CITY OF COLUMBIA
TENNESSEE

AGENDA

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

I. Items For Review

1. Request from Wes Baxter for revision to the Bear Creek Glen Townhomes subdivision, a previously approved Preliminary Plat, at Tax Map 72 Parcel 53 off Bear Creek Pike,

2. Request from Paul LaGrone for Architectural Design Review approval of a 41,000 sq. ft. building addition within an SD-LI (Light industrial Special District) zone located at 971 Greenlick Court, being Tax Map 112 Parcel 10.08.

3. Request from Michael Shamsie for Rezoning of 6218 Cayce Lane, being Tax Map 101 Parcel 39, from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District).

4. Request from WES Engineers & Surveyors for Preliminary and Final Plat approval with surety creating two lots within the NewSong Christian Fellowship PUD located off Nashville Highway and Columbia Rock Road at Tax Map 75 Parcel 8.02.

5. Request from Adam Crunk for Preliminary and Final Plat approval with surety of Honey Farm Crossing Lot 1B off Nashville Highway and Leafcutter Bee Road at Tax Map 51 Parcel 51.07.

6. Request from Chris Mischel for Preliminary PUD Master Plan with Architectural Design approval for new commercial construction of a quick-serve restaurant at Nashville Highway and Leafcutter Bee Road, being Tax Map 51 Parcel 58,07, Lot 1B in Honey Farm Crossing.

7. Request from Adam Crunk for Final PUD Master Plan approval regarding Bear Springs multi-family elevations off Bear Creek Pike and Rock Springs Road at Tax Map 92 Parcel 12.02.

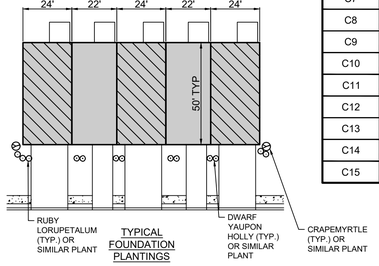
II. Items for Additional Review

1. 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.

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.

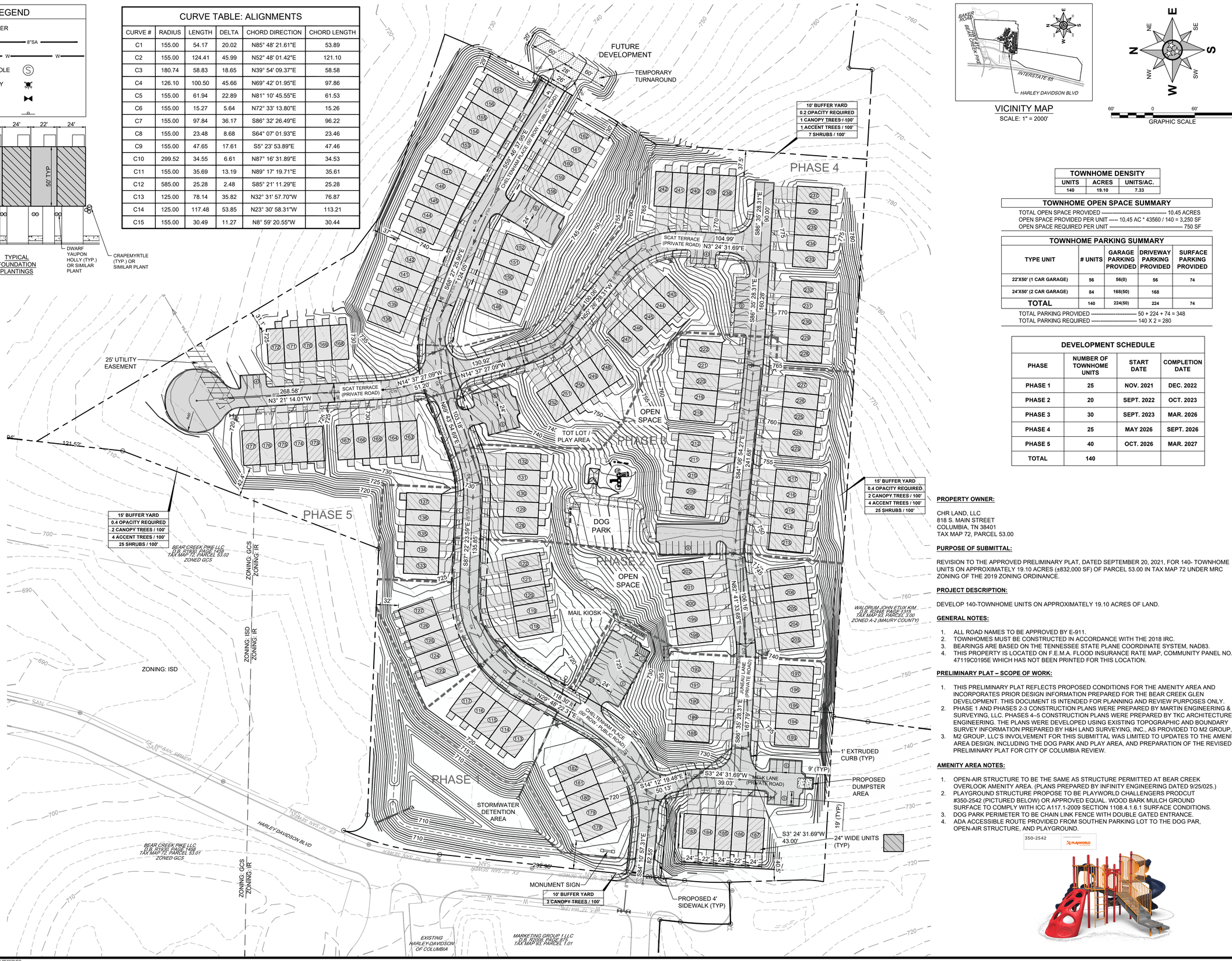
LEGEND

- EXISTING SANITARY SEWER
- SANITARY SEWER — 8"SA —
- WATER LINE — W — W —
- SANITARY SEWER MANHOLE (S)
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- STOP SIGN



CURVE TABLE: ALIGNMENTS

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	155.00	54.17	20.02	N85° 48' 21.61"E	53.89
C2	155.00	124.41	45.99	N52° 48' 01.42"E	121.10
C3	180.74	58.83	18.65	N39° 54' 09.37"E	58.58
C4	126.10	100.50	45.66	N69° 42' 01.95"E	97.86
C5	155.00	61.94	22.89	N81° 10' 45.55"E	61.53
C6	155.00	15.27	5.64	N72° 33' 13.80"E	15.26
C7	155.00	97.84	36.17	S86° 32' 26.49"E	96.22
C8	155.00	23.48	8.68	S64° 07' 01.93"E	23.46
C9	155.00	47.65	17.61	S5° 23' 53.89"E	47.46
C10	299.52	34.55	6.61	N87° 16' 31.89"E	34.53
C11	155.00	35.69	13.19	N89° 17' 19.71"E	35.61
C12	585.00	25.28	2.48	S85° 21' 11.29"E	25.28
C13	125.00	78.14	35.82	N32° 31' 57.70"W	76.87
C14	125.00	117.48	53.85	N23° 30' 58.31"W	113.21
C15	155.00	30.49	11.27	N8° 59' 20.55"W	30.44



VICINITY MAP
SCALE: 1" = 2000'

60' 0 60' 120'
GRAPHIC SCALE

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
140	19.10	7.33

TOWNHOME OPEN SPACE SUMMARY

TOTAL OPEN SPACE PROVIDED ---------- 10.45 ACRES
OPEN SPACE PROVIDED PER UNIT ----- 10.45 AC * 43560 / 140 = 3,250 SF
OPEN SPACE REQUIRED PER UNIT ---------- 750 SF

TOWNHOME PARKING SUMMARY

TYPE UNIT	# UNITS	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	SURFACE PARKING PROVIDED
22'X50' (1 CAR GARAGE)	56	56(0)	56	74
24'X50' (2 CAR GARAGE)	84	168(50)	168	
TOTAL	140	224(50)	224	74

TOTAL PARKING PROVIDED ---------- 50 + 224 + 74 = 348
TOTAL PARKING REQUIRED ---------- 140 X 2 = 280

DEVELOPMENT SCHEDULE

PHASE	NUMBER OF TOWNHOME UNITS	START DATE	COMPLETION DATE
PHASE 1	25	NOV. 2021	DEC. 2022
PHASE 2	20	SEPT. 2022	OCT. 2023
PHASE 3	30	SEPT. 2023	MAR. 2026
PHASE 4	25	MAY 2026	SEPT. 2026
PHASE 5	40	OCT. 2026	MAR. 2027
TOTAL	140		

PROPERTY OWNER:

CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TN 38401
TAX MAP 72, PARCEL 53.00

PURPOSE OF SUBMITTAL:

REVISION TO THE APPROVED PRELIMINARY PLAT, DATED SEPTEMBER 20, 2021, FOR 140- TOWNHOME UNITS ON APPROXIMATELY 19.10 ACRES (±832,000 SF) OF PARCEL 53.00 IN TAX MAP 72 UNDER MRC ZONING OF THE 2019 ZONING ORDINANCE.

PROJECT DESCRIPTION:

DEVELOP 140-TOWNHOME UNITS ON APPROXIMATELY 19.10 ACRES OF LAND.

GENERAL NOTES:

1. ALL ROAD NAMES TO BE APPROVED BY E-911.
2. TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83.
4. THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.

PRELIMINARY PLAT – SCOPE OF WORK:

1. THIS PRELIMINARY PLAT REFLECTS PROPOSED CONDITIONS FOR THE AMENITY AREA AND INCORPORATES PRIOR DESIGN INFORMATION PREPARED FOR THE BEAR CREEK GLEN DEVELOPMENT. THIS DOCUMENT IS INTENDED FOR PLANNING AND REVIEW PURPOSES ONLY.
2. PHASE 1 AND PHASES 2-3 CONSTRUCTION PLANS WERE PREPARED BY MARTIN ENGINEERING & SURVEYING, LLC. PHASES 4–5 CONSTRUCTION PLANS WERE PREPARED BY TKC ARCHITECTURE & ENGINEERING. THE PLANS WERE DEVELOPED USING EXISTING TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PREPARED BY H&H LAND SURVEYING, INC., AS PROVIDED TO M2 GROUP, LLC.
3. M2 GROUP, LLC'S INVOLVEMENT FOR THIS SUBMITTAL WAS LIMITED TO UPDATES TO THE AMENITY AREA DESIGN, INCLUDING THE DOG PARK AND PLAY AREA, AND PREPARATION OF THE REVISED PRELIMINARY PLAT FOR CITY OF COLUMBIA REVIEW.

AMENITY AREA NOTES:

1. OPEN-AIR STRUCTURE TO BE THE SAME AS STRUCTURE PERMITTED AT BEAR CREEK OVERLOOK AMENITY AREA. (PLANS PREPARED BY INFINITY ENGINEERING DATED 9/25/025.)
2. PLAYGROUND STRUCTURE PROPOSE TO BE PLAYWORLD CHALLENGERS PRODCUT #350-2542 (PICTURED BELOW) OR APPROVED EQUAL. WOOD BARK MULCH GROUND SURFACE TO COMPLY WITH ICC A117.1-2009 SECTION 1108.4.1.6.1 SURFACE CONDITIONS.
3. DOG PARK PERIMETER TO BE CHAIN LINK FENCE WITH DOUBLE GATED ENTRANCE.
4. ADA ACCESSIBLE ROUTE PROVIDED FROM SOUTHEN PARKING LOT TO THE DOG PAR, OPEN-AIR STRUCTURE, AND PLAYGROUND.

DESCRIPTION	DATE	REVISION #

MICHAEL S. CAMPBELL
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
01/20/2026

PRELIMINARY PLAT FOR: BREAR CREEK GLEN

TOWNHOMES
BEAR CREEK PIKE
CIT OF COLUMBIA
MAURY COUNTY, TENNESSEE

PRELIMINARY PLAT REVISION

DRAWN BY : WAB
CHECKED BY : M2G
DATE : JANUARY 20, 2026
PROJECT NO. : 25-011

SHEET NUMBER:
PP-1

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-837-1837 | M2GROUP-LLC.COM

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25-011 GLEN PH 1-5\CD PRELIM PLAT (DWG) | Tuesday, January 20, 2026 3:37:29 PM

HSG B (WOODS)
4.40 AC
CN=60

PHASE 1

CHELTENHAM PLACE
(50' ROW - PUBLIC ROAD)

CHELTENHAM PLACE
(50' ROW - PUBLIC ROAD)

SCAT TERRACE
(PRIVATE ROAD)

MELK LANE
(PRIVATE ROAD)

JUNEAU LANE
(PRIVATE ROAD)

ADA ACCESSIBLE ROUTE PROVIDED FROM WESTERN PARKING LOT TO THE DOG PARK, OPEN-AIR STRUCTURE, AND PLAYGROUND

BENCH, TYP.

TRASH RECEPTACLE

DOUBLE-GATE ENTRANCE TO DOG PARK

OPEN-AIR STRUCTURE
*SAME STRUCTURE AS PERMITTED AT OVERLOOK AMENITY AREA PER PLANS PREPARED BY INFINITY ENGINEERING DATED 9-25-25

DOG PARK

PLAYWORLD CHALLENGERS PLAYGROUND PRODUCT #350-2542, OR APPROVED EQUAL

TRASH RECEPTACLE

BENCH, TYP.

PLAYGROUND EDGING BORDER, TYP.

WOOD BARK MULCH TO COMPLY WITH ICC A117.1-2009 SECTION 1108.4.1.6.1 FOR SURFACE CONDITION

FUTURE PHASE 4 DEVELOPMENT

EXISTING PHASE 1

PHASE 2

PHASE 3

TW750.00
BW743.00

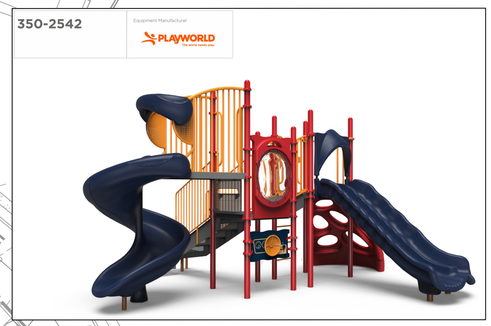
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BW754.00

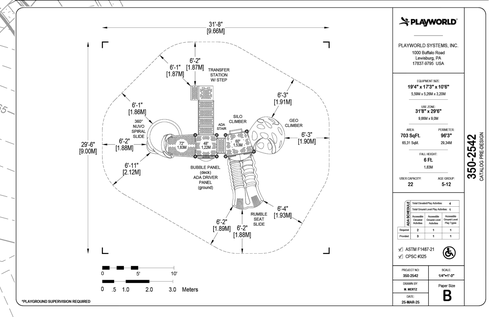
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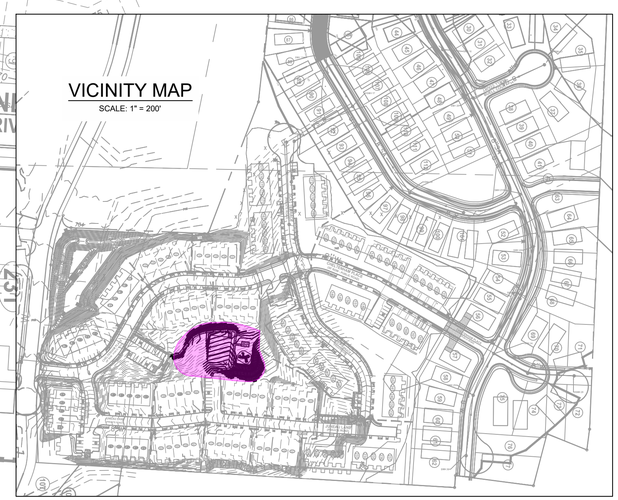
TW755.00
BW755.00

50.28'

N86°33'31"W 931.96'







DESCRIPTION | DATE | REVISION #

DRAFT

EXHIBIT FOR:
BEAR CREEK GLEN
TAX MAP 72, PARCEL 53.00
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

Know what's below. Call before you dig.

N NW NE W E SW SE S

30 0 30 60
GRAPHIC SCALE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0927 | MCCOY@M2GRP.COM

BEAR CREEK GLEN AMENITY AREA

DATE :	NOVEMBER 17, 2025	DRAWN BY :	GT
PROJECT NO. :	25-011	CHECKED BY :	MSC

SHEET NUMBER:
GL-A1

GL-A1_AMENITY AREA.DWG | Thursday, November 20, 2025 5:28:33 PM

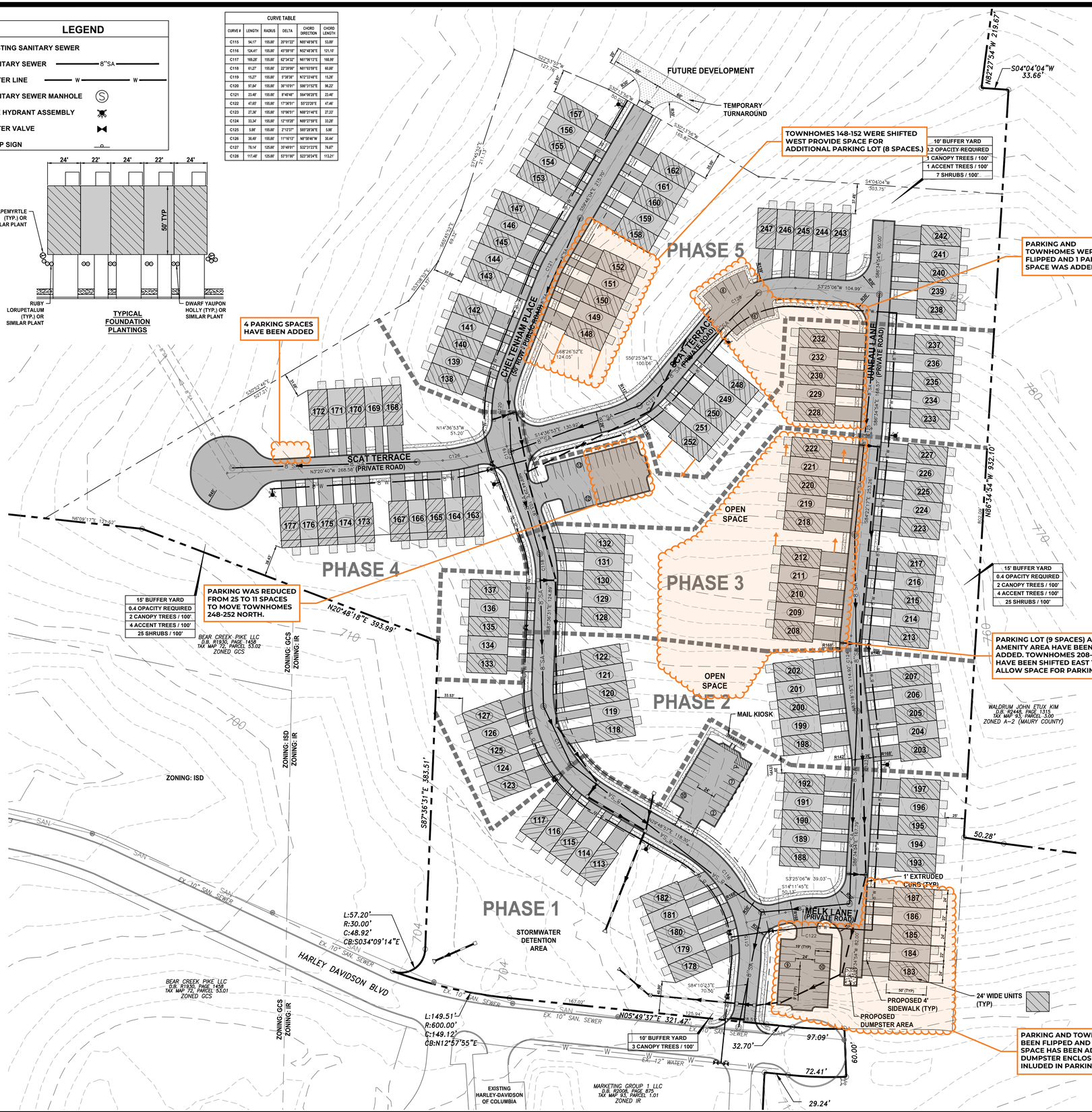
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LEGEND

- EXISTING SANITARY SEWER
- SANITARY SEWER — 8"SA —
- WATER LINE — W — W —
- SANITARY SEWER MANHOLE (S)
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- STOP SIGN

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C115	54.17'	155.00'	20°01'22"	N35°48'56"E	53.89'
C116	124.41'	155.00'	45°59'18"	N52°48'36"E	121.10'
C117	169.28'	155.00'	62°34'32"	N61°06'13"E	160.99'
C118	61.27'	155.00'	22°39'09"	N81°03'59"E	60.88'
C119	15.27'	155.00'	5°38'38"	N72°33'48"E	15.26'
C120	97.84'	155.00'	36°10'31"	S86°31'52"E	96.22'
C121	23.48'	155.00'	8°40'48"	S64°06'28"E	23.46'
C122	47.65'	155.00'	17°36'51"	S5°23'20"E	47.46'
C123	27.36'	155.00'	10°06'51"	N88°21'46"E	27.33'
C124	33.34'	155.00'	12°19'28"	N69°27'59"E	33.28'
C125	5.88'	155.00'	2°10'33"	S85°28'26"E	5.88'
C126	30.40'	155.00'	11°16'13"	N0°58'46"W	30.44'
C127	78.14'	125.00'	35°48'51"	S33°31'23"E	76.87'
C128	117.48'	125.00'	53°51'09"	S23°30'24"E	113.21'

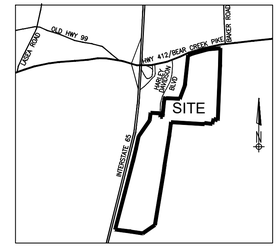
TYPICAL FOUNDATION PLANTINGS



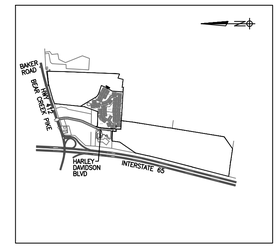
GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
SCALE: 1" = 2000'



I-65 EAST DEVELOPMENT AREA
SCALE: 1" = 2000'

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
140	19.10	7.33

TOWNHOME OPEN SPACE SUMMARY
TOTAL OPEN SPACE PROVIDED ---------- 10.45 ACRES
OPEN SPACE PROVIDED PER UNIT ------ 10.45 AC * 43560 / 140 = 3,250 SF
OPEN SPACE REQUIRED PER UNIT ---------- 750 SF

TOWNHOME PARKING SUMMARY				
TYPE UNIT	# UNITS	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
22'X50' (1 CAR GARAGE)	56	56(0)	56	56
24'X50' (2 CAR GARAGE)	84	168(50)	168	
TOTAL	140	224(50)	224	56
TOTAL PARKING PROVIDED ---------- 50 + 224 + 56 = 330				
TOTAL PARKING REQUIRED ---------- 140 X 2 = 280				

SEE REVISED PRELIMINARY PLAT FOR UPDATED PARKING COUNT

DEVELOPMENT SCHEDULE			
PHASE	NUMBER OF TOWNHOME UNITS	START DATE	COMPLETION DATE
PHASE 1	25	NOV. 2021	DEC. 2022
PHASE 2	20	SEPT. 2022	OCT. 2023
PHASE 3	30	SEPT. 2023	OCT. 2024
PHASE 4	25	SEPT. 2024	OCT. 2025
PHASE 5	40	SEPT. 2025	OCT. 2026
TOTAL	140		

PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL FOR 140- TOWNHOME UNITS ON APPROXIMATELY 19.10 ACRES OF PARCEL 53.00 IN TAX MAP 72 UNDER MRC ZONING.

PROJECT DESCRIPTION:
DEVELOP 140-TOWNHOME UNITS ON APPROXIMATELY 19.10 ACRES OF LAND.

PROPERTY OWNER:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TN 38401
TAX MAP 72, PARCEL 53.00
TAX MAP 93, PARCELS 2.00 & 2.01

NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.

THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.

BEAR CREEK GLEN PRELIMINARY PLAT

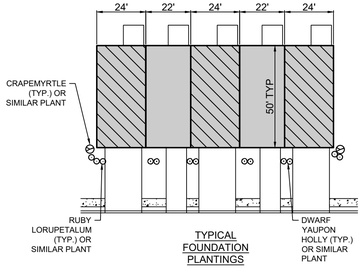
TOWNHOMES

BEAR CREEK PIKE
COLUMBIA, TENNESSEE
MAURY COUNTY
SEPTEMBER 20, 2021

MARTIN ENGINEERING & SURVEYING, LLC
818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengrg.com

LEGEND

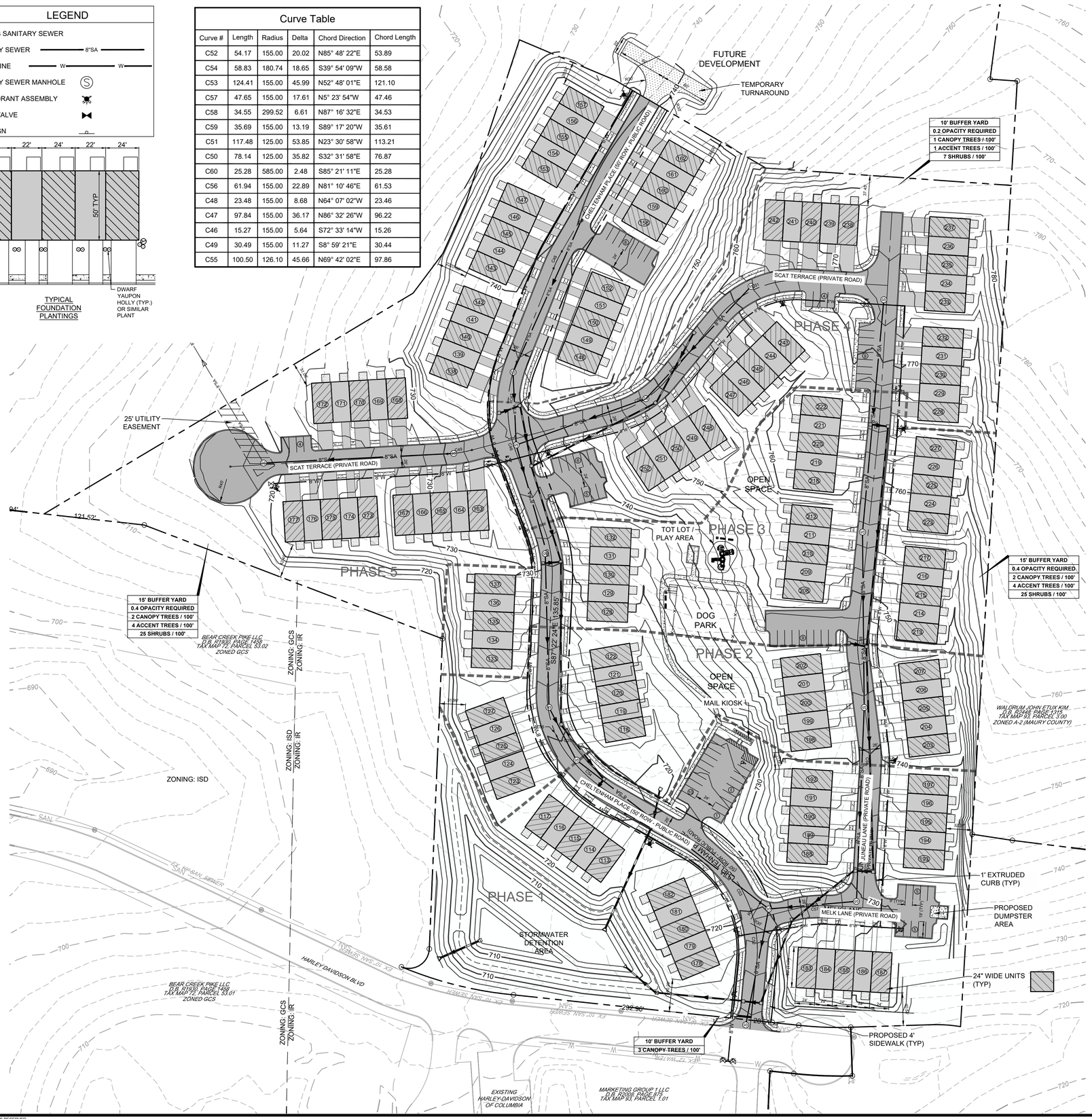
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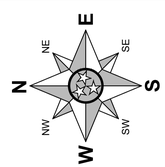


TYPICAL FOUNDATION PLANTINGS

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C53	124.41	155.00	45.99	N52° 48' 01"E	121.10
C57	47.65	155.00	17.61	N5° 23' 54"W	47.46
C58	34.55	299.52	6.61	N87° 16' 32"E	34.53
C59	35.69	155.00	13.19	S89° 17' 20"W	35.61
C51	117.48	125.00	53.85	N23° 30' 58"W	113.21
C50	78.14	125.00	35.82	S32° 31' 58"E	76.87
C60	25.28	585.00	2.48	S85° 21' 11"E	25.28
C56	61.94	155.00	22.89	N81° 10' 46"E	61.53
C48	23.48	155.00	8.68	N64° 07' 02"W	23.46
C47	97.84	155.00	36.17	N86° 32' 26"W	96.22
C46	15.27	155.00	5.64	S72° 33' 14"W	15.26
C49	30.49	155.00	11.27	S8° 59' 21"E	30.44
C55	100.50	126.10	45.66	N69° 42' 02"E	97.86





60' 0 60' 120'
GRAPHIC SCALE

PROPERTY OWNER:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TN 38401
TAX MAP 72, PARCEL 53.00

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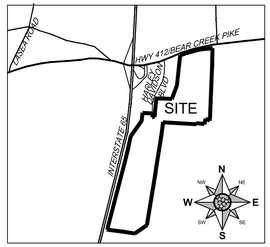
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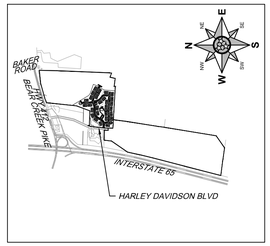
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PHASE 5	40	OCT. 2026	MAR. 2027
TOTAL	140		



VICINITY MAP
SCALE: 1" = 2000'



I-65 EAST
DEVELOPMENT AREA
SCALE: 1" = 2000'

REVISION #	DATE	DESCRIPTION

DRAFT

PRELIMINARY PLAT FOR:
BREAR CREEK GLEN
TOWNHOMES
BEAR CREEK PIKE
CIT OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0027 / M2GROUP1.LLC.COM

PRELIMINARY PLAT REVISION

DATE :	JANUARY 1, 2026	DRAWN BY :	TGT
PROJECT NO. :	25-011	CHECKED BY :	M2G

SHEET NUMBER:
PP-1

25-011 GLEN PH1-5\CD PRELIM PLAT.DWG | Thursday, January 1, 2026 1:59:49 PM

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CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: **BEAR CREEK GLEN**

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.
- **N/A** 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. **SEE ATTATCHED EMAIL WAIVING SURVEY REQUIREMENT.**
- ☑ 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
- **N/A** Traffic Impact Study, as required. **ORIGINAL TIS WILL BE USED (PER PRE-APP MEETING)**
- **N/A** The substance of all existing and proposed covenants, easements, or other restrictions. **SEE ORIGINAL PRELIMINARY PLAT AND FINAL PLATS FOR COVENANTS, EASEMENTS, AND 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. **SEE CDs FOR RETAINING WALL INFORMATION**
- ☑ 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 **MONUMENT SIGN AT ENTRANCE IS CURRENTLY INSTALLED.**
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- **N/A** Proposed improvements as identified in the Traffic Impact Study, as required **ORIGINAL TIS WILL BE USED (PER PRE-APP MEETING)**
- ☑ 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.
- **N/A** Location, dimension, and materials of fences and walls
- **N/A** Tree Canopy retention **VESTED UNDER 2021 ZONING ORDINANCE**

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.
  M2G IS COORDINATING UTILITY AVAILIBILITY / WILL-SERVE LETTERS WITH CPWS & COLUMBIA WASTEWATER

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:

WES BAXTER		1/20/2026
Print Name	Signature	Date

Outlook

RE: [Caution External Email] - Glen THs Resubmittal

From Glenn Harper <GHarper@Columbiatn.gov>
Date Thu 1/8/2026 7:38 AM
To Gary Martin <gary@martinengrg.com>; Austin Brass <ABrass@Columbiatn.gov>
Cc Wesley Baxter <wesley@m2groupllc.com>

We can accept this one without a new survey since this is a revision of a previously approved preliminary plat with construction plans and final plats approved. For future reference, all new preliminary plats do require a stamped survey.

-----Original Message-----
From: Gary Martin <gary@martinengrg.com>
Sent: Wednesday, January 7, 2026 3:42 PM
To: Austin Brass <ABrass@Columbiatn.gov>; Glenn Harper <GHarper@Columbiatn.gov>
Cc: Wesley Baxter <wesley@m2groupllc.com>
Subject: [Caution External Email] - Glen THs Resubmittal

The Resubmittal we discussed this am ...checklist requires a stamped survey....do u really want another separate sheet ..a stamped survey with this resubmittal ...its this same as was submitted years ago .

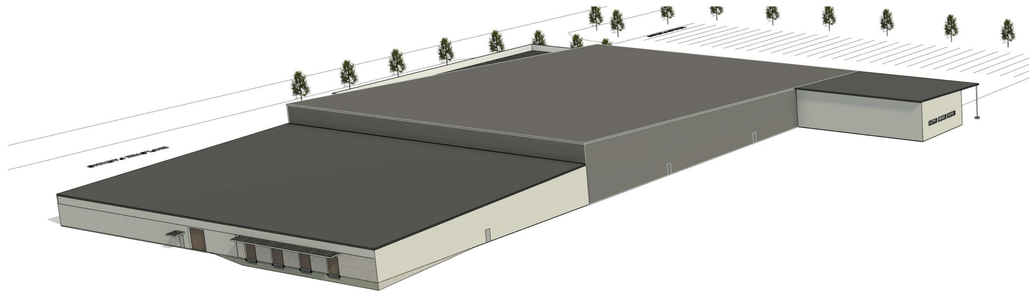
Sent from my iPhone

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971 GREENLICK COURT, COLUMBIA, TN.



PROJECT DIRECTORY

OWNER: DOCUMOTION
971 GREENLICK COURT
COLUMBIA, TN.

GENERAL CONTRACTOR PREMIER DESIGN BUILD
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: PAUL LEGRONE

ARCHITECT PREMIER DESIGN BUILD
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: PAUL PACKMAN

STRUCTURAL EMC, STRUCTURAL ENGINEERS, P.C.
601 GRASSMERE PARK, SUITE 1B
NASHVILLE, TN. 37211
615-781-8199

PEMB KIRBY BUILDING SYSTEMS
124 KIRBY DRIVE
PORTLAND, TN. 37148

MECHANICAL D F + H SERVICES, PLLC
PO BOX 120371
NASHVILLE, TN. 37212
615-390-6131

PLUMBING D F + H SERVICES, PLLC
PO BOX 120371
NASHVILLE, TN. 37212
615-390-6131

ELECTRICAL PARSONS ENGINEERING, INC.
NASHVILLE, TN.

PROJECT SUMMARY

ADDRESS	971 GREENLICK COURT COLUMBIA, TN.
LEGAL DESCRIPTION	PARCEL (010.08)
TYPE	TYPE II-B
ZONING	INDUSTRIAL
OCCUPANCY GROUP	S-1 STORAGE WAREHOUSE/STORAGE 31,057 S.F. LOAD FACTOR 500 SF/OCCUPANT OCCUPANCY LOAD 62 OCCUPANTS B-OFFICE OFFICES, JANITOR AND LOCKERS 5986 S.F. LOAD FACTOR 150 S.F. OCCUPANT OCCUPANCY LOAD 40 OCCUPANTS A-3 ASSEMBLY BREAK ROOM 2030 S.F. LOAD FACTOR 15 NET S.F. OCCUPANCY LOAD 135 OCCUPANTS
SPRINKLERED	YES, AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM INSTALLED ON EXISTING BUILDING NEW SPRINKLER SYSTEM UNDER SEPARATE PERMIT
FIRE ALARM	UNDER SEPARATE PERMIT

BUILDING AREA	EXISTING	PROPOSED	TOTAL
	77,072 S.F.	41,210 S.F.	118,282 S.F.

EXIT REQUIREMENTS	REQUIRED	PROPOSED
NUMBER OF EXITS	3	3
EXIT WIDTH	108"	108"
MAX TRAVEL DISTANCE	250 FEET	169 FEET
MAX COMMON PATH	75 FEET	74'-0"

EXIT REQUIREMENTS (EXISTING BUILDING)	REQUIRED	PROVIDED
NUMBER OF EXITS	3	4
EXIT WIDTH	108"	144"
MAX TRAVEL DISTANCE	250 FEET	
MAX COMMON PATH		

PLUMBING FIXTURE ANALYSIS

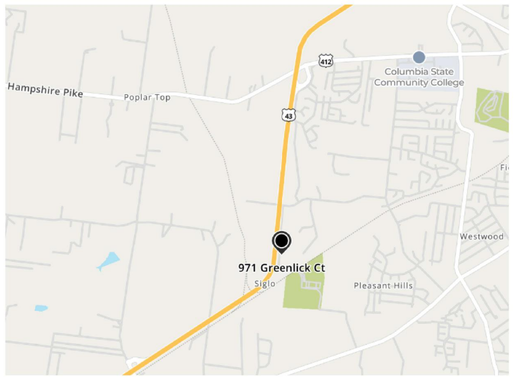
IBC TABLE 2902.1 & IPC TABLE 403.1

OCCUPANCY GROUP	WATER CLOSETS REQ'D (PROVIDED)	LAVATORIES REQ'D (PROVIDED)	DRINKING FACILITIES REQ'D (PROVIDED)
S	Male - 1:1-100 (1) Female - 1:1-100 (1)	Male - 1:1-100 (1) Female - 1:1-100 (1)	1 per 1000 (1)
B	Male - 1:25 (3) Female - 1:25 (3)	Male - 1:1-40 (2) Female - 1:1-40 (2)	1 per 100 (1)
A-2	Male - 1:25 (3) Female - 1:25 (3)	Male - 1:1-40 (2) Female - 1:1-40 (2)	1 per 100 (1)

OCCUPANCY: (S-STORAGE) 31,057 S.F. @ 500 S.F. = 62 OCCUPANTS/2 = 31 OCCUPANTS PER RESTROOM
OCCUPANCY: (B-OFFICE) 8,016 S.F. @ 150 S.F. = 54 OCCUPANTS/2 = 27 OCCUPANTS PER RESTROOM
OCCUPANCY: (A-2 ASSEMBLY) 2,030 S.F. @ 15 NET = 135 OCCUPANTS/2 = 68 OCCUPANTS PER RESTROOM

TOTAL: 126 OCCUPANTS PER RESTROOM

VICINITY MAP



CODE COMPLIANCE

GOVERNING AGENCY	CITY OF COLUMBIA
APPLICABLE CODES:	ALL WORK & MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
BUILDING CODE	2018 IBC
ENERGY CODE	2018 IECC
FIRE CODE	2018 IFC
FUEL GAS	2018 IFGC
PLUMBING CODE	2018 IPC
MECHANICAL CODE	2018 IMC
ELECTRICAL CODE	COLUMBIA POWER AND WATER SYSTEM
ACCESSIBILITY	ACCESSIBLE AND USABLE BUILDING AND FACILITIES (2009 ICC/A117.1)

***EMERGENCY RESPONDER RADIO COVERAGE SHALL COMPLY WITH IFC 2018 510.1 AND 510.2**

SHEET INDEX

ARCHITECTURAL

A0.00	Cover
A0.01	Schedules
A0.02	Energy Compliance
A1.10	Architectural Floor Plans
A1.20	Reflected Ceiling Plan
A1.30	Restrooms/Changing Rooms
A1.40	Egress/Path of Travel
A1.50	Finish Floor Plan
A2.00	Elevations
A3.00	Sections
A4.00	Details-Wall Partitions
A4.10	Details-Walls
A4.20	Details-Hydraulic Levelers

STRUCTURAL

S0.1	General Notes
S0.2	Quality Assurance Plan
S1.0	New Additions Foundation Plan
S3.0	Sections and Details
S4.0	Sections and Details

PEMB

See attached permitted set of construction drawings

MECHANICAL

M0.01	HVAC Legends & Schedules
M2.01	HVAC New Construction Plan

PLUMBING

P2.01	Plumbing Plan

ELECTRICAL

E1.11	Lighting Plans
E2.11	Power Plans
E3.11	HVAC Power Plans
E4.11	Electrical Legend, Notes & Details
E4.12	Electrical Specifications
E4.13	Electrical COM Check

SCOPE OF WORK

1-STORY WAREHOUSE/STORAGE AND OFFICE ADDITION

PREMIER DESIGN-BUILD
1031 Parkway Drive
BLDG 25 B
Spring Hill TN 37174
Phone: (615) 622-9333
www.pdbtn.com

PAUL PACKMAN — REGISTERED ARCHITECT — No. 107131 — STATE OF TENNESSEE

PROPOSED BUILDING FOR:
DOCUMOTION
971 GREENLICK COURT, COLUMBIA, TN.

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REVISIONS

8	10.23	SUBMITTAL
9	11.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER: PAUL LEGRONE
ARCHITECT: PAUL PACKMAN
DRAWN BY: PAUL PACKMAN
PROJECT MANAGER: DAVE CRAKER
SUPERVISOR: ZAC KNEELY
PLAN NO: -
JOB NO.: -
DATE: 1/14/26
SHEET: A0.00

Door Schedule

Mark	Door Size Width	Size Height	Size Thickness	Material	Finish	Under Cut	Frame Material	Frame Type	Frame Finish	Frame Head	Frame Jamb	Frame Sill	Fire Rating Label	Hardware Set No.	Comments
100	8' - 0"	10' - 0"		STEEL	FACTORY (COLOR TBD)	N/A						ALUMINUM			
101	8' - 0"	10' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			
102	8' - 0"	10' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			
103	8' - 0"	10' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			
104	12' - 0"	12' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			
105	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 5	
106	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	
107	3' - 0"	7' - 0"	0' - 1 3/4"	ALUMINUM	FACTORY (COLOR TBD)		ALUMINUM		FACTORY (COLOR TBD)			ALUMINUM		SET 4	
108	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 2	TOP 1/3 GLASS
109	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 2	TOP 1/3 GLASS
110	3' - 0"	7' - 0"	0' - 1 3/4"	ALUMINUM	FACTORY (COLOR TBD)		ALUMINUM		FACTORY (COLOR TBD)			ALUMINUM		SET 3	
111	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 2	
112	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	
113	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 2	
114	3' - 6"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	3-HOUR FIRE RATED DOOR
115	3' - 6"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	3-HOUR FIRE RATED DOOR
116	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 5	
117	12' - 0"	12' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			3-HOUR FIRE RATED ROLL UP
118	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	
119	12' - 0"	12' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			3-HOUR FIRE RATED ROLL UP
120	6' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	
121	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 3	3-HOUR FIRE RATED DOOR
122	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	FACTORY (COLOR TBD)		HOLLOW METAL		FACTORY (COLOR TBD)			ALUMINUM		SET 5	
123	12' - 0"	12' - 0"		STEEL	FACTORY (COLOR TBD)							ALUMINUM			
126	6' - 0"	5' - 0"	0' - 1 3/4"												

NOTES:
1. ALL DOOR CONTROLS ARE TO BE "LEVER" HANDLE TYPE CONFORMING TO "ADA" STANDARDS FOR HANDICAPPED ACCESSIBILITY.
2. ALL DOORS TO HAVE AN OPENING AND CLOSING FORCE WHICH COMPLIES TO ADA REQUIREMENTS.
3. ALL DOOR SIGNAGE MUST COMPLY TO ADA STANDARDS.
4. REFER SPECS FOR HARDWARE INFORMATION AND REQUIREMENTS.
5. G.C. TO VERIFY WITH OWNER FOR ALL SPECIFIED DOOR HARDWARE & KEYING.
6. PANIC HARDWARE RIM DEVICE: SARGENT 8800 SERIES 72" LADDER PULL W/ LOCK SET. 12-8888-GUS32D REVERSIBLE FIRE RATE RIM EXIT DEVICE 43-48" DOOR WIDTH PANIC BAR SATIN STAINLESS STEEL. PANIC HARDWARE SUBSTITUTIONS REQUIRE ARCHITECT APPROVAL.
7. BY CODE, ALL ALUMINUM GLASS DOORS ARE REQUIRED TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY WITH DIRECT ACTING HARDWARE THAT WILL RELEASE DOORS REQUIRING NO MORE THAN ONE OPERATION
8. FRONT EXIT DOORS TO MEET 2021 IBC 1010.1.9.3, ITEM 2. (KEY OPERATED LOCK FROM THE INSIDE. LOCK IS CLEARLY VISIBLE, AND SIGN ON DOOR THAT STATES "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN 1" LETTERS ON CONTRASTING BACKGROUND.
9. ALL STAIN GRADE BIRCH TO BE STAINED TO MATCH WILSON ART-NEW AGE OAK HPL
10. NEW HARDWARE (PROVIDED BY G.C.) TO BE COORDINATED W/ LANDLORD & TENANT
11. ALL INTERIOR DOOR HARDWARE TO BE MATTE BLACK; ALL EXTERIOR HW TO BE DARK BRONZE
12. PANIC BAR DEVICES WHERE REQUIRED. TO COMPLY PER SEC 1008.1.10 PANIC FIRE HARDWARE
13. EXISTING EXITING DOORS REQUIRE PANIC HARDWARE PER CODE.
14. DOORS WITH VIEW WINDOW TO BE TEMPERED AND BOTTOM OF VIEW WINDOW AT 43" AFF PER T.A.S.
15. ELECTRICAL ROOM DOOR REQUIRES PANIC HARDWARE; 800 AMPS OR MORE.

