT USE:	VACANT
PROPOSED USE:	PLACE OF WORSHIP
PROPOSED IMPERVIOUS COVER:	±28,700 SF = 44%
SETBACKS: FRONT: SIDE: REAR:	 40' NONE NONE
REQUIRED PARKING (AHJ):	1 SPACE PER EVERY 3 SEATS 175 SEATS / 3 = 59 SPACES
DESIRED PARKING (DEVELOPER):	1 SPACE FOR EVERY3 SEATS 175 SEATS / 3 = 59 SPACES
PROPOSED PARKING:	56 REGULAR SPACES 3 HIC SPACES TOTAL = 59 SPACES

ESTIMATED QUANTITY SUMMARY TABLE

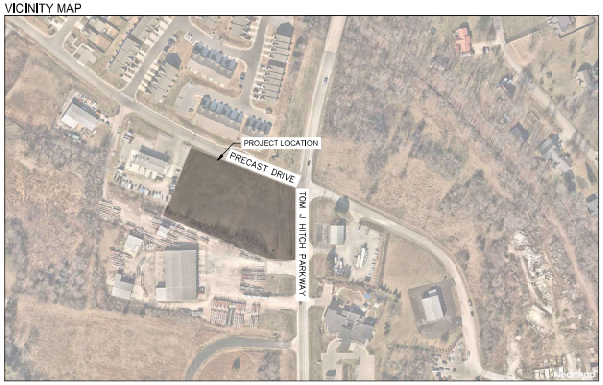
DESCRIPTION	
CAR PAVEMENT AREA	±21,245 SQ.FT.
PEDESTRIAN PAVEMENT AREA	±1,860 SQ.FT.
CURB/CURB & GUTTER LENGTH	±980 FT.
LANDSCAPE QUANTITIES	SEE LANDSCAPE PLAN
UTILITY QUANTITIES	SEE UTILITY PLAN
EARTHWORK VOLUMES (IN PLACE VOLUMES)	±340 CY OF CUT. , ±2,530 CY OF FILL. , NET 2,193 CY OF FILL
LIGHTING & WIRING QUANTITIES	SEE ELECTRICAL PLAN
DRAINAGE STRUCTURES	SEE DRAINAGE PLAN
TOPSOIL	AVG 3" EXISTING: 807 CY PROPOSED 6": ±850 CY NEEDED ADJUST DEPTH TO BALANCE
UNSUITABLE MATERIAL TO EXPORT	QUANTITY NOT AVAILABLE

TABULATED QUANTITIES ARE ESTIMATED FOR THE OWNER'S COST CONTROL PURPOSES AND DO NOT GUARANTEE ACTUAL MATERIAL QUANTITIES.

CONSTRUCTION NOTICE NOTES

1. CONTRACTOR SHALL NOTIFY THE TOWN, CITY, OR COUNTY AT LEAST 72 HOURS PRIOR TO WORKING IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENTS OR CONNECTING TO STREET, DRAINAGE, WATER OR WASTEWATER FACILITIES.
2. CONTRACTOR SHALL NOTIFY TENNESSEE DEPARTMENT OF TRANSPORTATION AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY STREET. (IF NEEDED)
3. CONTRACTOR SHALL NOTIFY COLUMBIA POWER & WATER SYSTEMS (CPWS) AT LEAST 72 HOURS PRIOR TO CONNECTING TO ANY PUBLIC WATER FACILITY. (IF NEEDED)
4. CONTRACTOR SHALL NOTIFY COLUMBIA POWER & WATER SYSTEMS (CPWS) AT LEAST 72 HOURS PRIOR TO WORKING IN ANY PUBLIC ELECTRIC FACILITIES. (IF NEEDED)
5. CONTRACTOR SHALL NOTIFY ATMOS ENERGY AT LEAST 72 HOURS PRIOR TO WORKING IN ANY PUBLIC GAS FACILITIES. (IF NEEDED)
6. CONTRACTOR SHALL NOTIFY TENNESSEE DEPARTMENT OF EROSION CONTROL HAVING JURISDICTION WITH NOTICE OF COVERAGE AT LEAST 48 HOURS PRIOR TO DISTURBING ANY SOIL ON THE SITE. (IF NEEDED)

VICINITY MAP



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CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN FIRM #117629

NOT FOR CONSTRUCTION
THIS DRAWING PROVIDED ONLY FOR
REVIEW AND APPROVAL

MARK:	DATE:	DESCRIPTION:
A	05 SEP 2025	PERMIT RESUBMITTAL
A	01 JUL 2025	PERMIT RESUBMITTAL
A	28 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
COVER

PROJECT No.
118749000 / 1714

SHEET No.
C0-00

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
DRAWING SCALE: 1:1000
FILE PATH: k:\NSH_LDEV\118749000 - jwcs--tn--columbia\4-CADD\plansheets\C0-00 COVER.dwg

CONTRACTOR RESPONSIBILITIES:

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

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

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

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

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

2. DURING CONSTRUCTION:

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

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

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

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

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

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

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

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

   I. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

   S. 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.

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

2. DISPOSAL GUIDELINES:

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

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

3. TREE PROTECTION GUIDELINES:

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

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

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

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

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

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

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

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

CLEARING AND GRUBBING:

   A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

   B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

   C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

   D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

   E. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

GRADING NOTES:

   A. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

   B. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

   O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

   P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

STORM SEWER NOTES:

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

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

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

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CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN LIC #115258

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REVIEW AND APPROVAL

MARK:	DATE:	DESCRIPTION:
A	15 SEP 2025	PERMIT RESUBMITTAL
A	31 JUL 2025	PERMIT RESUBMITTAL
A	16 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

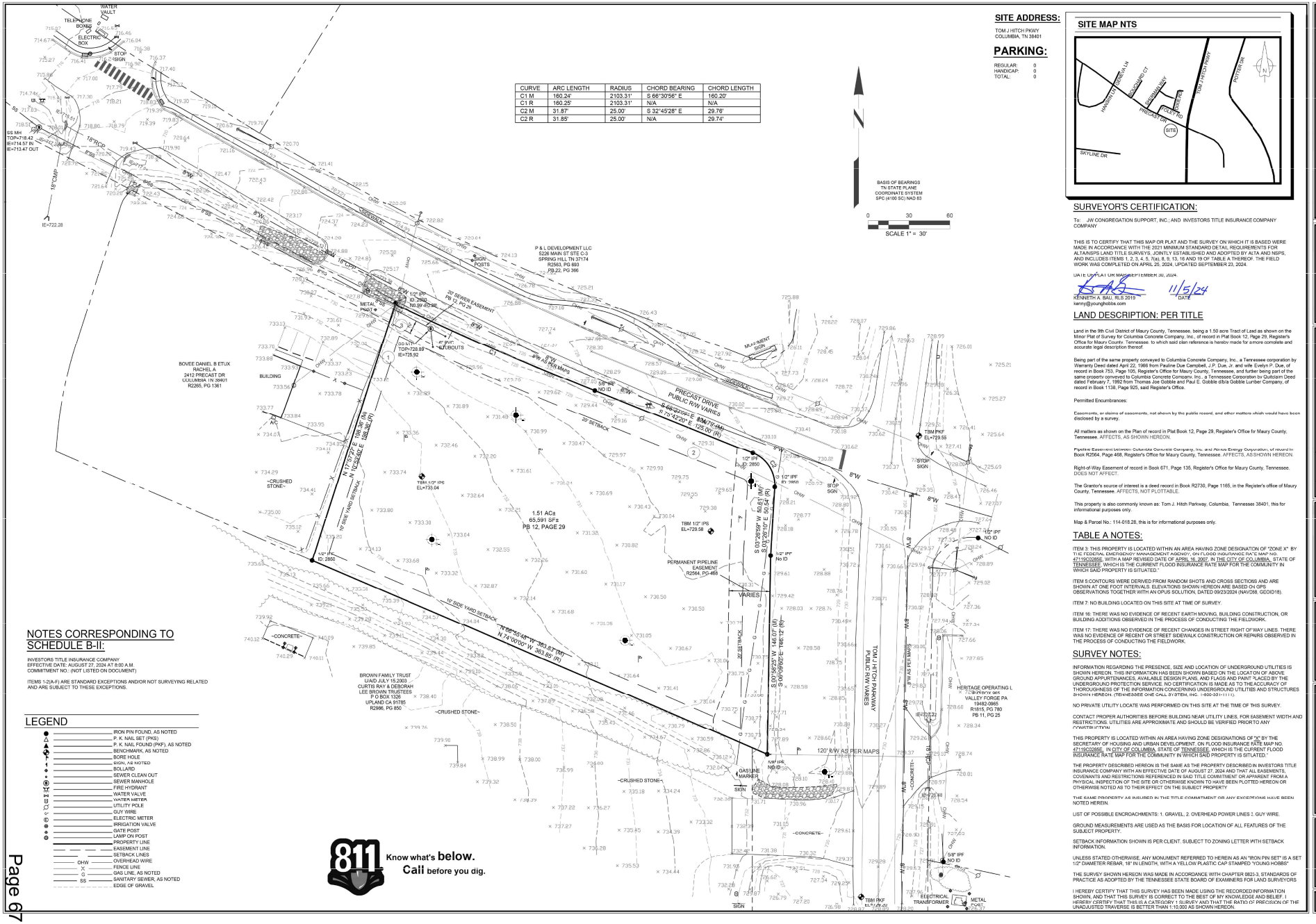
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY
& PRECAST DRIVE

SHEET TITLE:
GENERAL NOTES

PROJECT No.
118749000 / 1714

SHEET No.
C0-01

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PAPER SIZE: 30.00in x 42.00in
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs--tn--columbia\4--CADD\plansheets\C0-01 GENERAL NOTES.dwg



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1 M	160.24'	2103.31'	S 66°30'56" E	160.20'
C1 R	160.25'	2103.31'	N/A	N/A
C2 M	31.87'	25.00'	S 32°45'28" E	29.76'
C2 R	31.85'	25.00'	N/A	N/A

SITE ADDRESS:

TOM J HITCH PKWY
COLUMBIA, TN 38401

PARKING:

REGULAR: 0
HANDICAP: 0
TOTAL: 0

SITE MAP NTS

SURVEYOR'S CERTIFICATION:

To: JW CONGREGATION SUPPORT, INC.; AND INVESTORS TITLE INSURANCE COMPANY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2024. UPDATED SEPTEMBER 23, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 30, 2024.

KENNETH A. BAU, RLS 2019
kenny@younghobbs.com

11/5/24
DATE

LAND DESCRIPTION: PER TITLE

Land in the 9th Civil District of Maury County, Tennessee, being a 1.50 acre Tract of Lad as shown on the Minor Plat of Survey for Columbia Concrete Company, Inc., of record in Plat Book 12, Page 29, Register's Office for Maury County Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Columbia Concrete Company, Inc., a Tennessee corporation by Warranty Deed dated April 22, 1986 from Pauline Due Campbell, J.P. Due, Jr. and wife Evelyn P. Due, of record in Book 753, Page 105, Register's Office for Maury County, Tennessee, and further being part of the same property conveyed to Columbia Concrete Company, Inc. a Tennessee Corporation by Quitclaim Deed dated February 7, 1992 from Thomas Joe Gobble and Paul E. Gobble d/b/a Gobble Lurber Company, of record in Book 1138, Page 925, said Register's Office.

Permitted Encumbrances:

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

All matters as shown on the Plan of record in Plat Book 12, Page 29, Register's Office for Maury County, Tennessee. AFFECTS, AS SHOWN HEREON.

Pipeline Easement between Columbia Concrete Company, Inc. and Atmos Energy Corporation, of record in Book R2564, Page 468, Register's Office for Maury County, Tennessee. AFFECTS, AS SHOWN HEREON.

Right-of-Way Easement of record in Book 671, Page 135, Register's Office for Maury County, Tennessee. DOES NOT AFFECT.

The Grantor's source of interest is a deed record in Book R2730, Page 1165, in the Register's office of Maury County, Tennessee. AFFECTS, NOT PLOTTABLE.

This property is also commonly known as: Tom J. Hitch Parkway, Columbia, Tennessee 38401, this for informational purposes only.

Map & Parcel No.: 114-018.28, this is for informational purposes only.

TABLE A NOTES:

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION OF "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47119C0285E, WITH A MAP REVISED DATED APRIL 16, 2007, IN THE CITY OF COLUMBIA, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

ITEM 5 CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 09/23/2024 (NAVD88, GEOID18).

ITEM 7: NO BUILDING LOCATED ON THIS SITE AT TIME OF SURVEY.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT "LACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 47119C0285E, IN CITY OF COLUMBIA, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN INVESTORS TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 27, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

LIST OF POSSIBLE ENCROACHMENTS: 1. GRAVEL, 2. OVERHEAD POWER LINES 3. GUY WIRE.

GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

SETBACK INFORMATION SHOWN IS PER CLIENT. SUBJECT TO ZONING LETTER WITH SETBACK INFORMATION.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS"

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

NOTES CORRESPONDING TO SCHEDULE B-II:

INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 27, 2024 AT 8:00 A.M.
COMMITMENT NO.: (NOT LISTED ON DOCUMENT)

ITEMS 1-2(A-F) ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

LEGEND

- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- P. K. NAIL FOUND (PKF), AS NOTED
- BENCHMARK, AS NOTED
- BORE HOLE
- SIGN, AS NOTED
- BOLLARD
- SEWER CLEAN OUT
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- IRRIGATION VALVE
- GATE POST
- LAMP ON POST
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OHW — OVERHEAD WIRE
- FENCE LINE
- G — GAS LINE, AS NOTED
- SS — SANITARY SEWER, AS NOTED
- EDGE OF GRAVEL

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

YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

KENNETH A. BAU
REGISTERED LAND SURVEYOR
2019
AGRICULTURE
TENNESSEE
KENNETH A. BAU, RLS
kenny@younghobbs.com

No.	Date	Revision

Kimley»Horn
Kimley Horn and Associates, Inc.
1001 WARRENVILLE RD
SUITE 350
LISLE, IL 60532

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

BRYANT, FRANK
121 WOODWARD HILLS PL
BRENTWOOD TN 37027
R2730, PAGE 1165
PB 12, PAGE 29

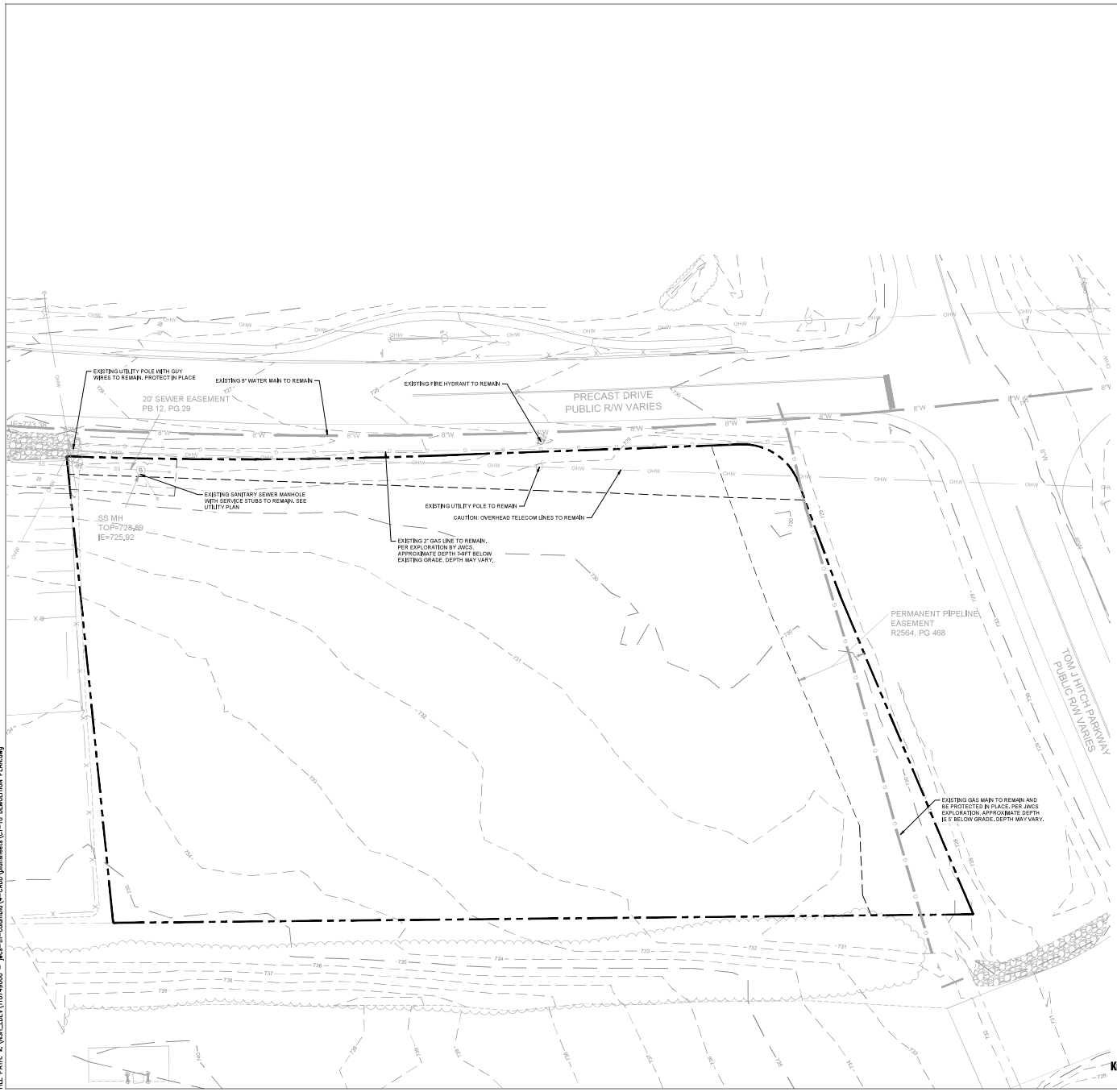
MAP/PARCEL 114-018.28

JWCS COLUMBIA, TN

CITY OF COLUMBIA
MAURY COUNTY,
TENNESSEE

DRAWN BY:	CLH,KAB
APPROVED BY:	KAB
DATE: (FIELD)	09/23/2024
DATE: (OFFICE)	09/30/2024
YHA PRO. #	138-24

SHEET 1 OF 1



EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

SEE DEMOLITION NOTES, SHEET C0-01.

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

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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CONSULTANTS:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP H. NEAL, JR., P.E.
TN PE #111926

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MARK:	DATE:	DESCRIPTION:
	15 SEP 2025	PERMIT RESUBMITTAL
	11 JUL 2025	PERMIT RESUBMITTAL
	18 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
DEMOLITION PLAN

PROJECT No.
118749000 / 1714

SHEET No.
C1-10

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DIMSCALE: 0.0000 DSGN\DRFT:
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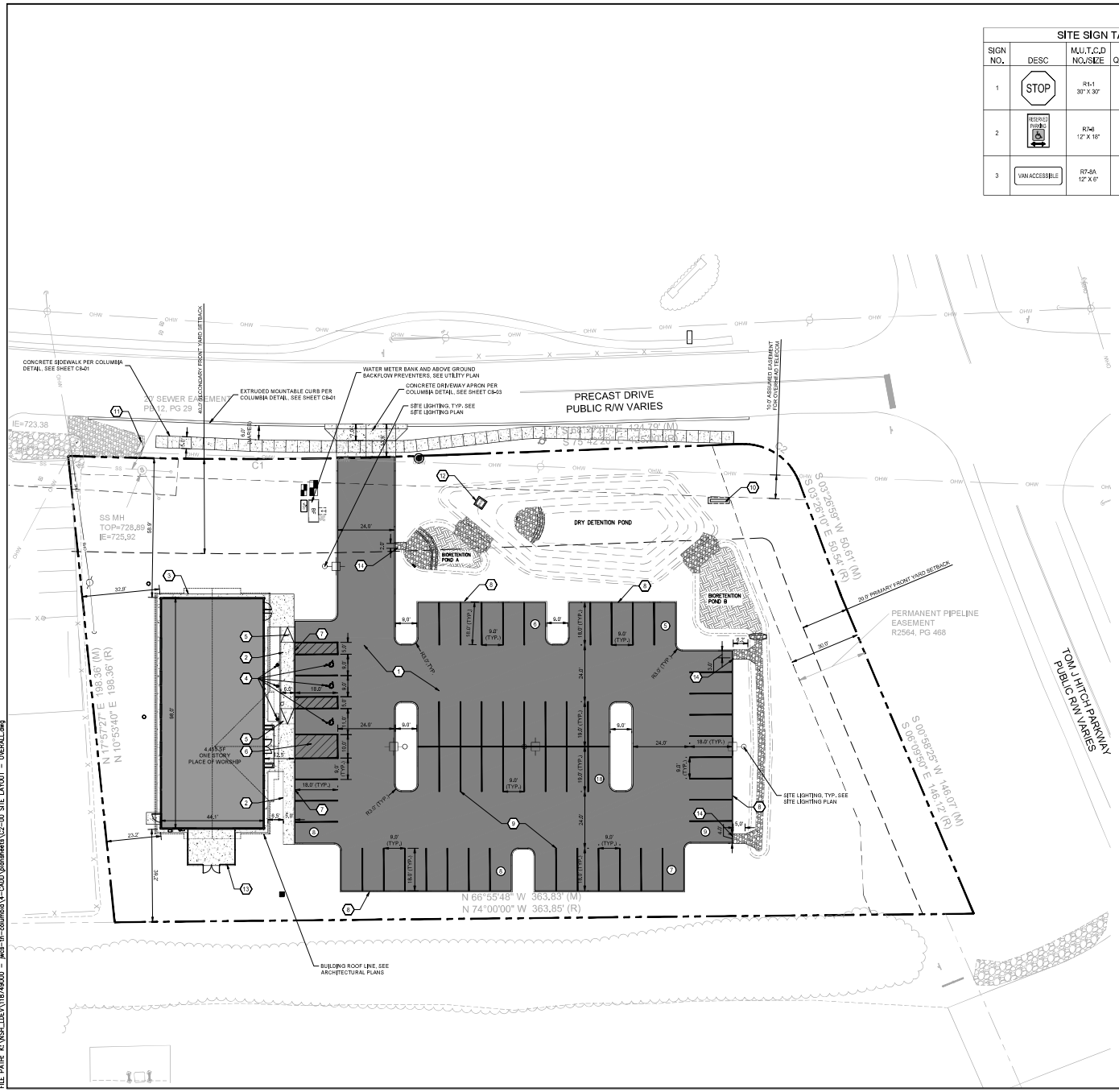

SITE SIGN TABLE

SIGN NO.	DESC	M.U.T.C.D NO./SIZE	QTY	COLOR*
1	STOP	R1-1 30" X 30"	0	LEGEND: RED-RETROREFLECTIVE BACKGROUND: WHITE-RETROREFLECTIVE
2	RESERVED PARKING	R7-8 12" X 18"	3	LEGEND: GREEN-RETROREFLECTIVE BACKGROUND: WHITE-RETROREFLECTIVE SYMBOL BACKGROUND: BLUE-RETROREFLECTIVE
3	VAN ACCESSIBLE	R7-8A 12" X 6"	1	LEGEND: GREEN-RETROREFLECTIVE (OR BLACK) BACKGROUND: WHITE-RETROREFLECTIVE

GENERAL SHEET NOTES

1. REFER TO COVER SHEET AND C0-01 FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO SURVEY FOR INFORMATION AND DATUMS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) AND AS REQUIRED BY THE CITY OF COLUMBIA, DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.
7. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
8. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.

SYMBOLS LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK		
BUILDING		
EDGE OF PAVEMENT		
CURB		
SIGN		
WHEEL STOP		
ACCESSIBLE PARKING		
LIGHT POLE (1-LIGHT)		
HYDRANT		
UTILITY POLE		
PARKING SPACE COUNT		

SHEET KEYNOTES

1. INSTALL ASPHALT PAVEMENT, SEE ASPHALT PAVEMENT SECTION, DETAIL 7/C8-02.
2. CONSTRUCT SIDEWALK CONCRETE PAVEMENT, SEE DETAIL 9/C8-01.
3. INSTALL 18" WIDE CONCRETE EDGE, SEE DETAIL 8/C8-02.
4. ACCESSIBLE SIGNAGE AND STRIPING PER ANJ STANDARDS, SEE DETAILS 2, 3, 4, AND 5, SHEET C8-01
5. HANDICAP RAMP, TYPE 2. SEE DETAIL 10/C8-01.
6. 10'x18' STRIPED PEDESTRIAN ACCESS, SEE DETAIL 3/C8-01.
7. INSTALL 5" VERTICAL TURNDOWN SIDEWALK PAVEMENT, FLUSH AT ADA SPACES. SEE DETAIL 9/C8-01.
8. 5" VERTICAL REVEAL CURB, TAPERED TO FLUSH AT ENDS. SEE DETAIL 7/C8-01.
9. 4" WIDE TRAFFIC WHITE STRIPING, TYP. SEE DETAIL 9/C8-01
10. MONUMENT SIGN, SEE 11/C8-02 FOR DETAIL.
11. CONSTRUCT CONCRETE HEADWALL, SEE GRADING AND DRAINAGE PLAN.
12. CONSTRUCT OUTLET CONTROL STRUCTURE, SEE GRADING AND DRAINAGE PLAN.
13. CONSTRUCT MECHANICAL EQUIPMENT PAD AND MECHANICAL ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
14. CURB CUT, WIDTH VARIES.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

POND LEGEND

- MEDIA SURFACE
- STONE

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, PLS, # 1391-24 DATED 11/05/2024.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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CONSULTANT

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
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TN LIC #115008

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MARK:	DATE:	DESCRIPTION:
A	15 SEP 2025	PERMIT RESUBMITTAL
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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

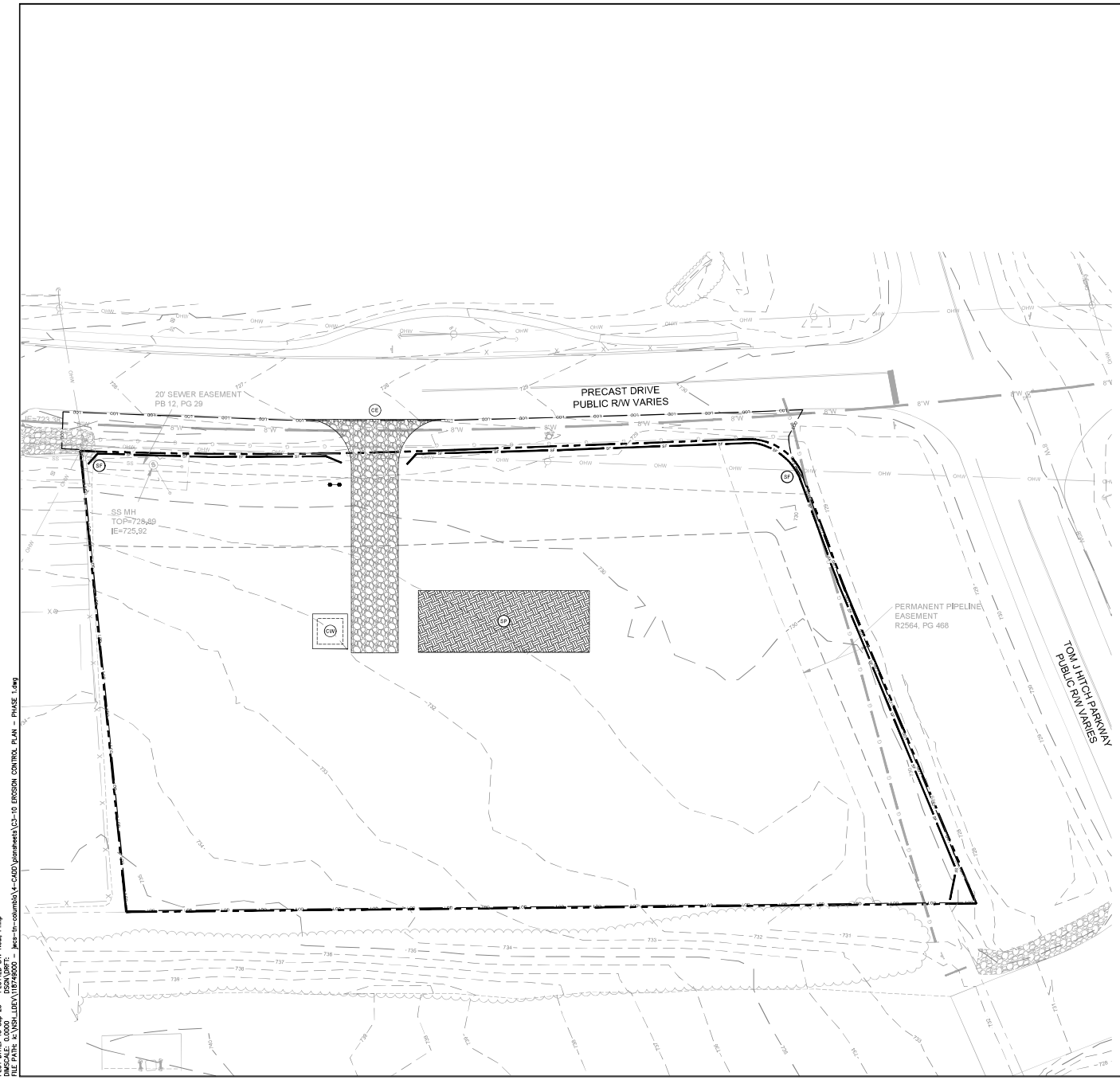
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE LAYOUT - OVERALL

PROJECT No.
118749000 / 1714

SHEET No.
C2-00

PLOTTED BY: Neal, Philip
PLOT DATE: 15 Sep 25
PROJECT NAME: JWCS
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs-tn-columbia\4-CAD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg



EROSION CONTROL LEGEND

- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET 8/C8-02
- SF — SILT FENCE - REFER TO DETAIL SHEET 8/C8-02
- EE — EROSION EELS - REFER TO DETAIL SHEET 8/C8-03
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET 4/C8-03
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK 52 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET 3/C8-02
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET 10/C8-02
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET 6/C8-03
- PS — PERMANENT STABILIZATION - REFER TO DETAIL SHEET 7/C8-03
- SP — STOCKPILE LOCATION
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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PHILIP H. NEAL, JR, P.E.
TN LIC# 117626

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MARK:	DATE:	DESCRIPTION:
A	15 SEP 2025	PERMIT RESUBMITTAL
A	31 JUL 2025	PERMIT RESUBMITTAL
A	16 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

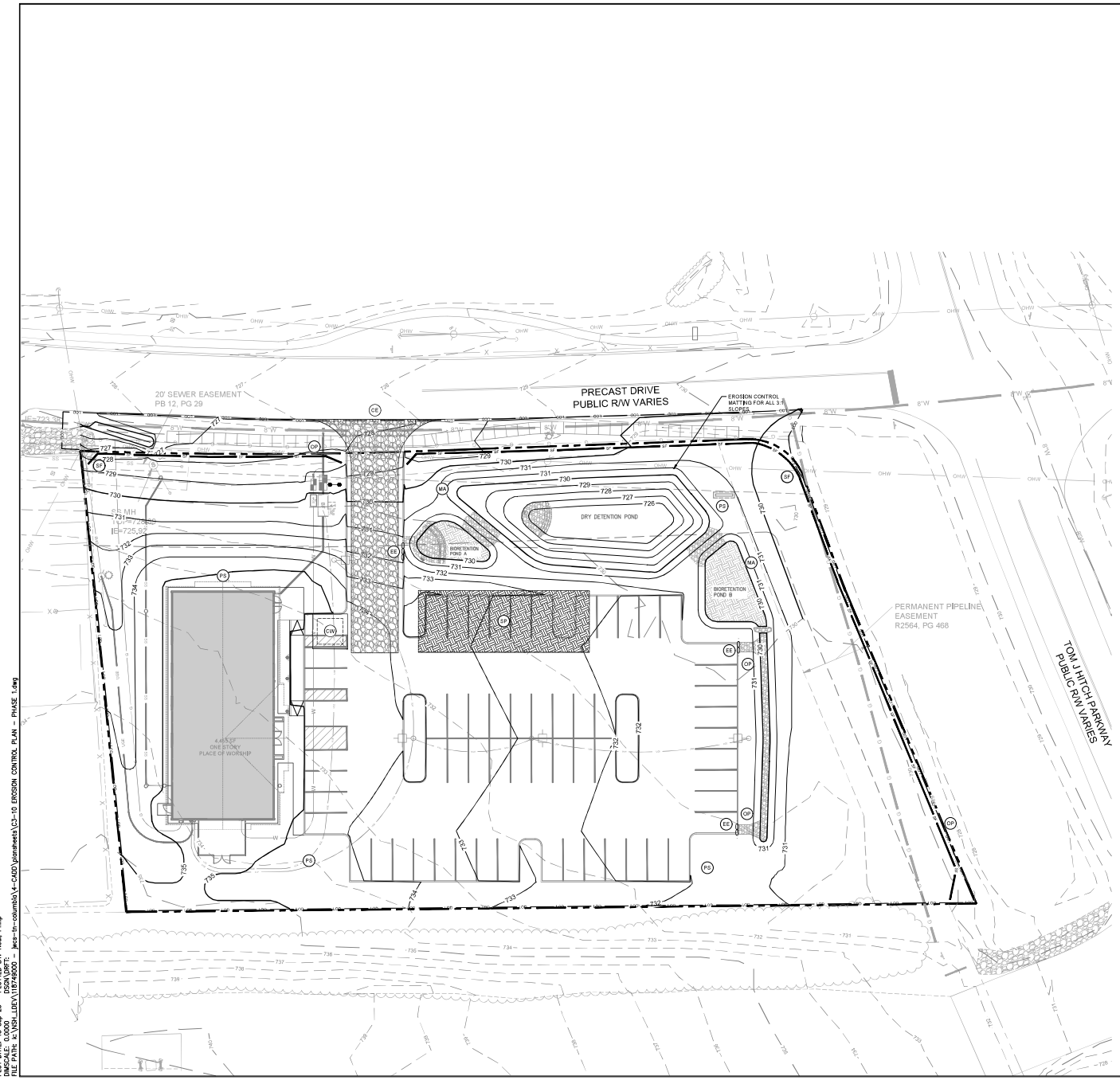
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
EROSION CONTROL PLAN - PHASE 1

PROJECT No.
118749000 / 1714

SHEET No.
C3-10

PLOTTED BY: Neal, Philip
PLOT DATE: 15 Sep 25
DRAWING SCALE: 1" = 50'
FILE PATH: s:\VSH_LDEV\118749000 - _jwcs-tn-columbia\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg



EROSION CONTROL LEGEND

- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET 8/C8-02
- SF — SILT FENCE - REFER TO DETAIL SHEET 8/C8-02
- EE — EROSION EELS - REFER TO DETAIL SHEET 8/C8-03
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET 4/C8-03
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK 52 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET 3/C8-02
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET 10/C8-02
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET 6/C8-03
- PS — PERMANENT STABILIZATION - REFER TO DETAIL SHEET 7/C8-03
- SP — STOCKPILE LOCATION
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
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12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

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

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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

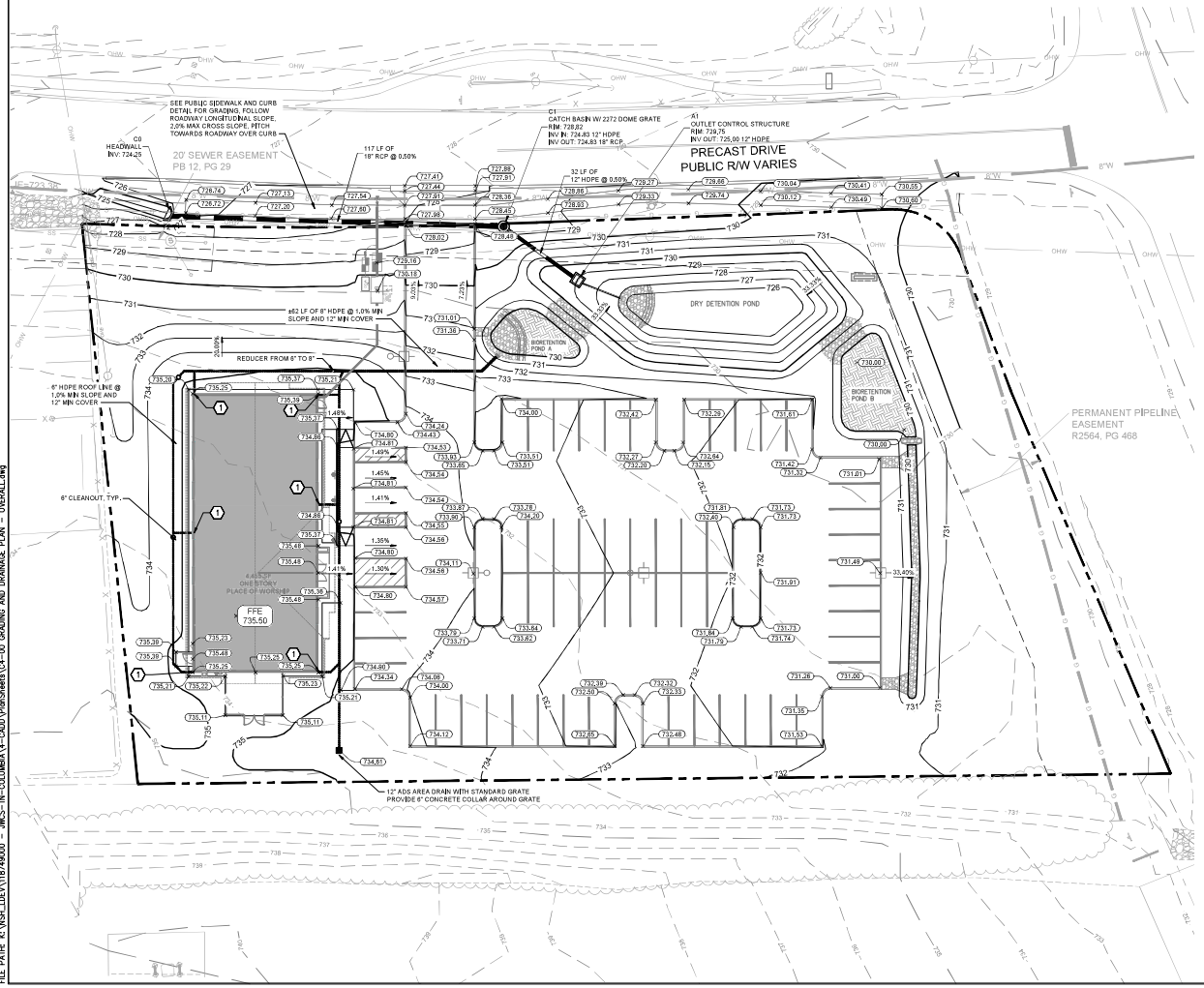
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
EROSION CONTROL PLAN - PHASE 2

PROJECT No.
118749000 / 1714

SHEET No.
C3-20

PLOT DATE: 15 Sep 25
PLOTTED BY: Neal, Philip
DRAWING NAME: C3-10 EROSION CONTROL PLAN - PHASE 1.dwg
FILE PATH: s:\VSH_LDEV\118749000 - _jwcs--tn--columbia\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg



GENERAL EARTHWORK NOTES

1. FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS, PLEASE REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY INTERTEK PSI, DATED OCT 17, 2024. IN CASE A NOTE ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.
2. PRIOR TO COMMENCEMENT OF GRADING OR FILL PLACEMENT, ANY MISCELLANEOUS TRASH, DEBRIS, OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SITE. CLEARING AND GRUBBING OF ALL TREES (INCLUDING REMOVAL OF ANY ASSOCIATED ROOT SYSTEMS) AND VEGETATION DESIGNATED FOR REMOVAL SHOULD BE PERFORMED.
3. TOPSOIL SHOULD BE STRIPPED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS, BASED ON THE GEOTECHNICAL INVESTIGATION, THE SITE CONTAINS APPROXIMATELY 2 - 4 INCHES OF TOPSOIL. AT THIS TIME, WE ANTICIPATE THAT THE TOPSOIL CAN BE USED IN PROPOSED LANDSCAPED AREAS. THE REUSE OF THE ONSITE TOPSOIL SHOULD BE EVALUATED BY A QUALIFIED LANDSCAPE ARCHITECT WITH REGARDS TO NUTRIENT LEVELS, GRAIN SIZE, PH, ETC. TOPSOIL DEEMED UNSUITABLE FOR REUSE SHOULD BE PROPERLY DISPOSED IN AREAS NOT REQUIRING STRUCTURAL FILL. CONFIRM WITH ENGINEER OF RECORD BEFORE EXPORTING MATERIAL OFFSITE (IF REQUIRED).
4. ANY FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS AND ABANDONED UTILITIES THAT ARE ENCOUNTERED BENEATH PROPOSED BUILDINGS SHOULD BE COMPLETELY REMOVED. FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS SHOULD BE CUT TO A MINIMUM OF 3 FEET BELOW PROPOSED SUBGRADE LEVELS IN PROPOSED PAVEMENT AND LANDSCAPE AREAS.
5. EXISTING UTILITIES THAT CONFLICT WITH NEW CONSTRUCTION SHOULD BE REMOVED FROM PROPOSED BUILDING FOOTPRINT AREA. EXISTING UTILITIES LOCATED OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED OR ABANDONED IN PLACE BY COMPLETE FILLING WITH GROUT. EXCAVATIONS MADE TO REMOVE FOUNDATION ELEMENTS OR UTILITIES SHOULD BE BACKFILLED WITH APPROVED COMPACTED FILL AS DESCRIBED IN THE ENGINEERED FILL SECTION OF THE GEOTECHNICAL REPORT.
6. ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHOULD BE DEMOLISHED IN THEIR ENTIRETY.
7. ALL CLEARING AND STRIPPING ACTIVITIES SHOULD BE PERFORMED IN STRICT ACCORDANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS. ALL SITE DEMOLITION AND SITE PREPARATION WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS.
8. ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.
9. CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING RECOMMENDATIONS AS MAY BE NEEDED BASED ON ACTUAL CONDITIONS ENCOUNTERED ONSITE THAT MAY DIFFER FROM WHAT WAS ENCOUNTERED DURING THE INVESTIGATION.

SHEET KEYNOTES

1. ROOF DRAIN LEADERS. SEE DETAIL SHEET C4-03.

GENERAL GRADING NOTES

1. REFER TO C0-01 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO C1-00 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
3. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO TENNESSEE ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:
   A. PARKING AND LOADING AREAS - MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.
   B. ACCESSIBLE ROUTES - MAXIMUM SLOPE OF 1:20 (5%) IN THE DIRECTION OF TRAVEL, MAXIMUM CROSS SLOPE OF 1:50 (2%).
   C. BUILDING ENTRANCES AND EXITS - AT ALL LOCATIONS 5'X5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
4. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE, ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADING. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.
5. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS OR TO THE PUBLIC R.O.W. THE DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO SURROUNDING PROPERTIES.
6. ALL ELEVATIONS AT CURBS REFER TO BOTTOM OF CURB ELEVATION.

SYMBOLS LEGEND

	EXISTING	PROPOSED
CONTOUR-MAJOR	95	95
CONTOUR-MINOR	92	92
TOP OF BANK		
SPOT GRADE	725.00	725.00
FINISHED FLOOR ELEVATION	FFE 735.50	FFE 735.50
DIRECTION OF WATER FLOW		
DOWN SPOUT	DS	DS
CATCH BASIN - NO CURB PIECE		
RIP RAP APRON		
BIORETENTION POND		
HEADWALL		
SURVEY BENCHMARK		

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC., WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, P.L.S. #2019 DATED 11/05/2024

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A	11 JUL 2025	PERMIT RESUBMITTAL
A	16 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

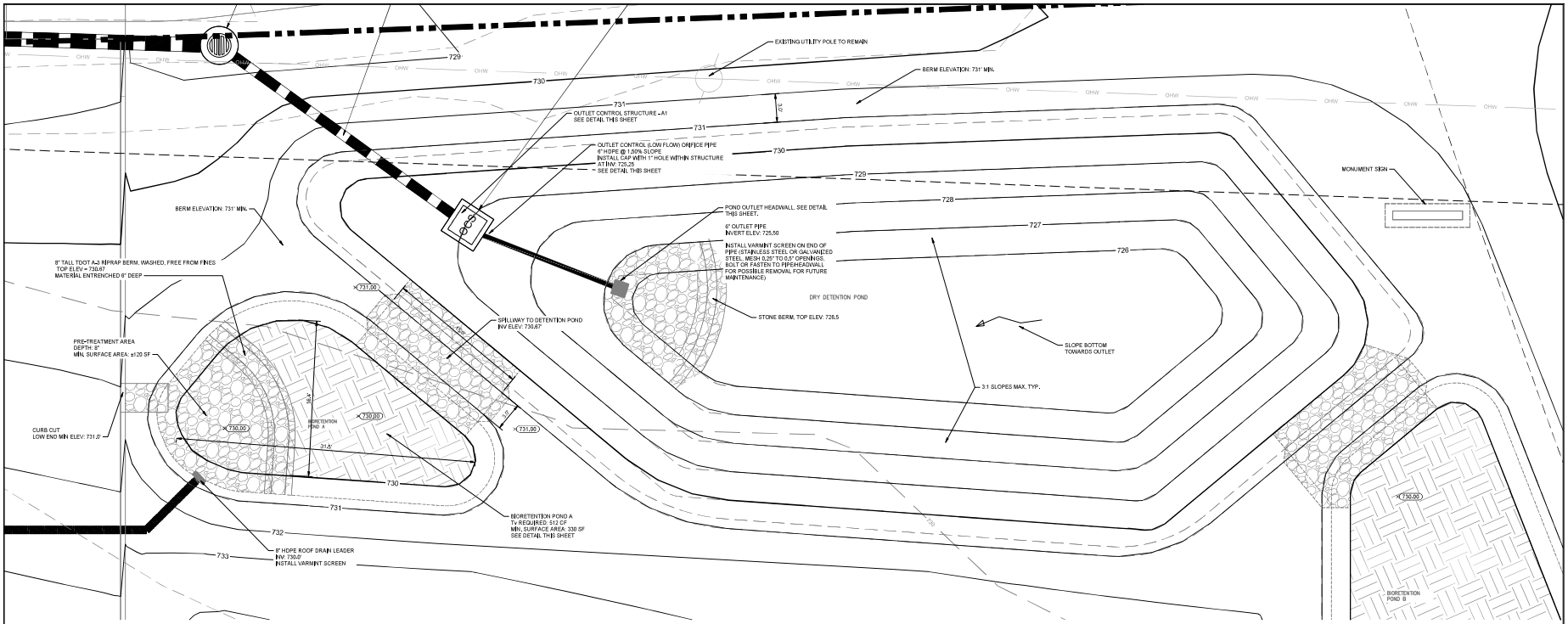
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
GRADING AND DRAINAGE PLAN - OVERALL

PROJECT No.
118749000 / 1714

SHEET No.
C4-00

PLOTTED BY: Neal, Philip
PLOT DATE: 15 Sep 25
PLOT SCALE: 1:50.000
FILE PATH: K:\NSH_LDEV\118749000 - _JWCS--TN--COLUMBIA\4-CADD\PlanSheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg



NORTH

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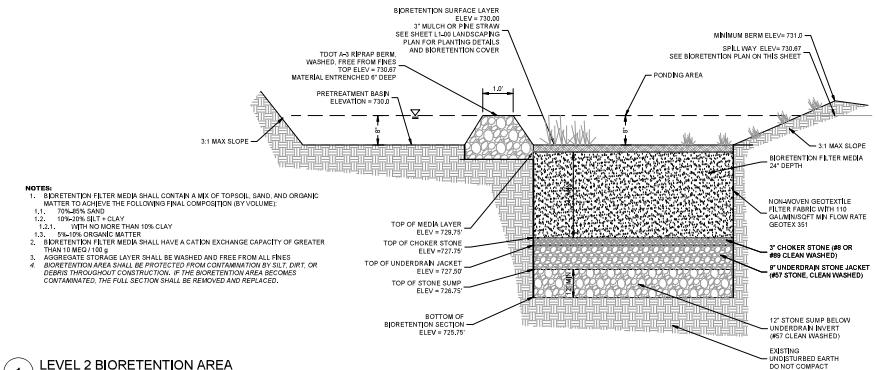
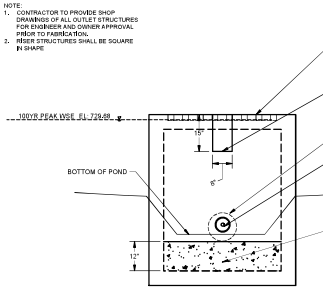
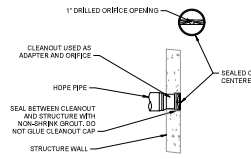


NOTES:
1. BIORETENTION FILTER MEDIA SHALL CONTAIN A MIX OF TOPSOIL, SAND, AND ORGANIC MATTER TO ACHIEVE THE FOLLOWING FINAL COMPOSITION (BY VOLUME):
   1.1. 70%-85% SAND
   1.2. 10%-20% SILT + CLAY
   1.2.1. WITH NO MORE THAN 10% CLAY
   1.3. 5%-10% ORGANIC MATTER
2. BIORETENTION FILTER MEDIA SHALL HAVE A CATION EXCHANGE CAPACITY OF GREATER THAN 10 MEQ / 100 g
3. AGGREGATE STORAGE LAYER SHALL BE WASHED AND FREE FROM ALL FINES
4. *BIORETENTION AREA SHALL BE PROTECTED FROM CONTAMINATION BY SILT, DIRT, OR DEBRIS THROUGHOUT CONSTRUCTION. IF THIS BIORETENTION AREA BECOMES CONTAMINATED, THE FULL SECTION SHALL BE REMOVED AND REPLACED.*

1 LEVEL 2 BIORETENTION AREA
NOT TO SCALE



2 POND OUTLET CONTROL STRUCTURE - A1
NOT TO SCALE



3 LOW FLOW ORIFICE AT A1
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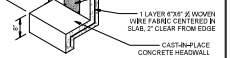
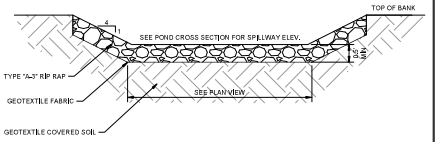


4 POND OUTLET HEADWALL
NOT TO SCALE



5 SPILLWAY
NOT TO SCALE

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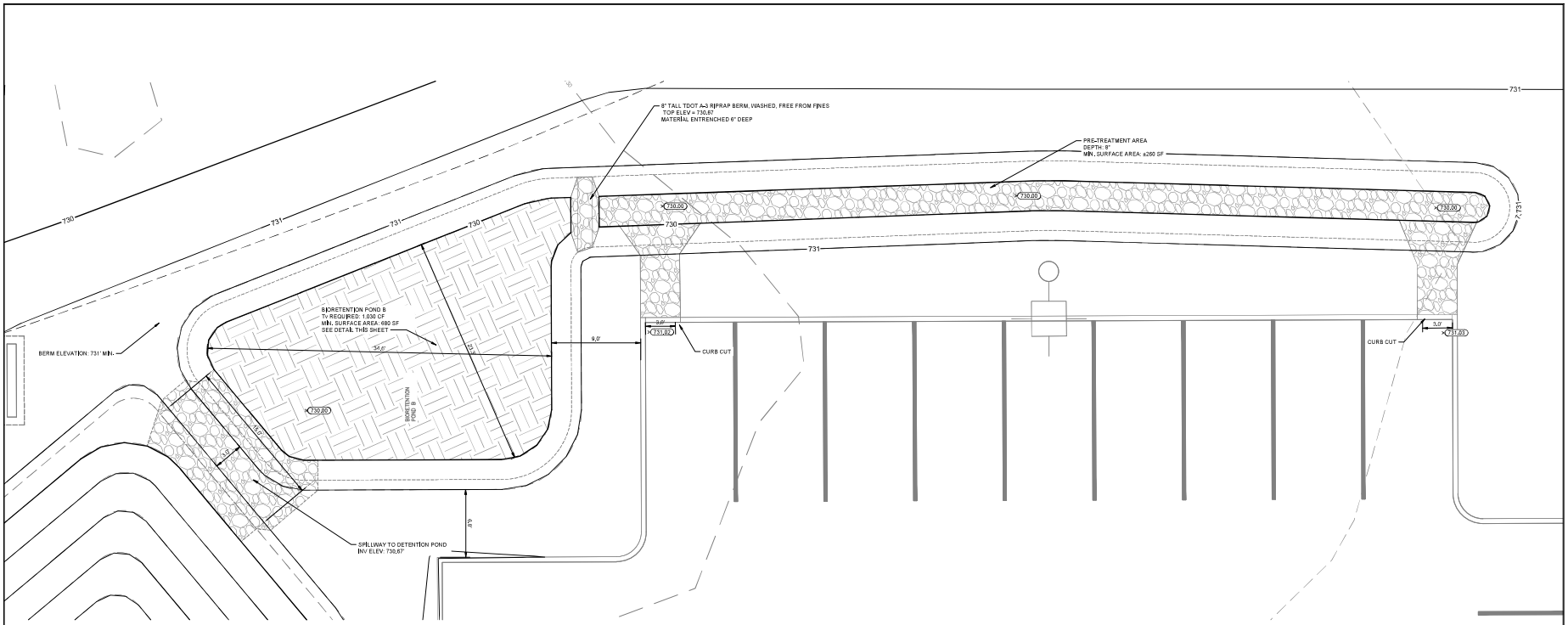
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

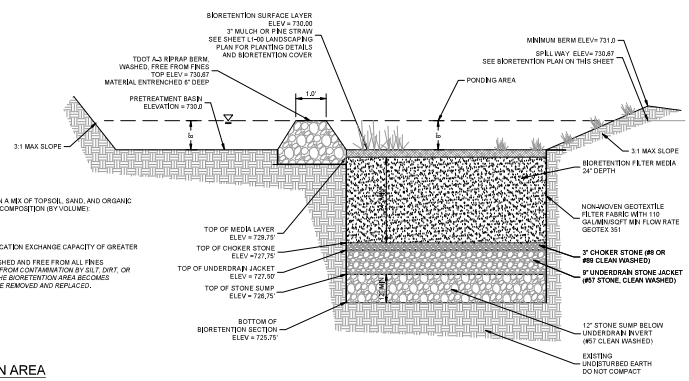
SHEET TITLE:
GRADING AND DRAINAGE PLAN - BIO POND A ENLARGEMENT

PROJECT No.
118749000 / 1714

SHEET No.
C4-10

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PLOT SCALE: 1:50.000
FILE PATH: k:\NSH_LDEV\118749000 - jwcs--tn--columbia\c4--CADD\plansheets\C4--00 GRADING AND DRAINAGE PLAN -- OVERALL.dwg





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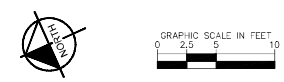
1 LEVEL 2 BIORETENTION AREA
NOT TO SCALE



EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC, WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, P.L.S. #2019 DATED 11/05/2024

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CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP H. NEAL, JR., P.E.
TN PE #111926

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MARK:	DATE:	DESCRIPTION:
-	15 SEP 2025	PERMIT RESUBMITTAL
-	11 JUL 2025	PERMIT RESUBMITTAL
-	18 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY
& PRECAST DRIVE

SHEET TITLE:
GRADING AND DRAINAGE PLAN - BIO POND B ENLARGEMENT

PROJECT No.
118749000 / 1714

SHEET No.
C4-11

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DISCIPLINE: 0.0000 DSGN/DRFT:
FILE PATH: K:\NSH_LDEV\118749000 - jwcs-tn-columbia\4-CADD\plansheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg

UTILITY SUMMARY TABLE	
DESCRIPTION	LENGTH
WATER	
1-1/2" WATER LINE	198 FT.
6" C900 PVC	48 FT.
6" DIP	30 FT
STORM WATER	
6" HDPE	360 FT
8" HDPE	60 FT
12" HDPE	32 FT
18" RCP	120 FT
SANITARY SEWER	
4" PVC	136 FT.
GAS LINE	
3/4"	195 FT.
ELECTRICAL CONDUIT	
SEE ES101	

NOTE: ALL UTILITY QUANTITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.

LIST OF CONTACTS FOR UTILITY COMPANIES

1. WATER
   COLUMBIA POWER AND WATER SERVICES: CONTACT: CALEB MORPHEW, CALEB.MORPHEW@CPWS.COM, AND 931-38
2. SEWER
   COLUMBIA WASTEWATER: CONTACT: DONNIE BOSHERS DBOSHERS@COLUMBIATN.GOV, AND 931-560-1001
3. ELECTRIC
   COLUMBIA POWER AND WATER SERVICES: CONTACT: BART ANDERSON, BART.ANDERSON@CPWS.COM AND 931-388-4833
4. GAS
   ATMOS ENERGY: CONTACT: BLAKE DAVIS, BLAKE.DAVIS@ATMOSENERGY.COM, 866-332-8887

SHEET KEYNOTES

1. 6" C900 PVC FIRE CONNECTION TO BUILDING WITH 36" MIN. COVER, SEE MEP PLANS FOR CONTINUATION
2. 1½" PEX WATER LINE TO BUILDING WITH 30" MIN. COVER, SEE MEP PLANS FOR CONTINUATION.
3. FIRE AND DOMESTIC WATER METER AND ABOVE GROUND BACKFLOWS WITH HEATED ENCLOSURE, COORDINATE POWER FOR HEATER NEEDED FROM BUILDING PANEL WITH ELECTRICAL.
4. WATER TAP CONNECTION VIA 8"X8"X6" CUT-IN TEE AND VALVE. CONTRACTOR TO VERIFY EXISTING WATER MAIN LOCATION, SEE DETAILS ON SHEET C8-04
5. ±136 LF OF 4" SDR-35 PVC AT 2.00% MIN. SLOPE
6. SEWER SERVICE CONNECTION AT EXISTING 6" PVC STUBOUT.
7. SANITARY SEWER CLEANOUT, TYP. AT LEAST ONE TO BE DUAL DIRECTION, SEE DETAILS 4 AND 5, SHEET C8-02.
8. 4" ELECTRICAL CONDUIT FROM TRANSFORMER TO METER. COORDINATE INSTALLATION WITH CPWS.
9. PROPOSED POLE MOUNTED TRANSFORMER AT NEW POLE. SEE CPWS DESIGN AND COORDINATE INSTALLATION WITH CPWS.
10. LIGHT POLE ON CONCRETE BASE, SEE DETAIL 9, C8-03 AND ELECTRICAL PLAN SHEETS FOR POLE HEIGHT, ELECTRICAL ROUTING SHOWN IS SCHEMATIC AND FOR GENERAL REFERENCE ONLY. SEE SITE ELECTRICAL PLAN IN ELECTRICAL PLANS.
11. STORM SEWER, SEE SHEET C4-00 FOR MORE INFORMATION.
12. 3/4" GAS LINE CONNECTION W/METER

SANITARY SEWER CONSTRUCTION NOTES

1. SANITARY SEWER CONSTRUCTION AND TESTING SHALL BE IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE COLUMBIA WASTEWATER DEPARTMENT.
2. SPECIFICATIONS:
   A. FOR PVC PIPES LESS THAN 8 FT DEEP:
      USE 4" PVC SDR-35 IN ACCORDANCE WITH ASTM D3034 WITH RUBBER GASKET JOINTS PER ASTM D3212 INSTALLED IN ACCORDANCE WITH ASTM D2321. SANITARY SEWER BEDDING WITHIN FIVE (5) FEET OF THE BUILDING SHALL BE BEDDED AND BACKFILLED WITH STRUCTURAL FILL.
   B. FOR PVC PIPES DEEPER THAN 8 FT DEEP:
      USE TYPE PSM SDR-26 PVC PIPE
      USE DUCTILE IRON PIPE IN ACCORDANCE WITH ANSI/AWWA A21.50/C151, FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53,C153, RUBBER GASKET IN ACCORDANCE WITH ANSI/AWWA A21.11/C111 AND CEMENT MORTAR LINING IN ACCORDANCE WITH ANSI/AWWA A21.4/C104
3. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. COLUMBIA WASTEWATER DEPARTMENT SEWER CONSTRUCTION "SEWER USE ORDINANCE NO.41-53" (LATEST PRINTING) AND THE CITY REQUIREMENTS.
4. ALL CLEANOUTS THAT ARE PLACED WITHIN PAVING OR SIDEWALK AREAS SHALL BE INSTALLED WITH A NON-SKID, TRAFFIC RATED, SEALED METAL COVER SET FLUSH WITH THE FINISHED PAVING ELEVATION.
5. THE MINIMUM DEPTH OF COVER REQUIRED FOR ALL SANITARY SEWERS AND LATERALS SHALL BE 3 FEET.
6. THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.

GAS CONSTRUCTION NOTES

1. THE MINIMUM DEPTH OF COVER FOR ALL UNDERGROUND GAS CONDUIT SHALL BE 3 FEET
2. GAS LINE SHALL BE MADE OF POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2315 (PE 4710)

UTILITY TRENCH NOTES

1. EXCAVATION AND SHORING REQUIREMENTS FOR ALL OPEN EXCAVATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF OSHA 29 CFR 1926, SUBPART P.
2. SOILS USED TO BACKFILL UTILITY TRENCHES SHALL BE FREE OF DELETERIOUS MATERIAL AND EXCESSIVE AMOUNTS OF SILT. NATIVE SOILS OR SOILS MEETING STRUCTURAL FILL REQUIREMENTS MAY BE USED FOR BACKFILLING OF UTILITY TRENCHES UNLESS OTHERWISE PROHIBITED BY PLANS AND OTHER SPECIFICATIONS REFERENCED ELSEWHERE.
3. TRENCH BACKFILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES AND MECHANICALLY COMPACTED TO THE REQUIRED MOISTURE/DENSITY REQUIREMENTS.
4. SOILS USED TO BACKFILL UTILITIES LOCATED BENEATH BUILDINGS, UNDERNEATH PAVEMENT OR OTHER STRUCTURAL UNITS SHALL BE COMPACTED AT MOISTURE CONTENTS WITHIN THE RANGE OF THE OPTIMAL MOISTURE CONTENT (OMC) TO 4% ABOVE OMC, INCLUSIVE, AND TO AT LEAST 98% OF THE MAX DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST, ASTM D698, ALTERNATIVELY, CEMENT-STABILIZED SAND MAY BE USED FOR UTILITY BACKFILL.
5. EXCEPT UNDER PAVEMENT, BUILDING, OR AS OTHERWISE REQUIRED FOR THE PROJECT, TRENCH BACKFILL ABOVE THE PIPE ZONE MAY BE NATIVE MATERIAL. NATIVE MATERIAL BACKFILL SHALL BE PLACED IN LOOSE LIFTS OF LESS THAN EIGHT (8) INCHES COMPACTED TO A DENSITY OF NINETY (90) PERCENT, STANDARD PROCTOR, MAXIMUM DRY DENSITY, WITH MOISTURE WITHIN 3 PERCENT OF OPTIMUM.
6. SOILS USED TO BACKFILL UTILITIES LOCATED IN LANDSCAPED OR GRASSED AREAS SHALL BE COMPACTED AT MOISTURE CONTENTS IN THE RANGE OF 3% BELOW TO 4% ABOVE OMC, INCLUSIVE, AND TO AT LEAST 92% OF THE MAX DRY DENSITY AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST, ASTM 698.
7. ALL UTILITY TRENCHES SHALL BE EXCAVATED AND BACKFILLED WHILE THE TRENCH IS DRY, EXCAVATION AND BACKFILLING OPERATIONS SHOULD CEASE DURING RAIN OR SNOW EVENTS THAT WOULD CAUSE THE SOIL TO EXCEED THE MAXIMUM MOISTURE CONTENT.
8. CONTRACTOR SHALL PROVIDE ANY DEWATERING FOR UTILITY INSTALLATION, IF REQUIRED.

SYMBOLS LEGEND

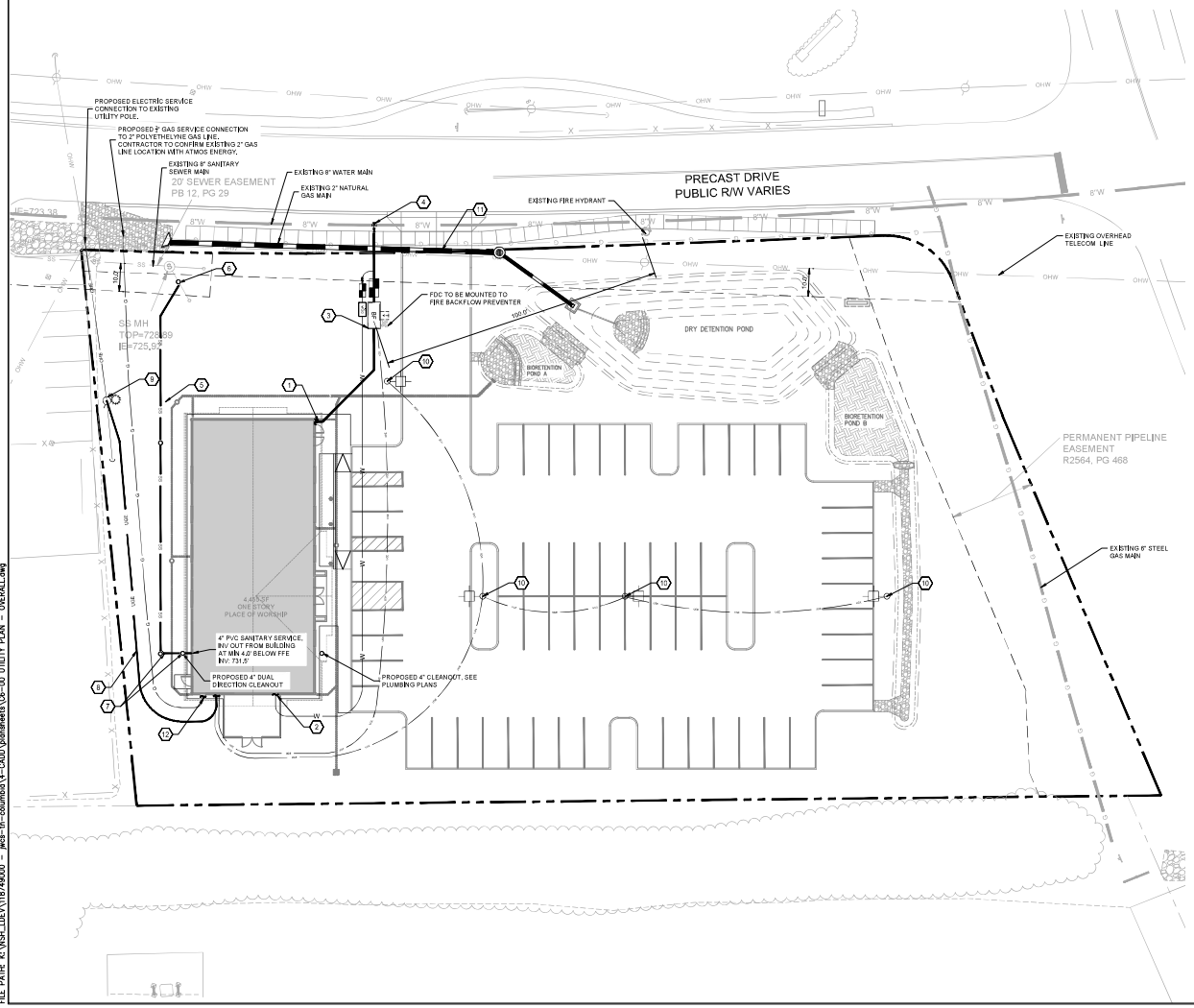
	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER	SS	SS
UNDERGROUND ELECTRIC LINE	UGE	UGE
OVERHEAD ELECTRIC LINE	OHE	OHE
GAS LINE	G	G
GAS METER		
TELECOMMUNICATIONS	OHW	OHW
WATER LINE	W	W
CLEANOUT		
WATER METER		
WATER VALVE		
HYDRANT		
UTILITY POLE		
LIGHT POLE		

GENERAL UTILITY NOTES

1. REFER TO C0-00 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO C1-00 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR IS NOTIFIED THAT EXISTING UTILITIES ARE PRESENT AND UTILITY INFORMATION SHOWN ON THE PLANS HAVE BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES WITHIN PROJECT LIMITS TO PREVENT DAMAGE OR IDENTIFY IF ADJUSTMENTS ARE NEEDED, CONTRACTOR SHALL NOTIFY ALL UTILITIES RELATED TO THE PROJECT AT LEAST 3 DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOT PROCEED WITH WORK IN AREAS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES, FOR UTILITY MARKOUT, CALL TN-811.
4. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO CONFIRM EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED.
5. CONTRACTOR MUST VERIFY ALL EXISTING WATER, SEWER, AND STORMWATER INFRASTRUCTURE WITHIN THE PROPERTY AND PUBLIC RIGHT-OF-WAY BEFORE ORDERING STRUCTURES OR CONNECTING TO EXISTING LINES. CONFIRMATION MUST INCLUDE ALL HORIZONTAL AND VERTICAL LOCATIONS.
6. UNLESS OTHERWISE NOTED, MAINTAIN 6 INCHES OF VERTICAL CLEARANCE (MINIMUM) AT CROSSINGS BETWEEN ALL UNDERGROUND CONDUITS.
7. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL CONDUIT SPECIFICATIONS

WATER UTILITY NOTES

1. WATER CONSTRUCTION NOTES SHALL APPLY TO THE ON-SITE, DOMESTIC AND FIRE SYSTEMS FROM FIVE FEET OUTSIDE THE BUILDING TO THE METER OR SERVICE CONNECTION.
2. ALL WATER LINE CONSTRUCTION AND TESTING SHALL CONFORM TO THE REQUIREMENTS OF COLUMBIA POWER AND WATER SERVICES (CPWS).
3. SEPARATION DISTANCES FOR ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CPWS "STANDARD SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION" (LATEST PRINTING).
4. ALL WATER LINES SHALL BE CONSTRUCTED ABOVE SANITARY SEWERS AT ALL CROSSINGS, ALL WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 10 FEET FROM SEWER LINES, WHEN POTABLE WATER LINES PASS UNDERNEATH SEWER LINES, AN EIGHTEEN-FOOT LONG, CONTINUOUS JOINT OF WATER LINE SHALL BE CENTERED AT ALL CROSSINGS WITH SANITARY SEWERS.
5. SPECIFICATIONS:
   DOMESTIC WATER SERVICE:
   3/4" TO 2" - USE PEX TUBING IN ACCORDANCE WITH ASTM F876 AND F877.
   PRIVATE FIRE SERVICE:
   <4" - USE PVC SDR21 IN ACCORDANCE WITH ASTM D2241, WITH RUBBER GASKETS MEETING ASTM F477 WITH A MINIMUM PRESSURE RATING OF 150 PSI
   4"-12" - USE PVC1N ACCORDANCE WITH AWWA C900, JOINTS MEETING ASTM F3139 AND GASKETS MEETING F477
   3" TO 12" - USE DUCTILE IRON PIPE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI/AWWA A21.50/C151, FITTINGS MEETING ANSI/AWWA A21.53/C153, WITH RUBBER GASKETS MEETING ANSI/AWWA A21.11/C111, PIPING SHALL USE CEMENT MORTAR LINING MEETING THE REQUIREMENTS OF AWWA C153 AND C104.
6. WATER LINE CONSTRUCTION SHALL INCLUDE BEDDING AND CONCRETE THRUST BLOCKING IN ACCORDANCE WITH THE DETAILS.
7. WATER LINES WITHIN FIVE (5) FEET OF THE BUILDING SHALL BE BEDDED AND BACKFILLED USING STRUCTURAL FILL. WATER LINES BEYOND FIVE (5) FEET FROM THE BUILDING AND 4" IN DIAMETER OR GREATER SHALL BE BEDDED AND BACKFILLED PER DETAIL 2/C8-02.
8. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER AND ENGINEER.
9. GATE VALVE SHALL CONSISTS OF ALL PIPE, VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPURTENANCES COMPRISING A COMPLETE WORKING UNIT.
10. ALL COMPONENTS OF THE WATER SYSTEM SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE CPWS, PRESSURE TESTS SHALL BE IN ACCORDANCE WITH CPWS SPECIFICATIONS.
11. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR PRESSURE TEST AGAINST ANY COUNTY/CITY INSTALLED VALVES OR FITTINGS.



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC., WERE DUPLICATED FROM SHEET 1-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, P.L.S, #2019 DATED 11/05/2024

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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

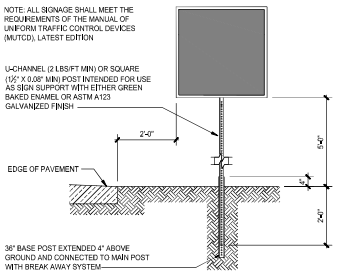
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
UTILITY PLAN - OVERALL

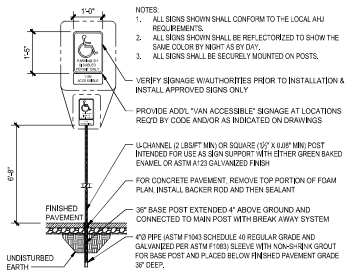
PROJECT No.
118749000 / 1714

SHEET No.
C6-00

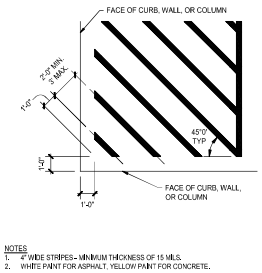
PLOTTED BY: Neal, Philip
PLOT DATE: 15 Sep 25
DRAWING SHEET: C6-00
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs-tn-columbia\4-CAD\plansheets\C6-00 UTILITY PLAN - OVERALL.dwg



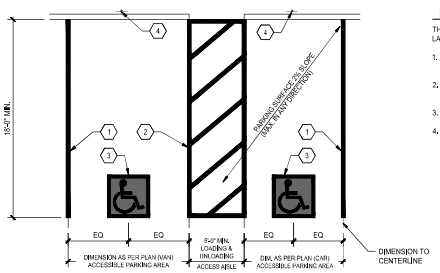
1 DETAIL - SIGNAGE, TYP



2 DETAIL - ACCESSIBLE PARKING SIGN



3 DETAIL - DIAGONAL STRIPING (TYP)

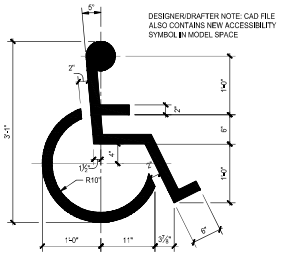


4 DETAIL - ACCESSIBLE PARKING STRIPING

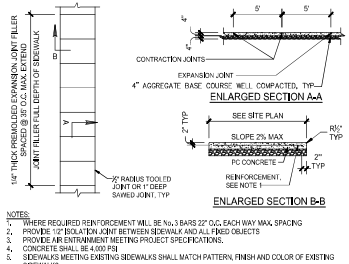
DETAIL KEYNOTES

THIS DETAIL CONTAINS TYPICAL SPECIFICATIONS. CONSULT PLAN FOR ACTUAL LAYOUT OF PAVEMENT MARKING AND SIGNS.

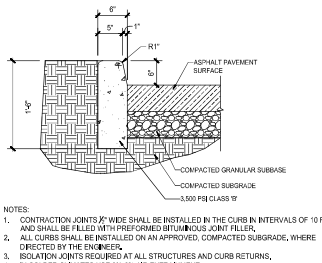
1. PARKING AREA SHALL BE MARKED BY 4" WIDE BORDER, COLOR SHALL BE PER LOCAL AHJ REQUIREMENTS. APPLIES TO BOTH SIDES OF ACCESS AISLE AT DOUBLE PARKING STALLS"
2. ACCESS AISLE SHALL BE MARKED BY 4" WIDE BORDER, WITHIN BORDER HATCHED LINES 36" O.C. MAX, SHALL BE PAINTED COLOR CONTRASTING WITH PARKING SURFACE PER LOCAL AHJ REQUIREMENTS.
3. INTERNATIONAL SYMBOL OF ACCESS PAVEMENT MARKING, SEE DETAIL 9/C-501
4. ACCESSIBLE PARKING SIGN, SEE SEPARATE DETAIL 2/C-501



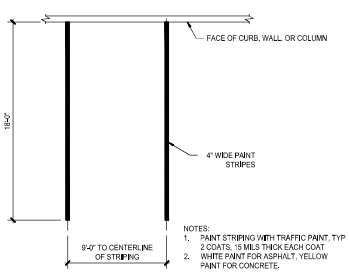
DETAIL - INTERNATIONAL SYMBOL OF ACCESSIBILITY



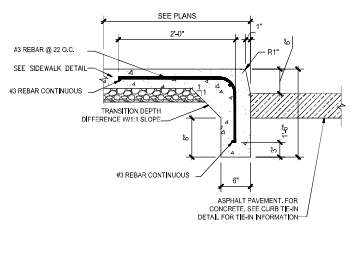
6 DETAIL - CONCRETE SIDEWALK



7 DETAIL - VERTICAL CONCRETE CURB

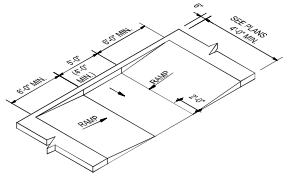


8 DETAIL - PARKING STRIPING

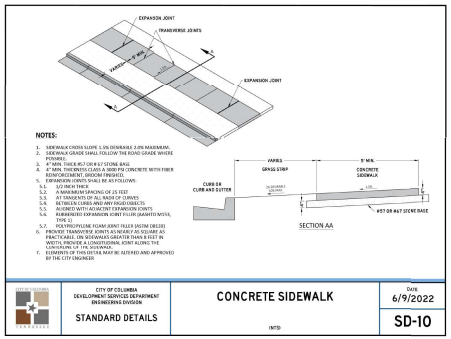


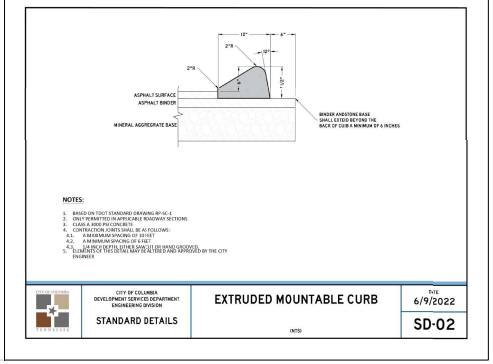
9 DETAIL - SIDEWALK TURNDOWN WITH INTEGRATED CURB

NOTES:
1. THE CROSS SLOPE OF A CURB RAMP SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 2%.
2. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, AND GUTTERS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).
3. THE MAXIMUM LONGITUDINAL SLOPE ON CURB RAMP IS 8.33% (8% PREFERRED).
4. WHERE A PEDESTRIAN WALKWAY CROSSES THE CURB RAMP, THE SIDE FLARES SHOULD NOT EXCEED A SLOPE OF 10% MEASURED PARALLEL TO THE CURB LINE.



10 DETAIL - CURB RAMPS





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TN LIC #115230

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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

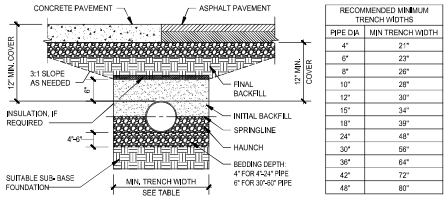
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

PROJECT No.
118749000 / 1714

SHEET No.
C8-01

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PLOT SCALE: 1:1.000
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs-tn-columbia\4-CAD\plansheets\C8-01 SITE DETAILS.dwg

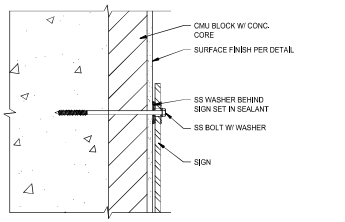


RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIA	MIN TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"

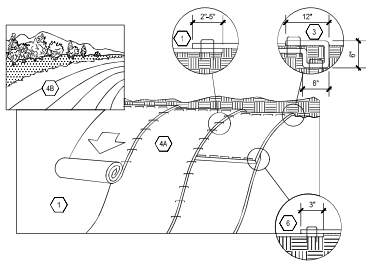
DESCRIPTION OF CLASSES:
CLASS I ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN GRADED WITH LITTLE OR NO FINES (1/4" TO 1 1/2" IN SIZE).
CLASS II CLEAN, COARSE-GRAINED MATERIAL, SUCH AS GRAVEL, COARSE SANDS AND GRAVEL/SAND MIXTURES (1 1/2" MAXIMUM IN SIZE).
CLASS III COARSE GRAINED MATERIAL WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN 50% OF THE CLASS III MATERIAL (1/2" MAXIMUM SIZE).

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED. SLOPING THE SIDES OF THE TRENCH AT 3:1 SHOULD BE PERFORMED WHEN NECESSARY TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING AND HAUNCHING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. PLACE AND CONSOLIDATE TO PREVENT VERTICAL AND LATERAL DISPLACEMENT OF THE PIPE. WHERE OPEN GRADED MATERIAL IS USED FOR BEDDING, THE SAME MATERIAL SHALL ALSO BE USED FOR HAUNCHING.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. FINAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III UNDER ALL SIDEWALK, PARKING AND PAVED AREAS. PLACE IN LOOSE LIFTS NOT TO EXCEED 8" AND MECHANICALLY COMPACT TO A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D698.

1 DETAIL - SEWER PIPE TRENCH



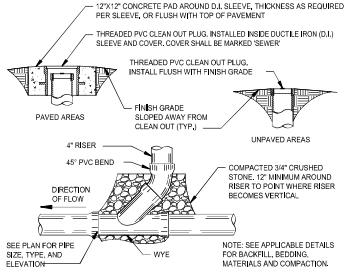
2 DETAIL - EXTERIOR SIGN ATTACHMENT



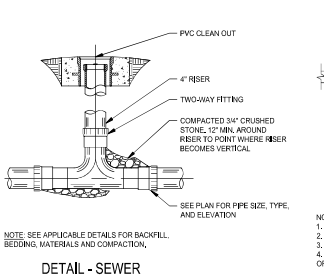
3 DETAIL - EROSION CONTROL BLANKET

DETAIL KEYNOTES

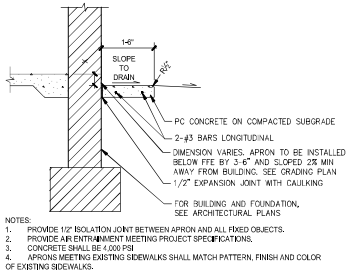
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. RECP SHALL BE NORTH AMERICAN GREEN S75 OR APPROVED EQUAL.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
4. ROLL THE RECPS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPS TYPE.
6. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTH GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPS.



4 DETAIL - SEWER CLEANOUT



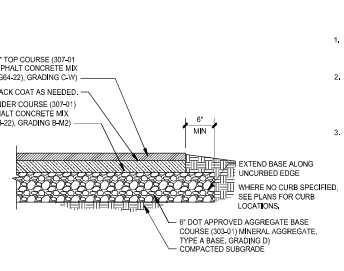
5 DETAIL - SEWER CLEANOUT (DUAL DIRECTION)



NOTES:
1. PROVIDE 1/2" ISOLATION JOINT BETWEEN APRON AND ALL FIXED OBJECTS.
2. PROVIDE AIR ENTRAINMENT MEETING PROJECT SPECIFICATIONS.
3. CONCRETE SHALL BE 4,000 PSI
4. APRONS MEETING EXISTING SIDEWALKS SHALL MATCH PATTERN, FINISH AND COLOR OF EXISTING SIDEWALKS.

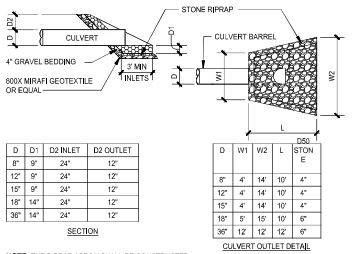
6 DETAIL - CONCRETE APRON

NOT TO SCALE



1. THE PAVEMENT SECTION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE GEOTECHNICAL REPORT FOR PAVEMENT SECTION DETAILS.
2. ALL SUBGRADE PREPARATION MUST ADHERE TO THE GEOTECHNICAL SPECIFICATIONS OUTLINED IN THE PROJECT'S GEOTECHNICAL REPORT. CONTRACTOR SHALL VERIFY COMPLIANCE PRIOR TO BASE INSTALLATION.
3. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE MOST RECENT EDITION OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

7 DETAIL - ASPHALT PAVEMENT



D	D1	D2 INLET	D2 OUTLET
8"	9"	24"	12"
12"	9"	24"	12"
15"	9"	24"	12"
18"	14"	24"	12"
36"	14"	24"	12"

SECTION

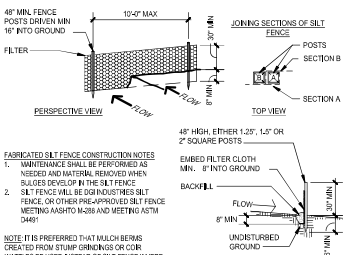
D	W1	W2	L	STONE
8"	4'	14'	10'	4"
12"	4'	14'	10'	4"
15"	4'	14'	10'	4"
18"	5'	15'	10'	6"
36"	12'	12'	12'	6"

CULVERT OUTLET DETAIL

PLAN VIEW

NOTE: THE RIPRAP APRON SHALL BE CONSTRUCTED WITH NO CROSS SLOPE ALONG ITS LENGTH

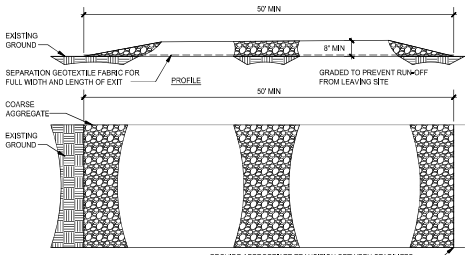
8 DETAIL - RIPRAP APRON



FABRICATED SILT FENCE CONSTRUCTION NOTES
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SLUDGE DEVELOP IN THE SILT FENCE.
2. SILT FENCE WILL BE OGI INDUSTRIES SILT FENCE, OR OTHER PRE-APPROVED SILT FENCE MEETING AASHTO M-288 AND MEETING ASTM D4491

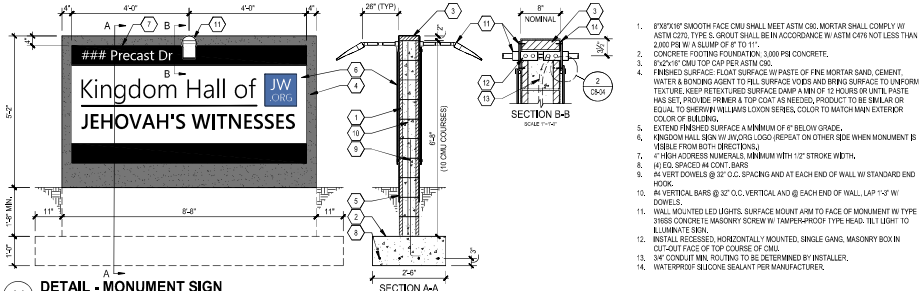
NOTE: IT IS PREFERRED THAT MULCH BERMS CREATED FROM STUMP GRINDINGS OR COIR WATTLES BE USED INSTEAD OF SILT FENCE WHERE APPROPRIATE.

9 DETAIL - SILT FENCE



CONSTRUCTION ENTRANCE/EXIT NOTES:
1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL COORDINATE LOCATION WITH AGENCIES.
8. STONE SIZE - AASHTO DESIGNATION #43, SIZE NO. 1 (3½" TO ½"), USE CRUSHED STONE.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

10 DETAIL - STABILIZED CONSTRUCTION ENTRANCE



1. 8"X8"X16" SMOOTH FACE CMU SHALL MEET ASTM C90. MORTAR SHALL COMPLY W ASTM C270, TYPE S. GROUT SHALL BE IN ACCORDANCE W/ ASTM C476 NOT LESS THAN 2,000 PSI W/ A SLUMP OF 8" TO 11".
2. CONCRETE FOOTING FOUNDATION. 3,000 PSI CONCRETE.
3. 8"x2"x16" CMU TOP CAP PER ASTM C90.
4. FINISHED SURFACE: FLOAT SURFACE W/ PASTE OF FINE MORTAR SAND, CEMENT, WATER & BONDING AGENT TO FILL SURFACE VOIDS AND BRING SURFACE TO UNIFORM TEXTURE. KEEP RETEXTURED SURFACE DAMP A MIN OF 12 HOURS OR UNTIL PASTE HAS SET. PROVIDE PRIMER & TOP COAT AS NEEDED, PRODUCT TO BE SHILAR OR EQUAL TO SHERWIN WILLIAMS LOXON SERIES, COLOR TO MATCH MAIN EXTERIOR COLOR OF BUILDING.
5. EXTEND FINISHED SURFACE A MINIMUM OF 6" BELOW GRADE.
6. KINGDOM HALL SIGN W/ JW.ORG LOGO (REPEAT ON OTHER SIDE WHEN MONUMENT IS VISIBLE FROM BOTH DIRECTIONS.)
7. 6" HIGH ADDRESS NUMERALS. MINIMUM WITH 1/2" STROKE WIDTH.
8. (4) EQ. SPACED #4 CONT. BARS
9. #4 VERT DOWELS @ 32" O.C. SPACING AND AT EACH END OF WALL W/ STANDARD END HOOK.
10. #4 VERTICAL BARS @ 32" O.C. VERTICAL AND @ EACH END OF WALL. LAP 1'-3" W/ DOWELS.
11. WALL MOUNTED LED LIGHTS. SURFACE MOUNT ARM TO FACE OF MONUMENT W/ TYPE 316SS CONCRETE MASONRY SCREW W/ TAMPER-PROOF TYPE HEAD. TILT LIGHT TO ILLUMINATE SIGN.
12. INSTALL RECESSED, HORIZONTALLY MOUNTED, SINGLE GANG, MASONRY BOX IN CUT-OUT FACE OF TOP COURSE OF CMU.
13. 3/4" CONDUIT MIN. ROUTING TO BE DETERMINED BY INSTALLER.
14. WATERPROOF SILICONE SEALANT PER MANUFACTURER.

11 DETAIL - MONUMENT SIGN

1/2"=1'-0"

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CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP N. NEAL, JR., P.E.
TN LIC #115258

NOT FOR CONSTRUCTION
THIS DRAWING PROVIDED ONLY FOR
REVIEW AND APPROVAL

MARK:	DATE:	DESCRIPTION:
A	15 SEP 2025	PERMIT RESUBMITTAL
B	31 JUL 2025	PERMIT RESUBMITTAL
C	16 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

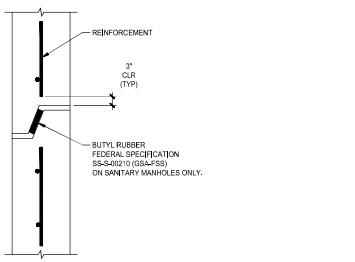
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

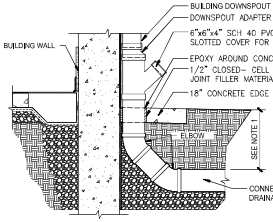
PROJECT No.
118749000 / 1714

SHEET No.
C8-02

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PLOT SCALE: 1:1
FILE PATH: K:\NSH_LDEV\118749000 - jwcs--tn--columbia\4-CAD\plansheets\C8-02 SITE DETAILS.dwg

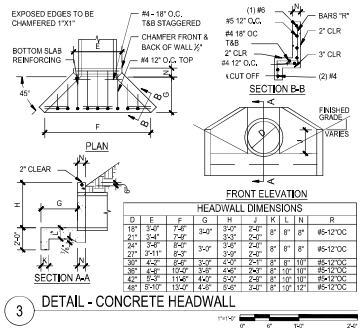


1 DETAIL - MANHOLE JOINT



NOTE: SEE SHEET C8-02 FOR TRENCH DETAILS AND PIPE COVER REQUIREMENTS

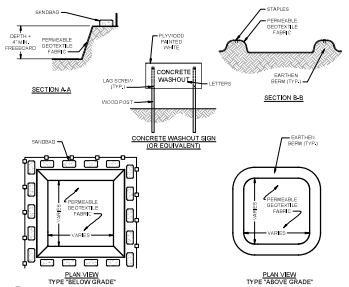
2 DETAIL - DOWNSPOUT GUTTER TO DRAINAGE SYSTEM



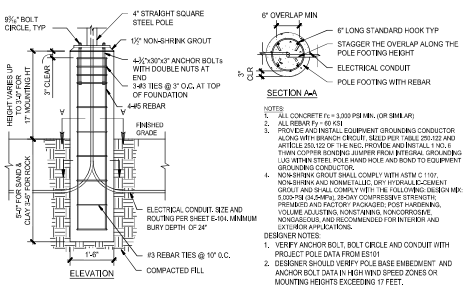
HEADWALL DIMENSIONS

D	E	F	G	H	J	K	L	N	R
18"	3'-0"	7'-6"	3'-0"	3'-0"	2'-6"	8"	8"	8"	#5-12"OC
21"	3'-6"	7'-6"		3'-3"	2'-6"				
24"	3'-6"	8'-0"	3'-0"	3'-6"	2'-6"	8"	8"	8"	#5-12"OC
27"	3'-11"	8'-3"		3'-9"	2'-6"				
30"	4'-3"	8'-6"	3'-0"	4'-3"	2'-7"	8"	8"	10"	#5-12"OC
36"	4'-9"	11'-0"	3'-6"	4'-9"	2'-9"	8"	10"	10"	#5-12"OC
42"	5'-3"	11'-6"	4'-0"	5'-3"	2'-9"	8"	10"	10"	#5-12"OC
48"	5'-10"	11'-6"	4'-3"	5'-6"	3'-4"	8"	10"	12"	#5-12"OC

3 DETAIL - CONCRETE HEADWALL



4 CONCRETE WASHOUT AREA (TCP-01)
NOT TO SCALE



NOTES:
1. ALL CONCRETE f'c = 3,000 PSI MIN. (OR SIMILAR)
2. ALL REBAR Fy = 60 KSI
3. PROVIDE AND INSTALL EQUIPMENT GROUNDING CONDUCTOR ALONG WITH BRANCH CIRCUIT, SIZED PER TABLE 250-122 AND ARTICLE 250.122 OF THE NEC. PROVIDE AND INSTALL 1 NO. 6 THWN COPPER BONDING JUMPER FROM INTEGRAL GROUNDING LUG WITHIN STEEL POLE HAND HOLE AND BOND TO EQUIPMENT GROUNDING CONDUCTOR.
4. NON-SHRINK GROUT SHALL COMPLY WITH ASTM C 1107 NON-SHRINK AND NONMETALLIC, DRY HYDRAULIC-CEMENT GROUT AND SHALL COMPLY WITH THE FOLLOWING DESIGN MIX: 5,000-PSI (34.5-MPa), 28-DAY COMPRESSIVE STRENGTH; PREMIXED AND FACTORY PACKAGED; POST-HARDENING, VOLUME ADJUSTING, NONSTAINING, NONCORROSIVE, NONGASEOUS, AND RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.

DESIGNER NOTES:
1. VERIFY ANCHOR BOLT, BOLT CIRCLE AND CONDUIT WITH PROJECT POLE DATA FROM ES101
2. DESIGNER SHOULD VERIFY POLE BASE EMBEDMENT AND ANCHOR BOLT DATA IN HIGH WIND SPEED ZONES OR MOUNTING HEIGHTS EXCEEDING 17 FEET.
3. HEIGHT VARIES UP TO 3'-0" IF WITHIN 3' OF CAR.

5 DETAIL - LIGHT POLE

LATE WINTER/EARLY SPRING PLANTING

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING DATES

EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15 BELOW 2500 FEET: FEB. 1 - MAY 1
MIDDLE	JAN. 1 - MAY 1
WEST	DEC. 1 - APR. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

FALL PLANTING

SPECIES	RATE (LB/ACRE)
OATS	30
WINTER WHEAT	30

SEEDING DATES

EAST	AUG. 15 - DEC. 15
MIDDLE	AUG. 15 - DEC. 30
WEST	AUG. 15 - DEC. 30

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

SUMMER PLANTING

SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30

SEEDING DATES

EAST	MAY 15 - AUG. 15
MIDDLE	MAY 1 - AUG. 15
WEST	APR. 15 - AUG. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

ALL SEASON NOTES

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

NOTES:
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

6 TEMPORARY STABILIZATION (TCP-19)
NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
	BEST	MARGINAL
15 BROWNTOP MILLET (NURSE CROP) 5 LITTLE BLUESTEM 2 SWITCH GRASS 2 TALL DROPSEED 5 SIDEOATS GRAMMA 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER	AUG. 25 - SEP. 15 FEB. 15 - MAY 30	SEP. 15 - OCT. 25 MAR. 21 - MAY 30

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

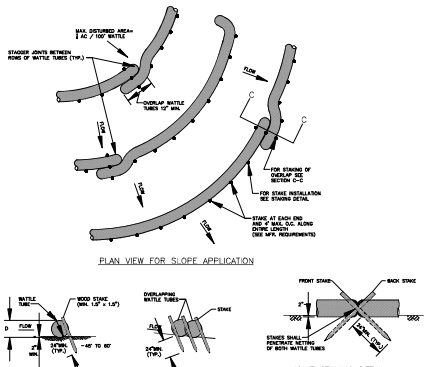
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
	BEST	MARGINAL
15 BROWNTOP MILLET (NURSE CROP) 5 PURPLETOP 5 LITTLE BLUESTEM 5 VIRGINIA WILD RYE 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER	AUG. 25 - SEP. 15 FEB. 15 - MAY 30	SEP. 15 - OCT. 25 MAR. 21 - APR. 15

HIGH MAINTENANCE AREAS - LAWNS, ETC.

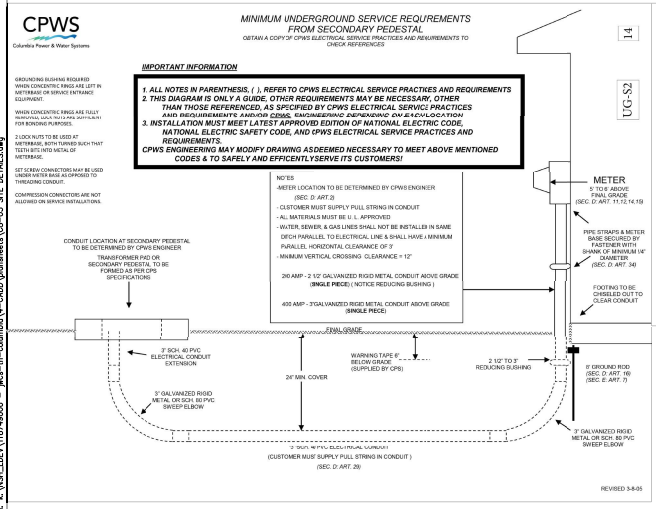
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
	BEST	MARGINAL
15 BROWNTOP MILLET (NURSE CROP) 2 PARTRIDGE PEA 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE	AUG. 30 - OCT. 15	FEB. 15 - APR. 15

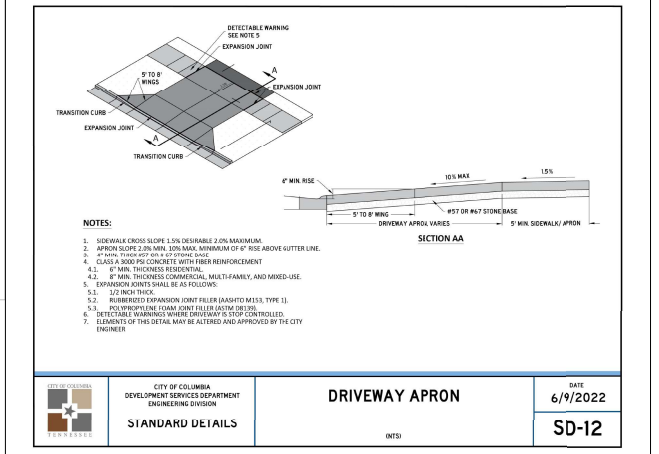
NOTES:
1. MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.

7 PERMANENT STABILIZATION (TCP-19)
NOT TO SCALE



8 EROSION EELS (TCP-14)
NOT TO SCALE





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

Kimley»Horn
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CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP N. NEAL, JR., P.E.
TN LIC #115260

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MARK	DATE:	DESCRIPTION:
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B	31 JUL 2025	PERMIT RESUBMITTAL
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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALKILL, NY 12589

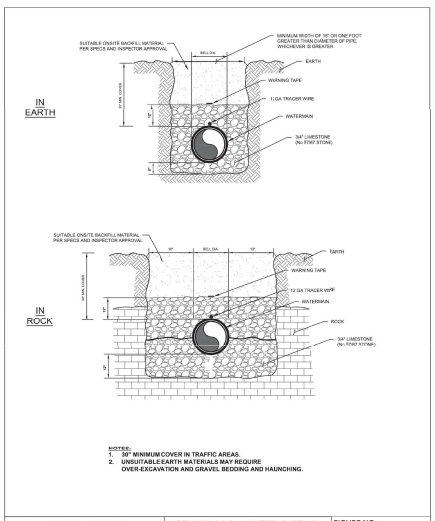
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

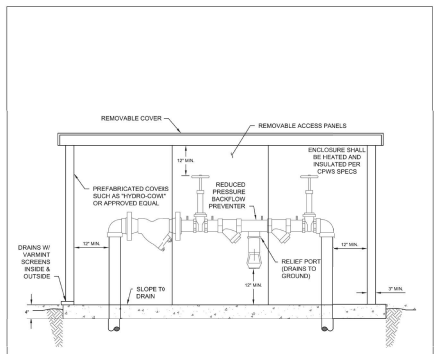
PROJECT No.
118749000 / 1714

SHEET No.
C8-03

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PROJECT NO: 118749000
FILE PATH: K:\NSH_LDEV\118749000 - jwcs-tn-columbia\14-CADD\plansheets\C8-03 SITE DETAILS.dwg

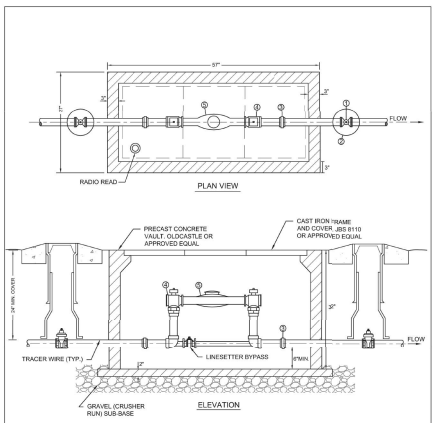


CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	WATER LINE LAYING CONDITIONS IN ROCK OR EARTH	CWS-1



NOTES:
1. COVERS SHALL HAVE AN ALUMINUM LINING WITH HIGH PERFORMANCE CLOSED CELL INSULATION WHICH WILL NOT READILY ABSORB WATER.
2. THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE TYPE OF OUTSIDE FINISH IS OPTIONAL WITH OWNER.
3. PROVIDE 120V GFCI OUTLET

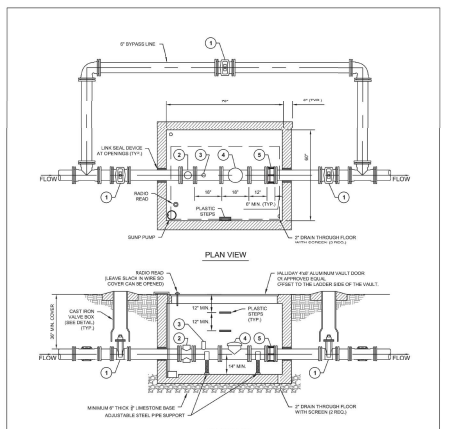
CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	BACKFLOW PREVENTER - OUTDOOR INSTALLATION (DOUBLE DETECTOR CHECK BACKFLOW PREVENTER)	CWS-20



KEY NOTES
① 2" GATE VALVE
② VALVE BOX
③ 2" UNION
④ FORD MODEL #V-BB 77-12B-11-77 METER SETTER
⑤ MASTER METER OCTAVE ULTRASONIC FLOW METER

NOTES:
1. PRECAST VAULT TO COMPLY WITH ASTM C-857 & C-858.
2. TRACER WIRE TO EXTEND TO METER.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	2" METER SETTING	CWS-15



KEY NOTES
① 6" MJ GATE VALVE
② COMPACT STRAINER (OPTIONAL)
③ 2" TEST PORT ASSEMBLY (BRASS) w/ 2" RISER, 2" BALL VALVE & 2" PLUG
④ MASTER METER OCTAVE ULTRASONIC FLOW METER
⑤ DISMANTLING JOINT

NOTES:
1. SUMP PUMP TO BE MINIMUM 1 H.P. MYERS MC1033 (OR APPROVED EQUAL) AS MANUFACTURED BY PENTAIR W/ FLOAT SWITCH. CONTRACTOR TO ENSURE SUMP DIAMETER IS LARGE ENOUGH TO ACCOMODATE PUMP.
2. PROVIDE ADEQUATE SITE DRAINAGE AWAY FROM VAULT. CPWS MAY REQUIRE SUMP PUMP IF ADEQUATE DRAINAGE IS NOT PROVIDED.
3. IF VAULT IS LOCATED IN TRAFFIC OR SIDEWALK AREA, PROVIDE HATCH WITH H-20 LOAD RATING.
4. PRE-CAST VAULT TO COMPLY WITH ASTM C-857 & C-858
5. TRACER WIRE TO EXTEND TO METER.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	6" ULTRASONIC METER VAULT	CWS-17

LENGTH TO BE RESTRAINED (L)							
PIPE SIZE	HORIZONTAL BENDS				VERTICAL OFFSETS 45° BENDS		VALVES OR DEAD ENDS
	11.25°	22.5°	45°	90°	UPPER	LOWER	
6"	3 FT	6 FT	13 FT	30 FT	23 FT	4 FT	66 FT
8"	4 FT	8 FT	16 FT	38 FT	30 FT	6 FT	86 FT
10"	5 FT	9 FT	19 FT	45 FT	36 FT	7 FT	103 FT
12"	6 FT	11 FT	22 FT	53 FT	43 FT	8 FT	121 FT
16"	7 FT	14 FT	28 FT	66 FT	55 FT	10 FT	154 FT
20"	9 FT	18 FT	35 FT	79 FT	68 FT	13 FT	186 FT
24"	8 FT	16 FT	33 FT	79 FT	77 FT	15 FT	204 FT

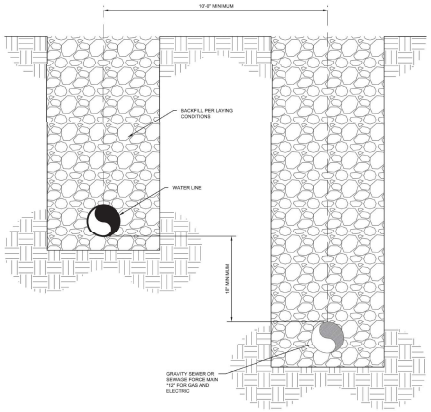
TEES		
RUN	BRANCH	L
4"	4"	F.O.
4"	6"	10'
	<6"	F.O.
8"	8"	29'
	<8"	F.O.
10"	10"	45'
	8"	13'
	<8"	F.O.
12"	12"	62'
	10"	32'
	<8"	F.O.
16"	16"	94'
	12"	39'
	10"	5'
	<10"	F.O.
20"	20"	125'
	16"	70'
	12"	14'
	<12"	F.O.
24"	24"	124'
	20"	84'
	16"	36'
	<16"	F.O.

F.O. = FITTING ONLY

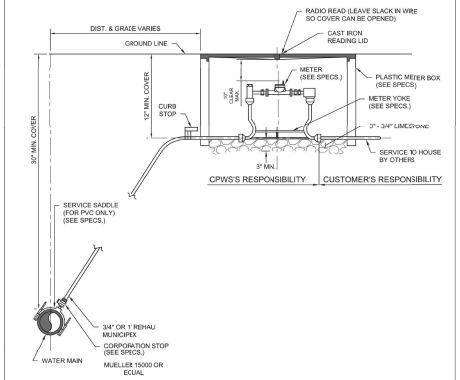
REDUCERS	
SIZE	L
6x4	34'
8x6	36'
8x4	62'
10x8	60'
10x6	63'
12x10	38'
12x8	64'
16x12	66'
16x10	92'
20x18	35'
20x16	66'
20x12	117'
24x20	50'
24x18	80'
24x16	101'

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

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



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



NOTES:
1. SERVICES UNDER ROADWAY ARE TO BE INSTALLED INSIDE 3" DIA. SCH 40 PVC CARRIER PIPE, FROM A POINT 1' BEYOND CORPORATION STOP TO WITHIN 1' OF METER BOX, OR AS DIRECTED/APPROVED BY INSPECTOR.
2. TAP TO BE MADE ON SIDE OF WATER MAIN WITH FORD OR MUELLER CORPORATION STOP.
3. FOR 3/4" & 1" MUNICIPEX CONNECTIONS, ONLY PLASTICS INSERTS ARE PERMITTED.
4. FOR 2" CONNECTIONS, ONLY STAINLESS STEEL INSERTS ARE PERMITTED.
5. TRACER WIRE TO EXTEND TO METER.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	STANDARD SETTING FOR SERVICE METER	CWS-14

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COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

PROJECT No.
118749000 / 1714

SHEET No.
C8-04

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PROJECT: 118749000 - JWCS-TN-Columbia
FILE PATH: K:\NSH_LDEV\118749000 - JWCS-TN-Columbia\04-CADD\plansheets\C8-04 SITE DETAILS.dwg

PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
TREES								
	AA	7	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	AS SHOWN	2" CAL.; 8'-10' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	QP	3	QUERCUS PHELLOS	WILLOW OAK	AS SHOWN	2" CAL.; 8'-10' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
UNDERSTORY TREES								
	CV	8	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	AS SHOWN	2" CAL.; 8'-10' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	CF	6	CORNUS FLORIDA	FLOWERING DOGWOOD	AS SHOWN	2" CAL.; 8'-10' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
SHRUBS									
	AE	159	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4' O.C.	36" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	IG	111	ILEX GLABRA	INKBERRY HOLLY	4' O.C.	36" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	VM2	34	VIBURNUM CARLESII 'SMVCB'	SPICE BABY™ KOREANSPICE VIBURNUM	4' O.C.	18" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
DECIDUOUS SHRUBS									
	IVL	11	ITEA VIRGINICA 'LITTLE HENRY' TM	LITTLE HENRY VIRGINIA SWEETSPIRE	AS SHOWN	30" MIN. HT.	3 GAL.	MATCHED, FULL	36" o.c.
ORNAMENTAL GRASSES									
	MC	20	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY GRASS	AS SHOWN	18" MIN. HT.	1 GAL.	FULL; FREE OF WEEDS	36" o.c.
	PV	17	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	AS SHOWN	30" MIN. HT.	3 GAL.	FULL; FREE OF WEEDS	24" o.c.
PERENNIALS									
	AT	23	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	AS SHOWN	1 GAL.	CONT	FULL; FREE OF WEEDS	24" o.c.
GROUND COVERS									
	JW	1,105 SF	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	48" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
SOD/SEED									
	SEED	25,447 SF	SEED	TALL FESCUE SEED MIX	-	-	SEED	-	

LANDSCAPE DATA TABLE

PROJECT NAME:	JWCS COLUMBIA, TN
PROPERTY ADDRESS:	TOM J HITCH PKWY/PRECAST DR COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 114 PARCEL 01826.000
EXISTING ZONING:	SD-LI SPECIAL DISTRICT (LIGHT INDUSTRIAL)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	PLACE OF WORSHIP
SITE AREA (AC):	±65,591 SF (1.51 ACRES)
BUILDING AREA (SF):	4,455 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS

REQUIRED STREET BUFFERS:
ONE TREE PER 50 FT OF FRONTAGE:

NORTH FRONTAGE:	(1 TREE / 50 LF) X 290 LF = 6	6 REQUIRED	6 PROVIDED
EAST FRONTAGE:	(1 TREE / 50 LF) X 215 LF = 4.3	5 REQUIRED	5 PROVIDED

FRONTAGE SHALL BE BUFFERED WITH A CONTINUOUS HEDGE ROW OF SHRUBS AT A MINIMUM HEIGHT OF THREE (3) FEET

INTERIOR PARKING AREAS:
A MINIMUM OF 1 TREE PER PARKING ISLAND SHALL BE INSTALLED.
REQUIRED: 11 TREE(S)
PROVIDED: 12 TREE(S)

PERIMETER PARKING SCREENING:
PARKING AREAS ADJACENT TO A PUBLIC R.O.W. PARKING AREA SCREENING IS REQUIRED. PARKING LOTS AND PARKING AREAS SHALL BE SCREENED FROM THE FRONTAGE AND CIVIC SPACE BY A CONTINUOUS HEDGE AT A MINIMUM OF THREE (3) HEIGHT AT INSTALLATION.

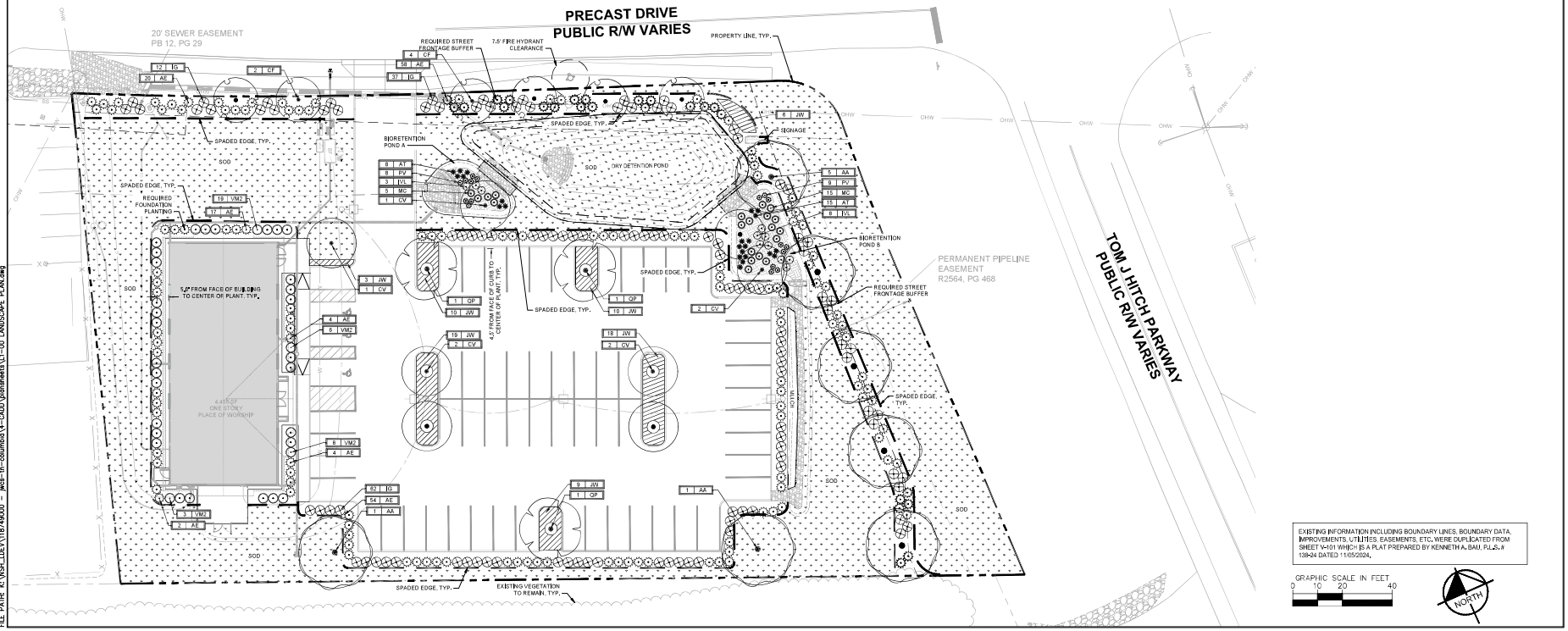
BIORETENTION REQUIREMENTS

A **BIORETENTION AREA A:**
BIORETENTION SIZE: 330 SF
TREES REQUIRED (1 TREE PER 400 SF): 1
TREES PROVIDED: 1

B **BIORETENTION AREA B:**
BIORETENTION SIZE: 760 SF
TREES REQUIRED (1 TREE PER 400 SF): 2
TREES PROVIDED: 2

ALL BIORETENTION AREAS ARE TO MEET TENNESSEE PERMANENT STORMWATER MANAGEMENT AND DESIGN GUIDANCE FOR BIORETENTION PLANTING, SPECIFICATIONS AND CONSTRUCTION.

TREE, SHRUB, AND HERBACEOUS PLANT PALETTE:
PLANT SPACING MUST BE SUFFICIENT TO ENSURE THE PLANT MATERIAL ACHIEVES 80% COVER IN THE PROPOSED PLANTING AREAS WITHIN A 3-YEAR PERIOD.
- PLANT ONE TREE PER 400 SQUARE FEET
- SHRUBS A MINIMUM OF 30 INCHES HIGH
- PLANT GROUND COVER AT 12 TO 18 INCHES ON-CENTER; PLANT CONTAINER-GROWN PLANTS AT 18 TO 24 INCHES ON-CENTER, DEPENDING ON THE INITIAL PLANT SIZE AND HOW LARGE IT WILL GROW.



EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC, WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, PLS, # 139-24 DATED 11/05/2024.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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JAMES OWEN IRWIN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 391
9/19/25

CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP HENN, JR, P.E.
TN LIC #117502

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TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
LANDSCAPE PLAN

PROJECT No.
118749000 / 1714

SHEET No.
L1-00

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
DRAWING SCALE: 1" = 20'
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs-tn-columbia\4-CAD\plansheets\L1-00 LANDSCAPE PLAN.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER, IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND, CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE. WATER TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS. FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE, UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS, AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS, COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS, PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

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

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY, ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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JAMES OWEN HARRIS
REGISTERED
04/15/25
TENNESSEE
LANDSCAPE ARCHITECT

4/15/25

CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN PE 2017049

NOT FOR CONSTRUCTION

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REVIEW AND APPROVAL

MARK	DATE:	DESCRIPTION:
A	15 SEP 2025	PERMIT RESUBMITTAL
A	31 JUL 2025	PERMIT RESUBMITTAL
A	18 APR 2025	INITIAL PERMIT SUBMITTAL

OWNER:

JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:

JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:

LANDSCAPE NOTES

PROJECT No.
118749000 / 1714

SHEET No.
L1-50

PLOTTED BY: Usher, Lauren
PLOT DATE: 15 Sep 25
PLOT SCALE: 0.0000'
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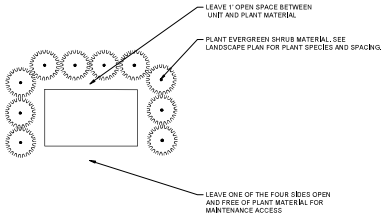
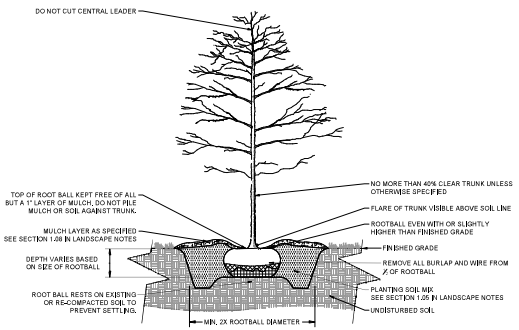
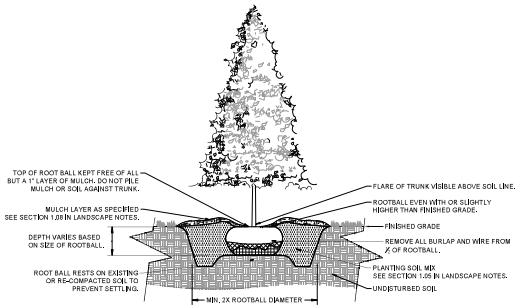


1 TYPICAL SERVICE SCREENING DETAIL
NOT TO SCALE

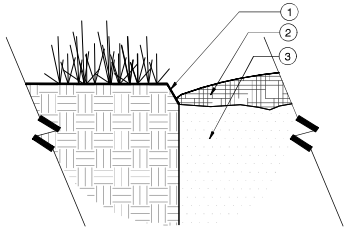


2 B&B TREE PLANTING
NOT TO SCALE

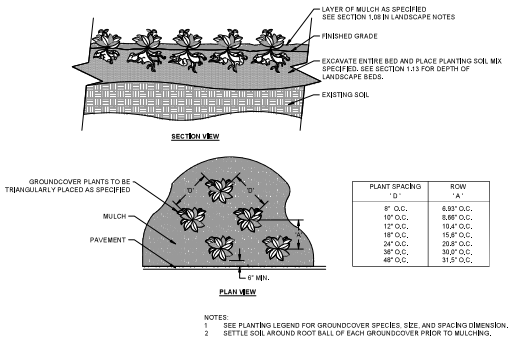


4 EVERGREEN TREE PLANTING
NOT TO SCALE

1. SPADED LANDSCAPE BED EDGE
2. 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3. PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES



5 SPADED EDGE
1 1/2" = 1'-0"

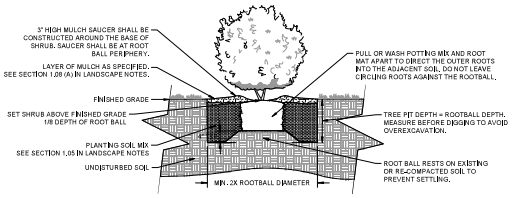


PLANT SPACING 'D'	ROW 'A'
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.8" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

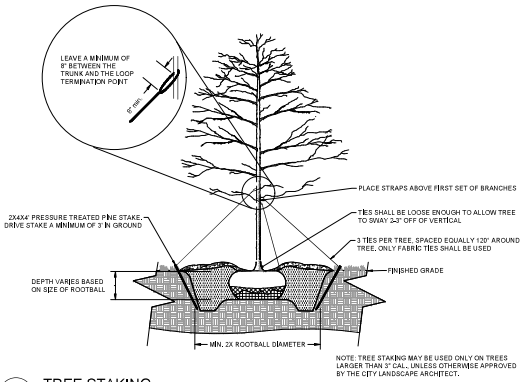
NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

6 GROUNDCOVER PLANTING
NOT TO SCALE

KHA-LA-NO-JWCS-05



7 CONTAINER SHRUB PLANTING
NOT TO SCALE



NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

8 TREE STAKING
NOT TO SCALE

PLOTTED BY: Usher, Lauren
PLOT DATE: 15 Sep 25
PLOT SCALE: 0.0000'
PAGE SETUP: _jwcs-tn-columbia\4-CADD\plansheets\L1-50 LANDSCAPE NOTES AND DETAILS.dwg
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JAMES OWEN HARRIS
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 2107
4/15/25

CONSULTANT:
CIVIL ENGINEER
BRUCE WILSON AND ASSOCIATES, INC.
PHILIP NEAL, JR., P.E.
TN PE #111549

NOT FOR CONSTRUCTION
THIS DRAWING PROVIDED ONLY FOR
REVIEW AND APPROVAL

MARK:	DATE:	DESCRIPTION:
4	15 SEP 2025	POINT RESUBMITTAL
3	11 JUL 2025	POINT RESUBMITTAL
2	18 APR 2025	INITIAL POINT SUBMITTAL

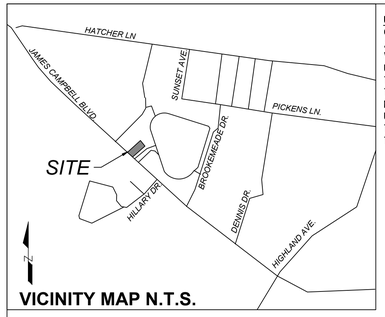
OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
LANDSCAPE DETAILS

PROJECT No.
118749000 / 1714

SHEET No.
L1-51



VICINITY MAP N.T.S.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH 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. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. 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 OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GPS NOTE

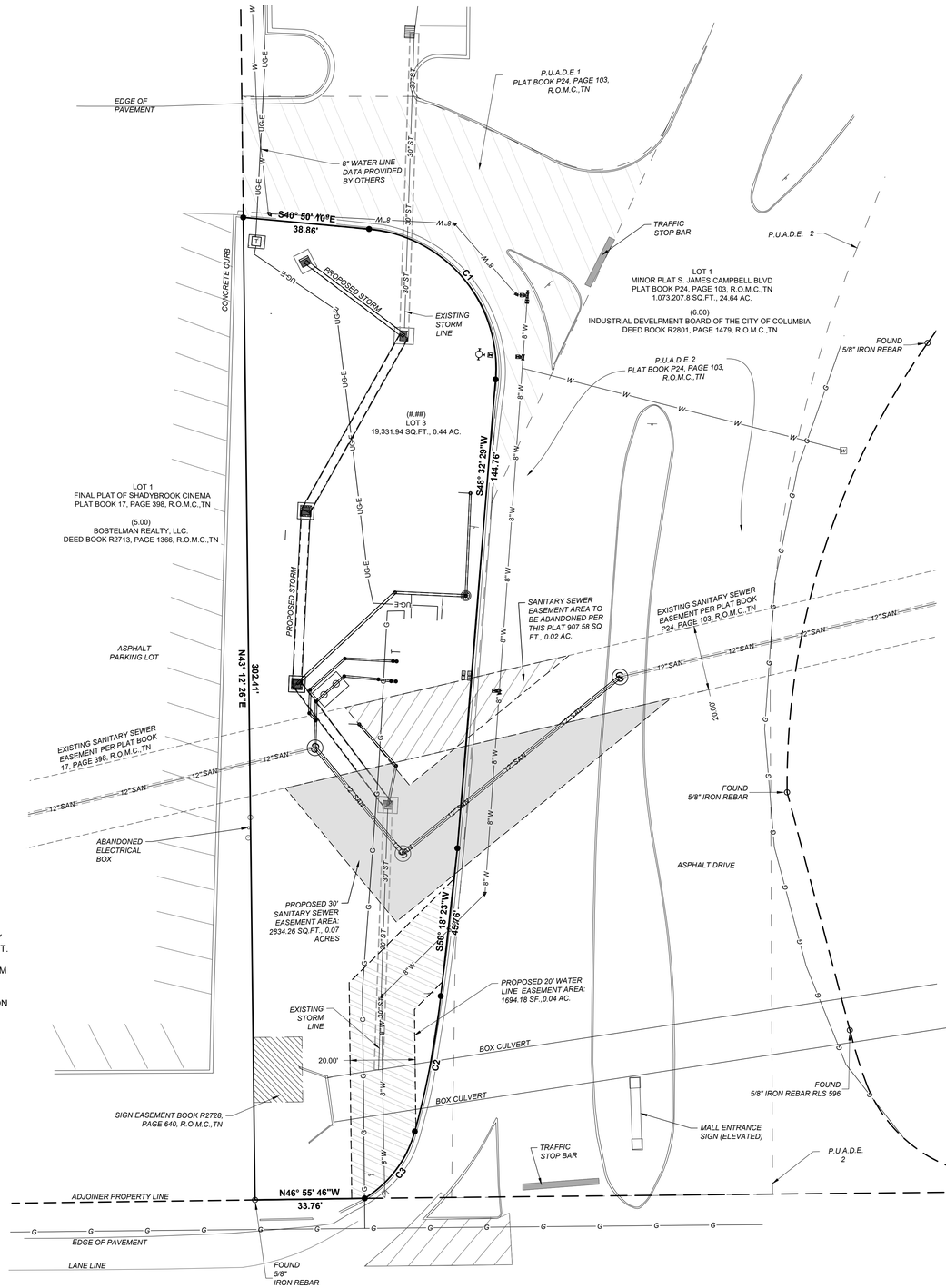
1. GPS FIELD PROCEDURE-REAL-TIME KINEMATIC WITH ONLINE POSITION USER SERVICE
2. RELATIVE POSITIONAL PRECISION= <0.07 FEET BETWEEN TESTED PAIRS
3. DATES OF SURVEY-02/21-02/28/2025
4. HORIZONTAL DATUM-NAD-83 (2011), EPOCH-2010
   VERTICAL DATUM-NAVD 88 (GEOID COMPUTED)
5. FIXED CONTROL STATIONS- DM3531 TN30 TDOT DISTRICT 30 CORS ARP
   DJ9560 TN36 TDOT DISTRICT 36 CORS ARP
   DM4145 TN39 TDOT DISTRICT 39 CORS ARP
6. GEOID MODEL-GEOID 18
7. COMBINED GRID FACTOR- 0.99993021

- **DEVELOPMENT SUMMARY**
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
  700 NORTH GARDEN STREET
  COLUMBIA, TN 38401
- TAX MAP: 100N L
- PARCEL: 006.00
- PROPERTY ADDRESS: 800 JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
- PROPOSED SEWER EASEMENT TOTAL AREA: 2834.26 SQ. FT., 0.07 AC.
- ABANDONED SEWER EASEMENT TOTAL AREA: 907.58 SQ.FT., 0.02 AC.
- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1694.18 SQ.FT.,0.04 AC.
- PROPOSED LOT 3: 19,331.94 SQ.FT., 0.44 AC.

ABANDONED EASEMENT

PROPOSED EASEMENT

Curve Table					
Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S3° 51' 09"W	60.48	43.00	67.08	89°22'38"
C2	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C3	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"



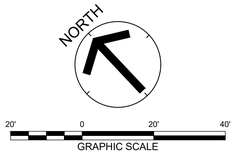
STATE ROUTE 50 (SOUTH JAMES CAMPBELL BOULEVARD)

120' R.O.W. WIDTH PLAT BOOK 22, PAGE 391, R.O.M.C.,TN

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT, ABANDON A PORTION OF AN EXISTING SANITARY SEWER EASEMENT, CREATE A SANITARY SEWER EASEMENT AND CREATE A WATER LINE EASEMENT.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
4. THIS PROPERTY SHOWN HEREON HAS VEHICULAR ACCESS TO DEDICATED PUBLIC RIGHT-OF-WAY.
5. THE LINES OF THE ADJOINERS INDICATED HEREON HAVE NOT BEEN SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM GIS & RECORD DATA.
6. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
7. THE SUBJECT PROPERTY IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA, ON THE MOST CURRENT FLOOD INSURANCE MAP PANEL NO. 47119C0285E WITH EFFECTIVE DATE APRIL 16, 2007.

LEGEND			
●	(Set) 1/2" Diameter Rebar with GS Cap	Ⓢ	Sewer Manhole
○	(Found) Property Corner	∅	Power Pole
———	Property Line	⊠	Electric Pull Box / Telephone Pedestal
- - -	Adjacent Property Line	E	Electric Meter
— — —	Easement Line	W	Water Meter
—OHW—	Overhead Wire	R.O.D.M.,TN	Register Office of Maury County Tennessee
—W—	Water Line	(#)	Parcel Number
—SAN—	Sewer Line	R.O.W.	Right of Way
— ST —	Storm Drainage Pipe		Double Light Pole
—G—	Gas Line		Water Valve
—UGE—	Underground Electric Line		Bollard
	Light Pole		



1 Inch = 20 Feet

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)

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

MAURY COUNTY E-911 — DATE

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

CITY ENGINEER
COLUMBIA, TENNESSEE — DATE

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

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF 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 R2801 , PAGE 1479 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON.

INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIA — DATE

TITLE (IF ACTING FOR CORPORATION OR PARTNERSHIP)

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

DATE: 12/15/25

NATHAN GUESSETTO, TN RLS 3426
GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
OFFICE: 615.770.8223
EMAIL: NATHAN.GUESSETTO@GRESHAMSMITH.COM

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

NAME — DATE

TITLE — COLUMBIA POWER & WATER SYSTEMS

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

PLANNING DIRECTOR
COLUMBIA, TENNESSEE — DATE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Nathan Guessetto, TN RLS 3426
Gresham Smith
[E] nathan.guessetto@greshamsmith.com
[P] 615-770-8223

Revision

No.	Date	Description

FINAL PLAT

1 OF 1

49048.04
12/15/2025

\\global.gspdata\vfna_nf07\49048\08Survey\Cp\00Work\00CAD\49048.04_V-Easement.dwg - Nathan Guessetto - 12/15/2025 11:43:53 AM

No Development Agreement.

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

March 27, 2025

Greshem Smith
2095 Lakeside Centre Way Suite 210
Knoxville, TN 37922

GreshamSmith.com

Re: 800 S James Campbell Blvd, Tax Map:100N Group L Parcel: 00600.

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

April 3, 2025

RE: 800 South James Campbell Blvd. Columbia, Tn 38401

To Whom It May Concern:

Please accept this letter as Atmos Energy's willingness to serve 800 South James Campbell Blvd. in Columbia, Tn.

Any costs associated with main line extensions required to serve multiple buildings, parcels, or tenants will be the responsibility of the developer.

If you have any questions or need additional information, please do not hesitate to contact me at (629) 248-2445.

Sincerely,

Blake Davis

Blake Davis
Senior Account Representative

Atmos Energy Corporation Blake Davis
200 Noah Drive, Franklin, TN
P 629-248-2445 blake.davis@atmosenergy.com

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

26 March 2025

Sarah Denzel
Gresham Smith
222 2nd Ave S Ste 1400
Nashville, TN 37201

RE: Front Entrance to 800 S James Campbell Blvd. Columbia, TN 38401; 7 Brew Coffee Shop

Sarah,

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

June 13, 2025

Ms. Sarah Denzel
Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201
Sent via email: *sarah.denzel@greshamsmith.com*

RE: Water Availability Letter - Updated Expires: 12/13/2025
7 Brew Coffee
800 S. James Campbell Blvd.
Columbia, TN 38401

Dear Ms. Denzel:

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 600 square foot commercial restaurant building. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow demand of 1,500 gpm 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:

- Waterline service connections will be made to the existing 8-inch main located in the main mall entrance roadway off S. James Campbell Blvd.
- Proposed use equates to 11.3 single family use (SFU) equivalent.
- Separate irrigation meter with backflow device will be required to serve the Project.
- If fire sprinklers or private fire service is requested, a separate fire meter with backflow device will be required to serve the proposed Project.

- Assumed meter sizes are included in impact fee table below, based on preliminary site plan provided. Actual meter sizes and associated fees will be updated as part of design review and coordination.

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

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination (if necessary), 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 comments have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings*.

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	11.3	**$5,681**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant. Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.

- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Irrigation Meter Cost	1	$540	$540
¾" Service Meter Cost	1	$540	$540
(7/1/25) Impact Fee for ¾" Service Meter	2	$5,500	$11,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$12,080**

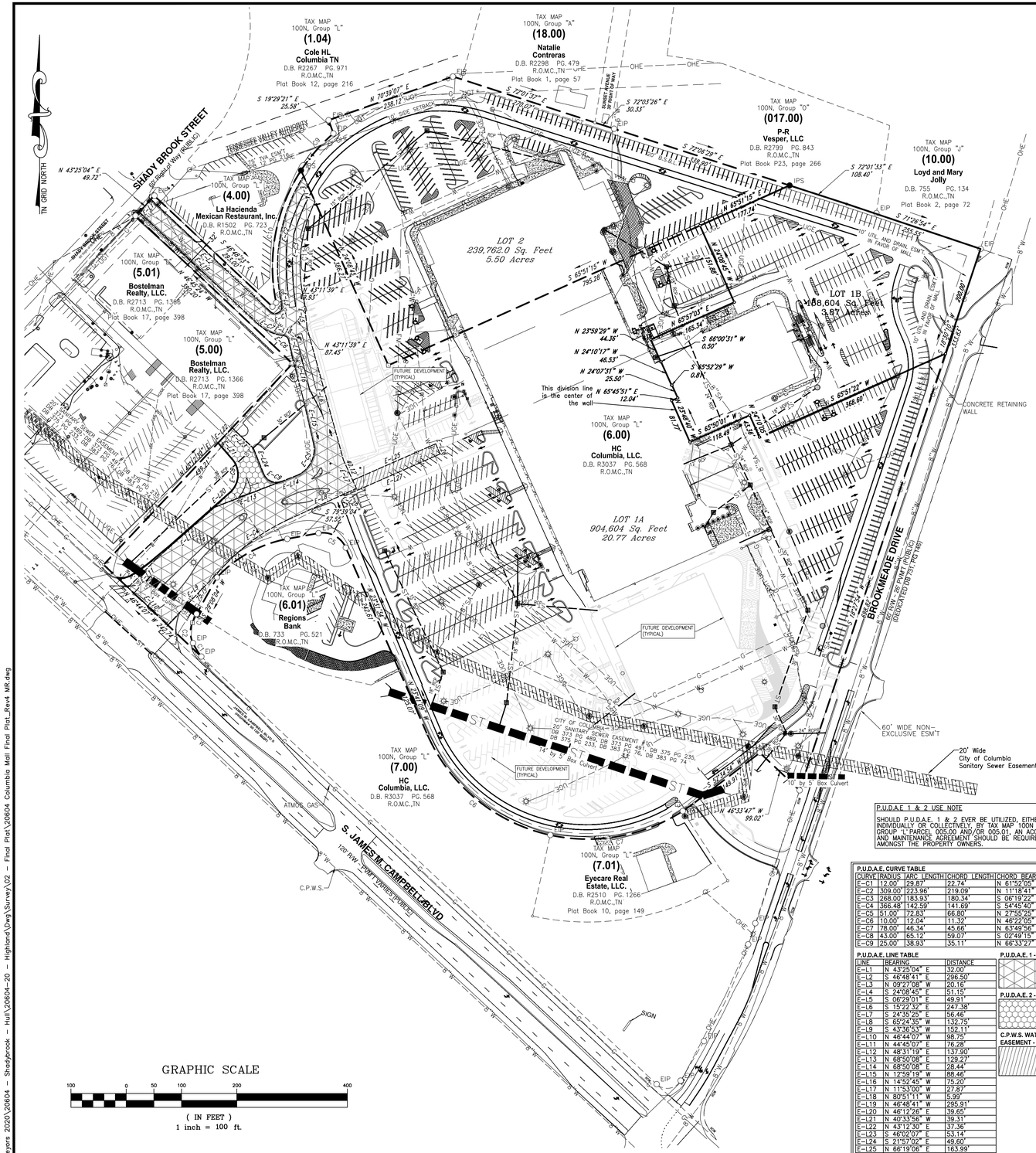
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel 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

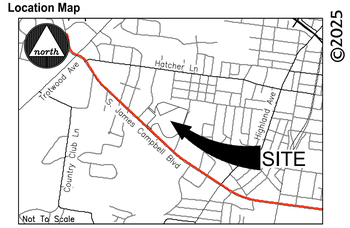
cc: Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-016



Surveyor's Notes

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, GNSS distances measured are ground distances.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV 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. 100N, Group "L" Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book P8, Page 126, Plat Book P22, Page 391
9. Deed reference: Book R3037, Page 568
10. Bearings based on: Tennessee State Plane, NAD 83(2011).
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. 47119C0285, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

Location Map



©2025

PURPOSE NOTE:
The purpose of this plat subdivide Lot 1 into 2 seperate parcels.

PARCEL NUMBER:
TAX MAP 100N, GROUP "L", PARCEL 006.00

DEED BOOK:
R3037, PAGE 568

PARCEL ADDRESS:
800 S JAMES M CAMPBELL BLVD

EXISTING ZONING:
CD-4C

BUILDING SETBACKS:
FRONT – 6' MIN, 40' MAX
SIDE – 0' MIN
REAR – 3' MIN OR 15' MIN FROM CL OF REAR ALLEY

ACREAGE OF PARCEL:
±24.64 ACRES

PROPERTY OWNER:
HC COLUMBIA LLC
73 WHITE BRIDGE ROAD
SUITE 103 #230
NASHVILLE, TN 37205

P.U.D.A.E 1 & 2 USE NOTE

SHOULD P.U.D.A.E. 1 & 2 EVER BE UTILIZED, EITHER INDIVIDUALLY OR COLLECTIVELY, BY TAX MAP 100N GROUP "L" PARCEL 005.00 AND/OR 005.01, AN ACCESS AND MAINTENANCE AGREEMENT SHOULD BE REQUIRED AMONGST THE PROPERTY OWNERS.

P.U.D.A.E. CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
E–C1	12.00'	29.87'	22.74'	N 61°52'05" E	142°38'26"
E–C2	309.00'	223.96'	219.09'	N 11°18'41" E	41°31'37"
E–C3	268.00'	183.93'	180.34'	S 06°19'22" W	39°19'18"
E–C4	366.48'	142.59'	141.69'	S 54°45'40" W	22°17'34"
E–C5	51.00'	72.83'	66.80'	N 27°55'25" E	81°49'27"
E–C6	10.00'	12.04'	11.32'	N 46°22'05" W	68°58'10"
E–C7	78.00'	46.34'	45.66'	N 63°49'56" W	34°02'29"
E–C8	43.00'	65.12'	59.07'	S 02°49'15" W	86°46'22"
E–C9	25.00'	38.93'	35.11'	N 66°33'27" W	89°12'49"

P.U.D.A.E. LINE TABLE

LINE	BEARING	DISTANCE
E–L1	N 43°25'04" E	32.00'
E–L2	S 46°48'41" E	296.50'
E–L3	N 09°27'08" W	20.16'
E–L4	S 24°08'45" E	51.15'
E–L5	S 06°29'01" E	49.91'
E–L6	S 19°29'21" E	247.38'
E–L7	S 24°35'25" E	56.46'
E–L8	S 65°24'35" W	132.75'
E–L9	S 43°36'53" W	152.11'
E–L10	N 46°44'07" W	98.75'
E–L11	N 44°45'07" E	76.28'
E–L12	N 48°31'19" E	137.90'
E–L13	N 68°50'08" E	129.27'
E–L14	N 68°50'08" E	28.44'
E–L15	N 12°59'19" W	88.46'
E–L16	N 14°52'45" W	75.20'
E–L17	N 11°53'00" W	27.87'
E–L18	N 80°51'11" W	5.99'
E–L19	N 46°48'41" W	295.91'
E–L20	N 46°12'26" E	39.85'
E–L21	N 40°33'56" W	39.31'
E–L22	N 43°12'30" E	37.36'
E–L23	S 46°02'07" E	53.14'
E–L24	S 21°57'02" E	49.60'
E–L25	N 66°19'06" E	163.99'
E–L26	S 23°07'57" E	20.00'
E–L27	S 66°17'49" W	187.69'
E–L28	N 69°19'17" W	4.72'

P.U.D.A.E. 1 - HATCHING

P.U.D.A.E. 2 - HATCHING

C.P.W.S. WATERLINE EASEMENT - HATCHING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	145.00'	29.06'	29.01'	N 31°37'32" W	11°29'03"
C2	45.00'	37.80'	36.70'	N 01°38'26" W	48°07'50"
C3	145.00'	17.61'	17.60'	N 25°28'50" E	6°57'32"
C4	233.22'	147.41'	144.97'	N 61°16'02" E	36°12'52"
C5	45.00'	60.36'	55.94'	S 62°01'44" E	76°51'11"
C6	316.28'	299.13'	288.11'	S 50°37'21" E	54°11'21"
C7	316.82'	250.02'	243.58'	S 79°43'59" W	45°12'52"
C8	316.82'	25.03'	25.02'	N 54°53'45" E	4°31'33"
C9	318.00'	89.09'	88.80'	N 41°10'42" E	16°03'05"
C10	318.00'	249.77'	243.40'	N 10°39'06" E	45°00'07"
C11	268.00'	202.22'	197.46'	N 04°22'02" E	43°13'58"

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 R3037, Page 568, 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

HC Columbia, LLC, a Tennessee limited liabilty company, Wyatt Woeltje, Principal

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 2nd Revision Lot 1 - 800 S. James M. Campbell Blvd 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.

12/15/25 — Date
Allen B. O'Leary — Allen B. O'Leary
TN RLS #1987 — Number

Register of Deed Recording Stamp

ALLEN B. O'LEARY — 102371 — REGISTERED LAND SURVEYOR — AGRICULTURE, SC — COMMERCE — TENNESSEE NO. 1987

Legend

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

City of Columbia Sewer Line Easement

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

ENGINEERS & SURVEYORS

Client
HC COLUMBIA, LLC.
73 WHITE BRIDGE ROAD, SUITE 103 #230
NASHVILLE, TN 37205
WYATT WOELTJE

REVISIONS	DATE
DRC–Staff Comments	6–16–25

FINAL PLAT

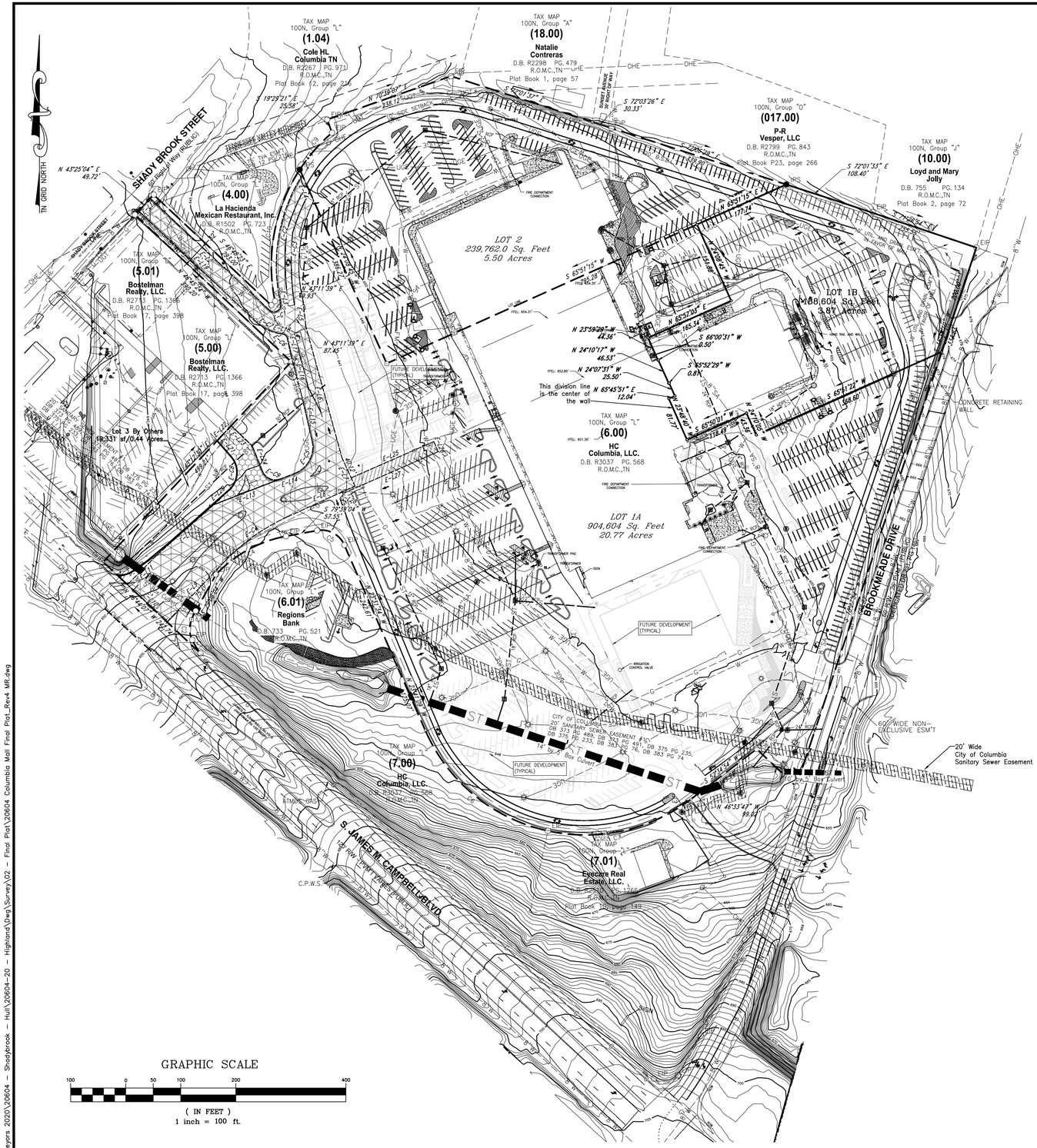
3RD REVISION LOT 1 - 800 S. JAMES M. CAMPBELL BLVD
COLUMBIA, TN (MAURY COUNTY)

Drawn:
Checked: AO
Approved:
Date: 11–24–2025

Job. no. 20604-20
Scale:
Vertical: 1"=100'
Horizontal:

1 of 1

FILE: J:\WES_Engineers_Surveyors 2020\20604 – Shadybrook – Hull\20604–20 – Highland\Dwg\Survey\02 – Final Plat\20604 Columbia Mall Final Plat_Rev4 MR.dwg


TN GRID NORTH
SHADY BROOK STREET
60' Right of Way (PUBLIC)
TENNESSEE VALLEY AUTHORITY
TAX MAP 100N, Group "L" (1.04) Cole HL Columbia TN D.B. R2267 PG. 971 R.O.M.C.,TN Plot Book 12, page 244
TAX MAP 100N, Group "A" (18.00) Natalie Contreras D.B. R2298 PG. 479 R.O.M.C.,TN Plot Book 1, page 57
TAX MAP 100N, Group "O" (017.00) P-R Vesper, LLC D.B. R2789 PG. 843 R.O.M.C.,TN Plot Book P23, page 266
TAX MAP 100N, Group "J" (10.00) Loyd and Mary Jolly D.B. 755 PG. 134 R.O.M.C.,TN Plot Book 2, page 72
TAX MAP 100N, Group "L" (4.00) La Hacienda Mexican Restaurant, Inc. D.B. R1502 PG. 723 R.O.M.C.,TN
TAX MAP 100N, Group "L" (5.01) Bostelman Realty, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plot Book 17, page 398
TAX MAP 100N, Group "L" (5.00) Bostelman Realty, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plot Book 17, page 398
Lot 3 By Others 18,331 sf/0.44 Acres
TAX MAP 100N, Group "L" (6.00) HC Columbia, LLC. D.B. R3037 PG. 568 R.O.M.C.,TN
TAX MAP 100N, Group "L" (6.01) Regions Bank D.B. 733 PG. 521 R.O.M.C.,TN
TAX MAP 100N, Group "L" (7.00) HC Columbia, LLC. D.B. R3037 PG. 568 R.O.M.C.,TN
TAX MAP 100N, Group "L" (7.01) Evecare Real Estate, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plot Book 17, page 149
LOT 2 239,762.0 Sq. Feet 5.50 Acres
LOT 1B 408,604 Sq. Feet 9.37 Acres
LOT 1A 904,604 Sq. Feet 20.77 Acres
This division line is the center of the wall
BROOKMEADE DRIVE
S. JAMES M. CAMPBELL BLVD.
CONCRETE RETAINING WALL
60' WIDE NON-EXCLUSIVE ESM'T
20' Wide City of Columbia Sanitary Sewer Easement
CITY OF COLUMBIA SEWER EASEMENT #1 20' SANITARY SEWER EASEMENT DB 373 PG 489, DB 375 PG 233, DB 383 PG 74, DB 375 PG 235, DB 383 PG 74
FUTURE DEVELOPMENT (TYPICAL)
IRRIGATION CONTROL VALVE
TRANSFORMER PAD
SIGN
FIRE DEPARTMENT CONNECTION
C.P.W.S. WATERLINE EASEMENT - HATCHING
N 43°25'04" E 49.72'
S 19°29'21" E 25.58'
N 70°58'09" E 138.12'
S 42°01'37" E
S 72°03'26" E 30.33'
S 72°01'33" E 108.40'
S 72°28'54" E 295.30'
N 65°51'15" E 177.74'
S 65°51'15" W 295.78'
N 23°59'29" W 44.36'
N 24°10'17" W 46.53'
N 24°07'31" W 25.50'
N 65°45'51" E 12.04'
S 65°52'29" W 0.81'
S 66°00'31" W 0.50'
N 65°52'05" E 165.34'
S 65°47'32" W 168.60'
N 24°07'05" E 42.95'
S 65°20'01" W 118.45'
N 37°54'40" W 91.77'
S 79°39'04" W 57.55'
N 43°11'39" E 87.45'
S 43°11'39" W 87.45'
N 46°33'47" W 99.82'
S 43°25'04" W 49.72'
N 43°11'39" E 87.45'
S 46°48'41" E 296.50'
N 43°11'39" E 87.45'
S 43°11'39" W

None

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: Columbia Mall - Revision 3

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.
- ☐ N/A The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☐ N/A 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.
- ☐ N/A 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

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ☐ Location and dimension of aquatic buffer zones
- N/A ☐ 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
- N/A ☐ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- 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
COLUMBIA
TENNESSEE

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

PUD Specific Items

- ☐ N/A List of all deviations from PUD Standards requested
- ☐ N/A 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.
- ☐ N/A 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.
- ☐ N/A 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.

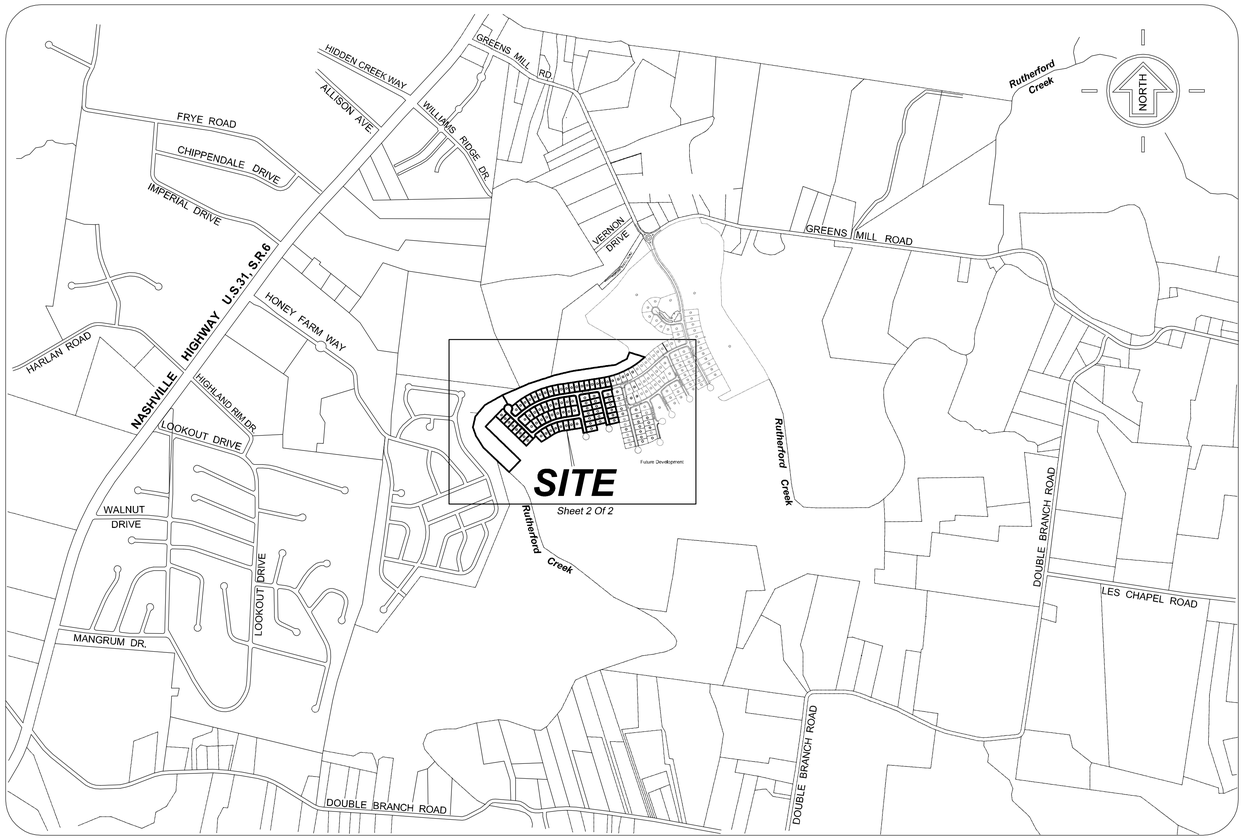
Checklist Completed By:

Alken O'Leary		12/15/25
Print Name	Signature	Date

TOTAL AREA: 1,545,523 SQUARE FEET OR 35.48 ACRES ±

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 73 BUILDABLE LOTS, 2 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2558 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 298 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 47119C0180E, DATED: 4/16/2007. CITY OF COLUMBIA NUMBER 475423 - PANEL 0180 - SUFFIX E FLOOD ZONES "AE" AND "X"
6. THIS PROPERTY IS CURRENTLY ZONED: RS10 PUD.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK R3024, PAGE 1309, R.O.M.C., TN.
20. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
21. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
22. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.



LOCATION & KEY MAP
Scale 1" = 1000'

CERTIFICATE OF 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

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.

_____ _____
(Date) City Engineer
Columbia, Tennessee

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.

_____ _____
(Date) City Engineer
Columbia, Tennessee

CERTIFICATE OF SANITARY SEWER SYSTEM

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

_____ _____
(Date) Director of Wastewater Department
Columbia, Tennessee

ZONING: RS10 PUD

CERTIFICATE FOR APPROVAL FOR RECORDING

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

_____, ____ _____
Date Planning Director
Columbia, Tennessee

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Green Mills Road - Phase 2A, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

_____, ____ _____
Date Owner

CERTIFICATE OF SURVEY ACCURACY

I (we) do hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon, that it is a Category "1" Land Survey as defined in Title 62, Chapter 18, Section 102 (3) (A) annotated, and the ratio of precision is greater than 1:10,000 (unadjusted).