SET 1	SET 2	SET 3	SET 4
LADDER PULL BAR	PUSH / PULL PLATE	LEVER SET	LEVER SET
PUSH PLATE	STOP	PRIVACY LOCK	PASSAGE
KEY FUNCTION	SILENCERS	CLOSER	CLOSER
CLOSER	STEP N PULL OPENER	STOP	STOP
SILENCERS	KICK PLATE	STEP N PULL OPENER	SILENCERS
KICKPLATE		KICK PLATE	KICK PLATE

SET 5	SET 6	SET 7
LEVER SET	OFFSET PULL HANDLE	THUMB LATCH
KEY FUNCTION	PUSH PLATE	CLOSER
FULL HEIGHT HINGE	CLOSER	FULL HEIGHT HINGE
SILENCERS	SILENCERS	KICK PLATE
RAIN DRIP GUARD	STEP N PULL OPENER	

EXTERIOR H.M. DOOR (HWS-1)
1. 1-1/2 PAIR BUTT HINGES STANLEY FBB191, CORROSION RESISTANT, NRP - 630
2. 1 LOCKSET SCHLAGE ND80PD, HEAVY DUTY SERIES, ENTRANCE LOCK, RHODES LEVER HANDLE - 626
3. 1 CYLINDER SCHLAGE 80-037, SMALL FORMAT INTERCHANGEABLE CORE - 626
4. 1 OVERHEAD CLOSER DORMA 8916 AF89P, ADA-COMPLIANT, ADJUST CLOSER TO DOOR PRESSURE REQUIRED BY CODE - 689
5. 1 PERIMETER GASKETING PEMKO 319_N, NEOPRENE SEAL, AT JAMBS AND HEAD, PAINT TO MATCH DOOR FRAME - 628
6. 1 RAIN DRIP NATIONAL GUARD 16A, 46" WIDE, PAINT TO MATCH DOOR FRAME 689
7. 1 DOOR BOTTOM SWEEP NATIONAL GUARD C607A, PAINT TO MATCH DOOR - 689
8. 1 LATCHING PANIC EXIT SADDLE (THRESHOLD) PEMKO 2005_T, THERMOSEAL™ INSERT, MILL FINISH - 673
9. 3 DOOR SILENCERS IVES SR64, GRAY RUBBER

INTERIOR 1-HOUR FIRE RATED H.M. DOOR (HWS-2)
1. 1-1/2 PAIR BUTT HINGES STANLEY FBB191, CORROSION RESISTANT, NRP - 630
2. 1 LOCKSET SCHLAGE ND80PD, HEAVY DUTY SERIES, STOREROOM LOCK, RHODES LEVER HANDLE - 626
3. 1 CYLINDER SCHLAGE 80-037, SMALL FORMAT INTERCHANGEABLE CORE - 626
4. 1 PERIMETER GASKETING PEMKO 319_N, NEOPRENE SEAL, AT JAMBS AND HEAD, PAINT TO MATCH DOOR FRAME - 628
5. 1 LATCHING PANIC EXIT SADDLE (THRESHOLD) PEMKO 2005_T, THERMOSEAL™ INSERT, MILL FINISH - 673
6. 3 DOOR SILENCERS IVES SR64, GRAY RUBBER

Window Schedule

Mark	Size Width	Size Height	Type	Material	Finish	Detail Head	Detail Jamb	Detail Sill	Glazing Thickness	Glazing Type	Head Height	Comments
115	10' - 0"	3' - 0"		ALUMINUM	MILL						12' - 0"	
116	10' - 0"	3' - 0"		ALUMINUM	MILL						12' - 0"	
117	10' - 0"	3' - 0"		ALUMINUM	MILL						12' - 0"	
118	10' - 0"	3' - 0"		ALUMINUM	MILL						7' - 0"	
119	10' - 0"	3' - 0"		ALUMINUM	MILL						7' - 0"	
120	3' - 0"	4' - 0"		ALUMINUM	MILL						7' - 0"	
121	3' - 0"	4' - 0"		ALUMINUM	MILL						7' - 0"	

NOTE:

MATCH EXISTING DOORS AND WINDOWS WHERE APPROPRIATE

PREMIER
DESIGN - BUILD

1031 Parkway Drive
BLDG 25 B
Spring Hill TN. 37174
Phone: (615) 622-9333
www.pdbtn.com

PAUL PACKMAN — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 101331

PROPOSED BUILDING FOR:
DOCUMOTION-STICKY POS
971 GREENLICK COURT, COLUMBIA, TN.

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REVISIONS

8	10.2.25	SUBMITTAL
9	11.10.25	RE-SUBMITTAL
10	11.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

JOB NO.:
-

DATE:
11/14/26

SHEET:
A0.01

COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Documotion
Location: Columbia, Tennessee
Climate Zone: 4a
Project Type: Addition
Vertical Glazing / Wall Area: 1%

Construction Site: Owner/Agent: Designer/Contractor:

Building Area	Floor Area
1-proposed (Warehouse) : Nonresidential	41210

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof: Metal Building, Standing Seam, Single Insulation Layer with Thermal Blocks (e), [Bldg. Use 1 - proposed]	41210	19.0	19.0	0.032	0.035
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - proposed]	960	19.0	19.0	0.039	0.052
Ext. Wall: Concrete Block, Bin., Solid Grouted, Light Density, Furring: Metal, [Bldg. Use 1 - proposed]	1851	19.0	19.0	0.037	0.104
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - proposed]	14403	19.0	19.0	0.039	0.052
Door: Insulated Metal, Swinging, [Bldg. Use 1 - proposed]	84	---	---	0.020	0.610
Door: Insulated Metal, Non-Swinging, [Bldg. Use 1 - proposed]	608	---	---	0.020	0.179
Window: Other Window: Fixed, Perf. Specs.: Product ID A250, SHGC 0.25, [Bldg. Use 1 - proposed] (c)	186	---	---	0.650	0.380
Floor: Unheated Slab-On-Grade, [Bldg. Use 1 - proposed] (d)	1030	---	---	0.730	0.540

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
(e) Thermal spacer block with minimum R-3.5 must be installed above the purlin/batt, and the roof deck secured to the purlins.

Project Notes

Envelope PASSES: Design 11% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

1-story addition to existing building

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12][2]	Fenestration products rated in accordance with NFRC.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.1.3 [FR13][1]	Fenestration products are certified as to performance labels or certificates provided.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.3 [FR10][1]	Vertical fenestration SHGC value.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.3, C402.4.3.4 [FR8][1]	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1 [FR16][1]	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.2, C402.5.4 [FR18][1]	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.7 [FR17][1]	Vestibules are installed on all building entrances. Doors have self-closing devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.6 [FI37][1]	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.8 [FI26][1]	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1][1]	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.1 [PR10][1]	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.1 [PR11][1]	The skylight area <= 3 percent of the gross roof area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.2 [PR14][1]	In enclosed spaces > 2,500 ft2 directly under a roof with ceiling heights >15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4][2]	Slab edge insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.2.1 [FO6][1]	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 [FO3][1]	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.4 [FO7][2]	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or >= 10 inches of soil.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Envelope Assemblies table for values.*

Additional Comments/Assumptions:

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4.3 [ME3][1]	Stair and elevator shaft vents have motorized dampers that automatically close. Refernece section C403.7.7 for operational details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.7 [ME58][1]	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed. Reference section language for operational details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3][1]	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <=3 in 12.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.2.1 [IN20][1]	Insulation installed on a suspended ceiling having ceiling tiles is not being specified for roor/ceiling assemblies. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.1 [IN10][2]	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.2 [IN7][1]	Above-grade wall insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.1.3 [IN19][1]	Non-swinging opaque doors have R-4.75 insulation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 [IN6][1]	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.3 [IN8][2]	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.6 [IN18][2]	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 [IN2][1]	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1.1 [IN1][1]	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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PAUL PACKMAN — LICENSED ARCHITECT — No. 107131 — STATE OF TENNESSEE

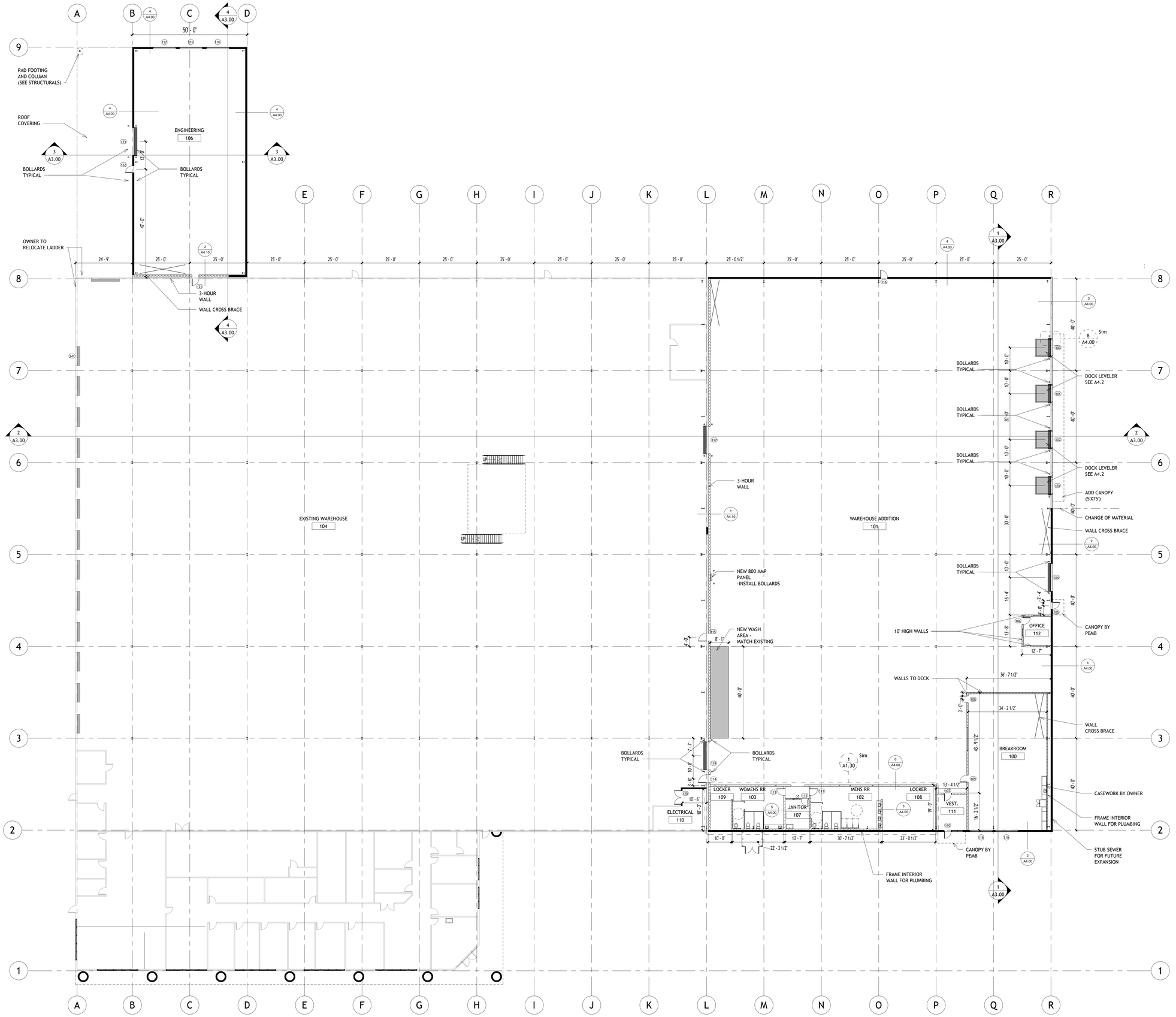
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REVISIONS

8	10.23	SUBMITTAL
9	11.03.25	RE-SUBMITTAL
10	11.26	RE-SUBMITTAL

DESIGN BUILD MANAGER: PAUL LEGRONE
ARCHITECT: PAUL PACKMAN
DRAWN BY: PAUL PACKMAN
PROJECT MANAGER: DAVE CRAKER
SUPERVISOR: ZAC KNEELY
PLAN NO: -
JOB NO: -
DATE: 1/14/26
SHEET: A0.02



1 Architectural Plan
1/16" = 1'-0"

WALL LEGEND

- EXISTING WALLS
- NEW PEMB WALLS
- NEW CMU WALLS
- NEW METAL STUD WALLS
- 3-HOUR FIRE RATED WALLS AT THE REQUEST OF FIRE MARSHALL, BRAD MASSEY

PREMIER
DESIGN - BUILD

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JASON PAUL PACKMAN
REGISTERED ARCHITECT
No. 107131
STATE OF TENNESSEE

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REVISIONS

0	10.23.25	SUBMITTAL
9	12.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

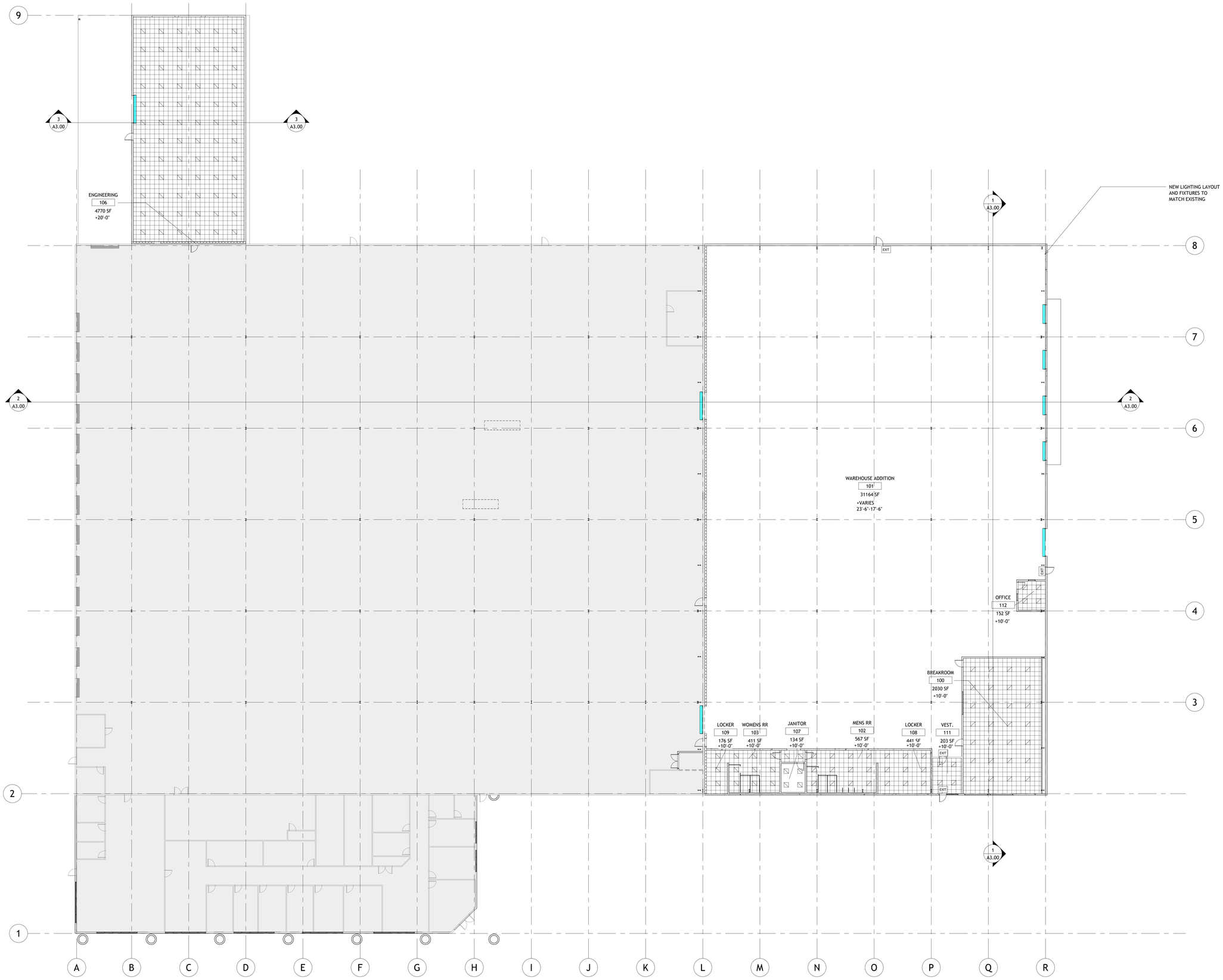
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

JOB NO.:
-

DATE:
1/14/26

SHEET:
A1.10



1 First Floor Architectural Ceiling Plan
1/16" = 1'-0"

PREMIER
DESIGN - BUILD

1031 Parkway Drive
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Spring Hill TN 37174
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PROPOSED BUILDING FOR:

DOCUMOTION-STICKY POS

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REVISIONS

8	10.2.25	SUBMITTAL
9	12.12.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

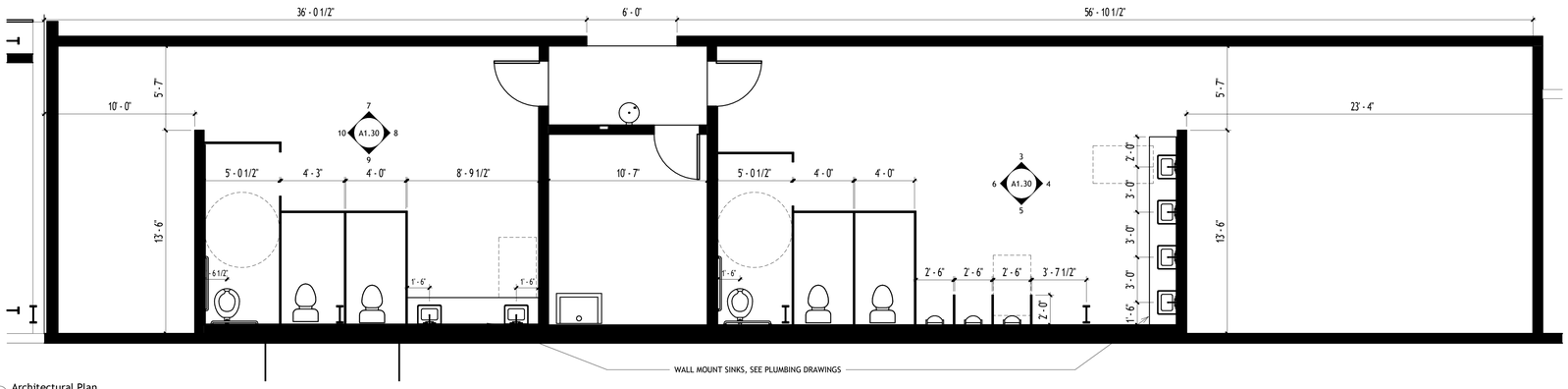
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

JOB NO.:
-

DATE:
1/14/26

SHEET:
A1.20



1 Architectural Plan
1/4" = 1'-0"

SPECIFICATIONS FOR PRICING ONLY

FRP: MANUFACTURER: MARLITE
STYLE: STANDARD SMOOTH
COLOR: WHITE
RIM: SANI-SEAL TRIM: INSIDE/OUTSIDE CORNERS, DIVISIONS, EDGES, BASE MOLDING AS NEEDED TO MATCH

COUNTERTOPS: FORMICA WITH INTEGRATED BACKSPLASH, COLOR TBD

SINKS: WILLOUGHBY INDUSTRIES, WELS-2230 ENVY SERIES SINGLE STATION

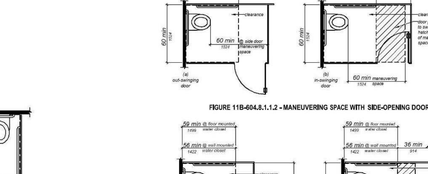
FAUCETS: SLOAN SF-2450-4 SENSOR FAUCET

TOILETS: ZURN Z.WC3.AM ADA-HEIGHT TOILET SYSTEM

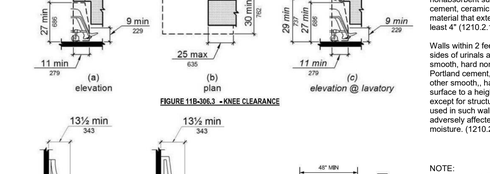
URINALS: TOTO UT104E-01 0.5 GPF ADA COMPLIANT



3 Elevation 1 - a
1/4" = 1'-0"



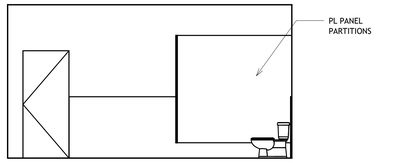
4 Elevation 1 - b
1/4" = 1'-0"



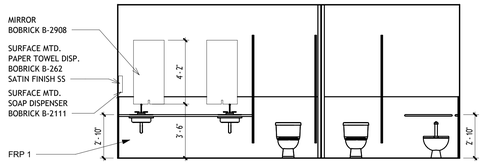
5 Elevation 1 - c
1/4" = 1'-0"

6 Elevation 1 - d
1/4" = 1'-0"

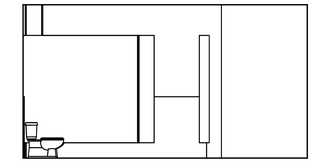
7 Elevation 2 - a
1/4" = 1'-0"



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

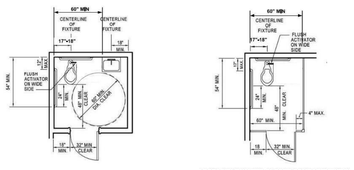


9 Elevation 2 - c
1/4" = 1'-0"



10 Elevation 2 - d
1/4" = 1'-0"

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



SINGLE-ACCOMMODATION TOILET FACILITY

ACCESSIBLE WATER CLOSET COMPARTMENT W
A MULTIPLE-ACCOMMODATION TOILET FACILI

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a
any position, may encroach into the turning space by 12 inches maximum, (11B-603.2.3)
Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the
beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture,

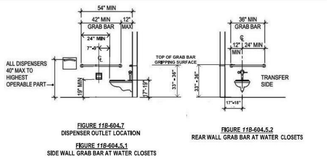


FIGURE 11B-604.7
DISPENSER OUTLET LOCATION

FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID

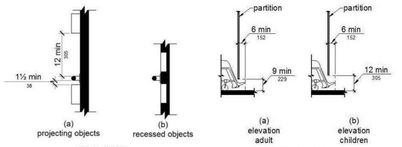


FIGURE 11B-609.3
SPACING OF GRAB BARS

FIGURE 11B-604.8.1/4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

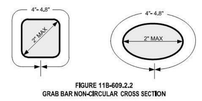


FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

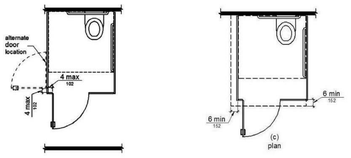


FIGURE 11B-604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

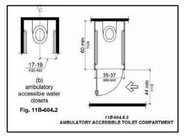


Fig. 11B-604.2
11B-604.8.3
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

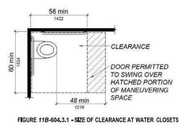


FIGURE 11B-604.3.1 - SIZE OF CLEARANCE AT WATER CLOSETS

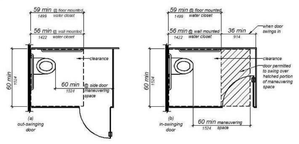
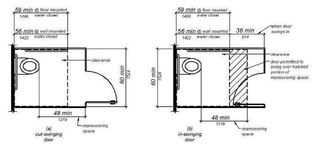


FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR



SINK / URINAL

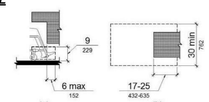


FIGURE 11B-306.2 - TOE CLEARANCE

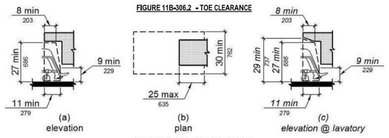


FIGURE 11B-306.3 - KNEE CLEARANCE

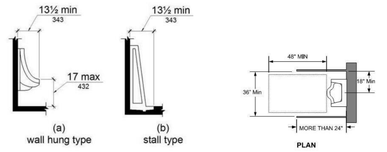


FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

PLAN



Toilet room floors shall have a smooth, hard nonabsorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 4" (1210.2.1)

Walls within 2 feet (610 mm) of the front and sides of urinals and water closets shall· have a smooth, hard non-absorbent surface of Portland cement, concrete, ceramic tile or other smooth,, hard non-absorbent surface to a height of 4 feet (1219 mm), and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (1210.2.2)

NOTE:
58"-60" to centeline of symbol on door sign

48"-60" to centerline of tactile text on wall sign. Mounted on latch side of door.

NOTE:
All single occupancy restrooms shall be all gender, per state law.

PREMIER
DESIGN - BUILD

1031 Parkway Drive
BLDG 25 B
Spring Hill TN 37174
Phone: (615) 622-9333
www.pdbtn.com

PROPOSED BUILDING FOR:
DOCUMOTION-STICKY POS
971 GREENLICK COURT, COLUMBIA, TN.

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REVISIONS

8	10.23.25	SUBMITTAL
9	12.12.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

JOB NO.:
-

DATE:
1/14/26

SHEET:
A1.30

ADDRESS 971 GREENLICK COURT
COLUMBIA, TN.

OCCUPANCY GROUP

S-STORAGE
WAREHOUSE/STORAGE 31,057 S.F.
LOAD FACTOR 500 SF/OCCUPANT
OCCUPANCY LOAD 62 OCCUPANTS

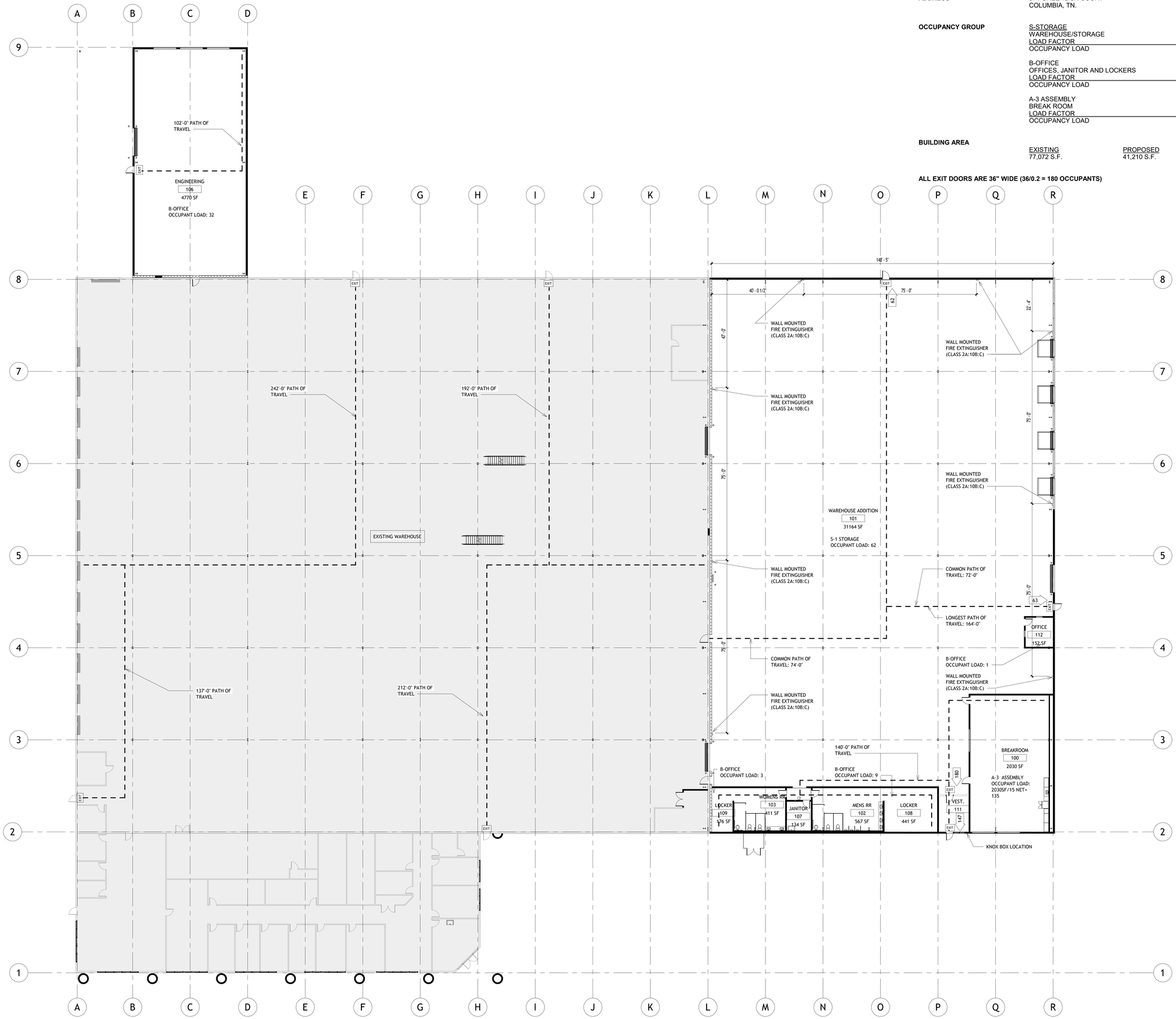
B-OFFICE
OFFICES, JANITOR AND LOCKERS 5986 S.F.
LOAD FACTOR 150 S.F. OCCUPANT
OCCUPANCY LOAD 40 OCCUPANTS

A-3 ASSEMBLY
BREAK ROOM 2030 S.F.
LOAD FACTOR 15 NET S.F.
OCCUPANCY LOAD 135 OCCUPANTS

BUILDING AREA

EXISTING	PROPOSED	TOTAL
77,072 S.F.	41,210 S.F.	118,282 S.F.

ALL EXIT DOORS ARE 36" WIDE (36/0.2 = 180 OCCUPANTS)



1 Architectural Plan
1/16" = 1'-0"

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10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER: PAUL LEGRONE
ARCHITECT: PAUL PACKMAN
DRAWN BY: PAUL PACKMAN
PROJECT MANAGER: DAVE CRAKER
SUPERVISOR: ZAC KNEELY
PLAN NO: -
JOB NO.: -
DATE: 1/14/26
SHEET: A1.40

Room Finish Schedule

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
100	BREAKROOM	F-6	B-1	W-4	C-5	10' - 0"	
101	WAREHOUSE ADDITION	F-8 ASH		W-8, W-4	C-9		
102	MENS RR	F-6	B-1	W-4	C-5	10' - 0"	
103	WOMENS RR	F-6	B-1	W-4	C-5	10' - 0"	
104	EXISTING WAREHOUSE						
106	ENGINEERING	F-8 ASH		W-1, W-4	C-9		
107	JANITOR	F-8	B-1	W-4	C-5	10' - 0"	
108	LOCKER	F-6	B-1	W-4	C-5	10' - 0"	
109	LOCKER	F-6	B-1	W-4	C-5	10' - 0"	
110	ELECTRICAL	F-8	B-1	W-4	C-5	10' - 0"	
111	VEST.	F-8 ASH	B-1	W-4	C-5	10' - 0"	
112	OFFICE	F-8	B-1	W-1	C-5	10' - 0"	

INTERIOR FINISH LEGEND

FLOORS:
F-6 EPOXY
F-8 EXPOSED CONCRETE
F-8 ASH CONCRETE (ASHFORD)

BASE:
B-1 RUBBER BASE, 4" COVED VINYL

WALLS:
W-1 PAINTED DRYWALL
W-4 PAINTED BLOCK
W-8 29 GA. WHITE LINER (STEEL)

CEILINGS:
C-5 ARMSTRONG, 24"X48" ACOUSTICAL CEILING TILE
C-9 EXPOSED STRUCTURE

ENGINEERING 106
WAREHOUSE ADDITION 101
OFFICE 112
BREAKROOM 100
LOCKER 109
WOMENS RR 103
JANITOR 107
MENS RR 102
LOCKER 108
VEST. 111

1 Architectural Plan
1/16" = 1'-0"

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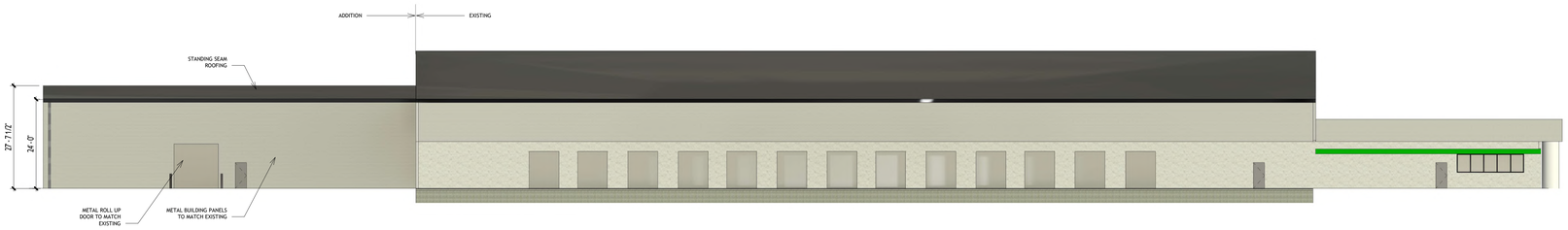
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REVISIONS

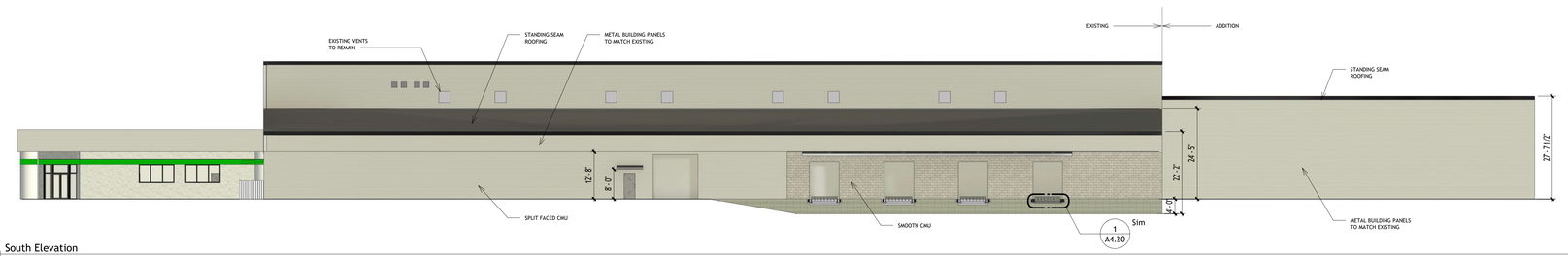
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9	11.25	RE-SUBMITTAL
10	1.26	RE-SUBMITTAL

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SHEET: A1.50



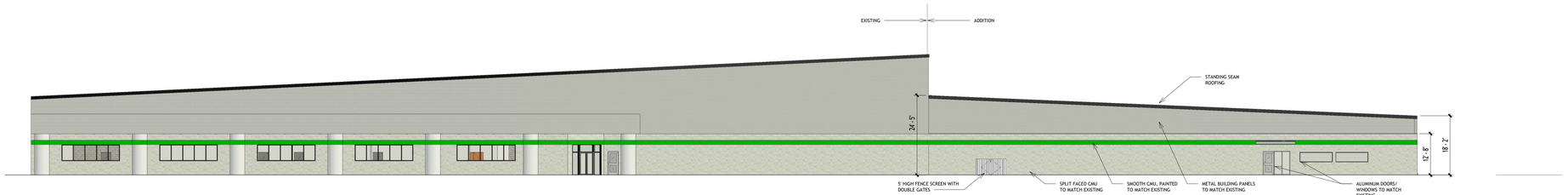
1 North Elevation
1/16" = 1'-0"

Exterior building materials and finishes to match esixting, typ.



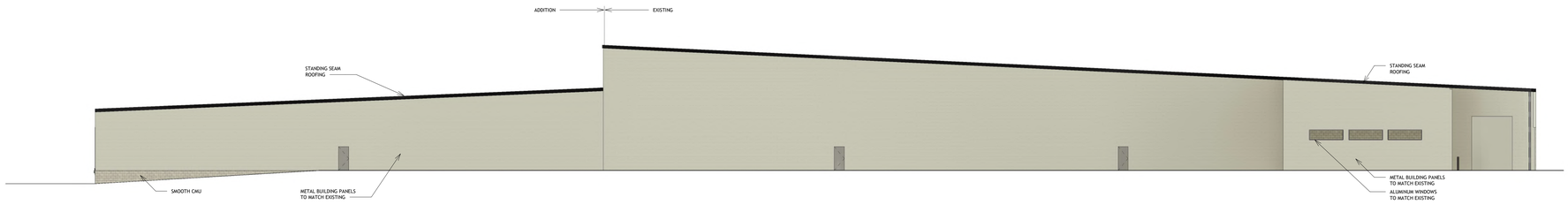
2 South Elevation
1/16" = 1'-0"

Exterior building materials and finishes to match esixting, typ.



3 West Elevation
1/16" = 1'-0"

Exterior building materials and finishes to match esixting, typ.



4 East Elevation
1/16" = 1'-0"

Exterior building materials and finishes to match esixting, typ.

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DESIGN - BUILD

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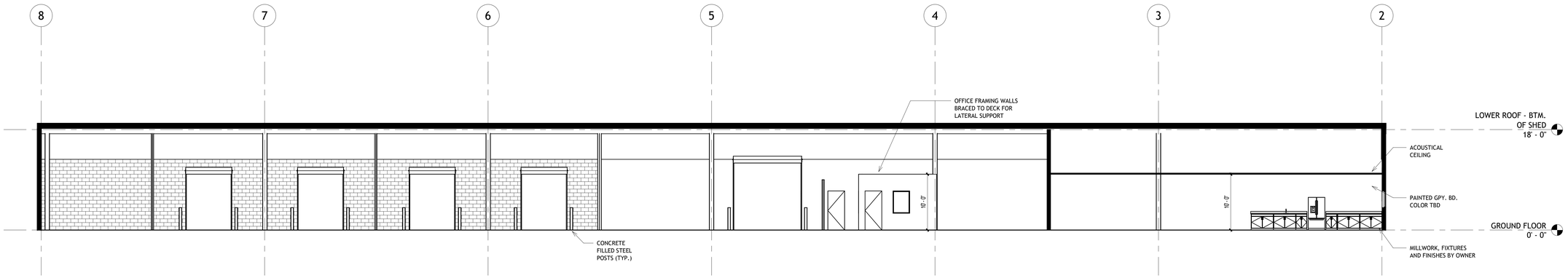
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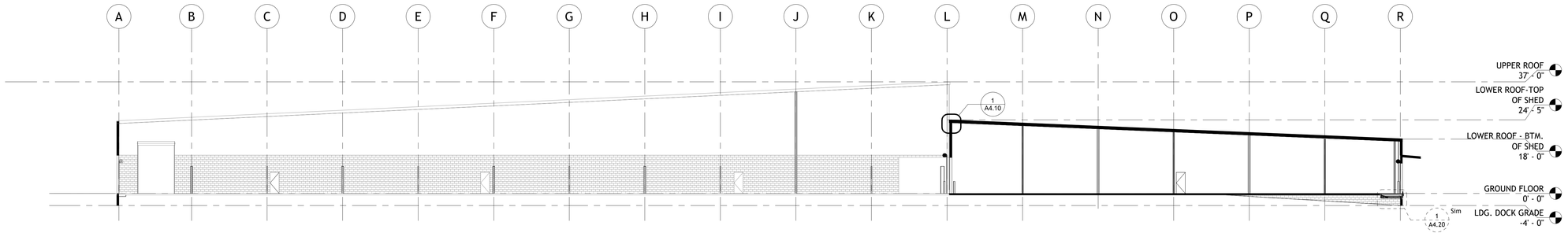
REVISIONS

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9	12.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

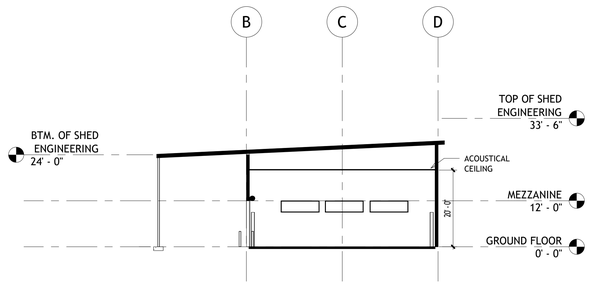
DESIGN BUILD MANAGER: PAUL LEGRONE
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JOB NO: -
DATE: 1/14/26
SHEET: A2.00



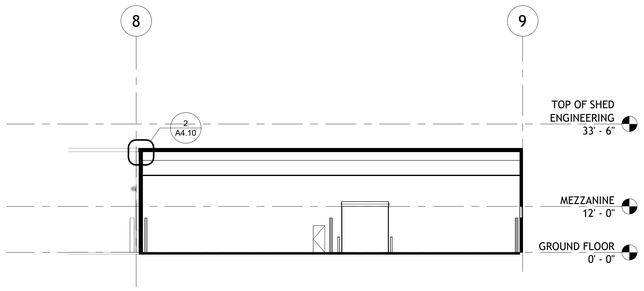
1 Section 1
1/8" = 1'-0"



2 Section 2
1/16" = 1'-0"



3 Section 3
1/16" = 1'-0"



4 Section 4
1/16" = 1'-0"

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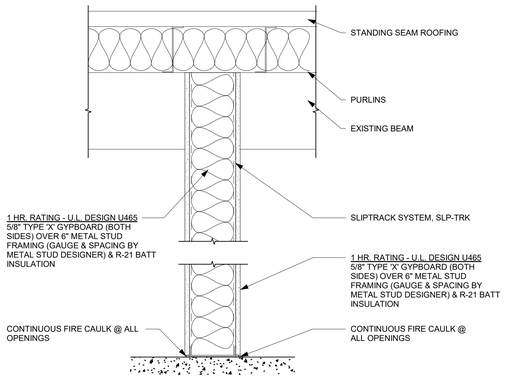
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

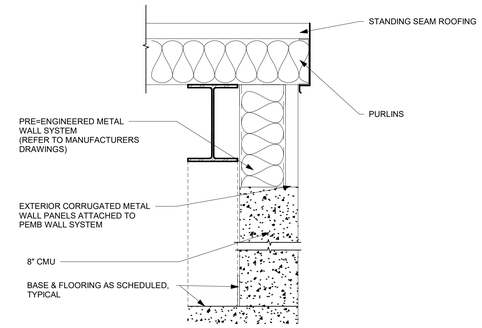
JOB NO.:
-

DATE:
1/14/26

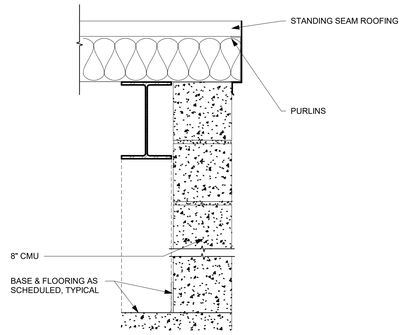
SHEET:
A3.00



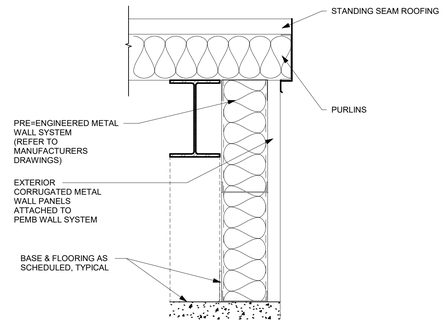
1 6" FULL HEIGHT 1-HOUR FIRE RATED WALL
1 1/2" = 1'-0"



2 8" CMU-PEMB WALL ON TOP
1 1/2" = 1'-0"



3 8" CMU-EXTERIOR
1 1/2" = 1'-0"



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

5 3 5/8" PARTIAL HEIGHT WALL-PRE CAST HOLLOW CORE WITH TOPPING
1 1/2" = 1'-0"

6 8" CMU-PARTIAL HEIGHT WALL
1 1/2" = 1'-0"

7 3 5/8" PARTIAL HEIGHT WALL
1 1/2" = 1'-0"

8 CMU Wall Openings @ Roll-Up Door_Exterior Entry
1 1/2" = 1'-0"

PREMIER
DESIGN - BUILD
1031 Parkway Drive
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Spring Hill TN 37174
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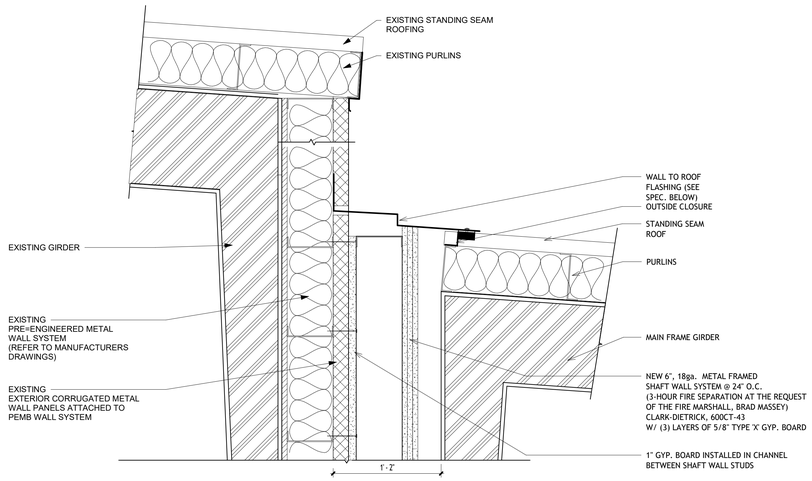
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

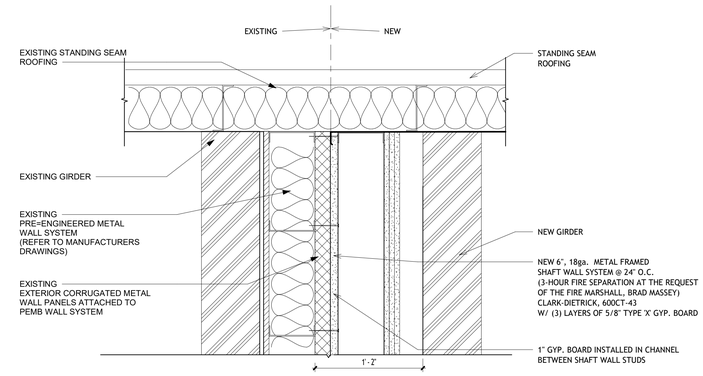
JOB NO.:
-

DATE:
1/14/26

SHEET:
A4.00



1 PEMB WALL - CENTER OF BUILDING
1 1/2" = 1'-0"



2 PEMB WALL - PERIMETER OF BUILDING
1 1/2" = 1'-0"

ClarkDietrich

Product Submittal Sheet

Technical Services: 888-437-3244, Engineering Services: 877-832-3206, Sales 800-543-7140

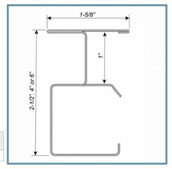
Shaftwall — 09.22.16 (Non-Structural Metal Framing)

6", 43mils (18ga) ClarkDietrich Shaftwall System

ClarkDietrich C-T Cavity Shaftwall System

ClarkDietrich C-T Cavity Shaftwall Studs are high-performance members engineered to maintain shaftwall integrity. C-T Studs are designed for use with 1" thick gypsum 24" wide liner panels. Gypsum liner panels are inserted into the "T" portion of the stud and are friction fit. The system is finished with fire rated gypsum board to complete and achieve the designated fire rating.