TREVOR M. MILLER 2875 REGISTERED LAND SURVEYOR STATE OF TENNESSEE
12-15-25

12-15-2025 M. Trevor Miller, R.L.S. #2875
(Date)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 298, Maury County Register's Office and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

_____ _____
(Date) (Owner)

_____
Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____ _____
(Date) Name, Title, and Agency or Authorized Approving Agent

OWNER:
2558 Greens Mill, LLC
308 Letterman Road
Knoxville, TN 37919

DEVELOPER:
Safe Harbor Residential
105 Westpark Drive, Suite 365
Brentwood, TN 37027

SITE DATA:
Property Location / Address:
2558 Greens Mill Road
Columbia, TN 38401

Prepared By:
JTA
LAND SURVEYING, INC.
3384 N. Mt. Juliet Road, Suite 900
Mt. Juliet, TN. 37122

FINAL PLAT
THE LANDING AT GREENS MILL ROAD PHASE 2A

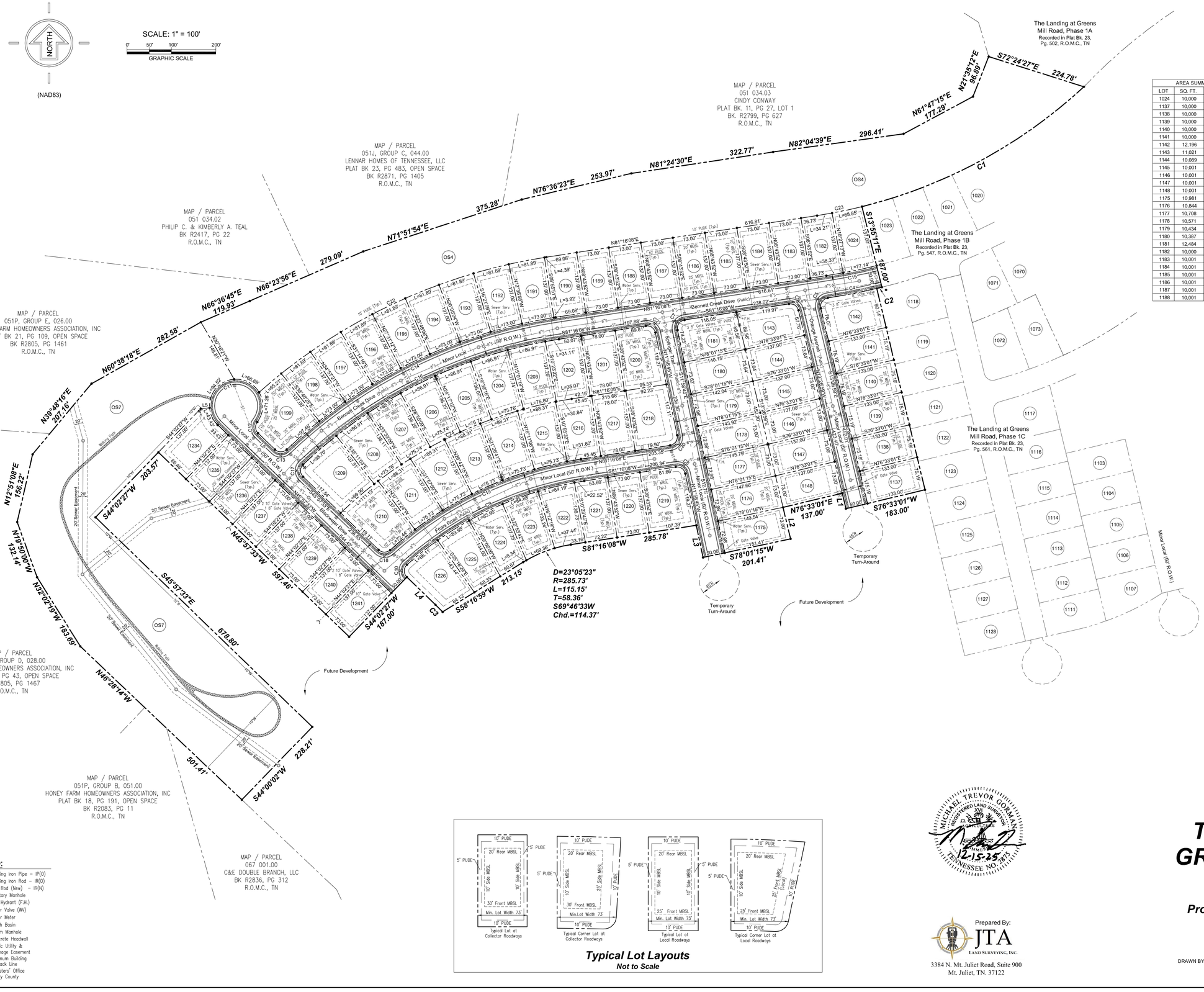
2558 GREENS MILL ROAD
Property Map # 51 - P/O Parcel (55.00)
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

Scale : 1" = 1000'

DATE: DEC. 15, 2025
JOB NUMBER: 2025-572

SHEET 1 OF 2

TOTAL AREA THIS RECORDING = 1,545,523 S.F. or 35.48 Acres ±



AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1024	10,000	0.23
1137	10,000	0.23
1138	10,000	0.23
1139	10,000	0.23
1140	10,000	0.23
1141	10,000	0.23
1142	12,196	0.28
1143	11,021	0.25
1144	10,089	0.23
1145	10,001	0.23
1146	10,001	0.23
1147	10,001	0.23
1148	10,001	0.23
1175	10,981	0.25
1176	10,844	0.25
1177	10,708	0.25
1178	10,571	0.24
1179	10,434	0.24
1180	10,387	0.24
1181	12,484	0.29
1182	10,000	0.23
1183	10,001	0.23
1184	10,001	0.23
1185	10,001	0.23
1186	10,001	0.23
1187	10,001	0.23
1188	10,001	0.23

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1189	10,001	0.23
1190	10,034	0.23
1191	10,610	0.24
1192	10,610	0.24
1193	10,610	0.24
1194	10,610	0.24
1195	10,610	0.24
1196	10,610	0.24
1197	10,610	0.24
1198	10,610	0.24
1199	14,451	0.33
1200	12,488	0.29
1201	10,686	0.25
1202	10,855	0.25
1203	11,187	0.26
1204	11,218	0.26
1205	11,237	0.26
1206	11,245	0.26
1207	11,240	0.26
1208	11,222	0.26
1209	14,934	0.34
1210	13,726	0.32
1211	11,237	0.26
1212	11,237	0.26
1213	11,237	0.26
1214	11,237	0.26
1215	11,237	0.26

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1216	10,915	0.25
1217	10,686	0.25
1218	13,080	0.30
1219	14,112	0.32
1220	10,001	0.23
1221	10,165	0.23
1222	10,430	0.24
1223	10,357	0.24
1224	10,775	0.25
1225	10,989	0.25
1226	13,203	0.30
1234	12,134	0.28
1235	10,001	0.23
1236	10,001	0.23
1237	10,001	0.23
1238	10,001	0.23
1239	10,001	0.23
1240	10,001	0.23
1241	10,001	0.23
OS4	293,489	6.74
OS7	265,731	6.10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°26'59"W	35.87'
L2	S13°26'59"E	73.00'
L3	N11°58'45"W	73.96'
L4	N45°57'33"W	89.63'
L5	N85°30'52"E	20.08'
L6	S45°57'33"E	52.81'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	28°54'00"	1138.00'	293.25'	574.01'	S61°37'48"W	567.94'
C2	00°30'51"	1325.00'	5.94'	11.89'	S76°20'14"W	11.89'
C3	01°46'39"	722.00'	11.41'	22.82'	N45°04'38"W	22.82'
C4	04°52'05"	1325.00'	56.32'	112.58'	S79°01'28"W	112.54'
C5	94°43'06"	19.00'	20.63'	31.41'	S33°54'34"W	27.95'
C6	85°16'54"	19.00'	17.50'	28.28'	N56°05'26"W	25.74'
C7	93°14'53"	19.00'	20.11'	30.92'	S34°38'41"W	27.62'
C8	86°45'07"	19.00'	17.95'	28.77'	N55°21'19"W	26.10'
C9	33°05'27"	775.00'	230.23'	447.60	S64°43'24"W	441.40'
C10	94°44'53"	19.00'	20.64'	31.42'	S00°46'13"W	27.96'
C11	263°27'31"	60.00'	67.27'	275.89'	S85°46'12"W	89.56'
C12	83°27'30"	19.00'	16.95'	27.68	S04°13'48"E	25.29'
C13	87°40'45"	19.00'	18.25'	29.08'	S89°47'55"E	26.32'
C14	34°54'25"	1125.00'	353.71'	685.40'	N63°48'55"E	674.85'
C15	05°11'19"	1275.00'	57.77'	115.46'	N78°40'28"E	115.42'
C16	34°42'49"	1075.00'	335.99'	651.30'	S63°54'43"E	641.39'
C17	92°30'52"	19.00'	19.85'	30.68'	S00°17'53"W	27.45'
C18	86°17'42"	19.00'	17.81'	28.62'	S89°06'24"E	25.99'
C19	33°31'22"	825.00'	248.48'	482.69'	N64°30'26"E	475.84'
C20	93°14'53"	19.00'	20.11'	30.92'	N34°38'41"E	27.62'
C21	86°45'07"	19.00'	17.95'	28.77'	N55°21'19"W	26.10'
C22	32°54'11"	1262.00'	372.66'	724.72'	N64°49'02"E	714.81'
C23	05°11'19"	1138.00'	51.56'	103.06'	N78°40'28"E	103.02'
C24	35°06'39"	962.00'	304.34'	589.51'	S63°42'48"W	580.33'

LEGEND:

IP(O)○	Existing Iron Pipe – IP(O)
IR(O)○	Existing Iron Rod – IR(O)
IR(N)●	Iron Rod (New) – IR(N)
	Sanitary Manhole
	Fire Hydrant (F.H.)
⊗	Water Valve (WV)
	Water Meter
	Catch Basin
	Storm Manhole
	Concrete Headwall
PUDE	Public Utility & Drainage Easement
MBSL	Minimum Building Setback Line
R.O.M.C.	Registers' Office Maury County

Typical Lot Layouts
Not to Scale

MICHAEL TREVOR GORMAN
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
12-15-25
TENNESSEE NO. 2875

Prepared By:
JTA
LAND SURVEYING, INC.
3384 N. Mt. Juliet Road, Suite 900
Mt. Juliet, TN. 37122

FINAL PLAT

THE LANDING AT GREENS MILL ROAD

PHASE 2A

GREEN MILLS ROAD

Property Map # 51 - P/O Parcel (55.00)

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

DRAWN BY: MTG, RR

Scale : 1" = 100'

DATE: DECEMBER 15, 2024 Job No. 2025-572

SHEET 2 OF 2

GREENS MILL ROAD

2558 GREENS MILL RD., COLUMBIA, TN 38401

PRELIMINARY PLAT

GENERAL INFORMATION

DEVELOPER

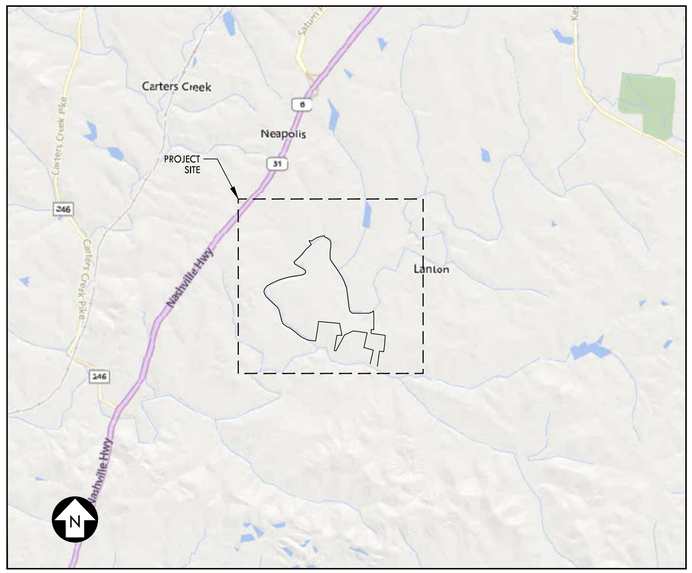
SAFE HARBOR RESIDENTIAL
105 WESTPARK DRIVE, SUITE 365
BRENTWOOD, TN 37027

CIVIL ENGINEER

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD, SUITE 201
BRENTWOOD, TN 37027
CONTACT: PATRICK CARROLL, PE
PHONE: 615.873.1795
EMAIL: patrick@crunkeng.com

NOTE:

THIS MASTER PLAN IS BEING REVIEWED UNDER THE PREVIOUS ZONING CODE 3638 AS AN RS-10 PUD.



LOCATION MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL SITE LAYOUT PLAN
C1.0A	EXHIBIT OF CHANGES
C1.1	SITE LAYOUT PLAN
C1.2	SITE LAYOUT PLAN
C1.3	SITE LAYOUT PLAN
C1.4	SITE LAYOUT PLAN
C1.4A	SITE LAYOUT PLAN LIST OF CHANGES
C1.5	SITE LAYOUT PLAN
C1.5A	SITE LAYOUT PLAN LIST OF CHANGES
C1.6	SITE LAYOUT PLAN
C1.6A	SITE LAYOUT PLAN LIST OF CHANGES
C1.7	TYPICAL LOT LAYOUT
C1.8	PARCEL TABLES
C1.9	OFFSITE IMPROVEMENTS
C2.0	OVERALL GRADING, DRAINAGE, & UTILITY PLAN
C2.1	GRADING, DRAINAGE, & UTILITY PLAN
C2.2	GRADING, DRAINAGE, & UTILITY PLAN
C2.3	GRADING, DRAINAGE, & UTILITY PLAN
C2.4	GRADING, DRAINAGE, & UTILITY PLAN
C2.5	GRADING, DRAINAGE, & UTILITY PLAN
C2.6	GRADING, DRAINAGE, & UTILITY PLAN
C2.7	CPWS WATERMAIN EXTENSION EXHIBIT
C3.0	ROADWAY CROSS SECTIONS

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WWW.CRUNKENG.COM

ENGINEERING CRUNK

PATRICK JOSEPH CARROLL
REGISTERED ENGINEER
AGRICULTURE
5/20/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/20/2024 17067

C0.0
COVER SHEET

REFER TO SHEET C1.2
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.1
FOR DETAILED INFORMATION
IN THIS AREA.

LOCATION OF NEW 100 YR FLOODPLAIN

LOCATION OF NEW 100 YR FLOODPLAIN

REFER TO SHEET C1.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.5
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.4
FOR DETAILED INFORMATION
IN THIS AREA.

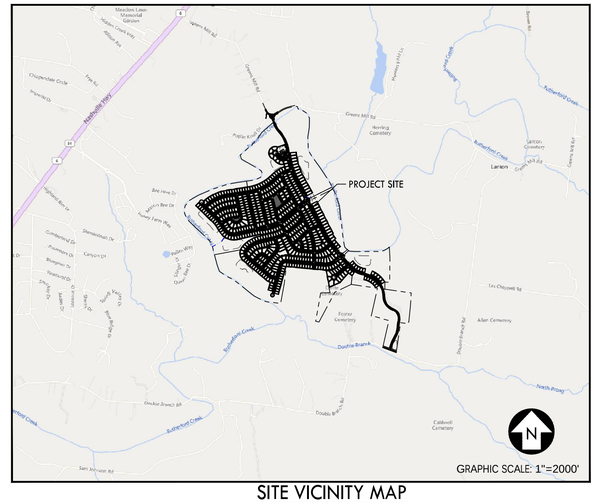
REFER TO SHEET C1.6
FOR DETAILED INFORMATION
IN THIS AREA.

0 350 700
GRAPHIC SCALE

N

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



SITE VICINITY MAP

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD	
ADDRESS: GREENS MILL ROAD 2558	
PARCEL ID: 051 055.00	
SITE ACREAGE: 376.96 ACRES	
PROPOSED DENSITY: 1.46 DUA	
PROPOSED ZONING: RS10	
ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	550 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	100
PHASE 2 LOTS:	218
PHASE 3: LOTS:	232
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA (22.62 AC)
OPEN SPACE PROVIDED:	178.08 AC (47.22%)
REQUIRED USABLE OPEN SPACE	
(33% OF REQUIRED OPEN SPACE):	7.46 AC
USABLE OPEN SPACE PROVIDED:	9.20 AC
***REFER TO SHEET C1.8 FOR OPEN SPACE PARCEL TABLE	

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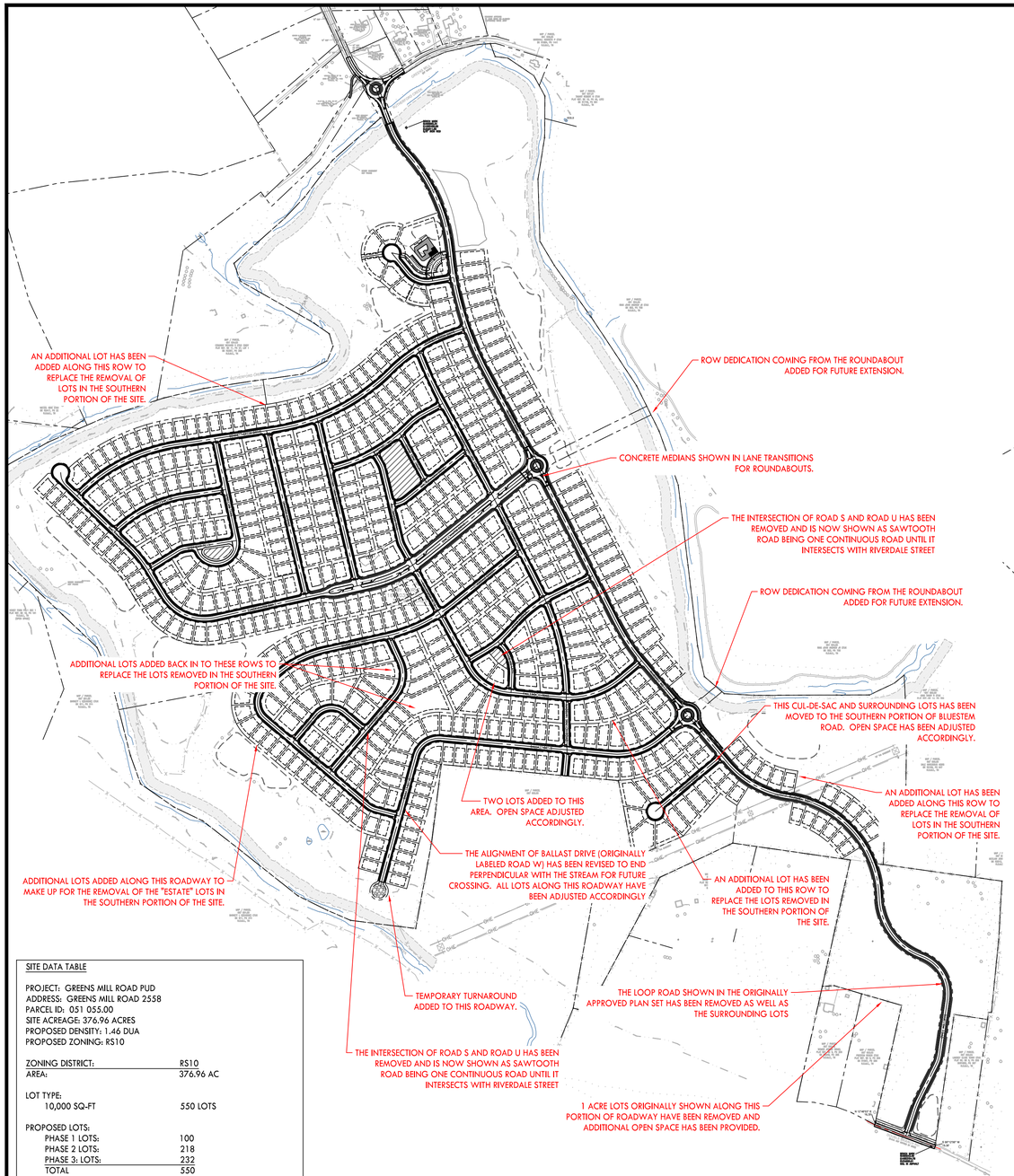
5/20/24
LICENSE No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/20/2024 17067

C1.0
OVERALL SITE LAYOUT PLAN



SITE DATA TABLE

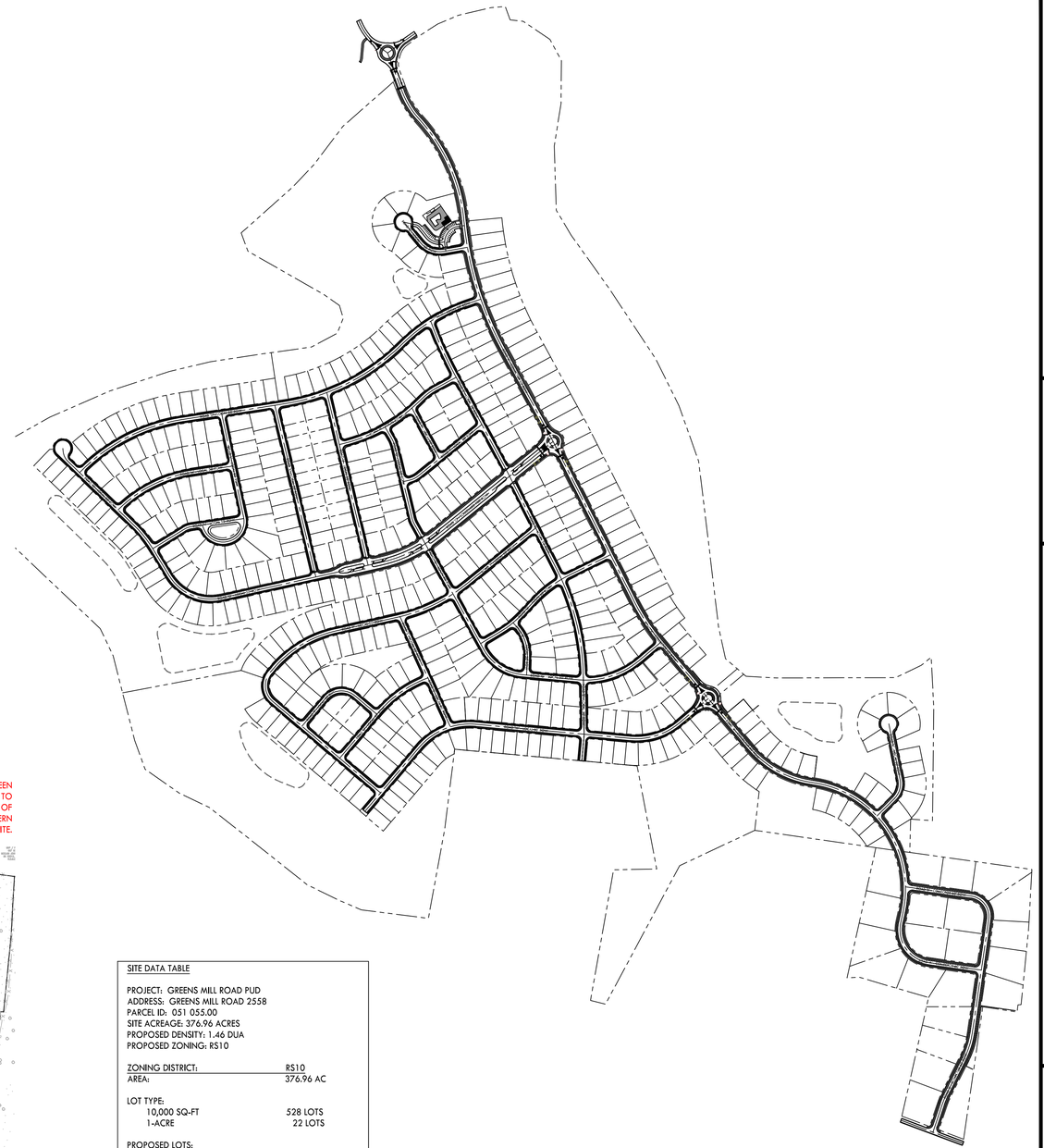
PROJECT: GREENS MILL ROAD PUD
ADDRESS: GREENS MILL ROAD 2558
PARCEL ID: 051 055.00
SITE ACREAGE: 376.96 ACRES
PROPOSED DENSITY: 1.46 DUA
PROPOSED ZONING: RS10

ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	550 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	100
PHASE 2 LOTS:	218
PHASE 3: LOTS:	232
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA (22.62 AC)
OPEN SPACE PROVIDED:	178.08 AC (47.22%)
REQUIRED USABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE):	7.46 AC
USABLE OPEN SPACE PROVIDED:	9.20 AC

***REFER TO SHEET C1.8 FOR OPEN SPACE PARCEL TABLE

PROPOSED LAYOUT PLAN

0 400 800
GRAPHIC SCALE



SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD
ADDRESS: GREENS MILL ROAD 2558
PARCEL ID: 051 055.00
SITE ACREAGE: 376.96 ACRES
PROPOSED DENSITY: 1.46 DUA
PROPOSED ZONING: RS10

ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	528 LOTS
1-ACRE	22 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	174
PHASE 2 LOTS:	175
PHASE 3: LOTS:	156
PHASE 4: LOTS:	45
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA
OPEN SPACE PROVIDED:	169 AC (25.68%)

***REFER TO SHEET C1.7 FOR OPEN SPACE PARCEL TABLE

ORIGINALLY APPROVED LAYOUT PLAN

0 400 800
GRAPHIC SCALE

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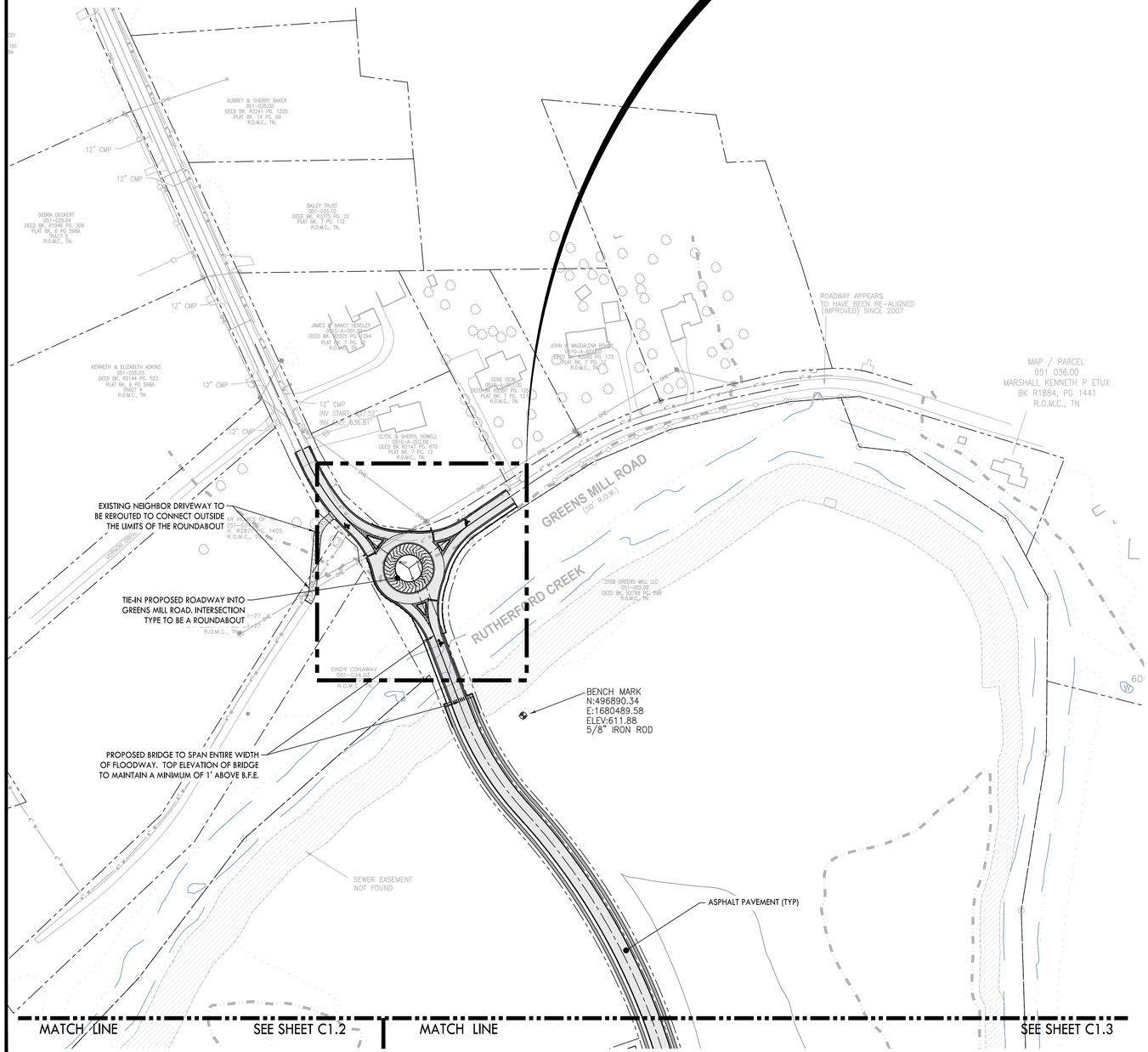
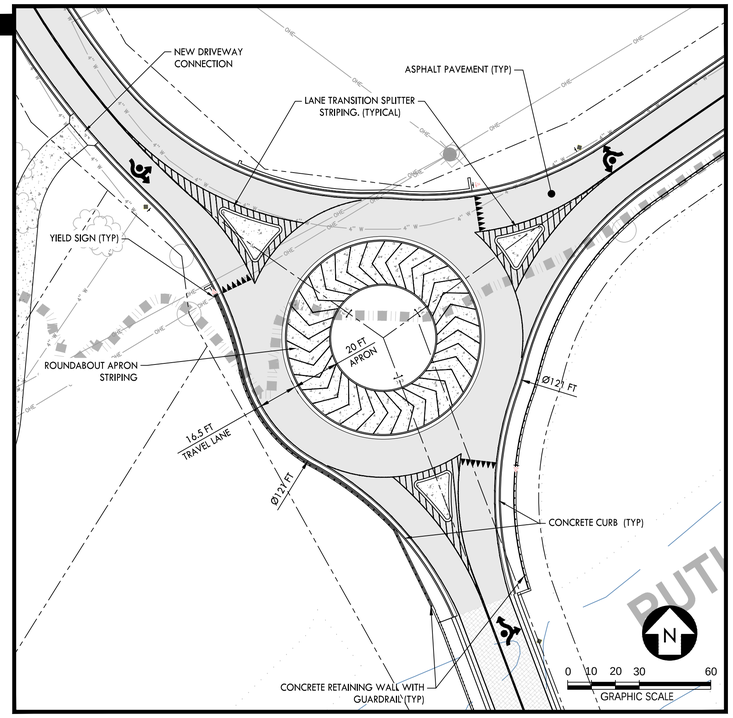
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/20/2024 17067

C1.0A
EXHIBIT OF CHANGES





GREENS MILL ROAD - ROAD A ROUNDABOUT - DETAILED LAYOUT

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

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COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

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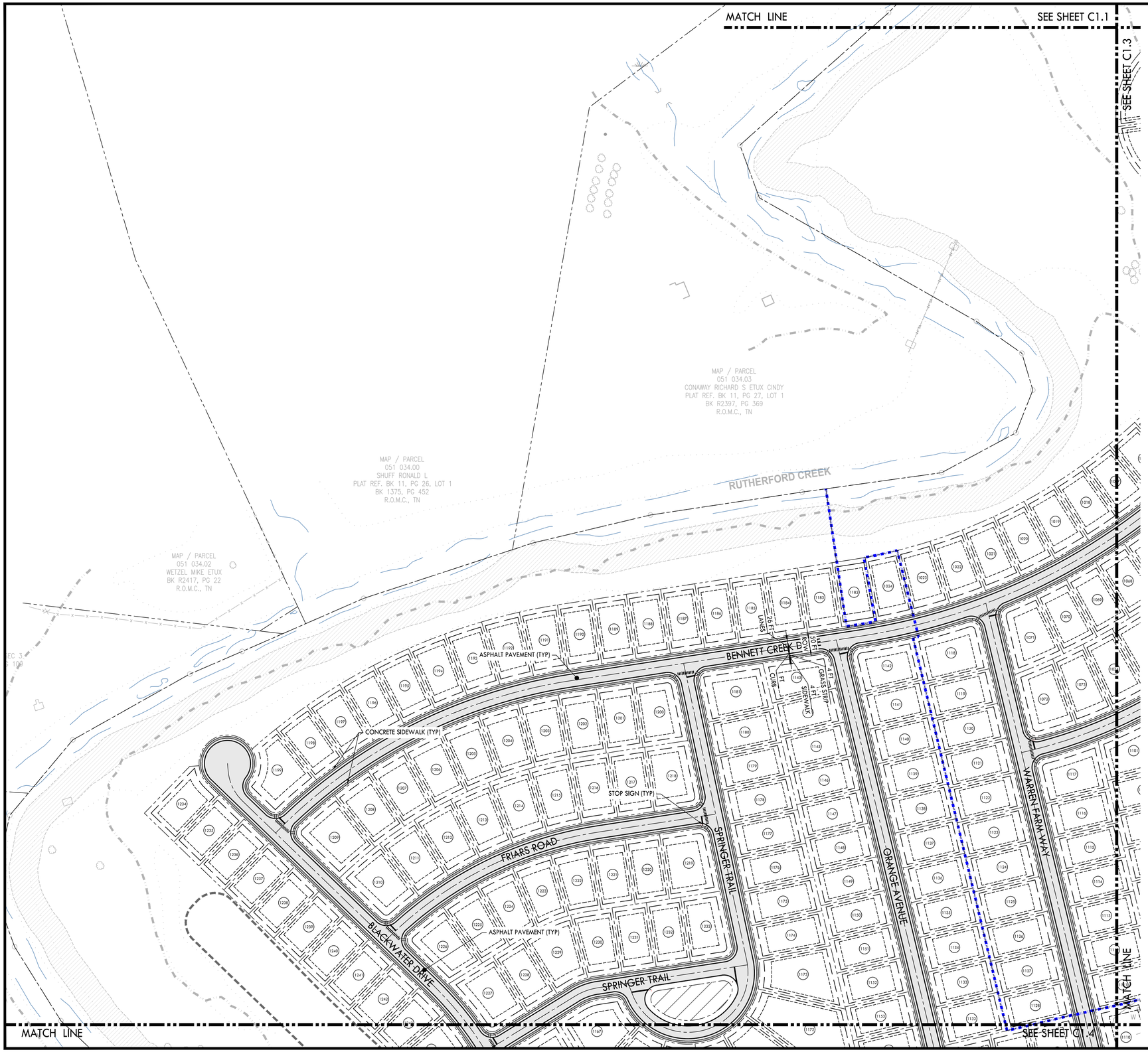
C1.1
SITE LAYOUT PLAN



NOTES:

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2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
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6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N

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No.	DATE

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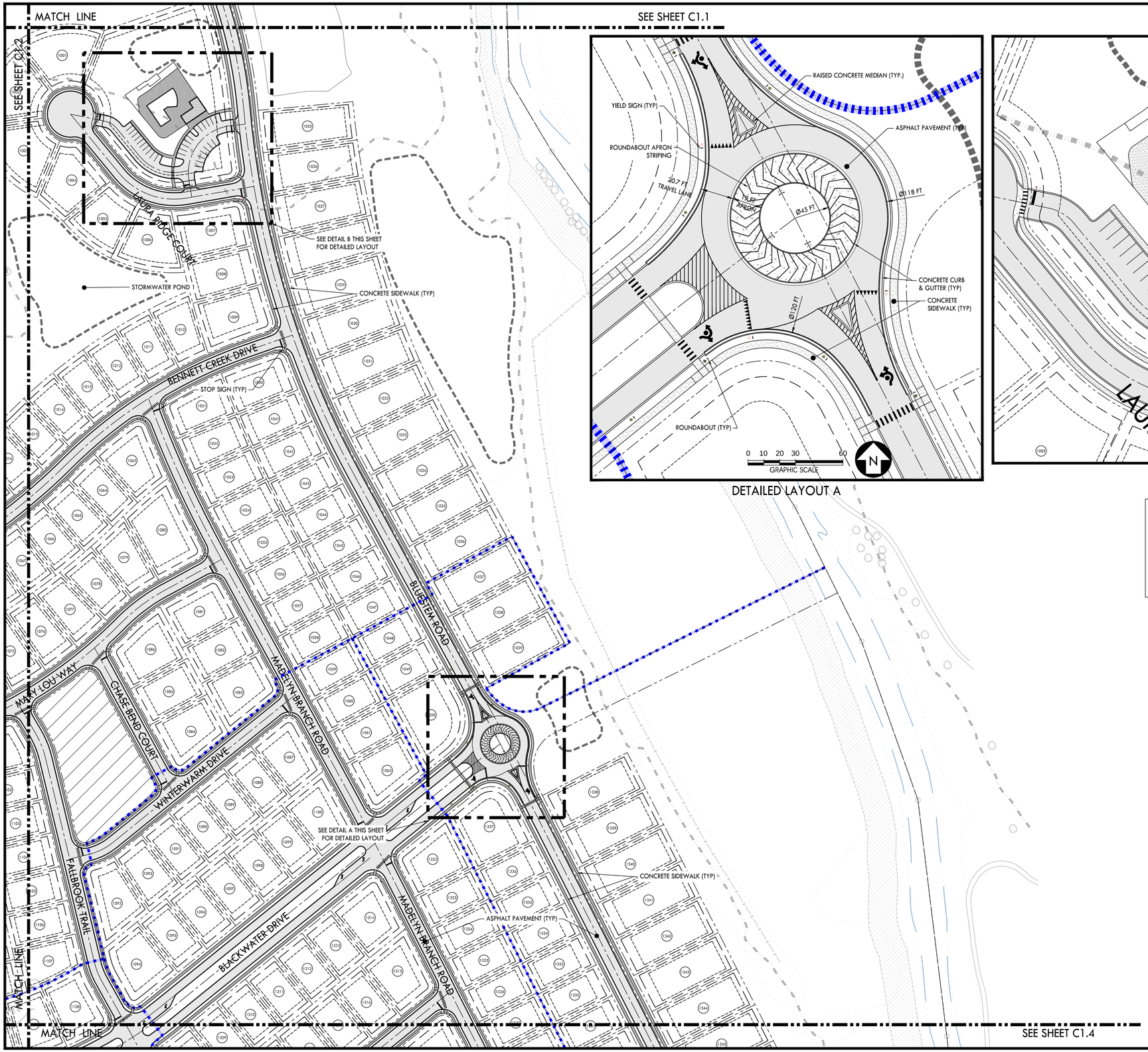
C1.2
SITE LAYOUT PLAN

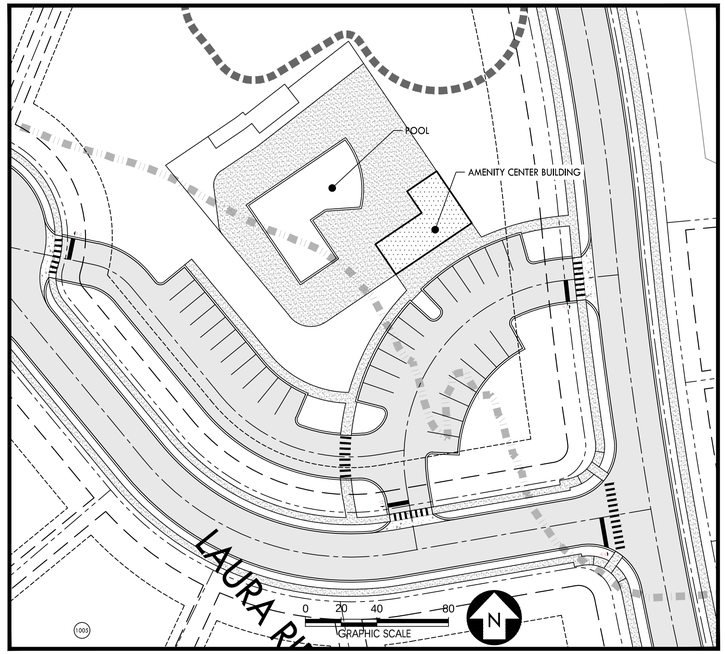
MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.2



DETAILED LAYOUT A



DETAILED LAYOUT B

SITE DATA TABLE (AMENITY CENTER):	
EXISTING ZONING:	RS-10
PROPOSED ZONING:	RS-10
AMENITY CENTER	
AREA:	1.82 AC
PARKING SPACE:	31 SPACES
USAGE:	AMENITY CENTER AND POOL
BUILDING AREA:	1,340 SQ-FT
POOL AREA:	2,400 SQ-FT

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
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6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE
N

MATCH LINE

SEE SHEET C1.4

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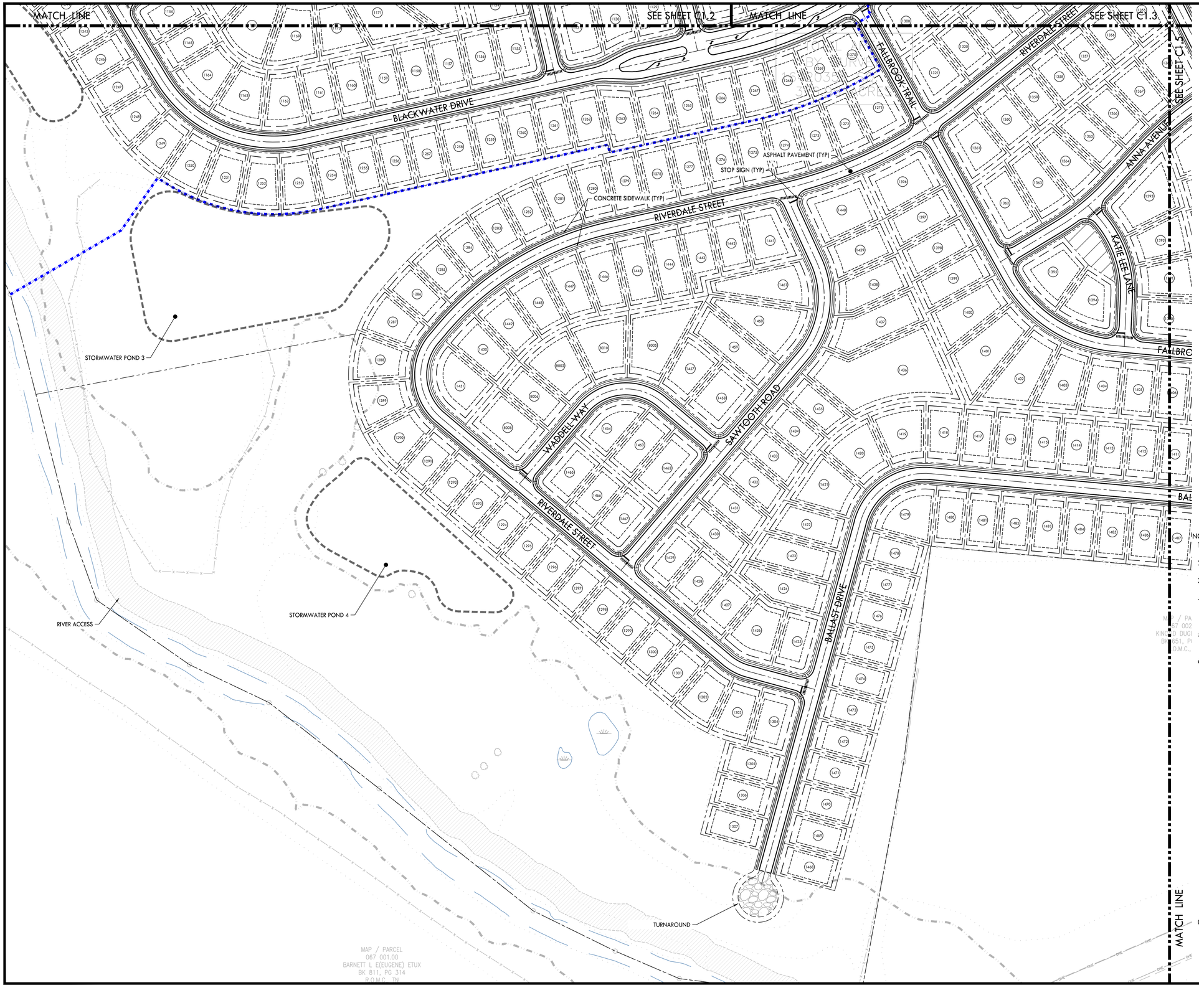
AGRICULTURE
No. 124695
STATE OF TENNESSEE
5/20/24

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/20/2024 17067

C1.3
SITE LAYOUT PLAN



NOTES:

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2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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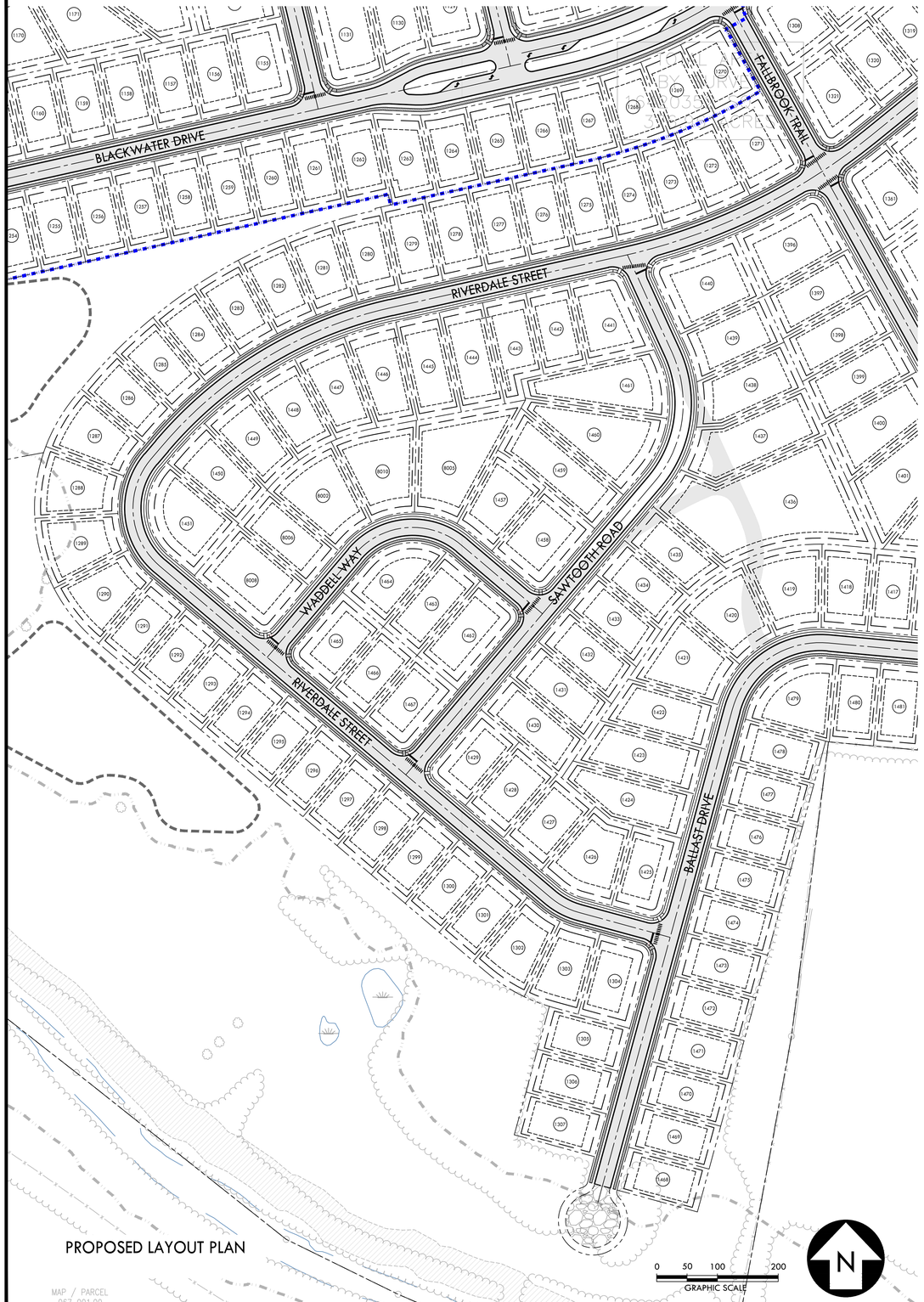
STATE OF TENNESSEE
5/20/24

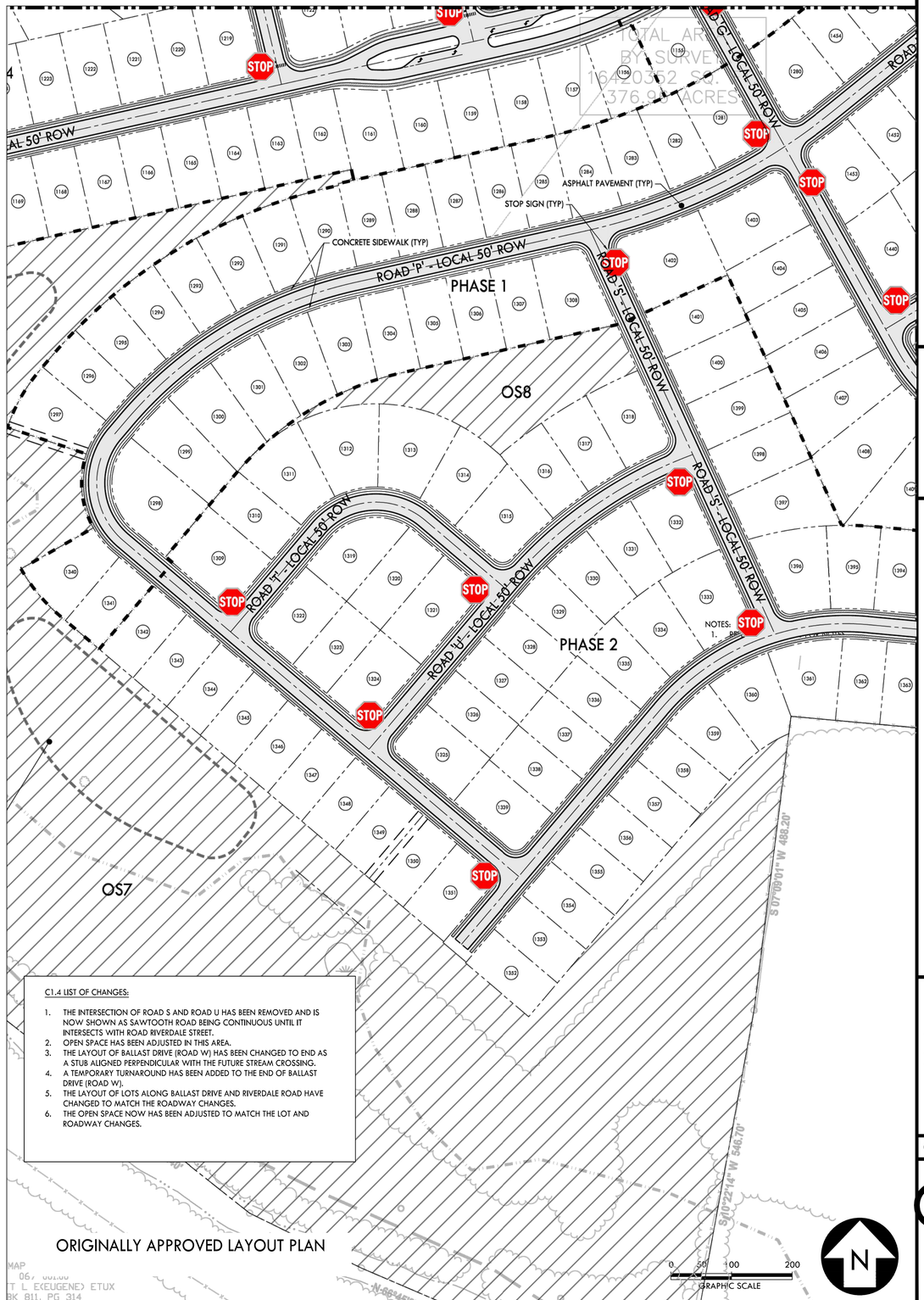
GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/20/2024 17067

C1.4
SITE LAYOUT PLAN





C1.4 LIST OF CHANGES:

1. THE INTERSECTION OF ROAD S AND ROAD U HAS BEEN REMOVED AND IS NOW SHOWN AS SAWTOOTH ROAD BEING CONTINUOUS UNTIL IT INTERSECTS WITH ROAD RIVERDALE STREET.
2. OPEN SPACE HAS BEEN ADJUSTED IN THIS AREA.
3. THE LAYOUT OF BALLAST DRIVE (ROAD W) HAS BEEN CHANGED TO END AS A STUB ALIGNED PERPENDICULAR WITH THE FUTURE STREAM CROSSING.
4. A TEMPORARY TURNAROUND HAS BEEN ADDED TO THE END OF BALLAST DRIVE (ROAD W).
5. THE LAYOUT OF LOTS ALONG BALLAST DRIVE AND RIVERDALE ROAD HAVE CHANGED TO MATCH THE ROADWAY CHANGES.
6. THE OPEN SPACE NOW HAS BEEN ADJUSTED TO MATCH THE LOT AND ROADWAY CHANGES.

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AGRICULTURE
No. 124695
STATE OF TENNESSEE
5/20/24

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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C1.4A
SITE LAYOUT PLAN
LIST OF CHANGES

MATCH LINE

SEE SHEET C1.4

SEE SHEET C1.3

RIVER ACCESS

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

RUTHERFORD CREEK

BLUESTEM ROAD

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

MADELYN BRANCH ROAD

LAST DRIVE

RETAINING WALL

STORMWATER POND 5

RETAINING WALL

COLLEEN COURT

BLUESTEM ROAD

75' TVA EASEMENT

MAP / PARCEL
067 005.00
DALE NARCISSUS HEIRS
BK R2106, PG 647
R.O.M.C., TN

MAP / PARCEL
067 004.00
NAME:FREEDMAN RON
BK R1824, PG 946
R.O.M.C., TN

SEE SHEET C1.6

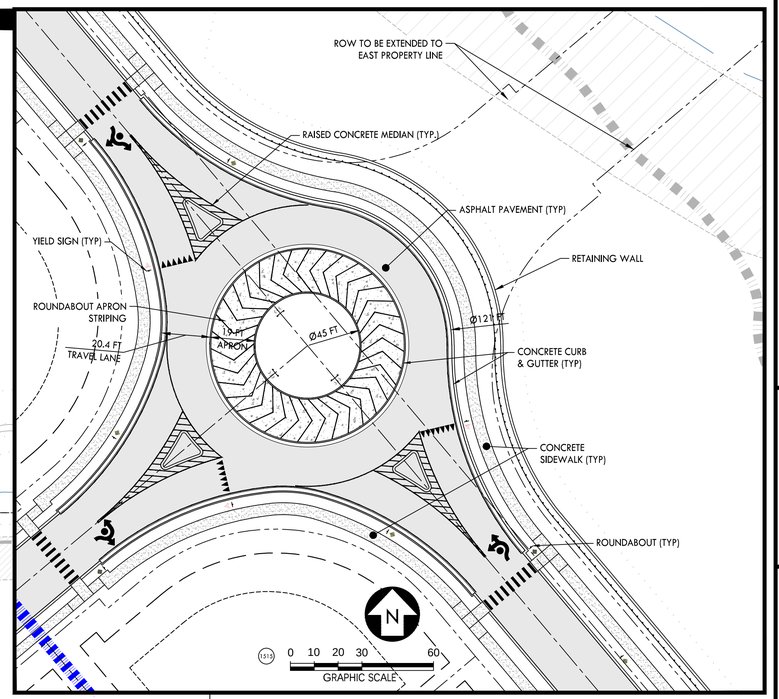
MAP / PARCEL
067 003.00
SALERNO MICHAEL S
PLAT REF: BK 5, PG 206
BK1286 PG 618
R.O.M.C., TN

CEMETERY

MATCH LINE

0 50 100 200
GRAPHIC SCALE

N



ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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COLUMBIA, TENNESSEE

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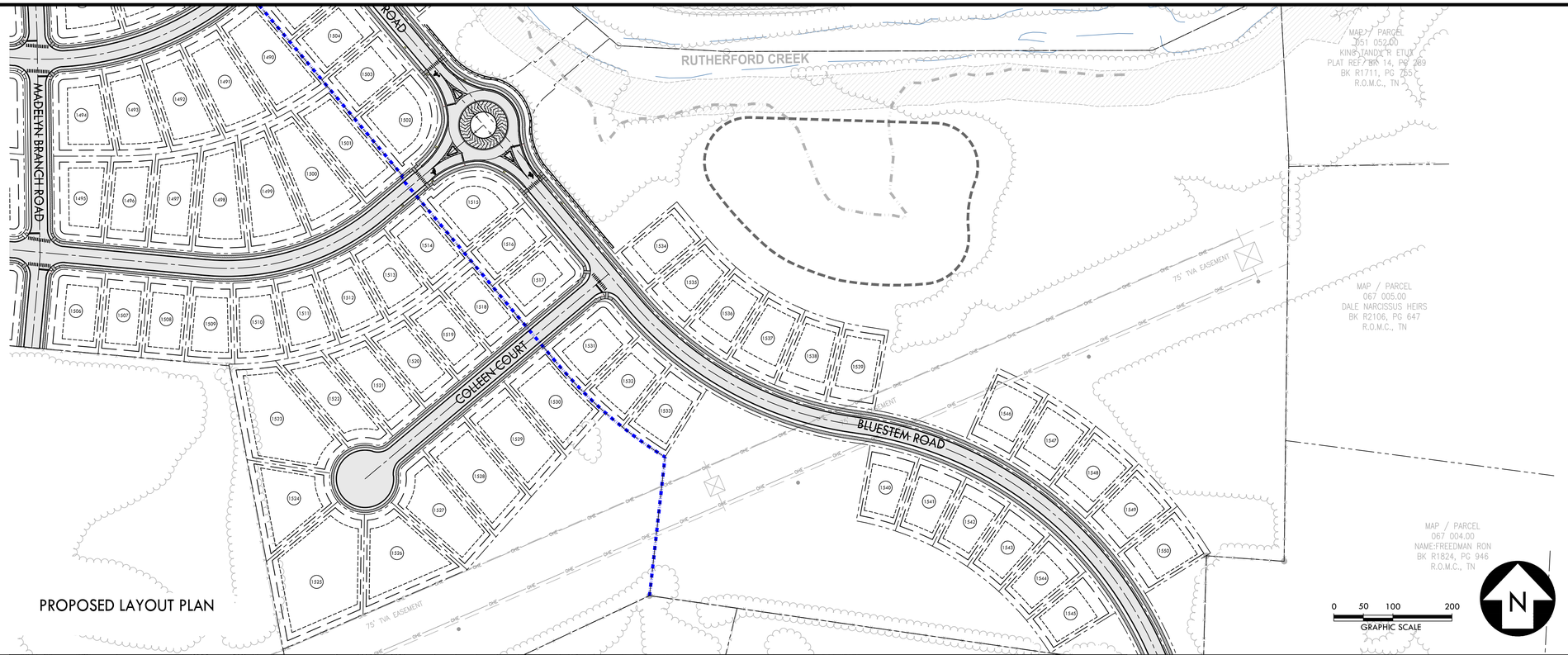
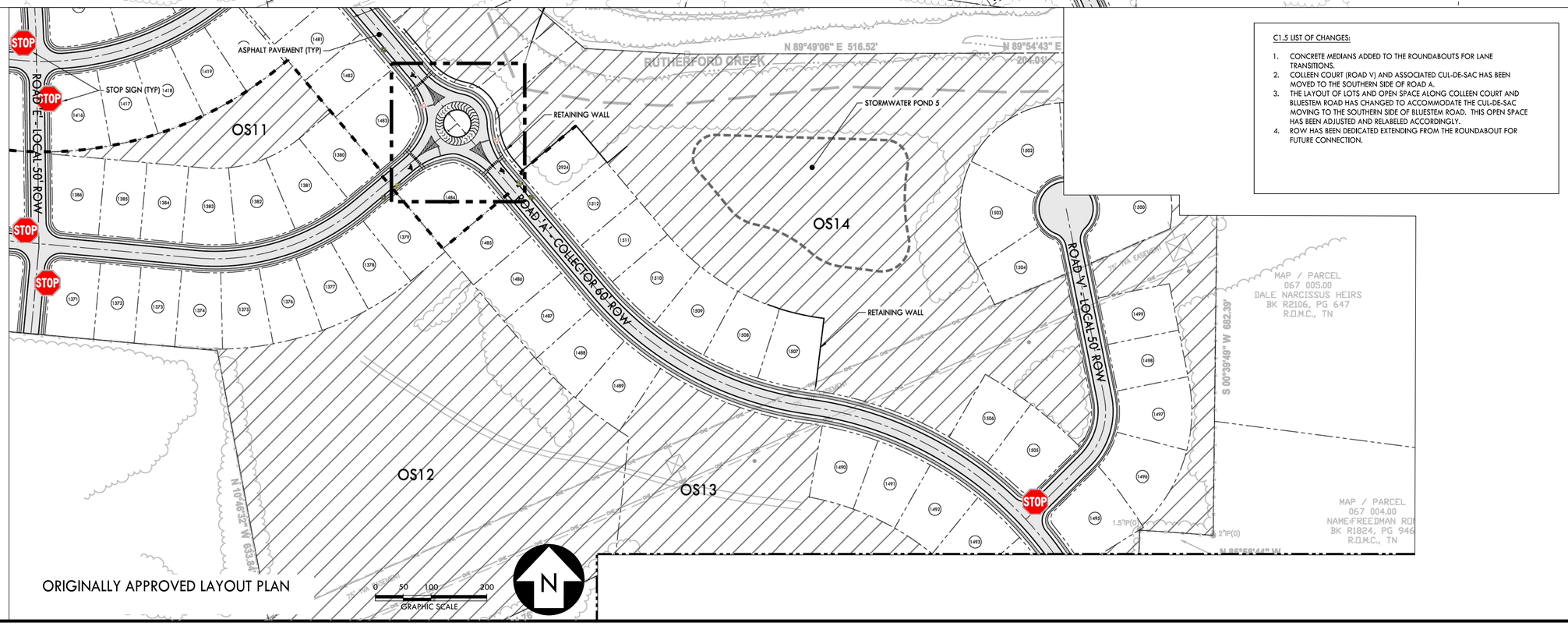
C1.5

SITE LAYOUT PLAN



PROPOSED LAYOUT PLAN



ORIGINALLY APPROVED LAYOUT PLAN

C1.5 LIST OF CHANGES:

1. CONCRETE MEDIANS ADDED TO THE ROUNDABOUTS FOR LANE TRANSITIONS.
2. COLLEEN COURT (ROAD V) AND ASSOCIATED CUL-DE-SAC HAS BEEN MOVED TO THE SOUTHERN SIDE OF ROAD A.
3. THE LAYOUT OF LOTS AND OPEN SPACE ALONG COLLEEN COURT AND BLUESTEM ROAD HAS CHANGED TO ACCOMMODATE THE CUL-DE-SAC MOVING TO THE SOUTHERN SIDE OF BLUESTEM ROAD. THIS OPEN SPACE HAS BEEN ADJUSTED AND RELABELED ACCORDINGLY.
4. ROW HAS BEEN DEDICATED EXTENDING FROM THE ROUNDABOUT FOR FUTURE CONNECTION.

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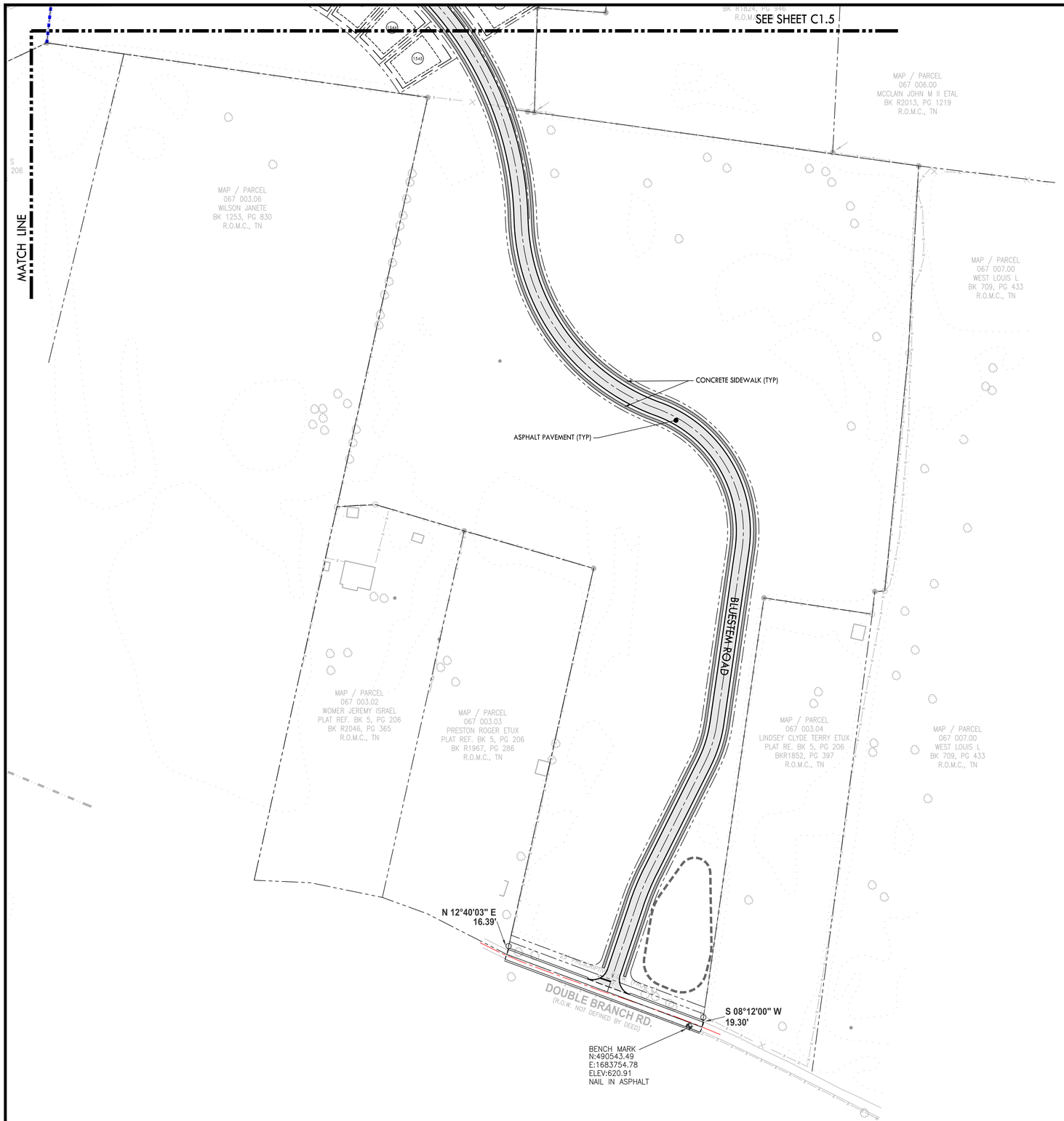
C1.5A
SITE LAYOUT PLAN
LIST OF CHANGES



NOTES:

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2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N

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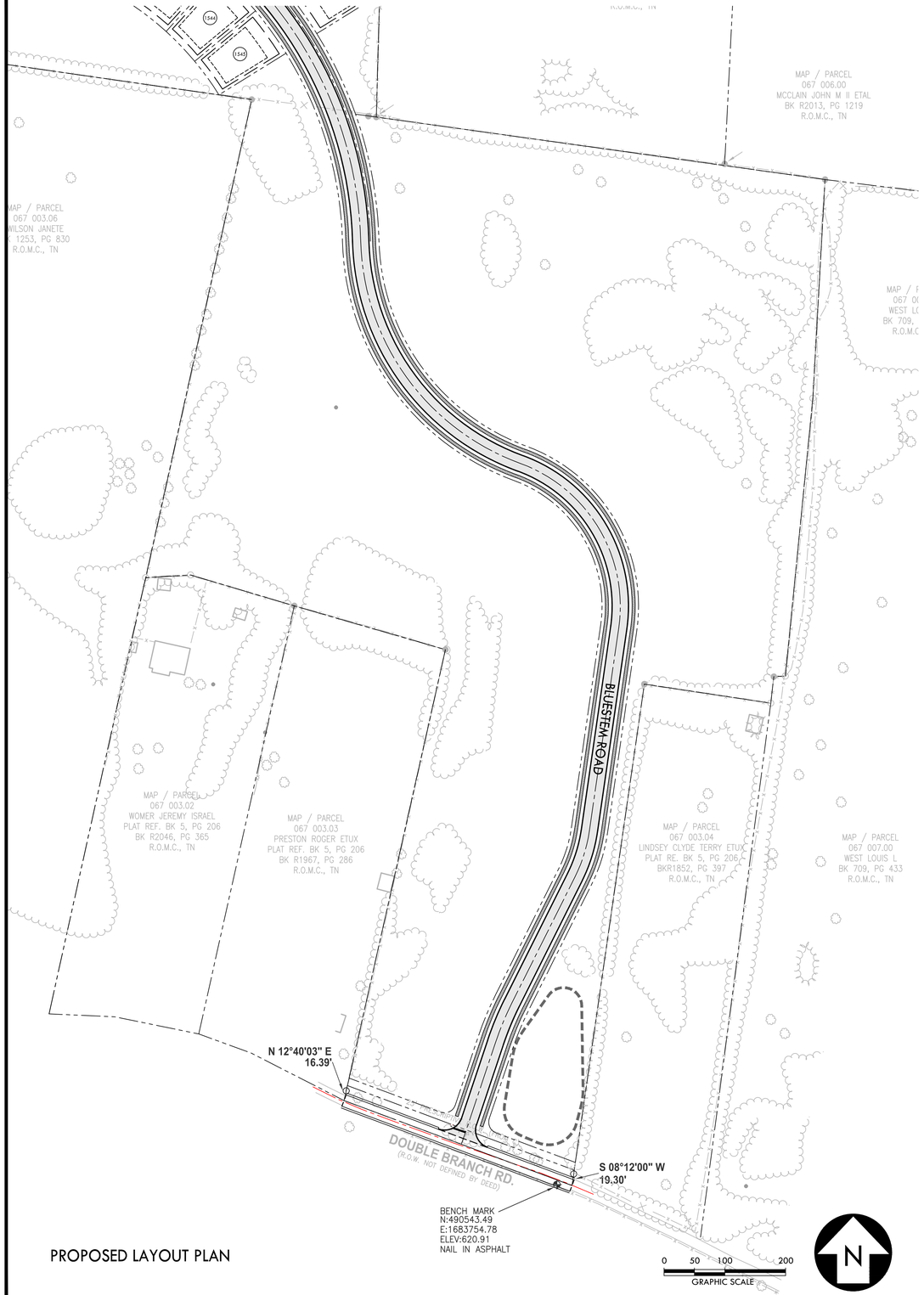
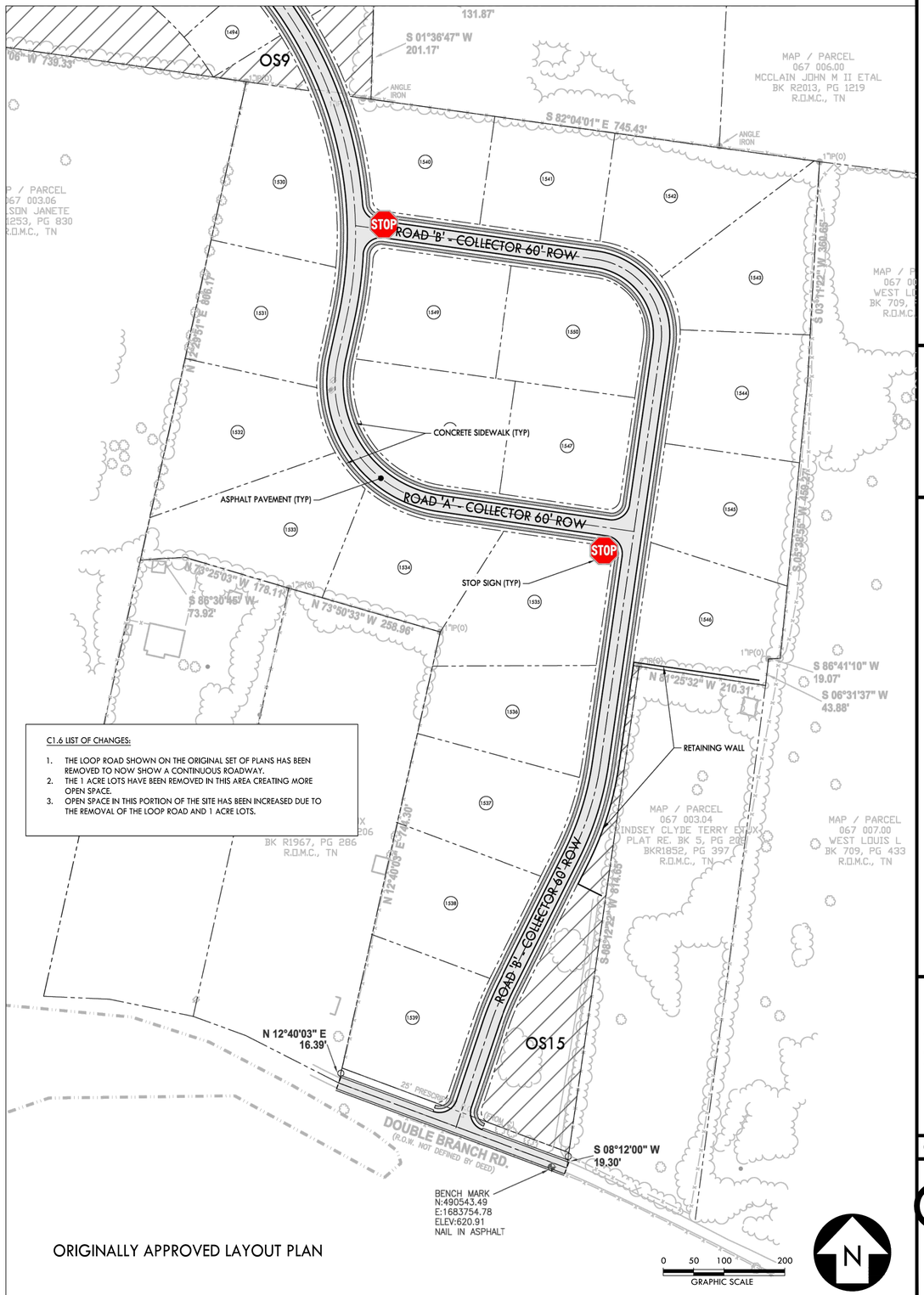
C1.6
SITE LAYOUT PLAN



PROPOSED LAYOUT PLAN



ORIGINALLY APPROVED LAYOUT PLAN

C1.6 LIST OF CHANGES:

1. THE LOOP ROAD SHOWN ON THE ORIGINAL SET OF PLANS HAS BEEN REMOVED TO NOW SHOW A CONTINUOUS ROADWAY.
2. THE 1 ACRE LOTS HAVE BEEN REMOVED IN THIS AREA CREATING MORE OPEN SPACE.
3. OPEN SPACE IN THIS PORTION OF THE SITE HAS BEEN INCREASED DUE TO THE REMOVAL OF THE LOOP ROAD AND 1 ACRE LOTS.