ClarkDietrich J-Track is used at the floor and ceiling in shaftwall assemblies. C-T studs and gypsum shaftliner panels are friction fit between the top and bottom J-Track. J-Tracks have unequal legs. The longer leg (available in 2-1/4" and 3") is installed on the shaft side providing a backstop for easy installation of the liner panel. Three-inch leg track is typically used as jamb struts around closure details, including duct and door openings, abutments and intersections.



Product Data & Ordering Information:

Product Code	Description	Minimum Thickness	Design Thickness	J-Track w/ 2-1/4" leg	J-Track w/ 3" leg
600CT-43	6" C-T Stud	0.0428"	0.0451"	600JR-43	600JR3-43

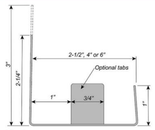
All material is produced with a coating of G40EQ (G40/G60 available)
J-Tracks are available with optional "tabs" for ease of C-T Stud spacing.

43mils (18ga) is for interior use only - 43mils (18ga) only available in select markets

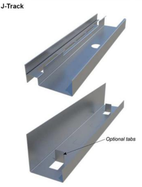
CT Stud Gross Structural Properties:

Product Code	Description	Weight (lb/ft)	Area (in^2)	Ix (in^4)	Sx (in^3)	Steel Fy (ksi)	Pcs/Skid
600CT-43	6" C-T Stud	1.62	0.476	2.392	0.705	50	

Calculated properties are based on AISI S100.



J-Track



Limiting Heights - Design Pressure:

Deflection	5 psf	7.5 psf	10 psf	15 psf
L/120	36'-5"	30'-8"	27'-3"	23'-2"
L/240	27'-3"	23'-2"	20'-8"	17'-8"
L/360	23'-2"	19'-9"	17'-8"	

*Reduced for End Reaction capacity
**Reduces for Flexural Strength Capacity

1. The values in this table are based on testing per ICC-ES AC 86 and ASTM E72 and represent the limiting height capacity for strength using a 1.5 Safety Factor.
2. Limiting Height values shown, were assessed from the lowest Flexural Stength value of Gypsum tested.

See heights & installation notes in ICC-ES Evaluation report ESR-5050 or on www.clarkdietrich.com/shaftwall.

Common UL Designs: U417, U428, U429, U497, U498, V455 and V473

Code Approvals & Performance Standards

- AISI S100-16 (2020) w/S2-20 North American Specification for the Design of Cold-Formed Steel Structural Members
- AISI S220-20 North American Standard for Cold-Formed Steel Framing - Nonstructural Members
  - (Compliant to ASTM C645, but IBC replaced with AISI S220 in IBC 2015)
  - Section A3 Material - Chemical & mechanical requirements (Referencing ASTM A1003/A1003M)
  - Section A4 Corrosion Protection (Referencing ASTM A653/A653M)
  - Section C Installation - (Referencing ASTM C754)
- ICC-ES ESR-5050 Shaftwall Systems
- Intertek SPEC ID 26661 Shaftwall and Stairwall Wall Assemblies
- SDS For ASTM A1003 Steel Framing Products For Interior Framing, Exterior Framing and Clips/Accessories

ClarkDietrich Shaftwall Systems The technical content of this literature is effective 02/14/24 and supersedes all previous information.

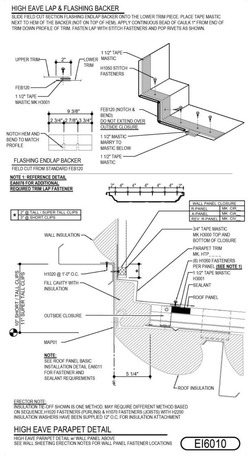
NUCOR BUILDINGS GROUP

HIGH EAVE (PARAPET)

TRAPEZOIDAL SEAM ROOF PANELS

EI6010 - WALL PANEL ABOVE

Download the DWG file by clicking here.



Detailer Notes:
1) N/A

Issued : 12.20.24 (2024-011) **CERTIFIED ERECTION DETAILS** Detail Size (W x H) : 1 x 2
Issued By : SMB

PREMIER DESIGN-BUILD

1031 Parkway Drive
BLDG 25 B
Spring Hill TN 37174
Phone: (615) 622-9333
www.pdbtn.com

JASON PAUL PACKMAN — 128 — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 107131

PROPOSED BUILDING FOR:

DOCUMOTION-STICKY POS

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10	1.14.26	RE-SUBMITTAL

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SUPERVISOR:
ZAC KNEELY

PLAN NO:
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JOB NO.:
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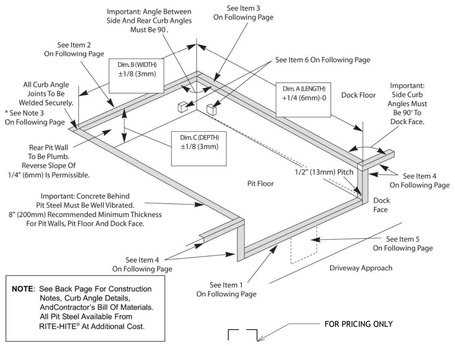
DATE:
1/14/26

SHEET:
A4.10

RITE-HITE®
ALWAYS LOOKING AHEAD

RHH-4000 SERIES

Pit Details for RITE-HITE® Dock Levelers



NOTE: See Back Page For Construction Notes, Curb Angle Details, AndContractor's Bill Of Materials. All Pit Steel Available From RITE-HITE® At Additional Cost.

FOR PRICING ONLY

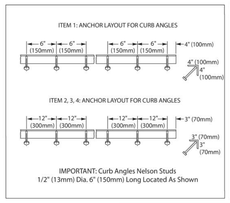
CAPACITIES	C, D, F and G												
NOMINAL PIT SIZES	6'W x 6'L	6'8"W x 6'L	7'W x 6'L	6'W x 8'L	6'8"W x 8'L	7'W x 8'L	6'W x 10'L	6'8"W x 10'L	7'W x 10'L	6'W x 12'L	6'8"W x 12'L	7'W x 12'L
PIT LENGTH DIM A	63" (1600mm)	63" (1600mm)	63" (1600mm)	87" (2210mm)	87" (2210mm)	87" (2210mm)	111" (2820mm)	111" (2820mm)	111" (2820mm)	135" (3430mm)	135" (3430mm)	135" (3430mm)
PIT WIDTH DIM B	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)
PIT DEPTH DIM C	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)	19-1/2" (500mm)

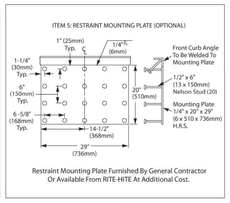
CUSTOMER:_____
JOB: _____
LOCATION: _____
MODEL: _____ SIZE: _____
CAPACITY: _____

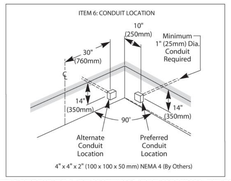
CERTIFIED FOR CONSTRUCTION
BY: _____
DATE: _____
COMPANY: _____
CITY & STATE: _____

Pub. No. 1260 - August 2014

Pit Details for RITE-HITE Dock Levelers - RHH-4000 Series







CONTRACTOR'S BILL OF MATERIAL FOR NOMINAL PIT SIZES

ITEM	QTY.	6'W x 6'L	6'8"W x 6'L	7'W x 6'L	6'W x 8'L	6'8"W x 8'L	7'W x 8'L	6'W x 10'L	6'8"W x10'L	7'W x 10'L	6'W x 12'L	6'8"W x 12'L	7'W x 12'L
1. FRONT CURB ANGLE 4 x 4 x 1/4 (100 x 100 x 8mm)	1	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)
2. REAR CURB ANGLE 3 x 3 x 3/16 (70 x 70 x 7mm)	1	80" (2030mm)	86" (2170mm)	91" (2300mm)	80" (2030mm)	86" (2170mm)	91" (2300mm)	80" (2030mm)	86" (2170mm)	91" (2300mm)	80" (2030mm)	86" (2170mm)	91" (2300mm)
3. SIDE CURB ANGLE 3 x 3 x 3/16 (70 x 70 x 7mm)	2	60" (1530mm)	60" (1530mm)	60" (1530mm)	84" (2140mm)	84" (2140mm)	84" (2140mm)	108" (2750mm)	108" (2750mm)	108" (2750mm)	132" (3360mm)	132" (3360mm)	132" (3360mm)
4. TOP FRONT ANGLE 3 x 3 x 3/16 (70 x 70 x 7mm)	4	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)

CONSTRUCTION NOTES

1. Concrete Behind Pit Steel Must Be Well Vibrated.
2. Rear Pit Wall must be Square With Dock Floor.
3. All Curb Angle Joints To Be Welded Securely. *Exception: If specialty/shrink compensated floors, two rear curb angle to side curb angle welds cannot be applied.
4. 1/2" (13mm) Pitch toward Front Of Pit For Drainage.
5. 8" (200mm) Recommended Min. Thickness For Pit Walls, Pit Floor And Dock Face.

Contact RITE-HITE Corporation, 8900 N. Arbon Dr., Milwaukee, WI USA 53223 (414) 355-2600 Fax: (414) 355-9248
Mailing Address: RITE-HITE Corporation, P.O. Box 245020, Milwaukee, WI USA 53224 **1-800-456-0600 www.ritehite.com**

Pub. No. 1260 - August 2014

1 Hydraulic Leveler
1 1/2" = 1'-0"

Rite-Hite Hydraulic Dock Leveler

HYDRAULIC DOCK LEVELERS 11160 Page 1 of 3

PART 1 - GENERAL

1.1 CONDITIONS SPECIFIED ELSEWHERE: Section 010000 - General Requirements.

1.2 SUBMIT SHOP DRAWINGS showing pit dimension (length, width and depth), and anchorage of curb angle and embedded plates.

1.3 SUBMIT 3 copies of manufacturer's Owner's Manual, Maintenance Manual and Master Service Manual to the A/E. Also, provide manufacturer's maintenance video tape at same time.

1.4 WARRANTY: Proposals submitted without the following written warranties will be considered non-responsive. Standard warranty shall be 5 years parts and 1 year labor with an extended warranty as listed below.

1.4.1 This warranty is based on a standard fork lift truck operating procedure. A standard procedure is; no load shall exceed the rated lift capacity of the truck, and no load shall be pre-staged or stacked and pushed or pulled over the dock leveler into or out of the truck.

1.4.2 Dock leveler manufacturer shall provide with his bid a written 10-20 year money back warranty on dock levelers. Warranty shall be based on the following criteria:

Gross weight of fork lift and load shall not exceed _____ lbs. (See attached fork lift truck wheel foot print data sheet.)

User's operation shall not exceed _____ full truckloads per 24-hour period over any one dock position.

Lift truck speed shall be no more than 5 mph. Leveler grade shall be no more than the recommended grade as determined by the material handling equipment manufacturer and never more than 7.17%.

1.4.3 Dock leveler parts covered under the warranty shall include:

Lip Assembly
Rear Hinges and Hinge Pins
Front Hinge and Hinge Pins
Base hydraulic – 10 years
Hydra Rite – 10-20 years
Front Hinge Assembly
Platform Assembly
Subframe

PART 2 - PRODUCTS

2.1 HYDRAULIC DOCK LEVELERS shall be manufactured by Rite-Hite, or an approved substitute. Dock levelers shall be sized by the manufacturer to meet the warranty requirements specified herein.

NOTE TO SPECIFIER: Size and operating range apply to a typical leveler. Select proper dimensions from manufacturer's literature. Length of leveler specified to be determined by specifier based on range of trucks being serviced and recommended grade as determined by material handling equipment.

2.1.1 Recessed adjustable dock levelers shall be _____ wide x _____ long, with a minimum _____ lip and a _____ lb. capacity rating. Unit to have an operational range of 12" above and below dock level. Equip each unit with two (2), 12" high x 4" deep laminated dock bumpers.

2.1.2 Dock leveler shall meet ANSI MH30.1-2000 test load specifications with proper documentation from a 3rd party.

2.1.3 Platform shall have a minimum of (8) interior deck beams plus external working range toeguards with no more than 8" spacing between the beams.

2.1.4 When leveler is in stored position, the leveler lip will provide an integral and automatically- positioned, impact-rated, solid barrier 5" above building floor to help prevent accidental falls from vacant dock positions. **Unobstructed end loading shall be possible from below dock level.** Overlapping platform barriers or pinch points are not acceptable.

2.1.5 Levelers shall automatically return to safe, stored position if the trailer departs.

2.1.6. Automatic night locks to be integral part of manufacturer's standard dock levelers.

2.1.7 Full operating range telescoping toe guards to close off sides when leveler is in the highest upward position. Working range of 12".

2.1.8 Positive acting Safe-T-Strut™ maintenance support system will support lip and deck. This system must withstand a 10,000 lb. moving load and provide OSHA approved lock-out/tag-out capabilities.

2.1.9 Levelers shall have ramp flex of 4" to compensate for unlevel trailer beds. Rear hinges shall be fixed and shall not rise above floor level.

PART 2 - PRODUCTS (continued)

2.1.10 Dock leveler control box: All individual components, as well as the complete box unit, shall be UL-approved.

2.1.11 Control box shall include infinite lip control to extend the lip at any time during the operation of the leveler **AND** shall also provide a constant pressure emergency stop.

2.1.13 Leveler shall include brush style weatherseal.

2.1.14 Hydraulic fluid shall be biodegradable and have a pour point of -80 degrees below zero.

PART 3 - EXECUTION

3.1 INSTALLER shall examine the substrate and conditions under which dock levelers and truck restraints are to be installed and notify the A/E and Contractor in writing of any conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the installer.

3.2 DOCK LEVELER MANUFACTURER'S REPRESENTATIVE shall install dock levelers in accordance with approved shop drawings and manufacturer's recommendations. Location of dock levelers shall be indicated on drawings.

3.3 SHIM DOCK LEVELERS as necessary, weld into pit.

3.4 ADJUST UNITS to operate smoothly.

3.5 AFTER INSTALLATION is completed, a representative of the manufacturer shall examine the installation and require that all connections and adjustments necessary to assure proper operation of dock levelers be made. Before acceptance, a demonstration shall be conducted in the presence of the owner's representative to guarantee that all levelers operate properly in every respect. In addition, a detailed user/operator training session shall be conducted at time and place agreed upon by owner's representative and manufacturer's representative.

PREMIER
DESIGN - BUILD
1031 Parkway Drive
BLDG 25 B
Spring Hill TN 37174
Phone: (615) 622-9333
www.pdbtn.com

PROPOSED BUILDING FOR:
DOCUMOTION-STICKY POS
971 GREENLICK COURT, COLUMBIA, TN.

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of Premier Design Build, LLC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of Premier Design Build, LLC.

REVISIONS

8	8.10.25	SUBMITTAL
9	12.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER: PAUL LEGRONE
ARCHITECT: PAUL PACKMAN
DRAWN BY: PAUL PACKMAN
PROJECT MANAGER: DAVE CRAKER
SUPERVISOR: ZAC KNEELY
PLAN NO: -
JOB NO.: -
DATE: 1/14/26
SHEET: A4.20

DOCUMOTION

SITE DEVELOPMENT PLAN & CONSTRUCTION PLANS

971 GREENLICK COURT
MAURY COUNTY, TENNESSEE
MAP 112, PARCEL 10.08

ENGINEER: T-SQUARE ENGINEERING
ALLISON B. COROLLA, P.E.
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615) 678-8212

SURVEYOR: T-SQUARE SURVEYING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615) 678-8212

DEVELOPER : PREMIER DESIGN BUILD, LLC
1031 PARKWAY DRIVE, UNIT 25B
SPRING HILL, TN 37174
(615) 622-9333

WATER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

POWER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

SEWER: COLUMBIA WASTEWATER DEPARTMENT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 560-1001



VICINITY MAP
N.T.S.

SHEET SCHEDULE

C-0.0	COVER SHEET
C-0.1	SITE PLAN NOTES
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-2.1	CIRCULATION PLAN
C-2.2	SITE DETAILS
C-2.3	RESOURCE PROTECTION PLAN
C-3.0	INITIAL EROSION CONTROL PLAN
C-3.1	TEMPORARY EROSION CONTROL PLAN
C-3.2	PERMANENT EROSION CONTROL PLAN
C-3.3	EROSION CONTROL DETAILS
C-4.0	PREDEVELOPMENT STORMWATER PLAN
C-4.1	POSTDEVELOPMENT STORMWATER PLAN
C-4.2	STORMWATER DETAILS
C-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN

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

MEETING ATTENDANCE SHEET

TOPIC: Documotion Pre-Construction Meeting DATE: 9/30/25 TIME: 2:00
LOCATION: Conf B

	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
1.	ZAC NEELY	PREMIER DESIGN BUILD	615-812-4685	zac@pdbllc.com
2.	Michael Cooper	Cooper Services LLC	615-957-2520	Cooperservices16@gmail.com
3.	Allison Corolla	T-Square Engineering	615 678 8212	Allison.Corolla@T-Square.com
4.				
5.				
6.				
7.				
8.				

INITIAL	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
	Paul Keltner	Director, Development Services	(931) 560-1560	paul@columbiatn.gov
	Glenn Harper	City Engineer	(931) 560-1560	gharper@columbiatn.gov
DLT	Douglas Toney	Assistant City Engineer	(931) 560-1560	dtoney@columbiatn.gov
	Austin Brass	City Planner	(931) 560-1560	abrass@columbiatn.gov
NS	Neil Scruggs	Engineering	(931) 560-1560	nscruggs@columbiatn.gov
	Nelson Harper	Engineering	(931) 560-1560	nharper@columbiatn.gov
	Lauryn Shockey	Engineering	(931) 560-1560	lshockey@columbiatn.gov
	Brad Massey	Fire Marshall	(931) 560-1740	bmassey@columbiatn.gov
	Ryan Filipkowski	Wastewater	(931) 560-1001	rfilipkowski@columbiatn.gov

APPROVED

CITY OF COLUMBIA
DEVELOPMENT SERVICES

dtoney 10/27/2025

The City of Columbia has reviewed the following plans for compliance with applicable city codes, ordinances, and engineering standards and practices. The issuance of any permits based on these construction documents and other data shall not prevent the City of Columbia from requiring correction of errors; conditions may arise in the course of construction that necessitate changes to these approved plans. Any deviations or changes from the approve plans must be reviewed and approved by the City of Columbia.

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

LAND DISTURBANCE PERMIT

24-0522

Issued: 9/30/2025

Permit is valid for 18 months
Construction must commence within 180 days

Description of Work: Request for approximately 40,000 square feet of building additions, including parking and drainage revisions

This permit must be posted on site and be protected from weather. It is required for all land disturbances greater than 1 acre. Erosion controls shall be maintained at all times in accordance with TDEC Construction General Permit and the TDEC Erosion Control Handbook. Any changes to the plans must be approved by the City of Columbia Development Services Department

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
700 NORTH GARDEN STREET, COLUMBIA, TN 38401
MAP 112, PARCEL 10.08

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS		
NO.	DATE	
1	4/30/25	REVISIONS PER CITY
2	9/16/25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

COVER SHEET
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

ALLISON B. COROLLA — REGISTERED ENGINEER — No. 127309 — STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-0.0

T-SQUARE ENGINEERING

P:\Projects\2024\24-0408 (Green Lick Court Industrial - David Craker)\Production\24-0408 1 Site Plan.dwg, 10/16/2025 10:45:51 AM

SITE UTILITY NOTES

1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 250.
2. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE HB&TS STANDARDS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
8. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
10. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER LOCAL AGENCY REQUIREMENTS.
11. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
12. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASSUNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
13. WATER METERS SHALL BE AT LEAST 22" BUT NO MORE THAN 26" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
14. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
15. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
16. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
17. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
18. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
19. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED PER GEOTECHNICAL RECOMMENDATIONS PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
20. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
21. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
22. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
23. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
24. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
25. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
26. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
27. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
28. ALL PROPOSED LOT CORNERS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION OF SANITARY SEWERS. CONTROL POINTS ARE AS SHOWN ON THE SITE LAYOUT PLAN.
29. THE BUILDER SHALL VERIFY THE SANITARY SEWER SERVICE ELEVATION PRIOR TO SETTING THE FINISHED FLOOR ELEVATIONS FOR ALL STRUCTURES. THE SANITARY SEWER MAIN AND SERVICES WERE DESIGNED BASED ON SETTING MINIMUM FINISHED FLOOR ELEVATIONS ON A NUMBER OF CRITICAL LOTS. THE BUILDER SHALL ADHERE TO THE MINIMUM FINISHED FLOOR ELEVATIONS LISTED ON THE SANITARY SEWER SHEETS.
30. PROVIDE A MINIMUM 30" OF COVER OVER ALL SEWER LINES IN GRASS AREAS AND 48" OF COVER IN PAVED AREAS.

SITE GRADING & EROSION CONTROL NOTES

1. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
2. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
3. 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.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
6. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
7. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
8. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
9. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%.
10. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
11. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
12. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
13. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
16. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
17. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
18. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
19. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE JURISDICTION.
20. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
21. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III, WALL "B".
22. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
23. THE CONTRACTOR SHALL PROVIDE AN ASBUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE FOR ALL PUBLIC STORM SYSTEMS, ONSITE DETENTION PONDS, AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
24. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
25. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
26. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
27. 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.
28. SEGMENTABLE AND/OR POURED IN PLACE RETAINING WALLS SHALL BE PROVIDED BY THE CONTRACTOR AS A DESIGN BUILD. WALL DESIGN PLANS STAMPED BY A STRUCTURAL REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY GEOTECHNICAL INFORMATION NECESSARY TO PROPERLY DESIGN THE WALL.
29. IF ANY SINKHOLES OR VOID AREAS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK. A PHASE V INJECTION WELL PERMIT WILL NEED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
4. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
6. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS SHALL BE 4000 PSI AND CONCRETE FOR SIDEWALKS SHALL BE 3500 PSI.
8. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 UNLESS OTHERWISE NOTED ON PLANS.
10. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
13. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
14. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
15. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FAIRVIEW.
16. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FAIRVIEW AND TDOT REGULATIONS AND SPECIFICATIONS.
17. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING MANHOLE CASTINGS/LIDS TO PROPOSED FINISHED GRADE AS NECESSARY.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN. DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS		
NO.	DATE	
1	4/30/25	REVISIONS PER CITY
2	9/16/25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

SITE PLAN NOTES

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTION
971 GREEN LICK COURT

ALLISON B. COROLLA
REGISTERED ENGINEER
AGRICULTURE
CIVIL
No. 137369
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-0.1

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FLOOD NOTE
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OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

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DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EXISTING CONDITIONS

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
GREEN LICK COURT
971 GREEN LICK CT

ALLISON B. COROLLA
STATE OF TENNESSEE
No. 127399
10/16/2025

PROJECT
24-0408

SHEET
C-1.0

T-SQUARE ENGINEERING

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NOTES:

1. PARKING REQUIREMENTS:
   - 1.1. LIGHT MANUFACTURING PLANT: 1 SPACE/2,000 SF USABLE FLOOR AREA
   - 1.2. OFFICE: 1 SPACE/200 SF USABLE FLOOR AREA
   - 1.3. REQUIRED SPACES: 100,772 SF/2,000 SF + 10,585 SF/200 SF = 103 SPACES
   - 1.4. PROVIDED SPACES: 71 EXISTING - 2 FOR ADA + 37 PROPOSED = 106 SPACES

FLOOD NOTE
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OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
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DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

SITE PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

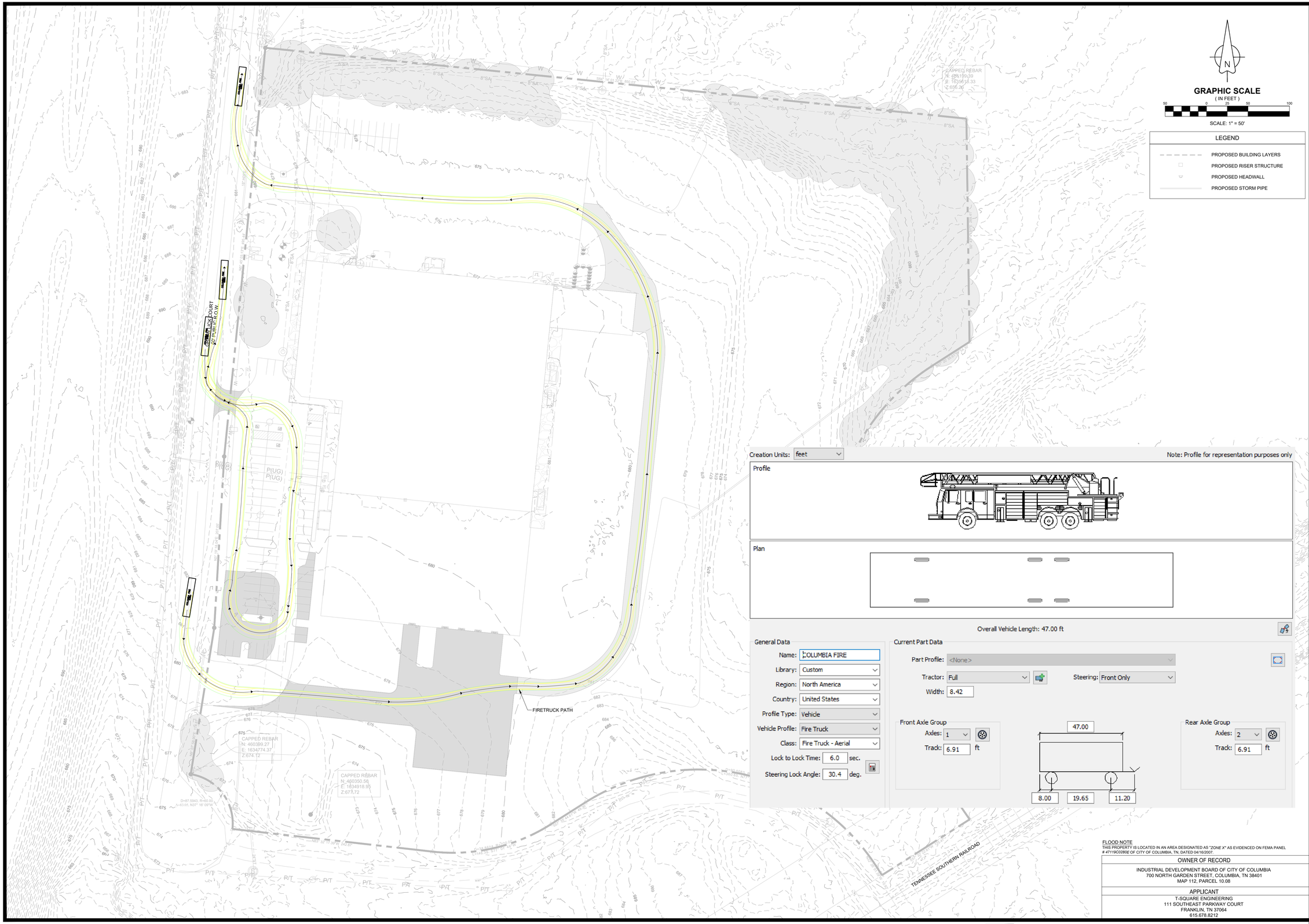
ALLISON B. COROLLA
REGISTERED ENGINEER
AGRICULTURAL
CIVIL
No. 137369
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-2.0

T-SQUARE ENGINEERING

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FLOOD NOTE
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OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
700 NORTH GARDEN STREET, COLUMBIA, TN 38401
MAP 112, PARCEL 10.08

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE	
1	4/30/25	REVISIONS PER CITY
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SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

CIRCULATION PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

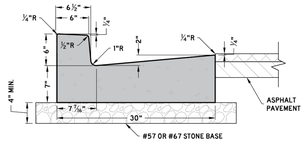
DOCUMOTION
971 GREEN LICK COURT

ALLISON B. COROLLA
LICENSED PROFESSIONAL ENGINEER
No. 137369
STATE OF TENNESSEE
10/16/2025

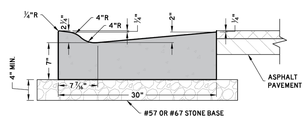
PROJECT
24-0408

SHEET
C-2.1

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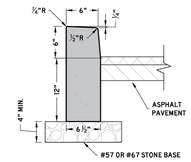
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

NOTES:

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



VERTICAL POST CURB

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

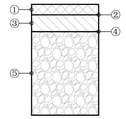
CURB AND GUTTER AND POST CURB

(NTS)

DATE 6/9/2022

SD-01

PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-01.02 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE) OR 307-01.01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C ★ (SURFACE)
②	TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (SUPERB 19M) GRADING B MC
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

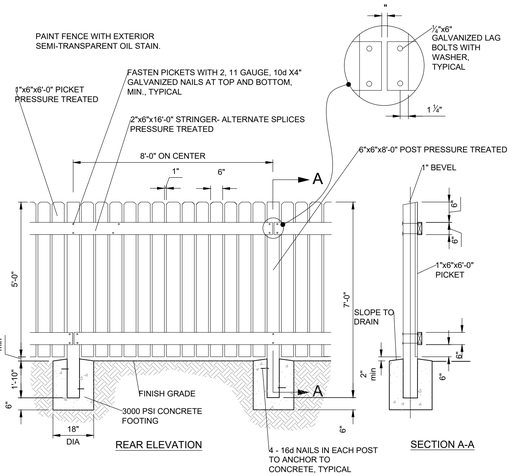
STANDARD DETAILS

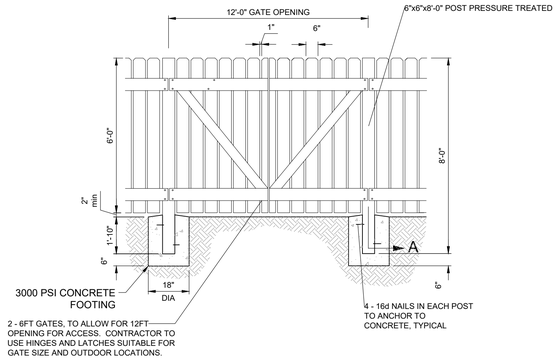
PARKING LOT PAVEMENT SECTION

(NTS)

DATE 6/9/2022

MD-02





GATES SHOWN FOR GRAPHICAL PURPOSES, CONTRACTOR MAY USE ALTERNATIVE DESIGN SO LONG AS SAME OPACITY AS SHOWN IS MET.

WOODEN SCREEN FENCE

N.T.S.

FLOOD NOTE
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OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
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3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

SITE DETAILS

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTATION

971 GREEN LICK COURT

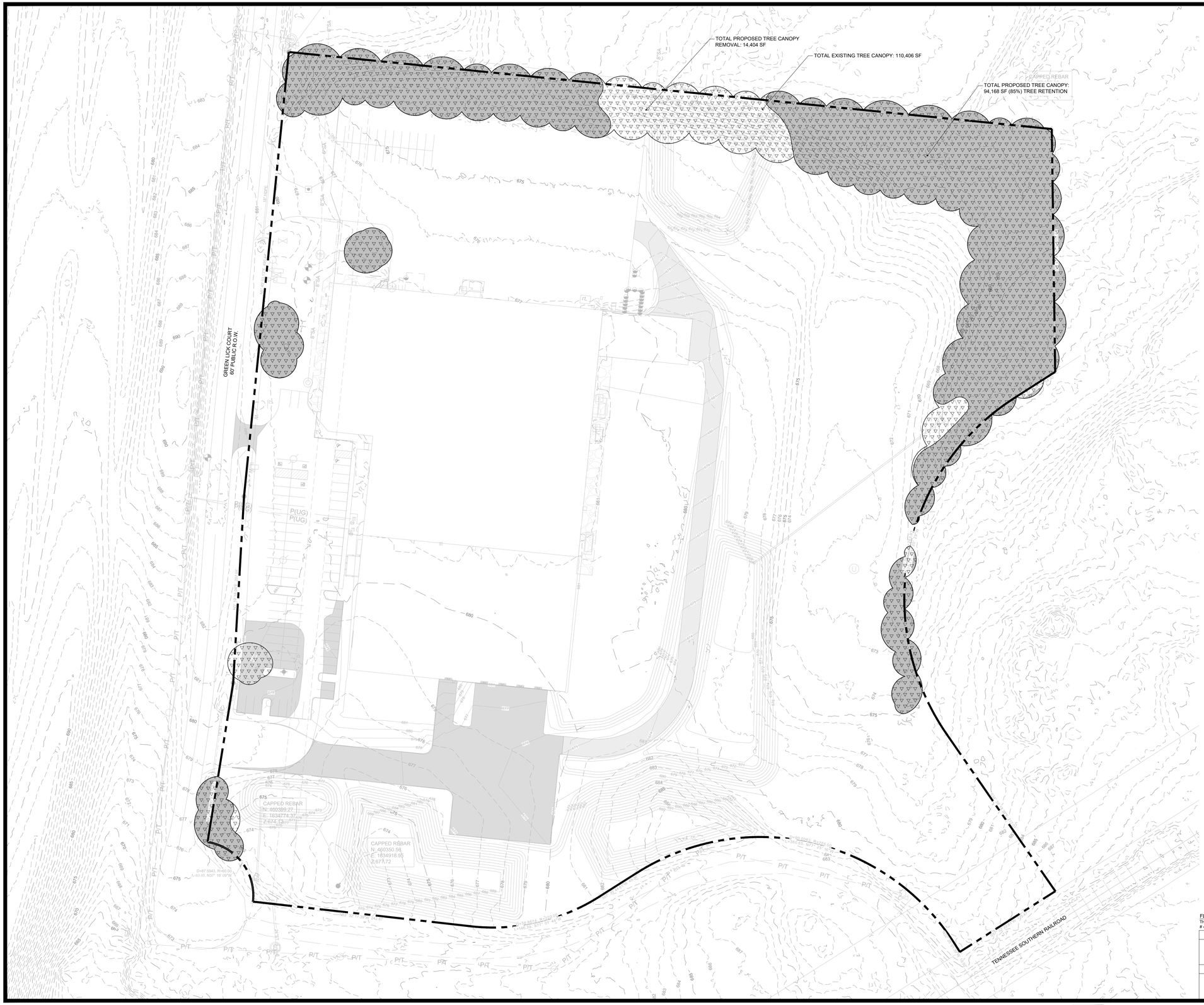
ALLISON B. CORONELLA
AGRICULTURE
No. 127369
STATE OF TENNESSEE
10/16/2025

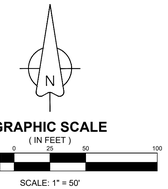
PROJECT
24-0408

SHEET
C-2.2

T-SQUARE ENGINEERING

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LEGEND

- 500 — EXISTING MAJOR CONTOURS
- 498 — EXISTING MINOR CONTOURS
- EXISTING TREE CANOPY
- TREE CANOPY TO REMAIN

GENERAL NOTES:

1. TREE CANOPY REQUIREMENTS
   - 1.1. EXISTING TREE CANOPY: 2.53 ACRES (15% OF SITE)
   - 1.2. TREE CANOPY RETENTION REQUIREMENT: 0.35 ACRES (14% OF EXISTING)
   - 1.3. PROPOSED TREE CANOPY: 2.16 ACRES (85% OF EXISTING)

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OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

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DRAWN BY: T-SQUARE
REVIEWER: ABC

RESOURCE PROTECTION PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

ALLISON B. COROLLA
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
No. 127395
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-2.3

T-SQUARE ENGINEERING

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GRAPHIC SCALE

(IN FEET)

50 0 25 50 100

SCALE: 1" = 50'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT

GENERAL EROSION NOTES:

A. ALL STORMWATER IS TO BE TREATED THROUGH VARIOUS EPSC MEASURES BEFORE IT REACHES THE PERMANENT STORM INFRASTRUCTURE. ALL PIPES TO REMAIN CLEAN DURING CONSTRUCTION.

B. THIS SITE DISTURBANCE IS APPROXIMATELY 6.78 ACRES AND DOES REQUIRE A SWPPP. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. THE SITE SHALL HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICAL.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

I. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

MAINTENANCE:

A. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY.

A.A. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION. BASED ON INSPECTIONS, EPSC MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.

A.B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

A.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE THIRD TO ONE HALF THE HEIGHT OF THE SILT FENCE.

A.D. THE CONSTRUCTION ENTRANCE 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 OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD

INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
700 NORTH GARDEN STREET, COLUMBIA, TN 38401
MAP 112, PARCEL 10.08

APPLICANT

T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9/16/25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

INITIAL EROSION CONTROL PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMUTION
971 GREEN LICK COURT

ALLISON B. COROLLA
REGISTERED
AGRICULTURAL
ENGINEER
No. 127399
STATE OF TENNESSEE
10/16/2025

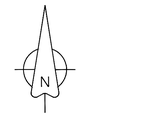
PROJECT
24-0408

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T-SQUARE ENGINEERING

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GRAPHIC SCALE

(IN FEET)

50 0 25 50 100

SCALE: 1" = 50'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT
	PROPOSED INLET PROTECTION

GENERAL EROSION NOTES:

A. ALL STORMWATER IS TO BE TREATED THROUGH VARIOUS EPSC MEASURES BEFORE IT REACHES THE PERMANENT STORM INFRASTRUCTURE. ALL PIPES TO REMAIN CLEAN DURING CONSTRUCTION.

B. THIS SITE DISTURBANCE IS APPROXIMATELY 6.78 ACRES AND DOES REQUIRE A SWPPP. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. THE SITE SHALL HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

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K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

MAINTENANCE:

A. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY.

A.A. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION. BASED ON INSPECTIONS, EPSC MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.

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A.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE THIRD TO ONE HALF THE HEIGHT OF THE SILT FENCE.

A.D. THE CONSTRUCTION ENTRANCE 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 OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF CITY OF COLUMBIA, TN, DATED *04/16/2007*.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9/16/25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

TEMPORARY EROSION CONTROL PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTATION

971 GREEN LICK COURT

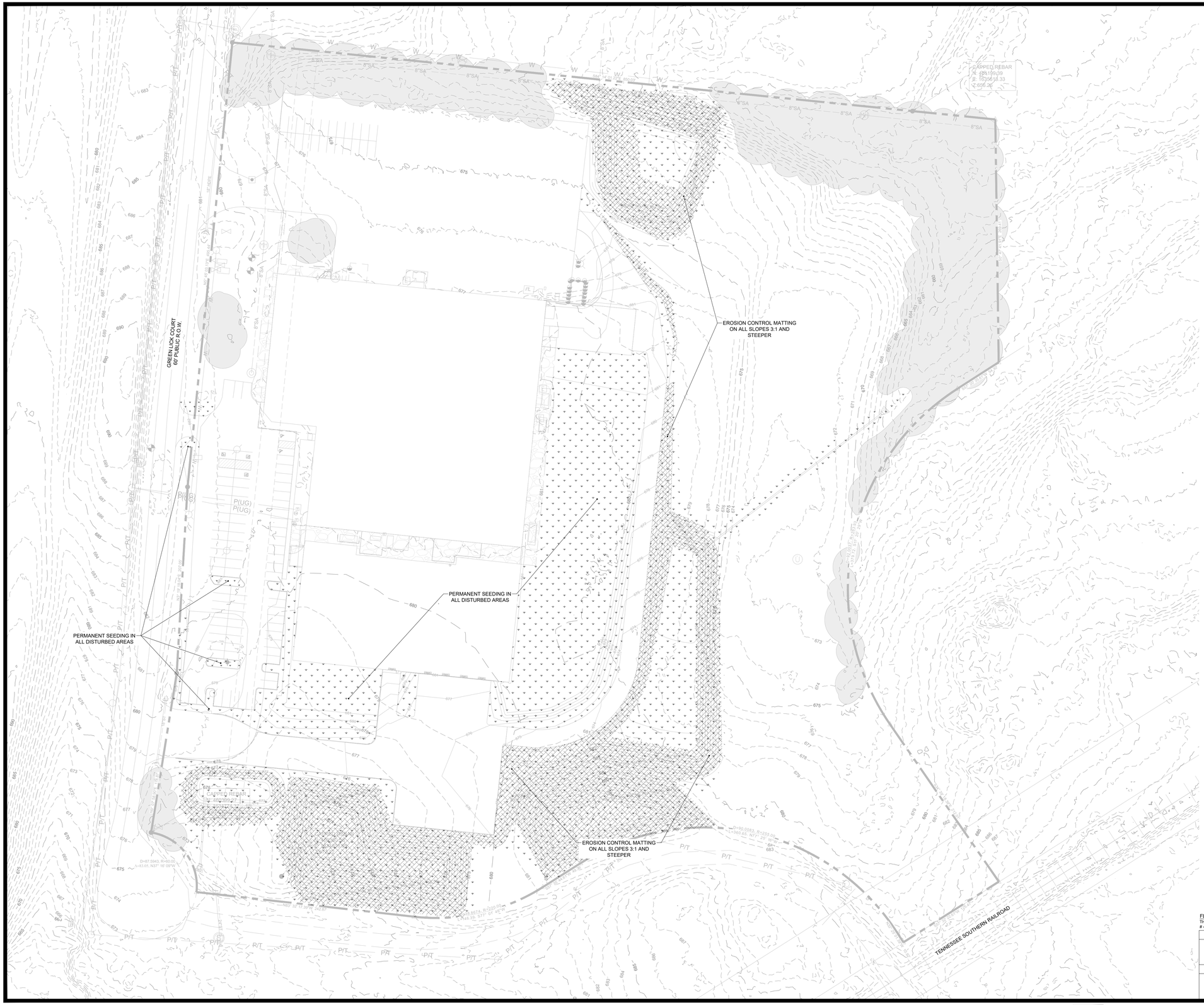
ALLISON B. CORDELL
STATE OF TENNESSEE
No. 127369
AGRICULTURE
10/16/2025

PROJECT
24-0408

SHEET
C-3.1

T-SQUARE ENGINEERING

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GRAPHIC SCALE

(IN FEET)

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED PERMANENT SEEDING
- PROPOSED EROSION CONTROL MAT

GENERAL EROSION NOTES:

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FLOOD NOTE

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08

APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9/16/25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

PERMANENT EROSION CONTROL PLAN
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

971 GREEN LICK COURT
DOCUMENTATION

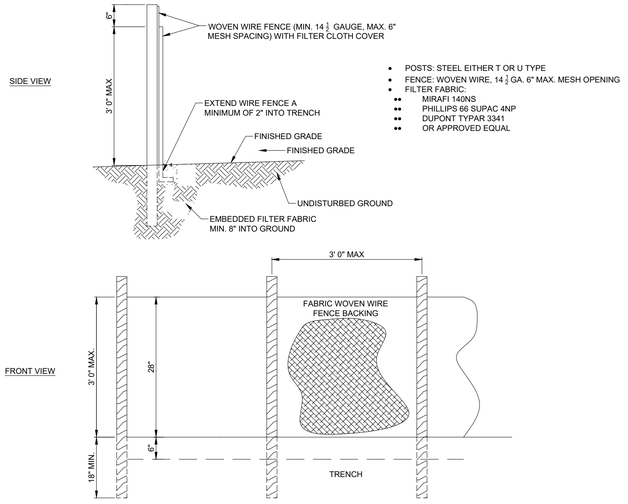
ALLISON B. CORDELL
REGISTERED ENGINEER
AGRICULTURE
CHEMICAL
No. 127389
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-3.2

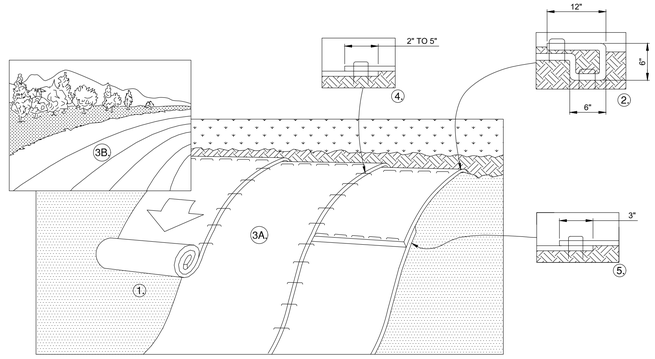
T-SQUARE ENGINEERING

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1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN TOP LINE IS NOT VISIBLE.
5. J-HOOK METHOD IS REQUIRED WHEN CROSSING CONTOURS PERPENDICULARLY.

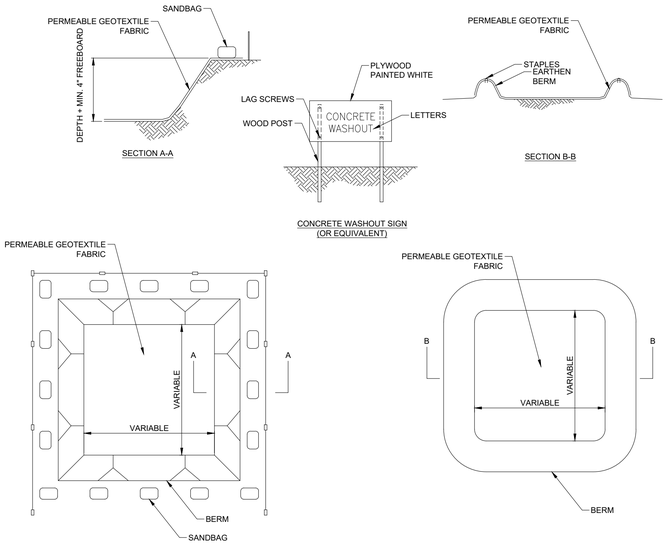
TYPE "C" SEDIMENT/SILT FENCE
N.T.S



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
1.1. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BEE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL MATTING DETAIL
N.T.S



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

CONCRETE WASHOUT
N.T.S

Manufactured by:
Agri Drain CORPORATION

PO Box 458 · 1462 340th Street · Adair, Iowa 50002
Phone: 1-800-232-4742 · Fax: 1-800-282-3353
www.agridrain.com · email: info@agridrain.com

Anti-Seep Collars

Keep your pipe from being washed out.

- The Anti-Seep Collar works with any smoothwall pipe or corrugated plastic tubing.
- 1/16" gum rubber.
- Easy to install.
- Tan floating stock has superior resilience, elongation, and tear strength.
- Resistant to water, most salts, mild acids, and many other chemicals.
- Wood frame.
- Economical to buy.

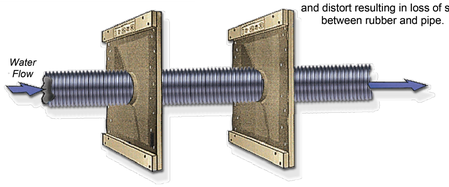
Anti-Seep Flanges—
1/16" Gum Rubber
with Wood Frame

ASC02 .....2' x 2'
ASC03 .....3' x 3'
ASC04 .....4' x 4'
ASC05 .....5' x 5'
ASC06 .....6' x 6'



Recommended Anti-Seep Collar

Pipe Size	Item#
3"	ASC02
4", 5", 6", 8", 10", 12"	ASC03
15", 18", 24"	ASC04
30", 36"	ASC05
42", 48", 60"	ASC06



Directions for Using The Anti-Seep Collar

1. Unroll the Anti-Seep Collar and align the boards to form a square. Attach metal brackets to the corner of the boards with the screws provided. Attach the rubber to the frame with the nails provided.
2. ***IMPORTANT—Cut a round hole** in the center of the rubber that is smaller than the pipe size (approx. 33% smaller). This will allow the rubber to stretch over the pipe when the Anti-Seep Collar is installed on the pipe. This will provide a tight seal between the pipe and the Anti-Seep Collar.
   ***Cutting an "X" or slit will cause the rubber to tear.**
3. Slip the pipe through the Anti-Seep Collar, inspect the seal between the pipe and the Anti-Seep Collar, carefully backfill, and compact with suitable soil.

CAUTION: Excessive compaction or downward pressure on wooden frame will cause rubber to stretch and distort resulting in loss of seal between rubber and pipe.

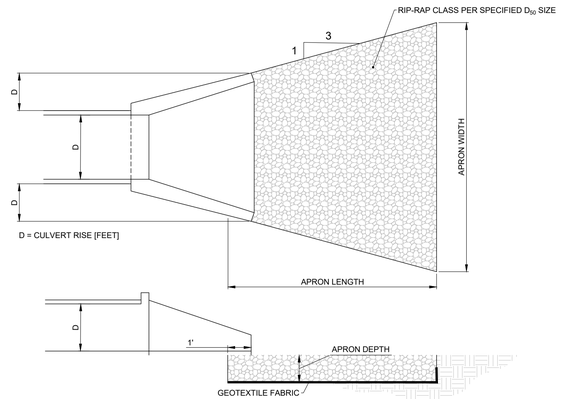


Table 10.1. Example Riprap Classes and Apron Dimensions

Class	D_{50} (mm)	D_{50} (in)	Apron Length[1]	Apron Depth
1	125	5	4D	$3.5D_{50}$
2	150	6	4D	$3.3D_{50}$
3	250	10	5D	$2.4D_{50}$
4	350	14	6D	$2.2D_{50}$
5	500	20	7D	$2.0D_{50}$
6	550	22	8D	$2.0D_{50}$

[1]D is the culvert rise.

RIP-RAP APRON DIMENSIONS (per HEC-14, SECTION 10)

STRUCTURE	D_{50} [inches]	APRON LENGTH [feet]	APRON DEPTH [inches]	APRON WIDTH [feet]
HW-1A	6	6	21	9
HW-1B	8	6	26	9
HW-2	5	6	18	9

OUTLET PROTECTION
N.T.S

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
700 NORTH GARDEN STREET, COLUMBIA, TN 38401
MAP 112, PARCEL 10.08

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9.16/25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EROSION CONTROL DETAILS

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

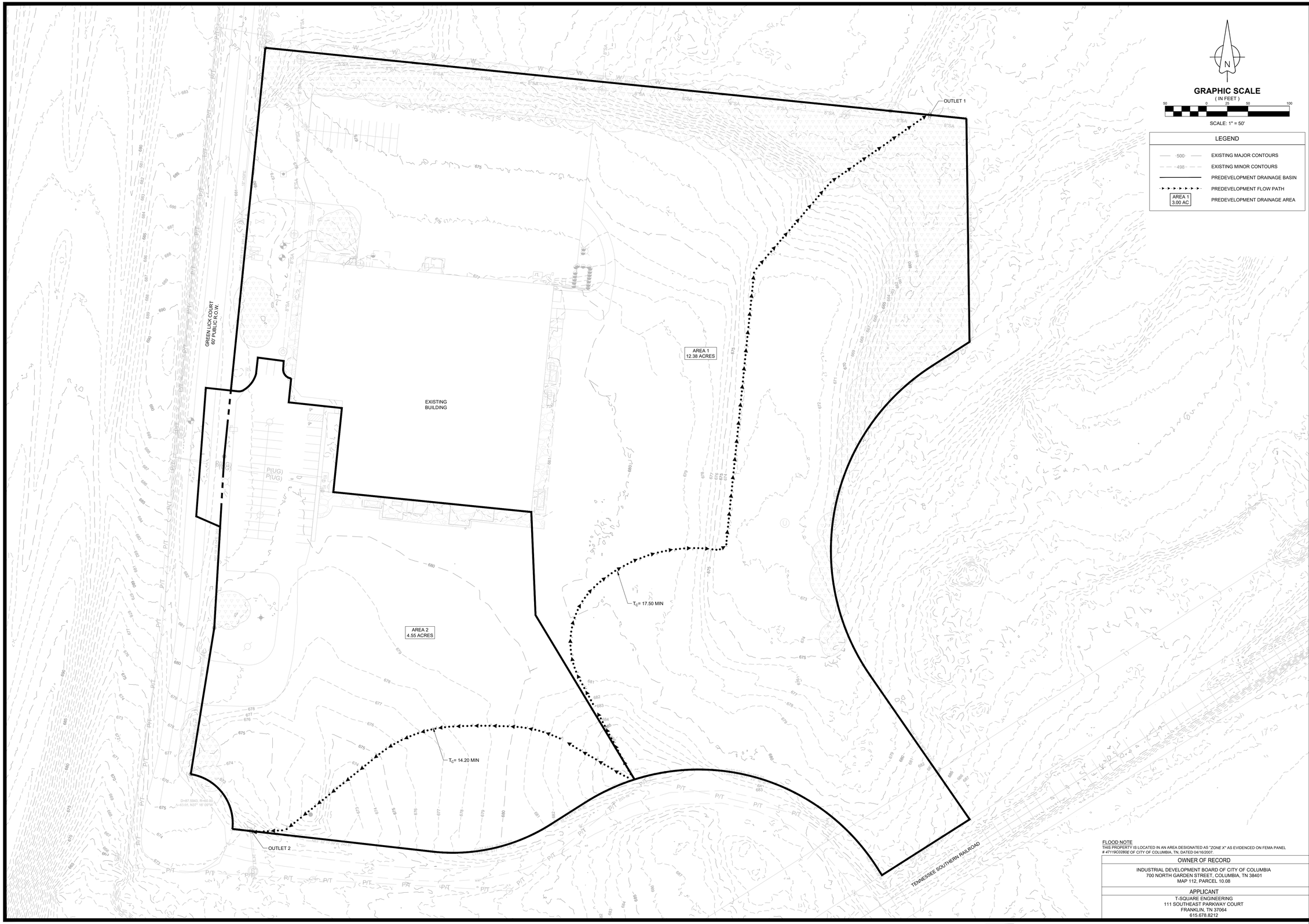
ALISON B. CORUM
REGISTERED ENGINEER
AGRICULTURE
No. 137199
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-3.3

T-SQUARE ENGINEERING

P:\Projects\2024\24-0408 (Green Lick Court Industrial - David Craker)\Production\24-0408 3 Erosion Control Plan.dwg, 10/16/2025 10:47:53 AM



N

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
SCALE: 1" = 50'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
	PREDEVELOPMENT DRAINAGE BASIN
	PREDEVELOPMENT FLOW PATH
AREA 1 3.00 AC	PREDEVELOPMENT DRAINAGE AREA

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
700 NORTH GARDEN STREET, COLUMBIA, TN 38401
MAP 112, PARCEL 10.08

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9.16.25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

PREDEVELOPMENT STORMWATER
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTION
971 GREEN LICK COURT

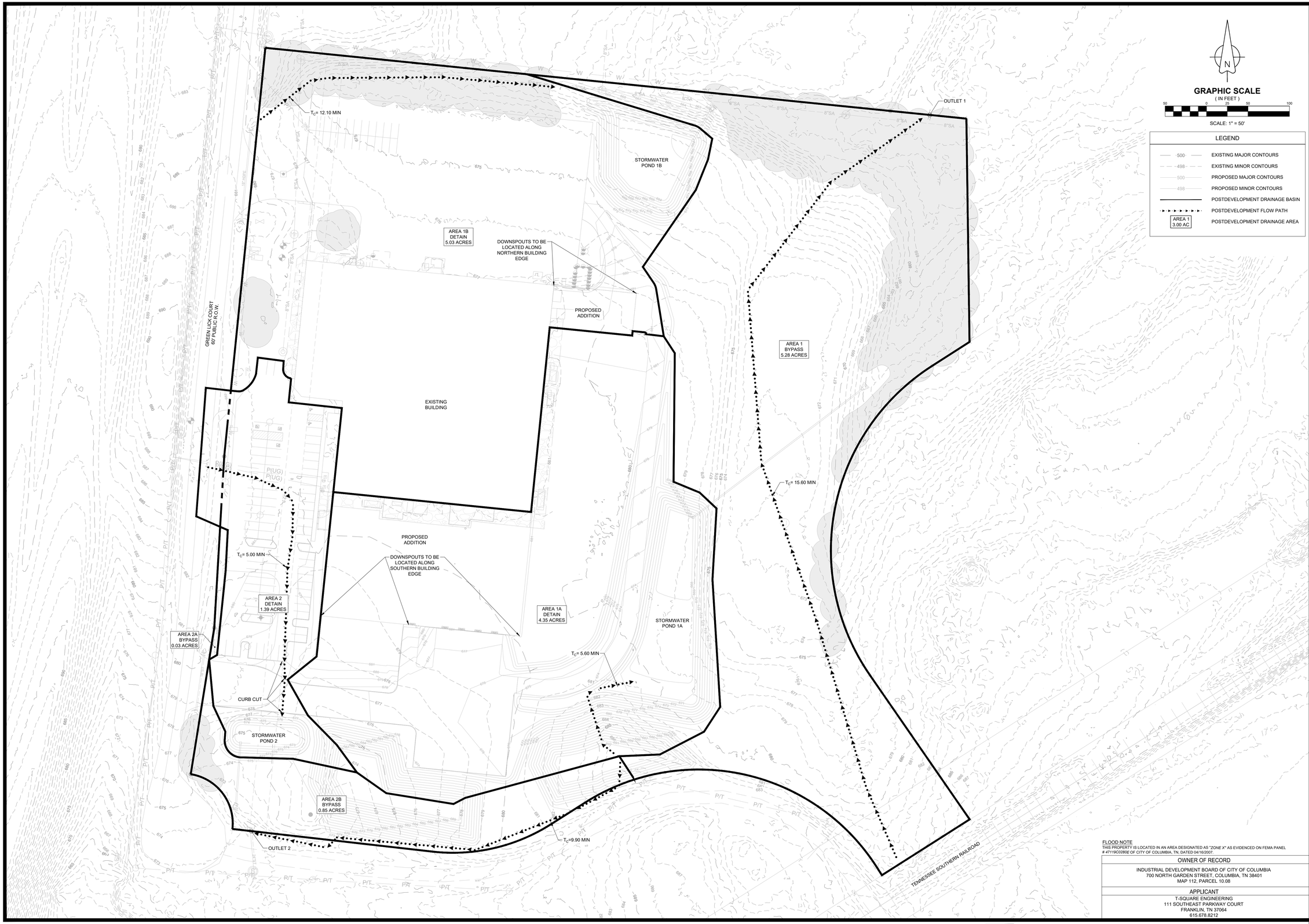
ALLISON B. COROLLA
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 127399
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-4.0

T-SQUARE ENGINEERING

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FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9.16.25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

POSTDEVELOPMENT STORMWATER PLAN
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTION
971 GREEN LICK COURT

ALLISON B. COROLLA
REGISTERED
AGRICULTURE
Mexico
No. 127399
STATE OF TENNESSEE
10/16/2025

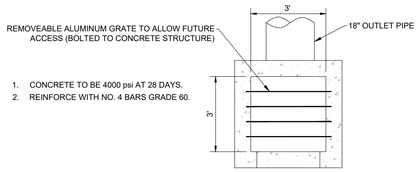
PROJECT
24-0408

SHEET
C-4.1

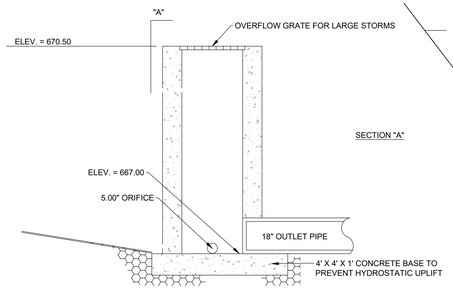
T-SQUARE ENGINEERING

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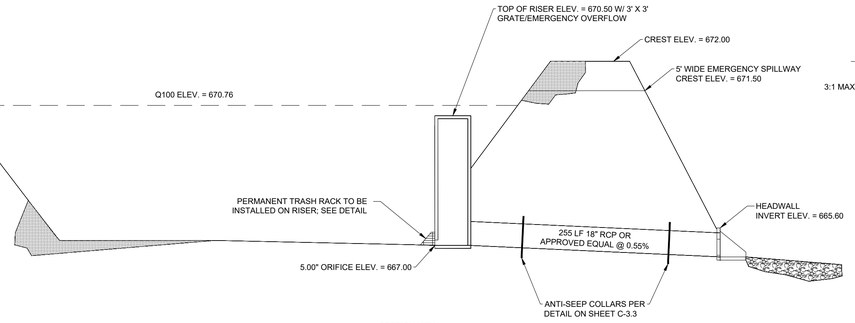
DETENTION POND 1A
N.T.S



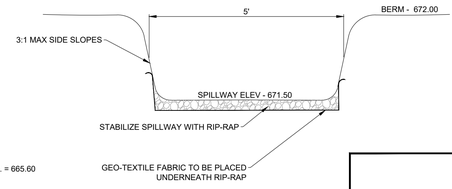
OUTLET CONTROL STRUCTURE



SECTION "A"

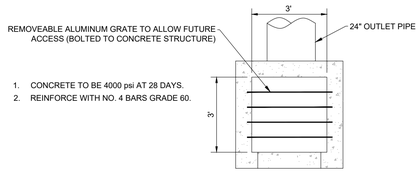


SECTION VIEW

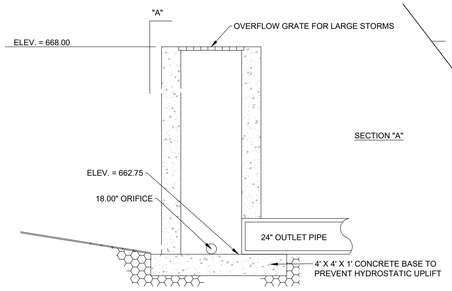


EMERGENCY SPILLWAY

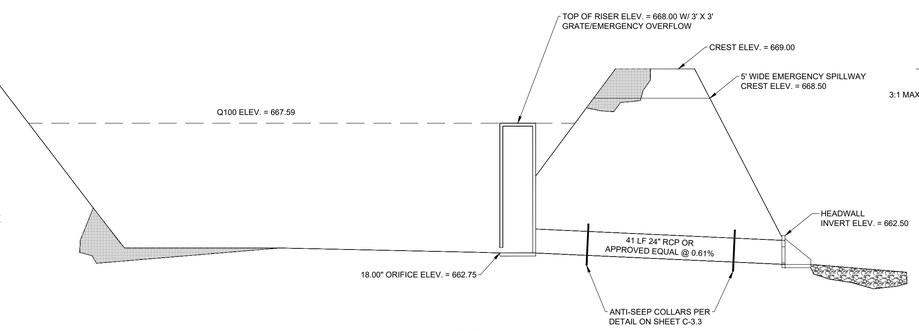
DETENTION POND 1B
N.T.S



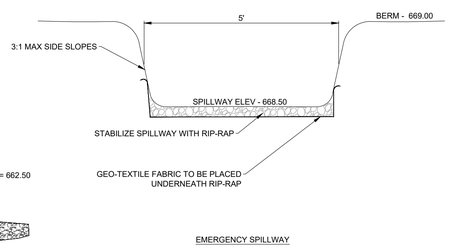
OUTLET CONTROL STRUCTURE



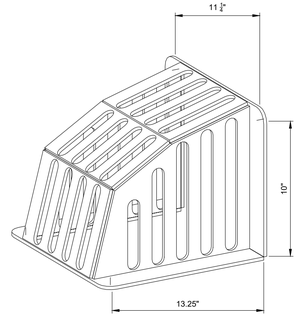
SECTION "A"



SECTION VIEW



EMERGENCY SPILLWAY



MADE IN THE U.S.A.

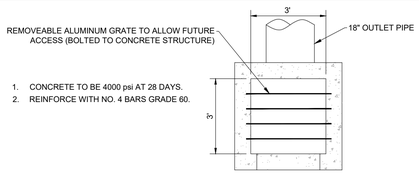
AVAILABLE MATERIALS:
MILD STEEL (NO FINISH) - WGT: 24.9 lbs.
MILD STEEL (GALVANIZED) - WGT: 24.9 lbs.
STAINLESS STEEL - WGT: 24.9 lbs.
ALUMINUM - WGT: 8.41 lbs.

CUSTOM SIZES AVAILABLE

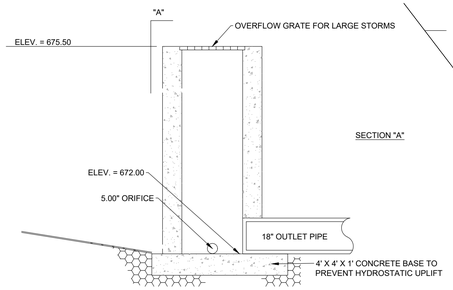
101 IRONWOOD ROAD MIDDLESBORO, KY 40965 PH: (606) 248-5000 FAX: (606) 248-6308 JRHOE.COM	TITLE: LPG-10 10" PIPE GUARD GRATE
	SIZE DWG. NO.: A 268511 — REV.: — SHEET /

TRASH RACK
N.T.S

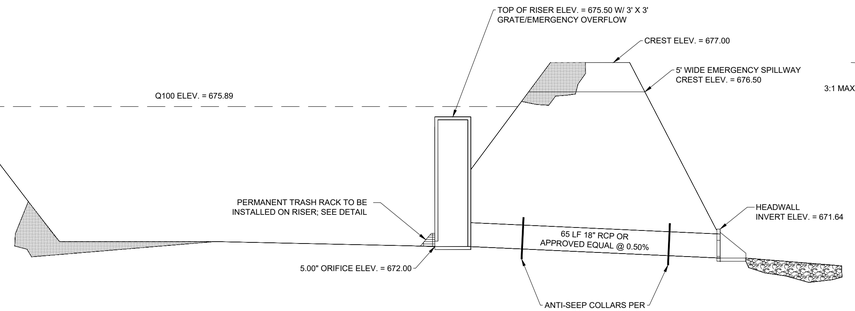
DETENTION POND 2
N.T.S



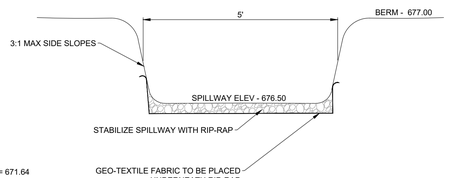
OUTLET CONTROL STRUCTURE



SECTION "A"



SECTION VIEW



EMERGENCY SPILLWAY

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9.16.25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DOCUMENTION
971 GREEN LICK COURT

POSTDEVELOPMENT
STORMWATER PLAN
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

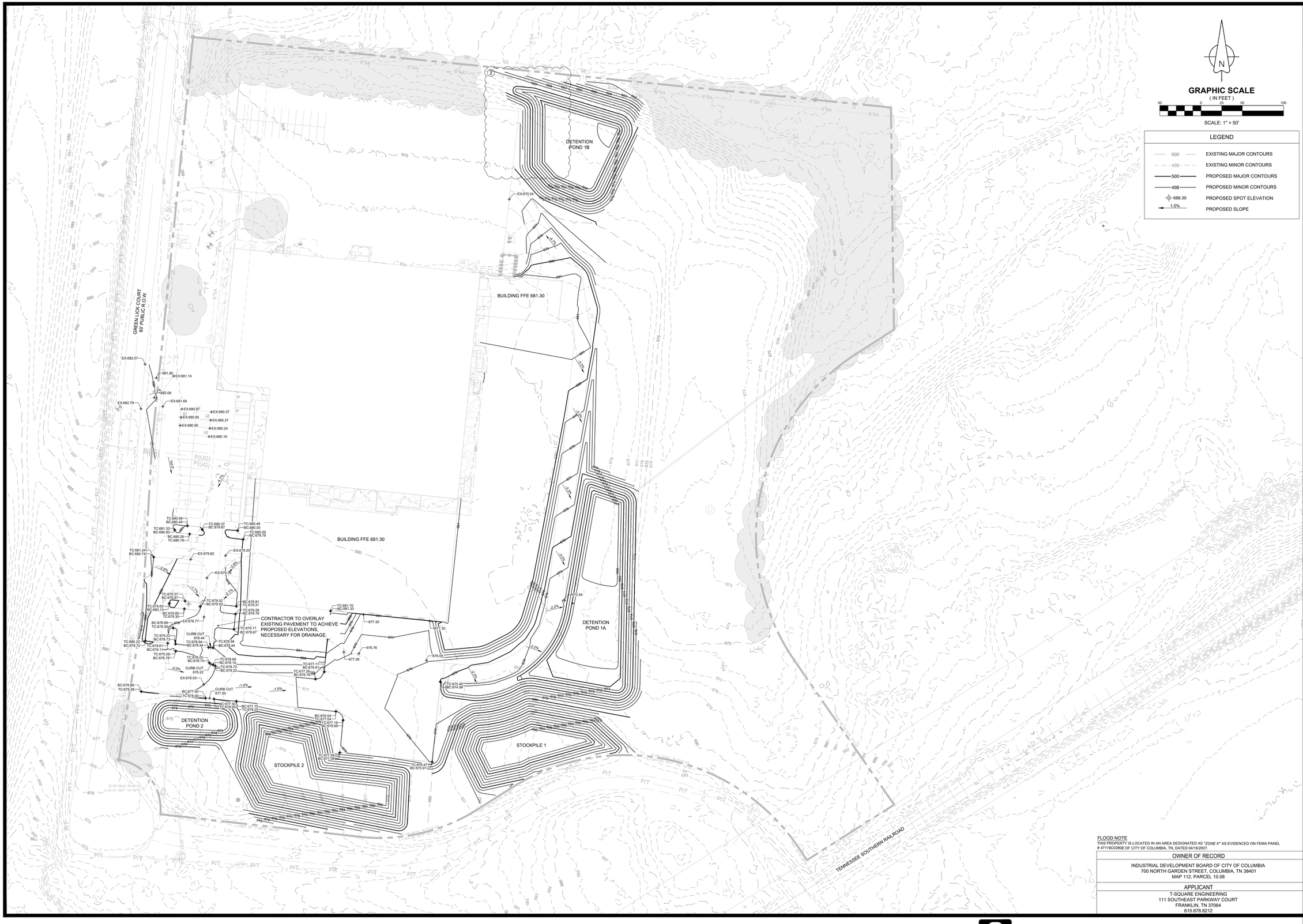
ALLISON B. CORDELL — REGISTERED ENGINEER — No. 127395 — STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-4.2

T-SQUARE ENGINEERING

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GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
SCALE: 1" = 50'

LEGEND

500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
498	PROPOSED MINOR CONTOURS
688.30	PROPOSED SPOT ELEVATION
1.0%	PROPOSED SLOPE

NO.	DATE	REVISIONS
1	4/30/25	REVISIONS PER CITY
2	9.16.25	REVISIONS PER SEWER DEPARTMENT
3	10/16/25	REVISIONS PER SURVEY

DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

GRADING PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF CITY OF COLUMBIA, TN, DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

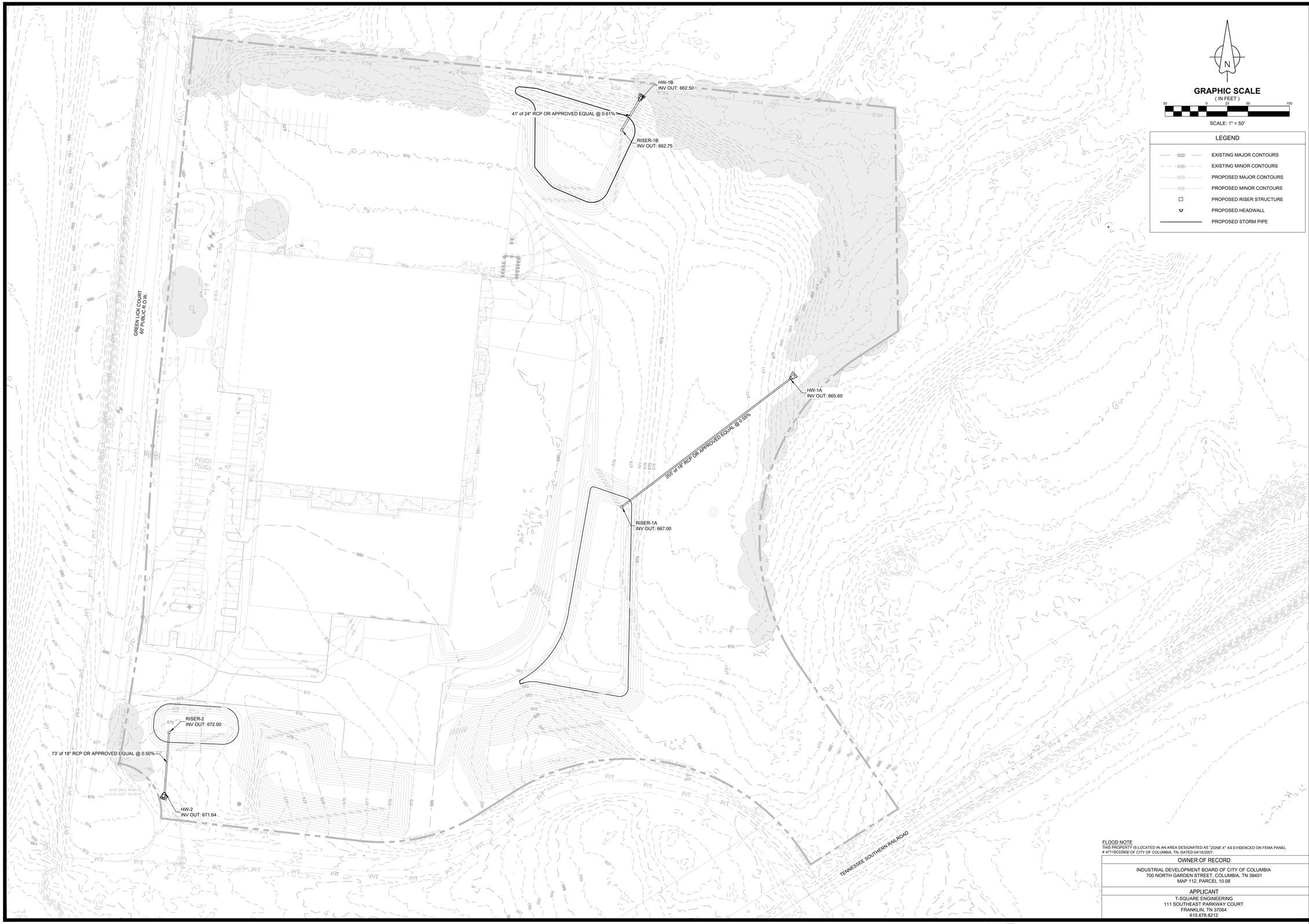
ALLISON B. CORDELL
REGISTERED ENGINEER
AGREEMENT NUMBER
No. 127769
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-5.0

T-SQUARE ENGINEERING

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FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN. DATED 04/16/2007.

OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
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DATE: 04/30/2025
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DRAINAGE PLAN
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTATION
971 GREEN LICK COURT

ALLISON B. COROLLA
REGISTERED ENGINEER
AGENCY
No. 127369
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-5.1

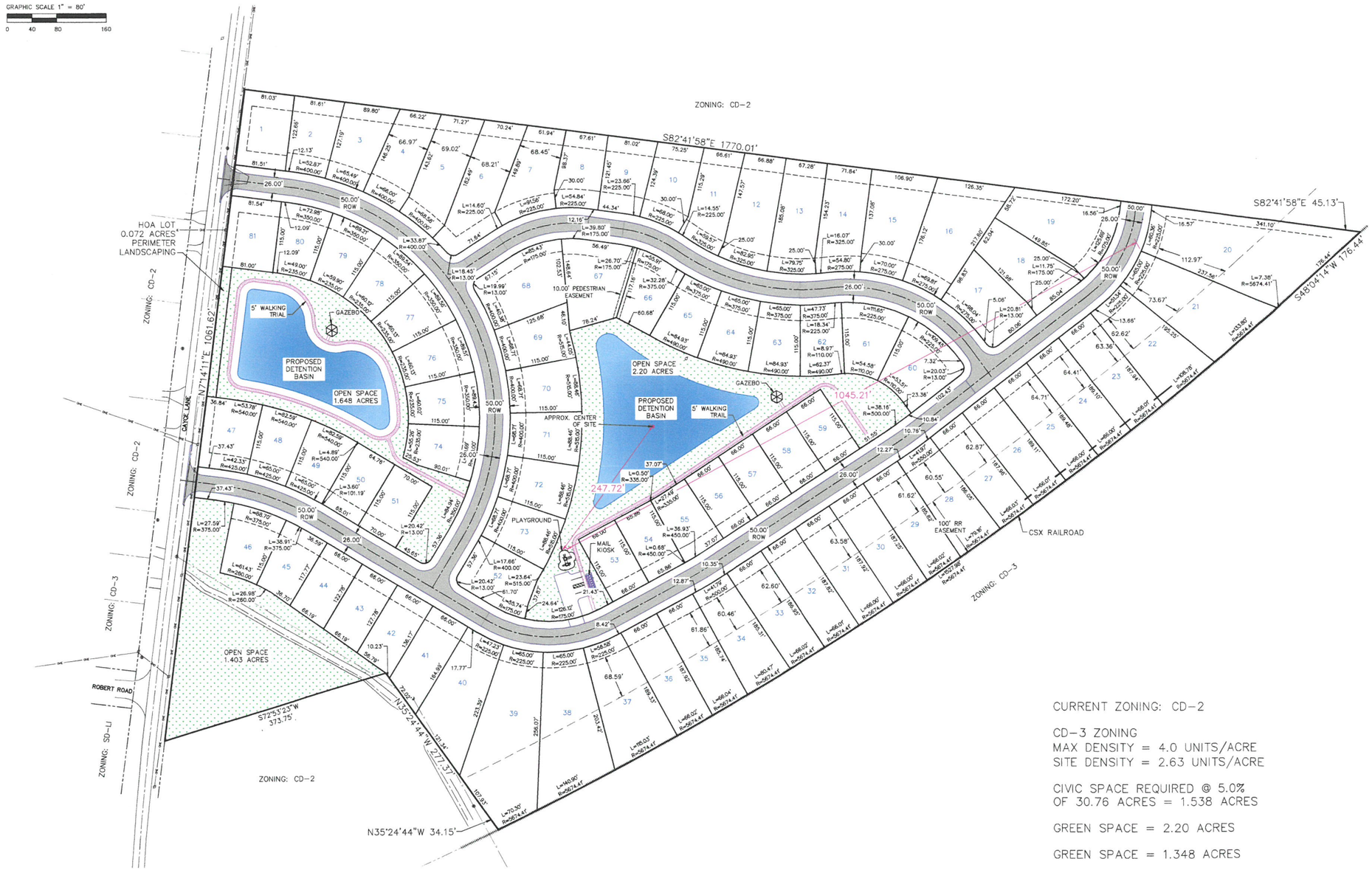
T-SQUARE ENGINEERING

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PROPOSED SITE PLAN
FOR
CAYCE PLACE
6218 CAYCE LANE, COLUMBIA, TENNESSEE

"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(800) 351-1111 OR 811

GRAPHIC SCALE 1" = 80'
0 40 80 160



CURRENT ZONING: CD-2

CD-3 ZONING
MAX DENSITY = 4.0 UNITS/ACRE
SITE DENSITY = 2.63 UNITS/ACRE

CIVIC SPACE REQUIRED @ 5.0%
OF 30.76 ACRES = 1.538 ACRES

GREEN SPACE = 2.20 ACRES

GREEN SPACE = 1.348 ACRES

GREEN SPACE = 1.403 ACRES

HOA LOT = 0.072 ACRES

TOTAL LOTS = 81

12/23/2025
MICHAEL R. SHAMBLIN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

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NO.	DESCRIPTION	DATE

REVISIONS

Landmark
ENGINEERING GROUP
201 W. 2ND AVENUE, SUITE 201
COAL VALLEY, IL 61240
(309) 755-3400
FAX (309) 755-5522
CIVIL ENGINEERING AND LAND PLANNING
TENNESSEE DESIGN FIRM NUMBER F-21044

PROPOSED SITE PLAN
CAYCE PLACE
COLUMBIA, TENNESSEE

DATE: 12/23/2025
DRAWN BY: HLG
DESIGNED BY: MRS
CHECKED BY: MRS

1

01-25-1846

6218 Cayce Lane Statement of Compliance with Comprehensive Plan

CONSISTENCY with the COMPREHENSIVE PLAN:

Suburban Neighborhood: The future land use of the subject property is Suburban Neighborhood. The classification is characterized by residential neighborhoods with limited intermixed and compatible civic uses. The requested CD-3 zoning designation is consistent with the Suburban Neighborhood future land use classification.

Review of Section 8.5.19.H.4 in relation to this request finds the following:

Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area; The subject property has a future land use classification of Suburban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-2 rural character district to a medium-density CD-3 neighborhood character district, is consistent with the Suburban Corridor future land use classification (Connect Columbia p.22; Table 3.7.1 p.36 and 86 of Zoning Ordinance; Table 4.3.1-C, p. 66). The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur.

Michael Shamsie, P.E.

Jan 14th 2026
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 Number R2424, Page 89, 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 — International Church of the Foursquare Gospel

Title (if acting for partnership or corporation) and Printed Name

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS

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 COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY 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, TN

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

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 "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.

1/20/26 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

PURPOSE NOTE:
The purpose of this plat is to create 2 lots of record from the re-aligned Columbia Rock Road.

TN GRID NORTH

Site Data:

PARCEL NUMBER: TAX MAP 75, PARCEL 8.02

DEED BOOK: R2424, PAGE 89

ZONING: P.U.D.

PROPERTY OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
1910 W. SUNSET BLVD, SUITE 200
LOS ANGELES, CA 90026

TAX MAP 75 **(8.05)** INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL D.B. R2424 PG. 79 R.O.M.C.,TN
LOT 2 FOURSQUARE GOSPEL PROPERTY Plat Book P22, Page 53

TAX MAP 75 **(8.06)** FOXHILL RIDGE APARTMENTS, LP. D.B. R2584 PG. 1218 R.O.M.C.,TN
LOT 1 FOURSQUARE GOSPEL PROPERTY Plat Book P22, Page 53

TAX MAP 75 **(8.02)** INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL D.B. R2424 PG. 89 R.O.M.C.,TN

TAX MAP 75 **(34.00)** MARVEL PROPERTIES, LLC. D.B. R1920 PG. 893 R.O.M.C.,TN

TAX MAP 75 **(33.00)** FAITH FREEWILL BAPTIST CHURCH D.B. 1179 PG. 109 R.O.M.C.,TN 1 ACRE TRACT Plat Book P9, Page 127

TAX MAP 75 **(32.02)** FAITH FREEWILL BAPTIST CHURCH D.B. 639 PG. 527 R.O.M.C.,TN

LOT 1 — 92,428 Sq. Feet — 2.12 Acres

LOT 2 — 42,252 Sq. Feet — 0.97 Acres

17,994 Sq. Feet — 0.41 Acres

RIGHT-OF-WAY DEDICATED TO THE CITY OF COLUMBIA Deed Book R2580, page 1210

COLUMBIA ROCK ROAD — 50' Right of Way — Collector Road

NASHVILLE HIGHWAY (US-31) — RIGHT-OF-WAY VARIES — PRINCIPAL ARTERIAL

20' SANITARY SEWER EASEMENT

20' Water Line Easement

20' P.U.D.E.

15' P.U.D.E.

Center of Haley Branch

4'x5' BOX CULVERT

Stubout

Faith Freewill Baptist Church Entrance

Hatched Area is included in Lot 2

N:482,928.4
E:1,667,951.3

Fire Hydrant

Shed

Building

Asphalt

ATMOS ENERGY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Legend

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

Line Table

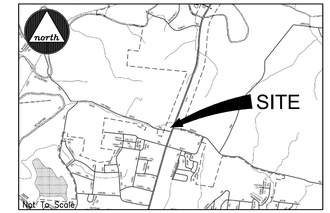
LINE	BEARING	DISTANCE
L1	S 82°36'26" E	81.03'
L2	N 84°45'14" E	63.45'
L3	N 77°19'54" E	41.50'
L4	N 71°13'44" E	15.49'
L5	S 20°59'56" W	25.63'
L6	N 80°34'36" W	31.07'
L7	N 82°36'43" W	7.38'
L8	N 77°20'31" W	70.91'
L9	S 20°58'49" W	20.65'
L10	N 08°40'06" E	28.97'
L11	N 74°22'47" E	37.71'
L12	S 20°56'14" W	50.07'
L13	S 79°20'55" E	18.08'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	221.12'	375.01'	33°47'01"	N 88°43'42" W	217.93'
C2	189.21'	325.01'	33°21'23"	S 88°56'31" E	186.55'
C3	10.64'	375.00'	1°37'50"	N 75°11'31" E	10.64'
C4	126.23'	325.01'	22°15'12"	S 85°30'23" W	125.44'

Register of Deed Recording Stamp

Location Map



© 2025

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

ENGINEERS & SURVEYORS

Client
International Church of the Foursquare Gospel
9450 SW Gemini Drive, PMB 21377
Beaverton, OR 97008-7105
Paul Glenn

Surveyor's Notes

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, this survey was completed using a dual frequency BRX7, base and rover.
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.
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 is 3.09 Acres.
7. This property currently identified as Tax Map No. 075, Parcel No. 008.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2424, Page 89
10. Bearings based on: Tennessee State Plane, NAD83.
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. 47119C0170E, 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.

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

FINAL PLAT

COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY

CITY OF COLUMBIA, TN – MAURY COUNTY

REVISIONS	DATE

Drawn: AO
Checked: AO
Approved: AO
Date: 10-30-2025

Job. no. 25591
Scale: Vertical: 1" = 50'
Horizontal:

1 of 1

FILE: J:_WES_Engineers_Surveyors 2025\25591 – Nashville Highway and Columbia Rock – Foursquare\Dwg\Survey\01 – Survey\25591 Columbia Rock Survey REV2.dwg

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED CATCH BASIN
- PROPOSED STORM CLEANOUT
- PROPOSED STRUCTURE LABEL (STRUCTURE A4, RIM:195.11 / A5)
- PROPOSED SPOT ELEVATION (198.50)
- MATCH EXISTING FINISH GRADE ELEVATION (M.E.F.G. 199.00)

MATCH LINE: STATION 6+00: SEE CONTINUATION THIS SHEET

MATCH LINE STATION 6+00: SEE CONTINUATION THIS SHEET

HW 1
STA:0+00.00
INV IN:697.00 18" RCP (E)

MH 1
STA:0+22.98 RIM:706.12
INV IN:700.30 18" RCP (E)
INV OUT:699.00 18" RCP (W)

04 / C6.2 PRECAST NO. 3 MANHOLE

AD 1
STA:0+84.43 RIM:707.60
INV IN:702.74 18" RCP (S)
INV OUT:702.57 18" RCP (W)

AD 2
STA:1+13.65 RIM:706.71
INV OUT:703.50 18" RCP (N)

01 / C6.2 NO. 42 CATCH BASIN (TYP.)

NOTES:

1. HIGH PRESSURE GAS - DAVID WITH ATMOS WILL NEED TO BE CONTACTED (931-205-1335) PRIOR TO EXCAVATION BEGINNING AND SHALL BE ON SITE DURING EXCAVATION OVER HIGH PRESSURE LINE.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

BRIDGEPOINT, LLC
2095A COOKS RD.
MOUNT JULIET, TENNESSEE
(615)-453-5000
WWW.BRIDGEPOINTTN.COM

No.	Revision/Issue	Date
1	CITY COMMENTS	2024-01-31

COLUMBIA ROCK ROAD INTERSECTION IMPROVEMENTS

AT STATE ROUTE 6
CITY OF COLUMBIA, TENNESSEE
MAURY COUNTY, TENNESSEE

JESS MILES DILLARD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 119243
STATE OF TENNESSEE
01-31-2024

GRADING & DRAINAGE PLAN

DATE:	1/31/2024	DRAWN BY: JMD
DRAWING SCALE:	AS SHOWN	CHECKED BY: JLG
PROJECT NO.:	23-104	APPROVED BY: JMD

SHEET NUMBER:
C3.1

M:\Bridgepoint (Team Folder)\Projects\2023\23-104 Rock Products Road_Vulcan\OFFICE\CAD\SHEETS\C3.1.dwg, C3.1 GRADING & DRAINAGE PLAN, 1/31/2024 2:54:45 PM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches)

None at this time

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 Rock Road

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

General

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

- n/a ☐ 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
- ☒ 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.

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COLUMBIA, TN 38401
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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

- ☒ 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.
- ☒ 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.
- ☒ 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
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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PUD Specific Items

- ☒ 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.
- ☒ 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.
- 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:

Allen O'Leary		1-15-2026
Print Name	Signature	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_____ , Page _____ , 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.

Date: Owner(s):

Title (If Action for Partnership or Coorporation)

SURVEYOR CERTIFICATE OF ACCURACY

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

Date: Registered Land Surveyor #3350

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.

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

CERTIFICATE OF APPROVAL OF ELECTRIC SYSTEM

I hereby certify that the electric 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.

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

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.

Date: Planning Director, Columbia, TN.

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 Director

CERTIFICATE OF SANITARY SEWER SYSTEM

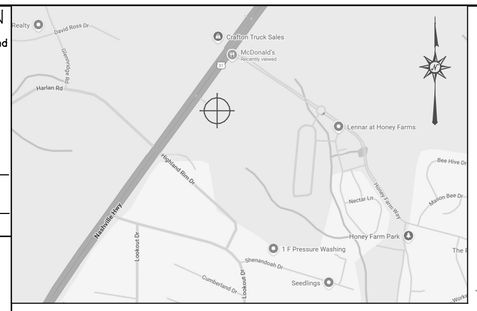
I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Director of Wastewater Department, Columbia, TN.

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, TN.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE HONEY FARM CROSSING LOT 1B INTO TWO NEW LOTS: 1B AND 1C.

2. THIS PLAT VOIDS, VACATES AND SUPERSEDES ALL INFORMATION THAT PERTAINS TO LOT 1B IN THE PLAT OF RECORD, "AMENDMENT TO LOT 1, HONEY FARMS CROSSING," FOUND IN PLAT BOOK P24, PAGE 45, R.O.M.C., TN.

3. BEARING AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARING.

4. SUBJECT PROPERTY IS TAX PARCEL 051-058.00, AND HAS A STREET ADDRESS NEXT TO 2240 NASHVILLE HIGHWAY, COLUMBIA, TN. 38401.