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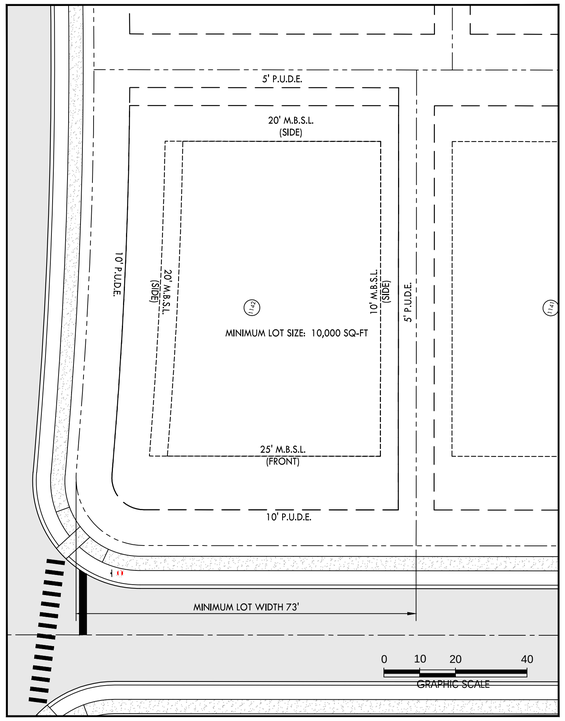
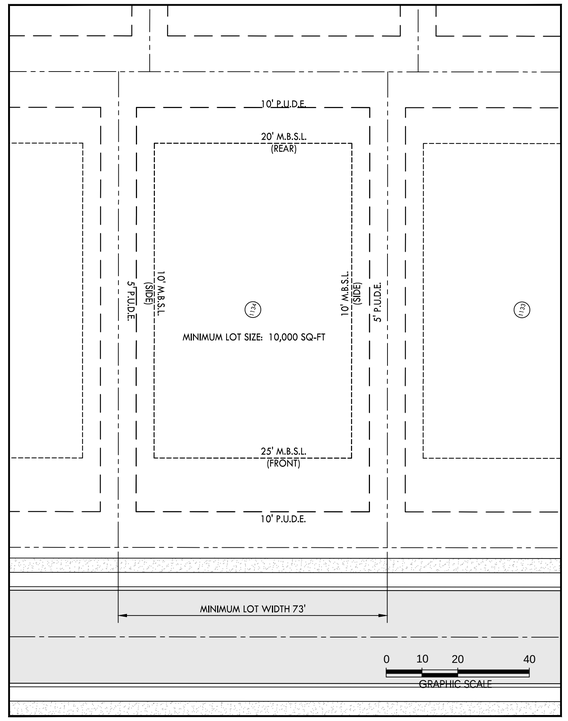
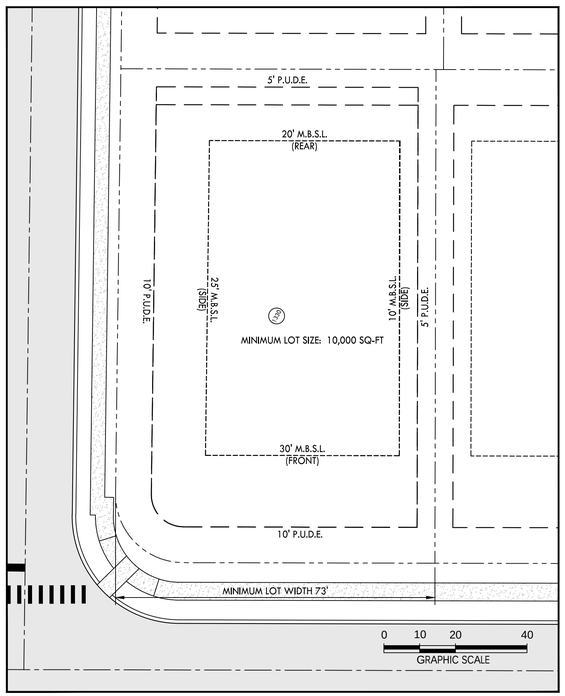
C1.6A
SITE LAYOUT PLAN
LIST OF CHANGES



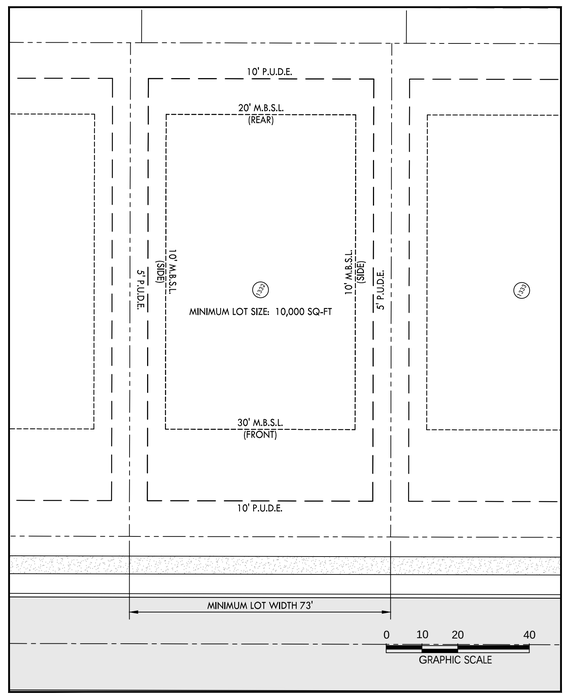
TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL LOT LAYOUT AT COLLECTOR ROADWAYS

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GREENS MILL ROAD
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C1.7

TYPICAL LOT LAYOUT

Parcel Table	
Parcel #	Area
1001	17,017
1002	17,017
1003	17,017
1004	14,744
1005	13,017
1006	15,116
1007	15,290
1008	12,968
1009	15,357
1010	11,104
1011	10,417
1012	10,417
1013	10,417
1014	10,417
1015	10,066
1016	10,422
1017	10,422
1018	10,422
1019	10,422
1020	10,422
1021	10,422
1022	10,422
1023	10,422
1024	10,000
1025	17,079
1026	17,079
1027	17,079
1028	17,079
1029	17,079
1030	17,079
1031	17,079
1032	17,079
1033	17,252
1034	17,000
1035	17,000
1036	17,000
1037	17,000
1038	17,000
1039	17,000
1040	12,511
1041	10,407
1042	10,407
1043	10,397
1044	10,212
1045	10,212
1046	10,212
1047	10,212
1048	10,212
1049	10,212
1050	21,033
1051	11,912
1052	10,645
1053	10,645
1054	10,645
1055	10,428
1056	10,412
1057	10,412
1058	10,412
1059	10,412
1060	10,412
1061	10,412
1062	14,594
1063	14,209

Parcel Table	
Parcel #	Area
1064	10,242
1065	10,325
1066	10,325
1067	10,325
1068	10,325
1069	10,325
1070	10,325
1071	13,240
1072	13,199
1073	11,412
1074	11,614
1075	11,632
1076	11,468
1077	11,118
1078	10,741
1079	11,609
1080	19,233
1081	13,477
1082	11,692
1083	14,621
1084	14,553
1085	11,805
1086	15,013
1087	13,310
1088	10,138
1089	10,138
1090	10,138
1091	10,138
1092	11,168
1093	14,266
1094	15,338
1095	10,686
1096	10,686
1097	10,686
1098	10,686
1099	10,686
1100	13,799
1101	12,377
1102	10,001
1103	10,001
1104	10,001
1105	10,001
1106	10,001
1107	11,400
1108	13,627
1109	12,515
1110	13,458
1111	10,530
1112	10,138
1113	10,138
1114	10,138
1115	10,138
1116	10,138
1117	12,950
1118	14,369
1119	10,575
1120	10,575
1121	10,575
1122	10,575
1123	10,575
1124	10,575
1125	10,575
1126	10,575

Parcel Table	
Parcel #	Area
1127	10,575
1128	10,575
1129	13,142
1130	11,363
1131	14,589
1132	11,080
1133	10,000
1134	10,000
1135	10,000
1136	10,000
1137	10,000
1138	10,000
1139	10,000
1140	10,000
1141	10,000
1142	12,197
1143	11,021
1144	10,089
1145	10,001
1146	10,001
1147	10,001
1148	10,001
1149	10,001
1150	10,001
1151	10,001
1152	10,001
1153	10,001
1154	10,143
1155	12,335
1156	10,138
1157	10,138
1158	10,138
1159	10,138
1160	10,138
1161	10,138
1162	12,028
1163	12,884
1164	12,813
1165	10,001
1166	12,566
1167	16,126
1168	16,150
1169	14,711
1170	12,891
1171	18,319
1172	25,673
1173	16,159
1174	11,297
1175	11,005
1176	10,868
1177	10,731
1178	10,594
1179	10,458
1180	10,321
1181	14,068
1182	10,000
1183	10,001
1184	10,001
1185	10,001
1186	10,001
1187	10,001
1188	10,001
1189	10,001

Parcel Table	
Parcel #	Area
1190	10,034
1191	10,610
1192	10,610
1193	10,610
1194	10,610
1195	10,610
1196	10,610
1197	10,610
1198	10,610
1199	14,451
1200	12,488
1201	10,686
1202	10,855
1203	11,187
1204	11,218
1205	11,237
1206	11,245
1207	11,240
1208	11,222
1209	14,934
1210	13,726
1211	11,237
1212	11,237
1213	11,237
1214	11,237
1215	11,237
1216	10,915
1217	10,686
1218	13,080
1219	14,112
1220	10,001
1221	10,165
1222	10,430
1223	10,358
1224	10,775
1225	10,989
1226	13,203
1227	13,566
1228	10,046
1229	12,710
1230	11,056
1231	10,001
1232	10,001
1233	11,904
1234	12,134
1235	10,001
1236	10,001
1237	10,001
1238	10,001
1239	10,001
1240	10,001
1241	10,001
1242	10,001
1243	10,000
1244	10,000
1245	10,000
1246	10,001
1247	10,012
1248	11,262
1249	11,262
1250	11,262
1251	11,262
1252	11,262

Parcel Table	
Parcel #	Area
1253	11,094
1254	10,001
1255	10,001
1256	10,001
1257	10,001
1258	10,001
1259	10,001
1260	10,001
1261	10,001
1262	10,449
1263	10,897
1264	9,904
1265	10,000
1266	10,000
1267	10,000
1268	10,000
1269	10,000
1270	10,492
1271	13,270
1272	10,265
1273	10,220
1274	10,153
1275	10,292
1276	10,289
1277	10,289
1278	10,289
1279	10,289
1280	10,533
1281	10,659
1282	10,659
1283	10,659
1284	10,659
1285	10,659
1286	10,542
1287	12,105
1288	12,572
1289	12,572
1290	12,389
1291	10,076
1292	10,069
1293	10,069
1294	10,069
1295	10,069
1296	10,069
1297	10,069
1298	10,069
1299	10,069
1300	10,069
1301	10,069
1302	11,611
1303	11,134
1304	11,961
1305	10,001
1306	10,001
1307	10,001
1308	13,227
1309	10,000
1310	10,000
1311	10,000
1312	10,000
1313	10,000
1314	14,280
1315	14,579

Parcel Table	
Parcel #	Area
1316	10,549
1317	10,549
1318	10,549
1319	10,549
1320	10,549
1321	13,820
1322	14,636
1323	10,138
1324	10,138
1325	10,138
1326	10,138
1327	10,138
1328	10,138
1329	12,185
1330	12,173
1331	10,074
1332	10,074
1333	10,074
1334	10,074
1335	10,074
1336	10,074
1337	19,125
1338	17,000
1339	17,000
1340	17,000
1341	17,000
1342	17,000
1343	17,000
1344	17,000
1345	17,000
1346	17,000
1347	17,000
1348	17,000
1349	16,824
1350	15,140
1351	15,140
1352	11,113
1353	11,050
1354	11,050
1355	13,840
1356	10,686
1357	10,001
1358	10,001
1359	10,001
1360	11,722
1361	13,741
1362	15,280
1363	13,241
1364	13,493
1365	11,980
1366	11,512
1367	11,211
1368	14,642
1369	13,979
1370	11,830
1371	11,830
1372	12,096
1373	12,142
1374	13,963
1375	12,438
1376	12,941
1377	14,839
1378	15,337

Parcel Table	
Parcel #	Area
1379	17,114
1380	14,971
1381	13,500
1382	12,409
1383	14,257
1384	15,369
1385	10,368
1386	10,368
1387	10,368
1388	10,368
1389	13,193
1390	13,877
1391	12,355
1392	12,396
1393	18,871
1394	13,276
1395	14,544
1396	16,393
1397	12,508
1398	12,968
1399	13,428
1400	16,150
1401	20,205
1402	18,411
1403	13,637
1404	11,552
1405	10,549
1406	10,549
1407	10,549
1408	13,236
1409	13,283
1410	10,138
1411	10,138
1412	10,138
1413	10,138
1414	10,138
1415	10,138
1416	10,138
1417	10,001
1418	11,176
1419	14,518
1420	14,521
1421	15,023
1422	12,863
1423	14,651
1424	14,186
1425	11,183
1426	13,875
1427	11,261
1428	11,261
1429	11,183
1430	12,371
1431	11,787
1432	11,204
1433	10,620
1434	10,201
1435	10,788
1436	44,288
1437	18,692
1438	14,229
1439	12,616
1440	17,223
1441	13,417

Parcel Table	
Parcel #	Area
1442	10,001
1443	11,166
1444	12,345
1445	12,180
1446	12,681
1447	12,131
1448	11,940
1449	11,999
1450	12,345
1451	15,135
1457	11,917
1458	14,432
1459	15,684
1460	18,812
1461	17,071
1462	14,047
1463	11,714
1464	11,981
1465	11,979
1466	10,001
1467	11,979
1468	10,001
1469	10,001
1470	10,001
1471	10,001
1472	10,001
1473	10,001
1474	10,001
1475	10,001
1476	10,001
1477	10,001
1478	10,001
1479	14,251
1480	10,001
1481	10,001
1482	10,001
1483	10,001
1484	10,001
1485	10,001
1486	10,001
1487	10,001
1488	10,001
1489	11,979
1490	17,201
1491	15,189
1492	14,006
1493	12,649
1494	13,642
1495	12,909
1496	11,448
1497	12,591
1498	15,072
1499	16,261
1500	16,364
1501	14,960
1502	14,121
1503	11,050
1504	11,050
1505	12,923
1506	11,979
1507	10,001
1508	10,001
1509	10,741

Parcel Table	
Parcel #	Area
1510	10,980
1511	10,980
1512	10,980
1513	10,980
1514	10,938
1515	13,998
1516	9,782
1517	11,447
1518	10,366
1519	10,513
1520	11,275
1521	12,781
1522	13,522
1523	23,417
1524	15,113
1525	28,236
1526	18,575
1527	16,343
1528	16,700
1529	15,428
1530	14,509
1531	12,625
1532	10,832
1533	10,828
1534	10,984
1535	10,983
1536	10,983
1537	10,983
1538	10,983
1539	10,983
1540	10,032
1541	10,032
1542	10,032
1543	10,032
1544	10,032
1545	10,032
1546	11,595
1547	11,595
1548	11,595
1549	11,595
1550	11,595
8002	15,571
8005	21,470
8006	11,509
8008	16,736
8010	15,919

OPEN SPACE	
OPEN SPACE NUMBER	AREA (SQ-FT)
OS1	1,533,378
OS2	93,107
OS3	973,326
OS4	1,107,852
OS5	10,007
OS6	49,797
OS7	639,315
OS8	6,698
OS9	1,138,375
OS10	696,956
OS11	148,353
OS12	338,907
OS13	510,963
OS14	508,113

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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
5/20/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/20/2024 17067

C1.8
PARCEL TABLES

NASHVILLE HIGHWAY AND GREENS MILL ROAD INTERSECTION:

GENERAL IMPROVEMENTS:
1. MODIFY LEFT-TURN LANE PHASING ON THE NORTHBOUND AND SOUTHBOUND APPROACHES FROM PROTECTED TO PROTECTED-PERMISSIVE.
2. MODIFY SIGNAL PHASING ON THE EASTBOUND AND WESTBOUND APPROACHES TO RUN LEFT-TURNS CONCURRENTLY.
3. MODIFY THE SIGNAL TO INCLUDE RIGHT-TURN OVERLAPS ON THE NORTHBOUND, WESTBOUND, AND SOUTHBOUND APPROACHES.

GREENS MILL ROAD IMPROVEMENTS:
1. INSTALL A DEDICATED LEFT-TURN LANE ALONG EASTBOUND APPROACH WITH A MINIMUM LENGTH OF 150'.

*** THE CURRENT INTERSECTION IS UNSIGNALIZED HOWEVER THE DEVELOPMENT OF THE VILLAGE AT CARTER'S STATION WILL INSTALL THE INITIAL SIGNALS WHICH WILL BE MODIFIED ONCE THE GREENS MILL ROAD DEVELOPMENT IS UNDERWAY.

GREENS MILL ROAD AND SITE INTERSECTION:

GENERAL IMPROVEMENTS:
1. INSTALL 3-LEG ROUNDABOUT.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROAD INTERSECTION:

NASHVILLE HIGHWAY IMPROVEMENTS:
1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE NORTHBOUND APPROACH.
2. DEDICATED LEFT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE SOUTHBOUND APPROACH.

DOUBLE BRANCH ROAD IMPROVEMENTS:
1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 200' OF STORAGE ALONG THE WESTBOUND APPROACH.
2. EXISTING LANE TO BE CONVERTED TO AN EXCLUSIVE LEFT-TURN LANE.

DOUBLE BRANCH ROAD AND SITE INTERSECTION:

SITE IMPROVEMENTS:
1. INSTALL UNSIGNALIZED STOP CONDITION ON SITE ROADWAY.

DOUBLE BRANCH ROAD IMPROVEMENTS:
1. REVISE ROADWAY CROSS-SECTION AND BRING UP TO COUNTY STANDARDS.

NOTES:

ALL IMPROVEMENTS SHOWN WERE RECOMMENDED BY THE GREENS MILL MASTER PLAN, TRAFFIC IMPACT STUDY CONDUCTED BY KCI TECHNOLOGIES IN NOVEMBER, 2020.

SCHEDULE OF IMPROVEMENTS:

GREENS MILL ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 1 COMPLETION.

DOUBLE BRANCH ROAD AND SITE IMPROVEMENTS.
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND GREENS MILL ROAD IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROADIMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 2 COMPLETION.

0 50 1,000 2,000
GRAPHIC SCALE

N

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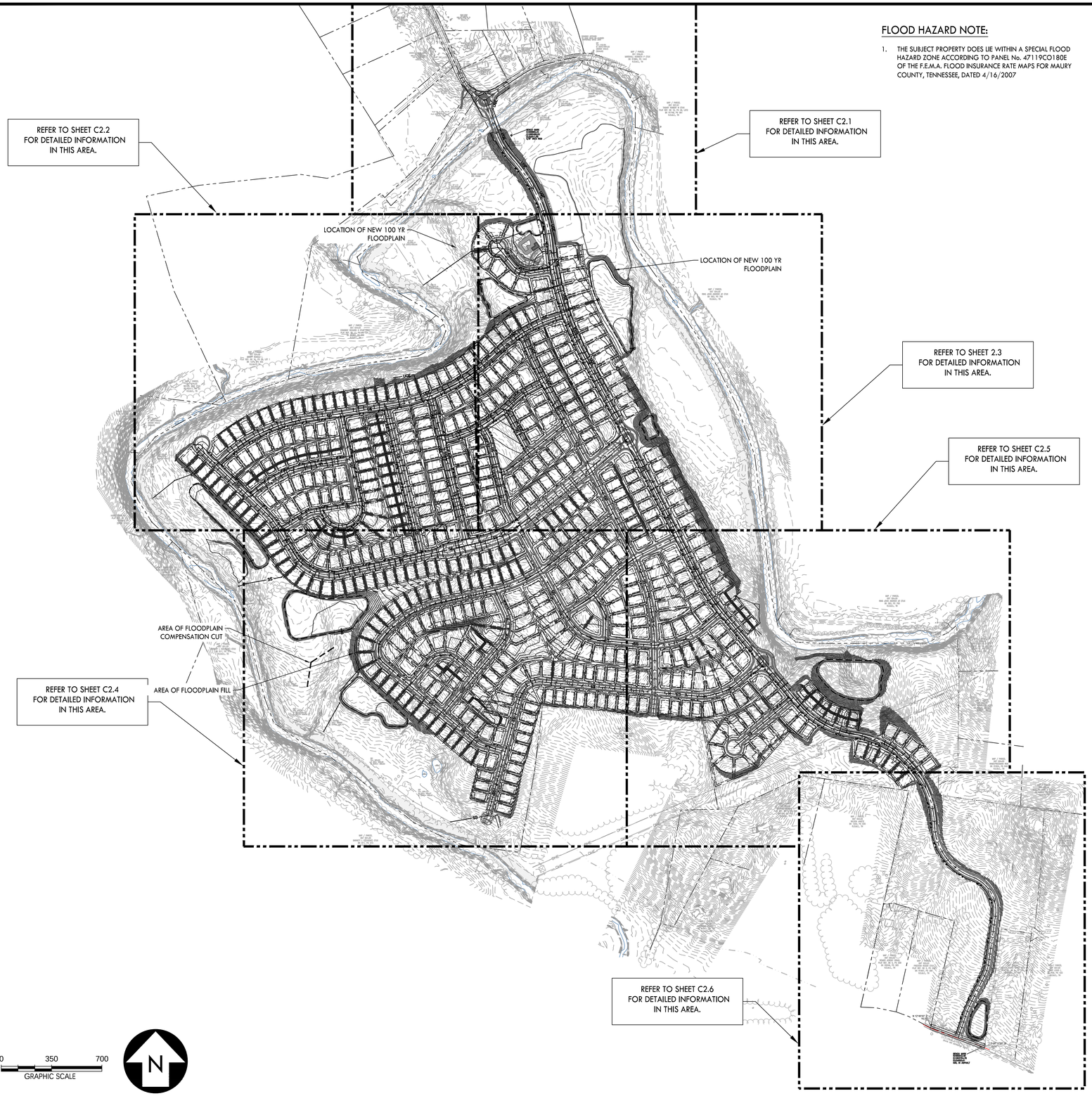
C1.9
OFFSITE IMPROVEMENTS

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



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LICENSE
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STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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No.	DATE

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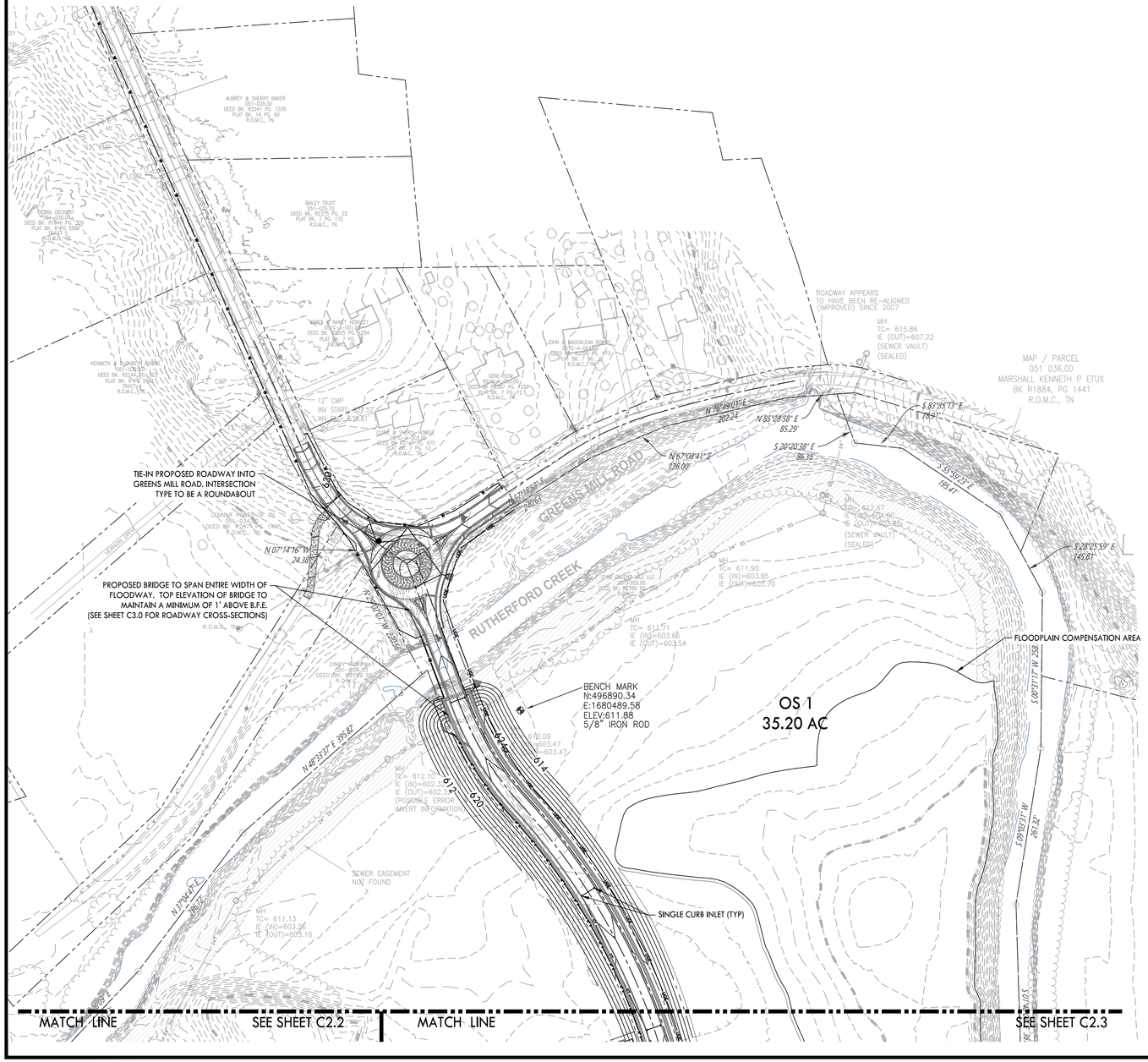
C2.0
OVERALL GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

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GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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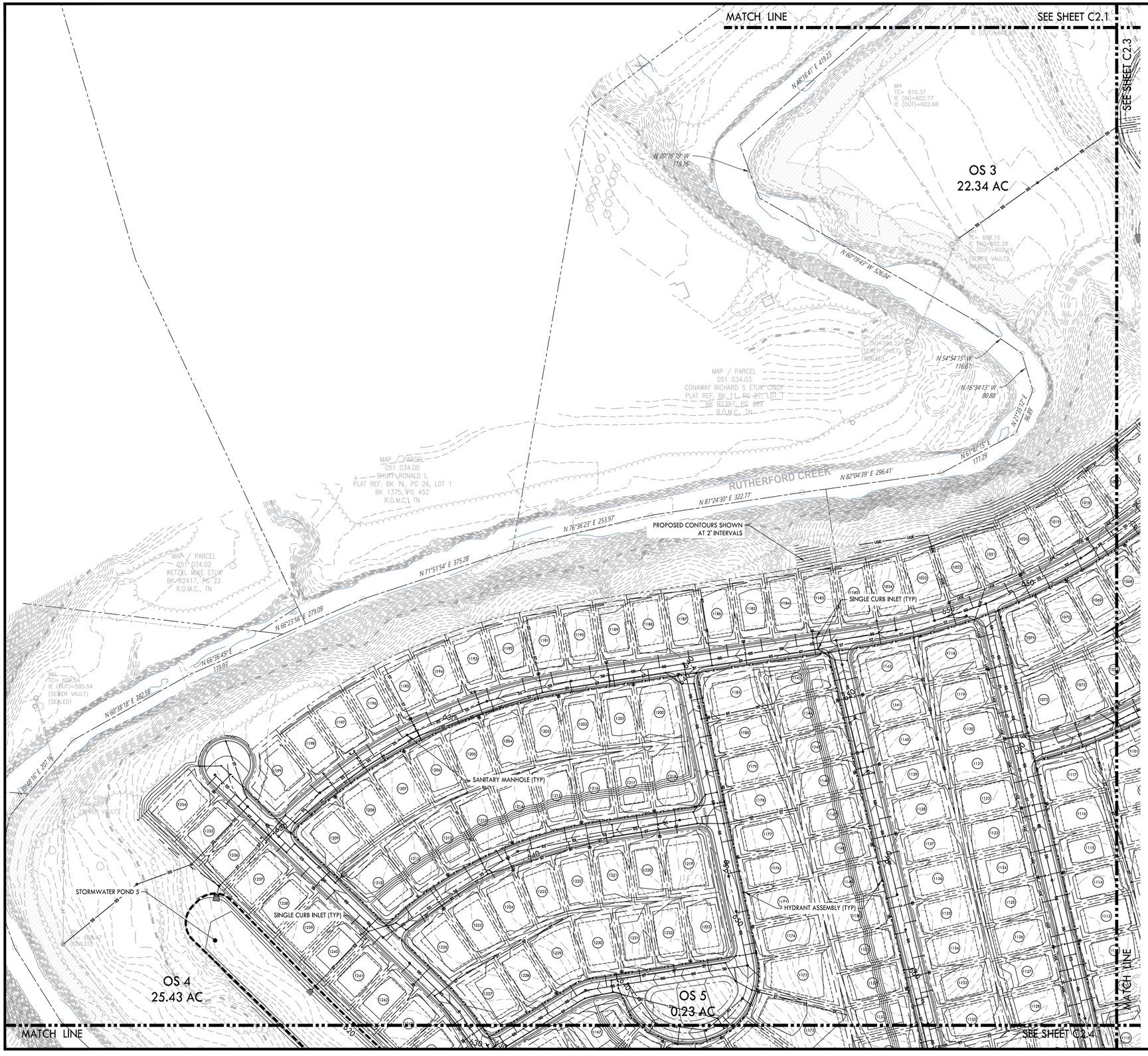
C2.1
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

NOTES:
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2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS	
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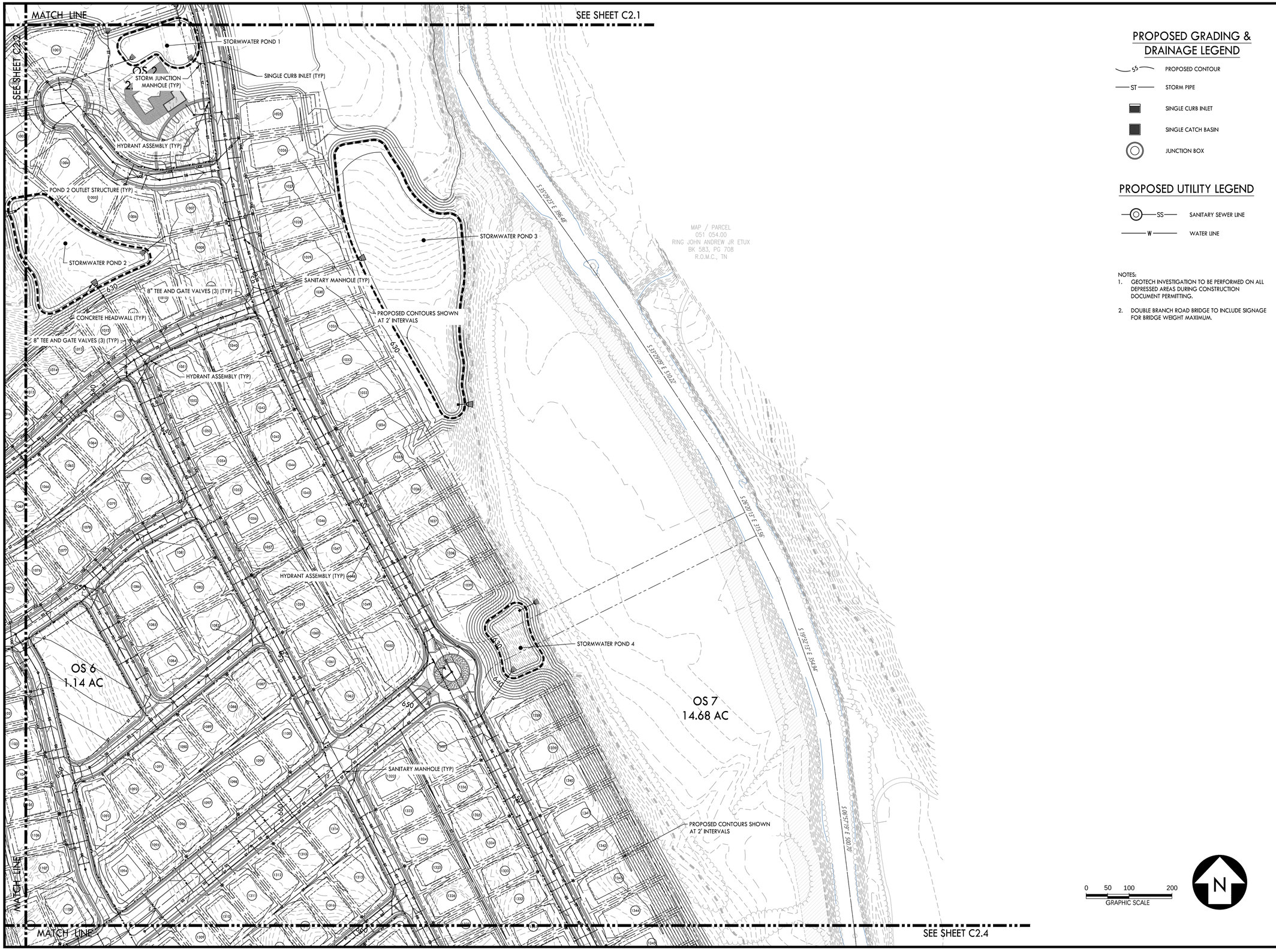
C2.2
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

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5/20/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

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C2.3
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE SEE THIS SHEET

MATCH LINE SEE SHEET C2.2

MATCH LINE SEE SHEET C2.3

MATCH LINE SEE SHEET C2.5

MATCH LINE SEE THIS SHEET

STORMWATER POND 5

20' PUBLIC UTILITY EASEMENT

STORMWATER POND 6

POND OUTLET STRUCTURE (TYP)

CONCRETE HEADWALL (TYP)

20' PUBLIC UTILITY EASEMENT

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

OS 8
0.15 AC

STORMWATER POND 7

POND OUTLET STRUCTURE (TYP)

SANITARY MANHOLE (TYP)

CONCRETE HEADWALL (TYP)

CONNECT TO EXISTING SANITARY MANHOLE

20' PUBLIC UTILITY EASEMENT

OS 9
26.13 AC

CONNECT TO EXISTING SANITARY MANHOLE

CONNECT TO EXISTING SANITARY MANHOLE

MAP / PARCEL
067 001.00
BARNETT L E(EUGENE) ETUX
BK 811, PG 314
R.O.M.C., TN

MATCH LINE SEE THIS SHEET

MATCH LINE

0 50 100 200
GRAPHIC SCALE

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

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STATE OF TENNESSEE

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C2.4
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.3

SEE SHEET C2.4

SINGLE CURB INLET (TYP)

HYDRANT ASSEMBLY (TYP)

SANITARY MANHOLE (TYP)

HYDRANT ASSEMBLY (TYP)

8" TEE AND GATE VALVES (3) (TYP)

HYDRANT ASSEMBLY (TYP)

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

S 12°27'40" E
102.29'

S 49°19'41" E
163.40'

N 89°49'06" E 516.52'

RUTHERFORD CREEK

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

S 00°35'56" W 308.16'

STORMWATER POND 8

OS 10
16.00 AC

OS 11
3.41 AC

MAP / PARCEL
067 005.00
OAKS INDUSTRIAL PARK
BK R2105, PG 647
R.O.M.C., TN

S 00°39'49" W 622.59'

MAP / PARCEL
067 004.00
NAME:FREEDMAN RON
BK R1824, PG 946
R.O.M.C., TN

131.87'

SEE SHEET C2.6

MAP / PARCEL
067 A00601
SIMPKINS MICHAEL S
PLAT 067 / BK A / PG 206
BK1286/PG 918
R.O.M.C., TN

N 88°53'53" E 280.71'

CEMETERY

MATCH LINE

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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ENGINEERING CRUNK

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AGRICULTURE
5/20/24
No. 124695
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No. DATE

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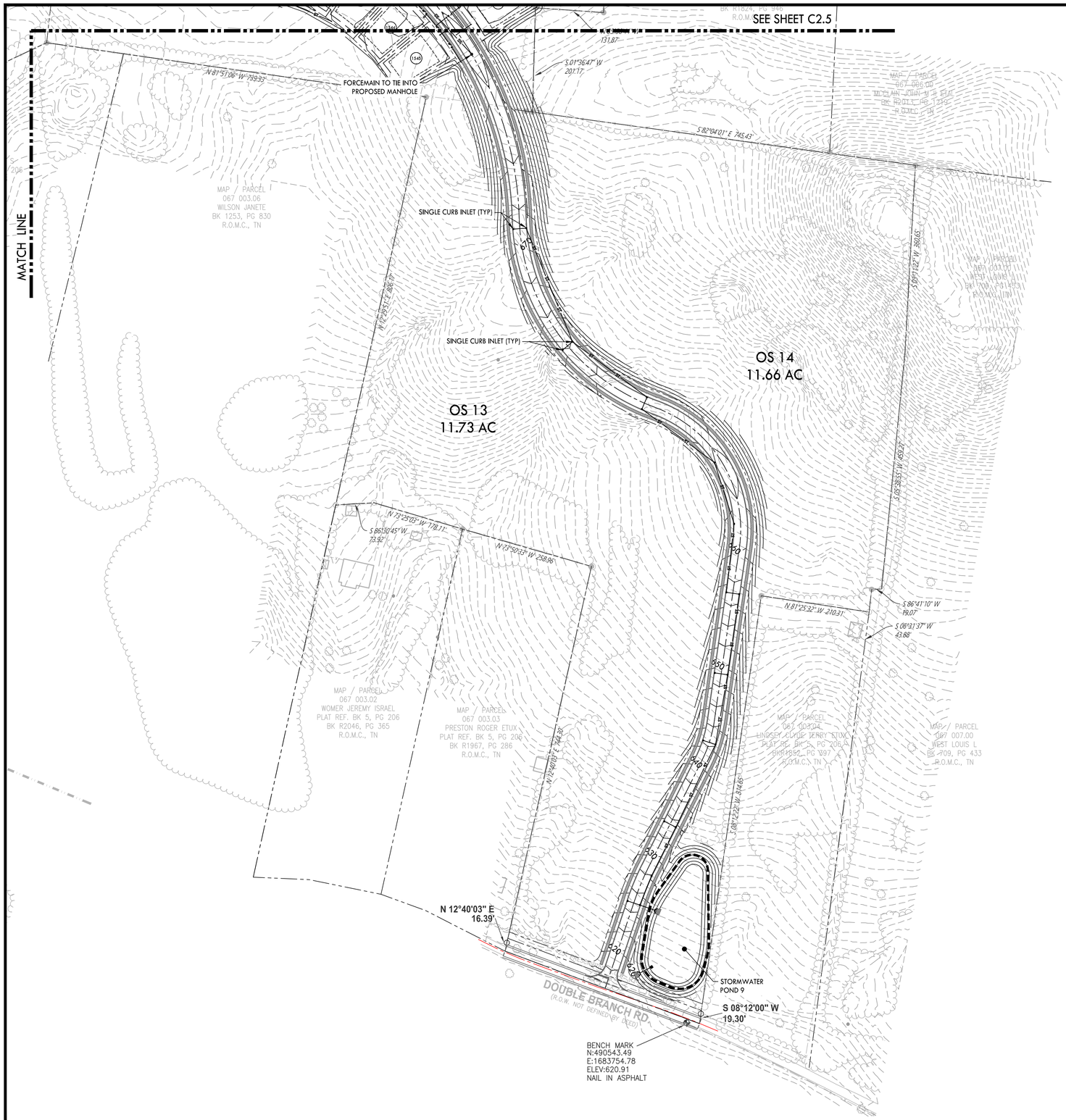
C2.5
GRADING, DRAINAGE, & UTILITY PLAN



NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

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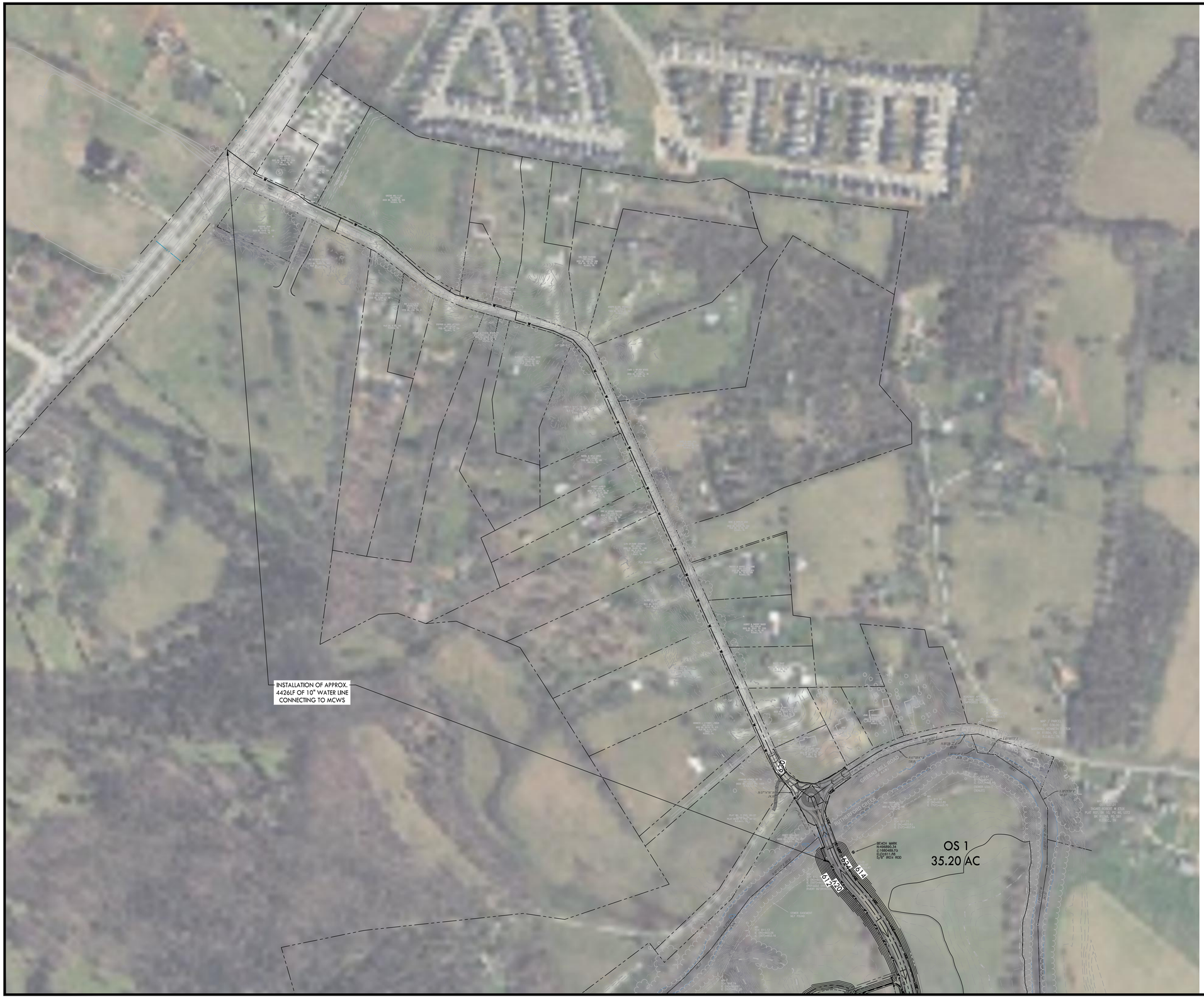
C2.6
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

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PROPOSED UTILITY LEGEND

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NOTES:
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2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

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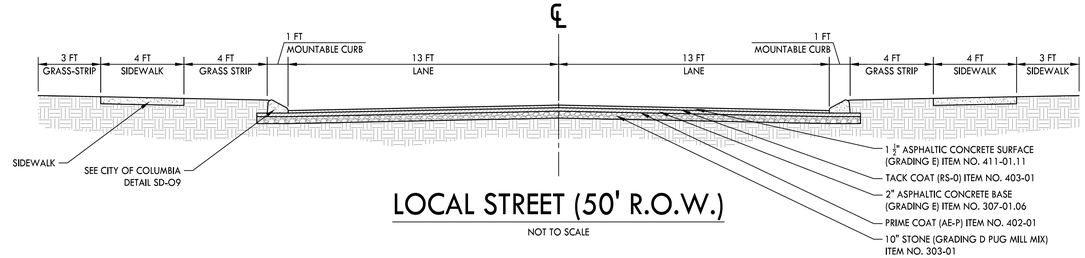
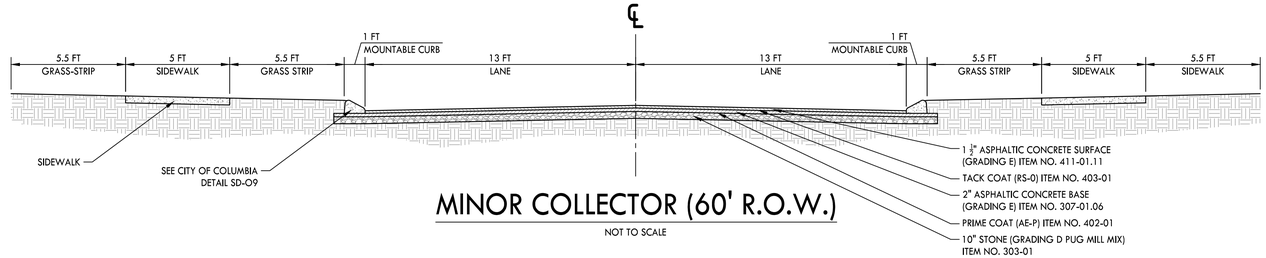
C2.7
CPWS WATERMAIN EXTENSION EXHIBIT



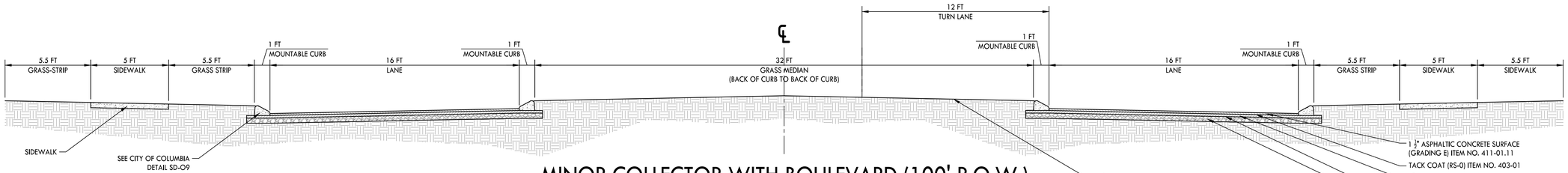
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



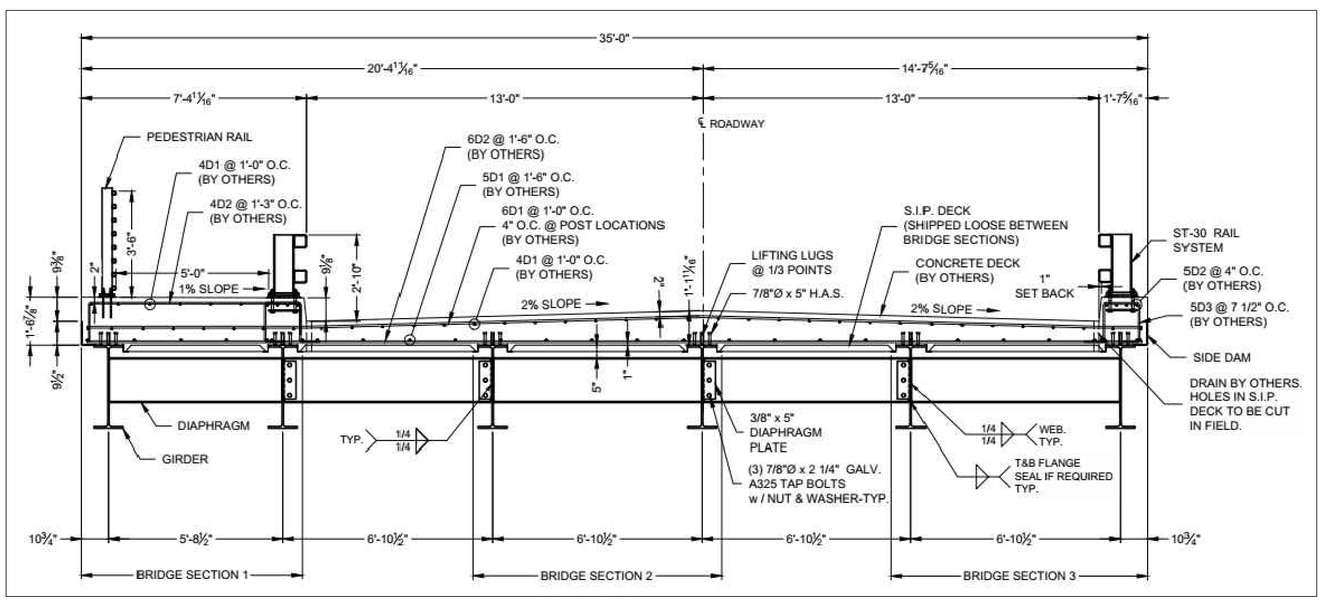
MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)

NOT TO SCALE



BRIDGE

NOT TO SCALE

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COLUMBIA, TENNESSEE

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05/20/2024 17067

C3.0
ROADWAY CROSS SECTIONS

CPWS

September 30, 2025

Mr. Patrick Carroll
Crunk Engineering, LLC
7112 Crossroads Blvd, Suite 201
Brentwood, TN 37027
Sent via email: patrick@crunkeng.com

RE: Water Availability Letter Expires: 1/28/2026
Greens Mill Phase 2A – 73 Units
2558 Greens Mill Road
Tax Map 51, Parcel 5
Columbia*, Maury County, TN*

Dear Mr. Carroll:

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

The proposed development consists of a 73-unit phase in a multi-phase residential development project. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

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

- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- A new 10-inch (minimum size) water main crossing Rutherford Creek and tying into the adjacent Honey Farms water distribution system infrastructure is necessary prior to platting more than 200 lots in the subdivision.
- Water main sizing through the development will be established via hydraulic modeling during design phase in coordination with the developer. Minimum water main sizing is 8-inch.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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

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

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.

  - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	73	**$28,510**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
  - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
  - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	73	$540	$39,420
Current Impact Fee for ¾" Service Meter	73	$5,500	$401,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$440,920**

- 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: Taylor Blaine, Safe Harbor
Bart Anderson, CPWS
File 22-024

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

21 October 2024

Jennifer Dodd, Director
Division of Water Resources
ATTN: Engineering Services Unit
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, TN 37243

RE: The Landings at Greens Mill Rd Phase 2
Columbia, TN 38401

Ms. Dodd,

The City of Columbia Wastewater Department has reviewed and approved the design of the subject project, consisting of 11912 linear feet of 8" gravity sewer main. Our Department has conducted an analysis and determined the system has adequate capacity and the project will not create or exacerbate any overflow problems. Our Department plans on owning, operating and maintaining the improvements inside the Public Right of Way, Dedicated Utility Easements and Open Space.

Regards,

Donald J. Boshers, Director
Wastewater Department
(931) 560-1001

Columbia Wastewater
Approves the Plans:

10/21/2024

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

___15th___ day of ____December_____, 20_25__ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

_____Safe Harbor Residential_____, 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.

The Landings at Greens Mill - Phase 2A

PROJECT

Completed by the Developer	*Completed by the City*
Safe Harbor Residential DEVELOPER NAME	
Charles Moore AUTHORIZED AGENT NAME	_____ CITY ENGINEER
Charles Moore SIGNATURE	_____ SIGNATURE
12-15-2025 DATE	_____ DATE
105 Westpark Dr., Suite 365 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
865-622-1774 PHONE	
charles@safeharborresidential.com EMAIL	
Attest	*Attest*
Lisa Dziezgowski ATTEST NAME	_____ ATTEST NAME
Lisa Dziezgowski ATTEST SIGNATURE	_____ ATTEST SIGNATURE
12-15-2025 DATE	_____ DATE

DOCUMENT PREPARED BY:
Name: Alex Mollica
Company Crunk Engineering, LLC
Address: 7112 Crossroads Blvd., Suite 201
Brentwood, TN 37027

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 051, Parcel 55.00
Project Name: The Landings at Greens Mill Rd. - Phase 2A

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this 15th day of December, 20 25, by and between Safe Harbor hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Charles Moore

Title Land Manager

Signature _____

Owner Safe Harbor

Address 105 Westpark Dr., #365

City, State ZIP Brentwood, TN 37027

STATE OF _____
COUNTY OF _____

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

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

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

_____
Notary Public
My Commission Expires:_____

Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 2A

Columbia, TN

December 15, 2025

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds. The previous Stormwater Detention Ponds Maintenance Plans were recorded during the platting of Phase 2A.

- 2,421 feet of grass lined open channel.
- 3,980 feet of ADS storm pipe under 24", 845 feet of ADS storm pipe 30"-36", and 51 storm structures.

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

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

Maintenance Procedures

1. **GRASS LINED OPEN CHANNEL**
    - **a.** The facility should be checked annually for signs of erosion, vegetation loss, and channelization of the flow.
    - **b.** The grass should be mowed when it reaches a height of 8 inches (20.3 cm) and no shorter than 3 inches (7.6 cm). Allowing the grass to grow taller may cause it to thin and become less effective. The clippings should be bagged and removed.
    - **c.** Mow grass covered biofilters regularly to promote growth and pollutant uptake.
    - **d.** Remove cuttings and dispose of properly (preferably through composting).
    - **e.** Remove sediment by hand with a flat-bottomed shovel during dry periods.
    - **f.** Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or plug any damaged turf or vegetation.
    - **g.** Eventually, sufficient sediment will be trapped that the entire biofilter will need to be removed with sediment and reconstructed to begin a new cycle of stormwater quality control.
    - **h.** Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48.
2. **3,980 feet of ADS storm pipe under 24", 845 feet of ADS storm pipe 30"-36", and 51 storm structures.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

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

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

REFER TO SHEET C6.5
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.6
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.7
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.8
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.9
FOR DETAILED INFORMATION
IN THIS AREA.

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

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

OS 4
OS 7
8.10 AC
OS 8
21.47 AC
OS 11
14.68 AC
OS 14
16.01 AC
OS 13
3.41 AC
OS 15
13.92 AC
OS 16
9.49 AC

0 350 700
GRAPHIC SCALE

N

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

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
12/18/24
No. 124695
STATE OF TENNESSEE

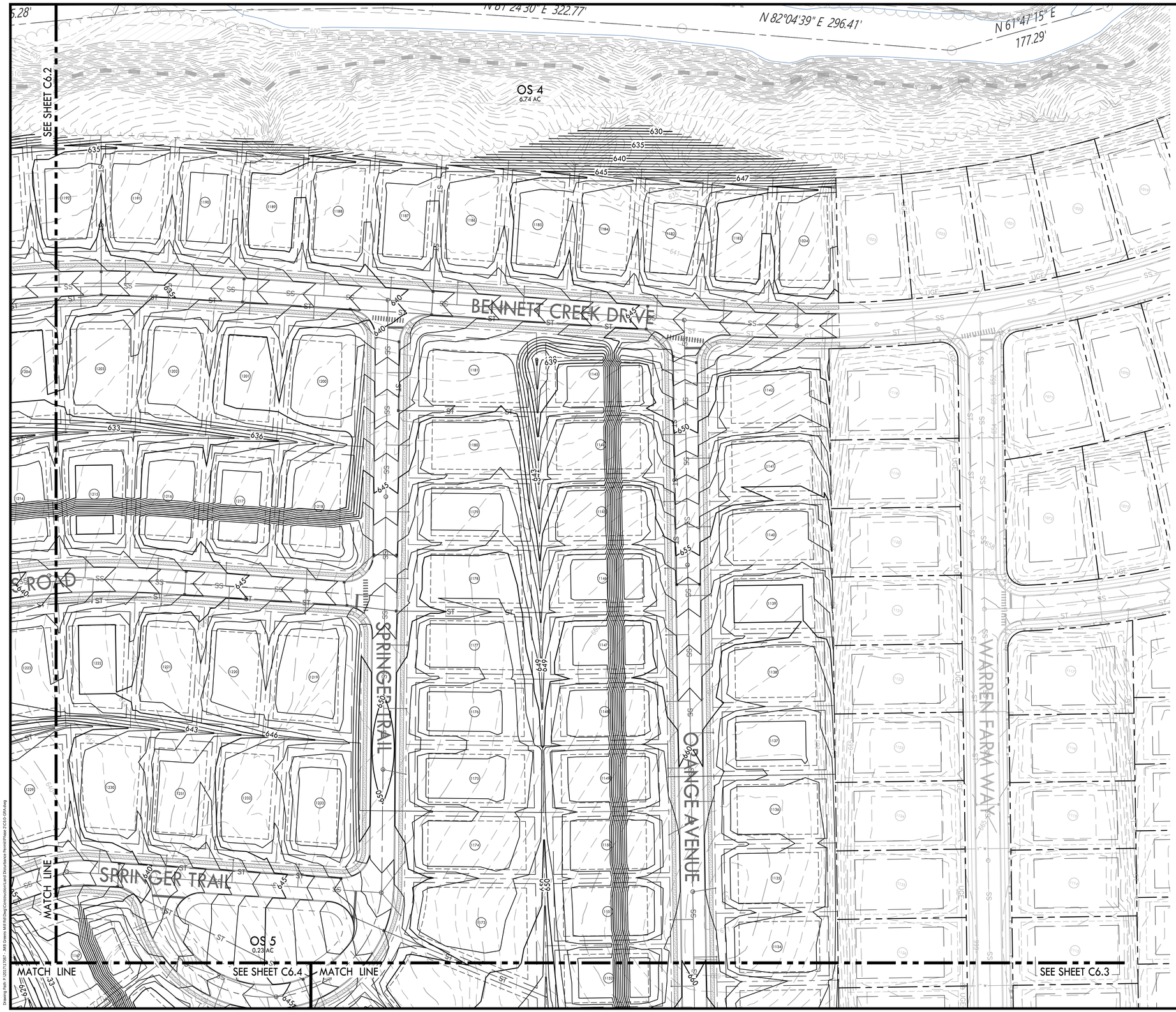
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	
2	08/27/24	
3	09/09/24	
4	10/15/24	
5	12/18/24	

07/22/24 17067

C6.0
OVERALL GRADING PLAN

Drawing Path: P:\2021\17067 - Jeff Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C6.0 GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

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

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED GRADING LEGEND

55 PROPOSED CONTOUR

55.10 PROPOSED SPOT ELEVATION

0 10 20 30 40 50 100
GRAPHIC SCALE

N

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No. 124695
STATE OF TENNESSEE
8/21/24

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C6.1
GRADING PLAN

GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	-
G2	SINGLE CATCH BASIN	-
G3	JUNCTION BOX	-
G4	CONCRETE HEADWALL	-
G5	POND OUTLET STRUCTURE	-
G6	RIPRAP OUTLET PROTECTION	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING LEGEND

- 55 — PROPOSED CONTOUR
- 55.10 — PROPOSED SPOT ELEVATION

0 10 20 30 40 50 100
GRAPHIC SCALE

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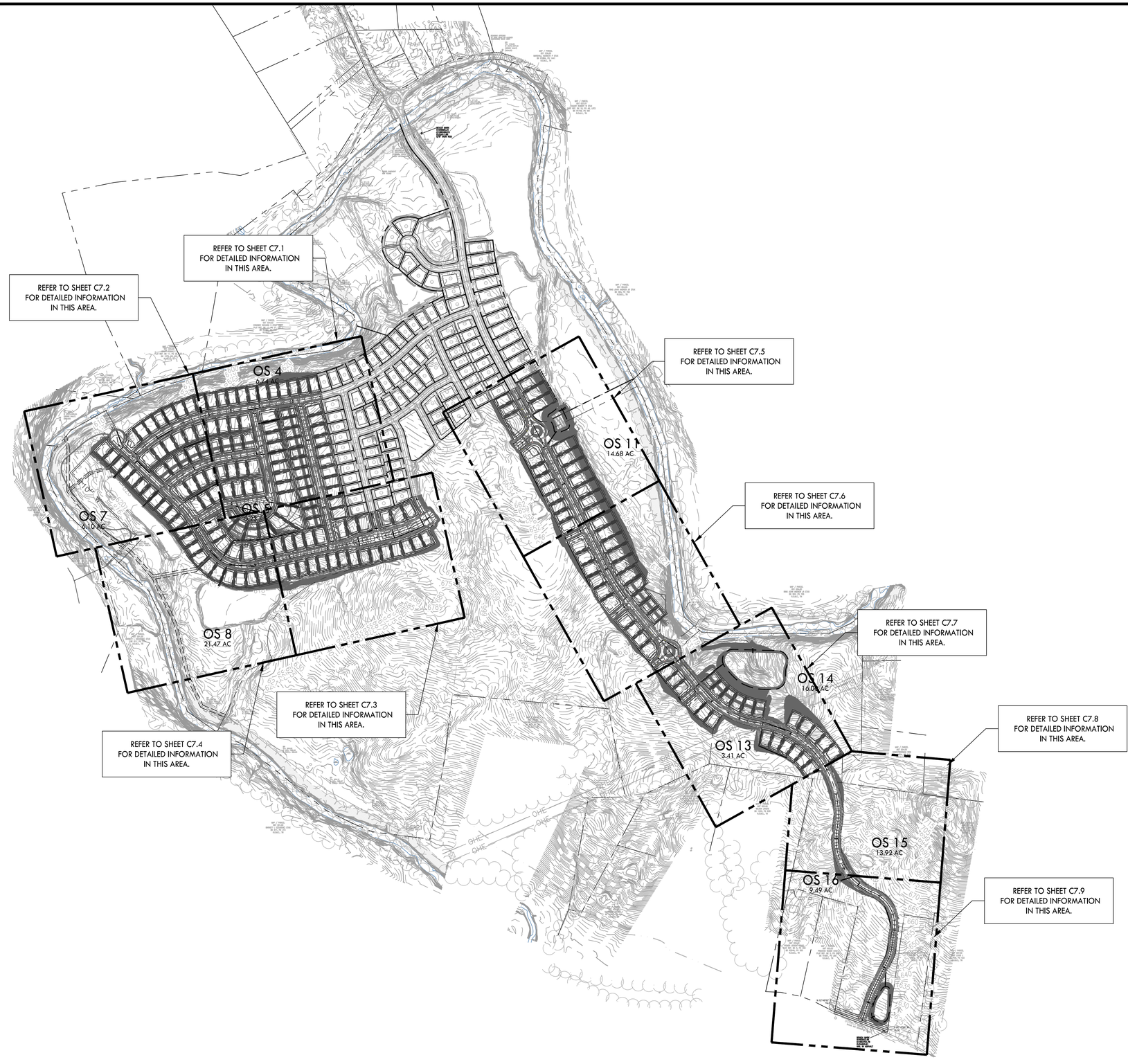
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C6.2
GRADING PLAN

Drawing Path: P:\2021\17067 - Mill Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C6.0-.02A.dwg



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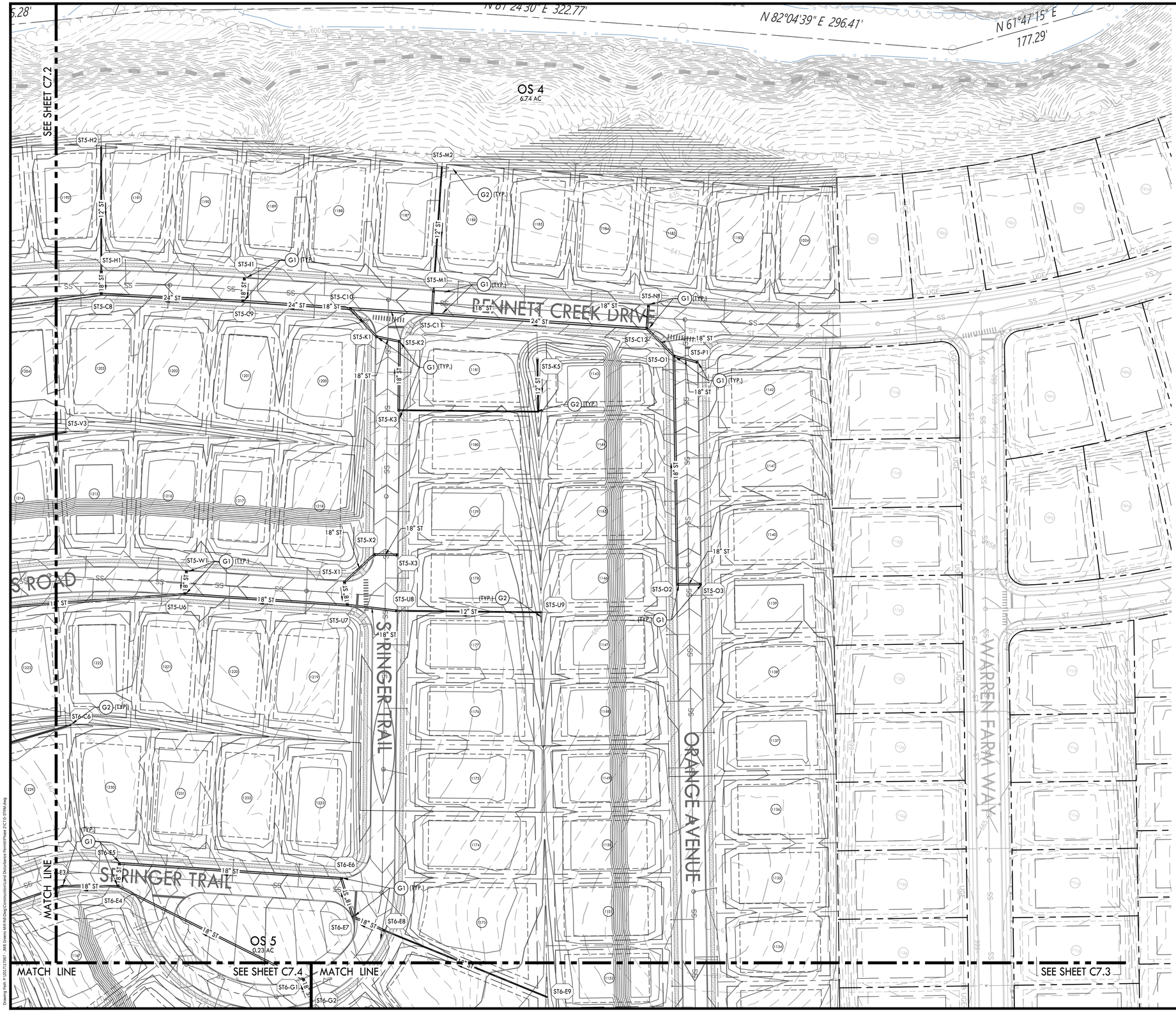
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	08/21/24
2	08/27/24
3	09/09/24
4	10/15/24
5	12/18/24

07/22/24 17067

C7.0
OVERALL DRAINAGE PLAN

Drawing Path: P:\2021\17067 - Jeff Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C7.0 - DTAIL.dwg



DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C9.1 - 3
G2	SINGLE CATCH BASIN	C9.1 - 4
G3	JUNCTION BOX	C9.1 - 2
G4	CONCRETE HEADWALL	C9.1 - 6
G5	RIPRAP OUTLET PROTECTION	C9.1 - 5
G6	POND 4 OUTLET STRUCTURE	C9.2 - 1
G7	POND 8 OUTLET STRUCTURE	C9.1 - 7
G8	POND 9 OUTLET STRUCTURE	C9.1 - 8

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED DRAINAGE LEGEND

- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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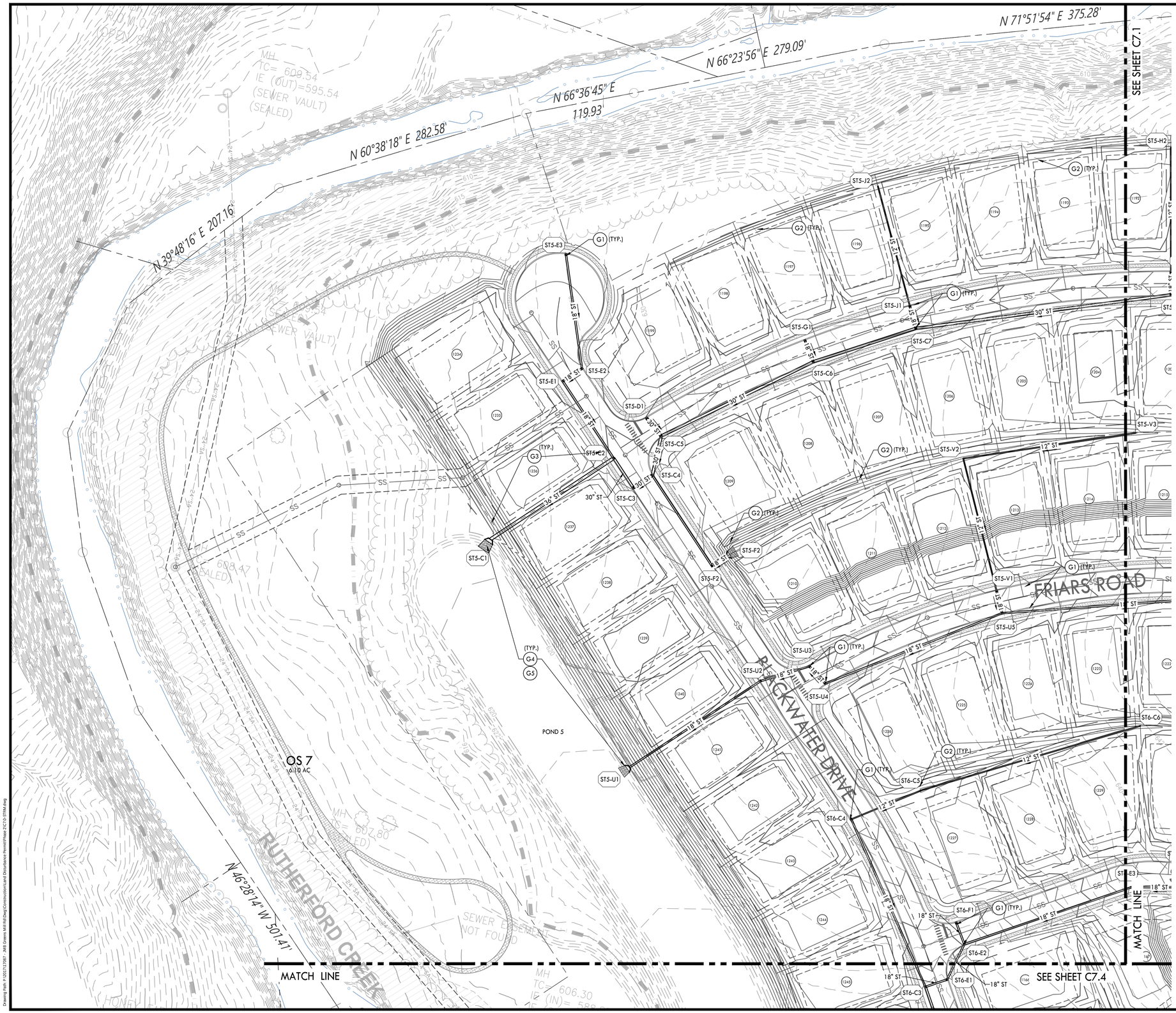
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	08/21/24

07/22/24 17067

C7.1
DRAINAGE PLAN



DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C9.1 - 3
G2	SINGLE CATCH BASIN	C9.1 - 4
G3	JUNCTION BOX	C9.1 - 2
G4	CONCRETE HEADWALL	C9.1 - 6
G5	RIPRAP OUTLET PROTECTION	C9.1 - 5
G6	POND 4 OUTLET STRUCTURE	C9.2 - 1
G7	POND 8 OUTLET STRUCTURE	C9.1 - 7
G8	POND 9 OUTLET STRUCTURE	C9.1 - 8

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED DRAINAGE LEGEND

- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

N

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8/21/24

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C7.2
DRAINAGE PLAN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BYP-H1	647.15	24" PP (DUAL WALL) (IN): 643.00	18" - 24" CONCRETE HEADWALL
BYP-H2	657.83	24" PP (DUAL WALL) (OUT): 653.67	18" - 24" CONCRETE HEADWALL
ST3-B6	642.90	18" PP (DUAL WALL) (IN): 639.10 24" PP (DUAL WALL) (IN): 638.00 24" PP (DUAL WALL) (OUT): 637.90	SINGLE CURB INLET
ST3-B7	645.31	24" PP (DUAL WALL) (IN): 641.40 18" PP (DUAL WALL) (IN): 641.50 24" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST3-B8	645.34	24" PP (DUAL WALL) (IN): 641.70 24" PP (DUAL WALL) (OUT): 641.60	SINGLE CURB INLET
ST3-B9	647.09	24" PP (DUAL WALL) (IN): 642.60 24" PP (DUAL WALL) (OUT): 642.50	SINGLE CURB INLET
ST3-B10	648.30	18" PP (DUAL WALL) (IN): 644.70 24" PP (DUAL WALL) (IN): 643.20 24" PP (DUAL WALL) (OUT): 643.10	SINGLE CURB INLET
ST3-B11	648.29	24" PP (DUAL WALL) (IN): 643.70 24" PP (DUAL WALL) (OUT): 643.60	SINGLE CURB INLET
ST3-B12	650.24	12" HDPE (IN): 644.20 24" PP (DUAL WALL) (OUT): 644.10	SINGLE CURB INLET
ST3-J1	642.90	18" PP (DUAL WALL) (OUT): 639.50	SINGLE CURB INLET
ST3-K1	645.46	18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET
ST3-L1	650.38	18" PP (DUAL WALL) (OUT): 646.80	SINGLE CURB INLET
ST3-M1	649.07	12" HDPE (IN): 646.00 12" HDPE (OUT): 646.00	12" NYLOPLAST
ST3-M2	651.99	12" HDPE (OUT): 649.20	12" NYLOPLAST
ST4-A1	627.21	36" PP (DUAL WALL) (IN): 624.00 36" PP (DUAL WALL) (IN): 624.00	30" - 36" CONCRETE HEADWALL (DOUBLE BARREL)
ST4-A2	628.71	36" PP (DUAL WALL) (OUT): 625.00 36" PP (DUAL WALL) (OUT): 625.00	POND 4 OUTLET STRUCTURE
ST4-B1	626.63	18" PP (DUAL WALL) (IN): 625.00	18" - 24" CONCRETE HEADWALL
ST4-B2	647.18	18" PP (DUAL WALL) (IN): 643.50 18" PP (DUAL WALL) (IN): 639.50 18" PP (DUAL WALL) (OUT): 635.00	SINGLE CURB INLET
ST4-B3	650.89	18" PP (DUAL WALL) (IN): 646.80 18" PP (DUAL WALL) (IN): 643.00 18" PP (DUAL WALL) (OUT): 642.90	SINGLE CURB INLET
ST4-B4	654.64	18" PP (DUAL WALL) (IN): 649.80 18" PP (DUAL WALL) (IN): 648.00 18" PP (DUAL WALL) (OUT): 647.90	SINGLE CURB INLET
ST4-B5	661.67	18" PP (DUAL WALL) (IN): 658.30 18" PP (DUAL WALL) (IN): 658.20 18" PP (DUAL WALL) (OUT): 658.20	SINGLE CURB INLET
ST4-B6	668.39	18" PP (DUAL WALL) (IN): 664.50 18" PP (DUAL WALL) (OUT): 664.40	SINGLE CURB INLET
ST4-B7	668.39	18" PP (DUAL WALL) (IN): 665.10 18" PP (DUAL WALL) (OUT): 665.00	SINGLE CURB INLET
ST4-B8	669.13	18" PP (DUAL WALL) (IN): 665.80 18" PP (DUAL WALL) (OUT): 665.70	SINGLE CURB INLET
ST4-B9	669.14	18" PP (DUAL WALL) (OUT): 666.30	SINGLE CURB INLET
ST4-C1	647.17	18" PP (DUAL WALL) (OUT): 643.80	SINGLE CURB INLET
ST4-D1	650.89	18" PP (DUAL WALL) (OUT): 647.40	SINGLE CURB INLET
ST4-E1	654.64	18" PP (DUAL WALL) (IN): 650.40 18" PP (DUAL WALL) (OUT): 650.30	SINGLE CURB INLET
ST4-E2	655.51	18" PP (DUAL WALL) (IN): 651.00 18" PP (DUAL WALL) (IN): 651.00 18" PP (DUAL WALL) (OUT): 650.90	SINGLE CURB INLET
ST4-E3	657.69	12" HDPE (IN): 653.00 18" PP (DUAL WALL) (OUT): 652.90	SINGLE CURB INLET
ST4-E4	658.39	12" HDPE (IN): 654.10 12" HDPE (OUT): 654.00	12" NYLOPLAST
ST4-E5	664.53	12" HDPE (OUT): 659.00	12" NYLOPLAST
ST4-F1	655.49	18" PP (DUAL WALL) (OUT): 651.50	SINGLE CURB INLET
ST4-G1	661.67	18" PP (DUAL WALL) (OUT): 658.50	SINGLE CURB INLET
ST5-C1	625.52	36" PP (DUAL WALL) (IN): 620.31	30" - 36" CONCRETE HEADWALL
ST5-C2	630.10	30" PP (DUAL WALL) (IN): 621.80 18" PP (DUAL WALL) (IN): 622.00 36" PP (DUAL WALL) (OUT): 621.70	SINGLE CURB INLET
ST5-C3	630.49	30" PP (DUAL WALL) (IN): 622.20 30" PP (DUAL WALL) (OUT): 622.10	SINGLE CURB INLET
ST5-C4	630.49	18" PP (DUAL WALL) (IN): 622.50 30" PP (DUAL WALL) (IN): 622.50 30" PP (DUAL WALL) (OUT): 622.40	SINGLE CURB INLET
ST5-C5	629.47	30" PP (DUAL WALL) (IN): 622.90 30" PP (DUAL WALL) (IN): 622.90 30" PP (DUAL WALL) (OUT): 622.80	SINGLE CURB INLET
ST5-C6	628.36	30" PP (DUAL WALL) (IN): 624.00 18" PP (DUAL WALL) (IN): 624.00 30" PP (DUAL WALL) (OUT): 623.90	SINGLE CURB INLET
ST5-C7	628.83	30" PP (DUAL WALL) (IN): 624.70 18" PP (DUAL WALL) (IN): 624.60 30" PP (DUAL WALL) (OUT): 624.60	SINGLE CURB INLET
ST5-C8	633.39	24" PP (DUAL WALL) (IN): 628.80 18" PP (DUAL WALL) (IN): 628.80 30" PP (DUAL WALL) (OUT): 628.70	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST5-C9	636.46	24" PP (DUAL WALL) (IN): 630.10 18" PP (DUAL WALL) (IN): 632.90 24" PP (DUAL WALL) (OUT): 630.00	SINGLE CURB INLET
ST5-C10	638.79	24" PP (DUAL WALL) (IN): 634.50 18" PP (DUAL WALL) (IN): 631.30 24" PP (DUAL WALL) (OUT): 631.20	SINGLE CURB INLET
ST5-C11	640.54	24" PP (DUAL WALL) (IN): 636.50 18" PP (DUAL WALL) (IN): 637.00 24" PP (DUAL WALL) (OUT): 636.40	SINGLE CURB INLET
ST5-C12	645.19	18" PP (DUAL WALL) (IN): 641.35 18" PP (DUAL WALL) (IN): 640.50 24" PP (DUAL WALL) (OUT): 640.40	SINGLE CURB INLET
ST5-D1	629.51	30" PP (DUAL WALL) (OUT): 624.10	SINGLE CURB INLET
ST5-E1	629.09	18" PP (DUAL WALL) (IN): 622.70 18" PP (DUAL WALL) (OUT): 622.60	SINGLE CURB INLET
ST5-E2	629.09	18" PP (DUAL WALL) (IN): 623.10 18" PP (DUAL WALL) (OUT): 623.00	SINGLE CURB INLET
ST5-E3	627.18	18" PP (DUAL WALL) (OUT): 624.00	SINGLE CURB INLET
ST5-F1	631.68	18" PP (DUAL WALL) (IN): 623.80 18" PP (DUAL WALL) (OUT): 623.70	SINGLE CURB INLET
ST5-F2	628.13	18" PP (DUAL WALL) (OUT): 624.00	18" - 24" CONCRETE HEADWALL
ST5-G1	628.36	18" PP (DUAL WALL) (OUT): 624.30	SINGLE CURB INLET
ST5-H1	633.39	12" HDPE (IN): 629.60 18" PP (DUAL WALL) (OUT): 629.50	SINGLE CURB INLET
ST5-H2	634.70	12" HDPE (OUT): 632.25	12" NYLOPLAST
ST5-I1	636.46	18" PP (DUAL WALL) (OUT): 633.25	SINGLE CURB INLET
ST5-J1	628.83	12" HDPE (IN): 624.90 18" PP (DUAL WALL) (OUT): 624.80	SINGLE CURB INLET
ST5-J2	630.14	12" HDPE (OUT): 627.50	12" NYLOPLAST
ST5-K1	640.13	18" PP (DUAL WALL) (IN): 631.70 18" PP (DUAL WALL) (OUT): 631.63	SINGLE CURB INLET
ST5-K2	640.27	18" PP (DUAL WALL) (IN): 632.00 18" PP (DUAL WALL) (OUT): 631.90	SINGLE CURB INLET
ST5-K3	642.42	12" HDPE (IN): 632.70 18" PP (DUAL WALL) (OUT): 632.60	SINGLE CURB INLET
ST5-K4	638.96	12" HDPE (IN): 633.80 12" HDPE (OUT): 633.80	12" NYLOPLAST
ST5-K5	636.78	12" HDPE (OUT): 634.30	12" NYLOPLAST
ST5-M1	640.54	12" HDPE (IN): 637.75 18" PP (DUAL WALL) (OUT): 637.30	SINGLE CURB INLET
ST5-M2	641.85	12" HDPE (OUT): 639.40	12" NYLOPLAST
ST5-N1	645.19	18" PP (DUAL WALL) (OUT): 641.75	SINGLE CURB INLET
ST5-O1	646.77	18" PP (DUAL WALL) (IN): 642.10 18" PP (DUAL WALL) (IN): 642.10 18" PP (DUAL WALL) (OUT): 642.00	SINGLE CURB INLET
ST5-O2	656.00	18" PP (DUAL WALL) (IN): 650.10 18" PP (DUAL WALL) (OUT): 650.00	SINGLE CURB INLET
ST5-O3	656.00	18" PP (DUAL WALL) (OUT): 650.50	SINGLE CURB INLET
ST5-P1	647.04	18" PP (DUAL WALL) (OUT): 642.75	SINGLE CURB INLET
ST5-U1	623.06	18" PP (DUAL WALL) (IN): 618.93	18" - 24" CONCRETE HEADWALL
ST5-U2	632.88	18" PP (DUAL WALL) (IN): 620.35 18" PP (DUAL WALL) (OUT): 620.25	SINGLE CURB INLET
ST5-U3	633.28	18" PP (DUAL WALL) (IN): 620.95 18" PP (DUAL WALL) (OUT): 620.85	SINGLE CURB INLET
ST5-U4	633.40	18" PP (DUAL WALL) (IN): 621.25 18" PP (DUAL WALL) (OUT): 621.15	SINGLE CURB INLET
ST5-U5	637.77	18" PP (DUAL WALL) (IN): 623.00 18" PP (DUAL WALL) (IN): 634.50 18" PP (DUAL WALL) (OUT): 622.90	SINGLE CURB INLET
ST5-U6	643.58	18" PP (DUAL WALL) (IN): 640.10 18" PP (DUAL WALL) (IN): 640.10 18" PP (DUAL WALL) (OUT): 640.00	SINGLE CURB INLET
ST5-U7	647.25	18" PP (DUAL WALL) (IN): 642.30 18" PP (DUAL WALL) (IN): 642.00 18" PP (DUAL WALL) (OUT): 641.90	SINGLE CURB INLET
ST5-U8	648.44	12" HDPE (IN): 642.70 18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET
ST5-U9	646.74	12" HDPE (OUT): 644.30	12" NYLOPLAST
ST5-V1	637.77	12" HDPE (IN): 623.30 18" PP (DUAL WALL) (OUT): 623.20	SINGLE CURB INLET
ST5-V2	627.31	12" HDPE (IN): 624.70 12" HDPE (OUT): 624.70	12" NYLOPLAST
ST5-V3	630.61	12" HDPE (OUT): 628.00	12" NYLOPLAST
ST5-W1	643.58	18" PP (DUAL WALL) (OUT): 640.40	SINGLE CURB INLET
ST5-X1	647.15	18" PP (DUAL WALL) (IN): 642.70 18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST5-X2	646.93	18" PP (DUAL WALL) (IN): 643.30 18" PP (DUAL WALL) (OUT): 643.20	SINGLE CURB INLET
ST5-X3	646.93	18" PP (DUAL WALL) (OUT): 643.65	SINGLE CURB INLET
ST6-B1	621.45	30" PP (DUAL WALL) (IN): 616.73	30" - 36" CONCRETE HEADWALL
ST6-B2	626.65	30" PP (DUAL WALL) (IN): 617.10 30" PP (DUAL WALL) (OUT): 617.00	JUNCTION MANHOLE
ST6-B3	624.31	24" PP (DUAL WALL) (IN): 618.00 24" PP (DUAL WALL) (IN): 618.00 30" PP (DUAL WALL) (OUT): 617.90	SINGLE CURB INLET
ST6-B4	628.95	24" PP (DUAL WALL) (IN): 624.50 18" PP (DUAL WALL) (IN): 624.50 24" PP (DUAL WALL) (OUT): 624.40	SINGLE CURB INLET
ST6-B5	638.78	24" PP (DUAL WALL) (IN): 633.30 18" PP (DUAL WALL) (IN): 633.20 24" PP (DUAL WALL) (OUT): 633.20	SINGLE CURB INLET
ST6-B6	649.53	18" PP (DUAL WALL) (IN): 645.00 24" PP (DUAL WALL) (IN): 642.50 24" PP (DUAL WALL) (OUT): 642.40	SINGLE CURB INLET
ST6-B7	658.07	18" PP (DUAL WALL) (IN): 653.20 18" PP (DUAL WALL) (IN): 651.50 24" PP (DUAL WALL) (OUT): 651.40	SINGLE CURB INLET
ST6-B8	665.17	18" PP (DUAL WALL) (IN): 660.90 18" PP (DUAL WALL) (IN): 659.10 18" PP (DUAL WALL) (OUT): 659.00	SINGLE CURB INLET
ST6-B9	667.43	18" PP (DUAL WALL) (IN): 661.70 18" PP (DUAL WALL) (IN): 663.40 18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST6-B10	667.44	18" PP (DUAL WALL) (OUT): 662.40	SINGLE CURB INLET
ST6-C1	624.09	18" PP (DUAL WALL) (IN): 618.50 24" PP (DUAL WALL) (IN): 618.50 24" PP (DUAL WALL) (OUT): 618.40	SINGLE CURB INLET
ST6-C2	625.05	24" PP (DUAL WALL) (IN): 619.40 24" PP (DUAL WALL) (OUT): 619.30	SINGLE CURB INLET
ST6-C3	628.48	18" PP (DUAL WALL) (IN): 624.00 18" PP (DUAL WALL) (IN): 622.10 24" PP (DUAL WALL) (OUT): 622.00	SINGLE CURB INLET
ST6-C4	632.23	12" HDPE (IN): 627.50 18" PP (DUAL WALL) (OUT): 627.50	SINGLE CURB INLET
ST6-C5	631.51	12" HDPE (IN): 629.00 12" HDPE (OUT): 629.00	12" NYLOPLAST
ST6-C6	638.38	12" HDPE (OUT): 635.60	12" NYLOPLAST
ST6-D1	624.09	12" HDPE (IN): 619.39 18" PP (DUAL WALL) (OUT): 618.80	SINGLE CURB INLET
ST6-D2	625.13	12" HDPE (IN): 621.50 12" HDPE (OUT): 621.50	12" NYLOPLAST
ST6-D3	633.15	12" HDPE (IN): 629.50 12" HDPE (OUT): 629.50	12" NYLOPLAST
ST6-D4	643.45	12" HDPE (OUT): 639.40	12" NYLOPLAST
ST6-E1	628.48	18" PP (DUAL WALL) (IN): 624.50 18" PP (DUAL WALL) (OUT): 624.40	SINGLE CURB INLET
ST6-E2	630.08	18" PP (DUAL WALL) (IN): 626.40 18" PP (DUAL WALL) (IN): 626.40 18" PP (DUAL WALL) (OUT): 626.30	SINGLE CURB INLET
ST6-E3	636.64	18" PP (DUAL WALL) (IN): 633.10 18" PP (DUAL WALL) (OUT): 633.00	SINGLE CURB INLET
ST6-E4	638.80	18" PP (DUAL WALL) (IN): 634.60 18" PP (DUAL WALL) (IN): 635.30 18" PP (DUAL WALL) (OUT): 634.50	SINGLE CURB INLET
ST6-E5	638.80	18" PP (DUAL WALL) (IN): 635.00 18" PP (DUAL WALL) (OUT): 634.90	SINGLE CURB INLET
ST6-E6	646.98	18" PP (DUAL WALL) (IN): 641.50 18" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST6-E7	646.74	18" PP (DUAL WALL) (IN): 642.00 18" PP (DUAL WALL) (OUT): 641.90	SINGLE CURB INLET
ST6-E8	647.53	12" HDPE (IN): 642.50 18" PP (DUAL WALL) (OUT): 642.40	SINGLE CURB INLET
ST6-E9	647.72	12" HDPE (OUT): 645.50	12" NYLOPLAST
ST6-F1	630.05	18" PP (DUAL WALL) (OUT): 626.70	SINGLE CURB INLET
ST6-G1	645.35	18" PP (DUAL WALL) (IN): 641.50 18" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST6-G2	645.35	18" PP (DUAL WALL) (OUT): 641.80	SINGLE CURB INLET
ST6-H1	628.95	18" PP (DUAL WALL) (OUT): 625.00	SINGLE CURB INLET
ST6-I1	638.78	18" PP (DUAL WALL) (OUT): 634.60	SINGLE CURB INLET
ST6-J1	649.53	18" PP (DUAL WALL) (IN): 646.20 18" PP (DUAL WALL) (OUT): 646.10	SINGLE CURB INLET
ST6-J2	652.00	18" PP (DUAL WALL) (IN): 648.30 18" PP (DUAL WALL) (IN): 648.30 18" PP (DUAL WALL) (OUT): 648.20	SINGLE CURB INLET
ST6-J3	656.50	18" PP (DUAL WALL) (IN): 652.70 18" PP (DUAL WALL) (OUT): 652.60	SINGLE CURB INLET
ST6-J4	659.00	18" PP (DUAL WALL) (IN): 655.45 18" PP (DUAL WALL) (OUT): 655.35	SINGLE CURB INLET
ST6-J5	659.00	18" PP (DUAL WALL) (OUT): 655.75	SINGLE CURB INLET
ST6-K1	651.96	18" PP (DUAL WALL) (OUT): 648.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST6-M1	658.03	18" PP (DUAL WALL) (IN): 654.00 18" PP (DUAL WALL) (OUT): 653.90	SINGLE CURB INLET
ST6-M2	662.72	18" PP (DUAL WALL) (IN): 659.10 18" PP (DUAL WALL) (IN): 657.80 18" PP (DUAL WALL) (OUT): 657.70	SINGLE CURB INLET
ST6-N1	662.71	18" PP (DUAL WALL) (OUT): 659.40	SINGLE CURB INLET
ST6-P1	665.17	18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST6-Q1	667.50	18" PP (DUAL WALL) (IN): 664.00 18" PP (DUAL WALL) (OUT): 663.90	SINGLE CURB INLET
ST6-Q2	667.44	18" PP (DUAL WALL) (OUT): 664.30	SINGLE CURB INLET
ST8-A1	629.13	18" PP (DUAL WALL) (OUT): 625.00	18" - 24" CONCRETE HEADWALL
ST8-A2	627.63	18" PP (DUAL WALL) (OUT): 626.00	OUTLET STRUCTURE
ST8-B1	630.65	24" PP (DUAL WALL) (IN): 626.00	18" - 24" CONCRETE HEADWALL
ST8-B2	639.06	24" PP (DUAL WALL) (IN): 636.00 24" PP (DUAL WALL) (OUT): 628.50	JUNCTION MANHOLE
ST8-B3	649.16	24" PP (DUAL WALL) (IN): 645.50 24" PP (DUAL WALL) (OUT): 639.00	JUNCTION MANHOLE
ST8-B4	662.95	24" PP (DUAL WALL) (IN): 657.00 18" PP (DUAL WALL) (IN): 657.00 18" PP (DUAL WALL) (IN): 657.00 24" PP (DUAL WALL) (OUT): 656.90	SINGLE CURB INLET
ST8-B5	664.97	18" PP (DUAL WALL) (IN): 659.52 18" PP (DUAL WALL) (IN): 661.50 18" PP (DUAL WALL) (OUT): 659.42	SINGLE CURB INLET
ST8-B6	665.49	18" PP (DUAL WALL) (IN): 660.02 18" PP (DUAL WALL) (OUT): 659.92	SINGLE CURB INLET
ST8-B7	667.50	18" PP (DUAL WALL) (IN): 661.70 18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST8-B8	667.88	18" PP (DUAL WALL) (IN): 662.20 18" PP (DUAL WALL) (OUT): 662.10	SINGLE CURB INLET
ST8-B9	668.47	12" HDPE (IN): 663.10 12" HDPE (IN): 663.10 18" PP (DUAL WALL) (OUT): 663.00	SINGLE CURB INLET
ST8-C1	662.19	18" PP (DUAL WALL) (IN): 658.00 18" PP (DUAL WALL) (IN): 658.00 24" PP (DUAL WALL) (OUT): 657.90	SINGLE CURB INLET
ST8-C2	663.87	18" PP (DUAL WALL) (IN): 660.40 18" PP (DUAL WALL) (IN): 660.60 18" PP (DUAL WALL) (OUT): 660.30	SINGLE CURB INLET
ST8-C3	667.19	18" PP (DUAL WALL) (IN): 663.80 18" PP (DUAL WALL) (IN): 664.10 18" PP (DUAL WALL) (OUT): 663.70	SINGLE CURB INLET
ST8-C4	671.81	18" PP (DUAL WALL) (IN): 668.30 18" PP (DUAL WALL) (OUT): 668.20	SINGLE CURB INLET
ST8-C5	671.81	18" PP (DUAL WALL) (OUT): 668.60	SINGLE CURB INLET
ST8-D1	662.19	18" PP (DUAL WALL) (IN): 658.40 18" PP (DUAL WALL) (OUT): 658.30	SINGLE CURB INLET
ST8-D2	662.21	12" HDPE (IN): 658.70 18" PP (DUAL WALL) (OUT): 658.60	SINGLE CURB INLET
ST8-D3	663.86	12" HDPE (IN): 660.60 12" HDPE (OUT): 660.60	12" NYLOPLAST
ST8-D4	670.49	12" HDPE (OUT): 664.00	12" NYLOPLAST
ST8-F1	663.87	18" PP (DUAL WALL) (OUT): 660.85	SINGLE CURB INLET
ST8-G1	667.19	12" HDPE (IN): 664.50 18" PP (DUAL WALL) (OUT): 664.40	SINGLE CURB INLET
ST8-G2	669.46	12" HDPE (IN): 666.10 12" HDPE (OUT): 666.00	12" NYLOPLAST
ST8-G3	675.12	12" HDPE (OUT): 672.30	12" NYLOPLAST
ST8-H1	665.18	18" PP (DUAL WALL) (IN): 662.40 18" PP (DUAL WALL) (OUT): 662.30	SINGLE CURB INLET
ST8-H2	667.12	18" PP (DUAL WALL) (IN): 663.80 18" PP (DUAL WALL) (OUT): 663.70	SINGLE CURB INLET
ST8-H3	667.73	18" PP (DUAL WALL) (OUT): 664.20	SINGLE CURB INLET
ST8-I1	669.66	12" HDPE (OUT): 665.70	12" NYLOPLAST
ST8-K1	663.47	18" PP (DUAL WALL) (IN): 659.90 18" PP (DUAL WALL) (OUT): 659.80	SINGLE CURB INLET
ST8-K2	663.47	18" PP (DUAL WALL) (IN): 660.30 18" PP (DUAL WALL) (OUT): 660.20	SINGLE CURB INLET
ST8-K3	667.33	18" PP (DUAL WALL) (IN): 662.20 18" PP (DUAL WALL) (OUT): 662.10	SINGLE CURB INLET
ST8-L1	668.47	12" HDPE (IN): 663.32 12" HDPE (OUT): 663.32	SINGLE CURB INLET
ST8-L2	667.84	12" HDPE (OUT): 664.60	12" NYLOPLAST
ST8-M1	667.60	12" HDPE (IN): 662.30 18" PP (DUAL WALL) (OUT): 662.30	SINGLE CURB INLET
ST8-M2	664.55	12" HDPE (OUT): 662.50	12" NYLOPLAST
ST9-A1	623.74	18" PP (DUAL WALL) (IN): 619.61	18" - 24" CONCRETE HEADWALL