5. SUBJECT PROPERTY IS ZONED: PUD-MU (MIXED USE)
   SETBACKS:
   FRONT: 20'
   SIDE: 10'
   REAR: NR

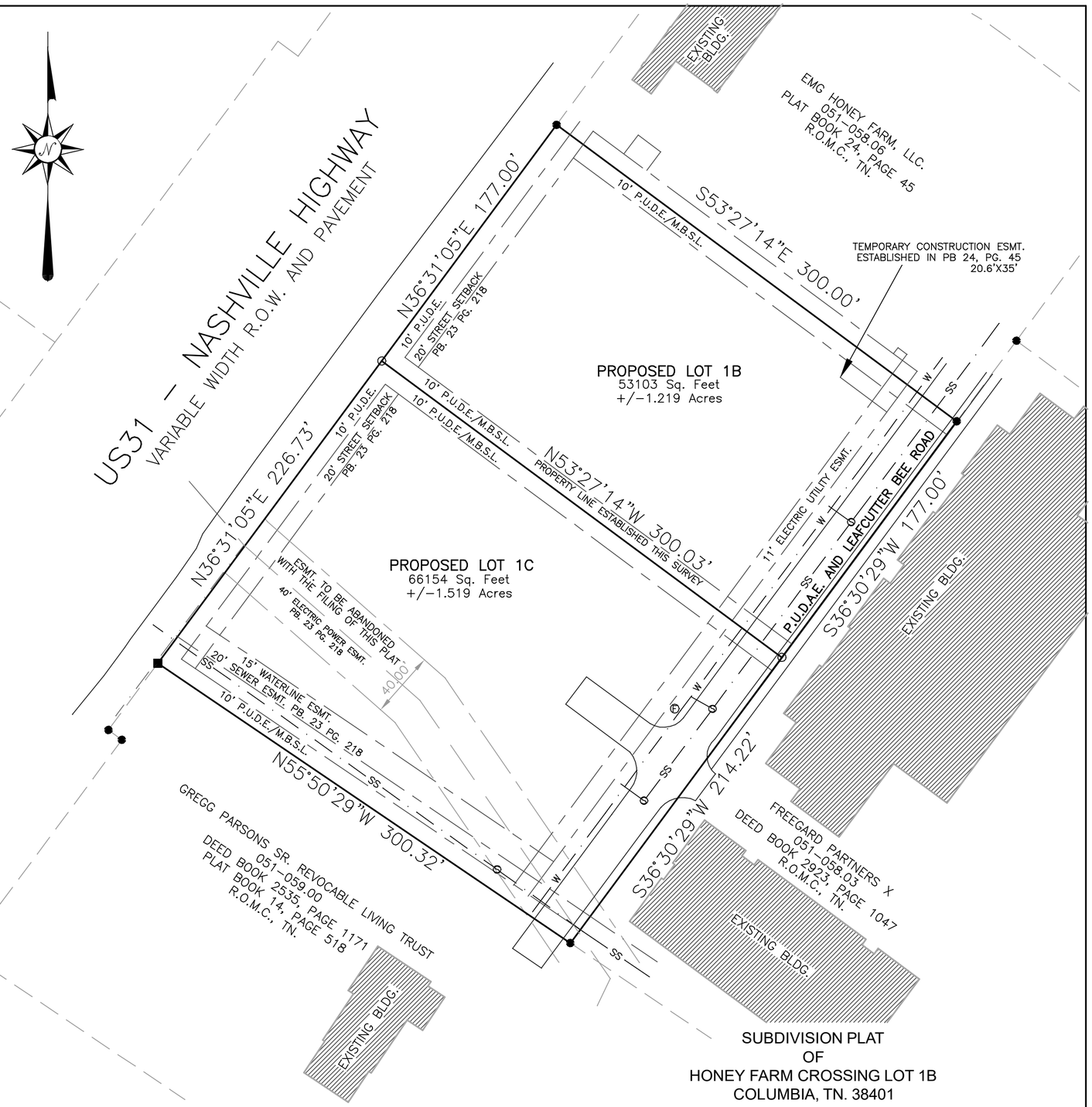
ALL ZONING INQUIRIES SHOULD BE MADE THE CITY OF COLUMBIA ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS. (ZONING ORDINANCE 4400)

6. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING GNSS AND EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. UTILITIES SHOWN ARE BASED ON EVIDENCE FOUND IN THE FIELD IN ADDITION TO INFORMATION PROVIDED ON THE PLAT OF RECORD.

9. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FEMA MAP PANEL NUMBER: 47119C0180E. EFFECTIVE APRIL 16, 2007.



LEGEND

P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.M.C, TN.	REGISTERS OFFICE OF MAURY CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	NEW IRON ROD AND CAP SET
■	CONCRETE HWY MONUMENT
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS UTILITY
(M)	SANITARY MANHOLE
(Q)	SEWER WASHOUT
(S)	SEWER UTILITY
(V)	WATER VALVE
(W)	WATER METER
-O-O-	EXISTING FENCELINE
-⊖-	POWERPOLE

RECORD DEED:

EMG HONEY FARM LLC.
DEED BOOK 2905, PAGE 1420, R.O.M.C., TN.

RECORD PLATS:

AMENDMENT TO LOT 1, HONEY FARM CROSSING
PLAT BOOK P24, PAGE 45, R.O.M.C., TN.

0 50 100 150
GRAPHIC SCALE 1"=50'

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
TENNESSEE
AGRICULTURE
COMMERCE
01/13/2026
TENNESSEE NO. 3350

SUBDIVISION PLAT
OF
HONEY FARM CROSSING LOT 1B
COLUMBIA, TN. 38401

LOT 1B
AMENDMENT TO LOT 1, HONEY FARM CROSSING
OF RECORD IN BOOK P24, PAGE 45, R.O.M.C., TN.

MAURY COUNTY TAX PARCEL: 051 - 058.00

PREPARED FOR: CRUNK ENGINEERING

SUBDIVISION PLAT
MAURY COUNTY, TENNESSEE

DATE OF SURVEY: 01/13/26 FIELD WORK: 10/22/25

CAD FILE: HF LOT 1B SUB PROJECT NO: 20-269-012

SCALE: 50' SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX ROAD
COLLEGE GROVE, TN. 37046
TN. RLS. #2583
(615) 268-9658
Jake@HomelandTN.com
WWW.HomelandTN.com

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: **Subdivision Plat for Honey Farm Crossing Lot 1B**

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
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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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PUD Specific Items

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

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

Checklist Completed By:

Chase Kerr		01/20/2026
Print Name	Signature	Date

PRELIMINARY DESIGN PLANS FOR

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN 38401

JOB SITE SAFETY

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. AND NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF AEI OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION , DUTIES, AND RESPONSIBILITIES INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGES AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

ACCESSIBILITY INFORMATION:

1. ALL RAMPS SIDEWALKS AND APRONS SHALL BE COMPLIANT WITH THE MOST CURRENT DEPARTMENT OF JUSTICE ADA REQUIREMENTS (ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, CURRENT EDITION).
   THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE ADA COMPLIANT AND A ½" BELOW FINISH FLOOR AT ALL DOORS. AN ADA LANDING SHALL BE PROVIDED AT ALL DOORS.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE ADA COMPLIANT, NOT TO EXCEED 2% IN ANY DIRECTION.

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

BEFORE YOU DIG

The contractor is instructed to call 1-800-351-1111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-U-Dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KTN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE,
COLUMBIA, TN 38401
931-388-4833

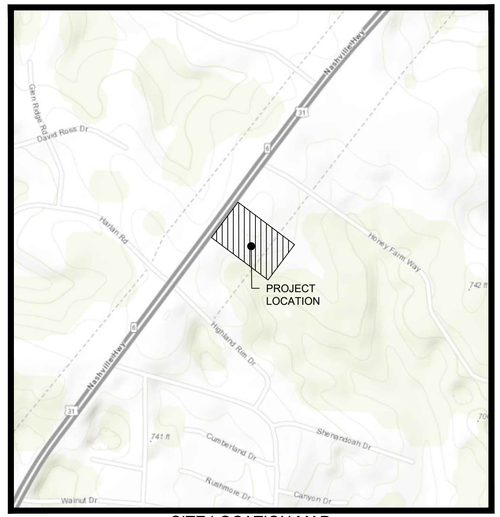
GAS

ATMOS ENERGY
810 NASHVILLE HWY,
COLUMBIA, TN 38401
931-388-9136

TELECOMMUNICATIONS

COMMUNICATION CONCEPTS
802 NASHVILLE HWY,
COLUMBIA, TN 38401
931-388-8682

SPECTRUM
405 S JAMES CAMPBELL BLVD,
COLUMBIA TN 48401
888-406-7063



SITE LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY, TN

INDEX OF SHEETS

SHEET	SHEET DESCRIPTION
C-0.0	COVER SHEET
C-0.1	EXISTING SURVEY PLAN
C-1.0	SITE PLAN
C-1.1	SITE DETAILS
C-1.2	SITE DETAILS
C-3.0	GRADING & DRAINAGE PLAN
C-3.1	DRAINAGE DETAILS
C-4.0	UTILITY PLAN
C-4.1	UTILITY DETAILS
C-5.0	LANDSCAPE PLAN

PROJECT #: 12965

PROJECT DESIGN TEAM:

CIVIL ENGINEER:
PALMER ENGINEERING
1040 MONARCH STREET, SUITE 210
LEXINGTON, KY 40513
CONTACT: MR. CHRIS MISCHEL, PE
PHONE: (859) 389-9293
EMAIL: cmischel@palmernet.com

ARCHITECT
HOOVER AND ASSOCIATES
1407 W. 46TH ST.
AUSTIN, TX 78756
CONTACT: TREY OTTMERS
PHONE: (512) 467-2626
EMAIL: trey@e-designit.com

OWNER / BUILDER:

OWNER: MRCO, LLC
1728 GENERAL GEORGE PATTON DR. SUITE 200
BRENTWOOD, TN 37027
CONTACT: JOHN MILJANICH
PHONE: (615) 377-5724
EMAIL: jmiljanich@mrco.net

SURVEYOR:
PALMER ENGINEERING
400 SHOPPERS DR
WINCHESTER, KY 40391
CONTACT: JAMES MAYO
PHONE: (859) 389-9293
EMAIL: jmayo@palmernet.com

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMIT AUTHORITIES. ALL PERMITS AND BONDS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NO SITE GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND MEET/EXCEED LOCAL AND STATE REQUIREMENTS.
3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF PALMER ENGINEERING. ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF CONSTRUCTION. ANY CONFLICTS DISCOVERED BETWEEN EXISTING AND PROPOSED UTILITIES PRIOR TO OR AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
8. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK SHALL BE PERFORMED PER TACO BELL STANDARDS.
10. ANY AREAS DAMAGED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
11. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
12. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
14. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
15. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
17. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
18. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
19. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
20. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
21. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
22. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
23. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
24. CONTRACTOR SHALL PROTECT ALL PROPERTY LINES, CORNERS AND SURVEY PINS; ANY DAMAGES SHALL BE PAID BY THE CONTRACTOR AT THEIR EXPENSE.
25. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
26. THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
27. ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND DESIGNER OF RECORD IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN TO THE AFOREMENTIONED PEOPLE, AND CHANGES APPROVED.
2. THIS PLAN HAS BEEN REVIEWED BY THE AUTHORITY HAVING JURISDICTION AND/OR ITS AUTHORIZED REPRESENTATIVE. BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. TACO BELL CONSTRUCTION MANAGER & THE AUTHORITY HAVING JURISDICTION SHALL BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF SAID CHANGE.
3. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE PROFESSIONAL(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
4. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL APPLICABLE UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. THE CONTRACTOR SHALL COORDINATE ALL FACILITIES MARKINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE AGENCIES, UTILITIES OR COMPANIES TO PROVIDE TEMPORARY ELECTRIC POWER, WATER SUPPLY AND SANITARY FACILITIES DURING DURATION OF CONSTRUCTION ACTIVITIES. ASSOCIATED COSTS SHALL BE INCIDENTAL TO PROJECT.
6. ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK. CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES SHALL NOT BE CLOSED OR OBSTRUCTED WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS SHALL BE PROVIDED IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
8. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS. DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT; EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE FROM THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
9. ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES AND ASTM D1557. GRADING SHALL MATCH ALL SURROUNDING EXISTING GRADES.
10. THE SITE SHALL BE EITHER UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES, OR CONFORM POINTS (SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES). IT SHALL COMPLY WITH THE GEOTECHNICAL'S REPORT COMPACTION REQUIREMENTS AND BE SLOPED TO DIRECT WATER AWAY FROM THE BUILDING AND TO PREVENT PONDING ANYWHERE ON SITE.
11. PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER (EPA-REGISTERED) AND TERMITE CONTROL; WHERE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR RESETTING EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUTS AND ANY OTHER STRUCTURE TO FINISH GRADE AS NECESSARY.
13. EXISTING ASPHALT PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
14. ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSIONS AND ISOLATION JOINTS; AND CONTROL JOINTS IN DRIVEWAY SLABS.
15. 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 1 TO 4 HOURS (PENDING TEMPERATURE) AFTER THE HARDENING SUFFICIENTLY, TO PREVENT RAVELING OR DISLODGING OF AGGREGATES, OF THE CONCRETE.
16. UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
17. ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
18. ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WITH FINISH COURSE PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
19. SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER MANUFACTURER SPECIFICATIONS AND MCDONALDS PROJECT MANUAL.
20. ANY WORK THAT IMPACTS ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL ADOPTED CODES; MOST STRIGENT SHALL APPLY.
21. THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" PLAN WITH ALL MODIFICATIONS/CHANGES NOTED/SHOWN ON THE FINAL DRAWING SET.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

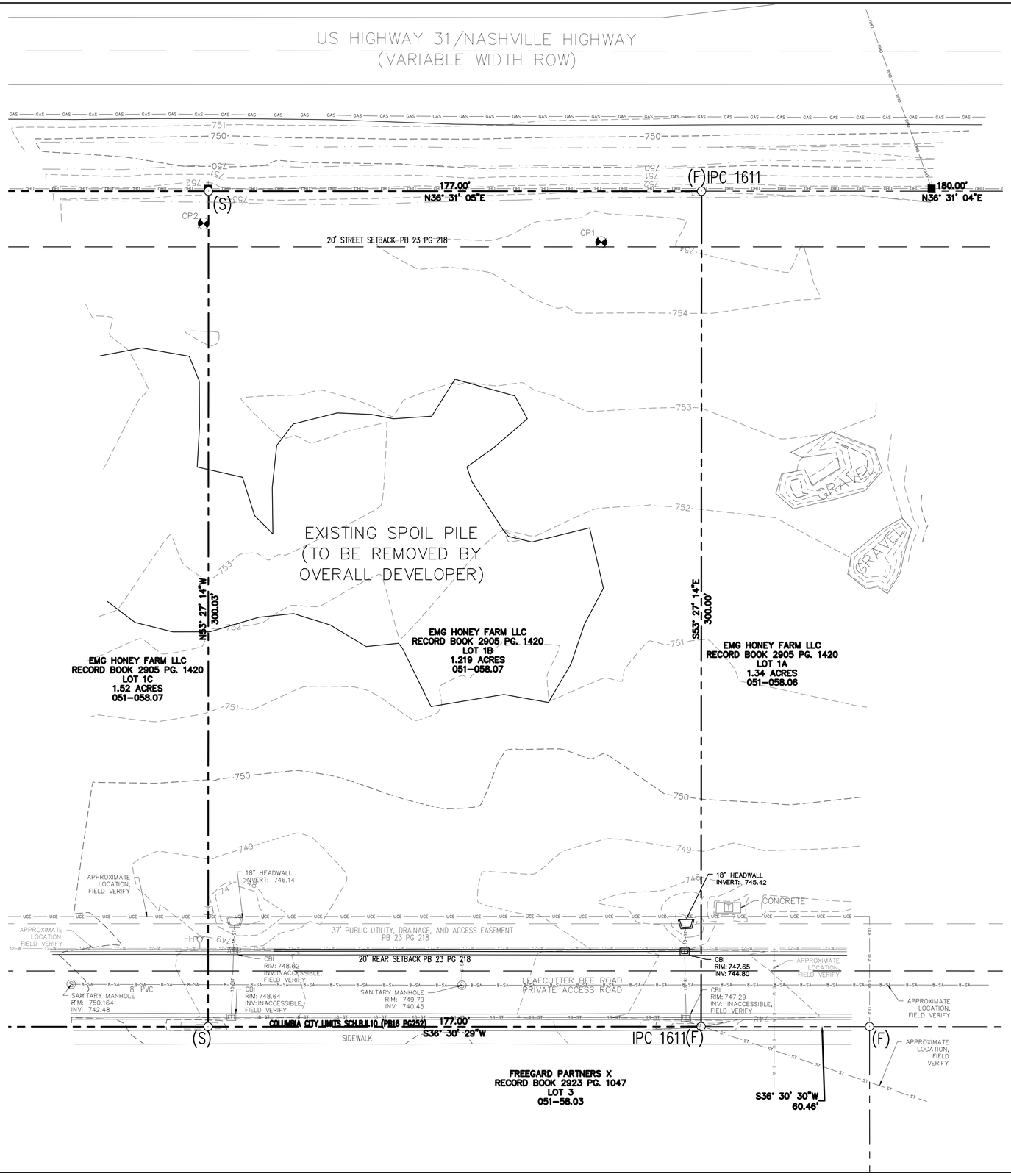
CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

COVER SHEET

C-0.0

PERMIT PLOT DATE: 12/09/2025



LEGEND

- PP – POWER POLE
- – WATER VALVE
- SS – SANITARY SEWER MANHOLE
- CB – CURB BOX INLET
- – HEADWALL
- – IRON PIN
- (F) – FOUND PROPERTY CORNER IRON PIN
- (S) – SET PROPERTY CORNER IRON PIN
- T – TRANSFORMER
- – PROPERTY BOUNDARY
- – ADJACENT BOUNDARY
- – EXISTING EASEMENT
- 935 – EXISTING MAJOR CONTOUR
- – EXISTING MINOR CONTOUR
- OHU – OVERHEAD UTILITY LINE
- ST – STORM SEWER LINE
- 18"ST – 18" HDPE STORM SEWER LINE
- 8"SA – SANITARY SEWER LINE
- GAS – GAS LINE
- 12"W – 12" WATER LINE
- 6"W – 6" WATER LINE
- – BUILDING SETBACK
- UGE – UNDERGROUND ELECTRIC LINE

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

SURVEY NOTES:

1. UNDERGROUND UTILITIES SHOWN APPROXIMATELY ONLY. NO EXCAVATION PERFORMED FOR THIS SURVEY. CONTACT ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MAURY COUNTY, MAP NUMBER 47119C0180E, REVISED 04/16/2007.

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

1"=20'-0" 20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
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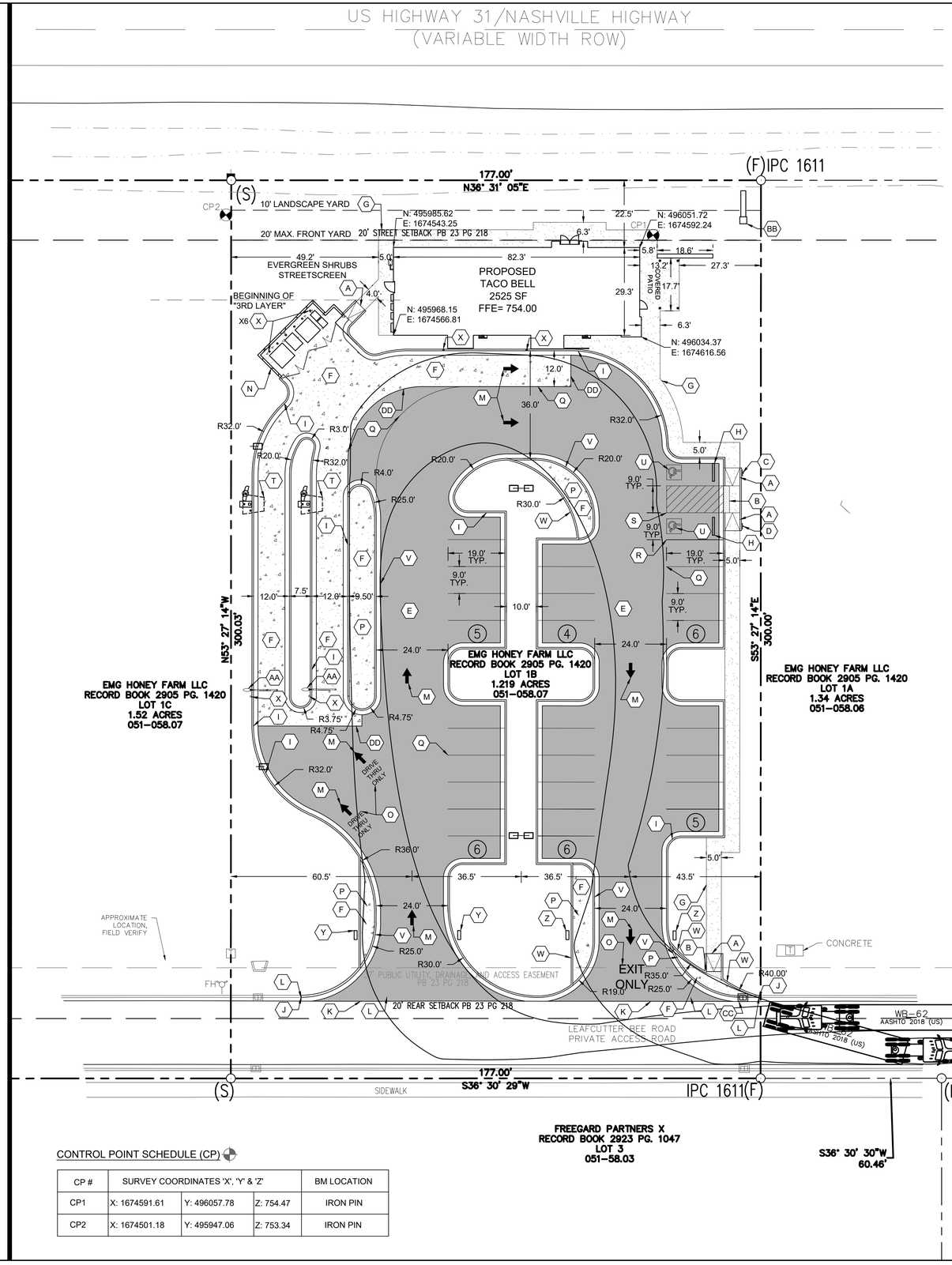
TACO BELL

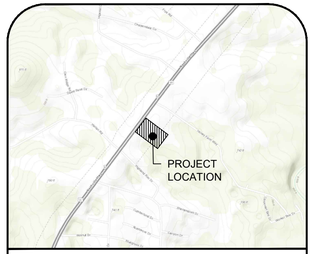
HONEY FARM CROSSING
COLUMBIA, TN

BOUNDARY AND TOPOGRAPHY SURVEY PLAN

C-0.1

PERMIT PLOT DATE: 12/09/2025





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	 MIN.2,525 SF / 100 = 26 SPACES MAX. 26 X 30% = 34
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	30,840 SQ FT (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 127.44' (177' X 90% = 159.3; 159.3' X 20% = 127.44' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	155.9' FRONTAGE BUILDOUT (106.7' TOTAL BUILDING WIDTH AND 49.2' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 31.2' (106.7' TOTAL BUILDING WIDTH AND ALLOWED 31.2' STREETSCREEN WIDTH = 137.9')

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- (1) NUMBER OF PARKING SPACES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE SETBACK
- PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN

SITE PLAN NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO CITY OF COLUMBIA AND STATE OF TENNESSEE STANDARDS.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING, OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT. ALL RADII ARE 5 FEET UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CITY OR STATE PERMITS.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND BOLLARD LOCATIONS.
7. SEE ELECTRICAL PLANS FOR SITE LIGHTING LOCATIONS.
8. ALL SIDEWALKS ADJACENT TO THE ADA PARKING SPACES ACCESSIBLE TO THE NEAREST DOOR SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALKS SHALL HAVE GREATER THAN 5% RUNNING SLOPE OR HAVE MORE THAN A 2% CROSS SLOPE.
9. ADA PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
10. COORDINATES AND DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, EDGE OF BUILDING, OR FACE OF CURB.
11. ADA PARKING STALLS AND ACCESS AISLE SHALL BE MINIMUM 9'X18' IN DIMENSION (EACH).

SITE PLAN KEY:

KEY	DESCRIPTION	DETAIL
A	ADA ACCESSIBLE RAMP WITH 6' CURB TAPER (6' LONG, MAX SLOPE 12:1)	B/C-1.1
B	DETECTABLE WARNING	K/C-1.1
C	VAN ACCESSIBLE ADA PARKING SIGN	I/C-1.1
D	ADA ACCESSIBLE PARKING SIGN	I/C-1.1
E	HEAVY DUTY ASPHALT PAVEMENT	C/C-1.1
F	HEAVY DUTY CONCRETE PAVEMENT	D/C-1.1
G	CONCRETE SIDEWALK W/CURB WHERE APPLICABLE	A/C-1.1
H	RUBBER WHEEL STOP	M/C-1.2
I	24" CURB AND GUTTER	F/C-1.1
J	TIE TO EXISTING CURB AND GUTTER	
K	EDGE KEY	N/C-1.2
L	REMOVE EXISTING CURB AND GUTTER	
M	TRAFFIC ARROW (8 TOTAL)	L/C-1.1
N	DUMPSTER PAD AREA ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)	
O	PAINTED WHITE LETTERING	
P	MOUNTABLE MEDIAN	P/C-1.2
Q	4" SOLID WHITE PAINT STRIPE	
R	4" SOLID BLUE PAINT STRIPE	
S	45° BLUE CROSS HATCH STRIPING	
T	MENU BOARD, CANOPY, SPEAKER BOX (SEE ARCHITECTURAL DRAWINGS)	
U	ADA ACCESSIBLE SYMBOL	J/C-1.1
V	ROLLED CURB AND GUTTER	R/C-1.2
W	6" HEADER CURB	E/C-1.1
X	BOLLARD	H/C-1.1
Y	"ONE WAY ONLY" DIRECTIONAL SIGNAGE	O/C-1.2
Z	"ONE WAY ONLY DO NOT ENTER" DIRECTIONAL SIGNAGE	Q/C-1.2
AA	OVERHEAD CLEARANCE BAR (SEE ARCHITECTURAL DRAWINGS)	
BB	MONUMENT SIGN	
CC	REMOVE AND REPLACE EXISTING CBI (SEE C-3.0 FOR REPLACEMENT)	
DD	CONCRETE/ASPHALT JOINT	G/C-1.1

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

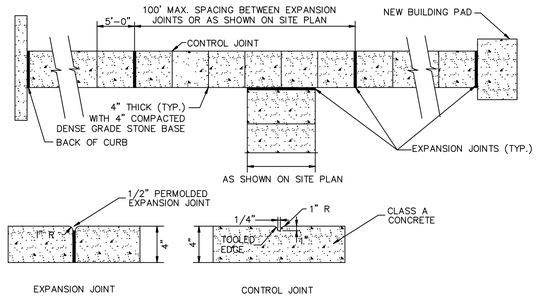
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

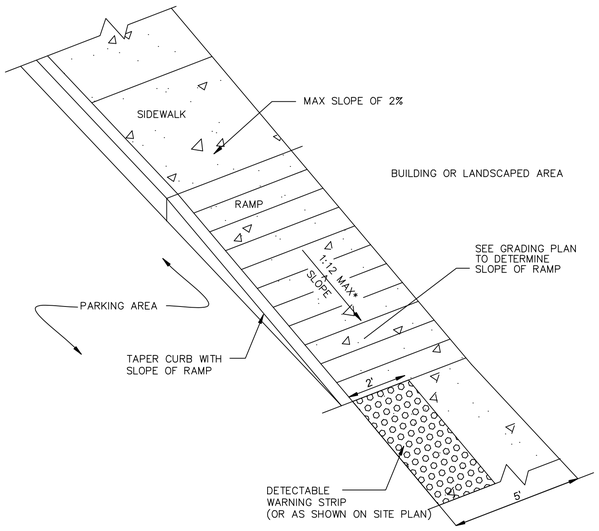
SITE PLAN

C-1.0

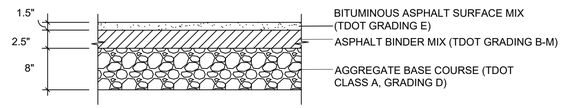
PERMIT PLOT DATE: 12/09/2025



CONCRETE SIDEWALK (A)
NOT TO SCALE

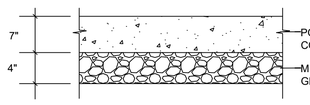


ADA ACCESSIBLE CURB RAMP DETAIL (B)
NOT TO SCALE



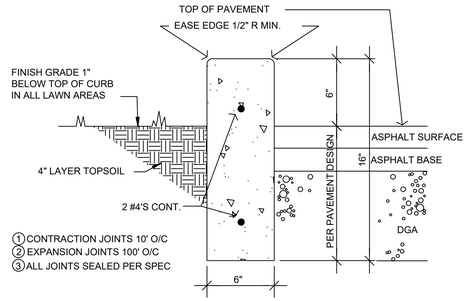
HEAVY DUTY ASPHALT PAVEMENT DETAIL (C)
NOT TO SCALE

NOTE: HEAVY DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER'S RECOMMENDATION IN COLUMBIA TACO BELL GEOTECHNICAL ENGINEERING REPORT BY TERRACON, DATED SEPTEMBER 10TH 2025.

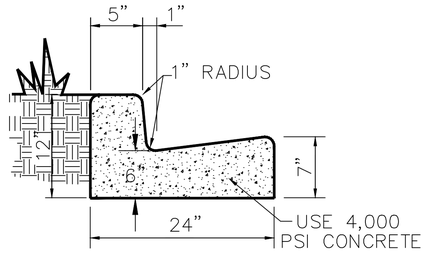


HEAVY DUTY CONCRETE PAVING DETAIL (D)
NOT TO SCALE

NOTE: HEAVY DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER'S RECOMMENDATION IN COLUMBIA TACO BELL GEOTECHNICAL ENGINEERING REPORT BY TERRACON, DATED SEPTEMBER 10TH 2025.

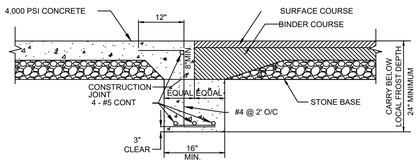


6" HEADER CURB DETAIL (E)
NOT TO SCALE

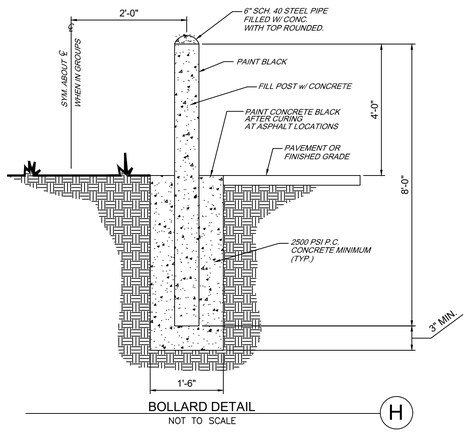


1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC
4. BASE AND SUBGRADE REQUIREMENTS SHALL MATCH ADJACENT PAVEMENT DETAIL
5. INSTALL PER CITY/STATE STANDARD DRAWINGS

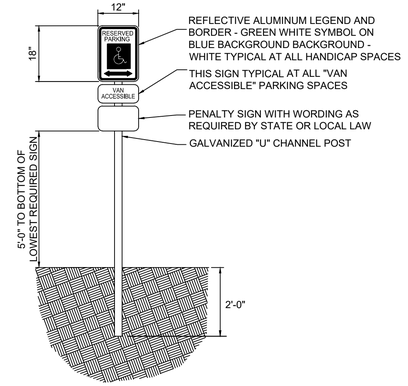
24" STANDARD CURB AND GUTTER (F)
NOT TO SCALE



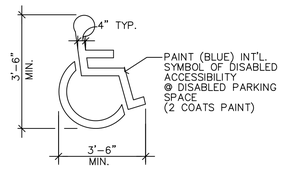
CONCRETE/ASPHALT JOINT DETAIL (G)
NOT TO SCALE



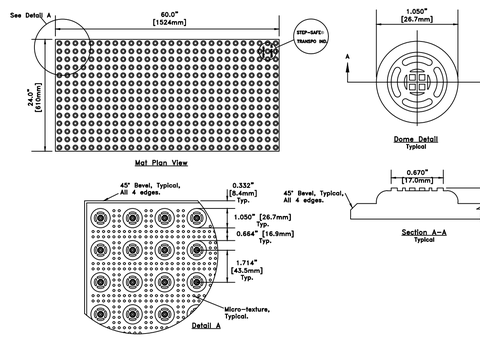
BOLLARD DETAIL (H)
NOT TO SCALE



ADA ACCESSIBLE PARKING SIGN (I)
NOT TO SCALE

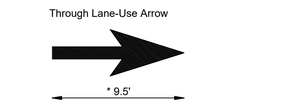


ADA ACCESSIBLE SYMBOL DETAIL (J)
NOT TO SCALE



*ALL DETECTABLE WARNING SHALL BE YELLOW

DETECTABLE WARNING (K)
NOT TO SCALE



* Minimum Sizes For Normal Installation.
For Proper Proportion, See Standard Alphabets For Highway Signs and Pavement Markings

TRAFFIC ARROWS (L)
NOT TO SCALE

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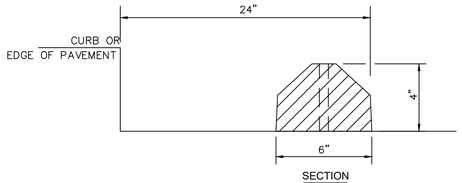
CONTRACT DATE:	12/09/2025
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

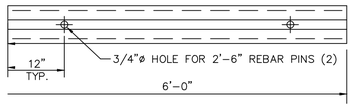
C-1.1

PERMIT PLOT DATE: 12/09/2025

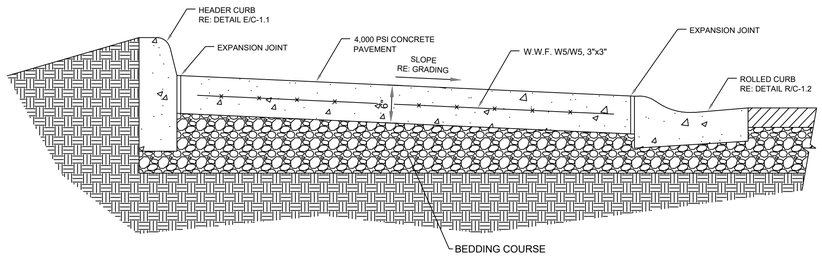


SECTION

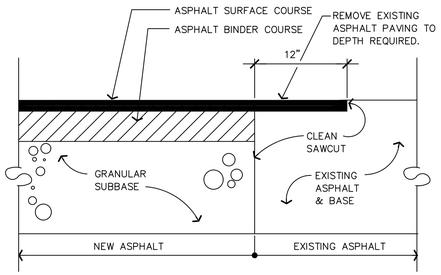
RECYCLED RUBBER WHEEL STOPS WITH WHITE STRIPES (72"L x 6"W x 4"H); ACCESSIBLE PARKING WITH BLUE STRIPES



RECYCLED RUBBER WHEEL STOP (M)
NOT TO SCALE

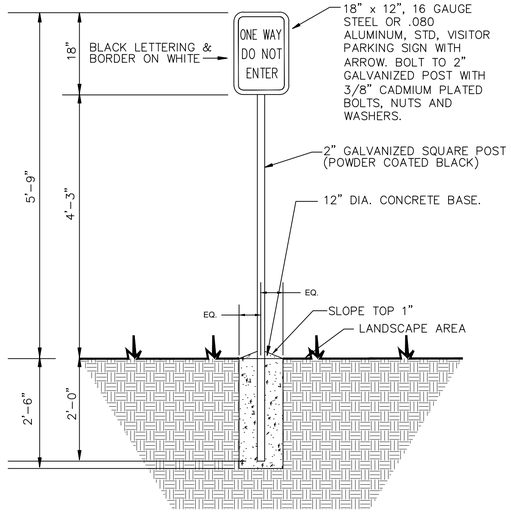


MOUNTABLE CONCRETE MEDIAN DETAIL (P)
NOT TO SCALE

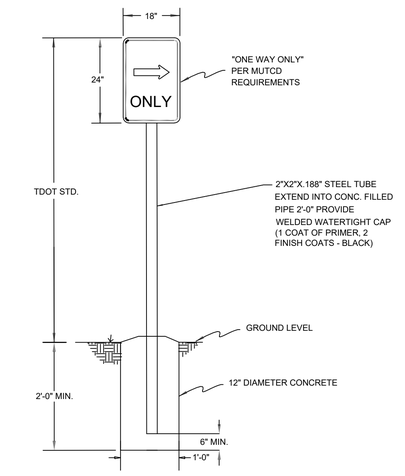


NOTE: TYPICAL AT NEW TO EXISTING PAVEMENT TIE-IN POINTS.

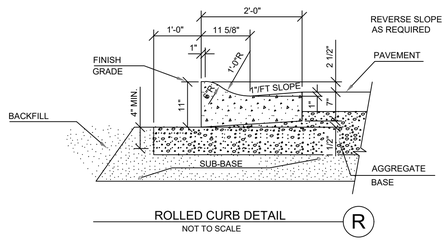
EDGE KEY DETAIL (N)
NOT TO SCALE



DO NOT ENTER SIGN (Q)
NOT TO SCALE



ONE WAY ONLY SIGN DETAIL (O)
NOT TO SCALE



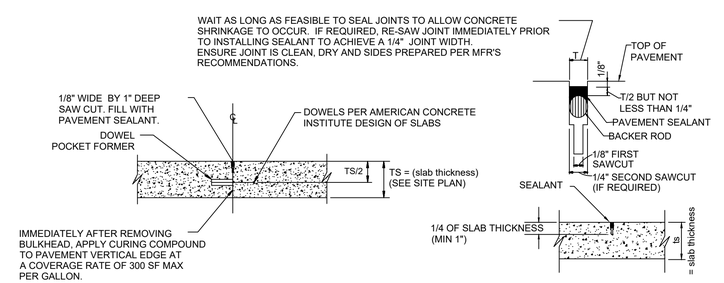
ROLLED CURB DETAIL (R)
NOT TO SCALE

Table 5.1—Dowel size and spacing for round, square, and rectangular dowels*

Slab depth, in. (mm)	Dowel dimensions,† in. (mm)			Dowel spacing center-to center, in. (mm)		
	Round	Square	Rectangular‡	Round	Square	Rectangular
5 to 6 (130 to 150)	3/4 x 14 (19 x 360)	3/4 x 14 (19 x 360)	3/8 x 2 x 12 (9 x 51 x 300)	12 (300)	14 (360)	19 (480)
7 to 8 (180 to 200)	1 x 16 (25 x 410)	1 x16 (25 x 410)	1/2 x 2-1/2 x 12 (13 x 64 x 300)	12 (300)	14 (360)	18 (460)
9 to 11 (230 to 280)	1-1/4 x 18 (32 x 460)	1-1/4 x 18 (30 x 450)	3/4 x 2-1/2 x 12 (19 x 64 x 300)	12 (300)	12 (300)	18 (460)

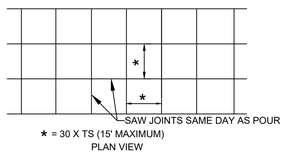
*ACI Committee 325 (1956); Walker and Holland (1998).
†Total dowel length includes allowance made for joint opening and minor errors in positioning dowels.
‡Rectangular plates are typically used in sawcut contraction joints.
Notes: Table values based on a maximum joint opening of 0.20 in. (5 mm). Dowels must be carefully aligned and supported during concrete operations. Misaligned dowels may lead to cracking.

NOTE: CLIP ABOVE FROM ACI 360R-06 DESIGN OF SLABS-ON-GROUND



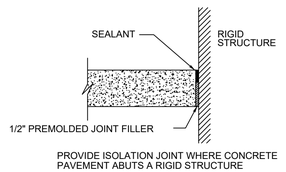
CONSTRUCTION JOINT

SAW JOINT



* = 30 X TS (15' MAXIMUM)
PLAN VIEW

CONCRETE PAVEMENT



ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL (S)
NOT TO SCALE

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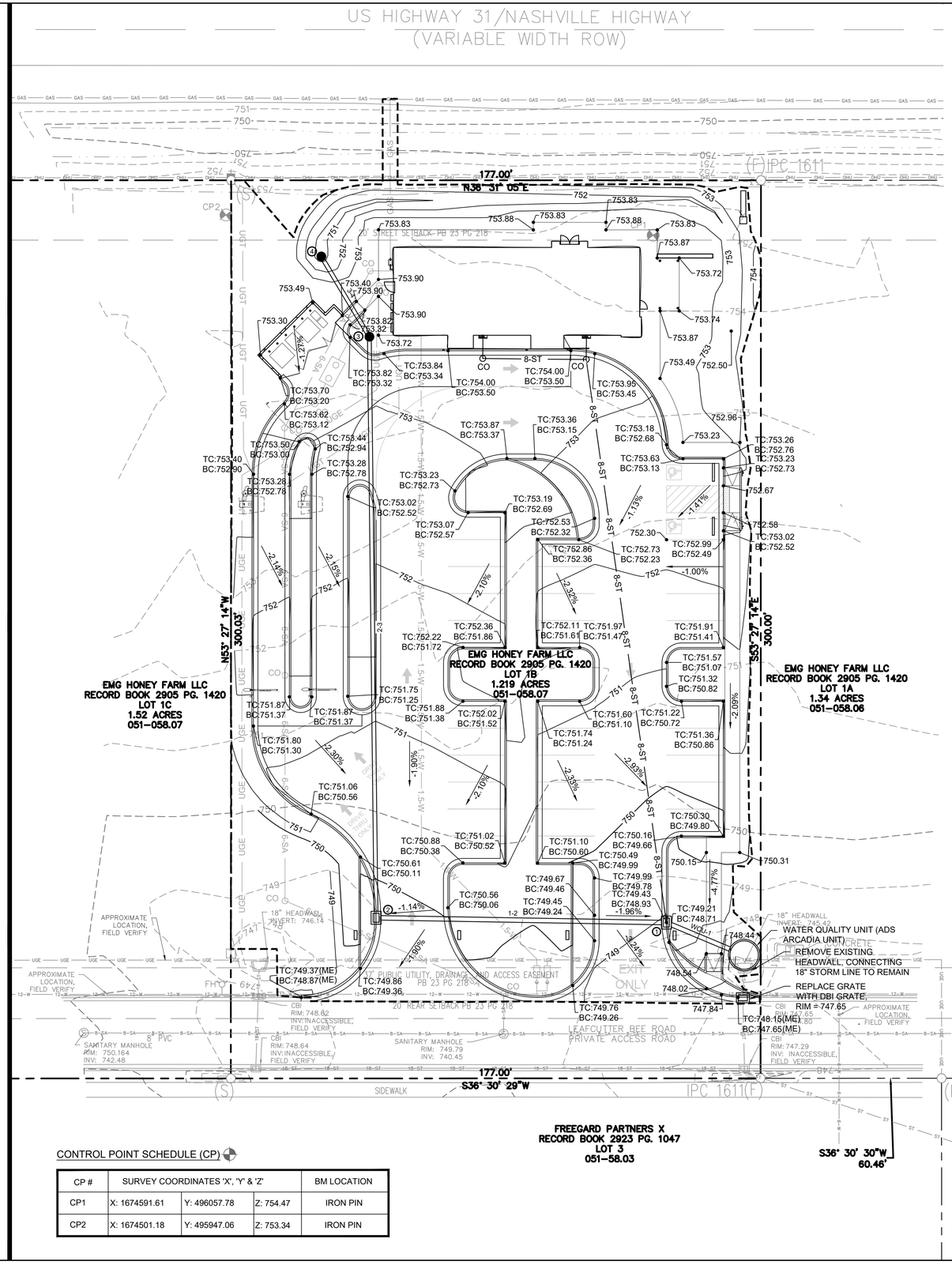
CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

C-1.2

PERMIT PLOT DATE: 12/09/2025



CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EXISTING STORM LINE
- SURFACE SLOPE
- SURFACE SPOT ELEVATION
- MATCH EXISTING ELEVATION
- TOP / BOTTOM OF CURB
- CLEAN OUT
- PROPOSED INLETS

GRADING & DRAINAGE NOTES:

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED, INCLUDING TREES, FENCING, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE EXCAVATING CONTRACTOR.
2. BURNING WILL BE SUBJECT TO LOCAL REGULATIONS.
3. EXCAVATING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION.
4. SITE GRADING SHALL NOT COMMENCE UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN OBTAINED FROM ALL REGULATORY AGENCIES HAVING JURISDICTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL AND GEOTECHNICAL ENGINEERS IF ON-SITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.
6. CONSULT WITH THE GEOTECHNICAL ENGINEER FOR PROPER STABILIZATION OF THE SITE. ANY STABILIZATION PROCEDURE SHOULD BE PERFORMED UNDER DIRECT SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.
7. THE GEOTECHNICAL ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUB-GRADE PREPARATION, STRUCTURAL PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
8. SUFFICIENT TEST OF FILL SOILS SHALL BE MADE TO VERIFY THAT SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE GEOTECHNICAL ENGINEER ON SITE.
9. THE OWNER MAY REQUEST ADDITIONAL GEOTECHNICAL TESTING, AT THE OWNER'S EXPENSE, AS APPEARS NECESSARY.
10. POSITIVE DRAINAGE TO THE NEAREST DRAINAGE FEATURE MUST BE MAINTAINED AT ALL TIMES. NO PONDING WILL BE PERMITTED.
11. MAINTAIN SITE GRADING SUCH THAT ALL SURFACE WATER WITHIN EARTH DISTURBING LIMITS AND DEWATERING, IF REQUIRED, IS DIVERTED THROUGH EROSION AND SEDIMENT CONTROL MEASURES.
12. THE DIRECTION OF THE TEXT FOR CONTOUR LABELS INDICATES THE DIRECTION OF THE SLOPE.
13. FINAL DOWNSPOUT LOCATIONS PER ARCHITECTURAL PLANS.
14. NO SIDEWALK SHALL EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
15. HANDICAP SPACES AND ASSOCIATED ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
16. ALL PROPOSED PIPES SHALL BE EITHER RCP OR HDPE. CONTRACTOR TO COORDINATE WITH OWNER ON DECISION IN THE FIELD.
17. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND ROUNDED UP TO THE NEAREST WHOLE NUMBER.
18. ALL STORM PIPE SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
19. DOWNSPOUTS/ROOF DRAINS SHALL BE TIED TO THE PROPOSED STORM SEWER SYSTEM OR NEAREST DRAINAGE FEATURE. CONTRACTOR TO INSTALL HEADER PIPES, AS NECESSARY, WITH SUFFICIENT PIPE SIZES (PER PLUMBING CODES) AND AT SUFFICIENT SLOPES (NOT LESS THAN 1%) TO CARRY ROOF DRAINAGE. INSTALL CLEANOUTS WHERE NECESSARY TO MAINTAIN ALL DOWNSPOUTS AND HEADER PIPES.
20. ALL IMPORT / EXCESS MATERIAL, UNLESS OTHERWISE COORDINATED WITH THE OWNER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. WATER DETENTION IS ACCOUNTED FOR IN THE REGIONAL BASIN BEHIND THE STORAGE UNITS.
22. PER THE GEOTECHNICAL EXPLORATION REPORT AND DUE TO UNDOCUMENTED FILL BEING PLACED ON THE SITE, THE CONTRACTOR SHALL UNDERCUT A MINIMUM 3 FEET BELOW FOUNDATION BEARING LEVEL TO CONSTRUCT A MINIMUM 3 FOOT THICK "BUFFER" LAYER OF NEW ENGINEERED FULL BENEATH THE FOUNDATION BEARING LEVEL. UNDERCUT SHOULD EXTEND 1.5' BEYOND THE EXTERIOR EDGES OF THE FOUNDATIONS. LIFTS OF 2' AND 1' ARE RECOMMENDED FOR THIS INSTALLATION. SEE GEOTECHNICAL EXPLORATION REPORT FOR MORE DETAILS.

STORM STRUCTURE TABLE			
STRUCTURE #	DESCRIPTION	STRUCTURE DETAILS	COORDINATES
1	CBI	RIM = 749.26 INV IN = 745.53 INV OUT = 745.53	N=495924.67 E=1674778.76
2	DBI	RIM = 749.98 INV IN = 746.02 INV IN = 746.02 INV OUT = 746.02	N=495847.67 E=1674719.75
3	YARD DRAIN	RIM = 753.58 INV IN = 746.99 INV OUT = 746.99	N=495961.40 E=1674562.43
4	YARD DRAIN	RIM = 750.75 INV OUT = 747.14	N=495964.44 E=1674531.32

STORM PIPE TABLE				
PIPE #	SIZE	LENGTH	SLOPE	MATERIAL
WCU-1	18"	23'	0.50%	HDPE / RCP
1-2	18"	97'	0.50%	HDPE / RCP
2-3	15"	194'	0.50%	HDPE / RCP
3-4	15"	31'	0.50%	HDPE / RCP

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
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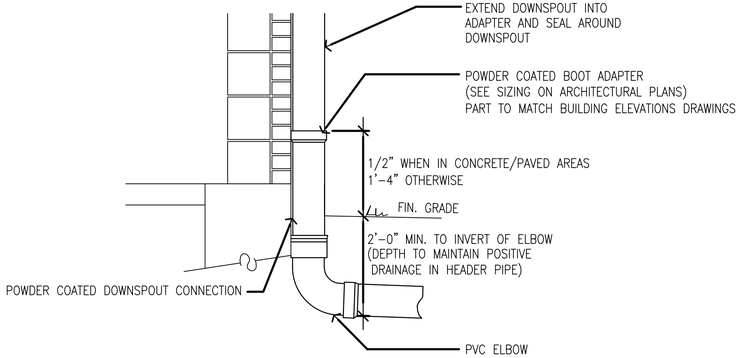
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

GRADING PLAN

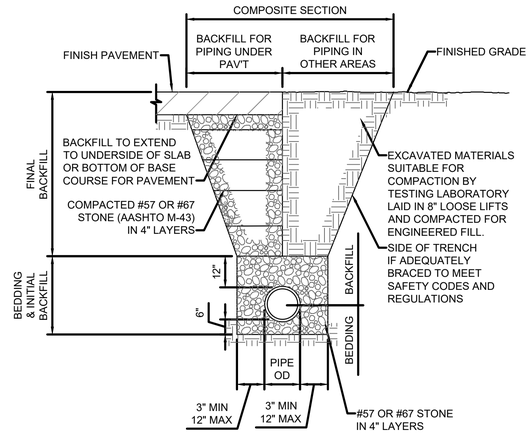
C-3.0

PERMIT PLOT DATE: 12/09/2025



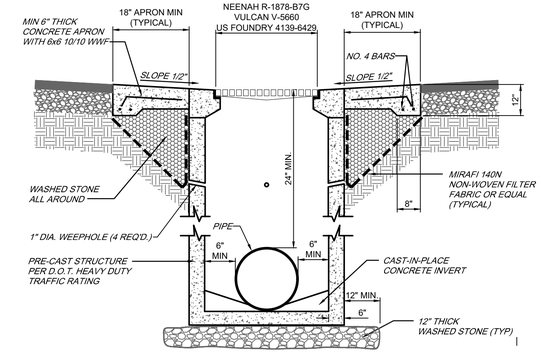
A DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



B PIPE BEDDING & BACKFILL DETAIL

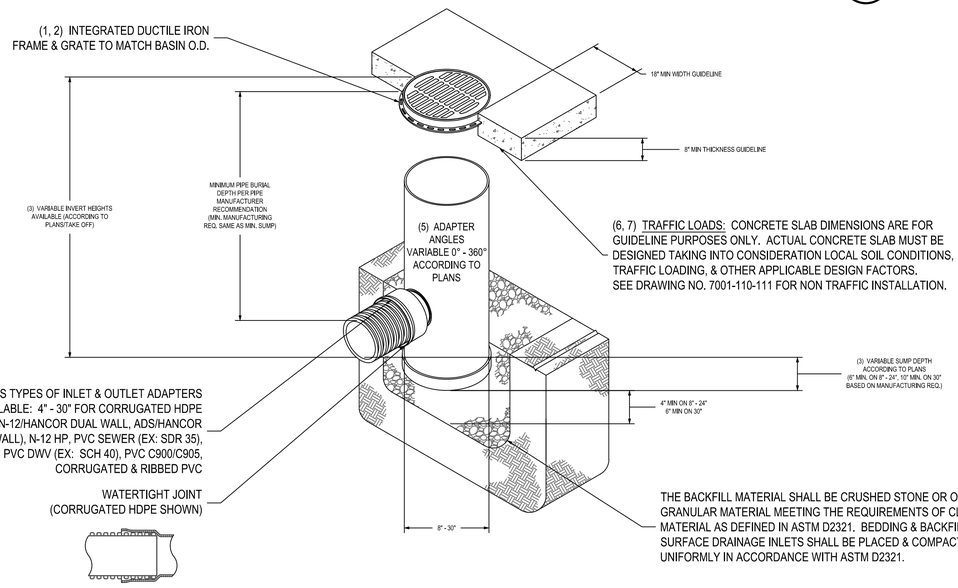
NOT TO SCALE



C DROP BOX INLET

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



(6, 7) TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

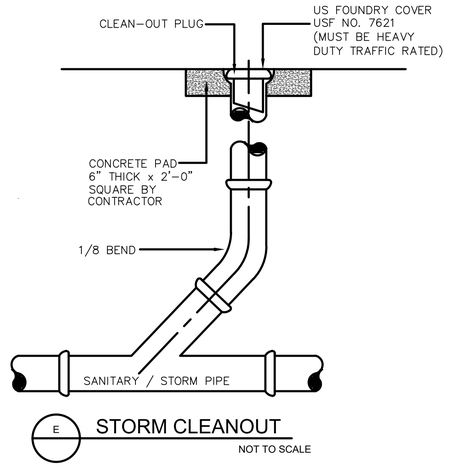
1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY EBC	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 3-3-10			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144	REV F

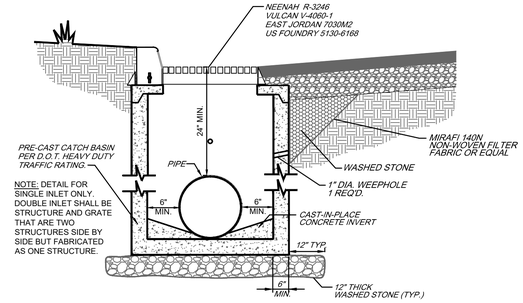
D YARD DRAIN

NOT TO SCALE



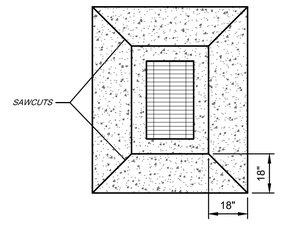
E STORM CLEANOUT

NOT TO SCALE



F CURB BOX INLET

NOT TO SCALE



G INLET APRON

NOT TO SCALE

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE:	12/09/2025
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

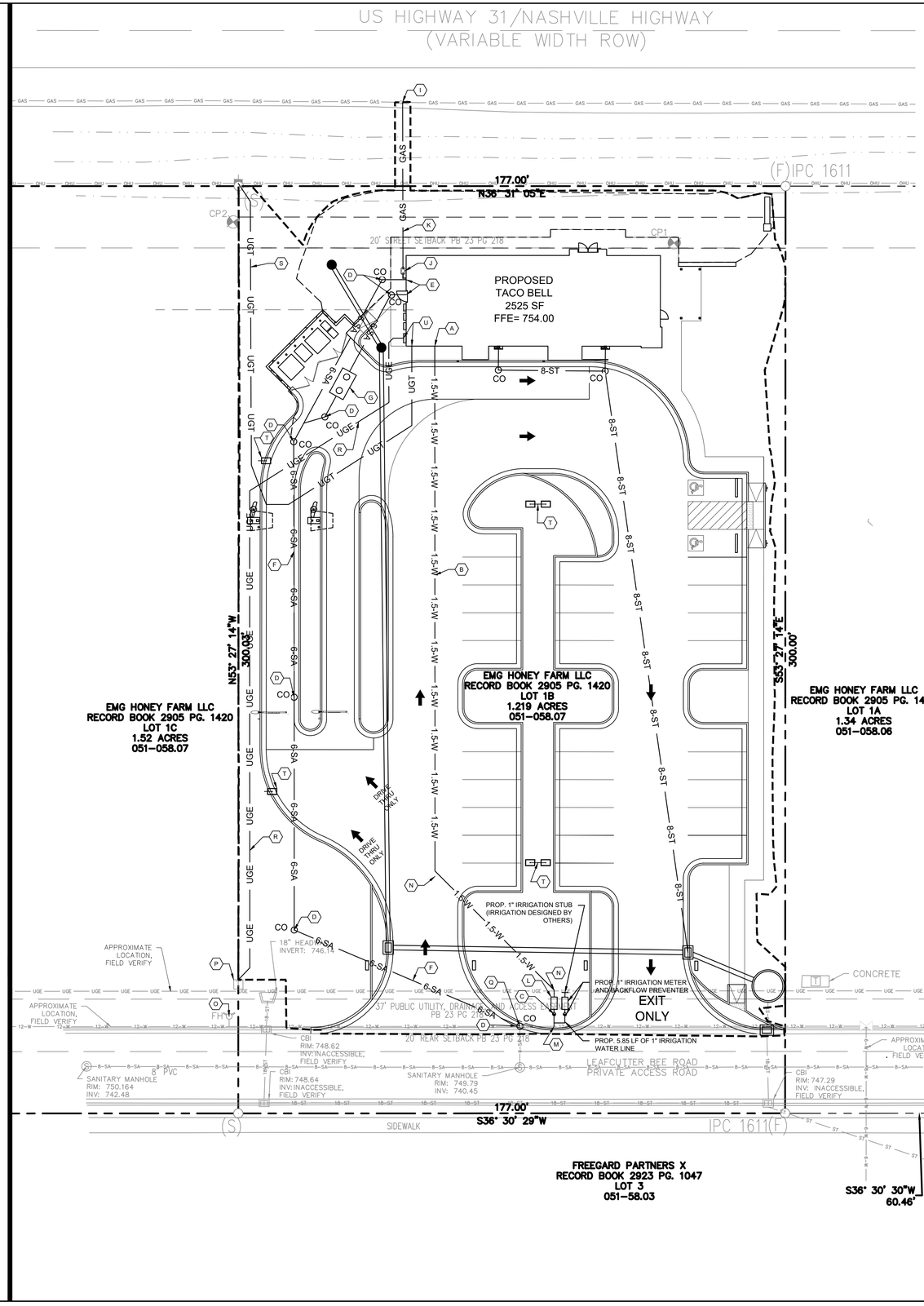
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

DRAINAGE DETAILS

C-3.1

PERMIT PLOT DATE: 12/09/2025



UTILITY PLAN KEY NOTES:

KEY	DESCRIPTION
A	CONNECT 1.5" DOMESTIC WATER LINE TO BUILDING (SEE MEP PLANS)
B	WATER LINE TO BE COPPER TYPE K OR DIP TO METER
C	SET 1" PROPOSED DOMESTIC WATER METER WITH OUTLET GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF COLUMBIA ON REQUIRED FEES. VERIFY RESPONSIBILITIES WITH COLUMBIA POWER AND WATER SYSTEMS
D	SANITARY SEWER CLEANOUT
E	CONNECT PROPOSED 6" SANITARY SEWER TO BUILDING ELEV=751.00; (3.0' BELOW FFE) (SEE MEP PLANS FOR ADDITIONAL INFORMATION)
F	6" SANITARY SEWER LATERAL (SDR 35) AT 1% MINIMUM SLOPE
G	1,000 GALLON GREASE TRAP (SEE MEP PLANS)
I	GAS TAP BY UTILITY COMPANY (CONTRACTOR TO COORDINATE)
J	GAS LINE FROM METER TO BUILDING BY UTILITY COMPANY
K	GAS LINE AND METER INSTALLATION BY UTILITY COMPANY
L	REDUCED PRESSURE BACKFLOW PREVENTION (RPBP)
M	WET TAP TO EXISTING WATER LINE (COORDINATE WITH UTILITY)
N	45 DEGREE BEND
O	EXISTING FIRE HYDRANT BY OVERALL DEVELOPER
P	EXISTING TRANSFORMER, CONTRACTOR TO VERIFY RESPONSIBILITIES WITH CP&W
Q	CONNECT 6" SANITARY SEWER LATERAL TO EXISTING SANITARY SEWER LATERAL LINE. INVERT ESTIMATED AT 741.60. CONTRACTOR TO FIELD VERIFY ACTUAL INVERT.
R	SEE MEP PLANS FOR COORDINATION OF SECONDARY AND PRIMARY UNDERGROUND ELECTRIC SERVICE
S	INSTALL 2" CONDUIT AND 100# PULL STRING (SEE MEP PLANS FOR SECONDARY UNDERGROUND TELECOMMUNICATION SERVICE)
T	PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN)
U	SEE MEP PLANS FOR CONTINUATION OF ELECTRIC AND TELECOM LINES INTO THE BUILDING

UTILITY NOTES:

1. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY ALL CONTRACTORS BY EITHER CONTACTING THE UTILITY COMPANY PROVIDING THE SERVICE AND/OR CALLING 811.
2. ALL CONSTRUCTION MUST CONFORM TO CITY, COUNTY AND STATE STANDARDS.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND DETAILS.
4. THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES AND PROVIDERS HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
5. ALL CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE A 2-FT x 2-FT x 6-IN THICK CONCRETE APRON AROUND ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF BUILDING.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. ALL SEWER WORK IS TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL UTILITY.
10. UNLESS OTHERWISE SPECIFIED, NO 90 DEGREE BENDS SHALL BE USED IN THE WATER LINE INSTALLATION. THE CONTRACTOR SHALL MINIMIZE THE USE OF VERTICAL BENDS.
11. THRUST BLOCKS SHALL BE PROVIDED ON WATER LINES AT ALL BENDS AND TEES UNLESS OTHERWISE RESTRAINED.
12. ALL PROPOSED UTILITY CROSSINGS SHALL BE VERIFIED BY ANY CONTRACTOR DOING WORK. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18-IN SEPARATION AT NO COST TO THE OWNER. SEWER CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
13. CLEANOUTS ON SANITARY LINES SHALL BE PLACED AT LEAST EVERY 100 FEET AND WITHIN FIVE (5) FEET OF THE BUILDING ON ALL GRAVITY SANITARY SEWER SERVICE LINES.
14. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING ON WATER AND SEWER LINES PER LOCAL UTILITY REQUIREMENTS. WATER AND SEWER CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION OF THE LOCAL UTILITY. SITE CONTRACTOR SHALL MAINTAIN EXISTING WATER AND SEWER SERVICE TO EXISTING CUSTOMERS AT ALL TIMES.
15. ALL COPPER WATER SERVICE LINES SHALL BE WRAPPED IN 4 MILS OF HDPE WRAP OR 8 MILS OF LDPE WRAP. THE SEAMS SHALL BE SEALED WITH DUCT TAPE. WATERLINE SHALL BE PROVIDED A MINIMUM 36" OF COVER.
16. ALL SANITARY SEWER SHALL BE MARKED WITH DETECTABLE MYLAR SEWER LINE TAPE APPROVED BY THE ENGINEER (MINIMUM OF 18" DEEP).
17. ALL GRAVITY SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE NOTED.
18. ALL GRAVITY SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 AND LOCAL UTILITY STANDARDS.
19. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SECURING AND COORDINATING TEMPORARY SERVICE IF NEEDED FOR CONSTRUCTION.
20. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL UTILITIES TO WITHIN FIVE (5) FEET OF THE BUILDING.
21. ALL 6" SANITARY SEWER LATERAL LINES AND CLEANOUTS ARE PRIVATE SEWER LINES AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY. ALL BURIED SANITARY PIPING SHALL BE SDR 35 WITH A MINIMUM OF 36" COVER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES REQUIRED BY UTILITY COMPANIES.
23. SEE ELECTRICAL PLANS FOR ALL ELECTRICAL CONDUIT LOCATIONS AND SIZING, INCLUDING PRIMARY POWER, SECONDARY POWER, SITE LIGHTING AND SIGNAGE LIGHTING.
24. COORDINATE CONDUIT UTILITY LOCATIONS WITH GRAVITY LINES. GRAVITY LOCATIONS SHALL TAKE PRECEDENCE OVER CONDUITS.
25. SEE SITE LIGHTING PLAN FOR MORE DETAILS TO SITE LIGHTING LAYOUT.

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE,
COLUMBIA, TN 38401
931-388-4833

GAS

ATMOS ENERGY
810 NASHVILLE HWY,
COLUMBIA, TN 38401
931-388-9136

TELECOMMUNICATIONS

COMMUNICATION CONCEPTS
802 NASHVILLE HWY,
COLUMBIA, TN 38401
931-388-8662

SPECTRUM
405 S JAMES CAMPBELL BLVD,
COLUMBIA TN 48401
888-406-7063

LEGEND

- EXISTING 18" STORM LINE
- EXISTING OVERHEAD UTILITY
- EXISTING 8" SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED GAS LINE BY UTILITY
- PROPOSED 6" SANITARY LATERAL
- PROPOSED 1.5" WATER LINE
- PROPOSED UNDERGROUND TELECOMMUNICATION LINE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPOSED CLEANOUT
- PROPOSED GAS METER
- PROPOSED 1,000 GAL GREASE TRAP
- PROPOSED STORM LINES
- PROPOSED STORM INLET
- PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT

Know what's below.
Call before you dig.

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

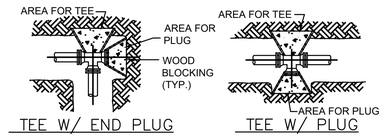
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

UTILITY PLAN

C-4.0

PERMIT PLOT DATE: 12/09/2025



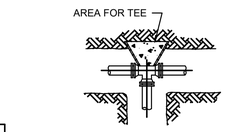
TEE W/ END PLUG

TEE W/ PLUG

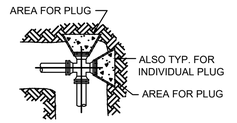
THRUST BLOCK AREAS IN SQ. FT.				
PIPE SIZE IN INCHES	90°BEND, TEES,PLUGS	45° BEND	22.5° BEND	11.25° BEND
4	1.6	0.9	0.4	0.2
6	3.6	1.9	1.0	0.5
8	6.4	3.5	1.8	0.9
10	10.0	5.4	2.8	1.4
12	14.4	7.8	4.0	2.0
16	25.2	13.6	7	3.5

NOTES

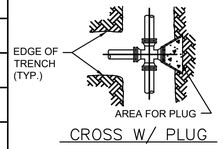
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED BY THRUST BLOCK.
3. ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDE OF THRUST BLOCKS.
4. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUIT THE SPECIFIC FITTING ARRANGEMENT.
5. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE, AND/OR SOIL BEARING CAPACITY IS LESS THAN 2,000 P.S.F. OR PIPE IS 16" OR GREATER.
6. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
7. THRUST BLOCK AND RESTRAINING SEWER AND WATER MAIN SCHEDULES SHALL BE COMPLETED BY THE ENGINEER, BASED ON ALL DESIGN CONSIDERATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PIPE TYPE, SOIL BEARING CAPACITY, SOIL TYPE, DEPTH OF COVER, TEST PRESSURE, LAYING CONDITIONS, SAFETY FACTOR.
8. STEEL REINFORCEMENT FOR "DEAD MAN" SHALL BE DETERMINED BY ENGINEER.
9. THRUST BLOCKS ALLOWED ONLY AT LOCATIONS PRE-APPROVED IN WRITING BY UTILITY COMPANY.



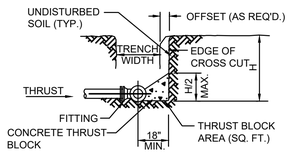
TEE



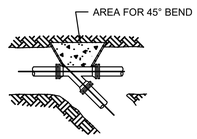
CROSS W/ TWO PLUGS



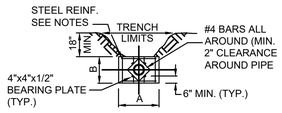
CROSS W/ PLUG

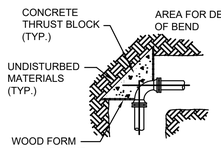


TYPICAL SECTION

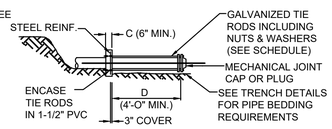


WYE



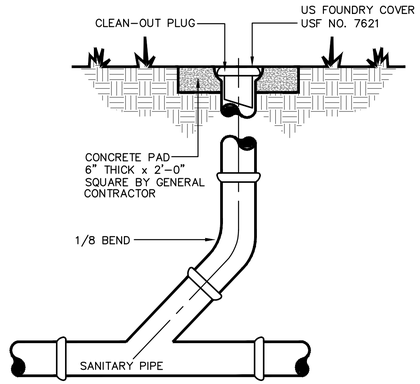


BENDS

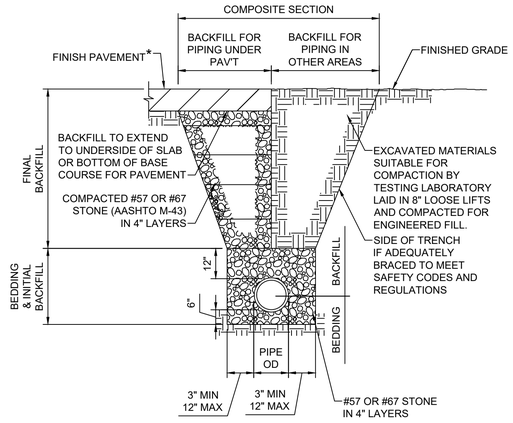


"DEAD MAN" THRUST AND RESTRAINT

THRUST BLOCK DETAILS (A)
NOT TO SCALE



CLEANOUT DETAIL (B)
NOT TO SCALE



*FOR UTILITY TRENCH RESTORATION UNDEREXISTING PAVEMENT, SEE HEAVY DUTY ASPHALT DETAIL C / C-1.1.

PIPE BEDDING & BACKFILL DETAIL (C)
NOT TO SCALE

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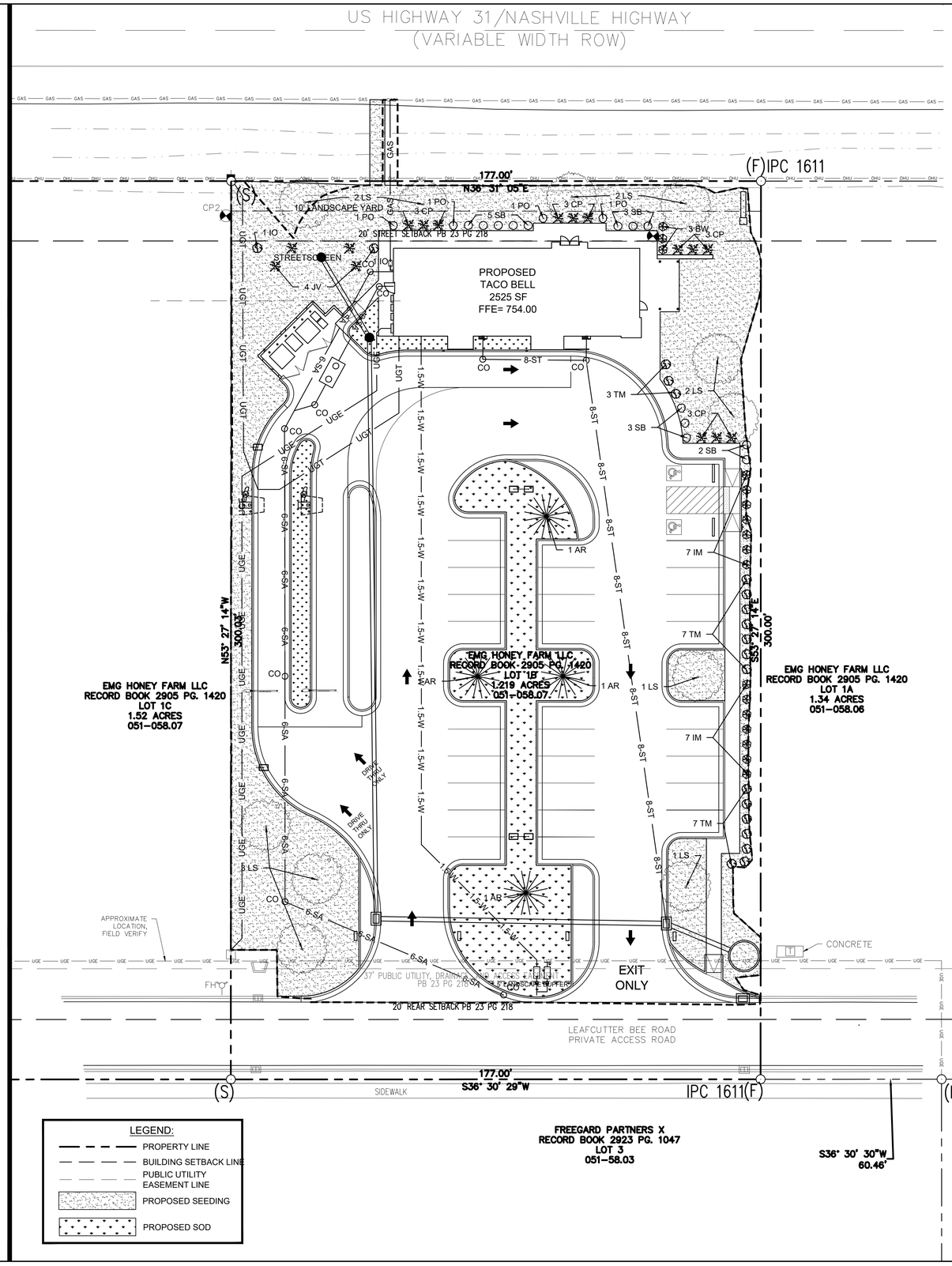
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

UTILITY DETAILS

C-4.1

PERMIT PLOT DATE: 12/09/2025



LANDSCAPE DATA

SITE AREA: 1.22 ± ACRES ZONING: PUD-MU

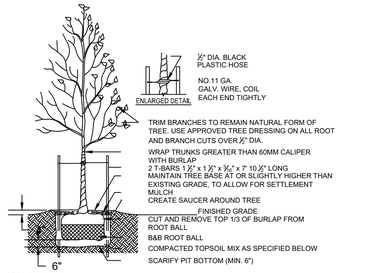
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 177' FRONTAGE = 177' / 50 = 3.5 OR 4 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATIONS APPROVAL 4 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (9,737 / 2,000 SF = 4.87 OR 5 TREES)	3 TREES IN ISLANDS 5 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

PLANT SCHEDULE

QUANTITY	ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
4	AR	ACER RUBRUM	RED MAPLE	2 1/2" CAL	SINGLE STEM, WELL BRANCHED, B & B
2	IO	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY	5-6' HT	UNIFORMLY BRANCHED, FULL, NO HOLES, 8' SPACING
4	JV	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE RED CEDAR	5-6' HT	UNIFORMLY BRANCHED, FULL, NO HOLES, 8' SPACING
11	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	2 1/2" CAL	SINGLE STEM, WELL BRANCHED, B & B
SHRUBS					
3	BW	BUXUS X 'WINTER GEM'	WINTER GEM BOXWOOD	3 GALL. CONT	FULL, 4' O.C., 30" HEIGHT / SPREAD
9	CP	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MAP FALSE CYPRESS	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
14	IM	ILEX X MESERVEAE 'BLUE BOY'	BLUE BOY HOLLY	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
4	PO	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
13	SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
17	TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
MULCH					
3" LANDSCAPE STONE ADJACENT TO BUILDING					
4" HARDWOOD MULCH PERIMETER BEDS					

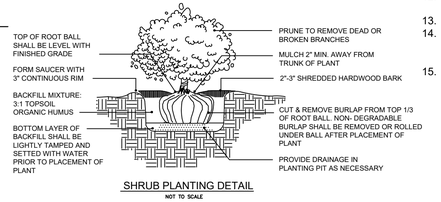
TURF ESTABLISHMENT:

1. THE LANDSCAPE CONTRACTOR SHALL PLACE A 4" COMPACTED LAYER OF TOPSOIL OVER ALL AREAS TO BE ESTABLISHED IN TURF. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE.
2. REMOVE STONES BIGGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER.
3. HYDROSEED ALL DISTURBED AREAS AS SPECIFIED UNLESS SOD IS SPECIFIED.
4. MIX SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIALLY DESIGNED FOR HYDROSEED APPLICATION.
5. APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
6. LAY SOD WITHIN 24 HOURS OF STRIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
7. WATER SOD WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. SOD SHOULD BE SOAKED TWICE DAILY DURING THE FIRST WEEK OF PLANTING.
8. CONTRACTOR TO PROVIDE WATERING UNTIL SOD AND PLANTS ARE ESTABLISHED.



SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION ANSI Z60 AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
4. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD AS THE GROWING SEASON PERMITS. THE OWNER MAY INSPECT THE PLANTS AT THE END OF THE GUARANTEE PERIOD. PLANTS THAT ARE DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON AT NO ADDITIONAL COST TO THE OWNER.
5. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED.
6. ALL PLANTS AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE OWNER.
7. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, EROSION CONTROL BLANKET, OR DESIGNATED FOR SODDING (INCLUDING RIGHT-OF-WAY) SHALL BE SEEDED.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL AREAS PLANTED WITH SHRUBS SHALL RECEIVE A 3" LAYER OF BROWN SHREDDED HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER."
10. THE TOP OF ALL AREAS OF HARDWOOD MULCH SHALL BE AT GRADE OF ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SOD UNTIL WELL ESTABLISHED. IRRIGATION SHALL BE SUPPLIED BY TWO HOSE BIBS ON THE BUILDING AND IRRIGATION SYSTEM, WITH SEPARATE 1" LINE AND WATER METER AND TO BE INSTALLED BY EXTREME IRRIGATION OF NASHVILLE.
12. CONTRACTOR MUST CONTACT OWNER'S REPRESENTATIVE PRIOR TO INSTALLING LANDSCAPING TO APPROVE PLANT LOCATIONS.
13. SEE EROSION CONTROL DETAIL SHEET (C-2.1) FOR SEEDING SPECIFICATIONS.
14. RIVER ROCK SHALL BE A MIX OF MOSTLY TANS AND BEIGE ROCKS. IT SHOULD NOT BE ALL ONE COLOR NOR SIZE. ROCK SHALL RANGE FROM 2"-5" WITH APPROXIMATELY 30% 2", 40% 3"-4", AND 30% 5". ALL ROCK MUST BE FULLY WASHED BEFORE BEING PLACED.
15. A WEED FABRIC MUST BE PLACED ON TOP OF THE SOIL BEFORE THE LANDSCAPE RIVER ROCKS ARE PLACED.

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

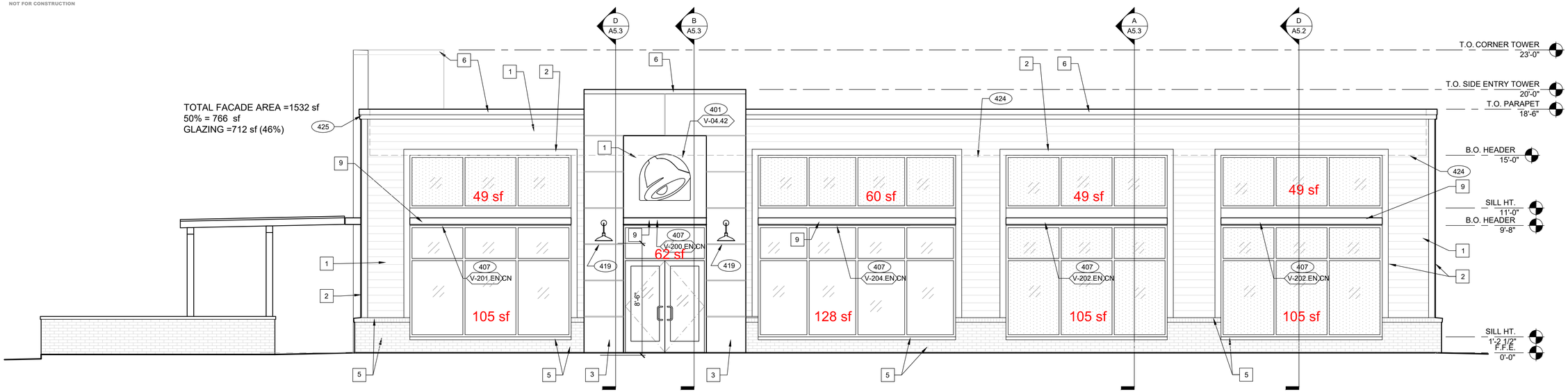
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

LANDSCAPE PLAN

C-5.0

PERMIT PLOT DATE: 12/09/2025

NOT FOR CONSTRUCTION



FRONT ELEVATION 1/4" = 1'-0" | **1**

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
FRONT			
V-202.EN.CN **	1	FRONT AWNING 16' 8" L x 6" H x 1' 4" D BLACK	A4.1
SIDE ENTRY SIDE			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6' 2" x 3' 0" BLACK	A4.0
V-201.EN.CN **	3	SIDE ENTRY EYEBROW 12' 1" L x 6" H x 1' 4" D BLACK	A4.0
V-204.EN.CN **	1	SIDE ENTRY EYEBROW 14' 10" L x 6" H x 1' 4" D BLACK	A4.0
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
DRIVE THRU SIDE			
V-101.DT **	1	DT AWNING (OVER DT) 7' 10" x 4' 0" BLACK	A4.1
V-102.DT **	1	DT AWNING (OVER PRE-PAY) 6' 10" x 4' 0" BLACK	A4.1
V-203.EN	1	DT SIDE EYEBROW 7' 8" L x 6" H x 1' 4" D BLACK	A4.1
V-201.EN.CN **	1	DT SIDE EYEBROW 12' 1" L x 6" H x 1' 4" D BLACK	A4.1

SIGNAGE | **E**

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

** SPECIFIC TO COLUMBIA TN NASHVILLE HWY PROJECT

GENERAL NOTES | **C**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	ALT. MANUFACTURER SPEC 'A'	ALT. MATERIAL SPEC 'A'	ALT. MANUFACTURER SPEC 'B'	ALT. MATERIAL SPEC 'B'	COLOR	CONTACT INFO
1	SIDING - HORIZONTAL APPLICATION	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior V-RUSTIC 192"L x 7.5"W; 7" EXPOSURE; PRIMED FOR PAINT	NICHIHA	TruExterior V-RUSTIC 192"L x 7.5"W; 7" EXPOSURE; PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	REFER TO EXTERIOR FINISH VENDOR CONTACTS ON A7.2 FOR TACO BELL NATIONAL ACCOUNT REPRESENTATIVES (DO NOT CALL MANUFACTURER 1-800 OR GENERAL CONTACT NUMBERS AS YOU WILL NOT RECEIVE CORRECT INFORMATION TO BRAND SPECIFIED PRODUCTS.
2	BUILDING TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH; 1"x5.5" PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior TRIM 5/4 x 6; 1" x 5.5" PRIMED FOR PAINT	NICHIHA	TruExterior TRIM 5/4 x 6; 1" x 5.5" PRIMED FOR PAINT	CYBERSPACE (SW7076), SEMI-GLOSS	
3	REVEAL PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLYN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	CYBERSPACE (SW7076), SEMI-GLOSS	
4	REVEAL PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLYN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	SW PURPLE (TB2603C), SEMI-GLOSS	
5	BRICK WAINSCOT	GENERAL SHALE	'STEEL' FIRED CLAY MODULAR BRICK	----	----	----	----		
6	METAL PARAPET CAP	----	24GA GALVANIZED	----	----	----	----	CYBERSPACE (SW7076) KYNAR 500 COATING	
7	HOLLOW METAL DOOR	----	----	----	----	----	----	SW PURPLE (TB2603C), SEMI-GLOSS	
8	SCUPPERS & DOWNSPOUTS & ELECTRICAL PANELS	----	----	----	----	----	----	WORLDLY GRAY (SW7043), SEMI-GLOSS	
9	AWNINGS	BRAND APPROVED SIGNAGE VENDOR	----	----	----	----	----	BLACK (BY THE SIGNAGE VENDOR)	

EXTERIOR FINISH SCHEDULE | **D**

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
GS16	HYPNOTIZE ME BELL	D	M02	48x96	A4.0

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES | **A**

401 BUILDING SIGN BY VENDOR. GC TO INSTALL BLOCKING PER VENDOR REQUIREMENTS. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. GC TO INSTALL BLOCKING PER VENDOR REQUIREMENTS. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILL VALVE & COVER.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

424 LINE OF ROOF BEYOND.

NOT FOR CONSTRUCTION

KEY NOTES | **B**

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HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

NOT FOR CONSTRUCTION

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

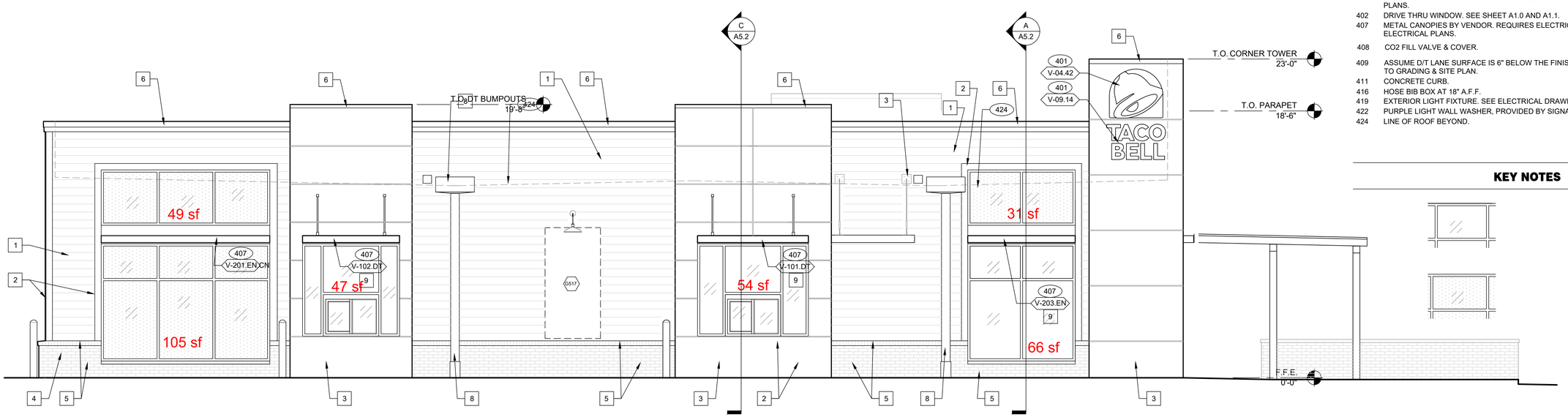
PROJECT NO.	2501
CAD FILE	AS-1
DRAWN BY	TO
CHECKED BY	MWH
DATE:	1.5.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-1

DWG . OF .

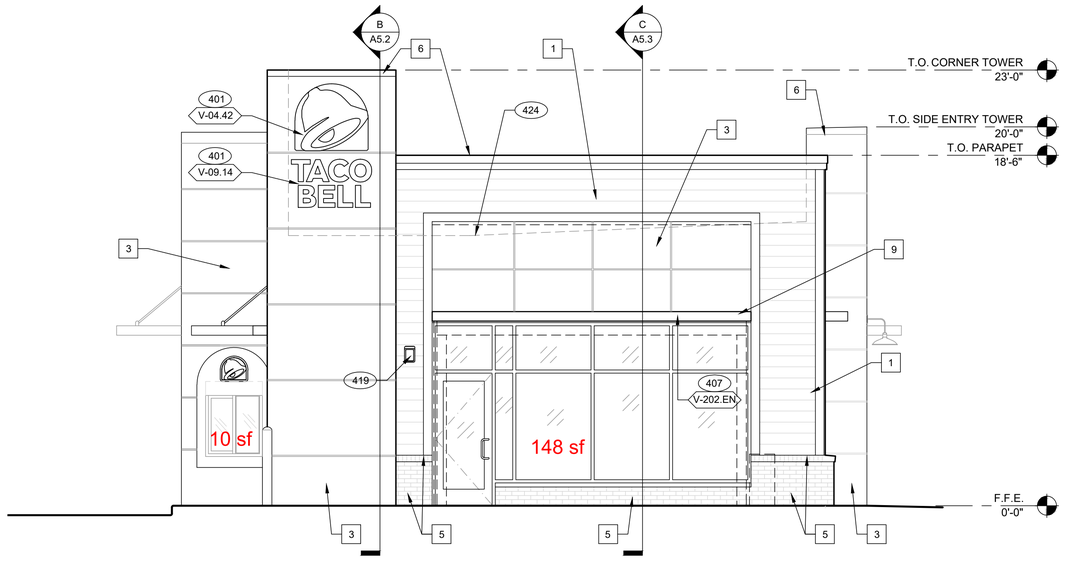


SEE SHEET A4.0 FOR FINISH SCHEDULE

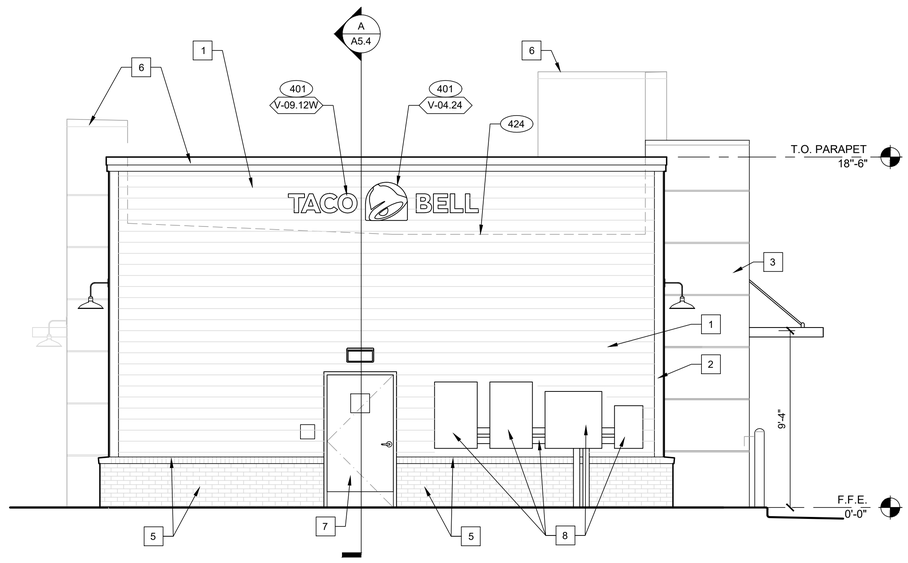
316 METAL PARAPET CAP.
329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILL VALVE & COVER.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES | **A**

REAR ELEVATION 1/4" = 1'-0" | **1**



FRONT ELEVATION 1/4" = 1'-0" | **2**



REAR ELEVATION 1/4" = 1'-0" | **3**

NOT FOR CONSTRUCTION

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ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

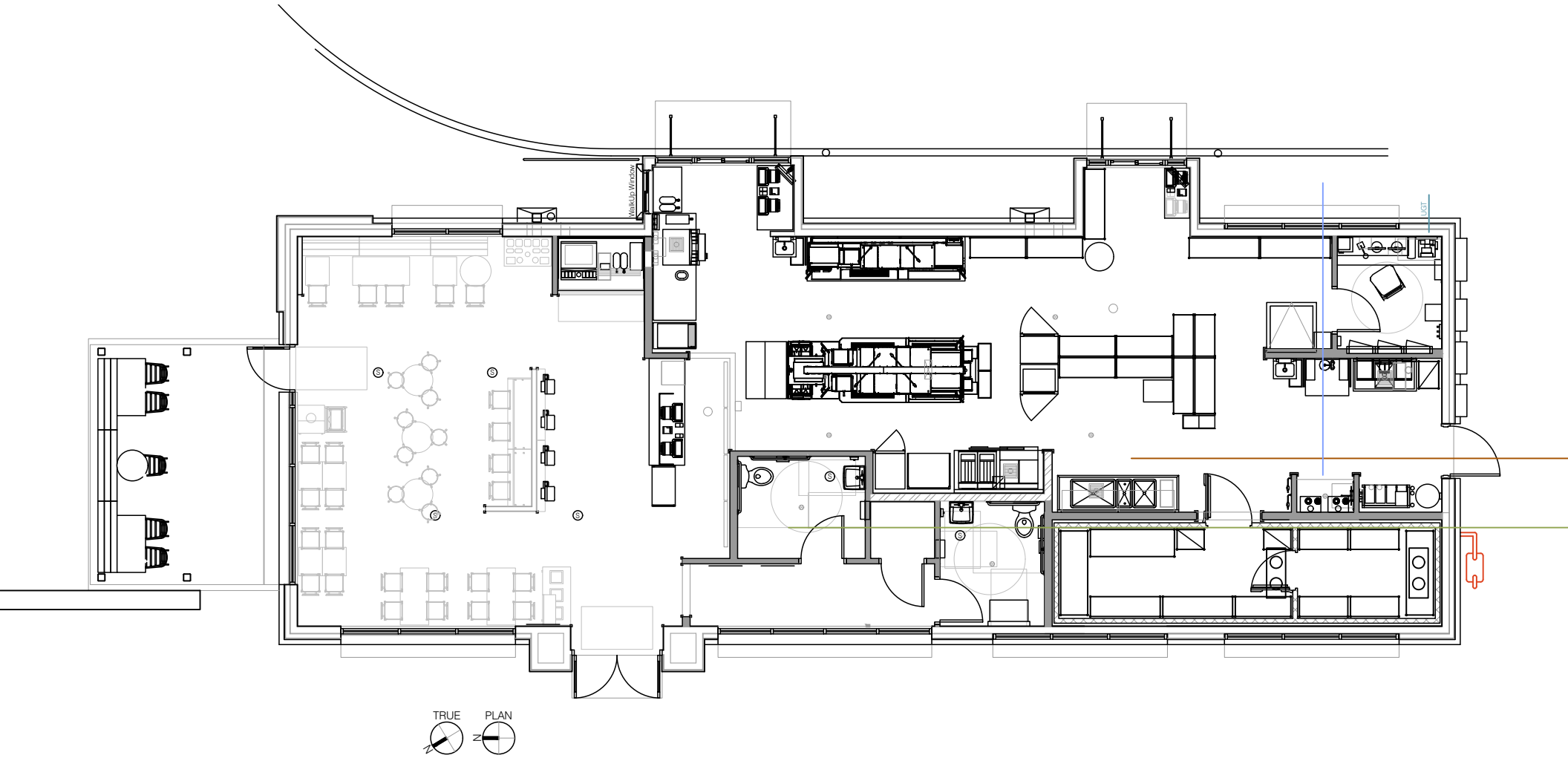
NOT FOR CONSTRUCTION

PROJECT NO.	2501
CAD FILE	AS-2
DRAWN BY	TO
CHECKED BY	MWH
DATE:	1.5.2026
SCALE:	AS NOTED

Exterior Elevations

AS-2

DWG OF .