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST9-A2	621.63	18" PP (DUAL WALL) (OUT): 620.00	POND 9 OUTLET STRUCTURE
ST9-B2	624.51	18" PP (DUAL WALL) (IN): 621.40 18" PP (DUAL WALL) (OUT): 621.30	SINGLE CURB INLET
ST9-B3	624.51	18" PP (DUAL WALL) (OUT): 621.60	SINGLE CURB INLET
ST9-C1	625.13	18" PP (DUAL WALL) (IN): 621.00	18" - 24" CONCRETE HEADWALL
ST9-C2	640.70	18" PP (DUAL WALL) (IN): 637.00 18" PP (DUAL WALL) (OUT): 634.00	SINGLE CURB INLET
ST9-C3	640.70	18" PP (DUAL WALL) (IN): 637.40 18" PP (DUAL WALL) (OUT): 637.30	SINGLE CURB INLET
ST9-C4	656.46	18" PP (DUAL WALL) (IN): 650.00 18" PP (DUAL WALL) (OUT): 649.20 18" PP (DUAL WALL) (OUT): 649.90	SINGLE CURB INLET
ST9-C5	660.45	18" PP (DUAL WALL) (IN): 652.00 18" PP (DUAL WALL) (OUT): 651.90	SINGLE CURB INLET
ST9-C6	658.09	18" PP (DUAL WALL) (IN): 654.50 18" PP (DUAL WALL) (OUT): 654.40	SINGLE CURB INLET
ST9-C7	658.09	18" PP (DUAL WALL) (IN): 654.90 18" PP (DUAL WALL) (OUT): 654.80	SINGLE CURB INLET
ST9-C8	660.43	18" PP (DUAL WALL) (IN): 657.30 18" PP (DUAL WALL) (OUT): 657.20	SINGLE CURB INLET
ST9-C9	669.48	18" PP (DUAL WALL) (IN): 664.70 18" PP (DUAL WALL) (OUT): 664.60	SINGLE CURB INLET
ST9-C10	669.78	18" PP (DUAL WALL) (OUT): 665.00	SINGLE CURB INLET
ST9-D1	656.46	18" PP (DUAL WALL) (IN): 648.90	SINGLE CURB INLET
STP-B1	625.13	18" PP (DUAL WALL) (IN): 621.00	18" - 24" CONCRETE HEADWALL

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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
8/21/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C7.10
STORM STRUCTURE TABLE

Drawing Path: H:\2021\21067 - 3MB Greens Mill Rd\Eng\Construction\Land Disturbance Permit\Phase 2\C7.0-STRM.dwg

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
	659.00	ST6-M2	657.80	123	0.98%	CIRCULAR	18	PP (DUAL WALL)
BYP-H2	653.67	BYP-H1	643.00	112	9.57%	CIRCULAR	24	PP (DUAL WALL)
BYP-J2	614.10	BYP-J1	612.87	52	2.36%	CIRCULAR	18	ADS
ST3-B6	637.90		637.42	84	0.57%	CIRCULAR	24	PP (DUAL WALL)
ST3-B7	641.40	ST3-B6	638.00	148	2.30%	CIRCULAR	24	PP (DUAL WALL)
ST3-B8	641.60	ST3-B7	641.40	29	0.69%	CIRCULAR	24	PP (DUAL WALL)
ST3-B9	642.50	ST3-B8	641.70	67	1.20%	CIRCULAR	24	PP (DUAL WALL)
ST3-B10	643.10	ST3-B9	642.60	76	0.66%	CIRCULAR	24	PP (DUAL WALL)
ST3-B11	643.60	ST3-B10	643.20	65	0.62%	CIRCULAR	24	PP (DUAL WALL)
ST3-B12	644.10	ST3-B11	643.70	77	0.52%	CIRCULAR	24	PP (DUAL WALL)
ST3-J1	639.50	ST3-B6	639.10	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST3-K1	642.60	ST3-B7	641.50	121	0.91%	CIRCULAR	18	PP (DUAL WALL)
ST3-L1	646.80	ST3-B10	644.70	81	2.60%	CIRCULAR	18	PP (DUAL WALL)
ST3-M1	646.00	ST3-B12	644.20	78	2.30%	CIRCULAR	12	HDPE
ST3-M2	649.20	ST3-M1	646.00	284	1.13%	CIRCULAR	12	HDPE
ST4-A2	624.00	ST4-A1	623.00	38	2.66%	CIRCULAR	36	PP (DUAL WALL)
ST4-B2	635.00	ST4-B1	624.00	124	8.90%	CIRCULAR	18	PP (DUAL WALL)
ST4-B3	642.90	ST4-B2	639.50	296	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST4-B4	647.90	ST4-B3	643.00	306	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST4-B5	658.20	ST4-B4	648.00	364	2.80%	CIRCULAR	18	PP (DUAL WALL)
ST4-B6	664.40	ST4-B5	658.30	246	2.48%	CIRCULAR	18	PP (DUAL WALL)
ST4-B7	665.00	ST4-B6	664.50	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-B8	665.70	ST4-B7	665.10	42	1.42%	CIRCULAR	18	PP (DUAL WALL)
ST4-B9	666.30	ST4-B8	665.80	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-C1	643.80	ST4-B2	643.50	28	1.07%	CIRCULAR	18	PP (DUAL WALL)
ST4-D1	647.40	ST4-B3	646.80	25	2.40%	CIRCULAR	18	PP (DUAL WALL)
ST4-E1	650.30	ST4-B4	649.80	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-E2	650.90	ST4-E1	650.40	43	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST4-E3	652.90	ST4-E2	651.00	117	1.63%	CIRCULAR	18	PP (DUAL WALL)
ST4-E4	654.00	ST4-E3	653.00	140	0.71%	CIRCULAR	12	HDPE
ST4-E5	659.00	ST4-E4	654.10	250	1.96%	CIRCULAR	12	HDPE
ST4-F1	651.50	ST4-E2	651.00	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-G1	658.50	ST4-B5	658.20	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-C2	621.70	ST5-C1	620.31	161	0.86%	CIRCULAR	36	PP (DUAL WALL)
ST5-C3	622.10	ST5-C2	621.80	39	0.77%	CIRCULAR	30	PP (DUAL WALL)
ST5-C4	622.40	ST5-C3	622.20	25	0.80%	CIRCULAR	30	PP (DUAL WALL)
ST5-C5	622.80	ST5-C4	622.50	44	0.68%	CIRCULAR	30	PP (DUAL WALL)
ST5-C6	623.90	ST5-C5	622.90	185	0.54%	CIRCULAR	30	PP (DUAL WALL)
ST5-C7	624.60	ST5-C6	624.00	118	0.51%	CIRCULAR	30	PP (DUAL WALL)
ST5-C8	628.70	ST5-C7	624.70	282	1.42%	CIRCULAR	30	PP (DUAL WALL)
ST5-C9	630.00	ST5-C8	628.80	155	0.77%	CIRCULAR	24	PP (DUAL WALL)
ST5-C10	631.20	ST5-C9	630.10	118	0.93%	CIRCULAR	24	PP (DUAL WALL)
ST5-C11	636.40	ST5-C10	634.50	89	2.13%	CIRCULAR	24	PP (DUAL WALL)
ST5-C12	640.40	ST5-C11	636.50	236	1.66%	CIRCULAR	24	PP (DUAL WALL)
ST5-D1	624.10	ST5-C5	622.90	25	4.75%	CIRCULAR	30	PP (DUAL WALL)
ST5-E1	622.60	ST5-C2	622.00	101	0.59%	CIRCULAR	18	PP (DUAL WALL)
ST5-E2	623.00	ST5-E1	622.70	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-E3	624.00	ST5-E2	623.10	126	0.71%	CIRCULAR	18	PP (DUAL WALL)
ST5-F1	623.70	ST5-C4	622.50	119	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-F2	624.00	ST5-F1	623.80	20	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-G1	624.30	ST5-C6	624.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-H1	629.50	ST5-C8	628.80	25	2.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-H2	632.25	ST5-H1	629.60	136	1.95%	CIRCULAR	12	HDPE
ST5-I1	633.25	ST5-C9	632.90	25	1.40%	CIRCULAR	18	PP (DUAL WALL)
ST5-J1	624.80	ST5-C7	624.60	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-J2	627.50	ST5-J1	624.90	136	1.91%	CIRCULAR	12	HDPE
ST5-K1	631.63	ST5-C10	631.30	42	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-K2	631.90	ST5-K1	631.70	25	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-K3	632.60	ST5-K2	632.00	75	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-K4	633.80	ST5-K3	632.70	153	0.72%	CIRCULAR	12	HDPE
ST5-K5	634.30	ST5-K4	633.80	57	0.88%	CIRCULAR	12	HDPE
ST5-M1	637.30	ST5-C11	637.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-M2	639.40	ST5-M1	637.75	136	1.21%	CIRCULAR	12	HDPE
ST5-N1	641.75	ST5-C12	641.35	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST5-O1	642.00	ST5-C12	640.50	42	3.55%	CIRCULAR	18	PP (DUAL WALL)

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST5-O2	650.00	ST5-O1	642.10	250	3.16%	CIRCULAR	18	PP (DUAL WALL)
ST5-O3	650.50	ST5-O2	650.10	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST5-P1	642.75	ST5-O1	642.10	26	2.50%	CIRCULAR	18	PP (DUAL WALL)
ST5-U2	620.25	ST5-U1	618.93	171	0.77%	CIRCULAR	18	PP (DUAL WALL)
ST5-U3	620.85	ST5-U2	620.35	56	0.89%	CIRCULAR	18	PP (DUAL WALL)
ST5-U4	621.15	ST5-U3	620.95	26	0.78%	CIRCULAR	18	PP (DUAL WALL)
ST5-U5	622.90	ST5-U4	621.25	208	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-U6	640.00	ST5-U5	634.50	277	1.99%	CIRCULAR	18	PP (DUAL WALL)
ST5-U7	641.90	ST5-U6	640.10	178	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-U8	642.60	ST5-U7	642.00	54	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST5-U9	644.30	ST5-U8	642.70	158	1.01%	CIRCULAR	12	HDPE
ST5-V1	623.20	ST5-U5	623.00	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-V2	624.70	ST5-V1	623.30	150	0.94%	CIRCULAR	12	HDPE
ST5-V3	628.00	ST5-V2	624.70	191	1.73%	CIRCULAR	12	HDPE
ST5-W1	640.40	ST5-U6	640.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-X1	642.60	ST5-U7	642.30	25	1.18%	CIRCULAR	18	PP (DUAL WALL)
ST5-X2	643.20	ST5-X1	642.70	44	1.13%	CIRCULAR	18	PP (DUAL WALL)
ST5-X3	643.65	ST5-X2	643.30	25	1.40%	CIRCULAR	18	PP (DUAL WALL)
ST6-B2	617.00	ST6-B1	616.73	15	1.73%	CIRCULAR	30	PP (DUAL WALL)
ST6-B3	617.90	ST6-B2	617.10	132	0.61%	CIRCULAR	30	PP (DUAL WALL)
ST6-B4	624.40	ST6-B3	618.00	200	3.21%	CIRCULAR	24	PP (DUAL WALL)
ST6-B5	633.20	ST6-B4	624.50	250	3.48%	CIRCULAR	24	PP (DUAL WALL)
ST6-B6	642.40	ST6-B5	633.30	274	3.32%	CIRCULAR	24	PP (DUAL WALL)
ST6-B7	651.40	ST6-B6	642.50	227	3.92%	CIRCULAR	24	PP (DUAL WALL)
ST6-B8	659.00	ST6-B7	651.50	251	2.99%	CIRCULAR	18	PP (DUAL WALL)
ST6-B9	661.60	ST6-B8	659.10	227	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-B10	662.40	ST6-B9	661.70	65	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST6-C1	618.40	ST6-B3	618.00	56	0.71%	CIRCULAR	24	PP (DUAL WALL)
ST6-C2	619.30	ST6-C1	618.50	115	0.70%	CIRCULAR	24	PP (DUAL WALL)
ST6-C3	622.00	ST6-C2	619.40	173	1.50%	CIRCULAR	24	PP (DUAL WALL)
ST6-C4	627.50	ST6-C3	622.10	201	2.69%	CIRCULAR	18	PP (DUAL WALL)
ST6-C5	629.00	ST6-C4	627.50	84	1.79%	CIRCULAR	12	HDPE
ST6-C6	635.60	ST6-C5	629.00	249	2.65%	CIRCULAR	12	HDPE
ST6-D1	618.80	ST6-C1	618.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-D2	621.50	ST6-D1	619.39	150	1.41%	CIRCULAR	12	HDPE
ST6-D3	629.50	ST6-D2	621.50	195	4.10%	CIRCULAR	12	HDPE
ST6-D4	639.40	ST6-D3	629.50	262	3.78%	CIRCULAR	12	HDPE
ST6-E1	624.40	ST6-C3	624.00	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-E2	626.30	ST6-E1	624.50	43	4.19%	CIRCULAR	18	PP (DUAL WALL)
ST6-E3	633.00	ST6-E2	626.40	194	3.41%	CIRCULAR	18	PP (DUAL WALL)
ST6-E4	634.50	ST6-E3	633.10	61	2.30%	CIRCULAR	18	PP (DUAL WALL)
ST6-E5	634.90	ST6-E4	634.60	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-E6	641.40	ST6-E5	635.00	243	2.63%	CIRCULAR	18	PP (DUAL WALL)
ST6-E7	641.90	ST6-E6	641.50	44	0.91%	CIRCULAR	18	PP (DUAL WALL)
ST6-E8	642.40	ST6-E7	642.00	37	1.07%	CIRCULAR	18	PP (DUAL WALL)
ST6-E9	645.50	ST6-E8	642.50	192	1.56%	CIRCULAR	12	HDPE
ST6-F1	626.70	ST6-E2	626.40	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-G1	641.40	ST6-E4	635.30	227	2.69%	CIRCULAR	18	PP (DUAL WALL)
ST6-G2	641.80	ST6-G1	641.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-H1	625.00	ST6-B4	624.50	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST6-I1	634.60	ST6-B5	633.20	25	5.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-J1	646.10	ST6-B6	645.00	25	4.40%	CIRCULAR	18	PP (DUAL WALL)
ST6-J2	648.20	ST6-J1	646.20	44	4.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-J3	652.60	ST6-J2	648.30	139	3.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-J4	655.35	ST6-J3	652.70	110	2.41%	CIRCULAR	18	PP (DUAL WALL)
ST6-J5	655.75	ST6-J4	655.45	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-K1	648.60	ST6-J2	648.30	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-M1	653.90	ST6-B7	653.20	64	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-M2	657.70	ST6-M1	654.00	132	2.81%	CIRCULAR	18	PP (DUAL WALL)
ST6-N1	659.40	ST6-M2	659.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-P1	661.60	ST6-B8	660.90	65	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST6-Q1	663.90	ST6-B9	663.40	44	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST6-Q2	664.30	ST6-Q1	664.00	26	1.17%	CIRCULAR	18	PP (DUAL WALL)
ST8-A2	626.00	ST8-A1	625.00	25	4.03%	CIRCULAR	18	PP (DUAL WALL)
ST8-B2	628.50	ST8-B1	626.00	28	9.10%	CIRCULAR	24	PP (DUAL WALL)

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST8-B3	639.00	ST8-B2	636.00	33	9.09%	CIRCULAR	24	PP (DUAL WALL)
ST8-B4	656.90	ST8-B3	645.50	163	7.03%	CIRCULAR	24	PP (DUAL WALL)
ST8-B5	659.42	ST8-B4	657.00	220	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST8-B6	659.92	ST8-B5	659.52	37	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-B7	661.60	ST8-B6	660.02	100	1.59%	CIRCULAR	18	PP (DUAL WALL)
ST8-B8	662.10	ST8-B7	661.70	37	1.09%	CIRCULAR	18	PP (DUAL WALL)
ST8-B9	663.00	ST8-B8	662.20	69	1.16%	CIRCULAR	18	PP (DUAL WALL)
ST8-C1	657.90	ST8-B4	657.00	153	0.59%	CIRCULAR	24	PP (DUAL WALL)
ST8-C2	660.30	ST8-C1	658.00	223	1.03%	CIRCULAR	18	PP (DUAL WALL)
ST8-C3	663.70	ST8-C2	660.40	167	1.97%	CIRCULAR	18	PP (DUAL WALL)
ST8-C4	668.20	ST8-C3	663.80	212	2.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-C5	668.60	ST8-C4	668.30	26	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST8-D1	658.30	ST8-C1	658.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-D2	658.60	ST8-D1	658.40	24	0.84%	CIRCULAR	18	PP (DUAL WALL)
ST8-D3	660.60	ST8-D2	658.70	146	1.30%	CIRCULAR	12	HDPE
ST8-F1	660.85	ST8-C2	660.60	25	1.00%	CIRCULAR	18	PP (DUAL WALL)
ST8-G1	664.40	ST8-C3	664.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-G2	666.00	ST8-G1	664.50	147	1.02%	CIRCULAR	12	HDPE
ST8-G3	672.30	ST8-G2	666.10	216	2.87%	CIRCULAR	12	HDPE
ST8-H1	662.30	ST8-B5	661.50	72	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST8-H2	663.70	ST8-H1	662.40	121	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-H3	664.20	ST8-H2	663.80	36	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST8-I1	665.70	ST8-B9	663.10	150	1.74%	CIRCULAR	12	HDPE
ST8-K1	659.80	ST8-B4	657.00	56	5.01%	CIRCULAR	18	PP (DUAL WALL)
ST8-K2	660.20	ST8-K1	659.90	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-K3	662.10	ST8-K2	660.30	121	1.49%	CIRCULAR	18	PP (DUAL WALL)
ST8-L1	663.32	ST8-B9	663.10	25	0.87%	CIRCULAR	12	PP (DUAL WALL)
ST8-L2	664.60	ST8-L1	663.32	150	0.86%	CIRCULAR	12	HDPE
ST8-M1	662.30	ST8-K3	662.20	25	0.40%	CIRCULAR	18	PP (DUAL WALL)
ST8-M2	662.50	ST8-M1	662.30	26	0.76%	CIRCULAR	12	HDPE
ST9-A2	620.00	ST9-A1	619.61	25	1.53%	CIRCULAR	18	PP (DUAL WALL)
ST9-B2	621.30	ST9-B1	621.00	30	0.99%	CIRCULAR	18	PP (DUAL WALL)
ST9-B3	621.60	ST9-B2	621.40	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST9-C2	634.00	ST9-C1	621.00	134	9.78%	CIRCULAR	18	PP (DUAL WALL)
ST9-C3	637.30	ST9-C2	637.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-C4	649.90	ST9-C3	637.40	270	4.63%	CIRCULAR	18	PP (DUAL WALL)
ST9-C5	651.90	ST9-C4	650.00	207	0.92%	CIRCULAR	18	PP (DUAL WALL)
ST9-C6	654.40	ST9-C5	652.00	217	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST9-C7	654.80	ST9-C6	654.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-C8	657.20	ST9-C7	654.90	172	1.34%	CIRCULAR	18	PP (DUAL WALL)
ST9-C9	664.60	ST9-C8	657.30	190	3.85%	CIRCULAR	18	PP (DUAL WALL)
ST9-C10	665.00	ST9-C9	664.70	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-D1	650.30	ST9-C4	650.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)

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PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
8/21/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

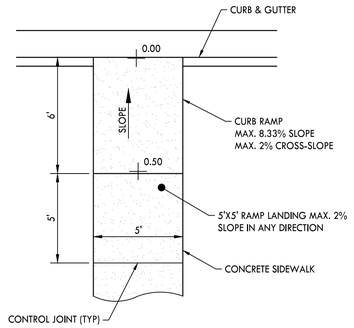
No.	DATE
1	08/21/24

07/22/24 17067

C7.11

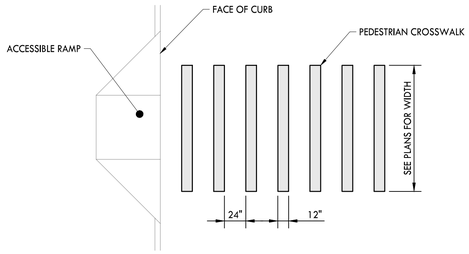
STORM PIPE TABLE

Drawing Path: P:\2017\17067 - Mill Creek Mill Rd Dept\Construction\Land Disturbance Permit\Phase 2\C7.0-STM.dwg



10 ACCESSIBLE RAMP - TYPE A

NOT TO SCALE

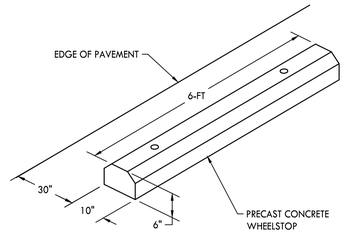


NOTES:

1. THE PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2. MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT.
3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL.

7 PEDESTRIAN CROSSWALK

NOT TO SCALE



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. REINFORCED WITH 2 #3 BARS.

4 CONCRETE WHEELSTOP

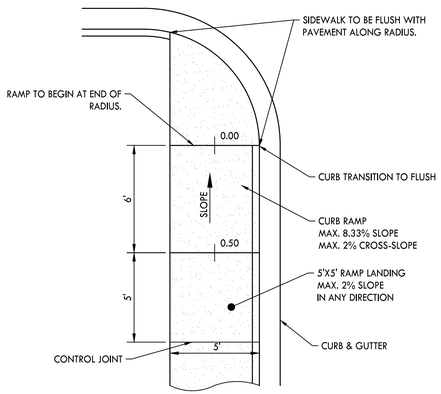
NOT TO SCALE

NOTE:

1. REFER TO CITY OF COLUMBIA ROADWAY DETAILS FOR PAVEMENT SECTIONS.

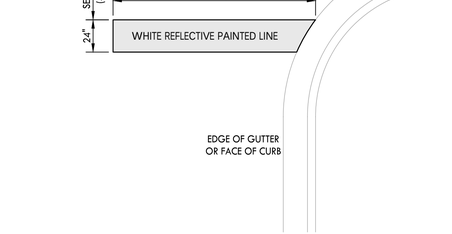
1 PAVEMENT SECTIONS

NOT TO SCALE



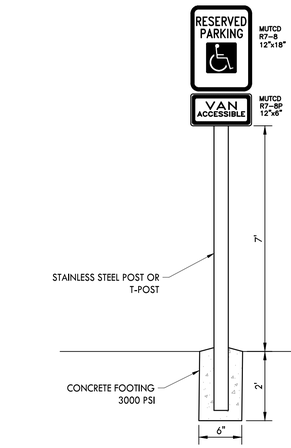
11 ACCESSIBLE RAMP - TYPE B

NOT TO SCALE



8 24" PAINTED STOP BAR

NOT TO SCALE

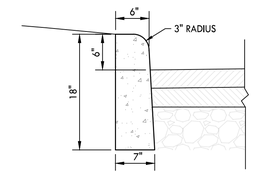


NOTES:

1. PROVIDE VAN ACCESSIBLE SIGN AT VAN ACCESSIBLE SPACES ONLY.
2. SIGN SHOULD BE 7-FT FROM FINISHED GRADE TO BOTTOM OF SIGN.
3. SECURE SIGN TO POST AS REQUIRED.

5 ACCESSIBLE PARKING SIGN

NOT TO SCALE



NOTES:

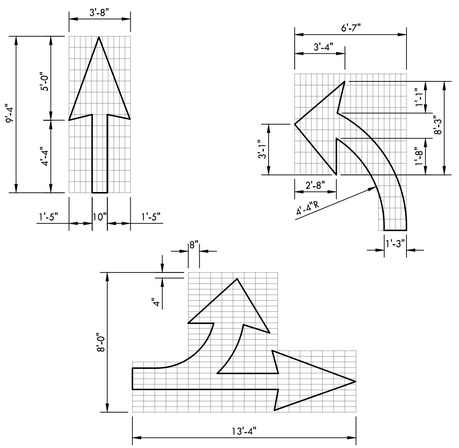
1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

2 EXTRUDED CURB

NOT TO SCALE

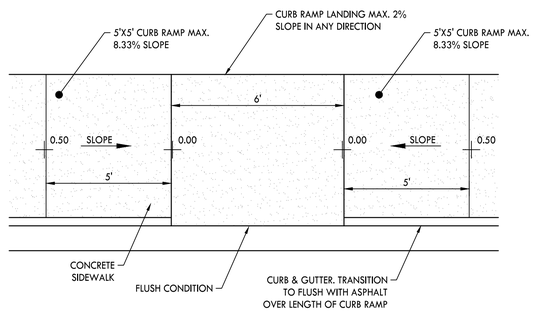
12 RESERVED

NOT TO SCALE



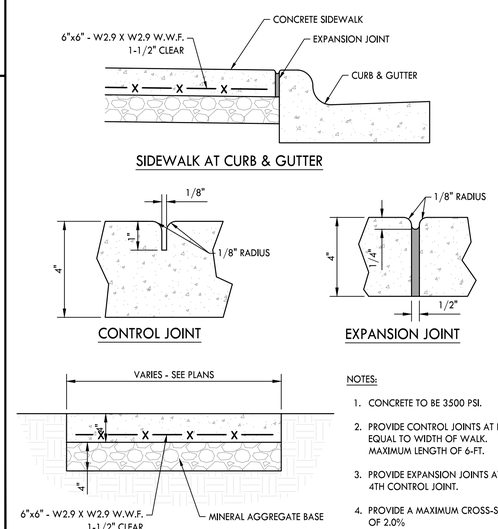
9 DIRECTIONAL ARROW

NOT TO SCALE



6 CURB RAMP AT ACCESSIBLE PARKING

NOT TO SCALE



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. PROVIDE CONTROL JOINTS AT LENGTH EQUAL TO WIDTH OF WALK. MAXIMUM LENGTH OF 6-FT.
3. PROVIDE EXPANSION JOINTS AT EVERY 4TH CONTROL JOINT.
4. PROVIDE A MAXIMUM CROSS-SLOPE OF 2.0%

3 CONCRETE SIDEWALK

NOT TO SCALE

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GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

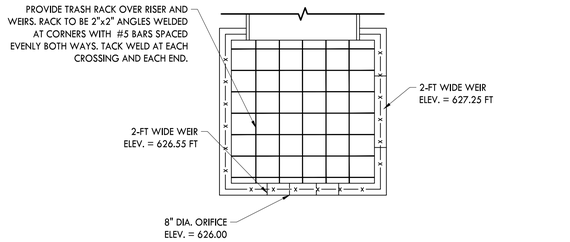
REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

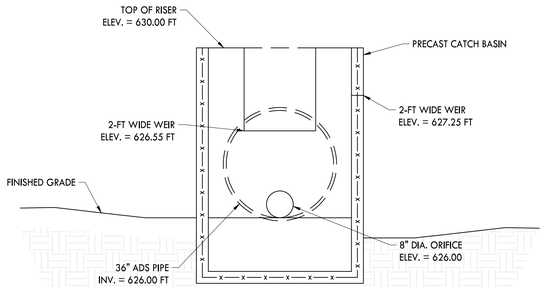
C9.0

DETAILS

Drawing Path: P:\2021\21067 - 3MS Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C9.0-DET.dwg



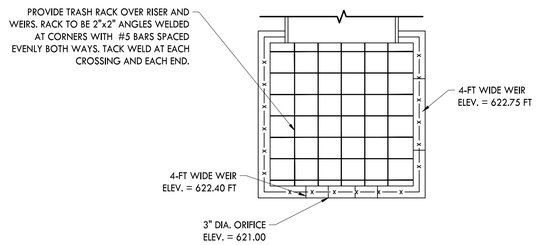
PLAN VIEW



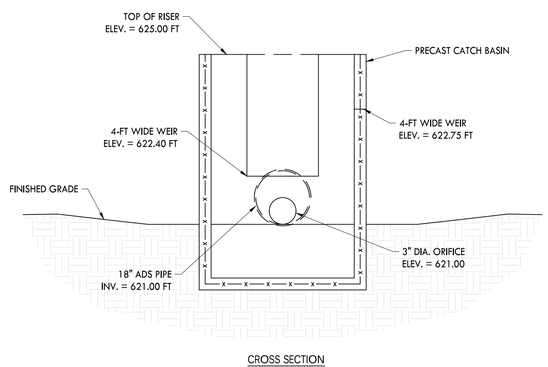
CROSS SECTION

7 STORMWATER POND 8 OUTLET STRUCTURE

NOT TO SCALE



PLAN VIEW



CROSS SECTION

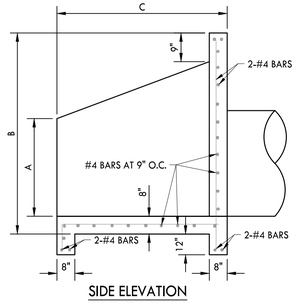
8 STORMWATER POND 9 OUTLET STRUCTURE

NOT TO SCALE

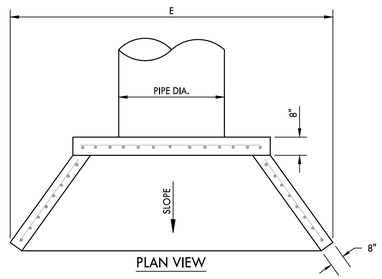
DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

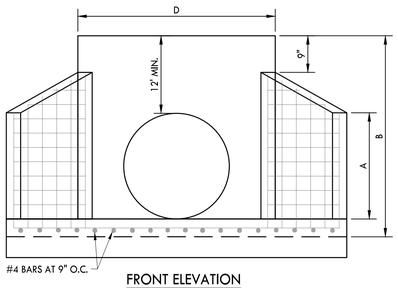
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION



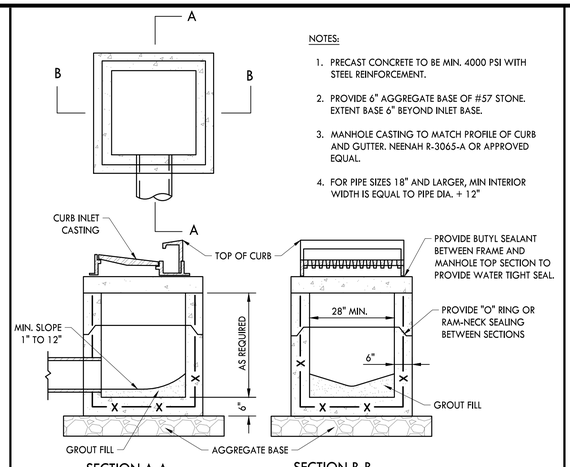
PLAN VIEW



FRONT ELEVATION

6 CONCRETE HEADWALL

NOT TO SCALE



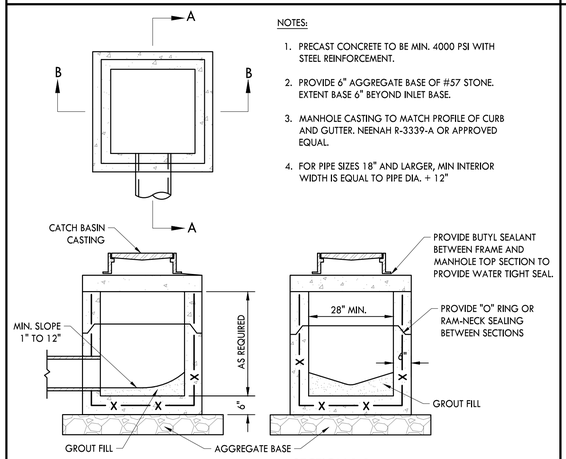
SECTION A-A SECTION B-B

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3065-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

3 SINGLE CURB INLET

NOT TO SCALE



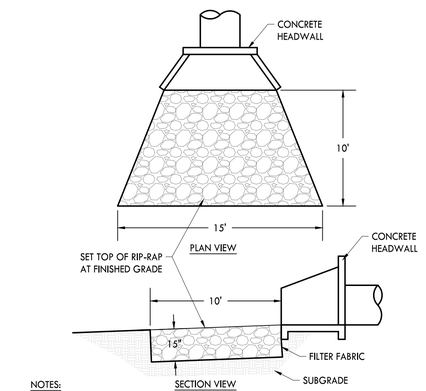
SECTION A-A SECTION B-B

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3339-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

4 SINGLE CATCH BASIN

NOT TO SCALE

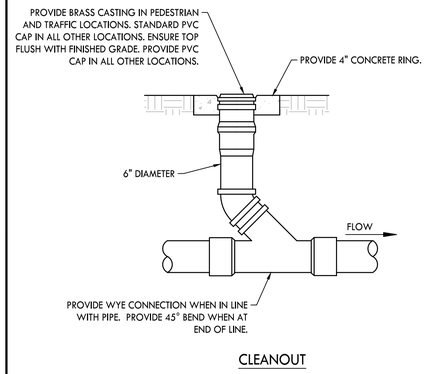


NOTES:

1. RIP-RAP TO BE d50=7"
2. TOP OF RIP-RAP TO BE AT FINISHED GRADE.

5 RIP-RAP OUTLET PROTECTION

NOT TO SCALE



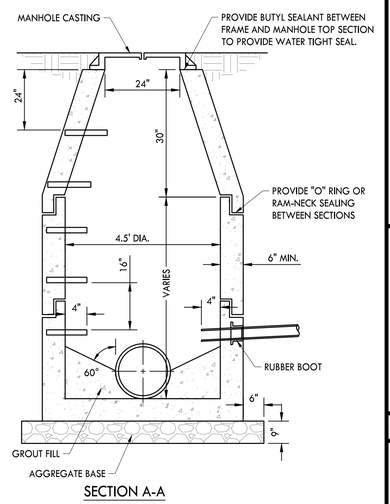
CLEANOUT

1 CLEANOUT

NOT TO SCALE

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 9" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" OUTSIDE OF MANHOLE DIAMETER.
3. MANHOLE CASTING TO BE NEENAH R-1556 OR APPROVED EQUAL.



SECTION A-A

2 PRECAST CONCRETE MANHOLE

NOT TO SCALE

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SUITE 201
FRANKLIN, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

PATRICK JOSEPH PARROTT — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 124695 — 8/21/24 — STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

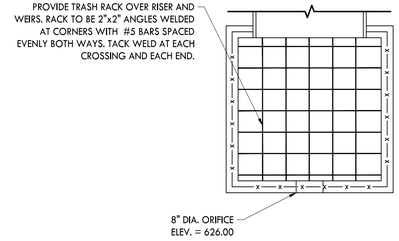
REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

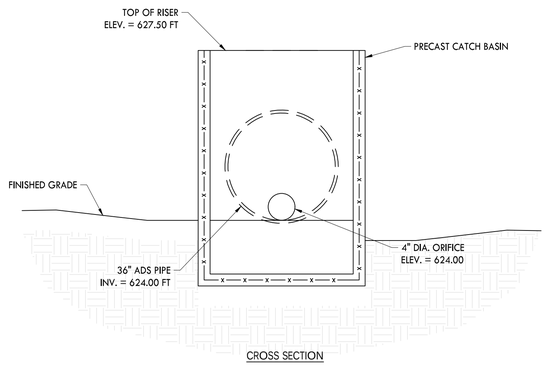
C9.1

DETAILS

Drawing Path: P:\2021\21067 - 3495 Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Plans 24\21067-DIST.dwg



PLAN VIEW



CROSS SECTION

1 STORMWATER POND 4 OUTLET STRUCTURE

NOT TO SCALE

2

2 RESERVED

NOT TO SCALE

3 RESERVED

NOT TO SCALE

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FRANKLIN, TN 37027
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WWW.CRUNKENG.COM

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
8/27/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

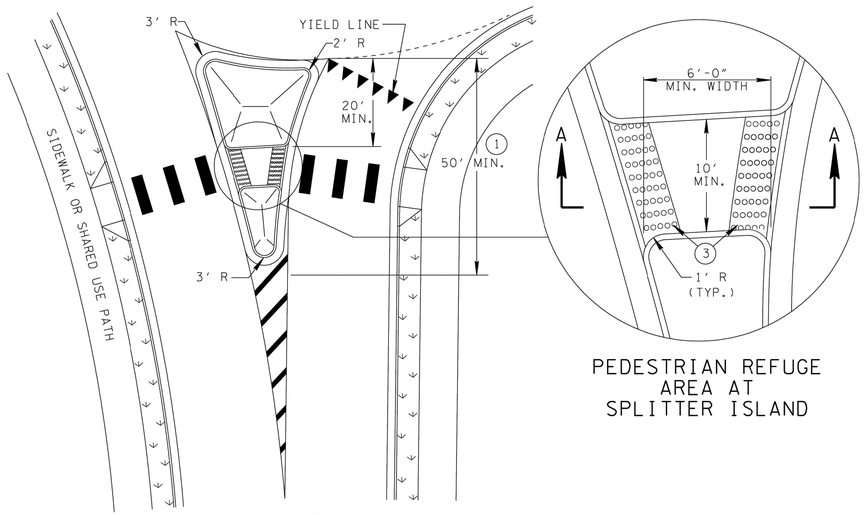
REVISIONS	
No.	DATE
1	08/21/24
2	08/27/24

07/22/24 17067

C9.2

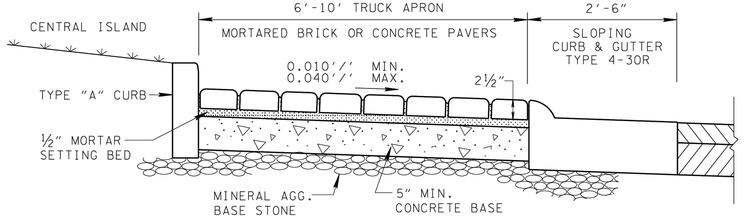
DETAILS

Drawing Path: K:\2021\21067 - JMB Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C9.0-DET.dwg



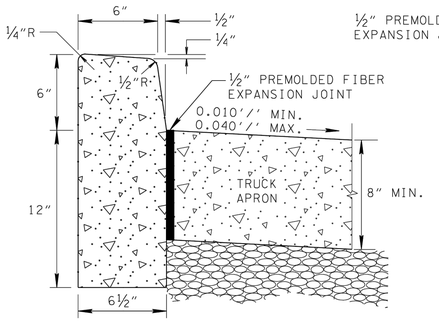
TYPICAL SPLITTER ISLAND

PEDESTRIAN REFUGE AREA AT SPLITTER ISLAND

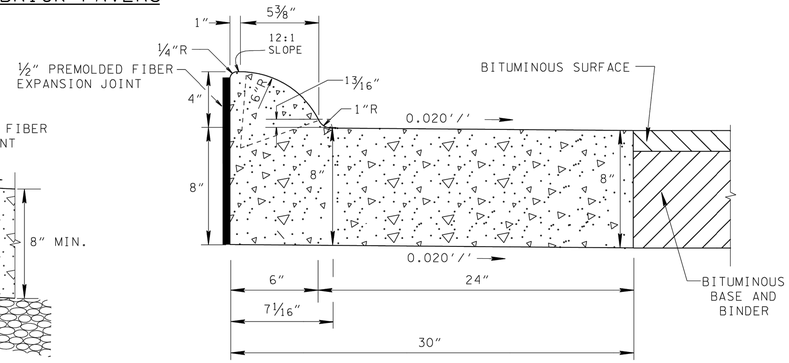


TRUCK APRON WITH CONCRETE OR BRICK PAVERS

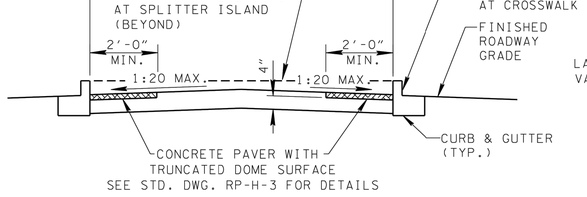
(BRICK PAVERS SHOWN)



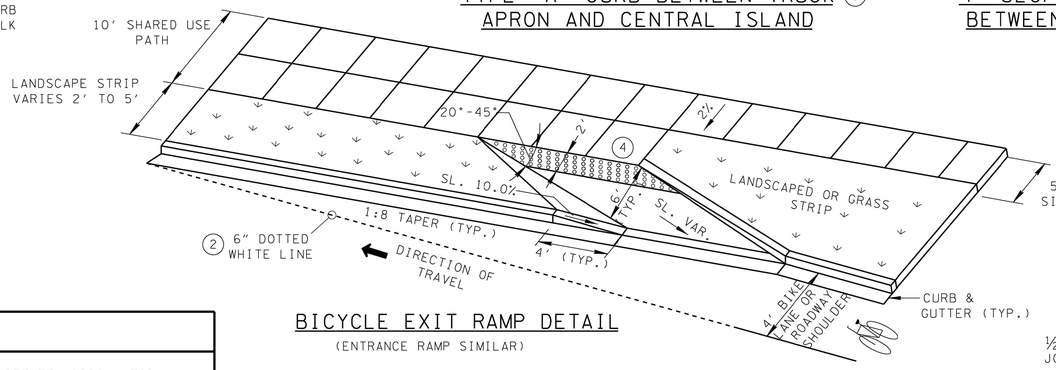
TYPE "A" CURB BETWEEN TRUCK (6) APRON AND CENTRAL ISLAND



4" SLOPING CONCRETE COMBINED CURB AND GUTTER BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON TYPE 4-30R

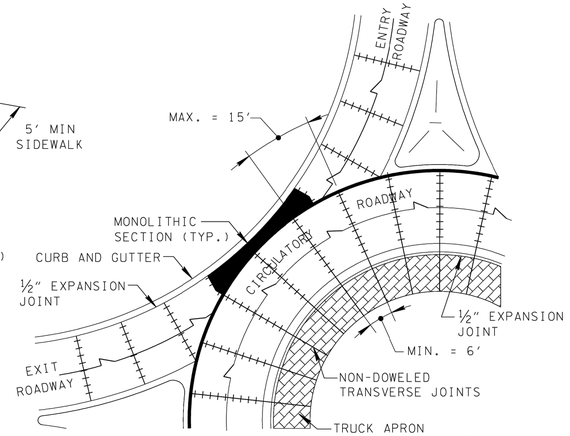


SPLITTER ISLAND CROSSING SECTION A-A



BICYCLE EXIT RAMP DETAIL

(ENTRANCE RAMP SIMILAR)



TYPICAL JOINTING DETAIL FOR CONCRETE PAVEMENT (5)

GENERAL NOTES

(A) 4" SLOPING CONCRETE COMBINED CURB AND GUTTER SHOULD BE USED BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON UNLESS OTHERWISE NOTED. TYPE "A" CURB SHOULD BE USED BETWEEN THE TRUCK APRON AND THE CENTRAL ISLAND.

(B) THE CROSS SLOPE OF THE LANDING AREA SHALL NOT EXCEED 2% IN THE SIDEWALK AREA.

(C) SPLITTER ISLAND SIZE AND SHAPE WILL BE DETERMINED BY THE ROADWAY DEFLECTION.

(D) THE FINISH ON THE TRUCK APRON SHOULD CREATE A CONTRAST IN COLOR OR TEXTURE BETWEEN THE CIRCULATORY ROADWAY AND THE APRON. THIS CAN BE ACCOMPLISHED WITH THE USE OF CONCRETE, STAMPED CONCRETE, COLORED CONCRETE, CONCRETE PAVERS, OR BRICK PAVERS. WHEN PAVERS ARE USED, A BASKETWEAVE OR HERRINGBONE PATTERN SHOULD BE APPLIED.

(E) FOR PAVEMENT MARKINGS AND SIGNAGE AT BICYCLE RAMP AND SHARED USE PATH, SEE STANDARD DRAWING T-M-10.

(F) UNLESS OTHERWISE NOTED ON PLANS, THE CIRCULATORY ROADWAY SHOULD BE CONSTRUCTED OF ASPHALT. THE USE OF CONCRETE PAVEMENT SHALL BE ON A CASE-BY-CASE BASIS.

(G) CONCRETE QUANTITY FOR TYPE 4-30R CURB & GUTTER SHALL BE COMPUTED USING 0.06731 CUBIC YARDS PER LINEAR FOOT. PAYMENT WILL BE AS FOLLOWS:

ITEM NO. 702-01 CONCRETE CURB PER CUBIC YARD
ITEM NO. 702-02 CONCRETE GUTTER PER CUBIC YARD
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER PER CUBIC YARD

DESIGN NOTES

(1) SPLITTER ISLAND SHOULD BE A RAISED MEDIAN WITH CONCRETE HARDSCAPING (PREFERED). SPLITTER ISLAND SHOULD EXTEND A MINIMUM OF 50' FROM THE YIELD LINE. SEE STANDARD DRAWING RP-H-6 FOR ADDITIONAL DETAILS OF MEDIAN CROSSINGS.

(2) 6" X 2' DOTTED WHITE LINE ALONG ENTIRE LENGTH OF TAPER AT BICYCLE RAMP.

(3) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AT BOTH SIDES OF THE SPLITTER ISLAND PEDESTRIAN REFUGE AREA. SEE STD. DWG. RP-H-3 FOR DETAILS.

(4) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AT THE TOP OF ALL BICYCLE EXIT AND ENTRANCE RAMPS, SEE STD. DWG. RP-H-3 FOR DETAILS.

(5) WHEN CIRCULATORY ROADWAY IS CONCRETE, THE TRANSVERSE CONTRACTION JOINTS SHOULD LINE UP WITH CONTRACTION JOINTS IN THE TRUCK APRON. THE JOINTS IN THE TRUCK APRON SHOULD NOT BE DOWELED. THE COMBINED CURB AND GUTTER SHOULD BE TIED TO THE ROADWAY CONCRETE.

(6) FOR ADDITIONAL DETAILS OF TYPE "A" CURB, SEE STANDARD DRAWING RP-NMC-10.

JOINT SYMBOLS

¾" EXPANSION JOINT

TRANSVERSE CONTRACTION

LONGITUDINAL CONTRACTION OR LONGITUDINAL CONSTRUCTION

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD CONSTRUCTION DETAILS FOR ROUNDABOUTS

4-28-10 | RP-R-2

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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT REGISTERED ENGINEER AGRICULTURE 8/21/24 No. 124695 STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

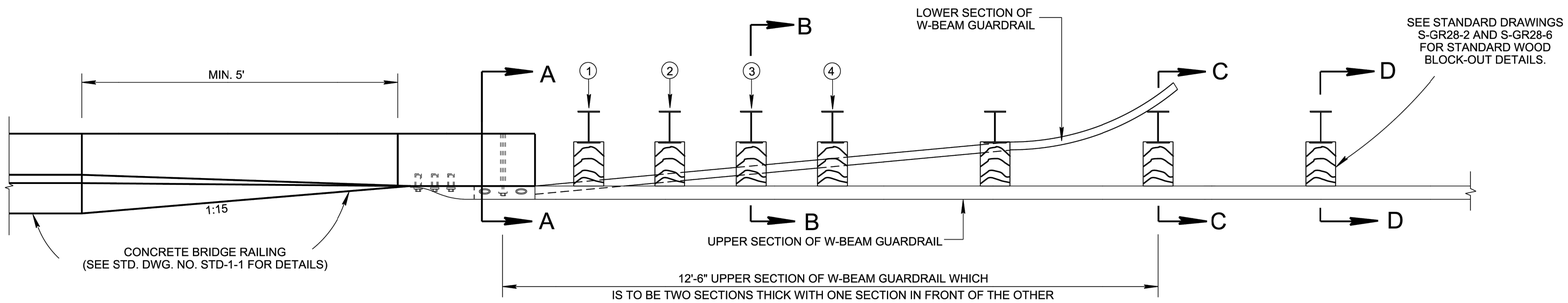
C9.3
DETAILS

Drawing Path: P:\2021\21263 - Mill Greens MHP\Civil\Design\Construction\Land Disturbance Permit\Phase 2\21263-DET.dwg

REV. 06-28-19: CHANGED DRAWING NO. AND REDREW SHEET.

THIS DRAWING IS TO BE USED FOR RESURFACING, MAINTENANCE, AND BRIDGE REPAIR PROJECTS ONLY, THIS DRAWING IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION OR RECONSTRUCTION PROJECTS.

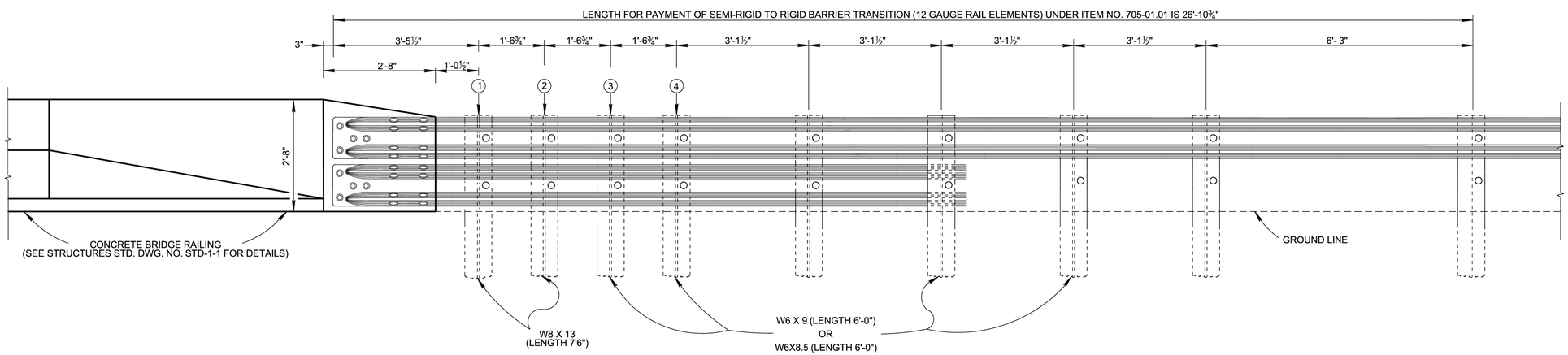
NOTE: THIS SYSTEM HAS BEEN EVALUATED UNDER NCHRP 350 TL-3.



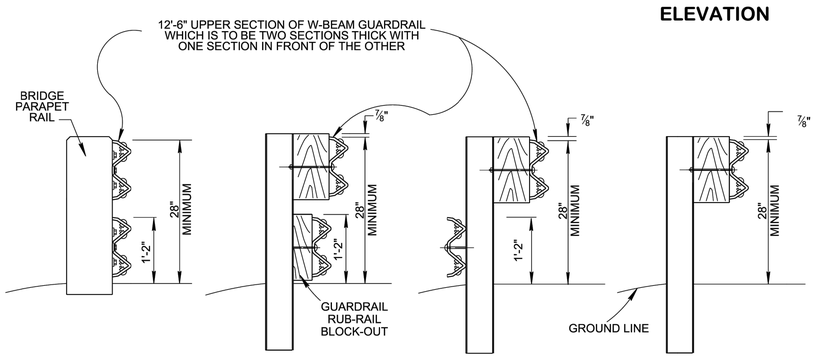
PLAN

GUARDRAIL RUB-RAIL BLOCK-OUT THICKNESS TABLE	
POST	THICKNESS
1	0.556'
2	0.446'
3	0.338'
4	0.230'

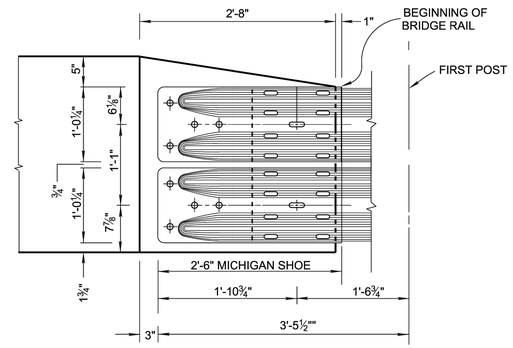
TREATED TIMBER 14½" X 4" BLOCK-OUT



ELEVATION



SECTION A-A **SECTION B-B** **SECTION C-C** **SECTION D-D**



ENLARGED DETAIL FOR GUARDRAIL ATTACHMENT TO CONCRETE BRIDGE RAIL

NOT TO SCALE

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

GUARDRAIL ATTACHMENT TO BRIDGE ENDS DETAILS

03-15-2018 S-GR28-7M

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PATRICK JOSEPH CARROLL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124695
8/21/24
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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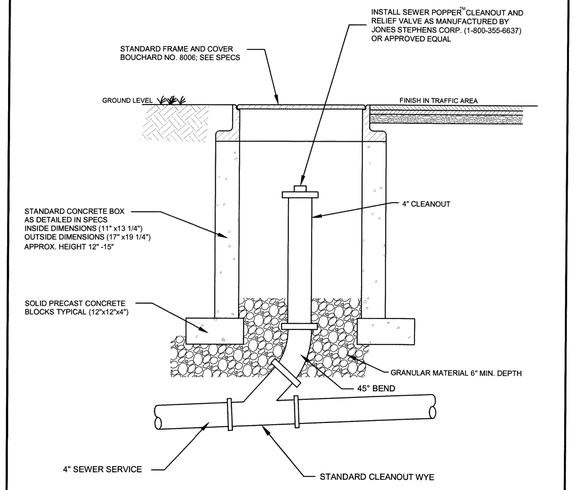
1	08/21/24

07/22/24 17067

C9.4
DETAILS



TYPICAL CLEANOUT ASSEMBLY

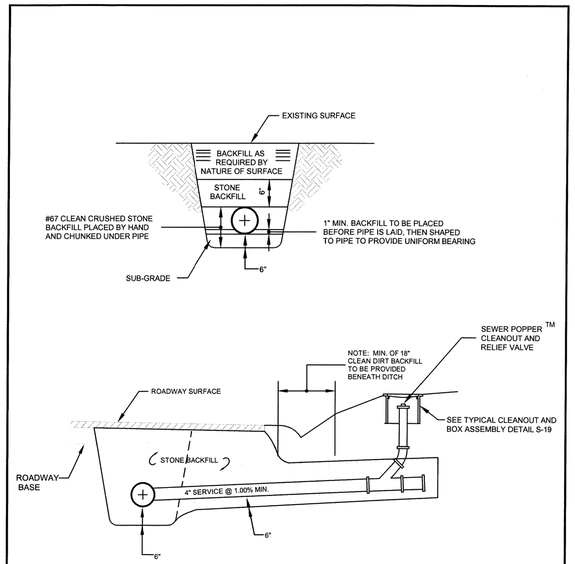
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S19

5



SERVICE LINE

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

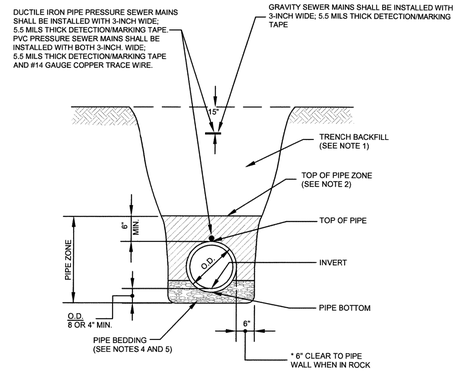
WMS# 21101

STANDARD SEWER DETAIL NO: S4

3

NOTES:

1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE CRUSHED STONE, GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY THE ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER BOTTOM OF PIPE IS TO BE 1/8 OUTER DIAMETER (O.D.) OF PIPE OR 4", WHICHEVER IS GREATER.*
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.



TYPICAL SEWER INSTALLATION

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S1

1

CONNECTION TO EXISTING MANHOLE

NOT TO SCALE

NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

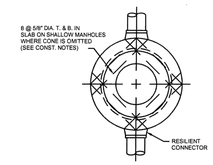
CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S5

4

NOTE: ALL MANHOLES SHALL BE MANUFACTURED WITH XYPEX ADMIX C-1000/C-2000 IN CONCRETE FOR WATERPROOFING AND PROTECTION AGAINST HYDROGEN SULFIDE DETERIORATION. XYPEX ADMIX SHALL BE AS SUPPLIED BY TOM WILLIAMS: 1231 ANTOICH PIKE, NASHVILLE. PRECAST MANHOLES SHALL BE AS SUPPLIED BY CLOUD CONCRETE PRODUCTS OR ENGINEER APPROVED EQUAL.

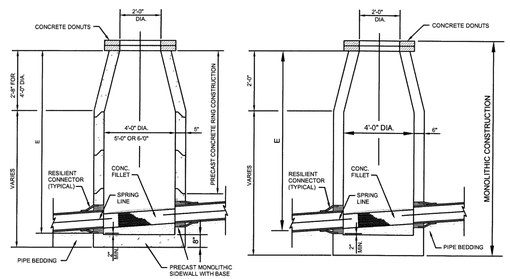


PLAN

CONSTRUCTION NOTES

CYLINDRICAL AND CONICAL SECTIONS OF ALL MANHOLES SHALL BE CONSTRUCTED OF EITHER MONOLITHIC CONCRETE OR PRECAST CONCRETE RINGS AS DESIGNED IN THE PROJECT SPECIFICATIONS OF THE CONTRACT DOCUMENT.
CONCENTRIC CONES SHALL BE USED ON PRECAST CONCRETE AND MONOLITHIC CONCRETE UNITS.
DIMENSION "E" VARIES. WHEN LESS THAN 5-FEET OMIT CONE AND EXTEND CYLINDRICAL MANHOLE SIDEWALL SECTION TO AN ELEVATION 8-INCHES BELOW BOTTOM OF ADJUSTING BRICK. CONSTRUCT 8-INCH THICK CONCRETE SLAB ON TOP OF CYLINDRICAL SECTION, REINFORCED WITH 5/8-INCH DIA. BARS AS SHOWN. PROVIDE 24-INCH DIAMETER OPENING IN SLAB FOR MANHOLES FRAME AND BRICK ADJUSTMENT RINGS AS ON CONED MANHOLE.
BENCH WALLS IN MANHOLES FOR SEWERS 18-INCHES IN DIAMETER AND SMALLER TO BE BUILT UP TO THE THREE-QUARTER POINT ON PIPE. SEWERS 21-INCHES TO 30-INCHES IN DIAMETER - 15-INCHES HIGH. LARGER SEWERS TO SPRING LINE. NO BENCH WALLS REQUIRED IN DEAD END MANHOLES, ALTHOUGH BOTTOM TO BE PROPERLY DISHED.

NOTE: GRANULAR BACKFILL MATERIAL SHALL BE PLACED ADJACENT TO MANHOLE IN AREAS WHERE SWELLING CLAY EXIST.



SECTION

FOR SEWERS 36" DIAMETER & SMALLER

NOT TO SCALE

POURED IN PLACE MANHOLE

NOT TO SCALE

STANDARD MANHOLES

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S2

2

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8/21/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C9.5

DETAILS

Drawing Path: K:\2021\21067 - JMB Greens Mill Rd\Eng\Construction\Land Disturbance Permit\Phase 2\C9.5-DET.dwg

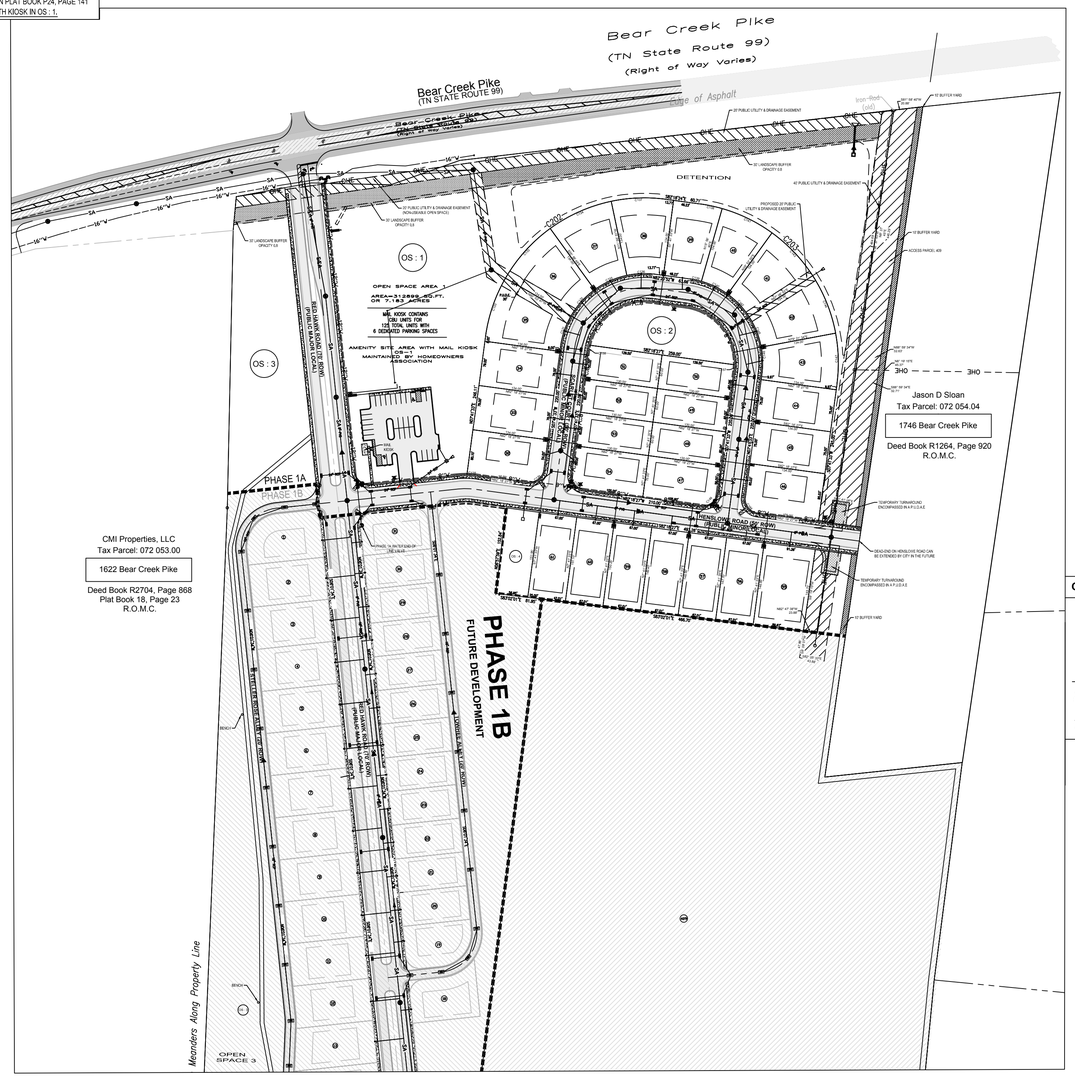
RESERVE AT HICKORY RIDGE, PHASE 1A

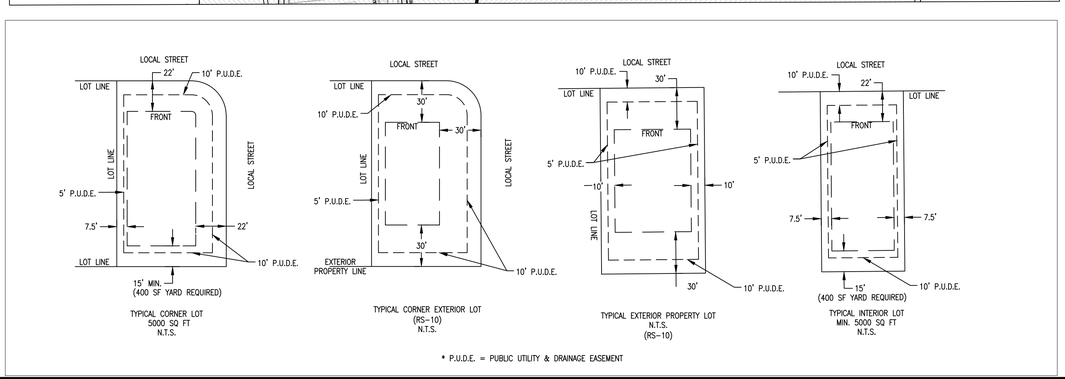
1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00 & 003.02, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE

DEVELOPER/OWNER:	D.R. HORTON
Parcel Address:	1690 BEAR CREEK PIKE COLUMBIA, TN 37064
Parcel Acreage:	+/- 155.5 Acres
Zoning:	CD-3 (NEIGHBORHOOD CHARACTER DISTRICT)
Recorded Deed:	Deed Book R2974, Page 443 R.O.M.C. Deed Book R2974, Page 432 R.O.M.C.

VOID AND VACATE NOTE
THE RECORDING OF THE PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "RESERVE AT HICKORY RIDGE PHASE 1A" AS OF RECORD IN PLAT BOOK P24, PAGE 141 (R.O.M.C., TN) . AS IT PERTAINS TO THE AMENITY SITE WITH KIOSK IN OS : 1.

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
32	10,480	0.241
33	10,580	0.243
34	10,580	0.243
35	12,360	0.284
36	12,205	0.280
37	12,205	0.280
38	11,810	0.271
39	10,400	0.239
40	10,100	0.232
41	10,776	0.247
42	11,290	0.259
43	10,640	0.244
44	10,050	0.231
45	10,050	0.231
46	11,260	0.258
47	9,616	0.221
48	7,800	0.179
49	7,800	0.179
50	7,800	0.179
51	7,800	0.179
52	7,800	0.179
53	7,800	0.179
54	9,616	0.221
55	13,323	0.306
56	9,867	0.227
57	9,925	0.228
58	9,981	0.229
59	10,038	0.230
60	10,095	0.232
61	10,152	0.233





LOT DEVELOPMENT

MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10

1. *SITE AREA 1A= 845453 SF / 19.409 ACRES*
2. *Base property Zoning is RS-10 Residential/Cluster Design*

MINIMUM LOT SIZE	*5000 SF (CLUSTER)*	*10000 SF (RS-10) :*
SETBACKS:	*RS-10*	*UNDER 10000 SF:*
FRONT:	*30 FEET*	*22'*
SIDE SETBACKS:	*10 FEET*	*7.5'*
REAR SETBACKS :	*30 FEET*	*15'MIN. (400 SQ FT YARD)*

Open Space Area Table

PARCEL	SQ. FT.	ACRES
OS : 1	312899	7.183
OS : 2	19111	0.439
PART OF OS : 3	65076	1.493
PART OF OS : 4	8825	0.203

SECTION 1A AREA SUMMARY	
AREA IN LOTS:	21.018 ACRES
AREA IN R.O.W.:	3.093 ACRES
OPEN SPACE AREA:	7.822 ACRES
ACCESS PARCEL 409 :	1.513 ACRES
TOTAL AREA:	33.446 ACRES

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 R2814 , Page 651 (Lot 409 , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Title (if action for corporation or partnership) *Date*
Owner (s)

Title (if action for corporation or partnership)

GENERAL NOTES

The purpose of this plat is to create 30 single family lots, lot 409 for future development, and 4 open space areas, establish easements, and dedicate right-of-way, as shown for Phase 1A of "RESERVE AT HICKORY RIDGE"

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design Plan approved under Zoning Ordinance 3638, APPROVED 8/10/22*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with (*) . Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the city of Columbia, once accepted for maintenance by City Council.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements*
10. *All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.*
11. *During construction phase each unit shall have pedestrian and vehicular access to all amenities at Planning Final inspection before C.O, is released. Construction will conform to this standard.*
12. *The HOA will be responsible for the amenity center, monument signs, and the mail kiosk area.*
13. *Private Stormwater Management Facilities shown on this Final Plat shall be maintained as directed in the Long Term Maintenance Plan as recorded in Record Book R3073 , Pages 1299-1314 in the Register's of Deed's Office of Maury County, Tennessee.*
14. *Landscape requirements per PC and the approved CDs.*
15. *Current zoning is CD-3. The development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10.*
16. *The subdivision was previously referred to as Dabbs Subdivision*

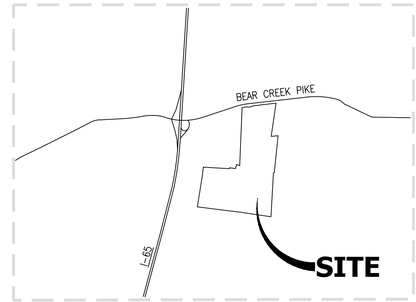
SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

CONTACT:
TKC ARCHITECTURE AND ENGINEERING
615-617-7477
cole@tkc-ae.com

CONTACT:
ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. D.R. HORTON
819 Seven Oaks Blvd,
Smyrna TN 37167
m: 615.906.7942
email: mwmckendree@drhorton.com

OWNER / PARCEL 409
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name *Date*
Title *Authorizing Agency*

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

City Engineer *Date*
Columbia, Tennessee

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book R2974 , Page 443 (Tract 1) , and Book R2974 , Page 432 (Tract 2) , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner (s) *Date*
Title (if action for corporation or partnership)

CERTIFICATE OF ACCURACY

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

12/15/25 *Ryan Harrah*
Date *Registered Surveyor, R.L.S. 2039*

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director *Date*
Columbia, Tennessee

CERTIFICATE OF ADDRESSES

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

Maury County E-911 *Date*

CERTIFICATE OF SANITARY SEWER SYSTEM

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

Director of Wastewater Department *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

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

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

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

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

SEAL

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

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

TITLE:
COVER SHEET

1 OF 3

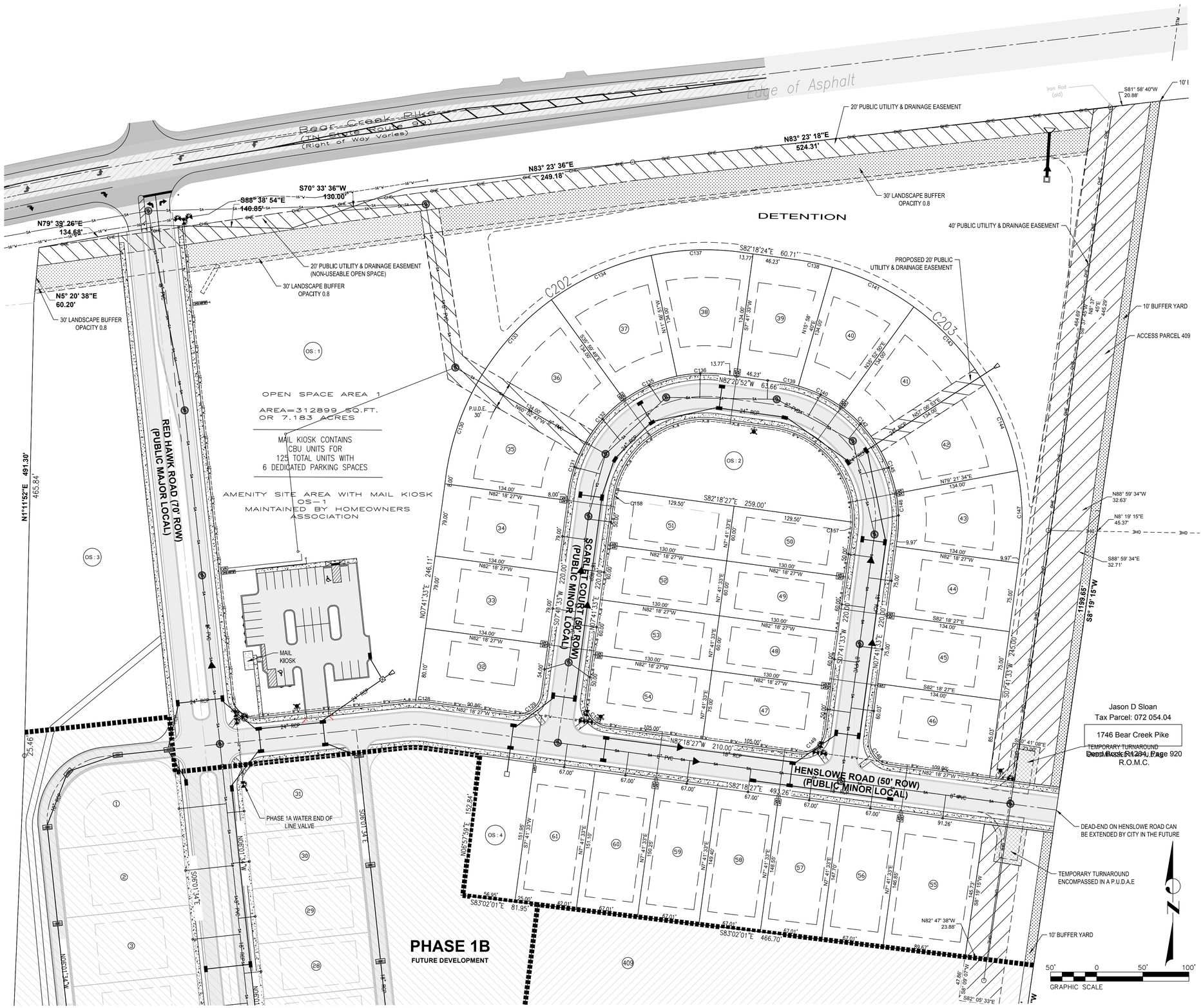
Parcel Area Table		
PARCEL	SQ. FT.	ACRES
32	10,480	0.241
33	10,580	0.243
34	10,580	0.243
35	12,360	0.284
36	12,205	0.280
37	12,205	0.280
38	11,810	0.271
39	10,400	0.239
40	10,100	0.232
41	10,776	0.247
42	11,290	0.259
43	10,640	0.244
44	10,050	0.231
45	10,050	0.231
46	11,260	0.258
47	9,616	0.221
48	7,800	0.179
49	7,800	0.179
50	7,800	0.179
51	7,800	0.179
52	7,800	0.179
53	7,800	0.179
54	9,616	0.221
55	13,323	0.306
56	9,867	0.227
57	9,925	0.228
58	9,981	0.229
59	10,038	0.230
60	10,095	0.232
61	10,152	0.233

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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C128	18.19	150.00	6.95	N85° 46' 52"W	18.18
C129	39.27	25.00	90.00	S52° 41' 33"W	35.36
C130	110.34	284.00	22.26	N18° 49' 23"E	109.65
C131	58.28	150.00	22.26	S18° 49' 23"W	57.91
C132	62.96	150.00	24.05	S41° 58' 42"W	62.50
C133	119.21	284.00	24.05	N41° 58' 42"E	118.33
C134	119.21	284.00	24.05	S66° 01' 40"W	118.33
C135	62.96	150.00	24.05	N66° 01' 40"E	62.50
C136	51.42	150.00	19.64	S87° 52' 21"W	51.17
C137	97.35	284.00	19.64	N87° 52' 21"E	96.87
C138	41.07	284.00	8.29	S78° 09' 54"E	41.03
C139	21.69	150.00	8.29	N78° 09' 54"W	21.67
C140	52.11	150.00	19.90	N64° 04' 15"W	51.84
C141	98.65	284.00	19.90	S64° 04' 15"E	98.16
C142	55.59	150.00	21.23	N43° 30' 09"W	55.27
C143	105.25	284.00	21.23	S43° 30' 09"E	104.65
C144	110.26	284.00	22.24	S21° 45' 47"E	109.57
C145	58.24	150.00	22.24	N21° 45' 47"W	57.87
C146	48.00	150.00	18.33	N1° 28' 27"W	47.79
C147	90.87	284.00	18.33	S1° 28' 27"E	90.48
C148	39.27	25.00	90.00	N37° 18' 27"W	35.36
C149	39.27	25.00	90.00	S52° 41' 33"W	35.36
C150	39.27	25.00	90.00	S37° 18' 27"E	35.36
C157	10.02	100.00	5.74	S4° 49' 22"W	10.01
C158	10.02	100.00	5.74	N10° 33' 43"E	10.01
C202	446.10	284.00	90.00	S52° 41' 35"W	401.63
C203	446.11	284.00	90.00	N37° 18' 27"W	401.64



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TN. PROF. ENGR. FIRM	8974

SEAL

ROBERT HARRIS MOERCHEN
STATE OF TENNESSEE
12/15/25
TENNESSEE NO. 2039

ISSUED FOR
DATE OF ISSUANCE

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DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

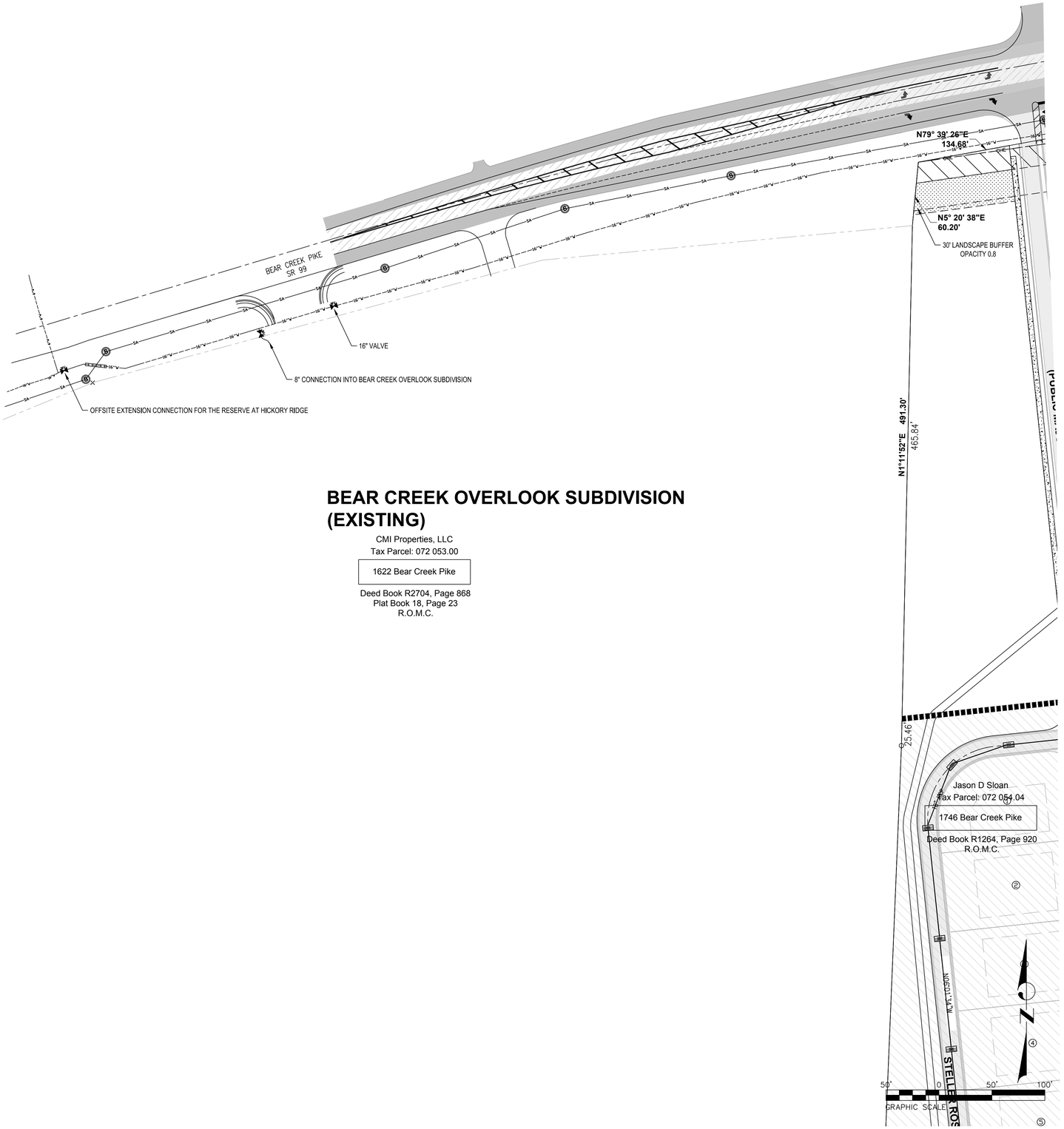
PROJECT:

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

TITLE:

PHASE 1A

2 OF 3



BEAR CREEK OVERLOOK SUBDIVISION (EXISTING)

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.

TWM

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SEAL

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY:
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APPROVED BY:
PROJECT NO: 211205A

PROJECT:

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

TITLE:

PHASE 1A

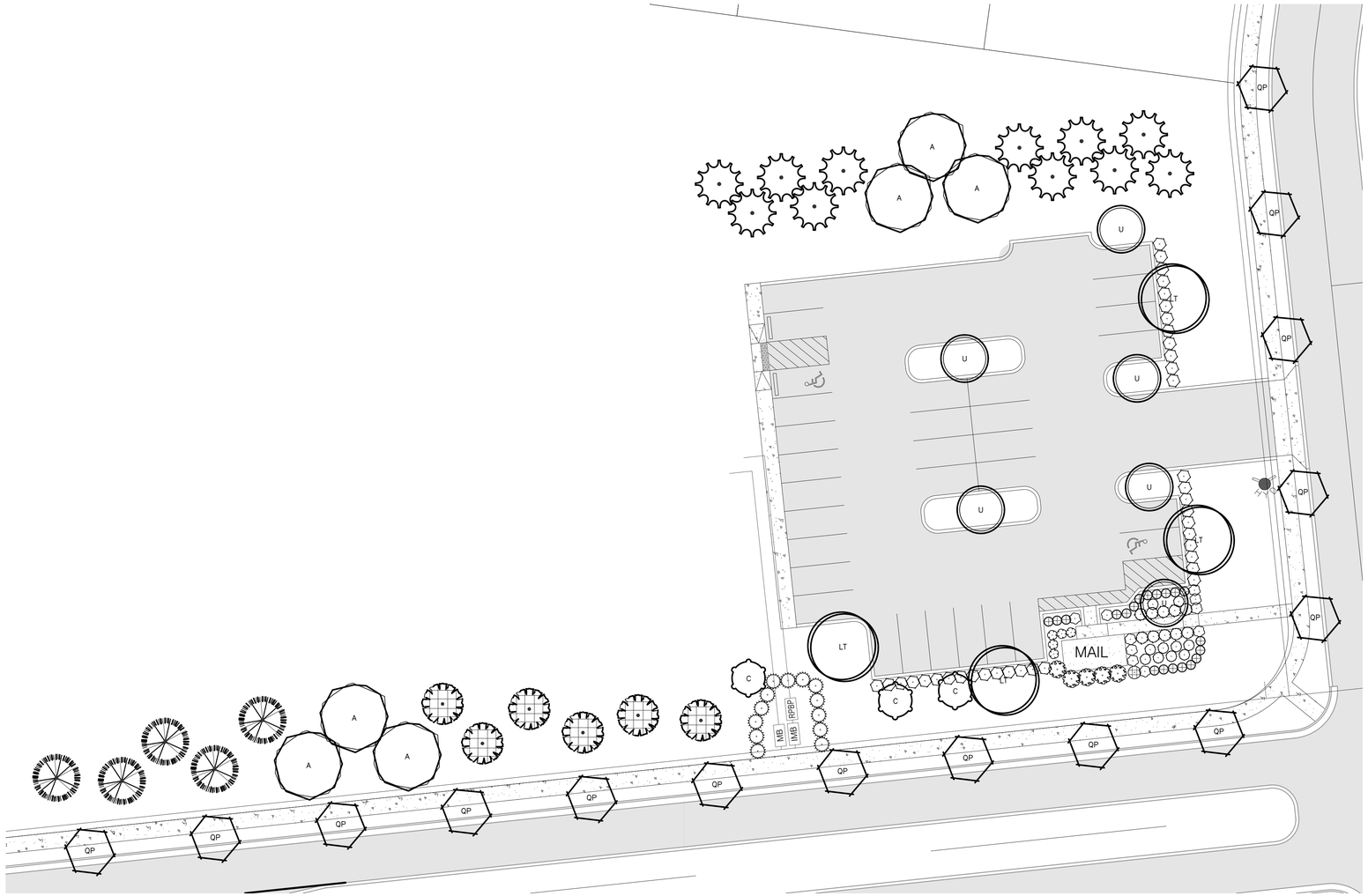
3 OF 3

PLANT SCHEDULE KIOSK

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

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. 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.
3. 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
4. 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.



TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
615 3RD AVENUE COLUMBIA, TN 38401 | 615.627.4100

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

PROJECT TITLE:
DABBS SUBDIVISION

CONNOR L. BAILEY
REGISTERED
AGRICULTURE
ENVIRONMENTAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 371
8/19/2024

Revision		
No.	Date	Description

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SHEET TITLE:
LANDSCAPE PLAN

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

SHEET NO.:
L - 1.0

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. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
12. 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.
13. 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

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. 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.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. 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.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. 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.
11. 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.
12. 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.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All areas of disturbance outside of landscape beds shall be repaired with turf.
15. 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.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

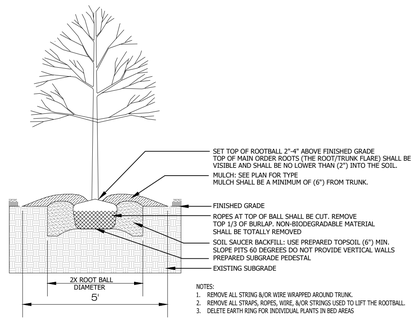
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork 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

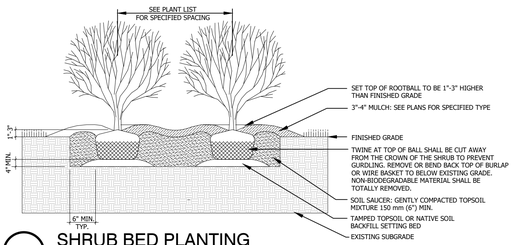
TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') 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.

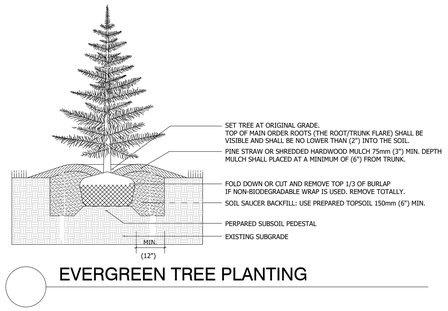


DECIDUOUS TREE PLANTING

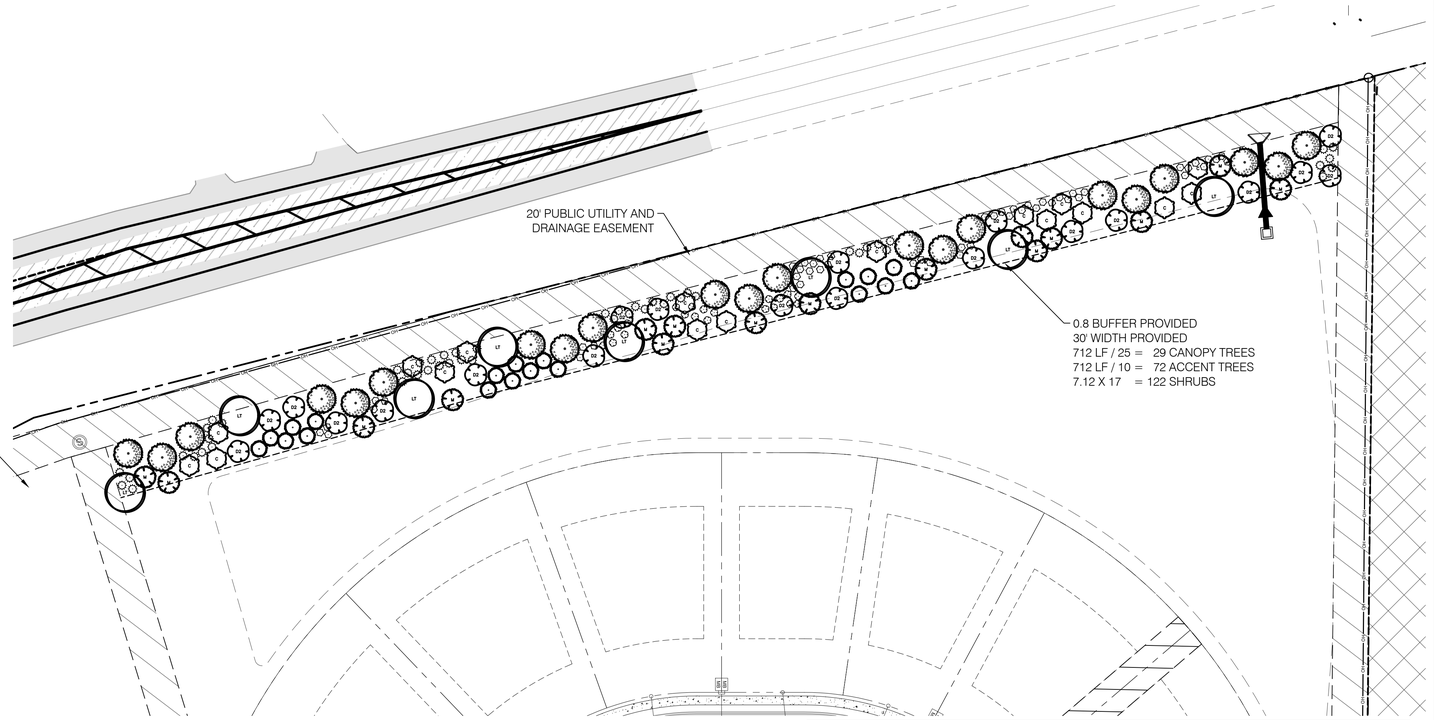
P-NO-12



SHRUB BED PLANTING



EVERGREEN TREE PLANTING



1. THIS LANDSCAPE PLAN IS A SUPPLEMENTAL PLAN TO THE APPROVED CONSTRUCTION DOCUEMNTS.
2. THIS LANDSCAPE PLAN ONLY COVERS THE AREA OF CHANGE FROM THE APPROVED PLAN. THESE AREAS INCLUDE THE ADDITIONAL BUFFER ALONG BEAR CREEK WHERE THE EXISTING TREES WHERE REMOVED AND THE MAIL KIOSK AREA. ALL OTHER LANDSCAPE AREAS TO FOLLOW L-2.0 IN THE APPROVED CONSTRUCTION DRAWINGS. APPROVED L-2.0 IS DATED 11/3/23.

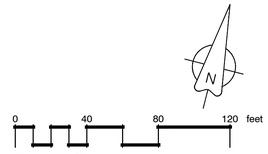
PLANT SCHEDULE BUFFER

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
•	21	Eastern Redcedar / Juniperus virginiana Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B & B	2"Cal	Per ANSI
LT	8	Tulip Poplar / Liriodendron tulipifera 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
UNDERSTORY/COLUMNAR TREES					
D2	20	Milky Way Kousa Dogwood / Cornus kousa `Milky Way` 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	8`-10` HT
•	19	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens' Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B & B	2"Cal	Per ANSI
M	16	Sweetbay Magnolia / Magnolia virginiana Multi-Cane. Full Rounded Head. See Tree Specifications.	B & B	CLUMP	8`-10` HT
C	17	Akebono Cherry / Prunus x yedoensis 'Akebono' 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
	51	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana` Full; Dense Form	24" HT		
	14	Henry`s Garnet Sweetspire / Itea virginica `Henry`s Garnet` Full; Dense Form	18" HT		
	50	Prague Viburnum / Viburnum x pragense Full; Dense Form. Matched	30" HT		

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. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
2. 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



SCALE: 1" = 40'

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
615.376.2421 | 106 MISSION CRT. STE 409B | FRANKLIN, TN 37067 | WWW.TKCARCH.COM

CONSULTANTS:
HEIBERT+BALL LAND DESIGN
106 MISSION CRT. STE 409B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROJECT TITLE:
DABBS SUBDIVISION

CONNOR L. BALL
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 3717
8/10/2024

Revision		
No.	Date	Description

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SHEET TITLE:
LANDSCAPE PLAN

CONSTRUCTION PLANS

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

SHEET NO.:
L - 2.0

BK/PG: R3073/1299-1314
25008282

16 PGS:AL-AGREEMENT
JANE BATCH: 354105 06/10/2025 - 10:49 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	80.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	82.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering
Address: 818 S Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

PlnReedIrwin

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 1A

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2974, Page(s) 432-436.

THIS AGREEMENT, made this 10th day of June, 2025, by and between D.R. Horton, Inc. hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name: Mathew McKendree
Title: Assistant Secretary
Signature: Mathew McKendree

Owner: D.R. Horton, Inc.
Address: 819 Seven Oaks Blvd.
Smyrna, TN 37135
City, State ZIP:

STATE OF Tennessee
COUNTY OF Davidson

Before me, Cole Tarlas of the state and county mentioned, personally appeared Mathew McKendree, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 13th day of May, 2025.

COLE TARLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires March 6, 2029

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: R Neil Scruggs

STATE OF TENNESSEE
COUNTY OF MAURY

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

Witness my hand this the 9th day of June, 2025.

Regina Connelly
Notary Public
My Commission Expires: 8/29/2027

REGINA CONNELLY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 1A
1690 Bear Creek Pike
COLUMBIA, TN 38401

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

May 19, 2025

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SECTION 3 : MAINTENANCE PROCEDURES **3**

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3.2 Stormwater Pipe and Storm Inlets 4

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SECTION 1: INTRODUCTION

The project is to construct 30 housing lots for the Reserve at Hickory Ridge Phase 1A development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 19.409 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 2066 LF OF 18" pipe, 782 LF of 24" pipe, 39 storm inlets, and 4 headwalls.

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

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lines ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the detention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within detention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) special disposal procedure. If there is any

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uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted, and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

3.2 Storm Drains and storm inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

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Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Embankment and Emergency Spillway				
Vegetation Healthy?	A/S			
Erosion on embankment?	A/S			
Animal burrows in embankment?	A/S			
Cracking, sliding, bulging of dam?	A/S			
Drains blocked or not functioning?	A/S			
Leaks or seeps on embankment?	A/S			
Slope protection failure functional?	A/S			
Emergency spillway obstructed?	A/S			
Erosion in/around emergency spillway?	A/S			
Other (describe)	A/S			
Riser and Principal Spillway		(described type: concrete pipe, slotted weir, channel etc.)		
Low-flow orifice functional?	A/S			
Trash rack (Debris removal needed? Corrosion noted?)	A/S			
Sediment buildup in riser?	A			
Concrete/masonry condition	A			

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(Cracks or displacement? Spalling?)	A			
Metal pipe in good condition?	A			
Control valve operation?	A			
Pond drain valve operation?	A			
Outfall channels function, not eroding?	A			
Other (describe)	A			
Sediment Forebays				
Sedimentation description				
Sediment cleanout needed (over 50 percent full?	A/S			
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	A/M			
Visible pollution?	A/M			
Shoreline erosion?	A/M			
Erosion at outfalls into pond?	A/M			
Headwalls and endwalls in good condition?	A/M			
Encroachment into pond or easement area by other activities?	A/M			
Evidence of sediment accumulation?	A			
Dry Pond Area (if applicable)				
Vegetation adequate?	A/M			
Undesirable vegetation or woody plant growth?	A/M			
Excessive sedimentation?	A			
Hazards				
Have there ben complaints from residents?	A/M			
Public hazards noted?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Grass Channel Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	A/M			
Inlets and outlets free of debris?	A/M			
Any dumping of yard wastes into facility?	A/M			
Litter (branches) removed?	A/M			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	A/M			
Grass mowed?	A/M			
Grass height not less than 3 to 4 inches?	A/M			
Fertilized per specifications?	A/M			
Grasses planted according to approved plan?	A/M			
Unauthorized or inappropriate plantings?	A			
Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from	A/M			

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inadequate watering?	[redacted]			
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewaters between storms?	A/M			
Check dams and energy dissipater/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream toe of drop structures?	A/S			
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition to ensure all are set properly in place over inlets	A/S			
Check for sediment, leaf, or debris clogging grates and remove	A/S			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			

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accumulation and remove when capacity is diminished by 20% or greater				
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			
Check for erosion or scouring around headwalls inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
Hazards				
Have there been complaints from residents?	A/S			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

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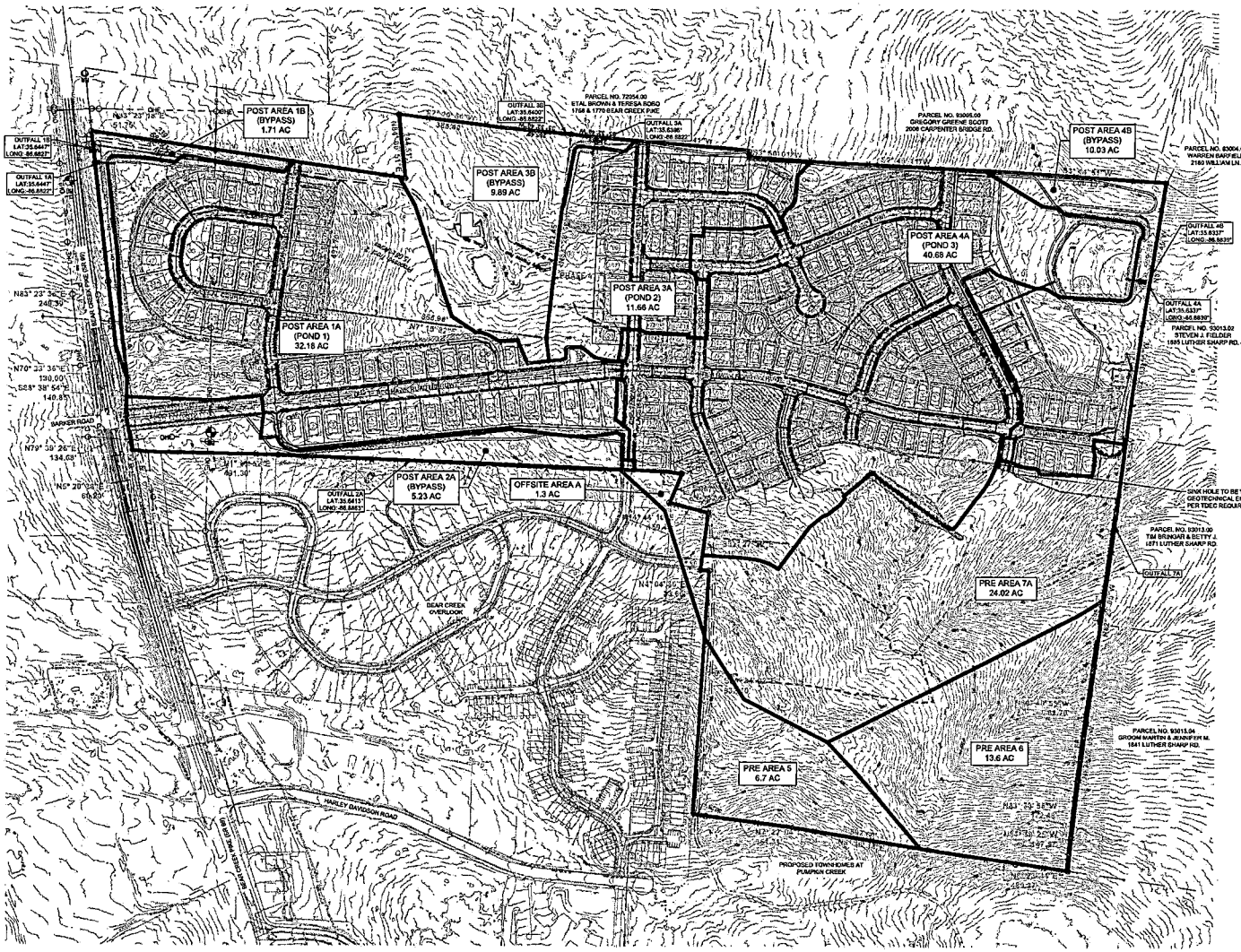
The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____



GRAPHIC SCALE
(IN FEET)
0 100 200
SCALE: 1" = 200'

LEGEND
PROPERTY LINE
EXISTING CONTOURS

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO.: 47119C0115E, EFFECTIVE DATE 4/5/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

DRAINAGE BASIN NOTES:
POST DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)
- AREA 1A = 32.18 AC
  - ADJUSTED CN = 84
  - TIME OF CONCENTRATION = 6.0 MIN.
- AREA 1B = 1.71 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 10.6 MIN.
- AREA 2A = 5.23 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3A = 11.66 AC
  - ADJUSTED CN = 85
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3B = 9.7 AC
  - ADJUSTED CN = 71
  - TIME OF CONCENTRATION = 17.3 MIN.
- AREA 4A = 40.68 AC
  - ADJUSTED CN = 86
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 4B = 10.03 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 6.0 MIN.
- OFF SITE AREA A = 1.3 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

DRAINAGE BASIN NOTES:
PRE DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)
- AREA 5 = 6.7 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 11.2 MIN.
- AREA 6 = 13.6 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.1 MIN.
- AREA 7A = 24.02 AC
  - ADJUSTED CN = 77
  - TIME OF CONCENTRATION = 18.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
3500 CARNACK BLVD, SUITE C, COLUMBIA, TN 38401 | 931.473.1577 | WWW.TKC-AE.COM

CONSULTANTS

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE D. NEWTON
STATE OF TENNESSEE
REGISTERED ENGINEER
11/7/2023
COLE D NEWTON - TN REG.#118292

No.	Date	Revision Description
1	07/11/23	PER CITY COMMEN
2	11/7/23	PER CITY 7/20/ COMMENTS

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SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

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

SHEET NO.:
C - 4.10

ARCHITECTURE
INTERIORS
CIVIL SITE

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

December 15th, 2025

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

Project: Reserve at Hickory Ridge Phase 1A

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 1A at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00 & 003.02). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 30 single-family residential lots. Also, this plat shows the added amenity note for the amenity area in OS:1. This note has been added after the preliminary plat was approved to add the amenity center at the 12/10/2025 PC. The total site is +/- 19.409 acres.

With this submittal please find: project letter, final plat, application, long-term maintenance plan, surety calculations and an owners consent form.

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

Thank you,

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

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

BEAR SPRING PHASE 2C

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

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KRIS.KEOWN@MERITAGEHOMES.COM

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LANDSCAPE ARCHITECTURE

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SEWER

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rfilipkowski@columbiatn.com

ELECTRIC

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM

WATER

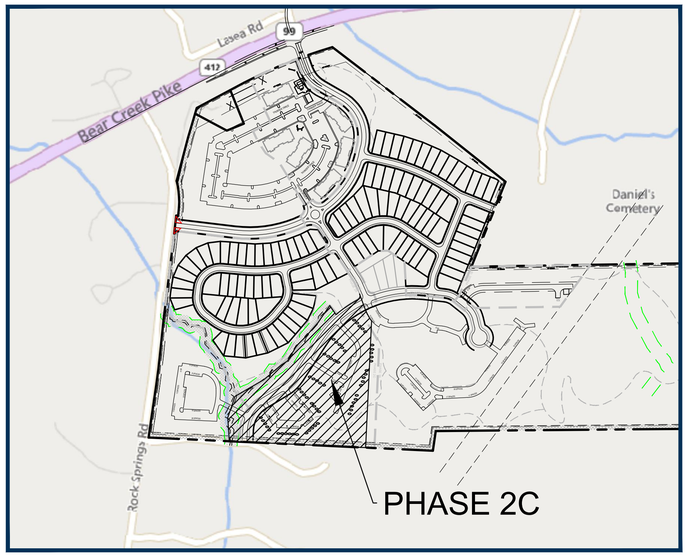
MATT WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

GAS

BRADY ARMSTRONG
ATMOS ENERGY CORPORATION
KENTUCKY/MID-STATES DIVISION
FRANKLIN, TN
(615) 485-6377
bradie.armstrong@atmosenergy.com

Parking Calculations		
Units:	**Townhouse (Garage/Driveway)**	**Townhouse (Surface Parked)**
1-BED:	0	0
2-BED:	0	0
3-BED:	94	137
Total Units:	**94**	**137**
Total Parking Required:	**188**	**274**
Ratio (Spaces/Unit):	2 / Unit	2 / Unit
Total Parking Provided:	**194 (+98 Garages)**	**352**
Surface Provided:	62	352
Garage Provided:	94	0
Driveway Provided:	132	0
Ratio (Spaces/Unit):	3.06	2.57

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.



LOCATION MAP
SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL LAYOUT
C1.1	ENLARGED LAYOUT
C2.0	OVERALL GRADING & DRAINAGE
C2.1	ENLARGED GRADING & DRAINAGE
U1.0	OVERALL UTILITY
U1.1	ENLARGED UTILITY
L1.0	OVERALL LANDSCAPE
P1.0	PRELIMINARY PLAT
P2.0	PRELIMINARY PLAT

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.12.15
Approved By: JFV
Revisions:

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 2C\2-PLAN SHEETS\PUD\0311 COVER.DWG
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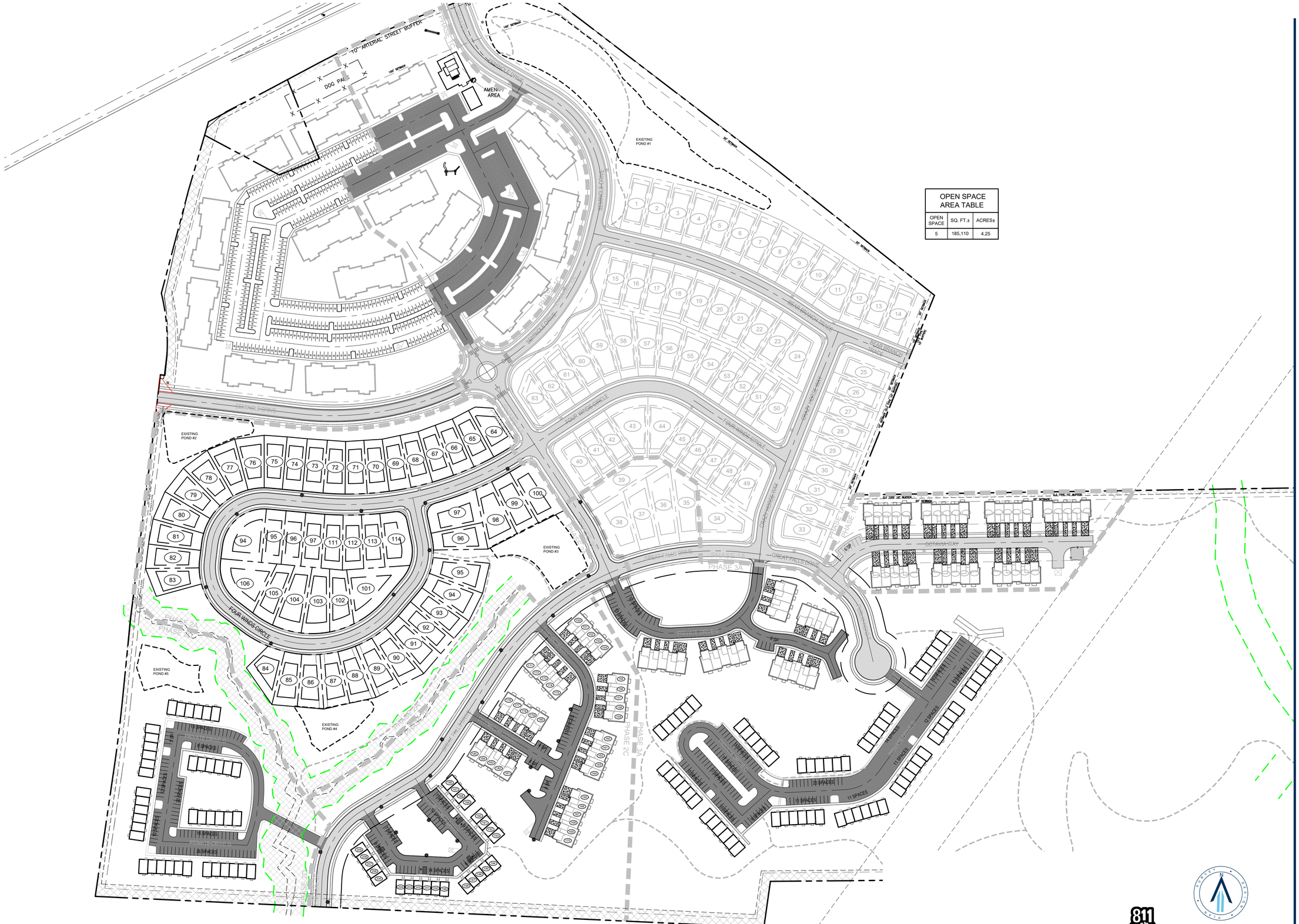

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,110	4.25

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

0 100 200

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JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114599
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

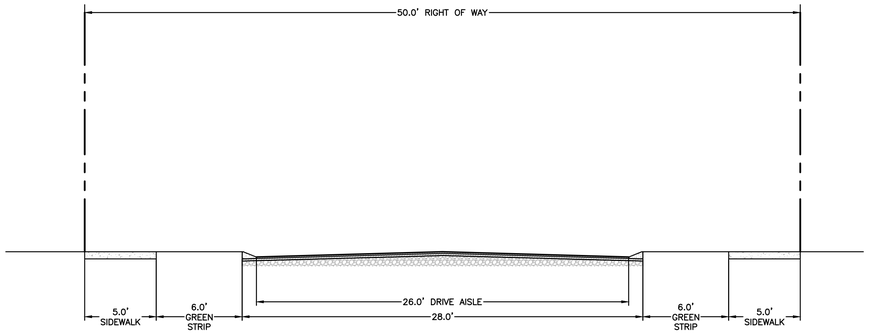
OVERALL LAYOUT

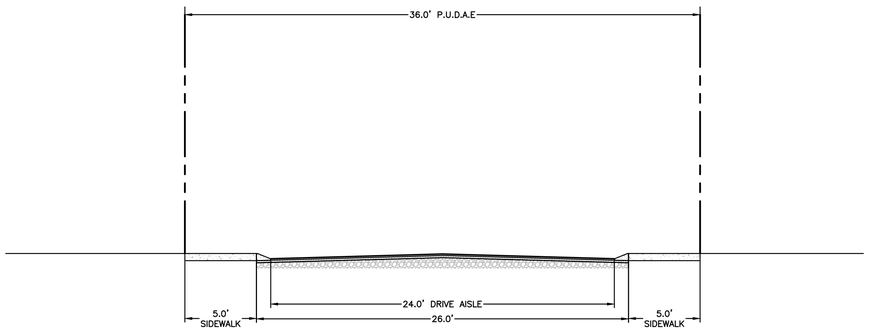
Drawing No.

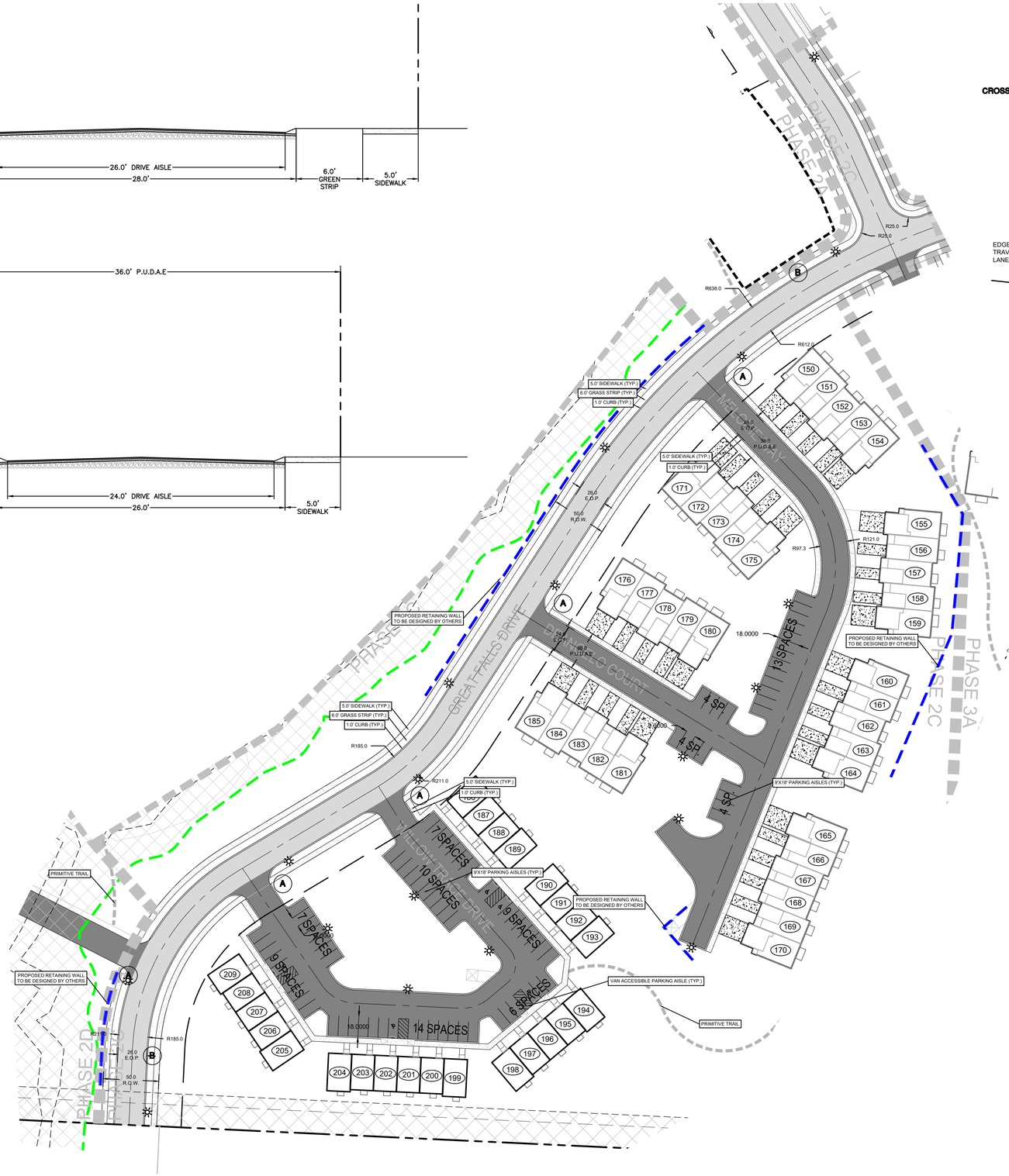
C1.0

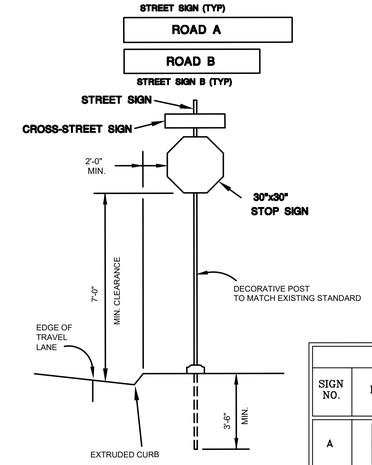
Project No.

21-0311









TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

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.

SITE LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE

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

SIGN TABLE

SIGN NO.	LEGEND	SIZE		SIGN			DESIGN	MIN. VERT. CLEARANCE (SEE DETAIL)
		LENGTH	HEIGHT	COPY	BACKGROUND	MATERIAL	LENGTH	
A	STOP	30"	30"	WHITE	RED (REF.)	0.080 SHEET ALUM.	H=12'-0"	7'-0"
B	SPEED LIMIT 25	24"	30"	BLACK	WHITE (REF.)	0.080 SHEET ALUM.	H=12'-0"	7'-0"

TYPICAL WALL SECTION

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CURTISS
NO. 00114598
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'
Date: 2025.12.15
Approved By: JFV
Revisions:

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311

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

0 50 100

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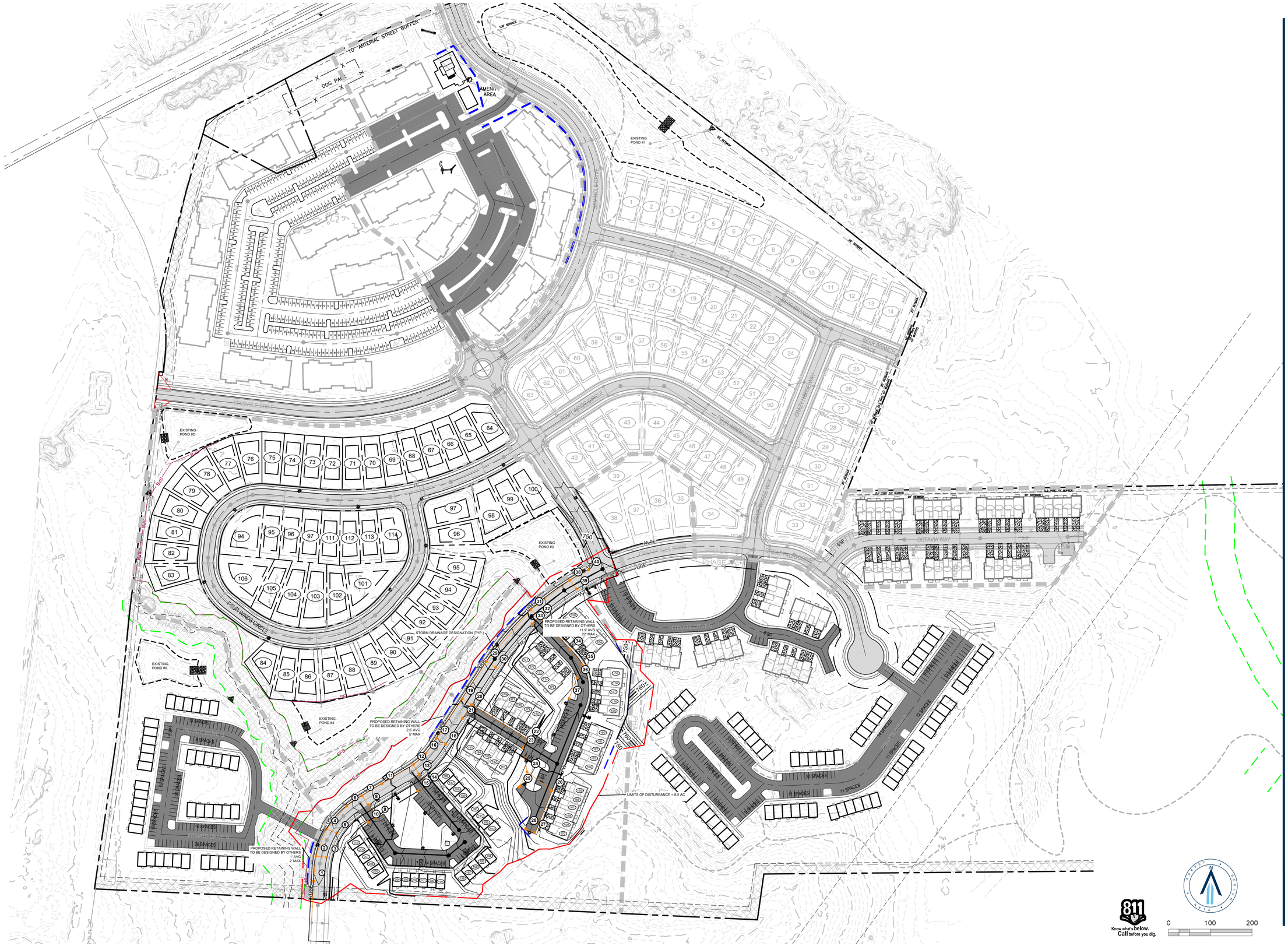


RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=100'
Date:	2025.12.15
Approved By:	JFV
Revisions:	

Drawing Title:

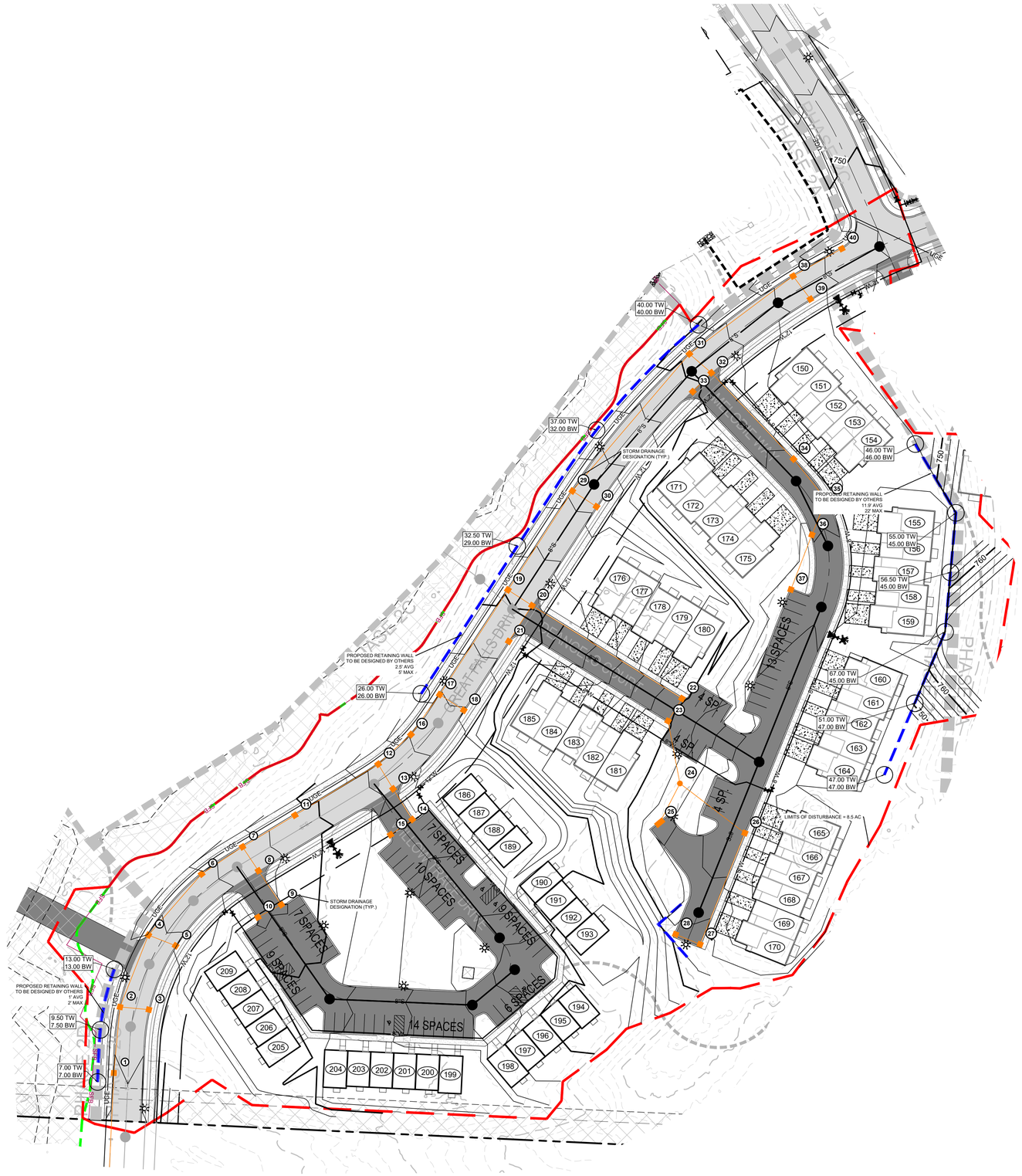
OVERALL GRADING & DRAINAGE

Drawing No.

C2.0

Project No.

21-0311



RaganSmith
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JACOB F. VINCENT
REGISTERED ENGINEER
AGE: CUSTOMER
NO. 00114598
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

ENLARGED GRADING & DRAINAGE

Drawing No.

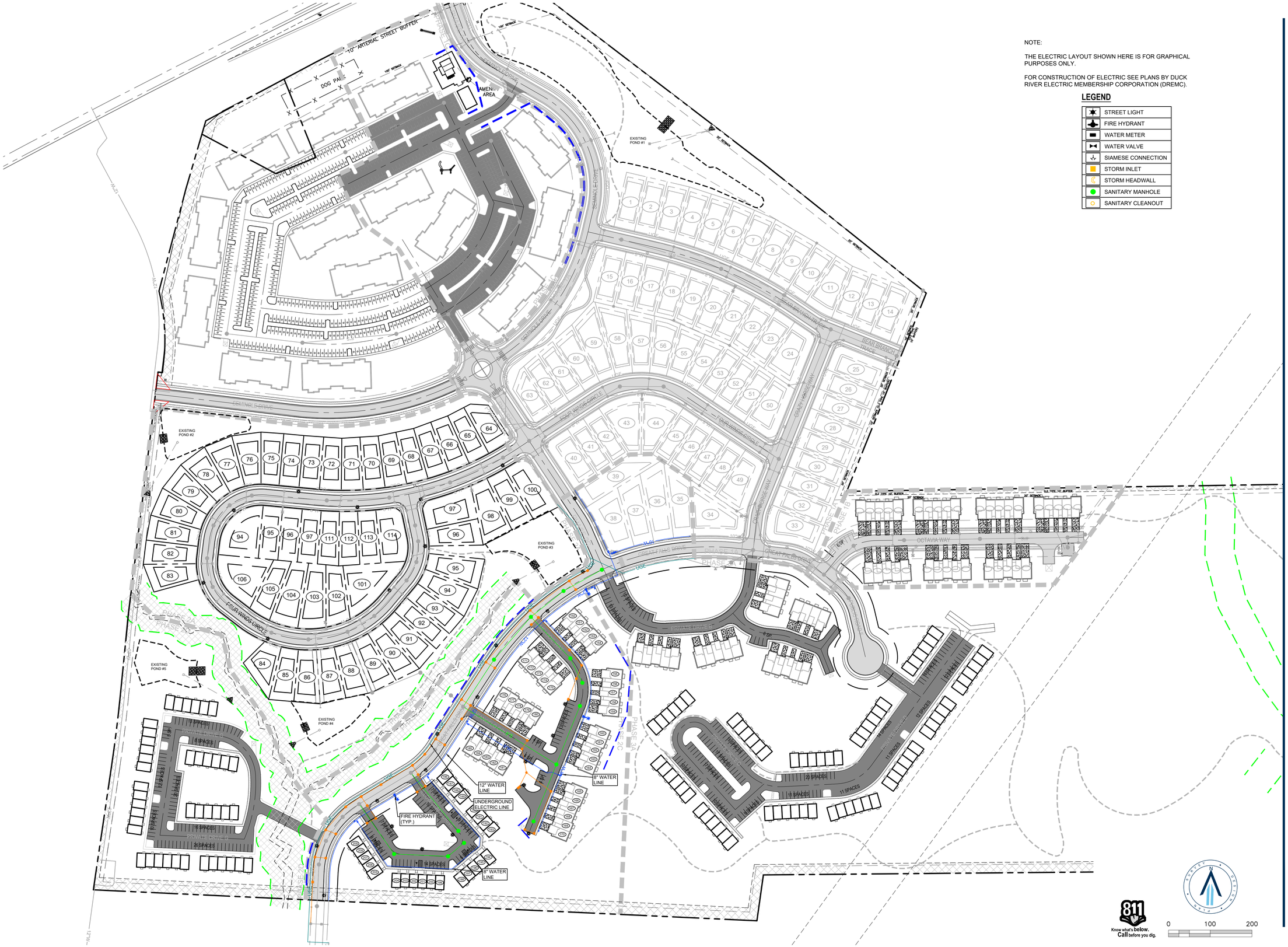
C2.1

Project No.

21-0311

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

0 50 100



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 ENGINEER
AGRICULTURE
NO. 00114569
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

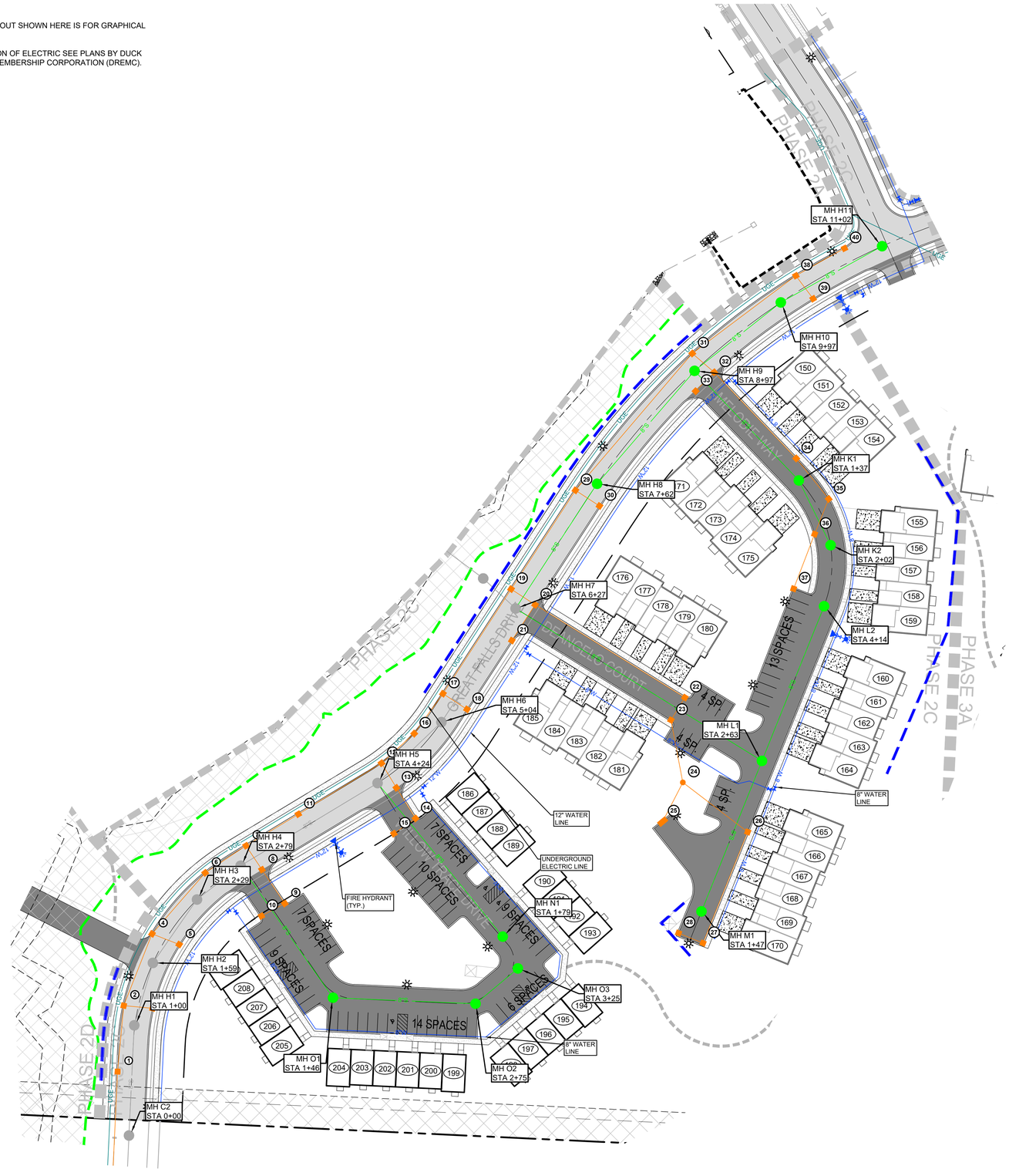
Project No.

21-0311

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 LANDSCAPE ARCHITECT
AGE-CUB.RE
No. 001114-92
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

- - -
- - -
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- - -
- - -

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2C\2-PLAN SHEETS\PHASE2C01 | ENLARGED UTILITY.DWG
PLOTTED BY HUNTER FRED DOI - 12/15/2025 3:25 PM LAST UPDATED BY HFRED DOI - 12/15/2025 3:13 PM

PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME, EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR TO SUBMIT SOIL DATA SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL.ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP MIN.) BED EDGES UNLESS OTHERWISED SPECIFIED ON PLANS.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.2 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE UNLESS OTHERWISE SPECIFIED ON PLANS.
14. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
15. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

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

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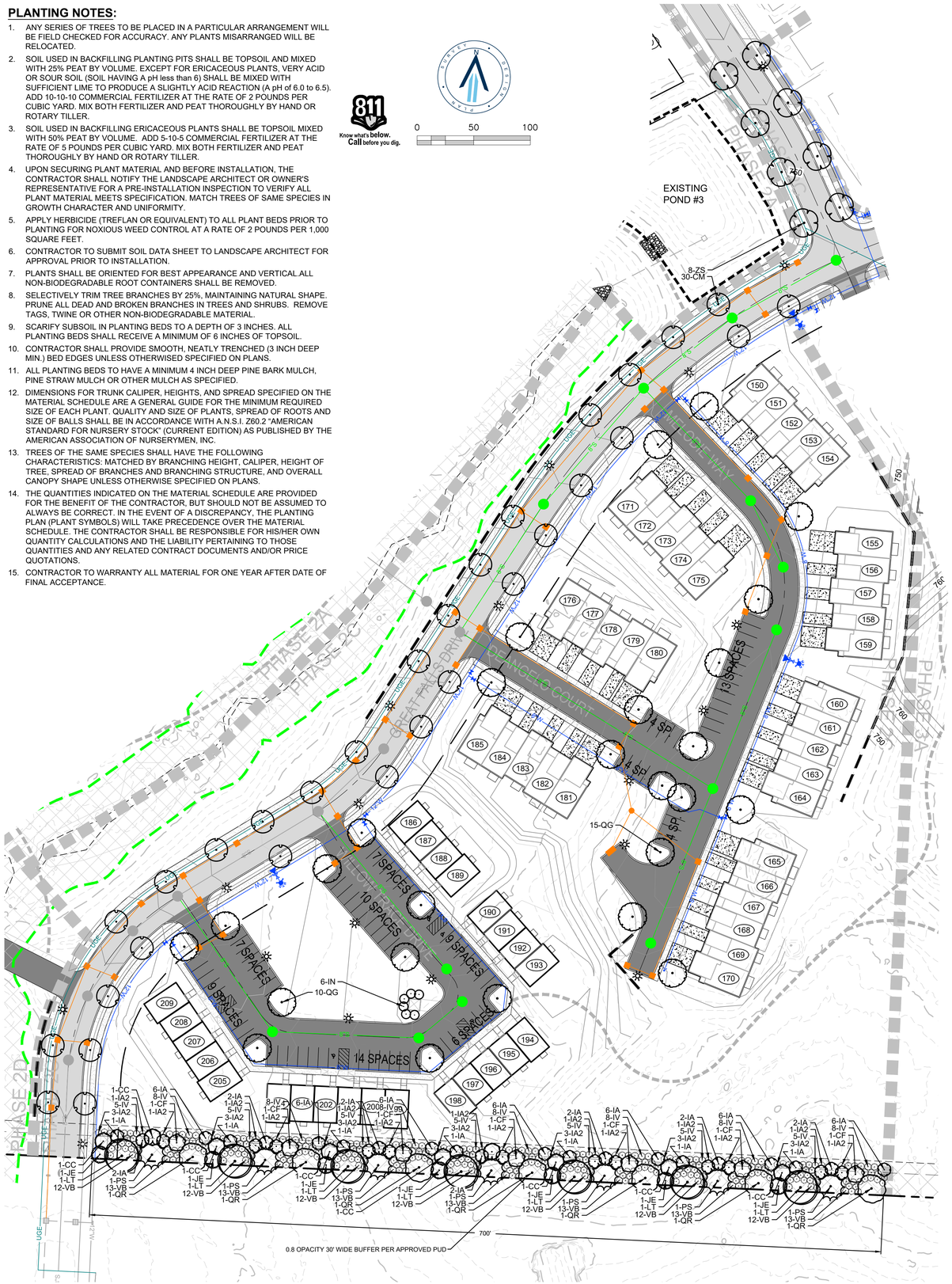


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
TREES								
CM	30	CARPINUS BETULUS FASTIGIATA	PYRAMIDAL HORNBEAM	DECIDUOUS	2" CAL.	10-12` HT	SEE PLANS	B&B, 5' CLEAR TRUNK, STRONG CENTRAL LEADER, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
CC	9	CERCIS CANADENSIS	EASTERN REDBUD	DECIDUOUS	1.5" CAL.	8` HT. MIN.	SEE PLANS	B&B, SINGLE STEM. MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
CF	7	CORNUS FLORIDA	FLOWERING DOGWOOD	DECIDUOUS	1.5" CAL.	8` HT. MIN.	SEE PLANS	B&B, SINGLE STEM. MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
IA	33	ILEX OPACA	AMERICAN HOLLY	EVERGREEN	1.5" CAL.	8` HT. MIN.	SEE PLANS	B&B, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
IN	6	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	EVERGREEN		8` HT		B&B, FULL TO BASE
JE	7	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	EVERGREEN	1.5" CAL.	8` HT. MIN.	SEE PLANS	B&B, MIN 4' SPREAD. FULL TO BASE. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
LT	7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	DECIDUOUS	2" CAL.	10-12` HT	SEE PLANS	B&B, STRONG CENTRAL LEADER, 5' CLEAR TRUNK. ALL SIZES SHOWN ARE MINIMUMS AND MAY BE EXCEEDED.
PS	7	PINUS STROBUS	WHITE PINE	EVERGREEN	1.5" CAL.	8` HT. MIN.	SEE PLANS	B&B, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
QG	26	QUERCUS BICOLOR `GREEN NOVA`	SUN BREAKER® SWAMP WHITE OAK	DECIDUOUS	2" CAL.	10-12` HT	SEE PLANS	B&B, 5' CLEAR TRUNK, STRONG CENTRAL LEADER, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
QR	7	QUERCUS RUBRA	NORTHERN RED OAK	DECIDUOUS	2" CAL.	10-12` HT	SEE PLANS	B&B, STRONG CENTRAL LEADER, 5' CLEAR TRUNK. ALL SIZES SHOWN ARE MINIMUMS AND MAY BE EXCEEDED.
ZS	8	ZELKOVA SERRATA	JAPANESE ZELKOVA	DECIDUOUS	2" CAL.	10-12` HT	SEE PLANS	B&B, 5' CLEAR TRUNK, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED.
CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
SHRUBS								
IA2	35	ILEX VERTICILLATA 'NCIV1'	WINTERBERRY	DECIDUOUS	24-30" HT.		SEE PLANS	FULL CONTAINER - 3 GALLON MIN. 20% OF PLANTS TO BE MALE. EVENLY DISTRIBUTE MALE PLANTS.
IV	91	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	DECIDUOUS	24-30" HT.		SEE PLANS	FULL CONTAINER - 3 GALLON MIN.
VB	175	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	EVERGREEN	24-30" HT.		SEE PLANS	FULL CONTAINER - 3 GALLON MIN.

SPECIES SHOWN SUBJECT TO AVAILABILITY. CONTRACTOR TO CONFIRM ANY PROPOSED CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL. SUBSTITUTIONS MUST BE OF EQUIVALENT SIZE AND CLASSIFICATION.

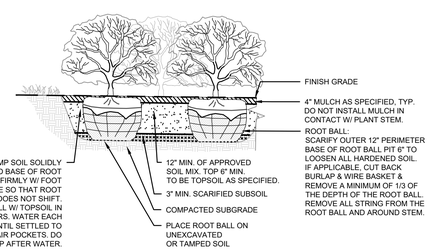
BUFFER PLANTING CALCULATIONS

0.8 OPACITY, 30' WIDE BUFFER REQUIRED

TOTAL BUFFER LENGTH PHASE 2C: 700'

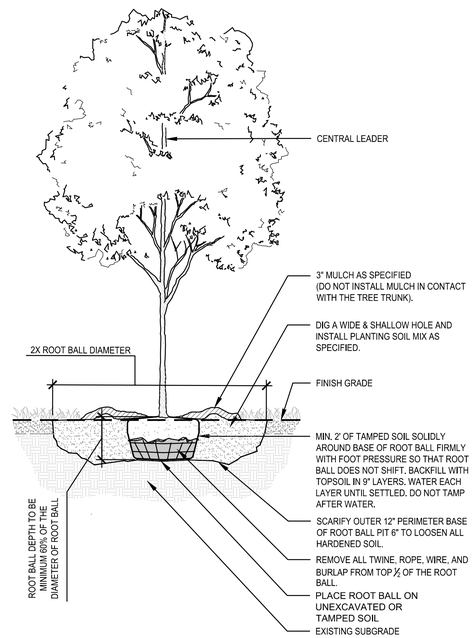
REQUIRED CANOPY TREES:	28
(4 PER 100 LF)	
PROVIDED CANOPY TREES:	28 (MAX 25% SINGLE GENUS)
REQUIRED ACCENT TREES:	49
(7 PER 100 LF)	
PROVIDED ACCENT TREES:	49 (MAX 67% SINGLE GENUS)
REQUIRED SHRUBS:	301
(43 PER 100 LF)	
PROVIDED SHRUBS:	301 (MAX 58% SINGLE GENUS)

NOTES:
1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



SHRUB PLANTING
3/4" = 1'-0"

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"

RaganSmith
a PAPE-DAWSON company

TYLOR LEWARON FISCHER REGISTERED TENNESSEE NO. 117 LANDSCAPE ARCHITECT 12/15/25

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

OVERALL LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

S:\2-0311\1-CIVIL ENGINEERING\PHASE 2\02-PLAN SHEETS\01-LANDSCAPE.DWG
PLOTTED BY HUNTER FRED OK - 12/15/2025 3:27 PM - LAST UPDATED BY TYSCHER OK - 12/15/2025 2:54 PM

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 MULTI-FAMILY/HORIZONTAL PROPERTY REGIME LOT FOR 60 TOWNHOME UNITS, 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:

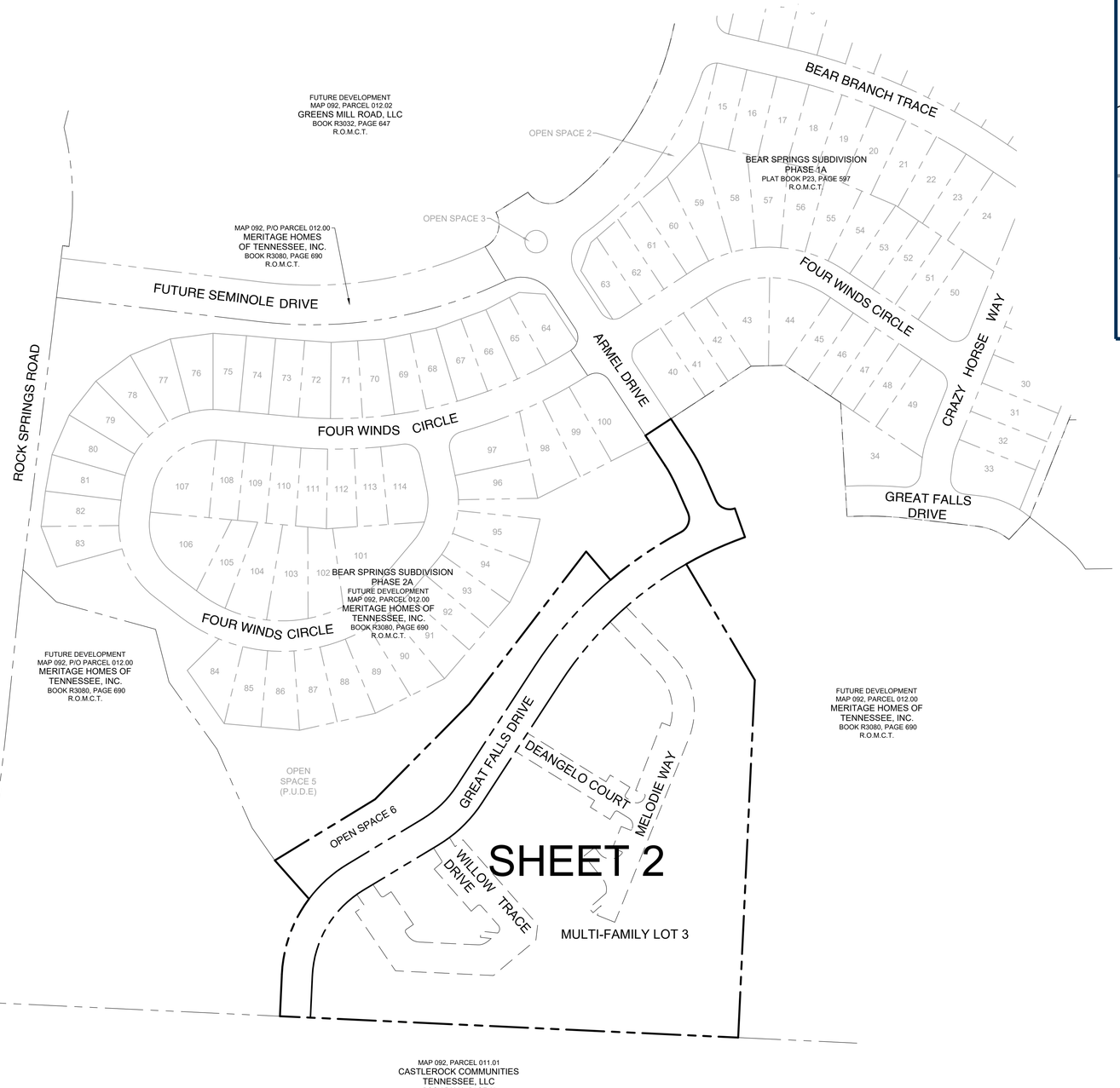
   STREET YARD: 22'
   SIDE YARD: 0' SHARED SIDE WALL, 20'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E (NOT PRINTED), WITH AN EFFECTIVE REVISED DATE OF APRIL 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 0.2% 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 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.

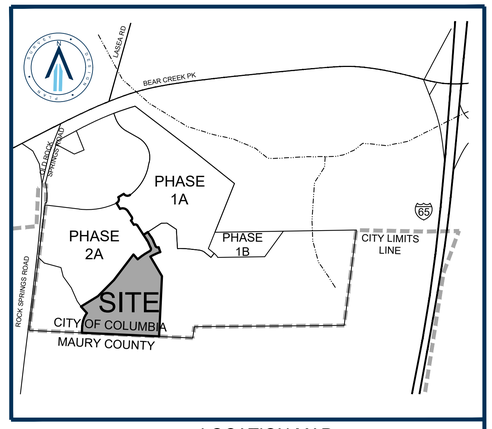
PROPERTY MAP REFERENCE

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 STATE 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

SITE DATA TABLE	
LOT AREA	7.77 ACRES±
OPEN SPACE AREA	1.05 ACRES±
RIGHT-OF-WAY AREA	1.51 ACRES±
TOTAL SITE AREA	10.33 ACRES±

TOTAL AREA = 450,184 SQUARE FEET OR 10.33 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

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

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
12/17/2025
TENNESSEE NO. 2483

BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.12.15

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

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PLOTTED BY AMANDA REED ON 12/15/2025 3:07 PM
LAST UPDATED BY AREED ON 12/15/2025 3:32 PM

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	45.69'	275.00'	9°31'11"	S28°32'39"E	45.64'	22.90
C2	37.42'	25.00'	85°45'07"	S66°39'38"E	34.02'	23.21
C3	106.17'	600.00'	10°08'19"	S65°23'40"W	106.03'	53.22
C4	133.26'	223.00'	34°14'23"	N19°47'26"E	131.29'	68.69
C5	140.26'	650.00'	12°21'48"	N55°47'09"E	139.99'	70.40
C6	37.42'	25.00'	85°45'07"	N19°05'30"E	34.02'	23.21
C7	37.38'	225.00'	9°31'11"	N28°32'39"W	37.34'	18.74
C8	285.27'	600.00'	27°14'30"	S46°42'15"W	282.59'	145.39
C9	100.54'	223.00'	25°49'51"	S45°59'56"W	99.69'	51.14
C10	169.82'	173.00'	56°14'37"	S30°47'33"W	163.09'	92.46
C11	85.64'	223.00'	22°00'14"	N47°54'45"E	85.12'	43.35
C12	77.99'	173.00'	25°49'51"	N45°59'56"E	77.34'	39.67
C13	187.42'	650.00'	16°31'15"	N41°20'38"E	186.77'	94.37

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
- P.U.D.A.E. — PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
- 123 — TOWNHOME UNIT NUMBER
- 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.