Drawing is not intended for construction or for regulatory approval

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46TH STREET
AUSTIN, TEXAS 78756
512/467-2626 FAX 512/467-2655

Taco Bell Columbia TN

Honey Farm Crossing
Columbia TN
Scale: 1" = 10'-0"
July 24, 2025

January 20, 2026

Mr. Chris Mischel
Palmer Engineering
1040 Monarch Street, Suite 210
Lexington, KY 40513
Sent via email: cmischel@palmernet.com

RE: **Water Availability Letter** Expires: 7/20/2026
Taco Bell Honey Farms Crossing
2240 Nashville Highway
Tax Map 51, Parcel 58 Lot 1B
Columbia, TN

Dear Mr. Mischel:

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 2,525 square foot retail restaurant building. 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 flow demand while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Available fire flow capacity at the proposed development is 1,750 gpm.

- 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) 1" Service Meter
    - One (1) ¾" Landscape Irrigation Meter
- The above request translates to a 14 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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

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.
    - If required, 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.

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	14	**$6,680**

- *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.*

- 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.
    - 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" Service Meter Cost	1	$710	$710
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of 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: John Miljanich, MRCO
Bart Anderson, CPWS
File 25-038

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 12/10/2025
Name: Chris Mischel
Phone: 859-389-9293
Email: cmischel@palmernet.com
Address/Parcel ID: 2240 Nashville Highway/Tax Map 51, Parcel 58, Lot 1B
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Single Story Brick wit
Enclosed Area (ft²): 2525

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: 1,500 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.

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)

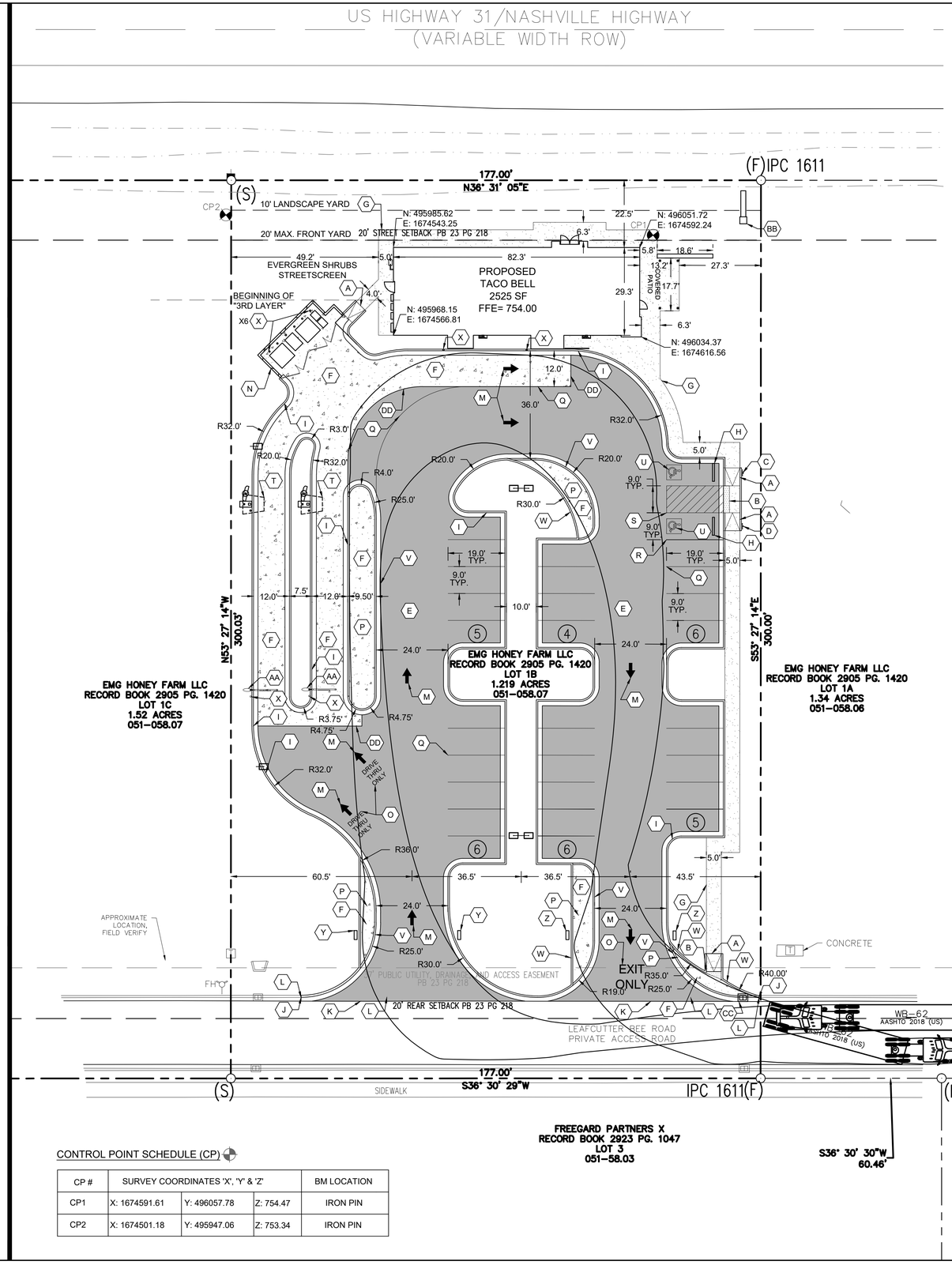
Minimum number of hydrants: 1

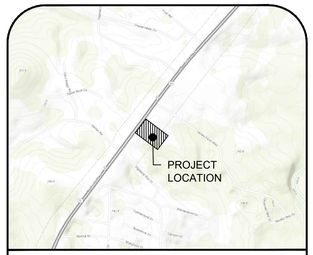
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 12/10/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	 MIN.2,525 SF / 100 = 26 SPACES MAX. 26 X 30% = 34
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	30,840 SQ FT (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 127.44' (177' X 90% = 159.3; 159.3' X 20% = 127.44' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	155.9' FRONTAGE BUILDOUT (106.7' TOTAL BUILDING WIDTH AND 49.2' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 31.2' (106.7' TOTAL BUILDING WIDTH AND ALLOWED 31.2' STREETSCREEN WIDTH = 137.9')

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- (1) NUMBER OF PARKING SPACES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE SETBACK
- PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN

SITE PLAN NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO CITY OF COLUMBIA AND STATE OF TENNESSEE STANDARDS.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING, OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT. ALL RADII ARE 5 FEET UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CITY OR STATE PERMITS.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND BOLLARD LOCATIONS.
7. SEE ELECTRICAL PLANS FOR SITE LIGHTING LOCATIONS.
8. ALL SIDEWALKS ADJACENT TO THE ADA PARKING SPACES ACCESSIBLE TO THE NEAREST DOOR SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALKS SHALL HAVE GREATER THAN 5% RUNNING SLOPE OR HAVE MORE THAN A 2% CROSS SLOPE.
9. ADA PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
10. COORDINATES AND DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, EDGE OF BUILDING, OR FACE OF CURB.
11. ADA PARKING STALLS AND ACCESS AISLE SHALL BE MINIMUM 9'X18' IN DIMENSION (EACH).

SITE PLAN KEY:

KEY	DESCRIPTION	DETAIL
A	ADA ACCESSIBLE RAMP WITH 6' CURB TAPER (6' LONG, MAX SLOPE 12:1)	B/C-1.1
B	DETECTABLE WARNING	K/C-1.1
C	VAN ACCESSIBLE ADA PARKING SIGN	I/C-1.1
D	ADA ACCESSIBLE PARKING SIGN	I/C-1.1
E	HEAVY DUTY ASPHALT PAVEMENT	C/C-1.1
F	HEAVY DUTY CONCRETE PAVEMENT	D/C-1.1
G	CONCRETE SIDEWALK W/CURB WHERE APPLICABLE	A/C-1.1
H	RUBBER WHEEL STOP	M/C-1.2
I	24" CURB AND GUTTER	F/C-1.1
J	TIE TO EXISTING CURB AND GUTTER	
K	EDGE KEY	N/C-1.2
L	REMOVE EXISTING CURB AND GUTTER	
M	TRAFFIC ARROW (8 TOTAL)	L/C-1.1
N	DUMPSTER PAD AREA ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)	
O	PAINTED WHITE LETTERING	
P	MOUNTABLE MEDIAN	P/C-1.2
Q	4" SOLID WHITE PAINT STRIPE	
R	4" SOLID BLUE PAINT STRIPE	
S	45° BLUE CROSS HATCH STRIPING	
T	MENU BOARD, CANOPY, SPEAKER BOX (SEE ARCHITECTURAL DRAWINGS)	
U	ADA ACCESSIBLE SYMBOL	J/C-1.1
V	ROLLED CURB AND GUTTER	R/C-1.2
W	6" HEADER CURB	E/C-1.1
X	BOLLARD	H/C-1.1
Y	"ONE WAY ONLY" DIRECTIONAL SIGNAGE	O/C-1.2
Z	"ONE WAY ONLY DO NOT ENTER" DIRECTIONAL SIGNAGE	Q/C-1.2
AA	OVERHEAD CLEARANCE BAR (SEE ARCHITECTURAL DRAWINGS)	
BB	MONUMENT SIGN	
CC	REMOVE AND REPLACE EXISTING CBI (SEE C-3.0 FOR REPLACEMENT)	
DD	CONCRETE/ASPHALT JOINT	G/C-1.1

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

SITE PLAN

C-1.0

PERMIT PLOT DATE: 12/09/2025

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

12 December 2025

Chris Mischel
Palmer Engineering
1040 Monarch Street, Suite 210
Lexington, KY 40515

RE: 2240 Nashville Highway; New Taco Bell in Columbia at Honey Farms Crossing

Chris,

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 of the infrastructure are both subject to correct installation and function, as determined by our department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CITY OF COLUMBIA
TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farms-Taco Bell

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

General

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

Lots and Land-Use

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

Structures

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

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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
- N/A ☐ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ☐ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- N/A ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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PUD Specific Items

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

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

Checklist Completed By:

Chris Mischel		
Print Name	Signature	Date

Proposed Taco Bell Restaurant at Honey Farm Crossing. Project includes new restaurant and associated infrastructure improvements including parking, storm water, and utilities.

Front Elevation – Amenity Center



Front Elevation – 24 Unit Building



Front Elevation – 24 Unit Building



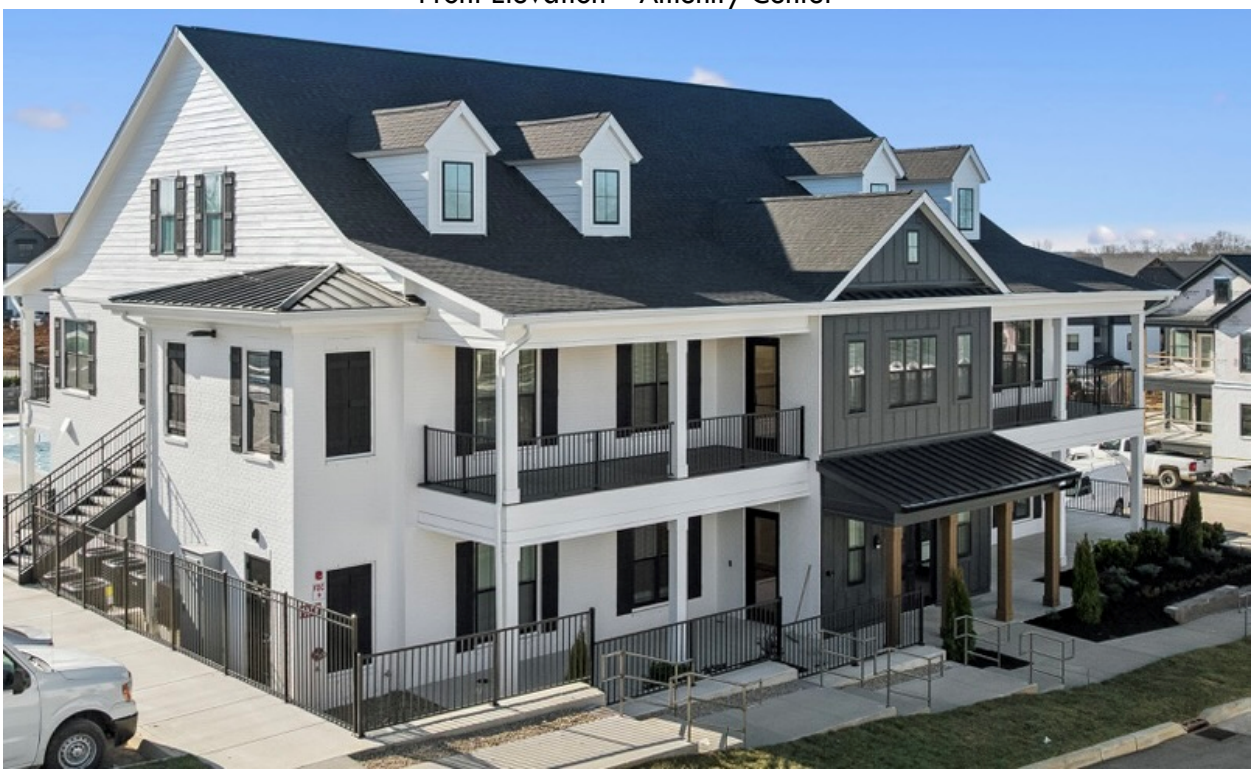
Rear Elevation – Amenity Center



Left Elevation – 24- Unit Building



Front Elevation – Amenity Center



Front Elevation – 24 Unit Building



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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

ITEM NO.
25-0437

DESCRIPTION: 2558 Greens Mill Rd Ph 2A

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Show locations of all streams, waterbodies, conveyances, and wetlands, and label any stormwater ponds.
4. As noted in Note #5, a portion of this property lies within a FEMA Flood Hazard Area. Delineate the appropriate FHAs on the plat.
5. You have notated in Note #20 a stream buffer is shown. Please delineate the stream buffer on the plat.
6. Remove Note #23, as it is repetitive to Note #22
7. Provide explanation and details on walking path shown in OS #7. This element is not identified on the Preliminary Plat, or the Final PUD Master Plan.

Engineering

8. Provide surety calculation for approval and Letter of Credit prior to resubmittal date.
9. Asphalt binder and curbing shall be installed prior to resubmittal date.
10. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
11. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.
12. Install street signage. Stop & St Names prior to resubmittal date.
13. Denote lots 1143-1148 and lots 1210-1218 as critical lots.
14. Show and label storm lots 1142-1137, Label storm lots 1213-1215, and provide graphical easement for all storm and rear lot ditches on lots.

15. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
16. Show and label stream buffer.
17. Show and label 100 year flood zone line.

Fire

18. No comments

Building

19. No comment.

City Attorney

20. No comment provided.

Maury County Schools

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

Duck River Electric Membership Corp

22. No comment.

Atmos Energy

23. ATT TO SERVE.

Maury County E911

24. Springer Trl - suffix was "St" not "Trl". Reminder lot numbers must not change.

Columbia Power

25. Columbia Power System has an existing power line near your proposed development. We are willing to serve this commercial development subject to all Columbia Power System

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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.

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

Wastewater

27. Final plat signature is subject to final visual inspection, testing, as-built comments and CCTV inspection.
28. Make the existing easement on the left side of the plat a 30-ft easement as that is what our current specs would require for a main deeper than 12 ft.

Maury County Highway Dept.

29. Construction documents detailing the required roadway and drainage improvements to Double Branch Road shall be provided to the Maury County Highway Department and reviewed/approved prior to any connection to Double Branch Road.

Columbia Water

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

Police

33. No comments provided.

Public Works

34. No comments.

ATT

35. ATT to Serve.

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Resubmittal Guidelines

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

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

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

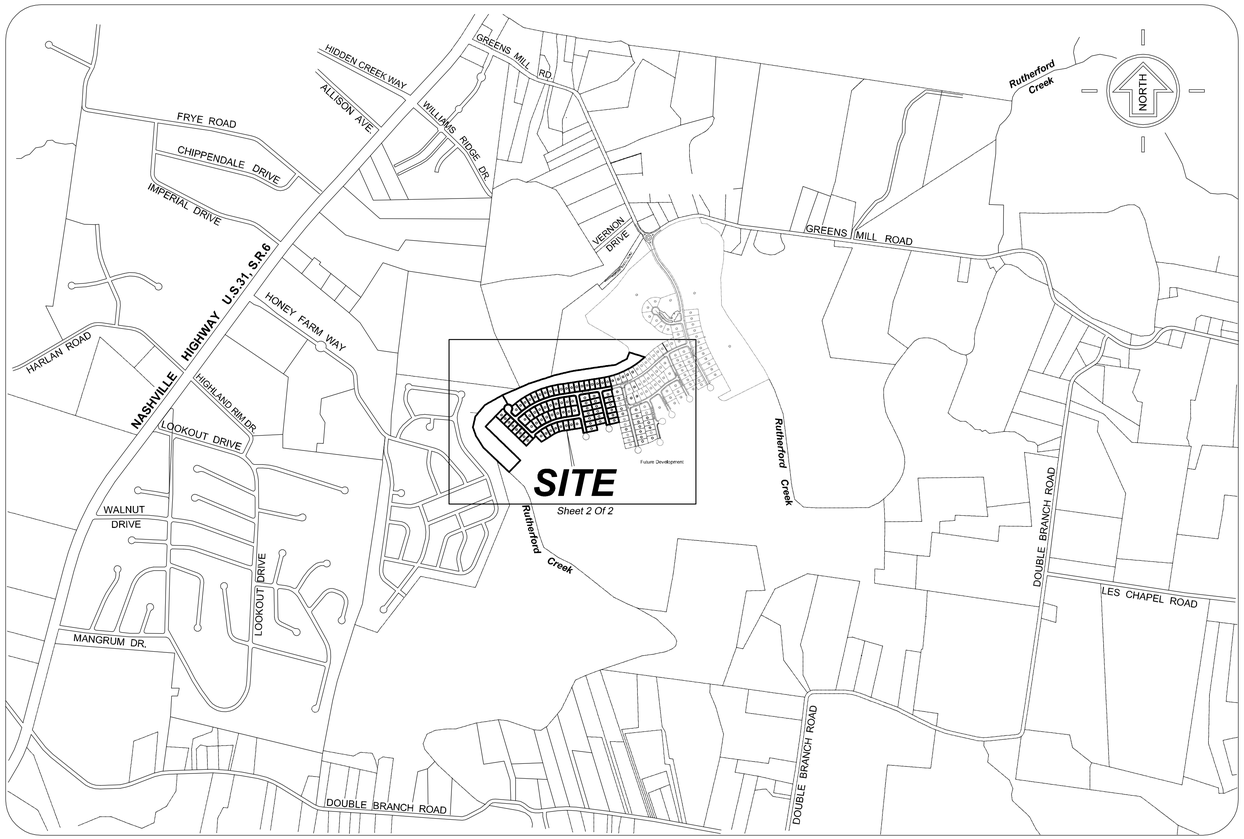
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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

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 103 (20) Code Annotated, and the ratio of precision is greater than 1:10,000 as shown hereon.

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

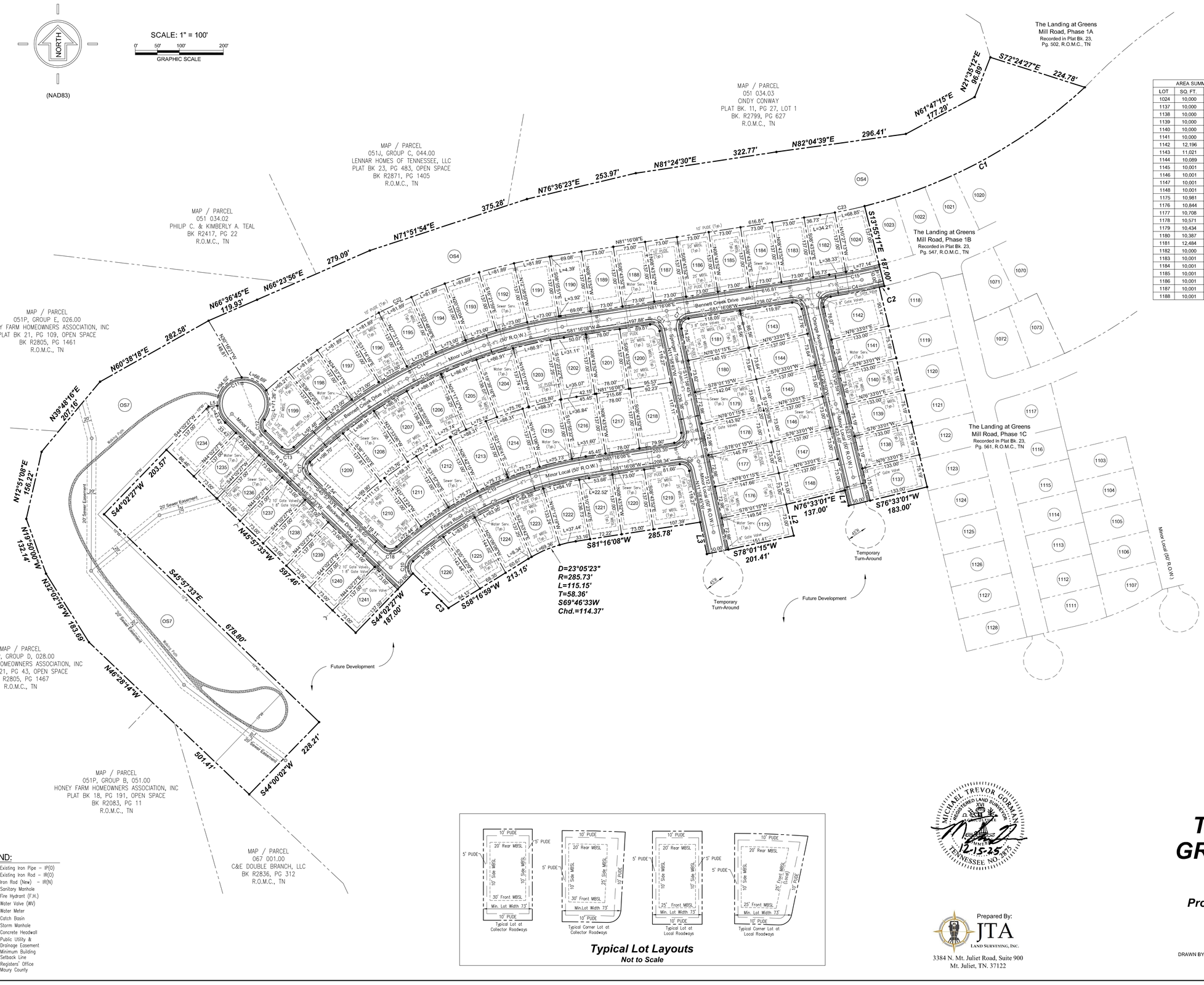
Prepared By:
JTA
LAND SURVEYING, INC.
3384 N. Mt. Juliet Road, Suite 900
Mt. Juliet, TN. 37122

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

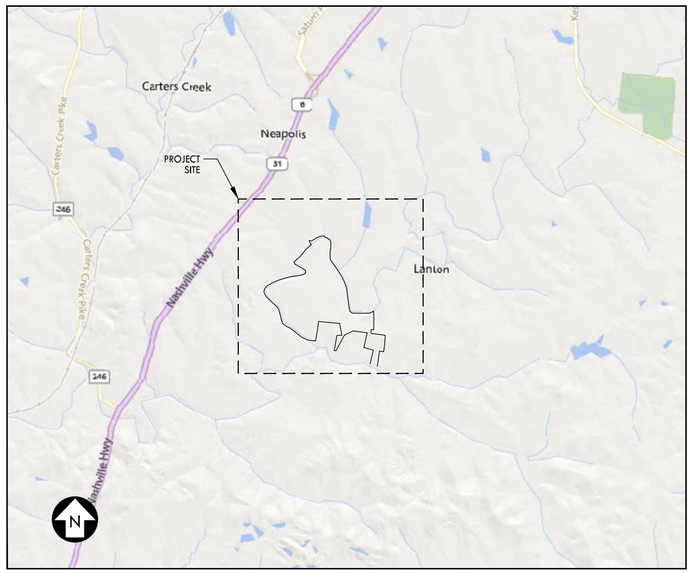
SAFE HARBOR RESIDENTIAL
105 WESTPARK DRIVE, SUITE 365
BRENTWOOD, TN 37027

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.

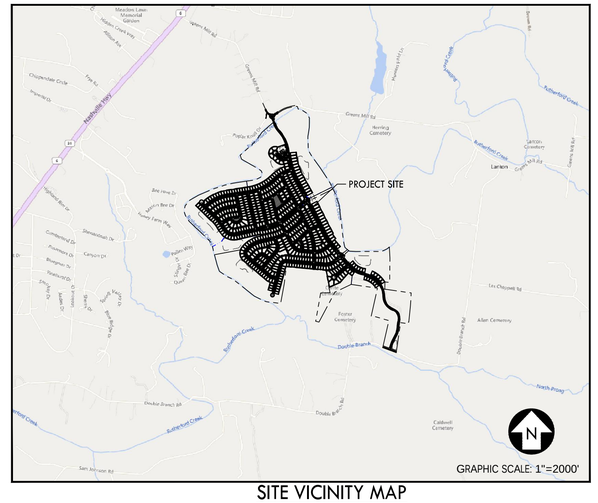
REFER TO SHEET C1.6
FOR DETAILED INFORMATION
IN THIS AREA.

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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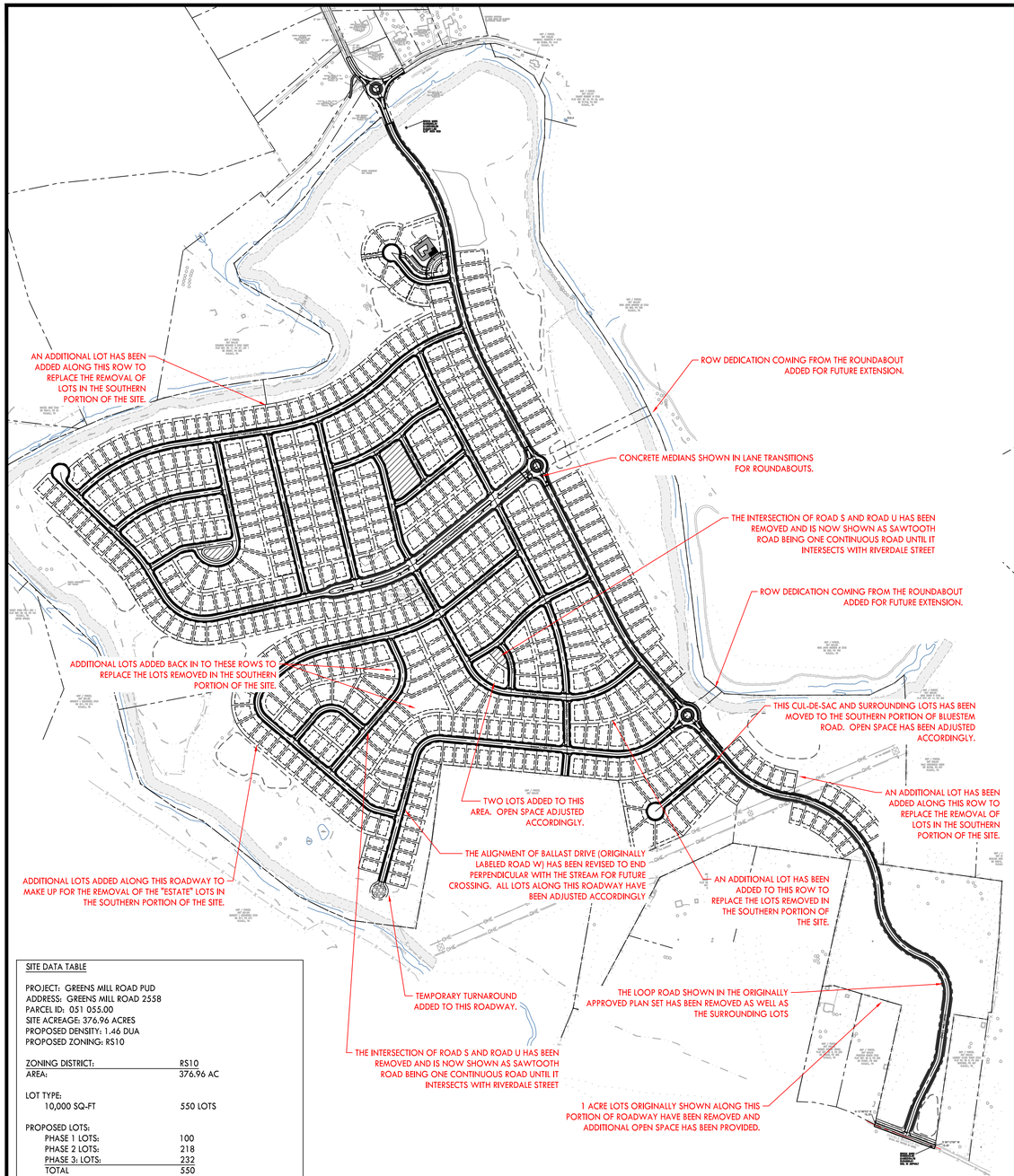
PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
5/20/24
LICENSE No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS
No. DATE

05/20/2024 17067

C1.0
OVERALL SITE LAYOUT PLAN



SITE DATA TABLE

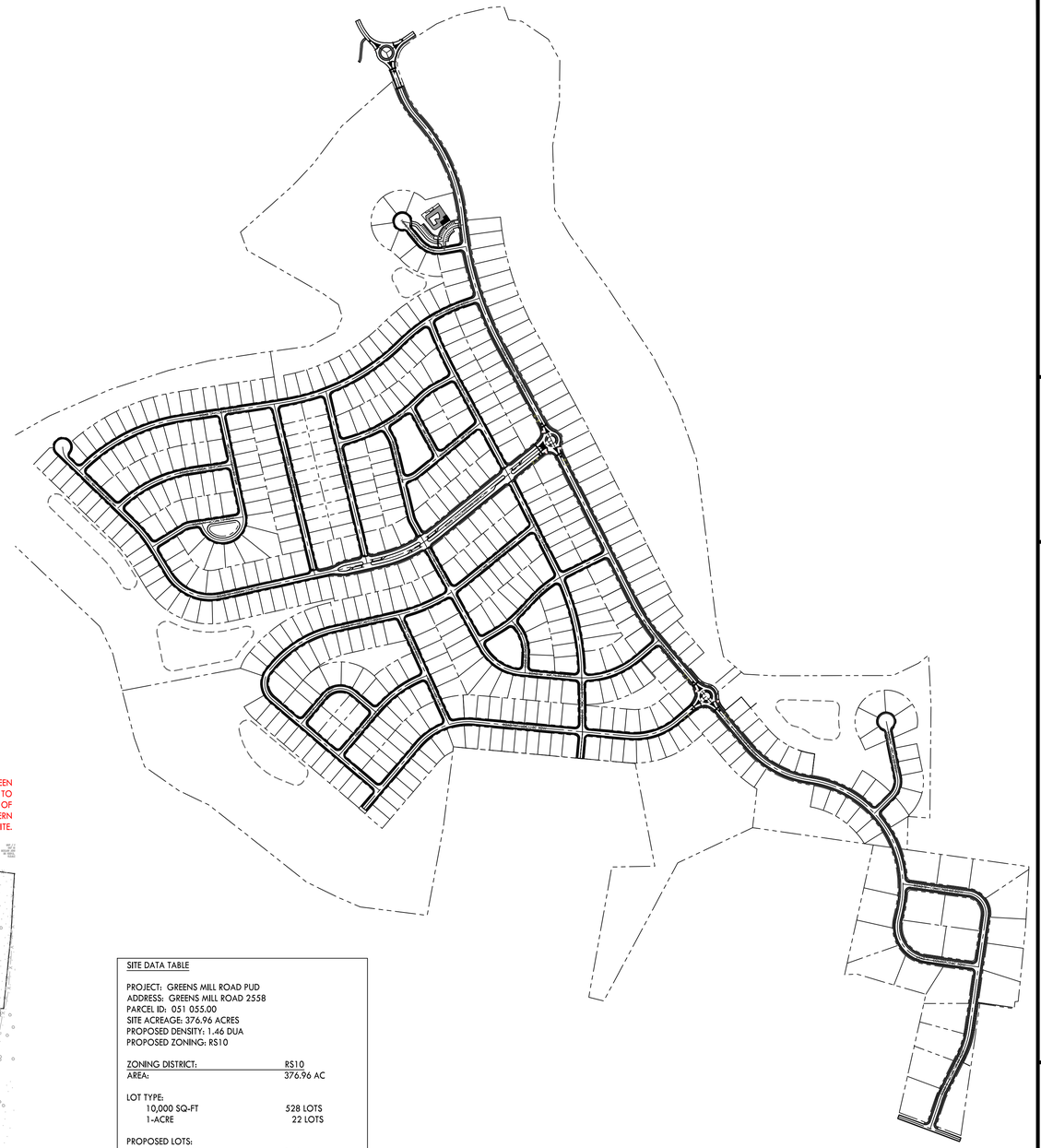
PROJECT: GREENS MILL ROAD PUD
ADDRESS: GREENS MILL ROAD 2558
PARCEL ID: 051 055.00
SITE ACREAGE: 376.96 ACRES
PROPOSED DENSITY: 1.46 DUA
PROPOSED ZONING: RS10

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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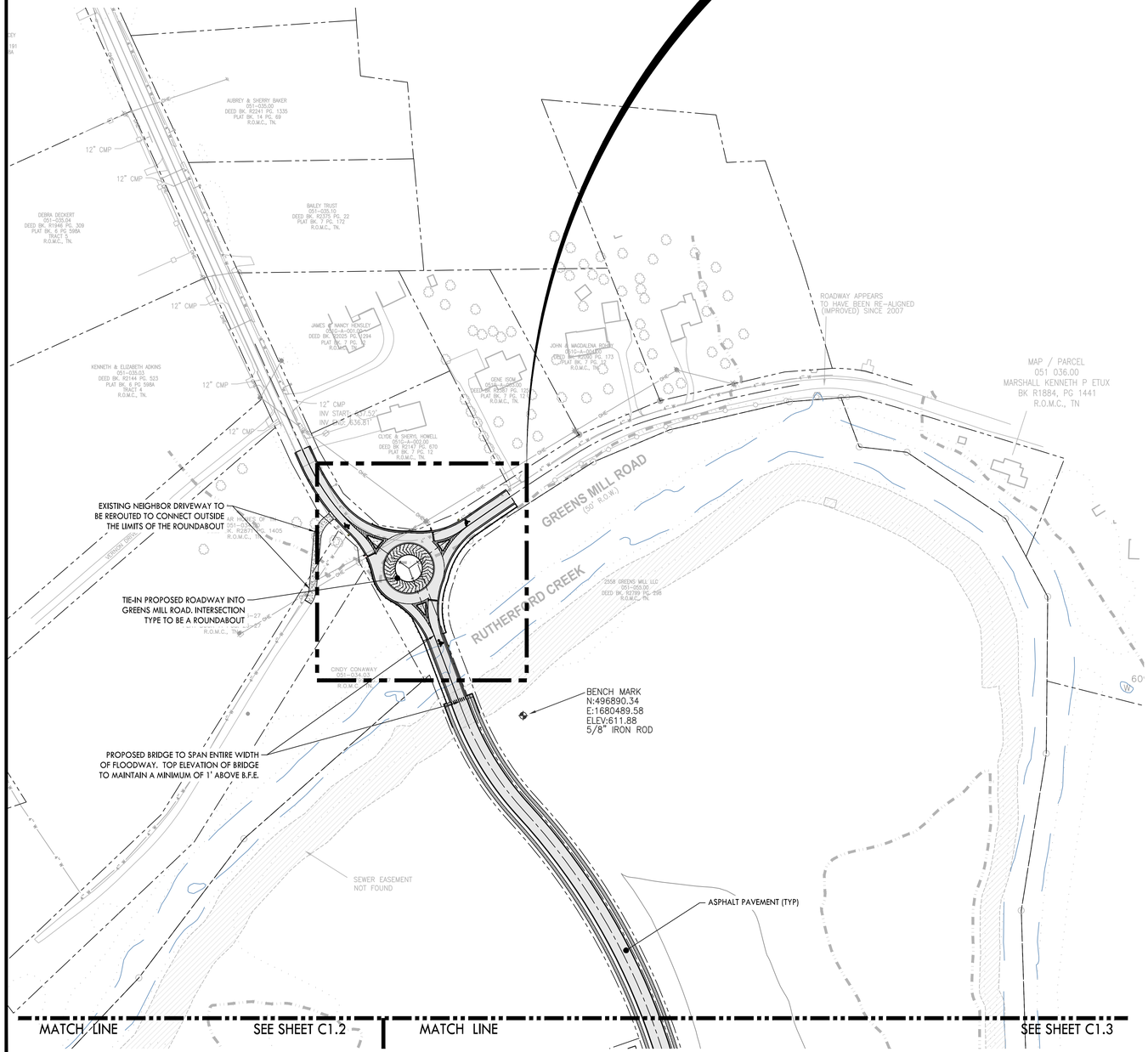
GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

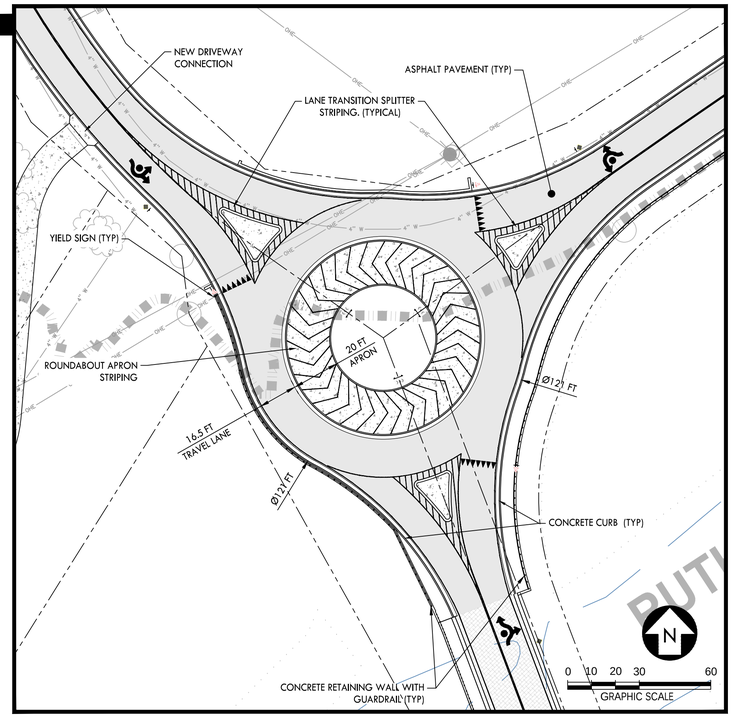
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C1.0A
EXHIBIT OF CHANGES





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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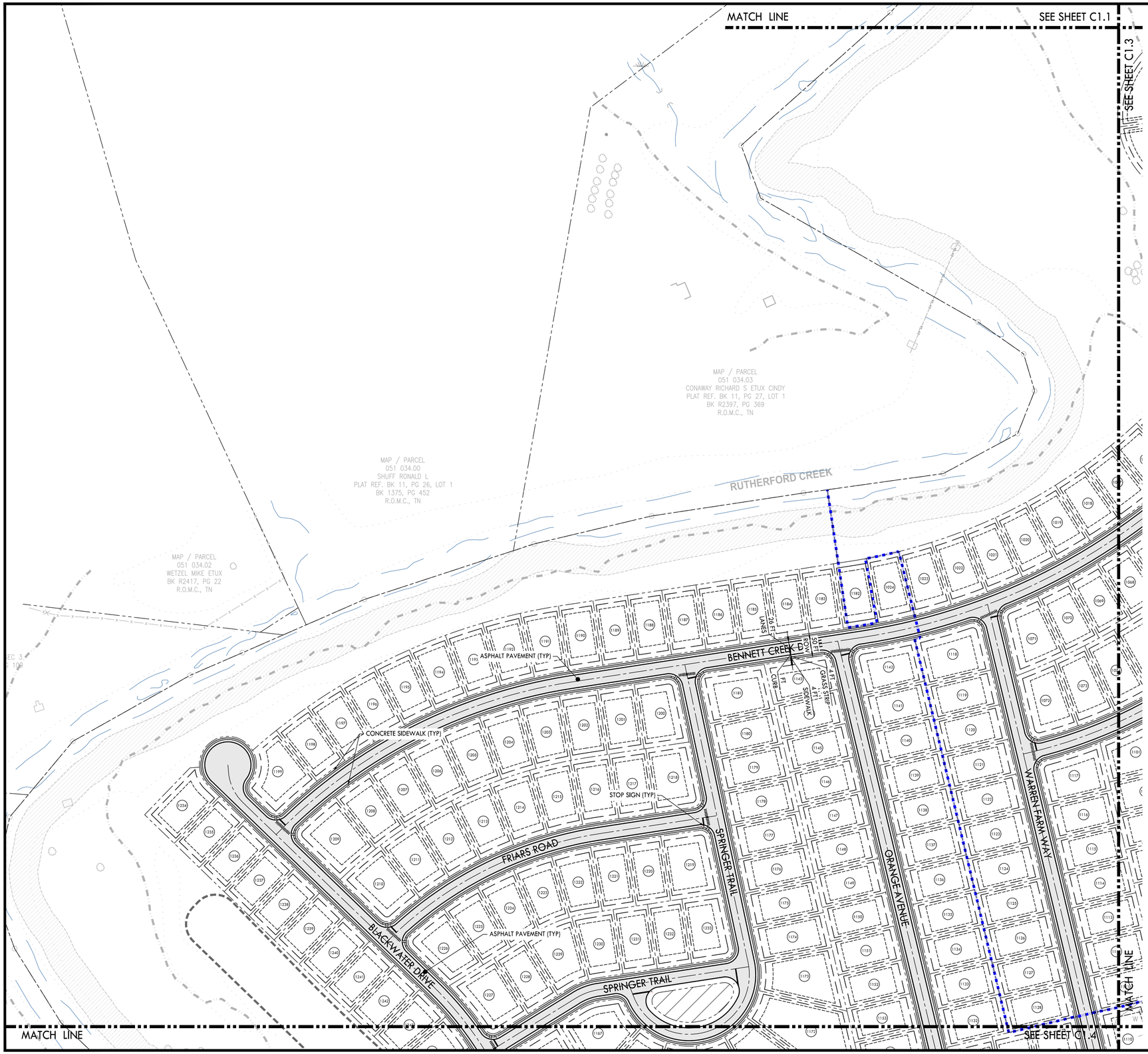
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PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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C1.1
SITE LAYOUT PLAN