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a PAPE-DAWSON company

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2483
CHRISTOPHER J. MABRY
12/15/2025
TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

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- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

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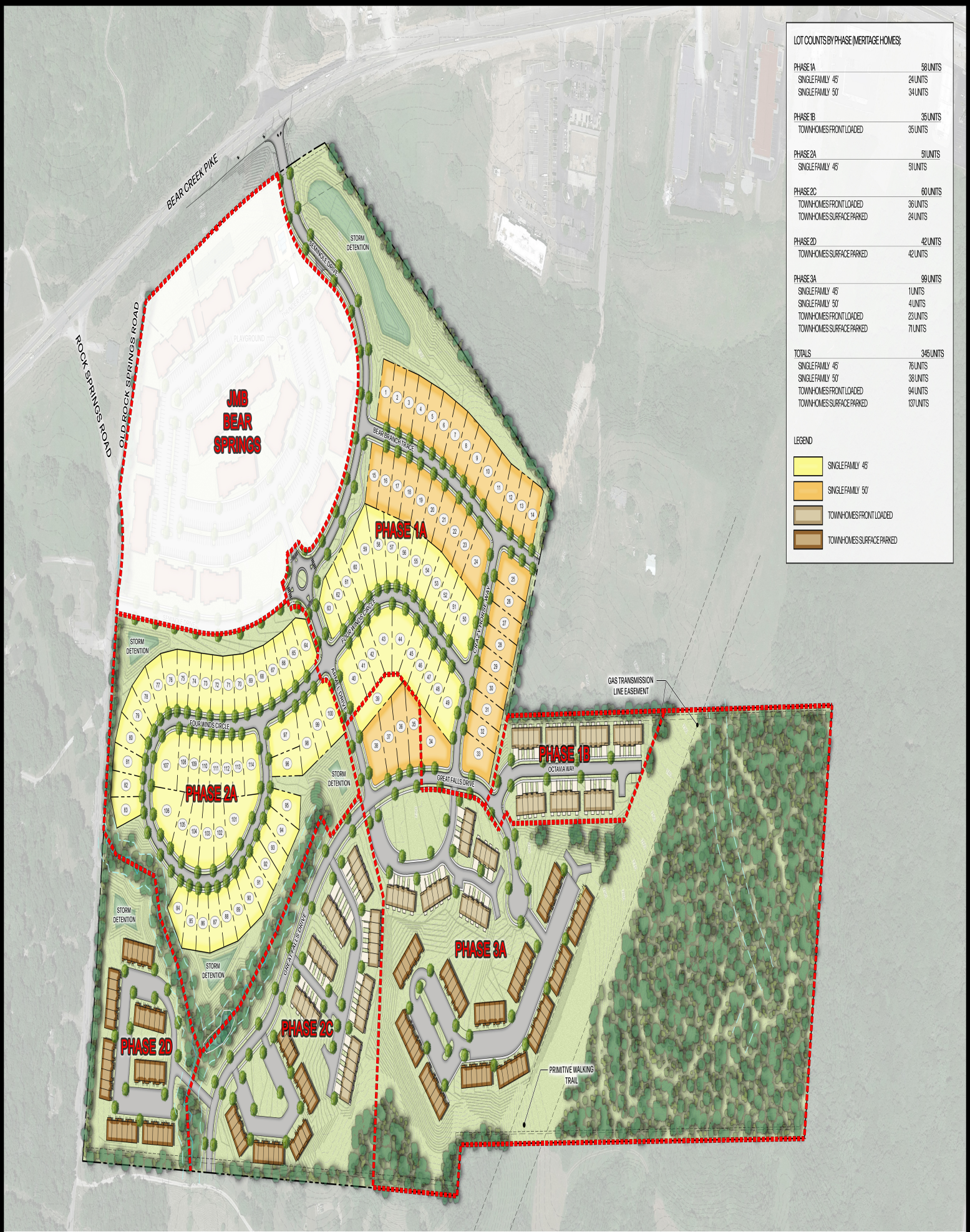
PLOTTED BY AMANDA REED ON - 12/15/2025 2:29 PM
LAST UPDATED BY AREED ON - 12/15/2025 2:29 PM



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

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 2C

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	2025.12.15
Print Name	Signature	Date

6-10-2022

Maury County 911

E-911 Street Addressing
Crystal Gideon
Telephone (931) 381-3190

2907 Cayce Ln
Columbia, TN 38401
Fax (931) 381-1828

SUBDIVISION ROAD NAME REQUEST

Date: June 9, 2022

Subdivision Name: Bear Springs

Business Name: Bear Springs, LLC

Owner's Name: Bear Springs, LLC c/o Mr. Andrew Ethridge

Address: 1718 General George Patton Dr., Brentwood, TN 37027

Telephone Number: (615) 499-9887 Fax/Email: aethridge@elg-tn.com

Surveyor: RaganSmith c/o Chris Mabery, RLS

Telephone Number: (615) 378-5236 Fax/Email: cmabery@ragansmith.com

Number of Lots in Subdivision: 65

Phase Number/Name: Phases 1A, 1B & 1C

Parcel I.D. (Tax Map) (Parcel):
Tax Map 092, Parcel 12.00

Road Name	Approved	Disapproved
Armel Drive	✓	
Arthur Court		✓
Barrett Drive		✓
Bjorn Circle	✓	
Espen Trace	✓	
Gerben Way		✓
Brady Way	✓	
Oberon Drive		✓
Ailiyah Circle		✓
Octavia Way	✓	
Seminole Drive	✓	

Road Name	Approved	Disapproved
Scout Way		✓
Big Bear Circle		✓
Blue Fox Lane		✓
Big Sky Drive		✓
Crazy Horse Way	✓	
Thunder Trace	✓	
Rising Sun Court	✓	
DeAngelo Court	✓	
Mountain Way		✓
Great Falls Drive	✓	
Kayla Court		✓

Road Name	Approved	Disapproved
Finn Street		✓
Nolan Drive		✓
Griffin Drive	✓	
Blakley Circle		✓
Kingfish Court	✓	
Melodie Way	✓	
Garrison Lane		✓
Zayne Drive		✓

Maury County 911

E-911 Street Addressing
Crystal Gideon
Telephone (931) 381-3190

2907 Cayce Ln
Columbia, TN 38401
Fax (931) 381-1828

SUBDIVISION ROAD NAME REQUEST

Date: July 1, 2022

Subdivision Name: Bear Springs

Business Name: Bear Springs, LLC

Owner's Name: Bear Springs, LLC c/o Mr. Andrew Ethridge

Address: 1718 General George Patton Dr., Brentwood, TN 37027

Telephone Number: (615) 499-9887 Fax/Email: aethridge@elg-tn.com

Surveyor: RaganSmith c/o Chris Mabery, RLS

Telephone Number: (615) 378-5236 Fax/Email: cmabery@ragansmith.com

Number of Lots in Subdivision: 65

Phase Number/Name: Phases 1A, 1B & 1C

Parcel I.D. (Tax Map) (Parcel):
Tax Map 092, Parcel 12.00

Road Name	Approved	Disapproved
Bear Branch Trace	✓	
Four Winds Circle	✓	
Everleigh Way		✓
Willow Trace Drive	✓	
Harper Court		✓
Bear Claw Court		✓

DocuSign Envelope ID: F5E19831-8A4C-4ED9-A700-CE75FE38FB60

SECRETARY CERTIFICATE

MERITAGE HOMES OF TENNESSEE, INC.

I, Malissia Clinton, do hereby certify that I am the duly appointed Executive Vice President – General Counsel and Secretary of Meritage Homes of Tennessee, Inc., an Arizona corporation (the "Company").

I also do hereby certify that Kris Keown is the duly appointed Vice President – Land Development for the Company and is authorized, by and on behalf of the Company to execute the following:

i. documents, contracts, and agreements relating to land planning and development, such as easements, declarations of covenants, conditions, and restrictions / condominium declarations, joint development agreements, development agreements, and contracts and agreements with contractors, subcontractors, vendors, and other third parties;

ii. general and other contracts and agreements (related to Officer's responsibilities) with vendors, service providers, and other third parties in the ordinary course of business.

Dated: 5/16/2024

By: DocuSigned by: Malissia Clinton 535357DEA32A45F...

Name: Malissia Clinton
Title: Executive Vice President – General Counsel and Secretary

BK/PG:R3080/690-696
25009810

7 PGS : WARRANTY DEED	
BECKY BUCHANAN 356262 - 25009810	
07/10/2025 - 01:04 PM	
VALUE	5274504.90
MORTGAGE TAX	0.00
TRANSFER TAX	19515.67
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	19553.67

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $ 5,274,504.90

Affiant

Subscribed and sworn to before me this the 10 day of July, 2025.

Notary Public

My Commission Expires: 1 / 21 / 26

This instrument prepared by and after recording return to:

Biskind, Hunt & Semro, PLC,
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85258,
Attn: Neil D. Biskind

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Meritage Homes of Tennessee, Inc. 18655 North Claret Drive Suite 400 Scottsdale, AZ 85255	Meritage Homes of Tennessee, Inc. 2555 Meridian Blvd., Suite 100 Franklin, TN 37067	092-012.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MERITAGE HOMES OF TENNESSEE, INC., an Arizona corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Said property is transferred subject to: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which said tract or parcel of land is a portion, any matter shown on the plat of said tract or parcel of land referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of said tract or parcel of land.

This is unimproved property located in the residential development commonly known as Bear Springs in Maury County, Tennessee.

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 assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

[SIGNATURE ON FOLLOWING PAGE]

EXECUTED this 7th day of July, 2025.

GRANTOR:

TPG AG EHC III (MTH) MULTI STATE 2, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: _____
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 7th day of July, 2025, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

_____
Notary Public

(SEAL)

ANGELA STATEN
Notary Public - Arizona
Maricopa County
Commission # 673493
My Comm. Expires Oct 10, 2028

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
(*Bear Springs, Tennessee*)

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and 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., 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., to the southeast;

THENCE following the westerly line of said Holt, 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 all of the property conveyed to TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, by Special Warranty Deed from Bear Springs, LLC, a Tennessee limited liability company, of record in Record Book 3047, Page 646, in the Register's Office of Maury County, Tennessee, dated February 12, 2025, and recorded on February 14, 2025.

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 10 day of JULY, 2025.

K. Thomas Sidwell
Date: 7/10/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 10 day of JULY, 2025.

Notary Public
My Commission Expires: 1-21-26

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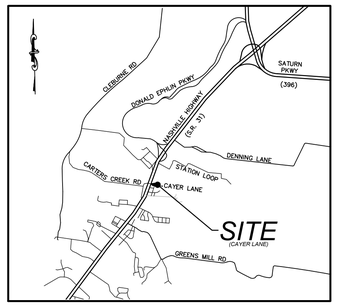


Location Map
SCALE: N.T.S.

AutoZone

Site Construction Drawings

Proposed

AutoZone Store #10682
Cayer Lane
Columbia, Maury County, TN 38401

Contents:

C0.0	COVER SHEET
1 OF 2	ALTA SURVEY / EXISTING CONDITIONS
2 OF 2	ALTA SURVEY / EXISTING CONDITIONS
C0.1	CONSTRUCTION NOTES AND LEGEND
D1.0	SITE DEMOLITION PLAN
C1.0	SITE PLAN
C1.A	SITE DETAILS
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	SITE UTILITIES PLAN
C1.4	EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC)
C1.5	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES AND DETAILS
PH-1	PHOTOMETRIC PLAN

Applicant / Developer:

AutoZone Development, LLC
c/o Wade Davis
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8701

Property Owner:

AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

Architect:

AutoZone Development, LLC
c/o: George Callow
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8705

Civil Engineer:

Prism Engineering & Design Group, LLC
c/o: Jason L. Hall, PE
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299
(502) 491-8891 Ext. 1

Date:
December 9, 2025

UTILITY CONTACT INFORMATION

ELECTRIC PROVIDER
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA , TN 38401
931-388-4833
MATT WHEELER , PE
MATT.WHEELER@CPWS.COM

GAS SERVICE
ATMOS ENERGY
810 NASHVILLE HWY
COLUMBIA , TN 38401
931-388-9136
CONTACT
EMAIL

WATER SERVICE
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA , TN 38401
931-388-4833
MATT WHEELER , PE
MATT.WHEELER@CPWS.COM

TELEPHONE
COMPANY
ADDRESS
CITY STATE ZIP
PHONE
CONTACT
EMAIL

TDOT
REGION 3 - DISTRICT 39
2099 FAYETTEVILLE HWY
BELFAST, TN 37109
931-270-5030
CONTACT
EMAIL

SANITARY SEWER
CITY OF COLUMBIA
WASTEWATER DPT
1244 TREATMENT PLANT ROAD
COLUMBIA , TN 38401
931-560-1001
RYAN FILIPKOWSKI
RFILIPKOWSKI@COLUMBIATN.GOV

STORM WATER
CITY OF COLUMBIA
PUBLIC WORKS DPT
1244 TREATMENT PLANT ROAD
COLUMBIA , TN 38401
931-388-8650
JEFF RIGGINS
JRIGGINS@COLUMBIATN.GOV

PLANNING DEPARTMENT
CITY OF COLUMBIA
DEVELOPMENT DPT
700N GARDEN STREET
COLUMBIA , TN 38401
931-560-1560
MELISSA SANDERS
MSANDERS@COLUMBIATN.GOV

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
© COPYRIGHT 2025

PE PROJ. # 225005-E1

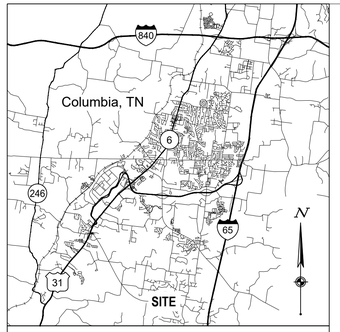
REVISIONS
1 2 3 4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
COVER SHEET

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL
REGISTERED ENGINEER
AGRICULTURE
No. 120975
STATE OF TENNESSEE
12-11-25

12/09/25
57N2R
C0.0



VICINITY MAP - NOT TO SCALE

LAT / LONG: 35.710855° / -86.973728°

TOPOGRAPHIC LEGEND

- Power / Telephone Pole
- Light Pole
- Electric Box (Access)
- Air Conditioner
- Gas Meter
- Cleanout
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Catch Basin (Round)
- Yard Drain
- End Storm Drain
- #### Structure Number
- Downspout
- Fire Hydrant
- Auto-Sprinkler
- Water Valve
- Monitoring Well
- Bollard
- Post
- Double Curb Inlet
- Sign
- Bush
- Deciduous Tree
- Pine Tree
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer
- Handrail

SURVEY LEGEND

◉ - 5/8" Iron Pin Set w/cap CESO, Inc	Fnd. (F) - Found
◎ - Found Iron Pin as Described	Usd. (U) - Used
- Railroad Spike Found	Obs. (O) - Observed
- Railroad Spike Set	Rec. (R) - Deed
- Monument Found as Described	Calc. (C) - Calculated
△ - PK Nail/Mag Nail Found	TCN - Top Cut Notch

EXHIBIT "A" LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Maury, State of Tennessee, and described as follows:

Situate in the third (3rd) civil district of Maury County, Tennessee:

Being Lot 8B, Final Plat of Revision to Lot 8, Beechcroft Plaza – Cayer Lane, as shown on Plat Book P24, Page 14, in the Register's office of Maury County, Tennessee, to which plat reference is made for a more detailed description.

Being part of the same property conveyed to Bell Group, LLC, a Tennessee limited liability company, by deed from Charles Raines and Phil B. Cayer, of record in Book R2833, Page 86, in the Register's Office of Maury County, Tennessee.

"AS-SURVEYED" DESCRIPTION

Bell Group, LLC
Map 42, Parcel 14.05
Lot 8A - Revision to Lot 8, Beechcroft Plaza – Cayer Lane
Plat Book P24, Page 14
Columbia, Maury County, Tennessee

Situated in the 3rd Civil District of Maury County, Tennessee, bounded on the south by the northerly margin of Cayer Lane, bounded on the west by the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6), and further identified as being Lot 8A on the Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane recorded in Plat Book P24, Pg 14 (ROMC), and being more particularly described as follows:

Beginning at an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being located at the intersection of the northerly margin of Cayer Lane, and the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6); Thence with said easterly margin of said Nashville Highway (U.S. Hwy. 31/S.R. 6), N 21° 29' 33" E a distance of 15.21 feet to an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being the northwest corner of the Property described herein; Thence leaving said easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6) with a common line with Sutherlin Marlin House Irrevocable Trust, N 82° 59' 20" E a distance of 288.04 feet to an 5/8 inch Iron Rod found (WEBB Eng TN 02658), said Iron Rod being the northeast corner of the Property described herein; Thence with a common line with Lot 8B on said Final Plat of Revision to Lot 8 Beechcroft Plaza Cayer Lane, S 00° 23' 11" W a distance of 201.71 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) in said northerly margin of said Cayer Lane, said Iron Rod being the southeast corner of the Property described herein; Thence with said northerly margin of said Cayer Lane the following five (5) courses: 1) Thence N 77° 16' 55" W a distance of 140.31 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658), passing an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) at a distance of 131.33 feet; 2) Thence along a curve to the right having a radius of 75.00 feet, a length of 64.97 feet, and a chord bearing and distance of N 52° 15' 34" W, 62.95 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 3) Thence, N 26° 54' 12" W a distance of 10.59 feet to an Iron Rod found (Webb Eng TN 02658); 4) Thence along a curve to the left having a radius of 131.29 feet, a length of 95.30 feet, and a chord bearing and distance of N 48° 11' 34" W, 93.22 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 5) Thence, N 68° 44' 56" W a distance of 31.29 feet to the **Point of Beginning**. Containing 36,274 or 0.830 Acres, more or less.

SCHEDULE B - SECTION II

Items 1 - 9 are not within the purview of the surveyor.

10. All matters shown on plat(s) of record in Plat Book P15, Page 377; Plat Book P18, Page 91; Plat Book P21, Page 66; Plat Book P23, Page 166; and Plat Book P24, Page 14, in the Register's Office of Maury County, Tennessee.
    - AS SHOWN HEREON.
11. Matters contained in Deed of recorded in Book R1424, Page 104, in the Register's Office of Maury County, Tennessee.
    - ITEM IS NOT ON AND DOES NOT TOUCH THE SURVEYED PROPERTY.
12. Matters contained in Deed of recorded in Book R1548, Page 358, in the Register's Office of Maury County, Tennessee.
    - SURVEYED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE RECORD DOCUMENT. NO PLOTTABLE ITEMS.
13. Terms and provisions of Storm Water Detention Agreement, by and between Charles Raines and Phil B. Cayer, which expression includes executors, heirs, administrators, assigns or other successors in title and City of Columbia, Tennessee, of record in Book R1851, Page 260, in the Register's Office of Maury County, Tennessee.
    - SURVEYED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE RECORD DOCUMENT. NO PLOTTABLE ITEMS.
14. Matters contained in Deed of recorded in Book R2036, Page 979, in the Register's Office of Maury County, Tennessee.
    - ITEM IS NOT ON AND DOES NOT TOUCH THE SURVEYED PROPERTY.
15. Matters contained in Deed of recorded in Book R2041, Page 1004, in the Register's Office of Maury County, Tennessee.
    - ITEM IS NOT ON AND DOES NOT TOUCH THE SURVEYED PROPERTY.
16. Matters contained in Deed of recorded in Book R2376, Page 406, in the Register's Office of Maury County, Tennessee.
    -ITEM IS NOT ON AND DOES NOT TOUCH THE SURVEYED PROPERTY.
17. Terms and provisions of Inspection and Maintenance Agreement of Private Stormwater Management Facilities, by and between Derek Bell and City of Columbia, Tennessee, of record in Book R2988, Page 1171, in the Register's Office of Maury County, Tennessee.
    - SURVEYED PROPERTY IS DESCRIBED IN THE RECORD DOCUMENT.
    NO PLOTTABLE ITEMS.
18. This item has been intentionally deleted.
19. Rights of parties in possession not shown by the Public Records.

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title Insurance Company, Commitment Number NCS-1240196-MICH and bearing an effective date of November 10, 2024 at 7:30 a.m.
2. Direct access to the subject parcel is available via Cayer Lane & Nashville Highway (U.S. Highway 31), public rights of way. No roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Areas of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Numbers 47119C0180E, effective date: 04/16/2007 published by the Federal Emergency Management Agency.
5. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
6. There was no observed evidence of this site being used as a landfill at the time of this survey.
7. There was no observed evidence of this site being used as a cemetery at the time of this survey.
8. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
9. The surveyed property is contiguous with the adjoining parcels along their common boundaries without strips, gaps, gores or overlaps.
10. There were no significant observations at the time of this survey.
11. A field delineation of wetlands survey was not conducted at the time of survey.
12. A zoning report was not provided to the surveyor at the time of survey.

STORM STRUCTURE SCHEDULE

8099 – CATCH BASIN
RIM = 714.72
FL 18" RCP W = 710.8'
FL 24" CMP SW = 710.8'
FL 36" CMP E = 710.4'

8237 – CURB INLET
RIM = 714.57
FL 18" RCP W = 710.1'
FL 18" RCP E = 710.0'

8239 – CATCH BASIN
RIM = 709.07
FL 18" HDPE S = 704.4'
FL 24" RCP E = 704.2'
FL 24" RCP N = 704.2'

8240 – CATCH BASIN
RIM = 711.12
FL 18" RCP S = 707.0'
FL 18" HDPE N = 706.9'

8241 – CATCH BASIN
RIM = 713.99
FL 18" RCP E = 710.5'

8242 – CATCH BASIN
RIM = 714.83
FL 18" RCP W = 710.2'
FL 18" RCP N = 710.1'

8280 – CATCH BASIN
RIM = 716.15
FL 12" RCP NE = 713.5'

8330 – CURB INLET
RIM = 693.53
FL 18" HDPE SW = 689.1'
FL 18" RCP W = 688.7'
FL 18" RCP W = 688.6'

8332 – CURB INLET
RIM = 693.53
FL 18" RCP S = 688.5'
FL 18" RCP E = 688.4'

10114 – CURB INLET
RIM = 714.82
FL 18" RCP SE = 710.9'

10188 – CURB INLET
RIM = 713.38
FL 18" RCP S = 709.4'
FL 18" RCP N = 709.3'

10244 – CURB INLET
RIM = 713.73
FL 18" RCP S = 709.1'
FL 18" HDPE E = 709.0'

10294 – CURB INLET
RIM = 709.20
FL 18" HDPE W = 704.7'
FL 18" RCP S = 704.5'

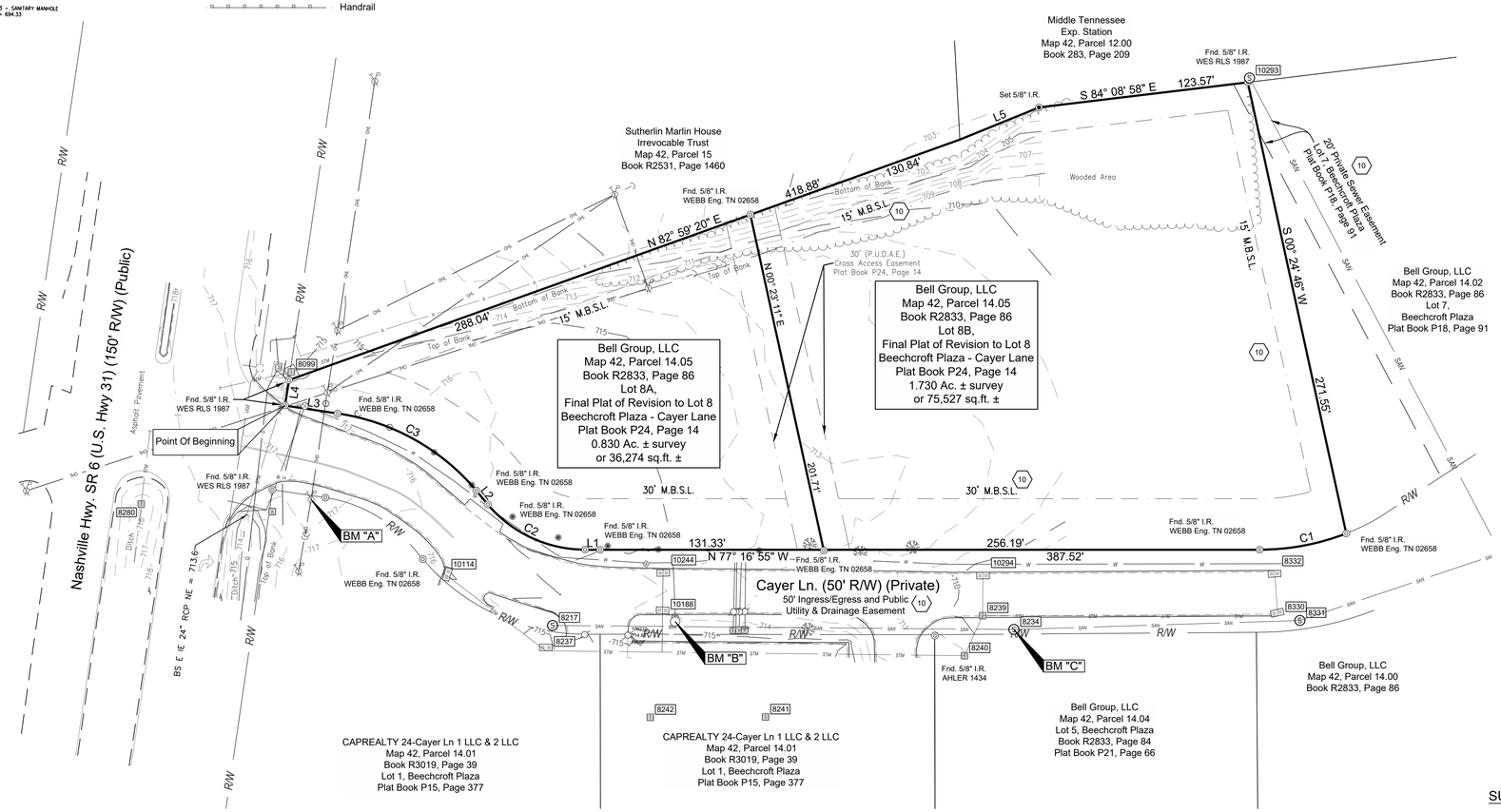
SANITARY STRUCTURE SCHEDULE

8217 – SANITARY MANHOLE
RIM = 715.24
FL 8" PVC E = 708.4'

8234 – SANITARY MANHOLE
RIM = 708.76
FL 8" PVC E & W = 703.2'

8331 – SANITARY MANHOLE
RIM = 693.05
FL 8" PVC W & E = 685.4'

10293 – SANITARY MANHOLE
RIM = 694.33



BASIS OF BEARINGS

NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations

40' 0 40'
GRAPHIC SCALE (IN FEET)

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
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BENCHMARK

DATUM: NAVD 88

BM "A": YELLOW MAG SPIKE IN POWER POLE
ELEVATION 718.49'

BM "B": "TCN" IN BOLT OF FIRE HYDRANT
ELEVATION 715.72'

BM "C": "TCN" EAST RIM OF SEWER MANHOLE
ELEVATION 708.82'

UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

SURVEYOR'S CERTIFICATION:

TO: AutoZone Development, LLC, Bell Group, LLC, a Tennessee Limited Liability Company, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 30, 2024.

Date of Plat or Map December 12, 2025

William J. Huffman — Date
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216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
TENNESSEE No. 1754

BELL GROUP, LLC

ALTA/NSPS LAND TITLE SURVEY

2501 CAYER LANE
MAURY COUNTY, COLUMBIA, Tennessee 38401

Revisions / Submissions

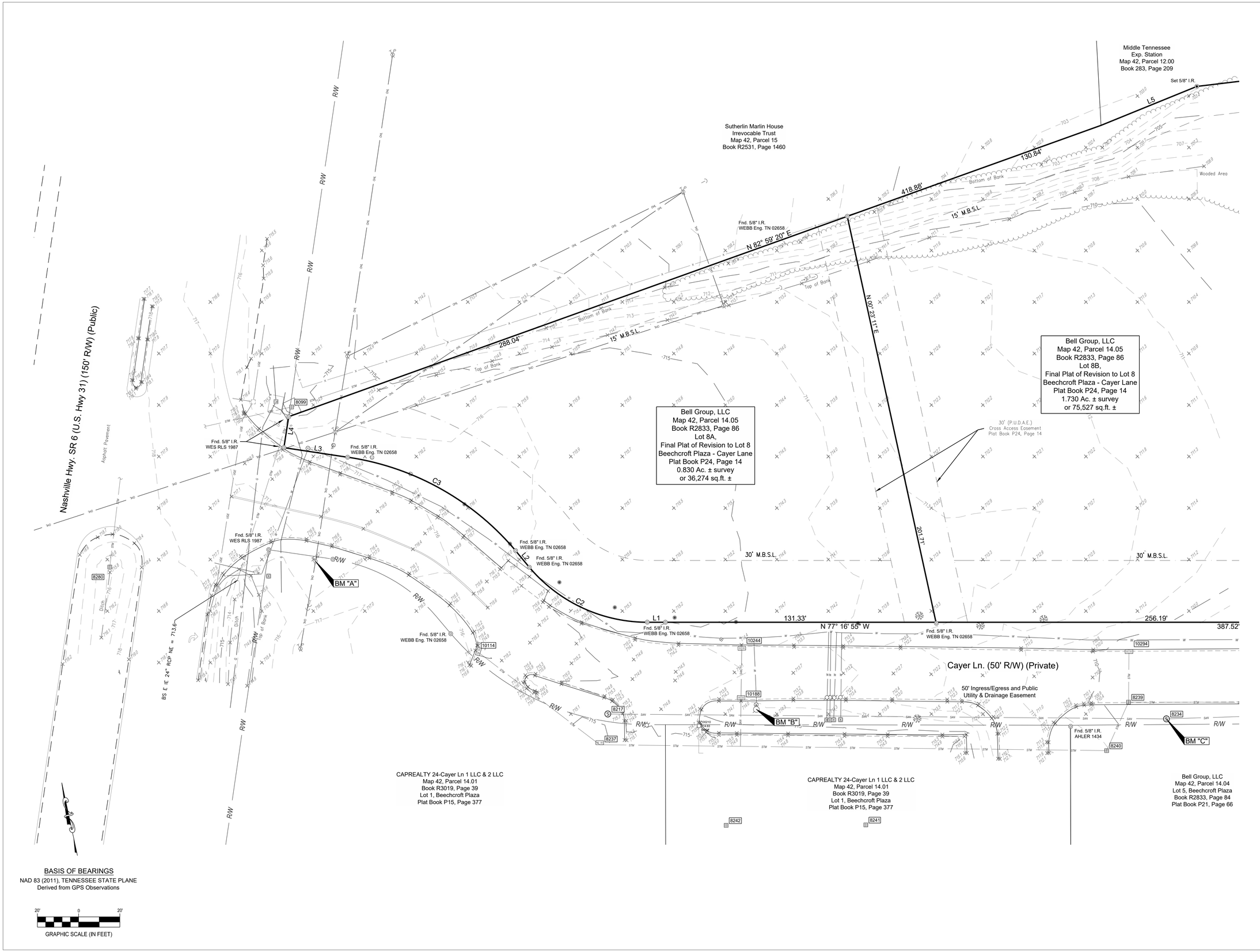
ID	Description	Date

© 2024 CESO, INC.

Project Number:	765817
Scale:	1" = 40'
Drawn By:	JTM
Checked By:	WJH
Date:	December 12, 2025
Issue:	Final

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 2



BASIS OF BEARINGS
NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations

20' 0 20'
GRAPHIC SCALE (IN FEET)

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WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 1754

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2 of 2

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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, CONTROLS, TECHNIQUES, SEQUENCES, PROCEDURES FOR THIS PROJECT.THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE THE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK. ALL WORK SHALL BE PERFORMED IN A SAFE AND REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES.
2. CONTRACTOR SHALL MAINTAIN TEMPORARY BARRICADES, FENCES AND BRIDGES AROUND EXCAVATED AREAS, WITH WARNING SIGNS AND/OR LIGHTS AS REQUIRED BY CODE, TO PROTECT PUBLIC AND WORKERS FROM INJURY DURING WORK UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL COMPLY WITH THE U.S. DEPT. OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1979 HOURS AND SAFETY STANDARDS ACT (P.L. 91–54). DURING ALL PHASES OF THIS PROJECT (INCLUDING EXCAVATIONS OR TRENCHING). THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AT ALL TIMES.
4. CONTRACTOR SHALL COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION CONCERNING SAFETY ISSUES IN ADDITION TO THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
7. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION; ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 18 FEET, OR AS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
9. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
10. ALL EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE EXCAVATION TO SUBGRADE ELEVATIONS, REGARDLESS OF THE CHARACTER OF MATERIALS ENCOUNTERED DURING EXCAVATION.
11. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, CONTRACTOR SHALL HAVE COMPACTION TESTS PERFORMED TO DETERMINE THAT THE AMOUNT OF COMPACTION ACHIEVED MEETS OR EXCEEDS THE COMPACTION REQUIREMENTS ESTABLISHED FOR THE PROJECT. TEST LOCATIONS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE FILL AREA WITH AT LEAST ONE TEST PER 10,000 SQ. FT. A MINIMUM OF 3 TESTS SHOULD BE TAKEN PER LIFT REGARDLESS OF THE FILL AREA. TESTING SHALL BE COORDINATED WITH THE GEOTECHNICAL ENGINEER.
12. ALL SLOPES SHALL BE STABILIZED AS SOON AS CONSTRUCTION OPERATIONS ALLOW.
13. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, COMPACTION OF THE BACKFILL OF ALL UTILITY/PIPE TRENCHES SHALL BE TO THE DENSITY OF 98% OF STANDARD PROCTOR (MAXIMUM DRY DENSITY PER ASTM D698). BACKFILL MATERIALS SHALL BE FREE FROM FOREIGN DEBRIS. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D698). FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASUREMENT. FILL MATERIAL SHALL BE WITHIN ±2 PERCENT OF OPTIMUM MOISTURE CONTENT WHEN COMPACTION OPERATIONS ARE PERFORMED.
14. EXCESS EXCAVATED CUT MATERIALS, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED OR DIRECTED.
15. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLING NECESSARY TO CONDUCT THE REQUIRED SOIL TESTING. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY, UNLESS NOTED OR DIRECTED OTHERWISE.
16. WHEN BLASTING IS REQUIRED, THE CONTRACTOR SHALL COMPLY FULLY WITH THE PROVISIONS OF THE LAWS AND REGULATIONS GOVERNING EXPLOSIVES AND BLASTING, AS WELL AS THE TDOT CONSTRUCTION AND MATERIAL SPECIFICATIONS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHOULD NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD AND THOSE SHOWN ON THESE PLANS.
18. ALL SPOT ELEVATIONS ON THE PLANS ARE TO FINISHED GRADE, UNLESS NOTED OTHERWISE.
19. THE PERFORMANCE OF THE WORK INDICATED SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY PERMITS INDICATING COMPLIANCE HAVE BEEN OBTAINED, AS REQUIRED.
20. UNLESS NOTED OTHERWISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL, DISRUPTION OF SERVICE, INSTALLATION, ETC. OF EXISTING OR PROPOSED UTILITY SERVICES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR ANY AND ALL EXPENSES TO REMOVE, RELOCATE, AND/OR MODIFY, IN ANYWAY, ALL KNOWN AND UNKNOWN SUBDRAINS AND UTILITIES, PUBLIC OR PRIVATE. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY WHOSE RESPONSIBILITY IS TO REMOVE, RELOCATE, AND/OR MODIFY SUCH UTILITIES, EXISTING OR PROPOSED BY THESE PLANS OR FUTURE UTILITIES PROPOSED BY OTHERS. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNER FOR VERIFICATION OF ANY UTILITY RELOCATIONS.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
22. UNLESS NOTED OTHERWISE, ALL TOPSOIL SHALL BE REMOVED WITHIN THE CONSTRUCTION LIMITS UNLESS INSTRUCTED OTHERWISE BY THE OWNER. THE CONTRACTOR SHALL STOCKPILE TOPSOIL NECESSARY TO PLACE A MINIMUM 6 INCHES OF TOPSOIL IN GRASS AREAS AND 12 INCHES OF TOPSOIL IN ALL LANDSCAPE AREAS. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE INSTRUCTED BY THE OWNER.
23. IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION THE CONTRACTOR SHALL NOTIFY THE OWNER TO SEEK THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AS TO THE EXTENT OF REMOVAL REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
24. THE CONTRACTOR SHALL PROVIDE POSITIVE AND ADEQUATE DRAINAGE FROM ALL AREAS OF THE PROJECT AT ALL TIMES, AND SHALL NOT CREATE A NUISANCE FOR OR ON ADJACENT PROPERTIES.
25. ALL PIPE LENGTHS BETWEEN STRUCTURES ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE ALONG A HORIZONTAL PLANE.
26. ALL STORM SEWERS SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
27. IF SPECIFIED, REINFORCED CONCRETE PIPE SHALL MEET TDOT SPECIFICATIONS.
28. WHERE HDPE PIPE IS SPECIFIED, THE CONTRACTOR SHALL PROVIDE ADS N–12 PRO–LINK ST PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT. THE PIPE SHALL HAVE A GASKETED BELL AND SPIGOT COUPLING SYSTEM THAT PROVIDES A SOILTIGHT UNION. NYLOPLAST STRUCTURES, IF SPECIFIED, SHALL BE AS MANUFACTURED BY NYLOPLAST–ADS, A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT.
29. ALL PIPING SHALL BE INSTALLED ON A STABLE FOUNDATION TO MAINTAIN PROPER LINE AND GRADE.
30. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
31. THE BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL UP TO 12 INCHES ABOVE THE PIPE SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR IN LIFTS NOT TO EXCEED 8 INCHES.
32. HAUNCHING PROVIDES A SUBSTANTIAL AMOUNT OF THE PIPE SUPPORT. THE HAUNCHING MATERIAL (CRUSHED STONE OR AS NOTED ON THE DRAWINGS) SHALL BE WORKED UNDER THE PIPE HAUNCHES BY HAND USING SHOVELS TO COMPLETELY WORK AND COMPACT THE MATERIAL UNDER THE PIPE.
33. THE INITIAL BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE.
34. A MINIMUM TWELVE (12) INCH DEPTH OF COVER OVER ALL STORM SEWER IS REQUIRED. A MINIMUM SIX (6) INCH ENCLOSED CLASS A CONCRETE ENCASEMENT WITH A MINIMUM PROJECTION INTO THE PAVEMENT STRUCTURE FOR ANY PIPE WITH REDUCED COVER IS REQUIRED.
35. UNLESS OTHERWISE NOTED IN THESE PLANS, ALL DITCHES, DETENTION AREAS AND DISTURBED AREAS WITHIN PUBLIC RIGHTS OF WAY SHALL BE PROPERLY GRADED, FERTILIZED, SEEDED AND LINED WITH A TEMPORARY EROSION CONTROL BLANKET, SUCH AS A SUPERIOR EXCELSIOR S–2 BLANKET OR AN APPROVED EQUIVALENT. ALL DISTURBED AREAS SHALL BE RESTORED PER THE PLANS.
36. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED TO 12 INCHES ABOVE THE TOP OF CURB, UNLESS NOTED OTHERWISE.
37. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP PLANS.
38. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT DEPOSITION OFFSITE. ALL DISTURBED AREAS SHALL HAVE PERMANENT GRASS COVER ESTABLISHED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
39. SIDEWALK GRADE AT ACCESSIBLE RAMPS SHALL NOT EXCEED A 12:1 (8.33%) SLOPE, CROSS SLOPE SHALL NOT EXCEED 2% (50:1). ALL RAMPS SHALL HAVE DETECTABLE WARNINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF AS–BUILT COMPLIANCE WITH ADA REQUIREMENTS.
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS 19, LLC, DATED JANUARY 15, 2025.
41. FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE TENNESSEE UTILITIES PROTECTION SERVICE AT 1–800–351–1111 OR 811 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
42. ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) – LATEST EDITION.
43. SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
44. THE LAND SURVEY DOCUMENTS FOR THIS PROJECT WERE PROVIDED BY THE CLIENT. ENGINEER HAS NOT FIELD VERIFIED THE SURVEY INFORMATION. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.

LEGEND

SEE ALTA SURVEY FOR EXISTING CONDITIONS LEGEND

OHE&T	PROPOSED OVERHEAD ELECTRIC AND TELEPHONE LINES
UGE&T	PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE SERVICE LINES
G	PROPOSED GAS SERVICE LINE
W	PROPOSED WATER SERVICE LINE
SAN	PROPOSED SANITARY SEWER
501	PROPOSED CONTOUR
500	PROPOSED INDEX CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED STORM SEWER
STM	PROPOSED STORM SEWER
SF	SILT FENCE
	DRAINAGE BOUNDARY
	INLET PROTECTION
SCE	STABILIZED CONSTRUCTION ENTRANCE
	DRAINAGE FLOW DIRECTION
1070.88TC 1070.38TP	PROPOSED SPOT ELEVATION
JB	JUNCTION BOX
CB	CATCH BASIN
T/G	TOP OF GRATE
I.E.	INVERT ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
SW	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
FL	FLOWLINE
FG	FINISHED GRADE
TG	TOP OF GRATE
HP	HIGH POINT
	PROPOSED YARD HYDRANT
	PROPOSED CLEANOUT
	PROPOSED SITE LIGHTING
77	PROPOSED KEYNOTE
	PROPOSED WATER METER

REVISIONS

1	4
2	5
3	6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
TN 38401

CONSTRUCTION NOTES AND LEGEND

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE 12-11-25

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
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WWW.PRISM-CIVIL.COM
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PE PROJ. # 225005-E1

12/09/25

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DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
14. SITE DEMOLITION SHALL INCLUDE DEMOLITION WORK AND SITE PREPARATION WORK DETAILED IN THE GEOTECHNICAL REPORT, INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY FOUNDATION UNDERCUTTING AND REMOVAL OF EXISTING FILL, AS DETAILED IN THE GEOTECHNICAL REPORT.

BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
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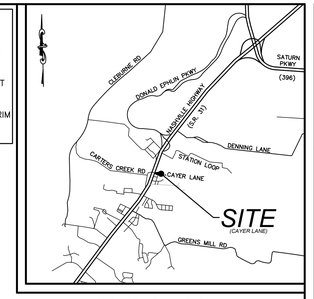
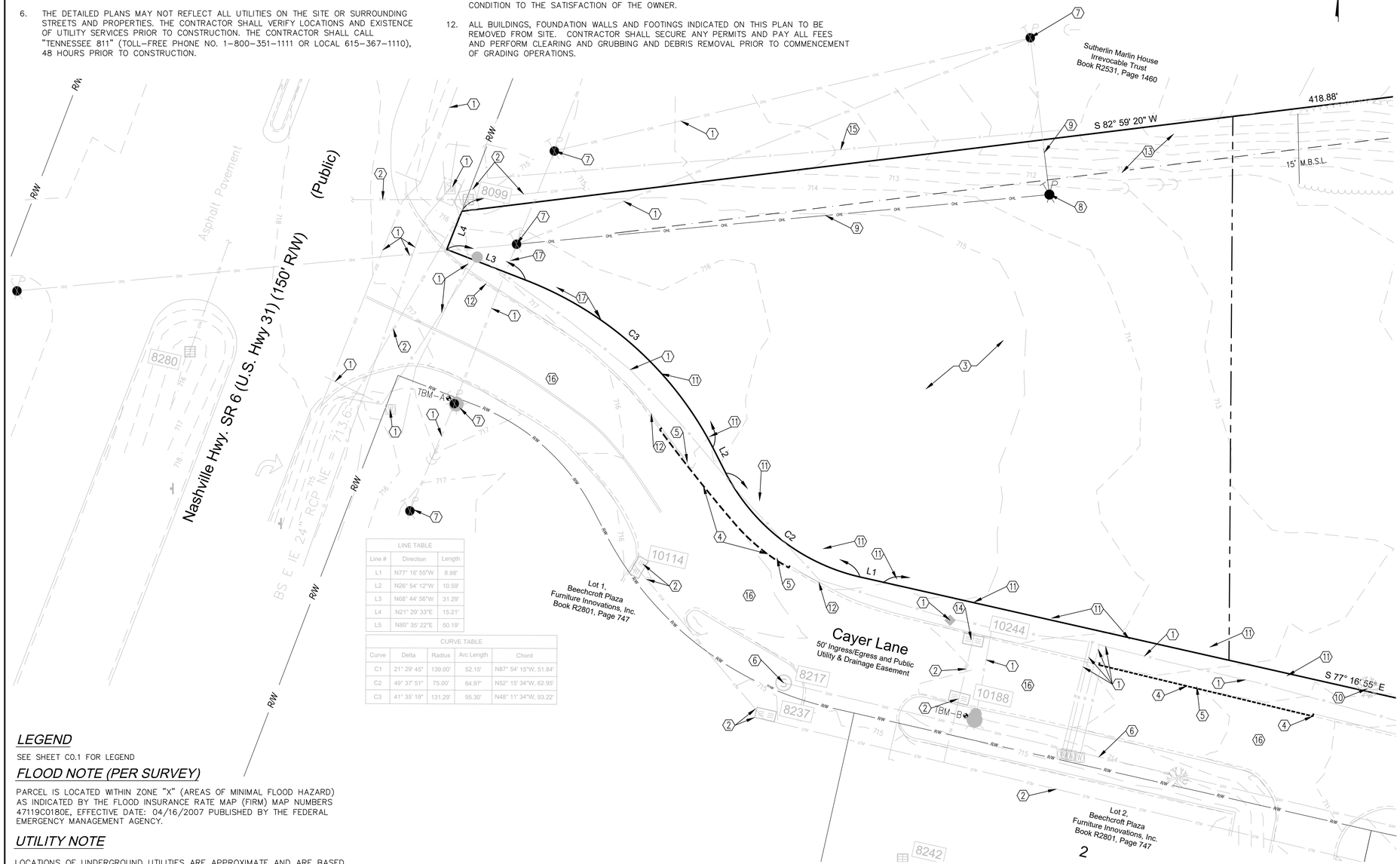


Vicinity Map
Not To Scale



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KEYNOTES

1. EXISTING UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION.
2. EXISTING STORM SEWER/STRUCTURE TO REMAIN, PROTECT DURING CONSTRUCTION, AS NECESSARY.
3. PREPARE SITE PER PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT.
4. SAWCUT EDGE OF EXISTING PAVEMENT ALONG LIMITS OF PROPOSED ACCESS DRIVE.
5. REMOVE CURB TO LIMITS SHOWN.
6. EXISTING SANITARY/SEWER STRUCTURE TO REMAIN. PROTECT DURING CONSTRUCTION
7. EXISTING UTILITY POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
8. EXISTING UTILITY POLE TO BE RELOCATED. COORDINATE WORK WITH UTILITY COMPANY BEFORE ANY RELOCATION. SEE UTILITIES PLAN , SHEET C1.3.
9. RELOCATE EXISTING OVERHEAD ELECTRIC. COORDINATE WORK WITH UTILITY COMPANY.
10. EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
11. EXISTING TREE TO BE REMOVED.
12. EXISTING CURB TO REMAIN. PROTECT DURING CONSTRUCTION.
13. EXISTING VEGETATION TO BE REMOVED TO LIMITS SHOWN.
14. EXISTING STORM SEWER STRUCTURE TO BE MODIFIED TO ACCOMMODATE PROPOSED CONNECTION. SEE DRAINAGE PLAN, SHEET C1.2.
15. EXISTING FENCE TO REMAIN. PROTECT DURING CONSTRUCTION.
16. EXISTING PAVEMENT TO REMAIN. PROTECT DURING CONSTRUCTION.
17. EXISTING SHRUB TO BE REMOVED.

LEGEND
SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)
PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
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N O R T H

REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
SITE DEMOLITION PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120378 STATE OF TENNESSEE 12-11-25

12/09/25
57N2R
D1.0

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GENERAL NOTES

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF TENNESSEE.

BULK AREA REQUIREMENTS

LOCATION: CAYER LANE, COLUMBIA, TN 38401		
PARCEL ID: 042 01405 000		
ZONE: PUD		
USE: RETAIL – AUTO PARTS SALES (ENTIRE PARCEL; 0.83± ACRES)		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	--	0.832 AC. (36,242 S.F.)
MINIMUM LOT FRONTAGE	--	342.2 FT.
MINIMUM FRONT SETBACK (BUILDING)	20 FT.	20.0 FT.
MINIMUM SIDE SETBACK (BUILDING)	10-24 FT.	N/A
MINIMUM REAR SETBACK (BUILDING)	NR	20 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	23 FT.

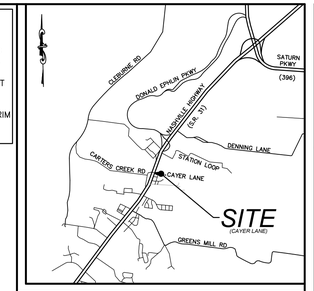
PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	--	6,894 S.F.
PARKING REQUIRED	1 SP. PER 500 S.F. = 14 SPACES OF GROSS FLOOR AREA,	16 SPACES
MIN. PARKING DIM.	9 FT. X 18 FT.	9 FT. X 18 FT.
MIN. DRIVEWAY WIDTH	24' (MIN.)	24 FT (MIN.)
ACCESSIBLE SPACES	1 SPACE	1 SPACE
LOADING SPACE	1 SPACE (10 FT. X 50 FT.)	1 SPACE

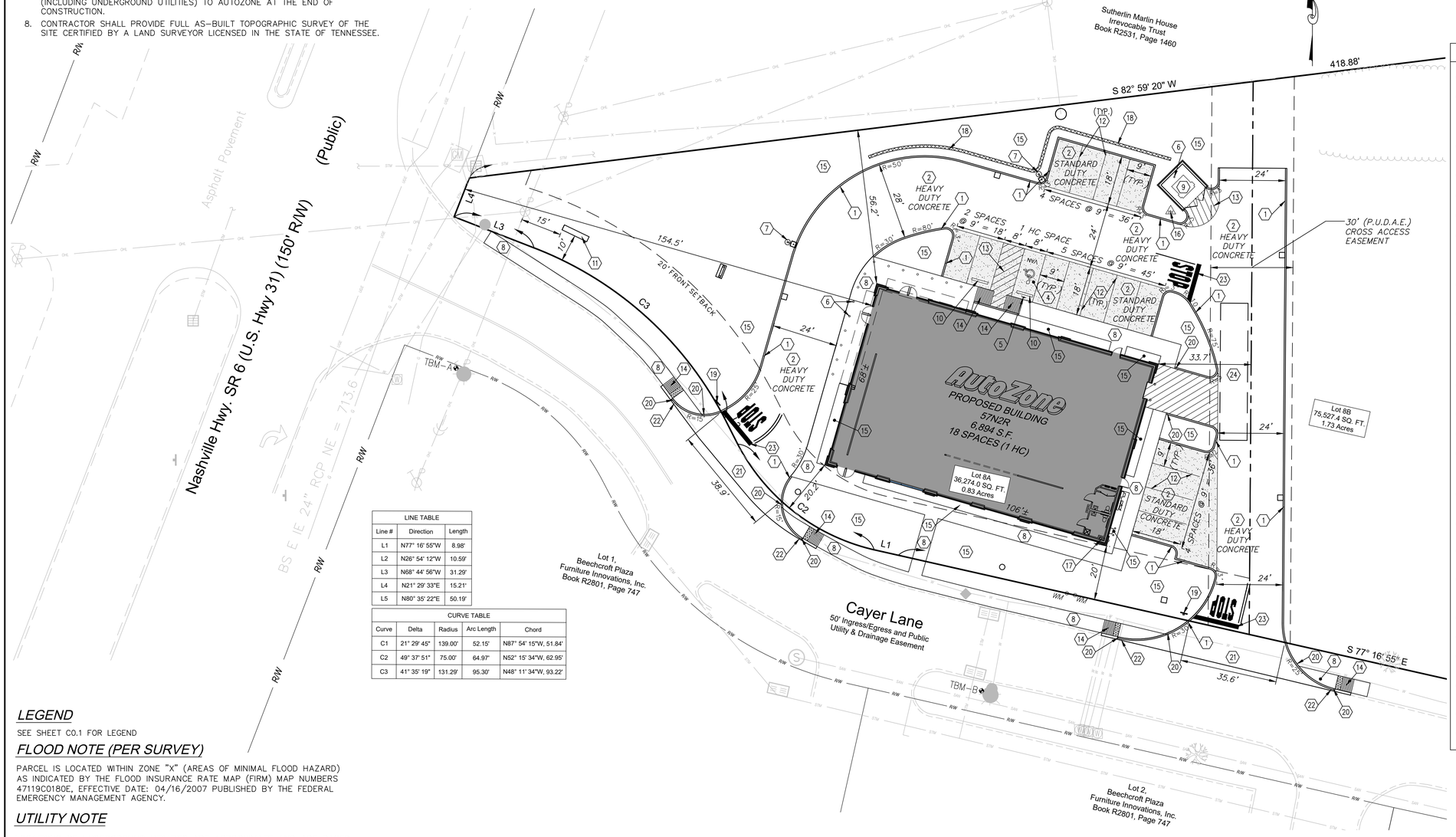
BENCHMARK

DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map
Not To Scale



LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 29' 33"E	15.21'
L5	N80° 35' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

KEYNOTES

1. CONCRETE CURB – SEE DETAILS 1 & 2/C1.A.
2. CONCRETE PAVING – SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS – SEE DETAILS 21 & 22/C1.A MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
3. ASPHALT PAVING – SEE DETAIL 5/C1.A G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING
4. HANDICAP PARKING AREA – SEE DETAILS 6 & 7/C1.A.
5. HANDICAP PARKING SIGN – SEE DETAIL 12/C1.A.
6. PIPE GUARD – SEE DETAILS 14, 15 & 16/C1.A.
7. CONCRETE LIGHT POLE BASE – SEE DETAIL 13/C1.A. LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
8. CONCRETE SIDEWALK – SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
9. DUMPSTER LAYOUT – 6' BRICK ENCLOSURE W/ GATES – SEE DETAILS 8, 9, 10 & 11/C1.A.
10. 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
11. MONUMENT SIGN. 10' HEIGHT, 50 S.F. MAX. SEE SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT).
12. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
13. 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
14. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%).
15. NEW LANDSCAPE AREA – PROVIDE SOD AND 3" TOPSOIL – SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
16. PROPOSED YARD HYDRANT. COORDINATE LOCATION WITH MEP PLANS.
17. INTERNAL ROOF DRAIN LEADER TO CONNECT TO STORM SEWER. SEE DRAINAGE PLAN AND ARCHITECTURAL PLANS.
18. RETAINING WALL. WALL MATERIAL SHALL BE STAINED ON STAMPED CONCRETE OR SPLIT FACE BLOCK. SEE STRUCTURAL DRAWINGS.
19. STOP SIGN – SEE DETAIL 25/C1.A
20. TAPER CURB TO FLUSH.
21. NEW CURB CUT & APPROACH PER LOCAL CODES & SPECS.
22. NEW CONCRETE CURB & GUTTER TO MEET ALL LOCAL & STATE D.O.T. REQUIREMENTS.
23. STOP BAR (THERMOPLASTIC) – SEE DETAIL 26/C1.A.
24. LOADING SPACE (10' X 50').

LEGEND

SEE SHEET C0.1 FOR LEGEND

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Tennessee811

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1 INCH = 20 FEET

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Fax: (502) 491-8898
www.prism-civil.com
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REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
SITE PLAN
TN 38401

Owner / Developer:
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE
12-11-25

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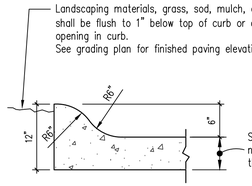
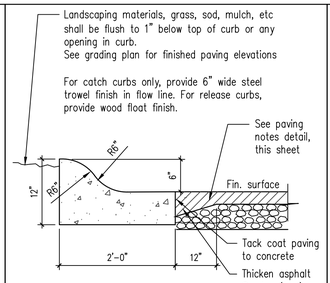


NO SCALE

1 TYPICAL ROLL-OVER CURB



NO SCALE

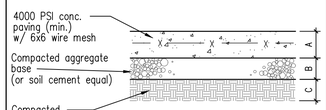
2 ROLL-OVER CURB at ASPHALT PAVING

3 NOT USED

DIMENSION & TYPE

Concrete Section	A	B	C
Standard Duty	6"	5"	see note
Heavy Duty	6"	5"	see note

NOTE: Compacted subgrade should be as specified in soils report.



NOTE: PAVEMENT DESIGN PROVIDED BY OTHERS.

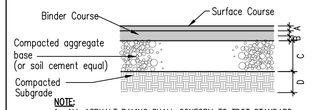
NO SCALE

4 CONCRETE PAVING SECTION

DIMENSION & TYPE

Asphalt Section	A	B	C	D
Drive Aisle / Parking Areas	1.5"	2.5"	8"	see note

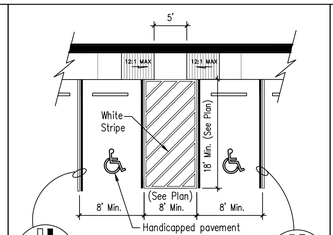
NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



NOTE:
1. ALL ASPHALT PAVING SHALL CONFORM TO TDOT STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. COMPACTED AGGREGATE BASE SHALL CONFORM TO TDOT STANDARD SPECIFICATIONS.
3. PAVEMENT DESIGN PROVIDED BY OTHERS.

NO SCALE

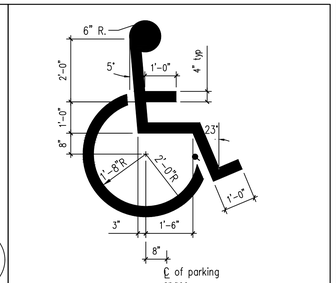
5 ASPHALT PAVING SECTION



NOTE: ALL STRIPING, SIGNAGE, AND PAVEMENT MARKINGS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH MUTCD.

NO SCALE

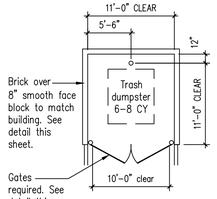
6 HANDICAP PARKING DETAIL



NO SCALE

7 INT'L BARRIER FREE SYMBOL

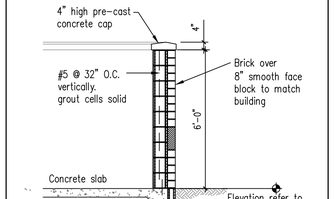
See Photometric Plan



NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

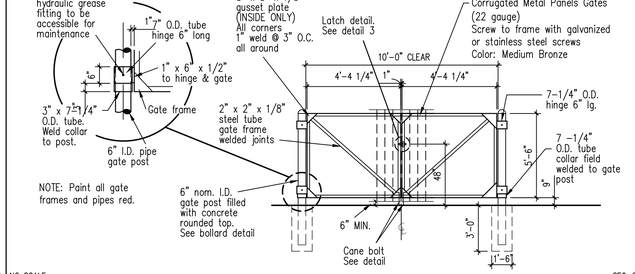
NO SCALE SEC-C17M

8 BRICK DUMPSTER LAYOUT



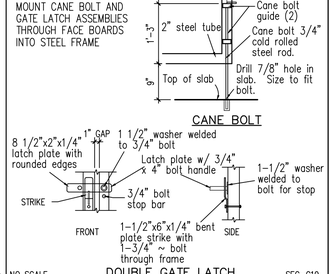
NO SCALE MDUMPSEC

9 BRICK WALL DUMPSTER SECTION



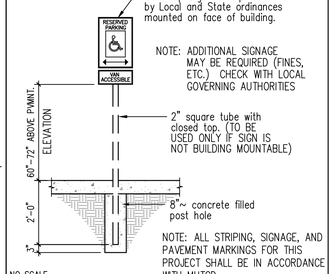
NO SCALE SEC-C18

10 GATE DETAIL FOR DUMPSTER ENCLOSURE



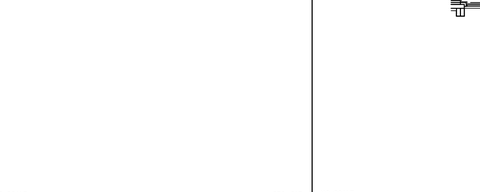
NO SCALE SEC-C19

11 GATE LATCH / BOLT DETAILS

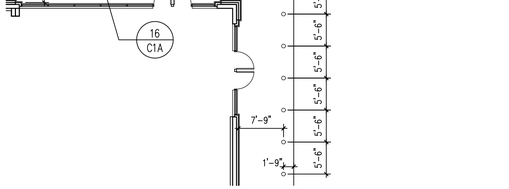


NO SCALE

12 TYPICAL HANDICAP SIGN



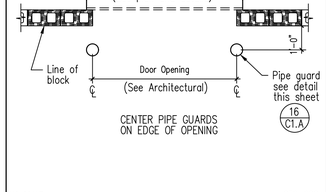
PLAN VIEW



SECTION A–A

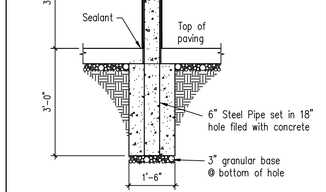
NO SCALE

19 CONCRETE SIDEWALK



NO SCALE SEC-C30

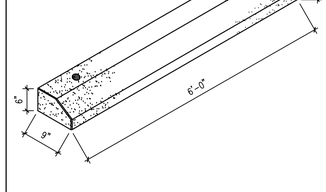
20 TYPICAL WALK SECTION



NOTE: See the geotech report or specification for spacing requirements the more stringent will apply.

NO SCALE

21 TYPICAL EXPANSION JOINT



NOTE:
MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 15' O.C. EACH WAY. SEE DIVISION 2 OF THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

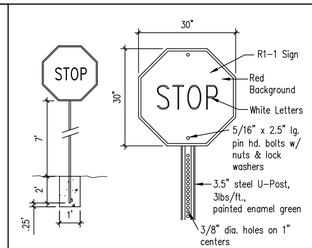
NO SCALE

22 TYPICAL CONTROL JOINT

For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

23 FROST DEPTH NOTES

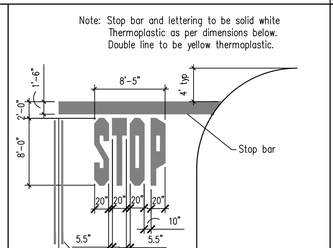
24 NOT USED



Note: All regulatory and warning signs shall be high intensity reflective sheeting.

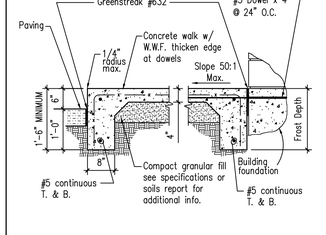
NO SCALE

25 STOP SIGN DETAIL



NO SCALE Double line to be Thermoplastic.

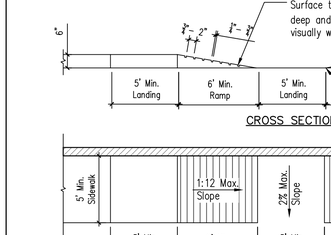
26 STOP BAR



Where frost depth is greater than 24" extend walk turn down to frost depth and fill area under walk extending 24" beyond edge of door opening with compacted granular fill to one half the frost depth.

NO SCALE SEC-C08

27 WALK AT DOORS FROST DEPTH 24"+

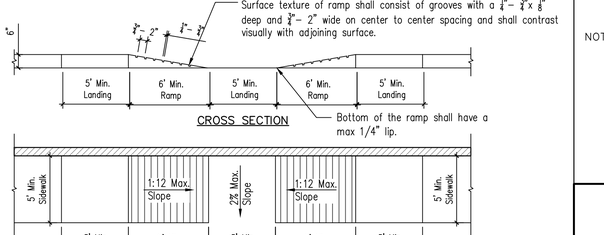


NO SCALE

15 PIPE GUARD @ ROLL-UP DOOR

NO SCALE SEC-C07

16 TYPICAL PIPE GUARD SECTION

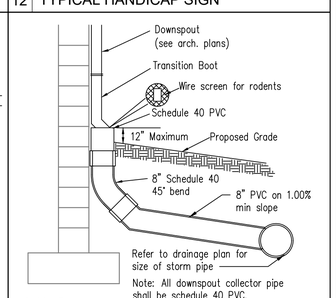


NO SCALE

28 HANDICAP PARKING RAMP

NO SCALE

17 WHEEL STOP DETAIL



Note: All downspout collector pipe shall be schedule 40 PVC.

NO SCALE

18 DOWNSPOUT DETAIL

NOTE: DETAILS SHOWN ON THIS SHEET WERE PROVIDED BY AUTOZONE AND ARE INCLUDED IN THESE PLANS FOR INFORMATIONAL PURPOSES. PRISM ENGINEERING DOES NOT CERTIFY OR ASSUME RESPONSIBILITY FOR THESE DETAILS.

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PRISM ENGINEERING

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Louisville, Kentucky 40299
Office: (502) 491-8891
Fax: (502) 491-8898
www.prism-civil.com
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PE Proj. # 225005-E1

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
SITE DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120978 STATE OF TENNESSEE 12-11-25

12/09/25

57N2R

C1.A

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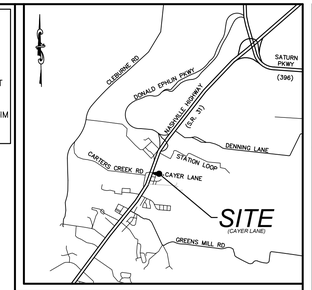
GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
4. ALL GRASS/LAWN AREAS SHALL BE GRADED TO DRAIN.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
6. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
7. AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE INSTALLED, MAINTAINED AND REPORTS MAINTAINED PER ALL LOCAL, STATE, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
8. ALL EXISTING CASTINGS THAT ARE TO REMAIN SHALL BE ADJUSTED TO GRADE.
9. ALL ADA RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP OF ALL RAMPS. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

BENCHMARK

DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map

Not To Scale

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

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UTILITY NOTE

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Tennessee811

LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
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L3	N68° 44' 56"W	31.29'
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CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
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1 INCH = 20 FEET

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1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES, SERVICE LINES, AND STORM SEWERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
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8. A PERMANENT STAND OF GRASS MUST BE MAINTAINED ON ALL PONDS (TOPS, SLOPES, AND BOTTOMS).
9. STABILIZATION OF CONVEYANCE CHANNELS IS TO BE COMPLETED WITHIN 7 DAYS OF CHANNEL CONSTRUCTION.

STORM STRUCTURE DATA TABLE

STRUCTURE	DESCRIPTION
EX 1-1	CORE DRILL EXISTING STRUCTURE TO ACCOMMODATE 18" PIPE CONNECTION.
MH 1-2	PRECAST CONCRETE STRUCTURE WITH SOLID LID - NEENAH R-1760-A OR APPROVED EQUAL.
CB 1-3	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3433 GRATE OR APPROVED EQUAL.
CB 1-4	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
CB 1-5	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
MH 2-1	PRECAST CONCRETE STRUCTURE WITH SOLID LID - NEENAH R-1760-A OR APPROVED EQUAL.
CB 2-2	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
CB 2-3	PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL.
HDWL 3-1	PRECAST CONCRETE HEADWALL. SEE DETAIL SHEET C1.5

DRAINAGE CHART

PIPE NO.	Q_{10} (C.F.S.)	V AVG. (F.P.S.)	LENGTH (FEET)	SIZE (INCHES)	SLOPE (%)	Q FULL (C.F.S.)	Q_{100} (C.F.S.)
P1	2.90	3.01	16.0	18" HDPE	1.00	11.38	4.66
P2	1.71	2.49	60.3	18" HDPE	1.00	11.35	2.83
P3	0.45	1.47	56.5	18" HDPE	1.00	11.33	0.95
P4	0.27	1.49	88.5	18" HDPE	1.00	11.34	0.57
P5	1.19	2.08	79.4	18" HDPE	1.00	11.35	1.83
P6	1.19	2.55	71.3	18" HDPE	1.00	11.35	1.83
P7	0.86	2.13	84.4	18" HDPE	1.00	11.35	1.34
P8	0.00	0.25	25.0	18" HDPE	5.00	25.44	0.00

NOTE: n = 0.012 FOR HDPE PIPE

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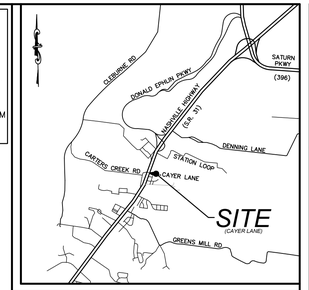

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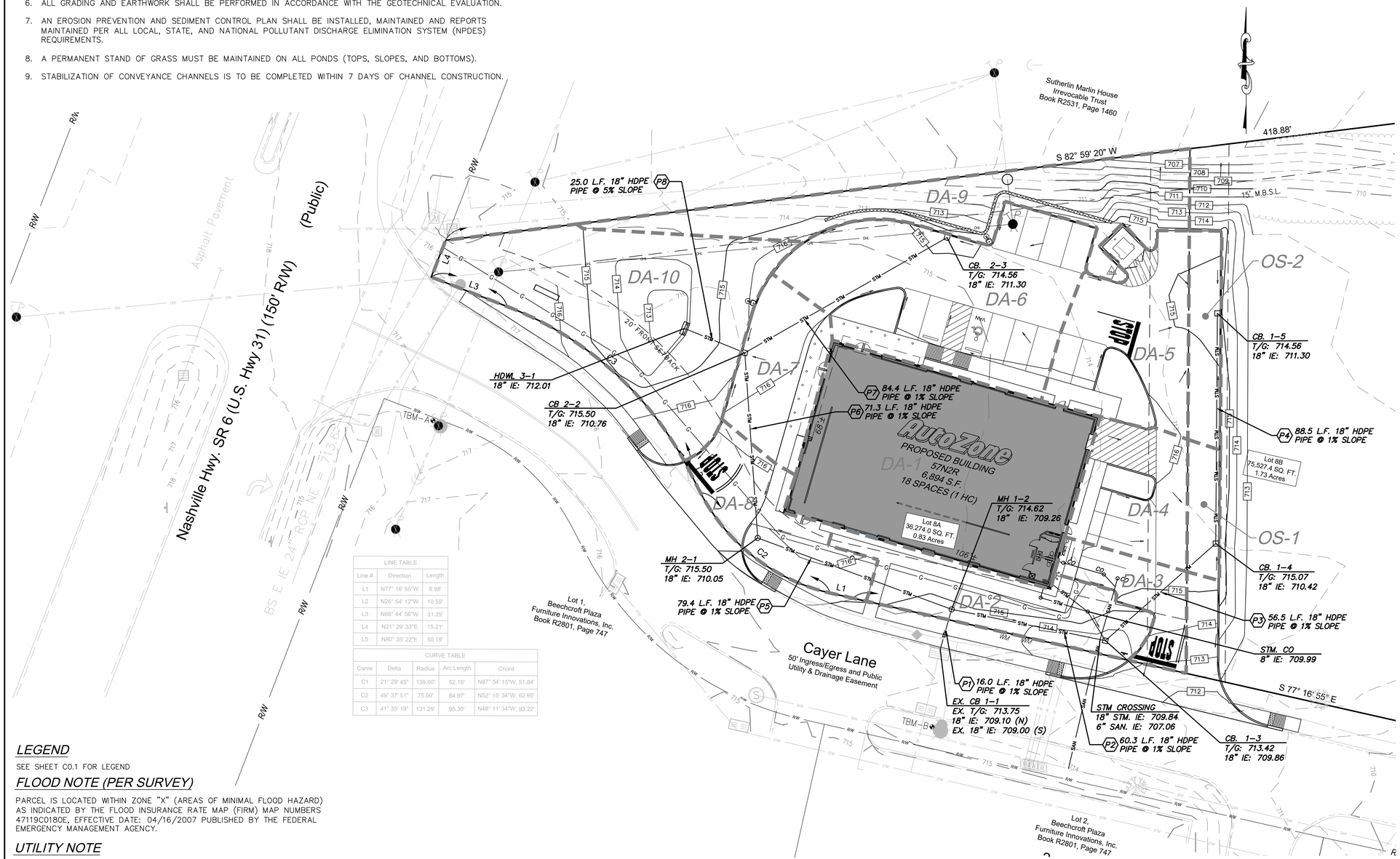

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C1.2

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UTILITY NOTES

GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR COMPLETION AND SUBMITTAL OF THE SERVICE APPLICATION FOR EACH UTILITY SERVICE PRIOR TO STARTING CONSTRUCTION, INCLUDING TEMPORARY ELECTRIC SERVICE. CONTRACTOR TO VERIFY INSPECTION REQUIREMENTS AND LEAD TIMES WITH EACH UTILITY PRIOR TO START OF CONSTRUCTION.
2. ALL PAVEMENT, CURBS, SIDEWALKS, LANDSCAPING AND OTHER DISTURBED EXISTING FEATURES SHALL BE RESTORED BY THE CONTRACTOR.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITIES WITH ARCHITECTURAL AND MEP PLANS.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION, REMOVAL, RELOCATION AND CONSTRUCTION OF ALL UTILITIES FOR THIS PROJECT, UNLESS NOTED OTHERWISE.
6. GENERAL CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
7. CONTRACTOR SHALL COORDINATE ANY AND ALL NECESSARY INSPECTIONS REQUIRED BY UTILITIES PROVIDERS.

SANITARY SEWER SERVICE/LIFT STATION

1. COORDINATE THE LOCATION AND INSTALLATION OF THE SANITARY SEWER.
2. FURNISH AND INSTALL SANITARY SEWER PIPE, CLEANOUTS, FITTINGS AND APPURTENANCES NECESSARY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC, NSF APPROVED, ASTM D 3034 LATEST REVISION, SDR 35, ELASTOMERIC GASKET JOINTS. GASKETS SHALL MEET ASTM F477 FOR ELASTOMERIC SEAL.
4. SEWER CONSTRUCTION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SEWER PRIOR TO CONSTRUCTION. NEW SEWER SERVICE LINE TO BE CONSTRUCTED AT 1.2% MINIMUM SLOPE.

GAS SERVICE

1. COORDINATE THE LOCATION AND INSTALLATION OF THE GAS FACILITIES.
2. GAS UTILITY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.
3. CONTRACTOR RESPONSIBLE FOR FINISHED GRADING AND RESTORATION OF DISTURBED AREAS.

WATER SERVICE/IRRIGATION

1. COORDINATE THE LOCATION AND INSTALLATION OF THE WATER SERVICE LINE.
2. FURNISH AND INSTALL WATER PIPE, FITTINGS, HYDRANTS, VALVES AND ALL OTHER APPURTENANCES IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND STATE/LOCAL REGULATIONS, INCLUDING FROST DEPTH REQUIREMENTS.
3. WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND OF THE SIZE NOTED ON THE DRAWINGS.
4. A MINIMUM OF 24" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY LOCATION OF PROPOSED YARD HYDRANT WITH THE SITE PLAN AND MEP PLANS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH UTILITY REQUIREMENTS. CONTRACTOR TO COORDINATE ALL INSPECTIONS WITH UTILITY.
7. CONTRACTOR TO COORDINATE WITH THE WATER UTILITY FOR WATER PIT AND METER. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, INCLUDING BUT NOT LIMITED TO THE WATER TAPS, SERVICE LINES, METER VAULTS, METER SETTERS AND INCIDENTALS.
8. MINIMUM COVER IS 36" MEASURED FROM SURFACE ELEVATION TO TOP OF PIPE.

ELECTRIC SERVICE

1. COORDINATE THE LOCATION AND INSTALLATION OF THE ELECTRIC FACILITIES TO PROVIDE 120/208/3 PHASE SERVICE.
2. PROVIDE ELECTRIC SERVICE INCLUDING ALL CONDUIT, TRENCHING, BACKFILLING, SERVICE CABLE, METER BASE, AND COORDINATION WITH UTILITY COMPANY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE AND INSTALL 2-4" CONDUIT AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO PROVIDE TEMPORARY ELECTRIC SERVICE AS NECESSARY
4. THERE SHALL BE 12" OF SEPARATION BETWEEN THE ELECTRIC CONDUITS AND THE TELECOMMUNICATIONS CONDUITS, UNLESS NOTED OTHERWISE.
5. ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
6. ALL CONDUITS SHALL BE CAPPED AND HAVE PULLSTRING INSTALLED.

GAS SERVICE	ELECTRICAL SERVICE – UNDERGROUND
GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.	CONTRACTOR TO PROVIDE AND INSTALL TWO 4" CONDUITS AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE TRANSFORMER. POWER COMPANY TO CONNECT SERVICE AT THE TRANSFORMER LOCATION.
TELEPHONE SERVICE	**WATER YARD HYDRANT**
GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 4"~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PROPERTY LINE AND STUB-UP.	FREEZELESS YARD HYDRANT. REFER TO MEP PLANS FOR TYPE AND SIZE

BENCHMARK
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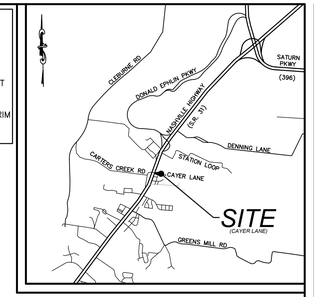

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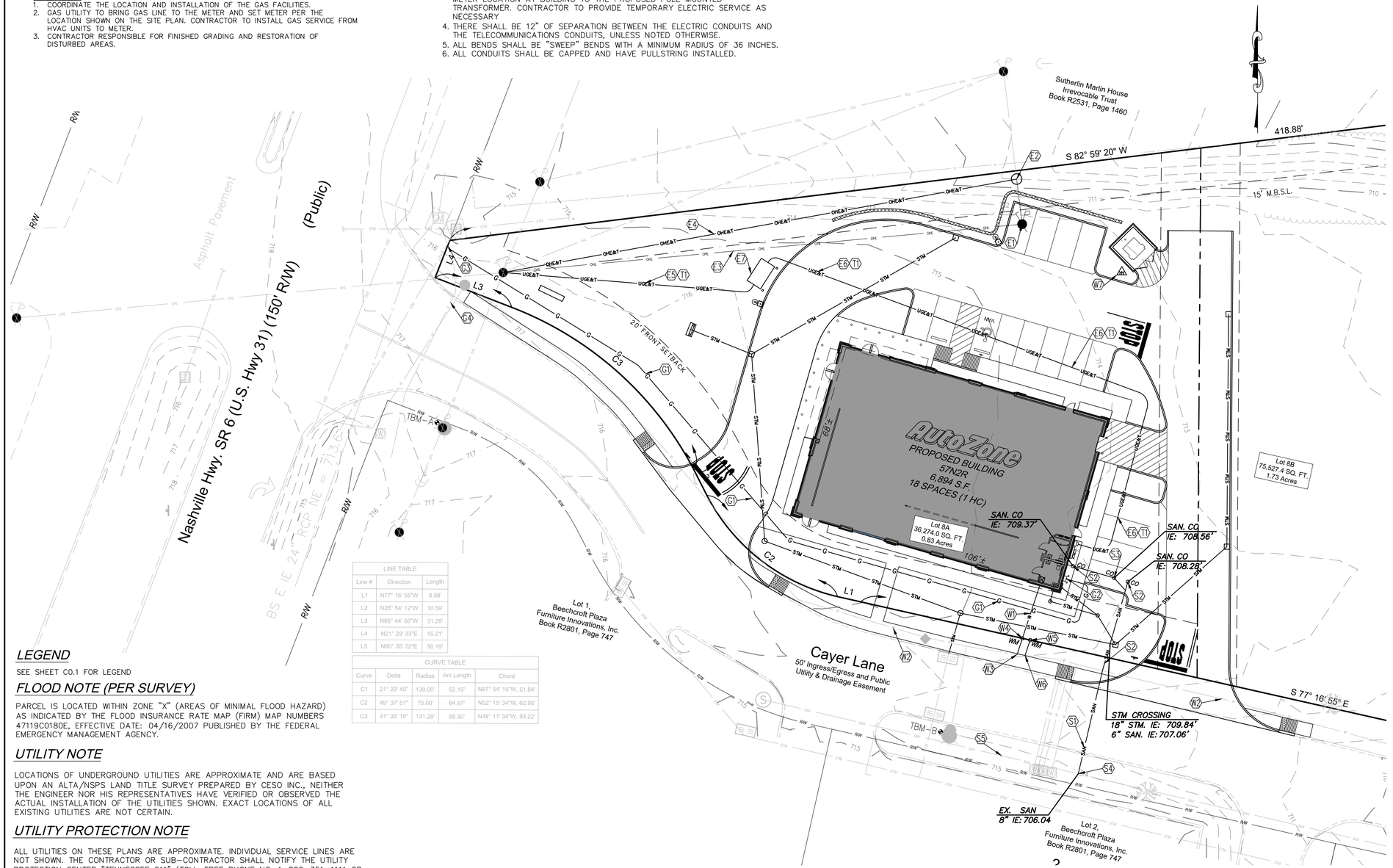

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KEYNOTES

- G1 GAS SERVICE LINE (BY UTILITY).
- G2 GAS METER (SET BY UTILITY, PLUMBING BY CONTRACTOR).
- G3 SERVICE LINE TAP ON EXISTING GAS MAIN (BY UTILITY).
- G4 EXISTING GAS MAIN. SHOWN PER SURVEY.
- W1 DOMESTIC WATER SERVICE LINE , 1" TYPE "K" COPPER SERVICE LINE (BY CONTRACTOR). SEE UTILITY NOTES.
- W2 EXISTING WATER MAIN. SHOWN PER SURVEY.
- W3 1" DOMESTIC WATER TAP (BY COLUMBIA POWER & WATER SYSTEMS (CPWS))
- W4 PROPOSED 1" DOMESTIC WATER METER. COORDINATE ALL WORK WITH UTILITY (INSTALLED BY CPWS).
- W5 PROPOSED 1" IRRIGATION METER . COORDINATE WITH UTILITY. (INSTALLED BY CPWS)
- W6 PROPOSED 1" IRRIGATION WATER TAP (BY CPWS).
- W7 PROPOSED FREEZELESS YARD HYDRANT TO BE FED BY BUILDING WATER SUPPLY BACKFLOW PREVENTION (BY CONTRACTOR). SEE MEP DRAWINGS.
- E1 RELOCATE EXISTING UTILITY POLE TO DESIGNATED LOCATION. COORDINATE WITH UTILITY FOR RELOCATION AND INSTALLATION.
- E2 PROPOSED LOCATION FOR RELOCATED UTILITY POLE AND POLE MOUNTED TRANSFORMER. COORDINATE WITH UTILITIES.
- E3 RELOCATE EXISTING OVERHEAD UTILITY LINES. COORDINATE WITH UTILITIES.
- E4 PROPOSED LOCATION FOR RELOCATED OVERHEAD UTILITY LINE. COORDINATE WITH UTILITIES.
- E5 UNDERGROUND PRIMARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
- E6 UNDERGROUND SECONDARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
- E7 PROPOSED PAD MOUNTED TRANSFORMER. COORDINATE WITH UTILITY.
- S1 89.0 L.F. SANITARY SEWER SERVICE LINE, 6" PVC AT 1.2% MINIMUM SLOPE (BY CONTRACTOR), SEE UTILITY NOTES.
- S2 ONE-WAY CLEANOUT – SEE DETAIL SHEET C1.6.
- S3 TWO-WAY CLEANOUT – SEE DETAIL SHEET C1.6.
- S4 EXISTING 8" SANITARY SEWER MAIN.
- S5 CONNECT TO EXISTING SANITARY SEWER LINE (BY CONTRACTOR). FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- T1 4" PVC CONDUIT FOR TELEPHONE SERVICE.

LEGEND

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Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120978 STATE OF TENNESSEE
12-11-25

12/09/25
57N2R
C1.3

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EPSC INSPECTION AND MAINTENANCE SCHEDULE

1. THE CONTRACTOR IS REQUIRED TO CONDUCT INSPECTIONS OF ALL EPSC MEASURES AND PERFORM ANY MODIFICATIONS, MAINTENANCE OR REPAIRS AS NECESSARY, EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF EACH STORM EVENT THAT PRODUCES 0.5 INCHES OR MORE OF PRECIPITATION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED ONCE PERIMETER CONTROLS HAVE BEEN INSTALLED; AT THE COMPLETION OF CLEARING AND GRADING; WHEN ON-SITE TEMPORARY EROSION CONTROLS ARE INSTALLED; AND AT THE COMPLETION OF FINAL GRADING AND GROUND STABILIZATION.
2. RECORDS OF THESE INSPECTIONS MUST BE KEPT ON SITE AT ALL TIMES FOR REVIEW BY THE APPROPRIATE COMPLIANCE ENFORCEMENT AGENCY. RECORDS SHALL BE KEPT ON THE SELF-INSPECTION FORM WITH APPROVED CONSTRUCTION DRAWINGS.
3. ALL MEASURES SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL SUCH MEASURES ARE NO LONGER REQUIRED FOR A PARTICULAR PHASE OF WORK OR THE DISTURBED AREAS HAVE BEEN STABILIZED.
4. ALL EPSC MEASURES (SILT FENCE, SEDIMENT TRAPS, SEDIMENT BASINS, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSPECTED TO ENSURE THAT THEY ARE INSTALLED PER THE PLAN AND ARE OPERATING PROPERLY.
5. ALL TEMPORARY AND FINAL STABILIZATION MEASURES SHALL BE INSPECTED FOR ADEQUACY. ANY SEEDED AREAS THAT BECOME THIN OR BARE SHALL BE RE-SEEDED PER THE PLANS. ALL AREAS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
6. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND SEDIMENT BASINS WHEN THE SEDIMENT ACCUMULATION HAS REDUCED THE DESIGN CAPACITY BY FIFTY PERCENT.
7. SEDIMENT SHALL BE REMOVED FROM ALL OTHER CONTROLS WHEN THE SEDIMENT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE CONTROL MEASURE.
8. ALL WORK SHALL BE WITHIN THE LIMITS OF THE APPROVED PLANS. IF MODIFICATIONS TO THE PLANS ARE REQUIRED, THE CHANGES SHALL BE IMPLEMENTED WITHIN 48 HOURS OF THE INSPECTION INDICATING A DEFICIENCY.
9. ALL RECORDS OF THE STORMWATER POLLUTION PREVENTION PROGRAM MUST BE KEPT FOR AT LEAST 3 YEARS AFTER THE PERMIT HAS BEEN TERMINATED, IF APPLICABLE.
10. THE EROSION CONTROL BMPs SHOWN ON THIS PLAN ARE INTENDED TO BE THE MINIMUM NECESSARY TO PREVENT SEDIMENT DEPOSITION OFFSITE. CONTRACTOR TO PROVIDE ADDITIONAL CONTROL MEASURES, AS NECESSARY TO PREVENT SEDIMENT DEPOSITION OFFSITE.

EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED ACCORDING TO PLANS AND SHALL MEET THE DESIGN CRITERIA SET FORTH BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC AND PRIVATE ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

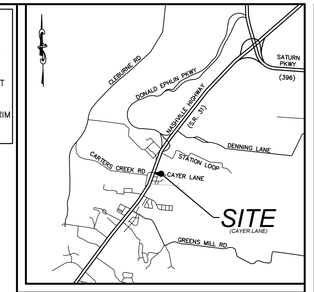
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING NOTES

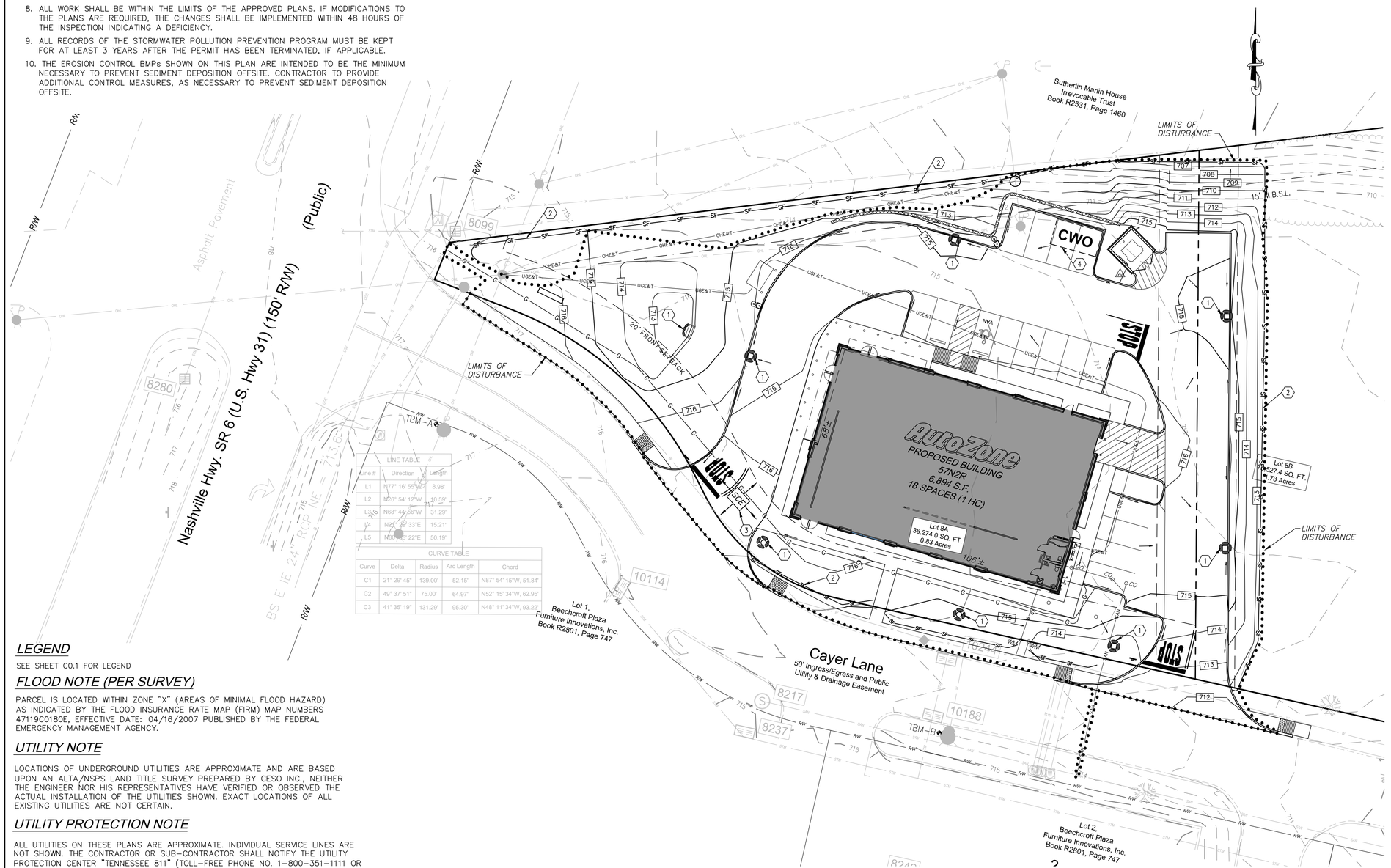
1. SILT FENCE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED CONCURRENT WITH SITE DEMOLITION ACTIVITIES.
3. STOCKPILE AREAS, IF USED, SHALL HAVE PERIMETER SILT FENCE AND SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTION OF BUILDING, UTILITIES, STORM DRAINAGE, AND PARKING AREAS.
5. CONTRACTOR SHALL INSTALL STORM DRAINAGE SYSTEM AND PROVIDE INLET PROTECTION AS STORM SEWER CONSTRUCTION PROGRESSES.
6. CONTRACTOR SHALL INSTALL SUBBASE AND PAVEMENT FOR THE PARKING AREA.
7. CONTRACTOR SHALL COMPLETE SITE GRADING AND IMPROVEMENTS.
8. CONTRACTOR SHALL STABILIZE THE SITE BEFORE REMOVING ANY OF THE EROSION CONTROL MEASURES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

BENCHMARK
DATUM: NAVD 88

SITE – BM "A"; YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS – BM "B"; "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
– BM "C"; "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map
Not To Scale



LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 30' 33"E	15.21'
L5	N84° 15' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

KEYNOTES

1. STONE BAG INLET PROTECTION – SEE DETAILS.
2. SILT FENCE – SEE DETAILS.
3. CONSTRUCTION ENTRANCE – SEE DETAILS.
4. CONCRETE WASHOUT AREA – SEE DETAILS.

GENERAL NOTES

1. AREA OF SOIL DISTURBANCE: 0.98 ACRES. (42,712 S.F.)
2. SEE SHEET C1.5 FOR CONSTRUCTION DETAILS.
3. SEE SHEET L1.0 FOR FINAL STABILIZATION PLAN.

EPSC LEGEND

- 501 — EXISTING CONTOUR
- 500 — EXISTING INDEX CONTOUR
- 541 — PROPOSED CONTOUR
- 545 — PROPOSED INDEX CONTOUR
- LIMITS OF DISTURBANCE
- SF — SILT FENCE (SEE DETAILS)
- SCE — CONSTRUCTION ENTRANCE
- STONE BAG INLET PROTECTION
- CWO — CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
TN 38401

EROSION PREVENTION AND SEDIMENT CONTROL PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
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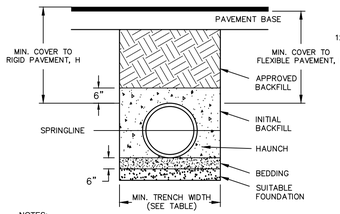
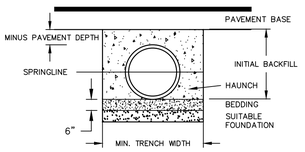
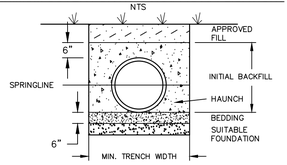
STANDARD TRENCH DETAIL
NTS



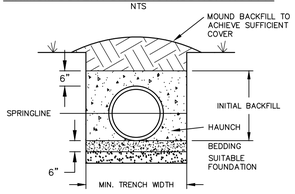
MINIMUM COVER FOR TRAFFIC APPLICATIONS
NTS



MINIMUM COVER FOR NON-TRAFFIC APPLICATIONS
NTS



MINIMUM COVER FOR CONSTRUCTION TRAFFIC
NTS



NOTES:
1. CORRUGATED PLASTIC PIPE FOR STORM WATER CONVEYANCE SHALL BE DUAL WALL HIGH-DENSITY POLYETHYLENE (HDPE) MANUFACTURED ACCORDING TO ASTM F2306 OR AASHTO M252, LATEST EDITIONS.

2. ALL HDPE PIPE SHALL BE INSTALLED PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION. CONTACT LOCAL MANUFACTURING REPRESENTATIVE FOR ADDITIONAL INSTALLATION GUIDANCE.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE.

4. BEDDING: STANDARD BEDDING MATERIAL SHALL BE A CLASS I (A1 or A3), CRUSHED AGGREGATE, AND INSTALLED AT THE DEPTH NOTED.

5. INITIAL BACKFILL: STANDARD BEDDING MATERIAL SHALL BE A CLASS I (A1 or A3), CRUSHED AGGREGATE. BACKFILL SHALL EXTEND NOT LESS THAN 6-INCHES ABOVE THE PIPE UNLESS APPROVED BY ENGINEERING.

6. BEDDING AND BACKFILL MATERIAL SHALL BE FREE OF DEBRIS, BOULDERS, AND FROZEN LUMPS. MAXIMUM DIAMETER OF BACKFILL AGGREGATE IS 1.5-INCHES.

7. BACKFILL MATERIAL IS TO BE PLACED IN 6-INCH LIFTS AND CHECKED INTO THE HAUNCH AREA TO ENSURE MAXIMUM CONTACT WITH THE PIPE.

8. IN THE CASE HIGH GROUNDWATER, THE TRENCH SHALL BE DEWATERED ACCORDING TO THE SPECIFICATIONS. BEDDING AND BACKFILL MATERIAL SHALL BE OPEN GRADED TO FACILITATE DRAINAGE. WHERE DIRECTED BY THE ENGINEER, THE PERIMETER OF THE TRENCH SHALL BE WRAPPED IN AN APPROVED GEOTEXTILE FABRIC.

9. WHERE DIRECTED BY THE ENGINEER, THE MINIMUM TRENCH WIDTHS SHALL BE INCREASED WHERE IN-SITU SOILS ARE UNSUITABLE; SUCH AS SOFT CLAYS OR LOOSE SANDS. (SEE CHART)

10. DURING CONSTRUCTION, PREVENT DAMAGE TO THE PIPE OR ENCASEMENT BY ENSURING ADEQUATE COVER. (SEE CHART)

11. THE CONTRACTOR IS REQUIRED TO CONDUCT A PRE-CONSTRUCTION MEETING WITH MANUFACTURER'S REPRESENTATIVE PRIOR TO INSTALLATION. MANUFACTURER'S REPRESENTATIVE IS ENCOURAGED TO MAKE PERIODIC VISITS DURING INSTALLATION.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS PER AASHTO SECTION 30

PIPE DIA.	SURFACE LIVE LOADING CONDITION		
	H-25 or HS-25	CONSTRUCTION LOAD / AXLE (25 TON)	(75 TON)
12" - 48"	12"	24"	48"
60"	24"	24"	48"

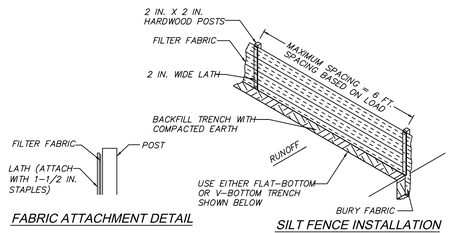
RECOMMENDED MINIMUM TRENCH WIDTHS PER ASTM D2321 & AASHTO SECTION 30

PIPE DIA.	MIN. TRENCH WIDTH	
(I.D.)	GOOD SOIL	POOR SOIL
10"	30" (2'-6")	42" (3'-6")
12"	32" (2'-8")	44" (3'-8")
15"	34" (2'-10")	48" (4'-0")
18"	37" (3'-1")	56" (4'-8")
24"	48" (4'-0")	64" (5'-4")
30"	56" (4'-8")	72" (6'-0")
36"	64" (5'-4")	82" (6'-10")
42"	72" (6'-0")	96" (8'-0")
48"	80" (6'-8")	106" (8'-10")
60"	96" (8'-0")	116" (9'-8")

RECOMMENDED MINIMUM / MAXIMUM BURIAL DEPTHS PER AASHTO LRFD DESIGN SPECIFICATIONS SECTION 12

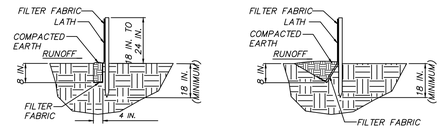
PIPE DIA.	MIN/MAX BURIAL DEPTH
(I.D.)	(FT.)
4-6"	1.0' / 20'
8-10"	1.0' / 19'
12-18"	1.0' / 19'
24-30"	1.0' / 15'
36-42"	1.0' / 15'
48-60"	1.0' / 14'

STANDARD DRAWING DETAILS FOR HDPE STORM PIPE INSTALLATION
NO SCALE



FABRIC ATTACHMENT DETAIL

SILT FENCE INSTALLATION

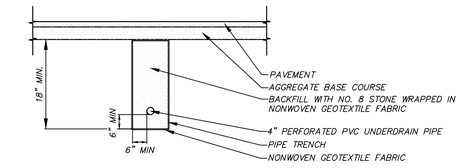


FLAT-BOTTOM TRENCH DETAIL

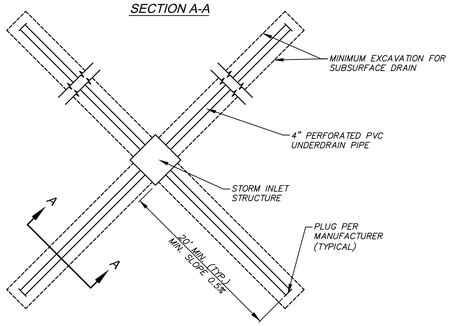
V-SHAPED TRENCH DETAIL

NOTE:
ALL SILT FENCE SHALL MEET TDOT SPECIFICATIONS FOR CONSTRUCTION AND MATERIAL.

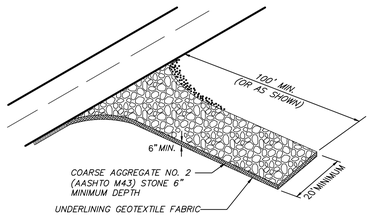
SILT FENCE
NO SCALE



SECTION A-A



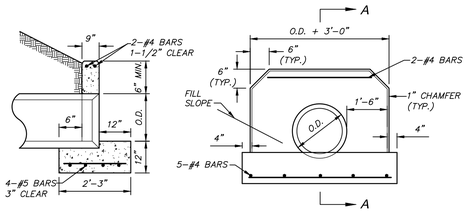
SUBSURFACE DRAIN
NO SCALE



INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.

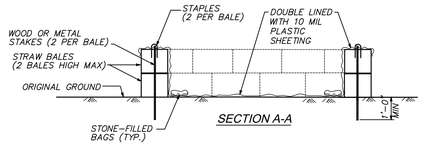
STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



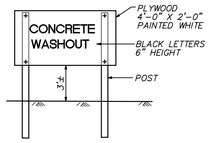
SECTION A-A *ELEVATION*

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. REINFORCING STEEL SHALL BE PER TDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. FOR USE WITH 24" PIPE OR SMALLER (CIRCULAR OR NON-CIRCULAR)

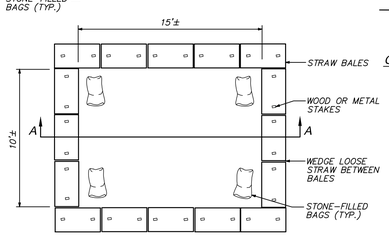
STANDARD HEADWALL
NO SCALE



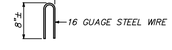
SECTION A-A



CONCRETE WASHOUT SIGN DETAIL



PLAN

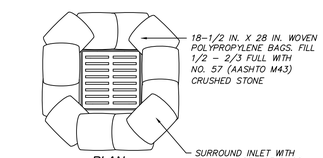


STAPLE DETAIL

NOTES:

1. ON GRADE WASHOUT AREA SHOWN. A BELOW GRADE PIT OF EQUIVALENT SIZE MAY BE USED IN LIEU OF THE ON GRADE OPTION.
2. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE AND WASHOUT PITS SHALL BE SITUATED A MINIMUM OF TWENTY FIVE (25) FEET FROM THEM.
3. SURFACE RUNOFF GENERATED FROM UPSLOPE AREAS SHALL BE DIVERTED AWAY FROM BELOW-GRADE WASHOUT PITS SO AS NOT TO FLOW INTO THEM.
4. THE WASHOUT PIT SHALL BE INSPECTED FREQUENTLY TO INSURE THE LINER IS INTACT.
5. ONCE 75% OF THE ORIGINAL VOLUME OF THE WASHOUT PIT IS FILLED OR IF THE LINER IS TORN, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF ONCE IT IS COMPLETELY HARDENED.
6. ONCE THE WASHOUT PIT IS NO LONGER NEEDED, ENSURE ALL WASHOUT MATERIAL HAS COMPLETELY HARDENED, THEN REMOVE AND PROPERLY DISPOSE OF ALL MATERIALS.

TEMPORARY CONCRETE WASHOUT AREA
NO SCALE



PLAN

ELEVATION

NOTE: THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.

STONE BAG INLET PROTECTION
NO SCALE

REVISIONS			
1	2	3	
4	5	6	

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

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C1.5

TN 38401

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PLANTING SCHEDULE				
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREES				
8	NS	Nyssa Sylvatica	Blackgum	2"Caliper, 8'min. ht.
6	MA	Magnolia Acuminata	Cucumber tree	2"Caliper, 8'min. ht.
SHRUBS				
69	BM	Buxus Microphylla 'Winter Gem'	Winter Gem Boxwood	3' o.c., 24" min. ht
55	JV	Juniperus Virginiana 'Grey Owl'	Grey Owl Juniper	3' o.c., 24" min. ht

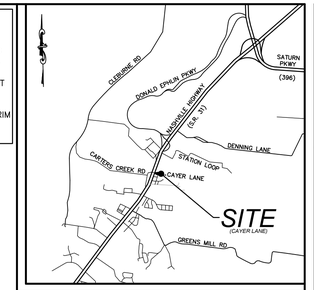
LEGEND

PROPOSED TREES

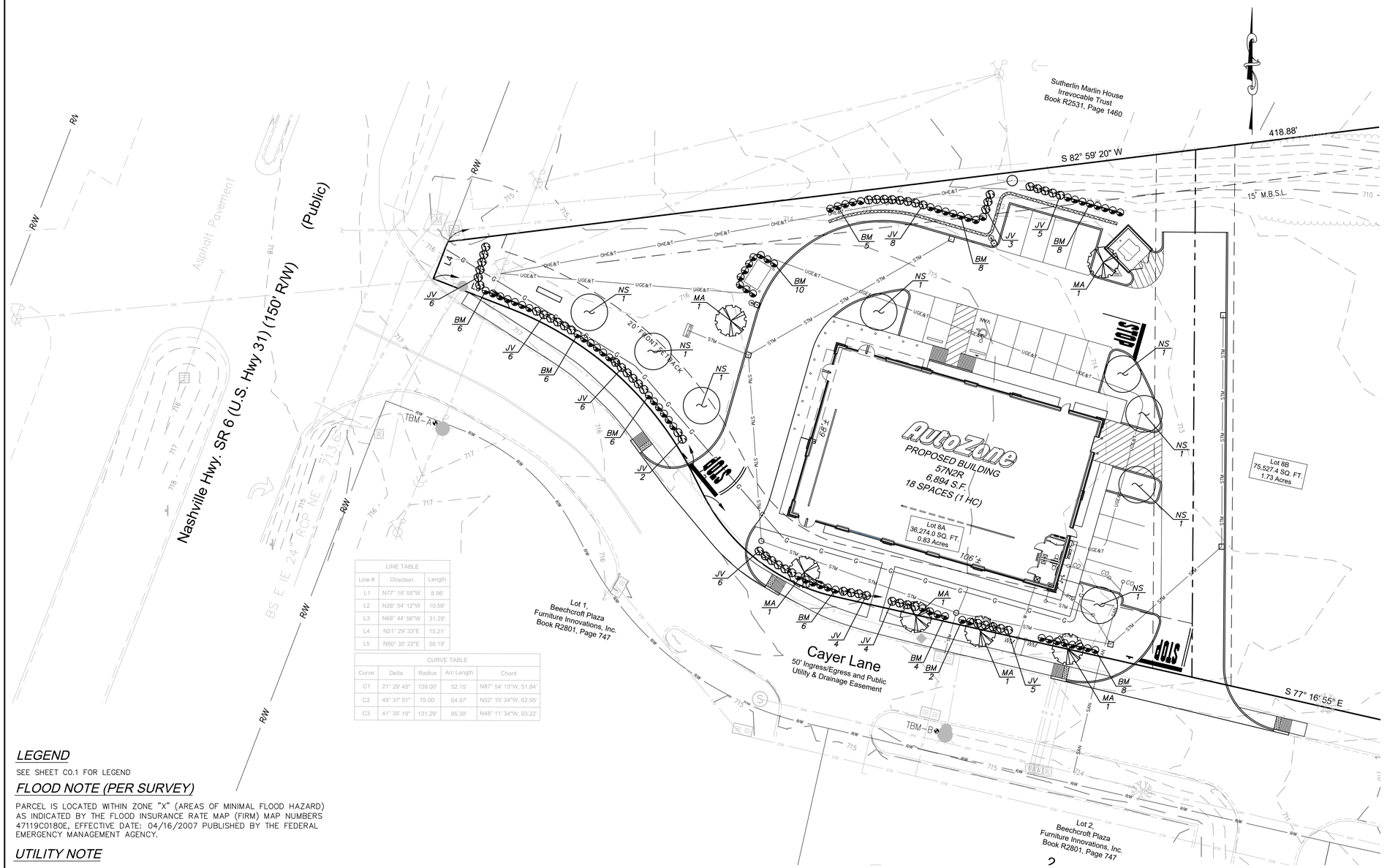
PROPOSED SHRUB

BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



Vicinity Map
Not To Scale



LINE TABLE		
Line #	Direction	Length
L1	N77° 16' 55"W	8.98'
L2	N26° 54' 12"W	10.59'
L3	N68° 44' 56"W	31.29'
L4	N21° 29' 33"E	15.21'
L5	N80° 35' 22"E	50.19'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	21° 29' 45"	139.00'	52.15'	N87° 54' 15"W, 51.84'
C2	49° 37' 51"	75.00'	64.97'	N52° 15' 34"W, 62.95'
C3	41° 35' 19"	131.29'	95.30'	N48° 11' 34"W, 93.22'

LANDSCAPING REQUIREMENTS

INTERIOR REQUIREMENTS
REQUIRED:
1 LANDSCAPE ISLAND / 10 PARKING SPACES
EACH ROW OF PARKING MUST TERMINATE WITH A LANDSCAPE ISLAND
1 TREE / LANDSCAPE ISLAND
PROVIDED: (16 PARKING SPACES)
4 LANDSCAPE ISLANDS
6 TREES

VEHICLE USE AREA
REQUIRED:
1 TREE / 2000 SF OF PARKING AREA
PROVIDED: (11,896 SF OF VUA)
7 TREES

STREET SCREENING
REQUIRED:
CONTINUOUS HEDGE ROW (EVERGREEN)
1 TREE / 50 LF OF FRONTAGE
PROVIDED: (342 LF OF FRONTAGE)
7 TREES

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
LANDSCAPE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 12-11-25

12/09/25
57N2R
L1.0

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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PE PROJ. # 2250059-E1

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GENERAL LANDSCAPING NOTES

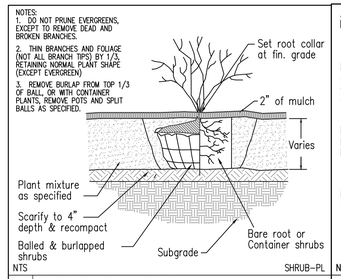
1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH ALUMINUM EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR LATEST VERSION.
4. ANY LANDSCAPE AREAS DISTURBED BY CONSTRUCTION SHALL BE SCARIFIED TO A DEPTH OF 2", GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., SCARIFY AREA, RE–SEED AND FERTILIZE. ALL R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
5. LANDSCAPE ISLANDS SHALL BE CONSTRUCTED PER "LANDSCAPE ISLAND" DETAIL, THIS SHEET. A MINIMUM OF 30" OF TOPSOIL SHALL BE PROVIDED.
6. THE CONTRACTOR SHALL PROVIDE A WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
7. ALL PLANT MATERIALS TO RECEIVE PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
8. IRRIGATION TO EXTEND TO PROPERTY LINES. ALL LANDSCAPE PLANTINGS SHALL RECEIVE IRRIGATION.
9. INSTALL PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. ALL SLEEVES SHALL BE AS NOTED ON THE IRRIGATION PLANS.
10. TURF NOTES: SELECT LOW MAINTENANCE HYBRID TURF FROM LOCAL GROWER. TEST SOIL FOR PROPER PH FOR SELECT SOD. AMEND SOIL WITH ORGANIC MATERIAL, FERTILIZER, AND FINISH GRADE. STAGGER ALL SOD SEAMS, FILL ANY GAPS WITH SAND, WATER, AND ROLL SMOOTH. CONTRACTOR TO REPLACE ANY DEAD SOD WITHIN ONE GROWING SEASON.
11. ALL GRASS AREAS TO BE SOD.
12. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES.
13. CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
14. PRIOR TO INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO A SATISFACTORY MANNER.
15. IF APPLICABLE, EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE TO ACCEPTABLE NURSERY INDUSTRY PROCEDURES, AS WELL AS CITY STANDARDS.
16. IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES, LIGHTS, OR CROWD EXISTING PLANT MATERIAL, NOTIFY THE OWNER TO CONSULT ON THE ADJUSTMENTS OF ANY PLANT LOCATIONS.
17. ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BEDS. BARK MULCH TO BE SHREDDED HARDWOOD, DARK IN COLOR. MULCH BED SHALL BE 3" TO 4" THICKNESS
18. SOD ALL DISTURBED AREAS, THAT ARE NOT LANDSCAPED AS INDICATED ON PLAN.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY WITH A (1) YEAR MATERIAL AND LABOR WARRANTY FOR ALL.
20. ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND CITY. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
21. IF ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE, ACCEPT THE PLAN TO BE CORRECT.
22. TOPSOIL MUST BE BACKFILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREAS.
23. IF STAKING MATERIALS ARE USED, STAKING SHOULD BE REMOVED AFTER ONE GROWING SEASON.
24. ALL UTILITY BOXES, SERVICE AREAS, MECHANICAL EQUIPMENT, DUMPSTERS, AND SIMILAR ELEMENTS SHALL BE SCREENED PER CITY REQUIREMENTS.
25. ALL LANDSCAPE CONSTRUCTION SHALL BE PERFORMED PER THE APPROVED LANDSCAPE PLAN AND ALL CITY REGULATIONS.

STANDARD TREE SPECIFICATIONS

1. FOR PROPERTIES THAT ARE LOCATED WITHIN ANY GATEWAY DESIGN OVERLAY (GDO) AREA:
   - ORNAMENTAL TREES –4FT CLEAR TRUNK EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –5FT CLEAR TRUNK, SINGLE–STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –5FT CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
   - "MATCHED"MEANS TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE. THIS INFORMATION SHOULD BE SPECIFIED ON THE LANDSCAPE PLAN IN THE PLANTING NOTES OR OTHER SIMILAR CONSPICUOUS AREA.
2. FOR ALL OTHER AREAS OF THE CITY:
   - ORNAMENTAL TREES –4FT CLEAR TRUNK, FULL CANOPY.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –5FT CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, AND FULL CANOPY.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –5FT CLEAR TRUNK, FULL CANOPY.
3. FOR ALL STREET TREES: (MUST BE APPROVED PRIOR TO INSTALLATION. CONTACT UED AT 615–895–8059 TO SCHEDULE INSPECTION.)
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –7FT CLEAR TRUNK, SINGLE–STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –7FT CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
   - ORNAMENTAL TREES –4FT CLEAR TRUNK EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
4. ADDITIONAL INFORMATION:
   - MULTI–TRUNK TREES SHALL BE HAVE A MINIMUM NUMBER OF 3 CANES AND A MINIMUM CALIPER OF 3/4" PER EACH CANE.
   - ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR LATEST VERSION.

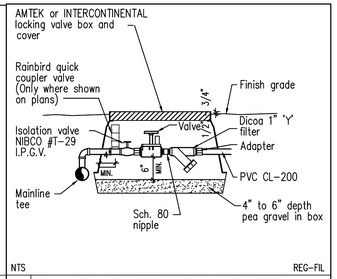
BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



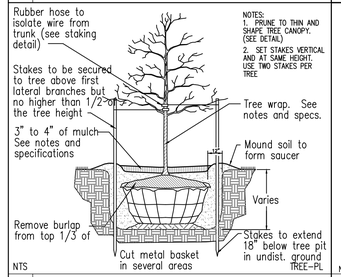
NTS SHRUB–PL

1 SHRUB PLANTING



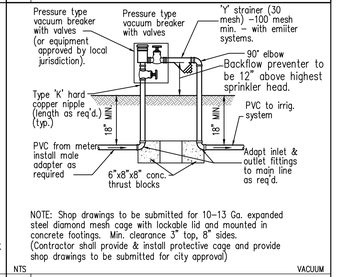
NTS REG–FIL

4 VALVE, REGULATOR, & FILTER



NTS TREE–PL

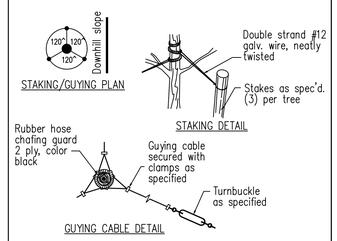
2 TREE PLANTING



NOTE: Shop drawings to be submitted for 10–13 Ga. expanded steel diamond mesh cage with lockable lid and mounted in concrete footings. Min. clearance 3" top, 8" sides. (Contractor shall provide & install protective cage and provide shop drawings to be submitted for city approval)

NTS VACUUM

5 PRESSURE TYPE VACUUM BRKR.



NTS STAKING

3 TREE STAKING AND GUYING

GENERAL IRRIGATION NOTES

1. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
2. IRRIGATION SYSTEM TO EXTEND FROM SERVICE LOCATION AT CONTROLS LOCATED AT THE BUILDING, THEN TO ALL LANDSCAPE AREA ON SITE. A DOUBLE CHECK VALVE BACKFLOW PREVENTER IS REQUIRED.
3. INSTALL 1 1/2" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
4. CONTRACTOR TO COORDINATE WITH WATER UTILITY REGARDING LOCATION AND CONSTRUCTION OF WATER SERVICE FOR IRRIGATION SYSTEM.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
LANDSCAPE NOTES AND DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120935 STATE OF TENNESSEE 12-11-25

12/09/25

57N2R

L1.1

PRISM ENGINEERING
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FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

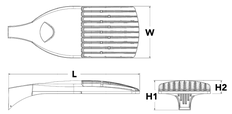
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Buy American

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[7] P7[7] P2 P5[7] P8 P3 P6[7] P9[7] **Rotated optics** P10[2] P12[2] P11[2] P13[2,3]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[3] T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] XVOLT (277V-480V)[4,5,6] 120[1] 208[1] 240[1] 277[1] 347[1,4] 480[1,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[11]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13] PIRHN Network, high/low motion/ambient sensor[14] PER NEMA twist-lock receptacle only (controls ordered separate)[15] PERS Five-pin receptacle only (controls ordered separate)[15,16] PER7 Seven-pin receptacle only (controls ordered separate)[15,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21] FAO Field adjustable output[20,21]	**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[1] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes[10] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	DSSXD Sandstone

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Buy American

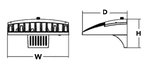
Specifications

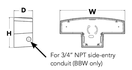
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**E20WC Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		





Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

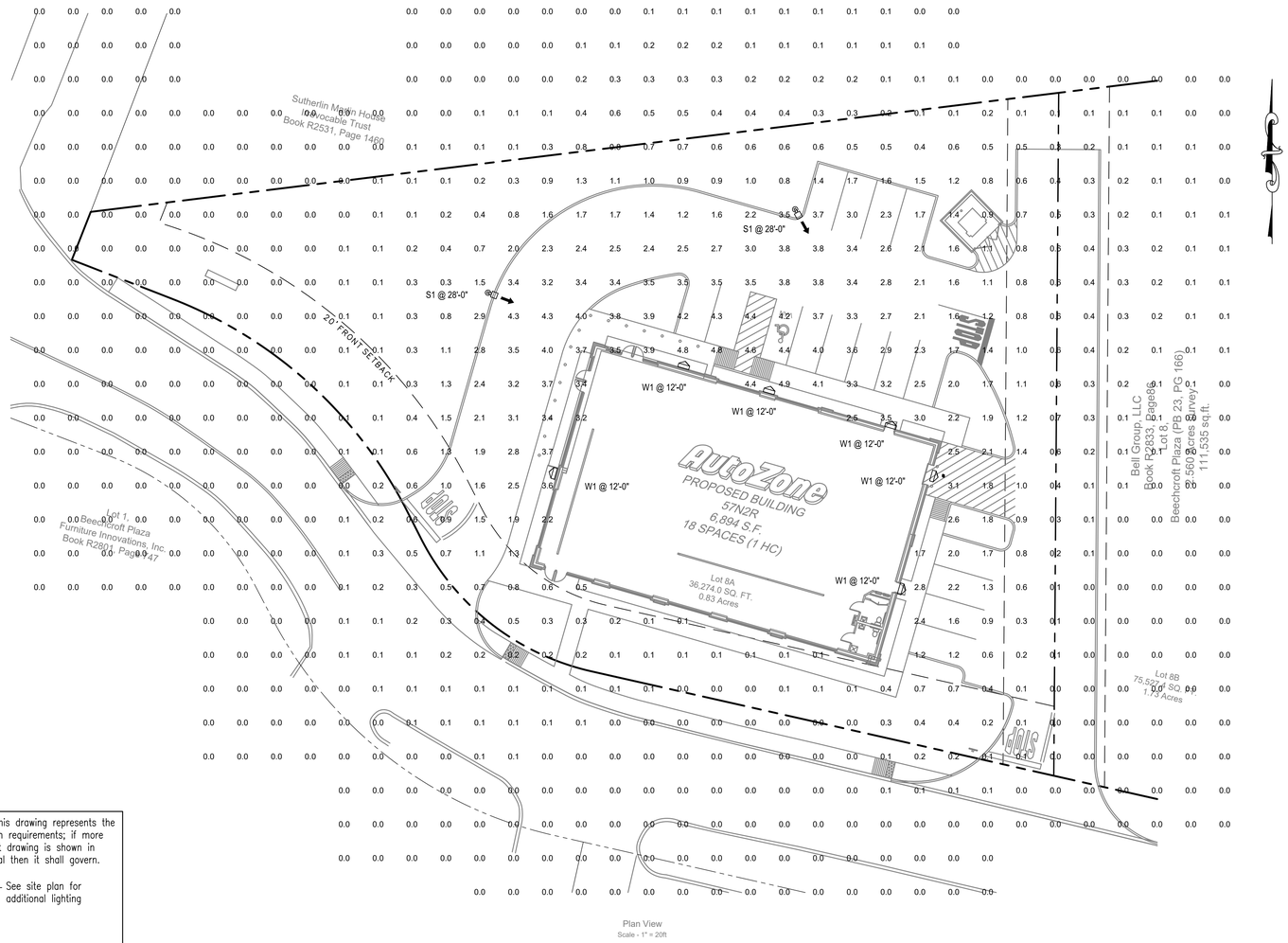
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2] 120[1] 208[1] 240[1] 277[1] 347[1,4] 480[1,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[11]	**Shipped included** PE Photoelectric cell, button type[9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[5,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[5,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options		Finish (required)			
Shipped installed SF Single fuse (120, 277 or 347V)[1,10] DF Double fuse (208, 240 or 480V)[1,10] HS House-side shield[12] SPD Separate surge protection[12]	**Shipped separately**[12] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

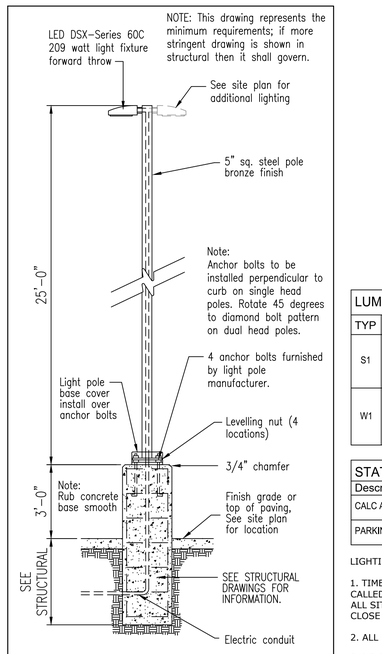
Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.



Plan View
Scale - 1" = 20ft



1 TYPICAL LIGHT POLE

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1		LITHONIA - DSX1 LED 60C P8 40K T3M MVOLT w/ HS IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION OVERALL MOUNTED HEIGHT = 28'-0"	LED - 209 WATTS	ABSOLUTE	0.95	2
W1		LITHONIA - DSW1 LED 10C 40K T4M MVOLT IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'-0"	LED - 40 WATTS	ABSOLUTE	0.95	6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC AREA	+	0.4 fc	4.9 fc	0.0 fc	N:A	N:A
PARKING LOT	×	2.8 fc	4.6 fc	1.2 fc	3.8:1	2.3:1

LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES. ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 30 MINUTES AFTER THE CLOSE OF BUSINESS.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ O° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

4. THE LIGHTING PLAN COMPLIES WITH THE PROVISIONS OF THE ZONING ORDINANCE - CITY OF COLUMBIA, TN - ARTICLE 4 - BUILDING LOT & BUILDING SITE STANDARDS - SECTION 4.3.17 - PRIVATE LIGHTING STANDARDS.

NOTE: PHOTOMETRIC PLAN PROVIDED BY AUTOZONE.

PE PROJ. # 225005-E1

N O R T H

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
PHOTOMETRIC PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

12/09/25

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PH-1

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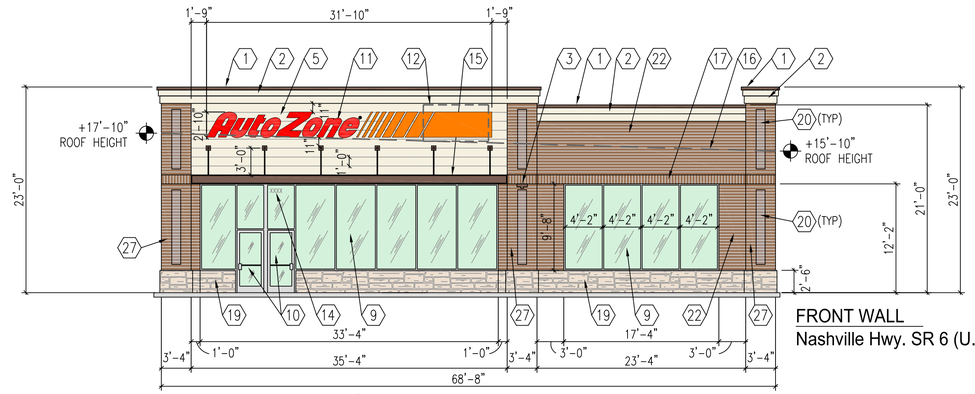
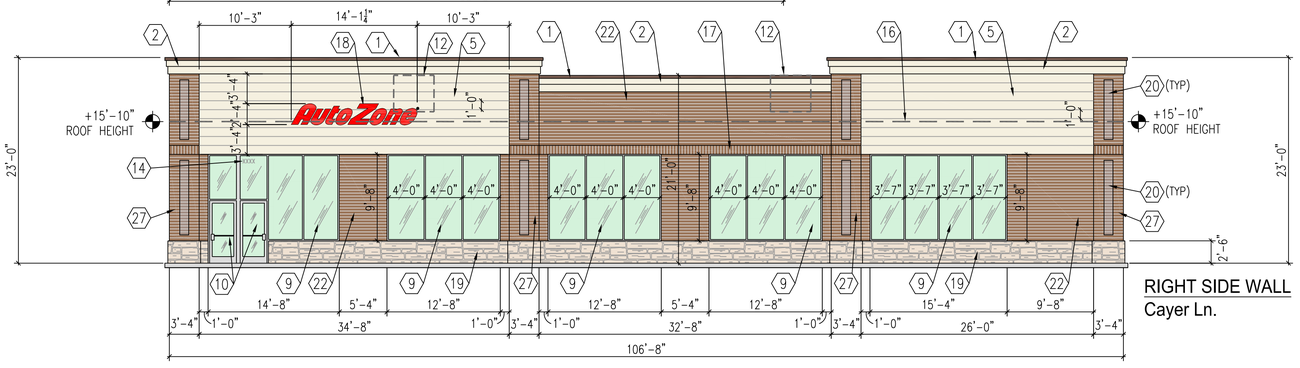
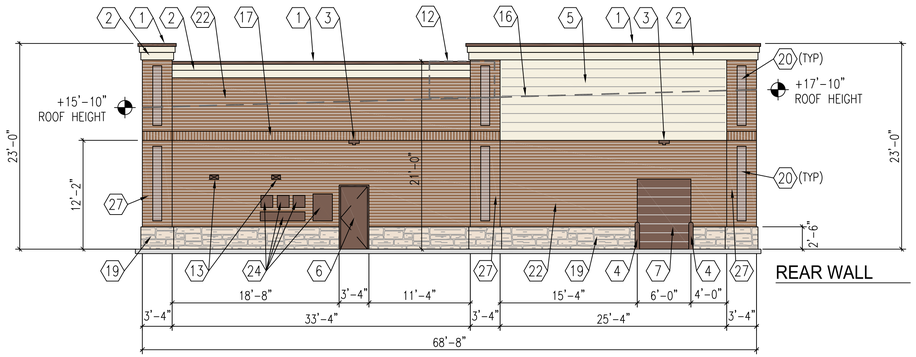


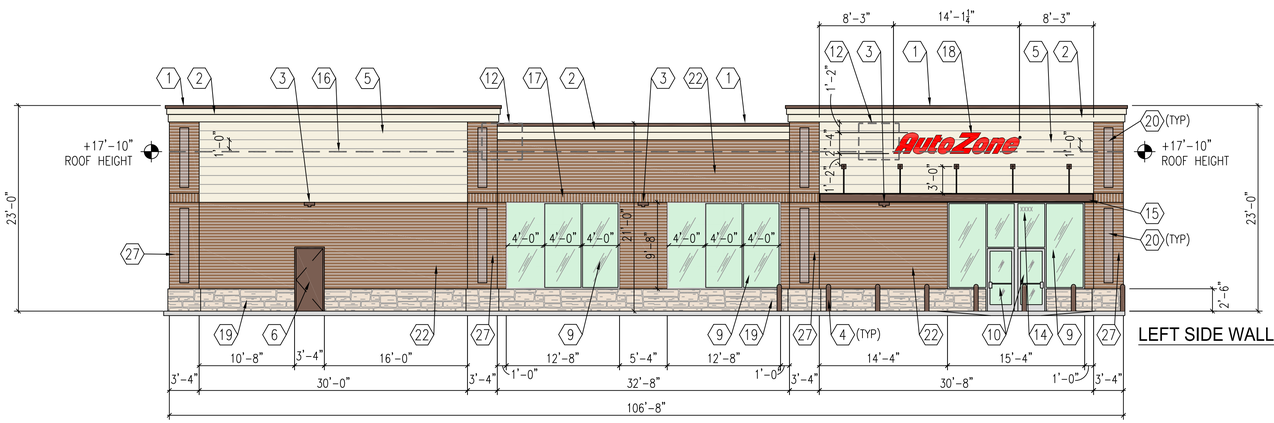
FRONT WALL
Nashville Hwy. SR 6 (U.S. Hwy 31)



RIGHT SIDE WALL
Cayer Ln.



REAR WALL



LEFT SIDE WALL

1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

ROOF HEIGHT

CITY OF COLUMBIA, TN – TITLE 14, CH. 2 ZONING ORDINANCE – ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS – TABLE 4.3.1-M DISTRICT STANDARDS – PLANNED UNIT DEVELOPMENT – MIXED USE, PG 161:

FAÇADE GLAZING
- NON-SHOPFRONT 20% – 60% OF TOTAL GROUND FLOOR FAÇADE AREA
- SHOPFRONT: MIN. 50% OF TOTAL GROUND FLOOR FAÇADE AREA

SHOPFRONT MIN. 50% ELEVATION: FRONT	SQ.FT.	PROVIDED %
TOTAL SURFACE AREA	884	
TOTAL GLAZING	565	64%

SHOPFRONT MIN. 50% ELEVATION: RIGHT SIDE WALL	SQ.FT.	PROVIDED %
TOTAL SURFACE AREA	1491	
TOTAL GLAZING	756	51%

NON-SHOPFRONT 20% – 60% ELEVATION: LEFT SIDE WALL	SQ.FT.	PROVIDED %
TOTAL SURFACE AREA	1792	
TOTAL GLAZING	455	25%

GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 SIGNAGE NOTES – BUILDING

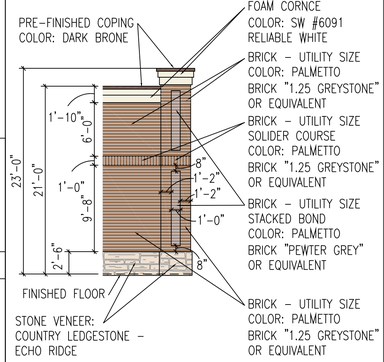
1. PRE-FINISHED ALUMINUM COPING: DARK BRONZE
2. DECORATIVE FOAM CORNICE COLOR: SW#6091 "RELIABLE WHITE"
3. WALL MOUNTED LIGHT FIXTURE DARK BRONZE FINISH
4. PIPE GUARD WITH DARK BROWN SLEEVE
5. SYNTHETIC STUCCO SW#6091 "RELIABLE WHITE"
6. PAINT MAN DOOR & METAL FRAMES – DARK BRONZE FINSH
7. DO NOT PAINT OVERHEAD DOOR PAINT ANGLES DARK BRONZE
8. NOT USED
9. ALUMINUM STOREFRONT – EVERGREEN TINTED GLASS WINDOWS WITH CLEAR ANODIZED FINISH
10. GLASS AND ALUMINUM DOORS – CLEAR ANODIZED FINISH
11. FRONT WALL SIGN – 34" R.S. RED CHANNEL LETTERS
12. HVAC UNITS SCREENED BEHIND PARAPET WALL
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS – 6" WHITE REFLECTIVE NUMBERS
15. 3'-0" DEPTH 3'-0" HEIGHT METAL FLAT AWNING COLOR: DARK BRONZE
16. BOND BEAM AT ROOF LINE
17. BRICK – UTILITY SIZE SOLIDER COURSE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
18. LEFT WALL AND RIGHT WALL SIGN – 28" RED CHANNEL LETTERS
19. STONE VENEER: COUNTRY LEDGESTONE – ECHO RIDGE
20. STACKED ACCENT UTILITY BRICK – (½" RECESSED) COLOR: PALMETTO BRICK – PEWTER GREY OR EQUIVALENT
21. NOT USED
22. BRICK – UTILITY SIZE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
23. NOT USED
24. ELECTRICAL EQUIPMENT
25. NOT USED
26. NOT USED
27. 3'-4" WIDE BRICK PILASTER (4" PROJECTION)

George W Callow

Digitally signed by George W Callow
Date: 2025.09.19 09:27:20 -05'00'

1/8" = 1'-0" AWNO1N

2 ELEVATION KEY NOTES



ARGOS BRICK MORTAR
COLOR: SAVANNAH IVORY

PALMETTO BRICK
CONTACT: RON SPURLIN – RSpurlin@brick.com

1/8" = 1'-0" AWE01

3 EXTERIOR WALL COLOR SCHEME

REVISIONS			
1	2	3	
			4
			5
			6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

COLOR ELEVATION

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW
REGISTERED ARCHITECT
AGRICULTURE
No. 17,610
STATE OF TENNESSEE

09-12-25

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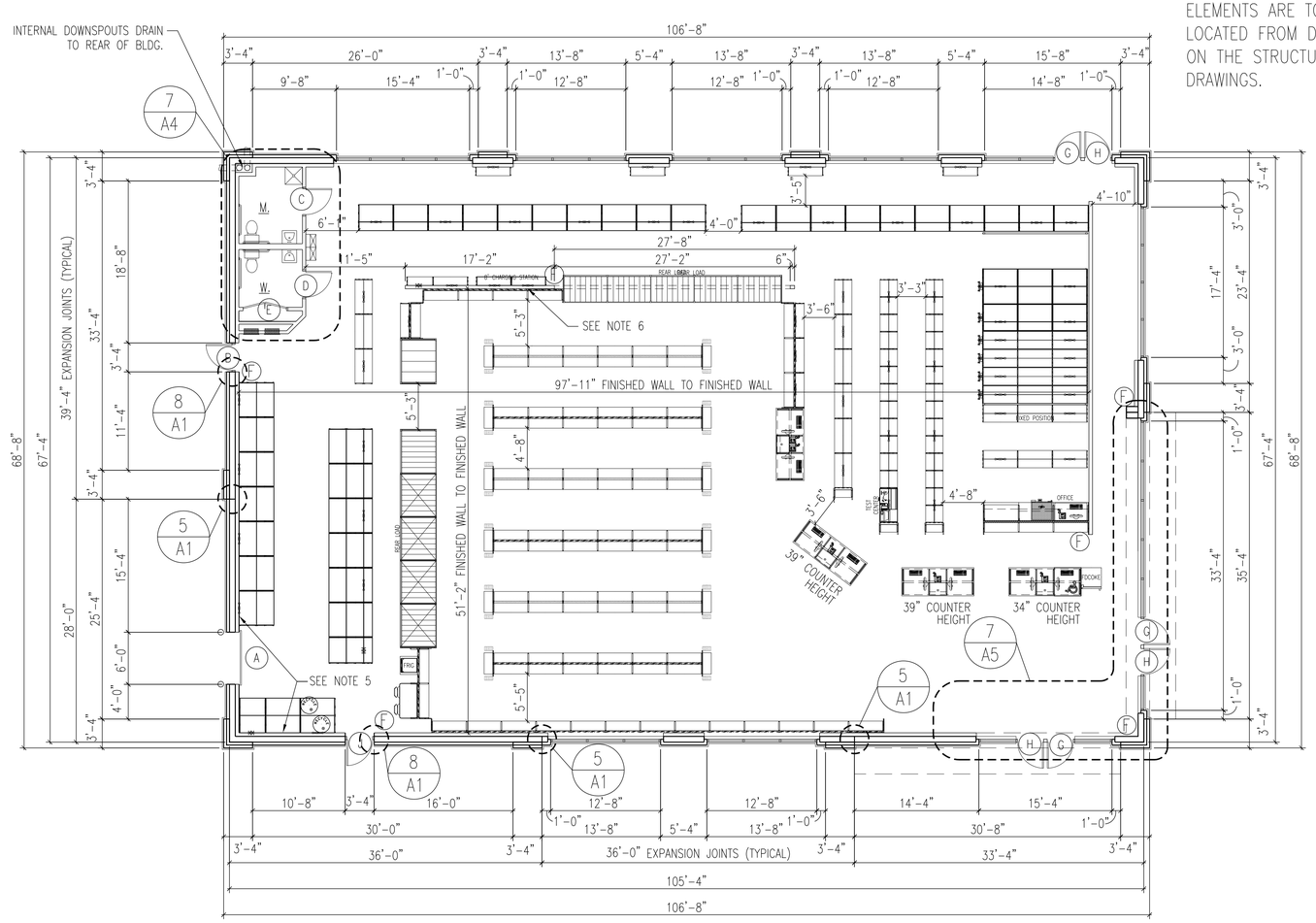
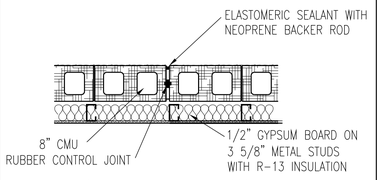


1/8" = 1'-0"

1 FLOOR PLAN

NOTE: ALL STRUCTURAL ELEMENTS ARE TO BE LOCATED FROM DIMENSIONS ON THE STRUCTURAL DRAWINGS.

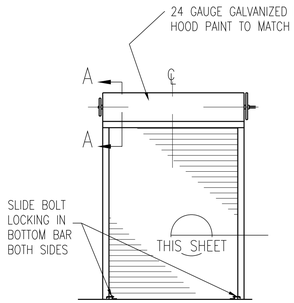


NOTE: SEE STRUCTURAL DRAWINGS FOR EXPANSION JOINT DIMENSIONAL LOCATION AND REINFORCING REQUIREMENTS

3/4" = 1'-0" AFS01

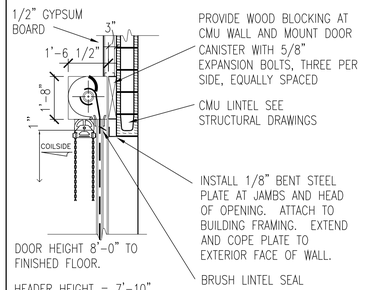
5 EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED



6 OVERHEAD DOOR ELEVATION

NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE



5/16" = 1'-0" ADS01

7 OVERHEAD DELIVERY DOOR Ⓐ

1. REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
2. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
3. INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
4. SEE SHEET P2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
5. INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE METAL STUDS WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. PROVIDE "J" MOLD WHERE PLYWOOD AND GYPSUM BOARD MEET. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
6. INSTALL TWO 4' x 8' SHEETS OF BLACK FRP VERTICALLY BEHIND BATTERY RACK. SEE SECTION 09986 OF THE SPECIFICATIONS AND INTERIOR ELEVATIONS ON SHEET A-4.
7. SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0" AFN01

2 FLOOR PLAN NOTES

LOCATION	FLOOR		BASE		WALLS		CLG.		REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD	FIBER REINFORCED PANELS	METAL DECK	GYPSUM BOARD	
SALES AREA		●	●		●		●		
REST ROOMS	●		●			●		●	

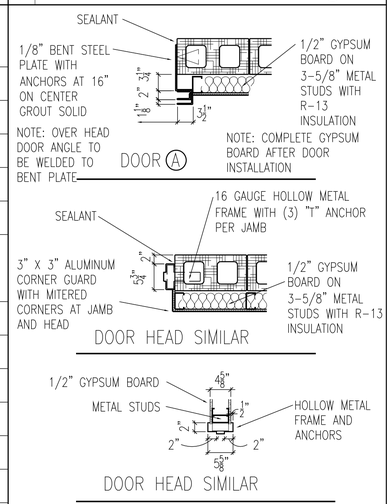
3/16" = 1'-0" AFC01

3 ROOM FINISH SCHEDULE

MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE (SEE SECTION 08700 OF THE SPECIFICATIONS)
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	8/A1	6&7/A1	
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	DETEX PUSH BAR WITH INTEGRAL SOUNDER
C	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS, CLOSER: LCN #P4041, PLATED FINISH US 26D, CLOSER IS PARALLEL ARM AND MOUNTS ON PUSH SIDE OF DOOR
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS, CLOSER: LCN #P4041, PLATED FINISH US 26D, CLOSER IS PARALLEL ARM AND MOUNTS ON PUSH SIDE OF DOOR
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		SELF CLOSERS MOUNTED ON THE INSIDE OF BUILDING, CYLINDER LOCKS (KEY OPERATION EXTERIOR AND THUMB TURN INTERIOR), PUSH BARS AND PULLS, SIGN OVER EACH EXIT DOOR TO READ AS FOLLOWS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" 1" HIGH WHITE LETTERS.
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
J	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	DETEX PUSH BAR WITH INTEGRAL SOUNDER

3/32" = 1'-0" ADC01

4 DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES



3/4" = 1'-0" ADS02

8 JAMB DETAILS

George W Callow

Digitally signed by George W Callow
Date: 2025.09.19 09:26:38 -05'00'

REVISIONS

1	2	3	4	5	6

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW REGISTERED ARCHITECT AGRICULTURE COLLEGE No. 17,610 STATE OF TENNESSEE

09-12-25

57N2-R

A1

Requested Plan Deviations

Property Owner: Bell Group, LLC
Applicant: AutoZone Development, LLC
Location: Cayer Lane, Lot 8A of Beechcroft Plaza
Engineer: Prism Engineering & Design Group, LLC
Proposed Request: Approval of Preliminary PUD Master Plan

Plan Deviations

The applicant proposes to construct a 6,894 SF retail building and related site improvements on Lot 8A of Beechcroft Plaza. The lot is 0.83 acres, zoned PUD, and is subject to a previously approved Preliminary Planned Unit Development Master Plan, but due to the lot configuration, the proposed project cannot conform to the current Preliminary Master Plan approval. The following is a summary of the areas of deviation from the Zoning Ordinance.

1. Lot Frontage Width

District standards require that the minimum lot width be 18 feet. The existing lot width is 15.21 feet along Nashville Highway. This is an existing condition. Additionally, the frontage length along Cayer Lane is 342.46 feet, which exceeds the maximum allowable width of 180 feet. This is also an existing condition.

2. Minimum Frontage Buildout

District standards require that the minimum frontage buildout shall be 60%. The frontage length along Cayer Lane is 342.46 feet, with a proposed building façade length of 106 feet. Due to the irregular geometry of the existing lot, the proposed building provides frontage buildout of 31% along Cayer Lane and 0% buildout along Nashville Road.

3. Maximum Principal Setback

District standards allow a maximum principal setback of 20 feet. Due to the irregular geometry of the existing lot, the proposed setback from Nashville Highway is approximately 155 feet. The building setback along Cayer Lane is 20 feet, as shown on the site plan.

4. Maximum Drive Width

District standards allow a maximum driveway width of 24 feet. In order to allow the AutoZone delivery truck to safely enter and exit the site, the maximum driveway width at the property line exceeds the allowable width of 24 feet. Internal drive aisles are designed at 24 feet, except in areas where delivery truck maneuvering requires a slightly expanded drive aisle width (ie. Drive aisle width of 28 feet at the northwest corner of the building).

5. Freestanding Sign

Freestanding signage is not permitted by the zoning district. Approval a monument sign is requested. Proposed monument sign height is 10 feet, with a maximum area of 50 SF.

6. Loading Space

Zoning standards require one loading space. AutoZone has one delivery per week during non-peak hours. The loading space is provided as noted on the site plan. Due to the infrequent delivery schedule, approval is requested to allow the loading space to be located within the shared drive along the east side of the site.

7. Access Points

Zoning standards allow one access point. In order to allow the AutoZone delivery truck to safely enter and exit the site, approval of one direct access to Cayer Lane (west side of site) and one access to the proposed shared access drive (east side of site) is requested.

8. Tree Canopy Retention

Zoning standards require 26% retention of existing tree canopy for sites where existing tree canopy is less than 20% of the total area. The small amount of existing tree canopy on site is located at the Northeast corner of the lot. Due to the large grade change from the South to the North, the required shared access drive, and the required retaining wall, it is impossible to preserve the existing vegetation.

Statement of Compliance
With the Applicable Guidelines and Policies of the
Connect Columbia Comprehensive Plan

Property Owner: Bell Group, LLC
Applicant: AutoZone Development, LLC
Location: Cayer Lane, Lot 8A of Beechcroft Plaza
Engineer: Prism Engineering & Design Group, LLC
Proposed Request: Approval of Preliminary PUD Master Plan

Connect Columbia Compliance

Introductory Statement

The applicant proposes to construct a 6,894 SF retail building and related site improvements on Lot 8A of Beechcroft Plaza. The lot is 0.83 acres, zoned PUD, and is subject to a previously approved Preliminary Planned Unit Development Master Plan, but due to the lot configuration, the proposed project cannot conform to the current Preliminary Master Plan approval.

Columbia's comprehensive plan – *Connect Columbia*, serves to provide vision and policy for future development within the community. The proposed project is located within the City Center & Urban Village future land use area. The following is a summary of the conformity of the proposed project with the comprehensive plan.

Land Use

As recommended by the comprehensive plan, retail development and the creation of urbanized hubs within the City Center & Urban Village future land use area is encouraged, with industrial and warehouse uses being discouraged. AutoZone proposes to construct a 6,894 SF retail facility at this location, which is supported by the comprehensive plan.

Connectivity

As recommended by the comprehensive plan, development within the City Center & Urban Village future land use area should include connectivity and continuity by providing pedestrian and multi-modal improvements and infrastructure. The project proposes to enhance pedestrian connectivity in the area through the installation of new sidewalk along the north side of Cayer Lane, along with a sidewalk connection from the frontage sidewalk to the building. For vehicular connectivity, a shared access drive is proposed along the shared lot line of Lot 8A and Lot 8B. The shared access will allow vehicles to access both lots from this access point. The project also proposes a vehicular access point from Cayer Lane at the west side of the proposed building, allowing for adequate vehicular circulation around the site.

Form and Pattern

As recommended by the comprehensive plan, the future land use encourages infill development that eliminates gaps in the existing neighborhood. The existing lot is a vacant parcel that fronts along Nashville Highway (US 31) and is bounded on all sides by existing commercial development. The development of this lot allows an expansion of retails sales in the neighborhood, while utilizing existing public infrastructure, including public utilities and the existing local street network. As noted, AutoZone proposes to construct access points along Cayer Lane, with no new connections proposed to the existing principal arterial roadway (US 31). The comprehensive plan discourages the installation of driveways along principal roadways and encourages that property access should be from the local roadway network.

In summary, the proposed project is an investment in Columbia's future, with improvements that enhance the neighborhood and the overall community, which moves the city forward and another step closer to fulfilling the goals and objectives of the comprehensive plan.

December 3, 2025

Mr. Jason Hall
Prism Engineering & Design Group
2309 Watterson Trail, Suite 200
Louisville, KY 40299
Sent via email: Jason@prism-civil.com

RE: **Water Availability Letter** Expires: 6/03/2026
AutoZone #10682
Cayer Lane at Nashville Highway
Tax Map & Parcel 042 01405000
Columbia, TN

Dear Mr. Hall:

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 7,381 square foot single-story auto parts store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Available fire flow capacity at the site with current infrastructure is up to 1,500 gpm
    - Addition of a 12-inch connection across Nashville Highway/HWY 31 would increase fire flow capacity to 2,500 gpm
- Commercial service meters require backflow prevention 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.
- Assumed water meters are listed below based on preliminary description of project. Actual meter count and sizes will be verified during the Design Review process.
    - One (1) ¾" Service Meters
    - One (1) 1" Landscape Irrigation Meter
    - One (1) 4" Fire Service Meter
- The above request translates to a 4.2 Single Family Unit (SFU) flow demand equivalent.

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

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval (if TDEC review required).
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this*

Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	4.2	**$3,054**

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
    - 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.
    - 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.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	1	$540	$540
1" Landscape Irrigation 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 Impact and Meter Fees =			**$15,950**

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

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

Sincerely,

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

cc: Wade Davis, AutoZone
Bart Anderson, CPWS
File 25-027

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 2, 2025

Randy Gaddis
Prism Engineering and Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, KY 40299
randy@prism-civil.com

Re: Beechcroft Plaza Lot 8A off Cayer Lane
Being Tax map 42, Parcel 14.05

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER & WATER SYSTEMS

Trevor Gilmer
Manager of Power Operations

kw

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 06/17/2025
Name: Jason L. Hall
Phone: (502) 491-8891
Email: Jason@Prism-Civil.com
Address/Parcel ID: 042-01405-000
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: V-B
Enclosed Area (ft²): 7,381

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

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

Minimum number of hydrants: 2

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/17/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 June 2025

Jason Hall
Prism Engineering & Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, TN 40299

RE: 042 01405 000, Cayer Ln, Columbia, TN 38401; AutoZone

Jason,

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.

Donald J. Boshers - Ryan Filipkowski

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898

Vehicle Peak Trips Memo

To: Columbia Development Services
ATTN: Robert Archibald
700 N Garden Street
Columbia, TN 38401

From: Nick West
Prism Engineering & Design Group, LLC
2309 Watterson Trail
Suite 200
Louisville, KY 40299

Re: AutoZone Store #10682
Cayer Lane
Columbia, TN 38401

Date: December 12, 2025

A trip generation analysis was performed for the proposed AutoZone retail store using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

The analysis utilized Land Use Code 843 – Automobile Parts Sales. Based on the proposed gross floor area of the store, the calculated peak-hour vehicle trips are as follows:

- Weekday PM Peak Hour: 41 total trips
- Weekend Peak Hour: 63 total trips

The projected peak-hour trips fall below the threshold requiring a formal traffic impact study. Therefore, based on the ITE 12th Edition trip generation rates, no traffic impact study is required for this development.

If you have any questions or need any additional information, please do not hesitate to call me at (502) 888-3211 or email: Nick@Prism-Civil.com

Nick West, EIT
Prism Engineering & Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299

(502) 888-4392 Phone
(502) 491-8898 Fax
Nick@Prism-Civil.com

Automobile Parts Sales
(843)

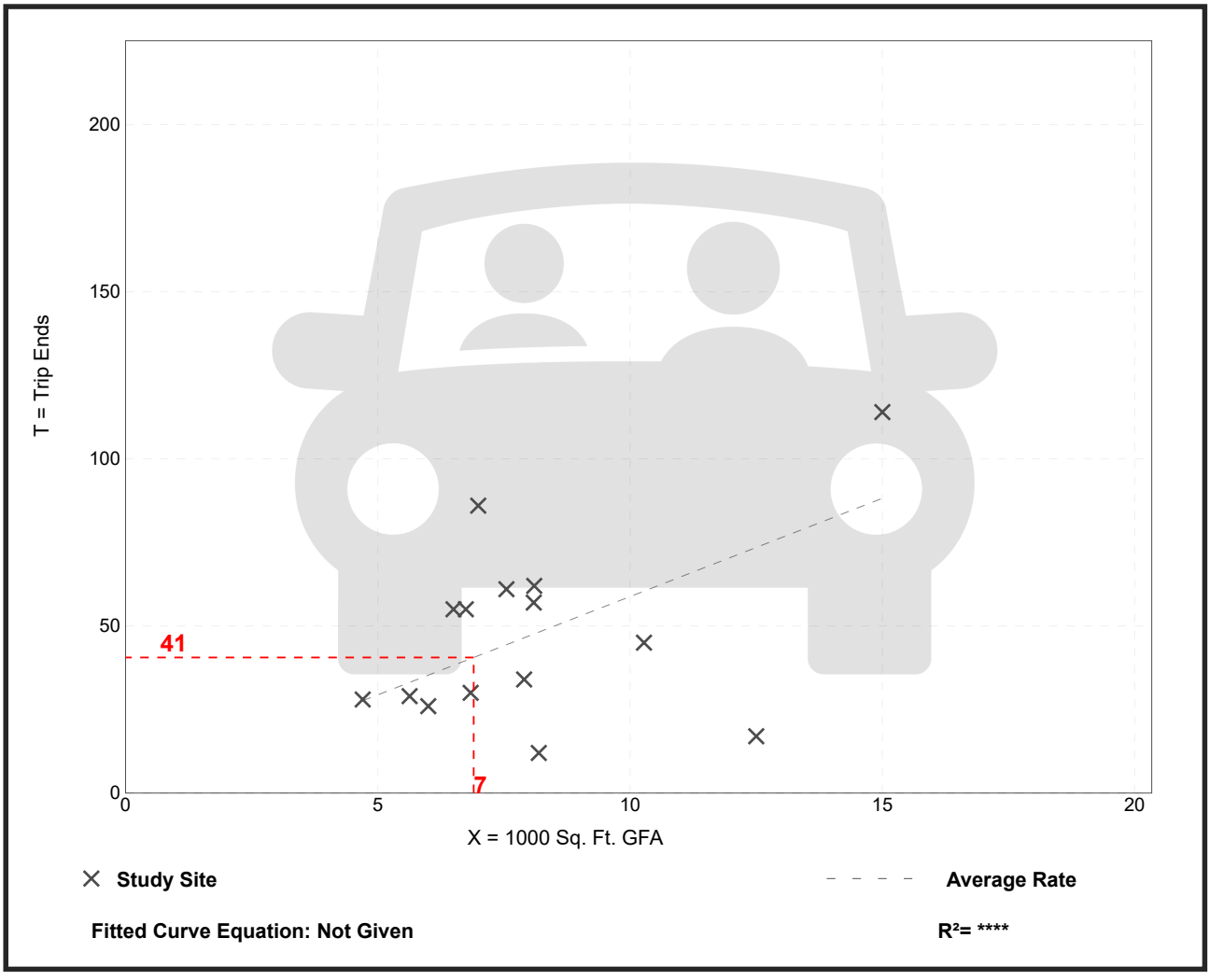
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.88	1.36 - 12.30	2.94

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Automobile Parts Sales
(843)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

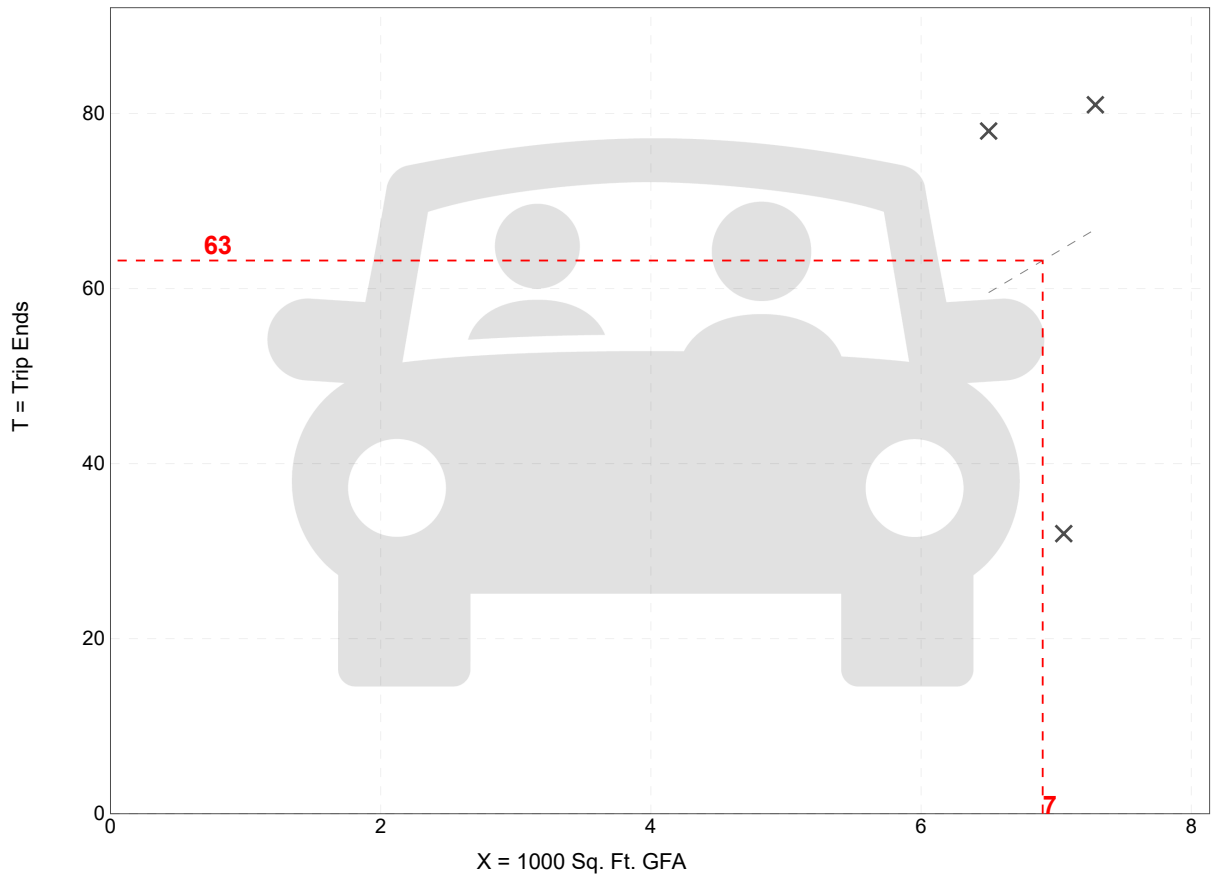
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.16	4.54 - 12.00	4.08

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

"AS-SURVEYED" DESCRIPTION

Bell Group, LLC
Map 42, Parcel 14.05
Lot 8A - Revision to Lot 8, Beechcroft Plaza – Cayer Lane
Plat Book P24, Page 14
Columbia, Maury County, Tennessee

Situated in the 3rd Civil District of Maury County, Tennessee, bounded on the south by the northerly margin of Cayer Lane, bounded on the west by the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6), and further identified as being Lot 8A on the Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane recorded in Plat Book P24, Pg 14 (ROMC), and being more particularly described as follows:

Beginning at an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being located at the intersection of the northerly margin of Cayer Lane, and the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6); Thence with said easterly margin of said Nashville Highway (U.S. Hwy. 31/S.R. 6), N 21° 29’ 33” E a distance of 15.21 feet to an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being the northwest corner of the Property described herein; Thence leaving said easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6) with a common line with Sutherlin Marlin House Irrevocable Trust, N 82° 59’ 20” E a distance of 288.04 feet to an 5/8 inch Iron Rod found (WEBB Eng TN 02658), said Iron Rod being the northeast corner of the Property described herein; Thence with a common line with Lot 8B on said Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane, S 00° 23’ 11” W a distance of 201.71 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) in said northerly margin of said Cayer Lane, said Iron Rod being the southeast corner of the Property described herein; Thence with said northerly margin of said Cayer Lane the following five (5) courses: 1) Thence N 77° 16’ 55” W a distance of 140.31 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658), passing an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) at a distance of 131.33 feet; 2) Thence along a curve to the right having a radius of 75.00 feet, a length of 64.97 feet, and a chord bearing and distance of N 52° 15’ 34” W, 62.95 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 3) Thence, N 26° 54’ 12” W a distance of 10.59 feet to an Iron Rod found (Webb Eng TN 02658); 4) Thence along a curve to the left having a radius of 131.29 feet, a length of 95.30 feet, and a chord bearing and distance of N 48° 11’ 34” W, 93.22 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 5) Thence, N 68° 44’ 56” W a distance of 31.29 feet to the **Point of Beginning.** Containing 36,274 sq.ft. or 0.830 Acres, more or less.

CITY OF
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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: AutoZone Store No. 10682

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

- [x] Name of development - Sheet C0.0
- [x] Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone - Sheet C0.0
- [x] Plan sealed by a design professional licensed in the State of Tennessee. - All sheets
- [x] North Arrow, legend, and site vicinity map - North Arrow (All sheets), Legend Sheet C0.1, Vicinity Map C0.0
- [x] Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft. - Graphic Scale is 1"=20'. See plan sheets.
- [x] 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.
- [x] Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum - ALTA/NSPS Land Title Survey (1of2)
- [x] All property boundaries, existing easements, and encumbrances - ALTA/NSPS Land Title Survey
- [x] Parcel identification, owner, and deed and plat references of adjoining properties - ALTA/NSPS Land Title Survey
- [x] Proposed phasing and timetable for all phases of development - Sheet C1.4
- N/A ☐ Traffic Impact Study, as required. - Project is below the threshold. See ITE Memo.
- [x] The substance of all existing and proposed covenants, easements, or other restrictions. - Easements shown on ALTA Survey. No covenants are known for this lot.

Lots and Land-Use

- [x] The size of total property to be developed in square feet and acres - Sheet C1.0
- [x] Lot numbers of all proposed lots, with dimensions, locations, and square footage - Sheet C1.0
- [x] A tabulation of the land area to be devoted to various uses and activities and overall densities. - Sheet C1.0
- [x] Typical lot layout depicting proposed setbacks, yards, and easements, where applicable - Sheet C1.0

Structures

- [x] Location and approximate dimensions of all existing and proposed structures. - Sheet C1.0
- [x] Location of all earth retaining structures, with approximate top and bottom of wall elevations. - Sheet C1.1
- [x] Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable - Sheet C1.0
- [x] Location, type, and size of proposed signs - Sheet C1.0
- [x] Approximate height, bulk, and the utilization of structures including activities and the number of living units. - Sheet C1.0

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

- [x] Existing conditions and contours at vertical intervals of not more than two (2) feet - ALTA/NSPS Land Title Survey
- [x] General proposed contours at vertical intervals of not more than two (2) feet - Sheet C1.1
- [x] 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 - ALTA/NSPS Land Title Survey
- [ ] N/A Location and dimension of aquatic buffer zones
- [x] General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices. - Sheet C1.2
- [ ] N/A Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- [ ] N/A Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- [ ] N/A 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
- [x] Existing and proposed sidewalks, trails, and other pedestrian elements - Sheet C1.0
- [x] Existing and proposed on-street and off-street parking and loading areas - Sheet C1.0
- [x] Summary of all provided and required parking - Sheet C1.0

Landscaping, Open Space, and Amenities

- [x] Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas - Sheet L1.0
- [x] Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features. - Sheet L1.0
- [ ] 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.
- [x] Location, dimension, and materials of fences and walls - Retaining wall shown on C1.0.
- [x] Tree Canopy retention - Sheet L1.0

Utilities

- [x] 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. - Sheet C1.3
- [x] 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. - Availability letters provided with submittal material.

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PUD Specific Items

- [x] List of all deviations from PUD Standards requested - See PUD statement
- [x] 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.
- [x] 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. - Sheet C1.0
- [x] 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.
- [x] Exterior lighting plan. - Sheet PH-1

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:

Nick West		12/12/25
Print Name	Signature	Date

Rev. 2/7/2024