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

N

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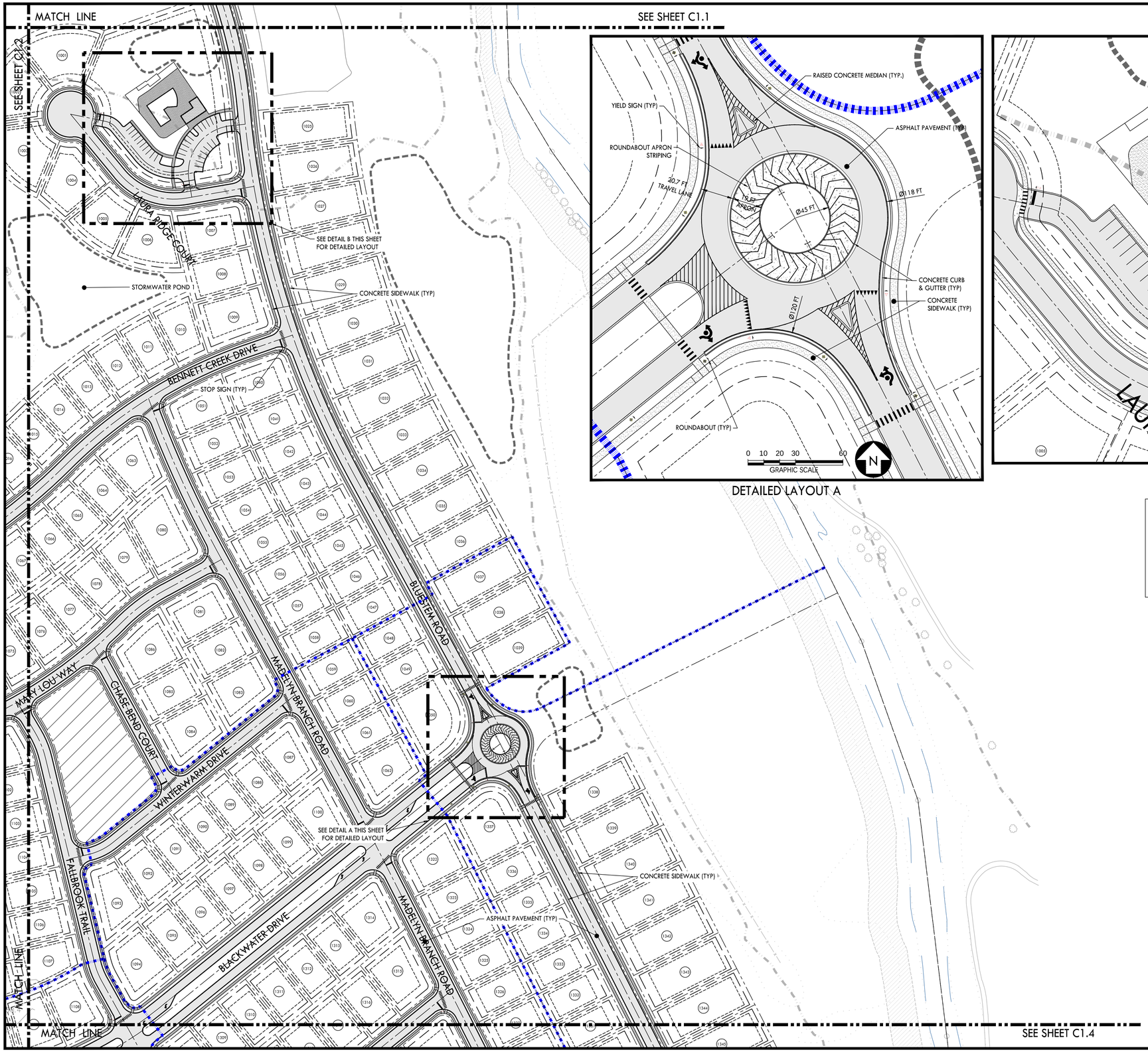
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C1.2
SITE LAYOUT PLAN

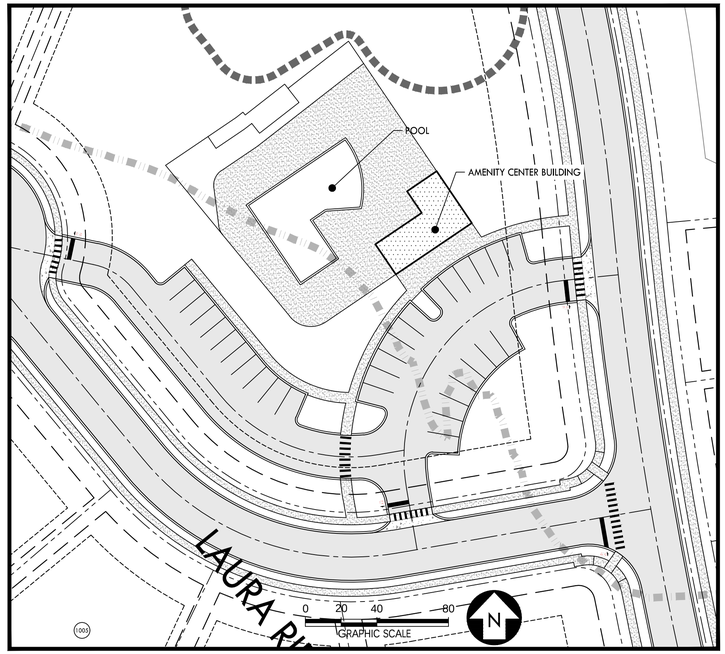
MATCH LINE

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.
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

MATCH LINE

SEE SHEET C1.4

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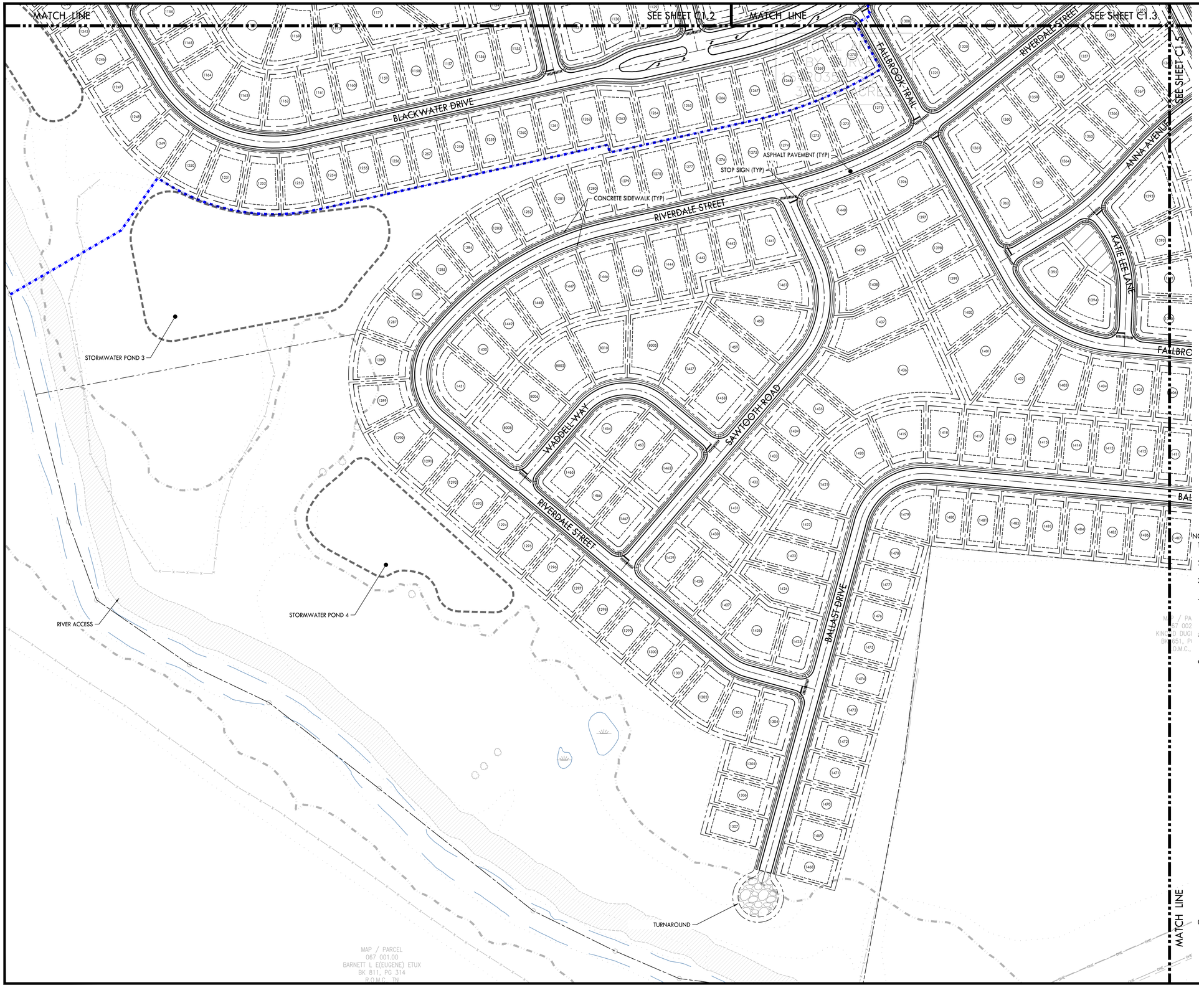
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AGRICULTURE
5/20/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/20/2024 17067

C1.3
SITE LAYOUT PLAN



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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No. 124695
STATE OF TENNESSEE
5/20/24

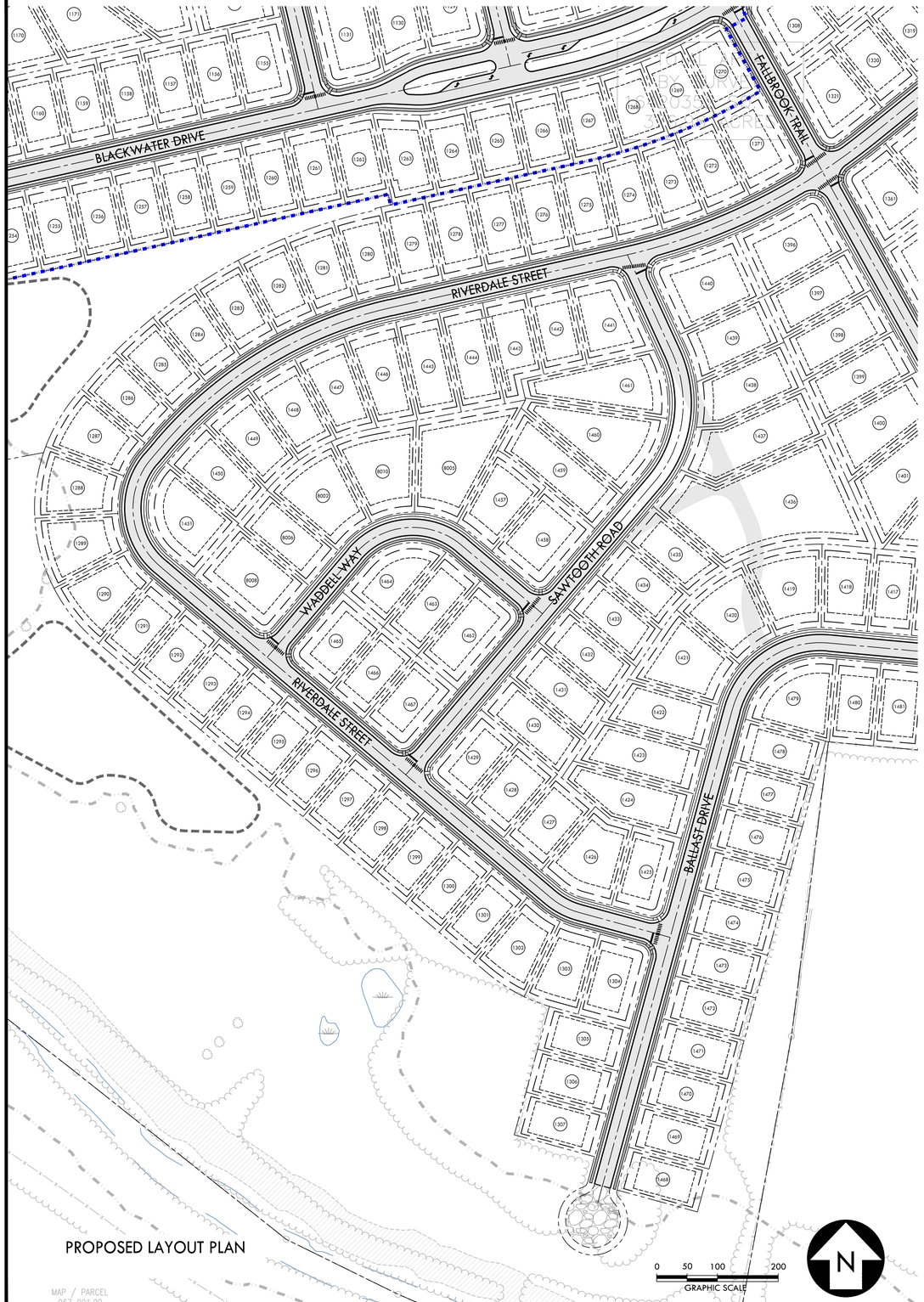
GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

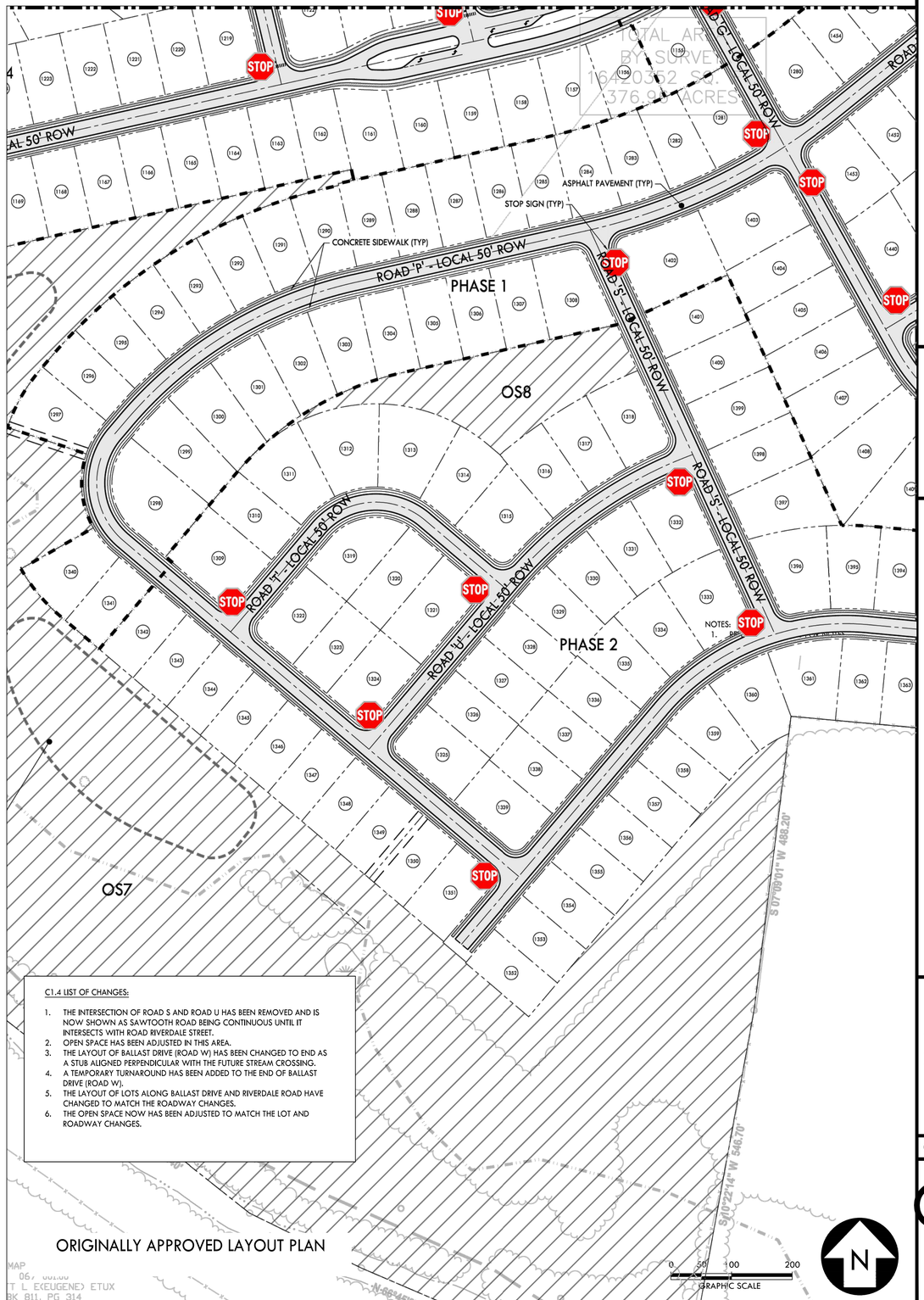
REVISIONS

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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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No. 124695
STATE OF TENNESSEE
5/20/24

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No.	DATE

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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

CONCRETE SIDEWALK (TYP)

BLUESTEM ROAD

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

ROW TO BE EXTENDED TO EAST PROPERTY LINE

RAISED CONCRETE MEDIAN (TYP.)

ASPHALT PAVEMENT (TYP)

YIELD SIGN (TYP)

RETAINING WALL

ROUNDABOUT APRON STRIPING

Ø121 FT

13 FT APRON

Ø45 FT

20.4 FT TRAVEL LANE

CONCRETE CURB & GUTTER (TYP)

CONCRETE SIDEWALK (TYP)

ROUNDABOUT (TYP)

0 10 20 30 60
GRAPHIC SCALE

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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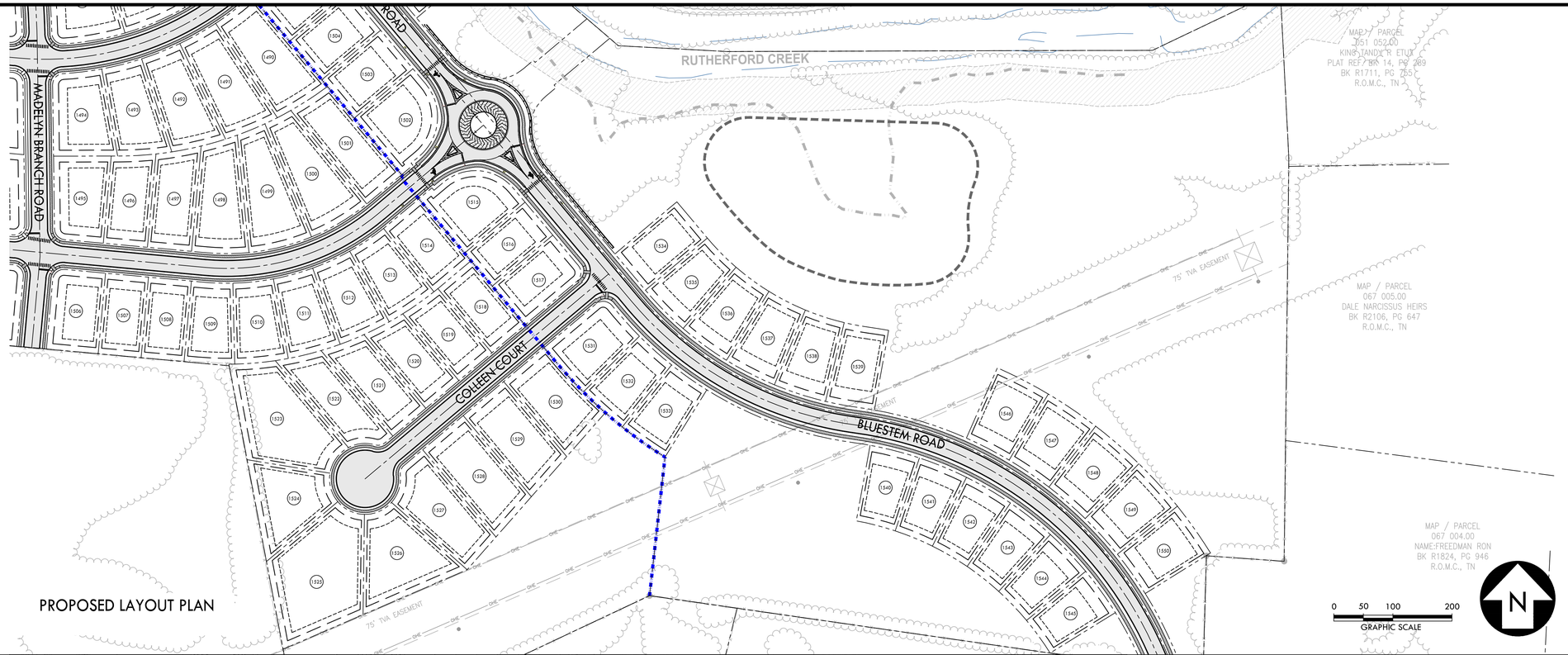
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AGRICULTURE
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STATE OF TENNESSEE
5/20/24

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

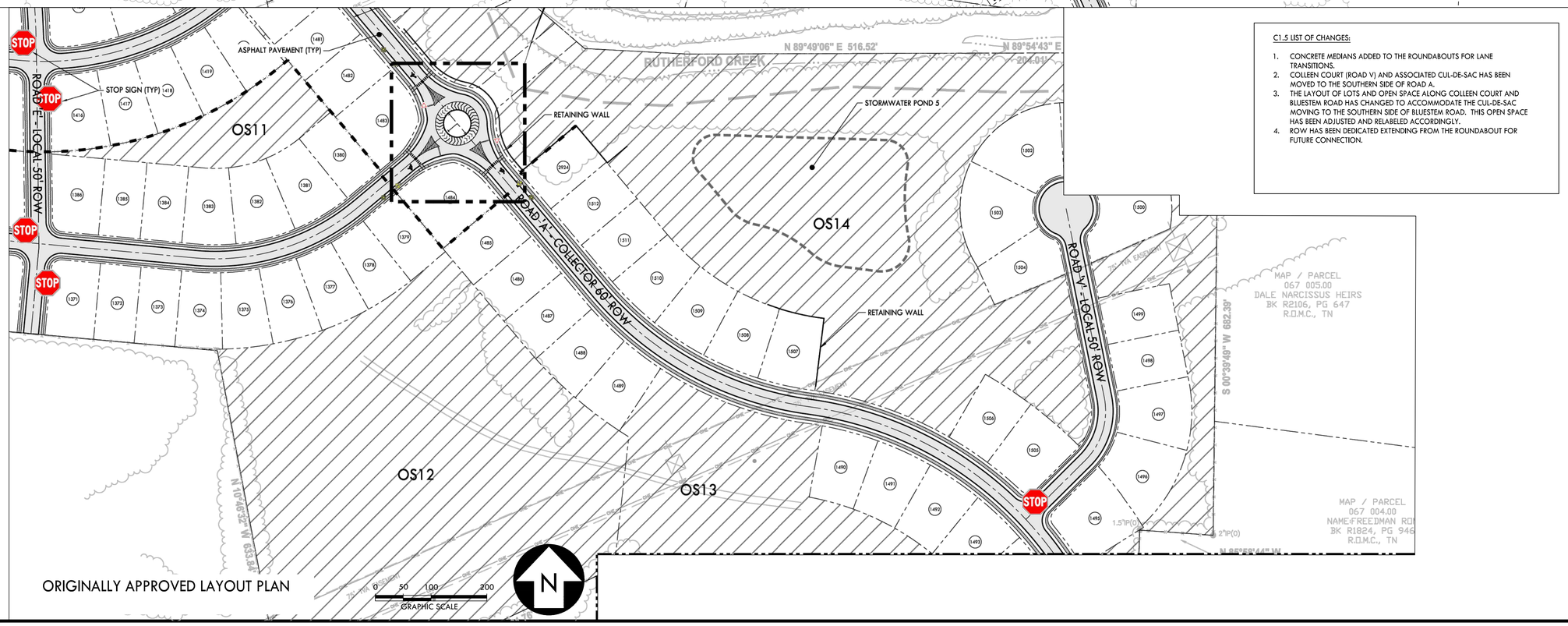
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C1.5
SITE LAYOUT PLAN



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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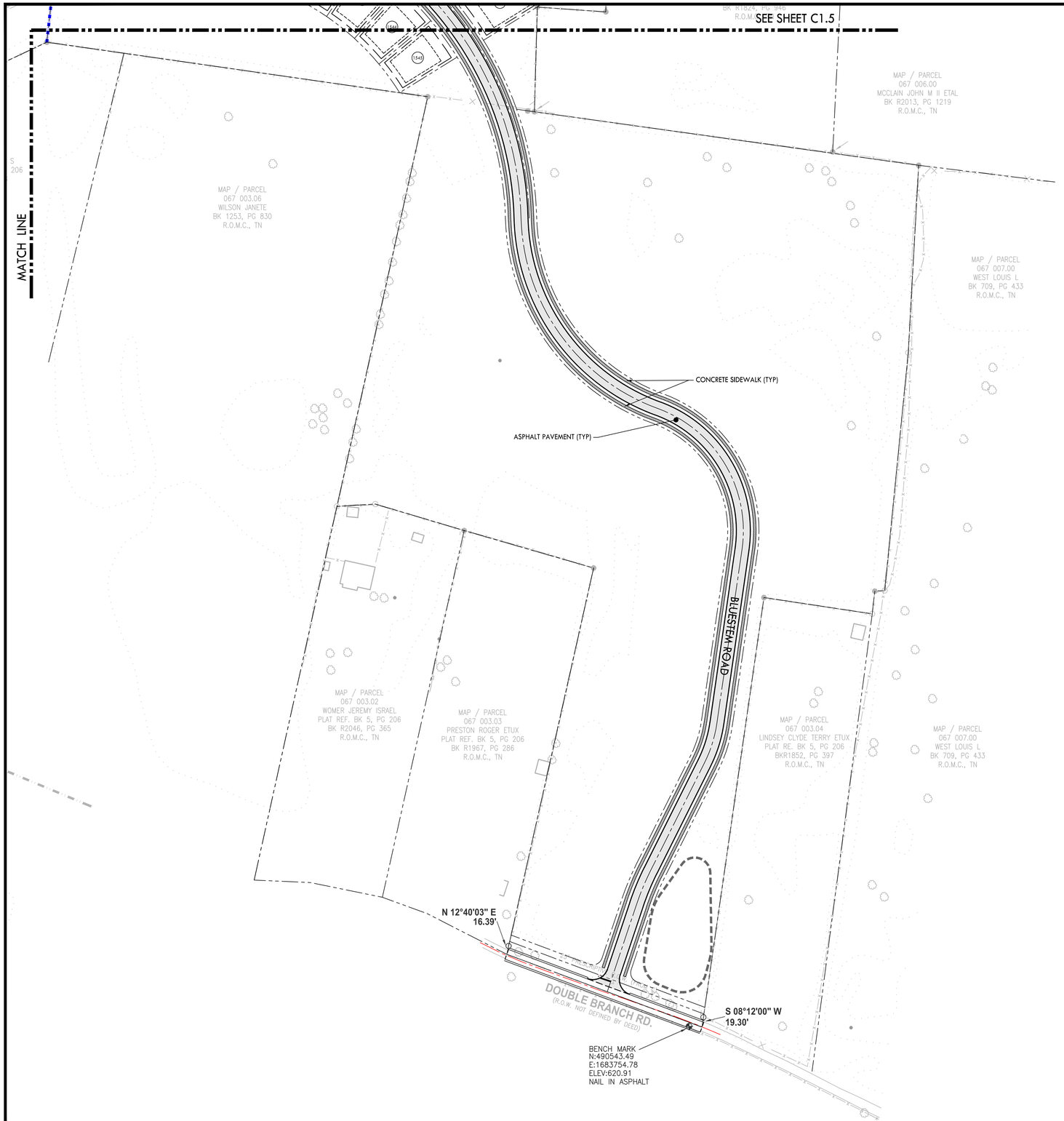
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C1.5A
SITE LAYOUT PLAN
LIST OF CHANGES



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

N

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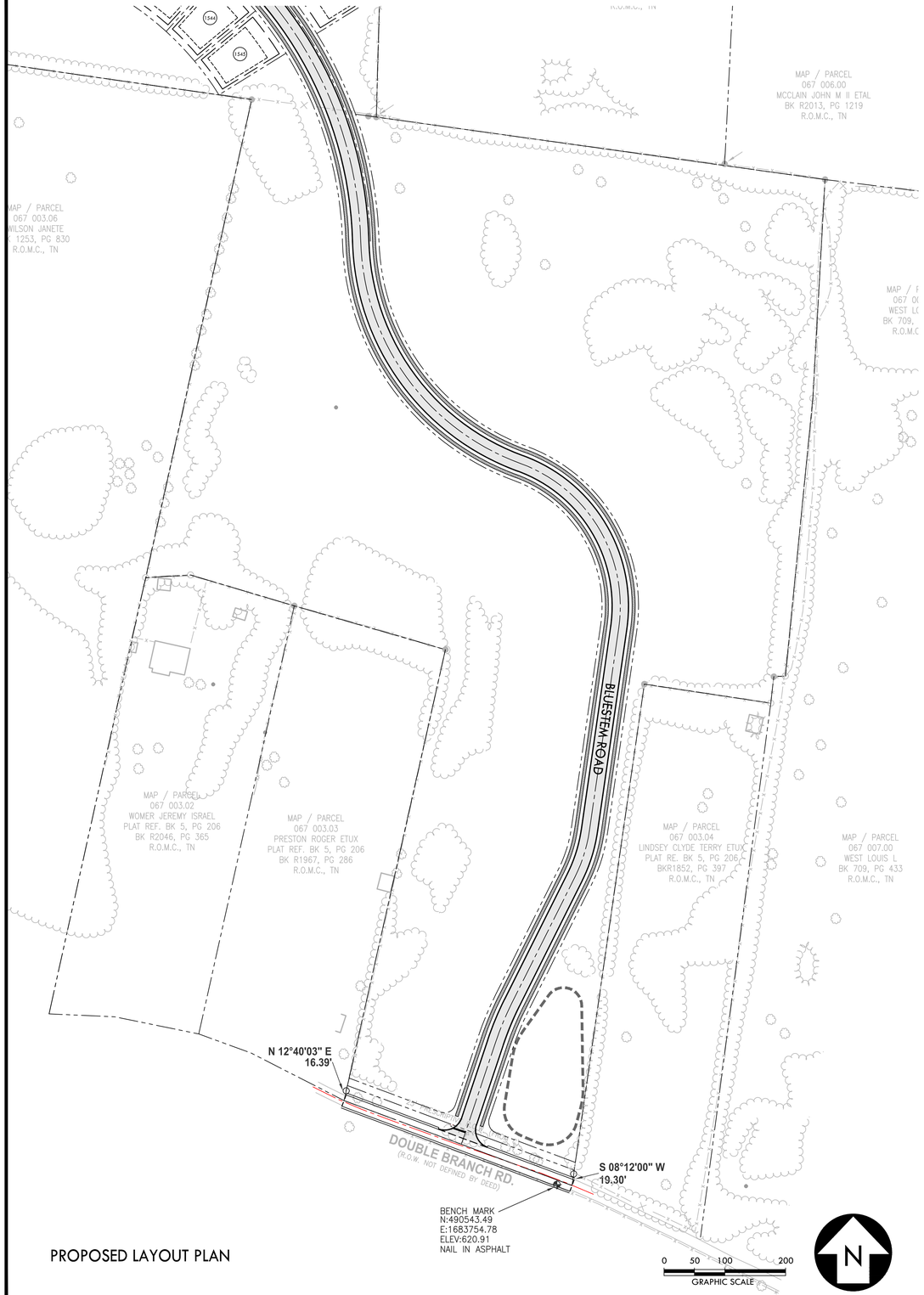
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PRELIMINARY PLAT
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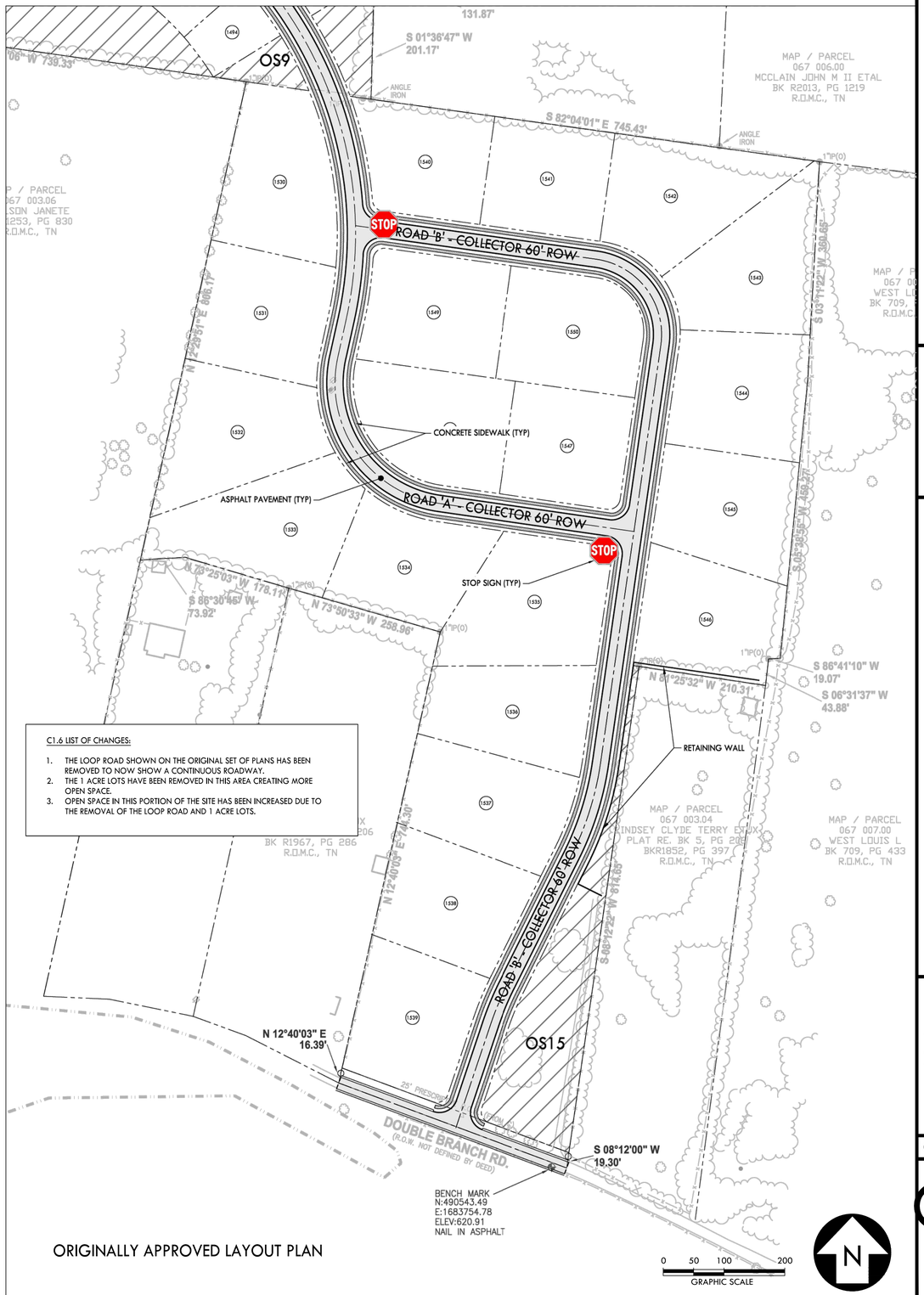
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C1.6
SITE LAYOUT PLAN



PROPOSED 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.

ORIGINALLY APPROVED LAYOUT PLAN

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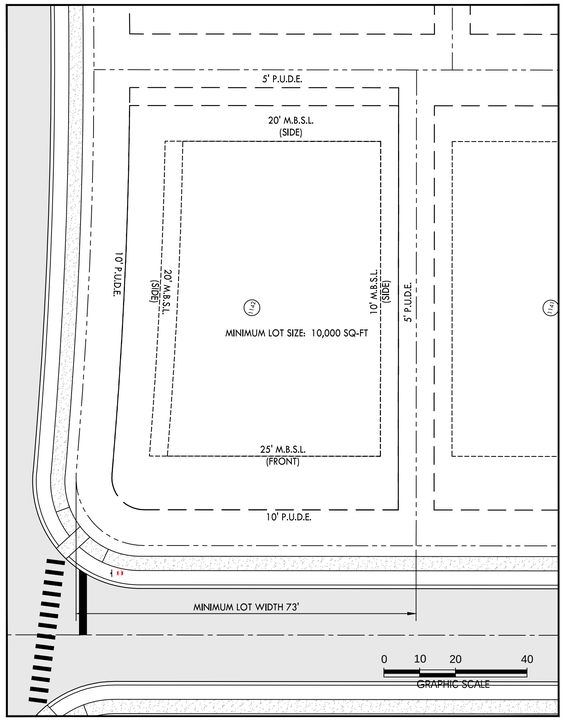
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GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

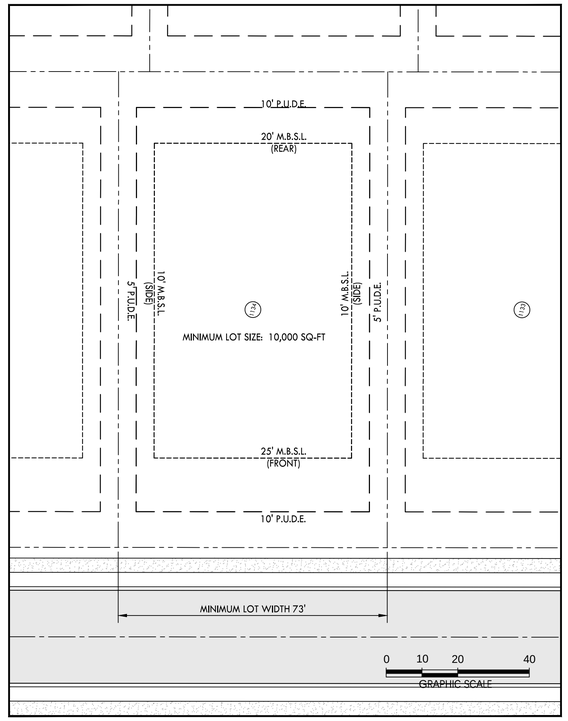
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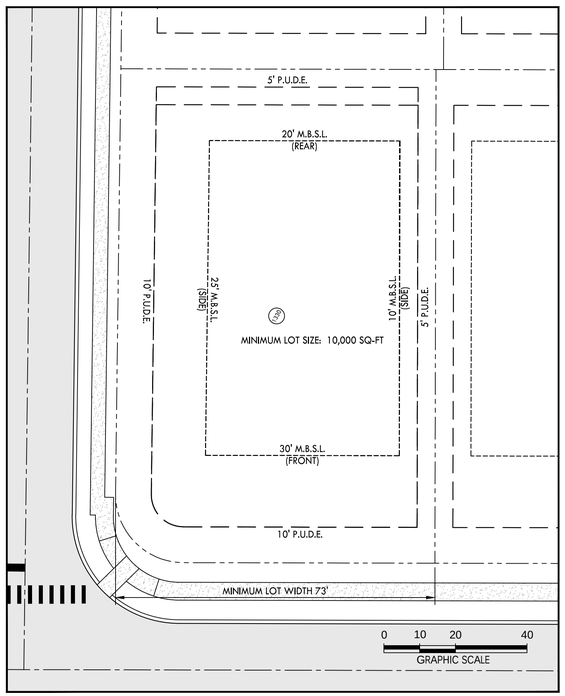
C1.6A
SITE LAYOUT PLAN
LIST OF CHANGES



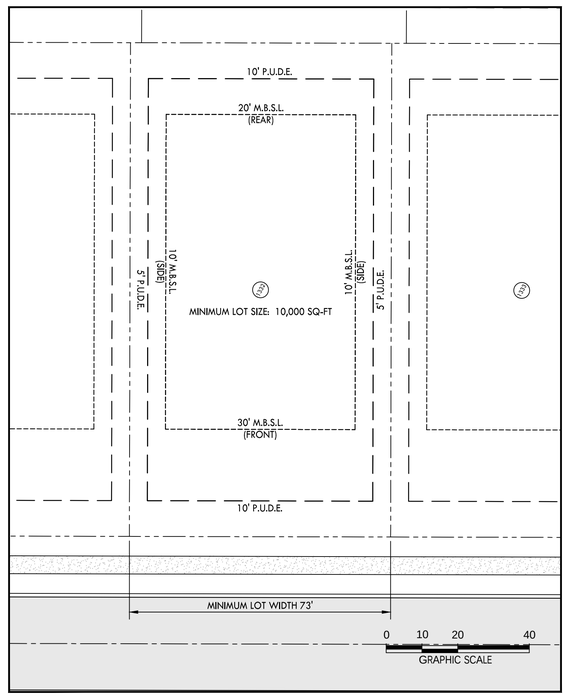
TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL LOT LAYOUT AT COLLECTOR ROADWAYS

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5/20/24
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GREENS MILL ROAD
PRELIMINARY PLAT
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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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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

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

CRUNK ENGINEERING

PATRICK JOSEPH PARROTT
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STATE OF TENNESSEE

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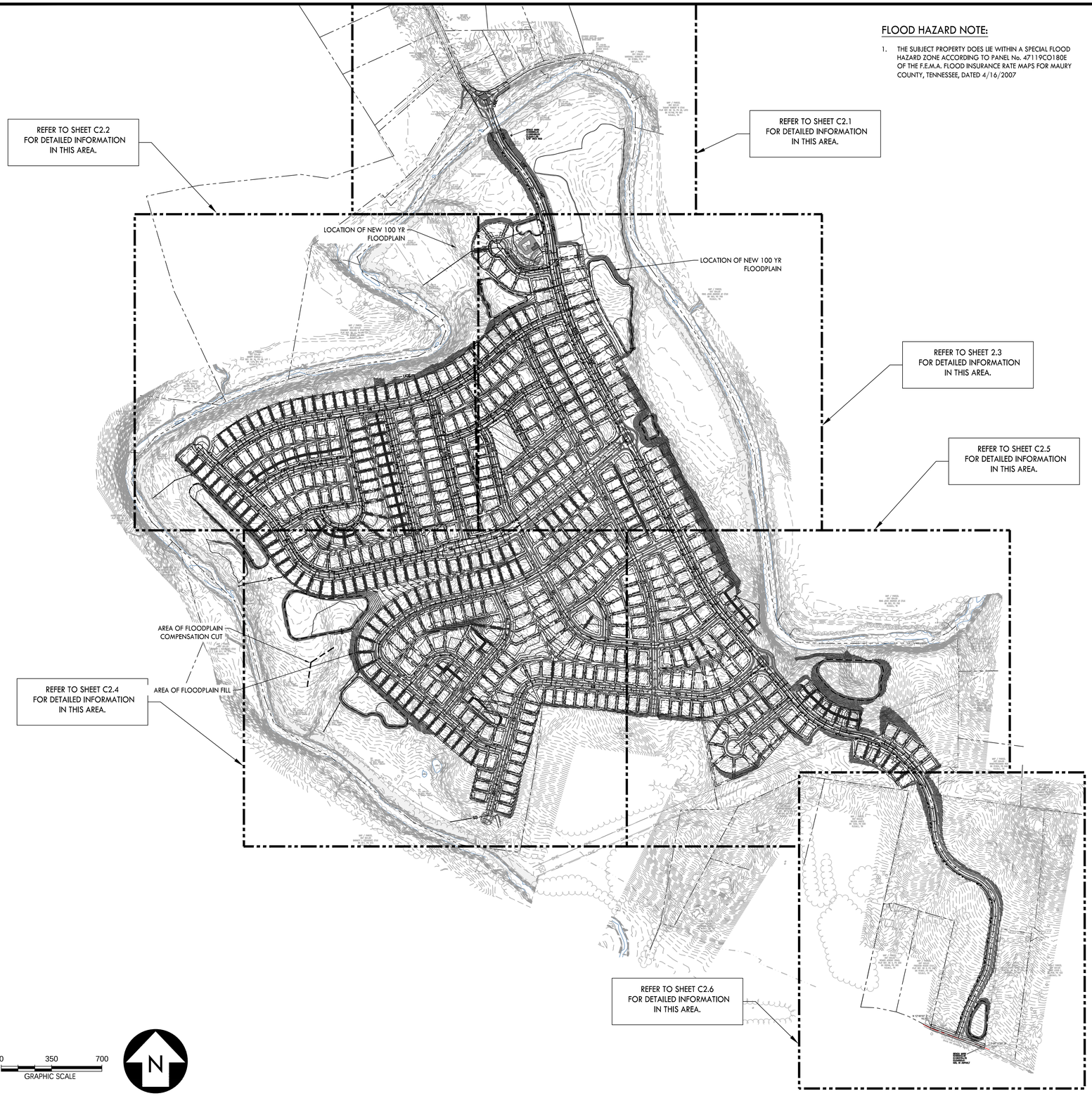
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C1.9
OFFSITE IMPROVEMENTS

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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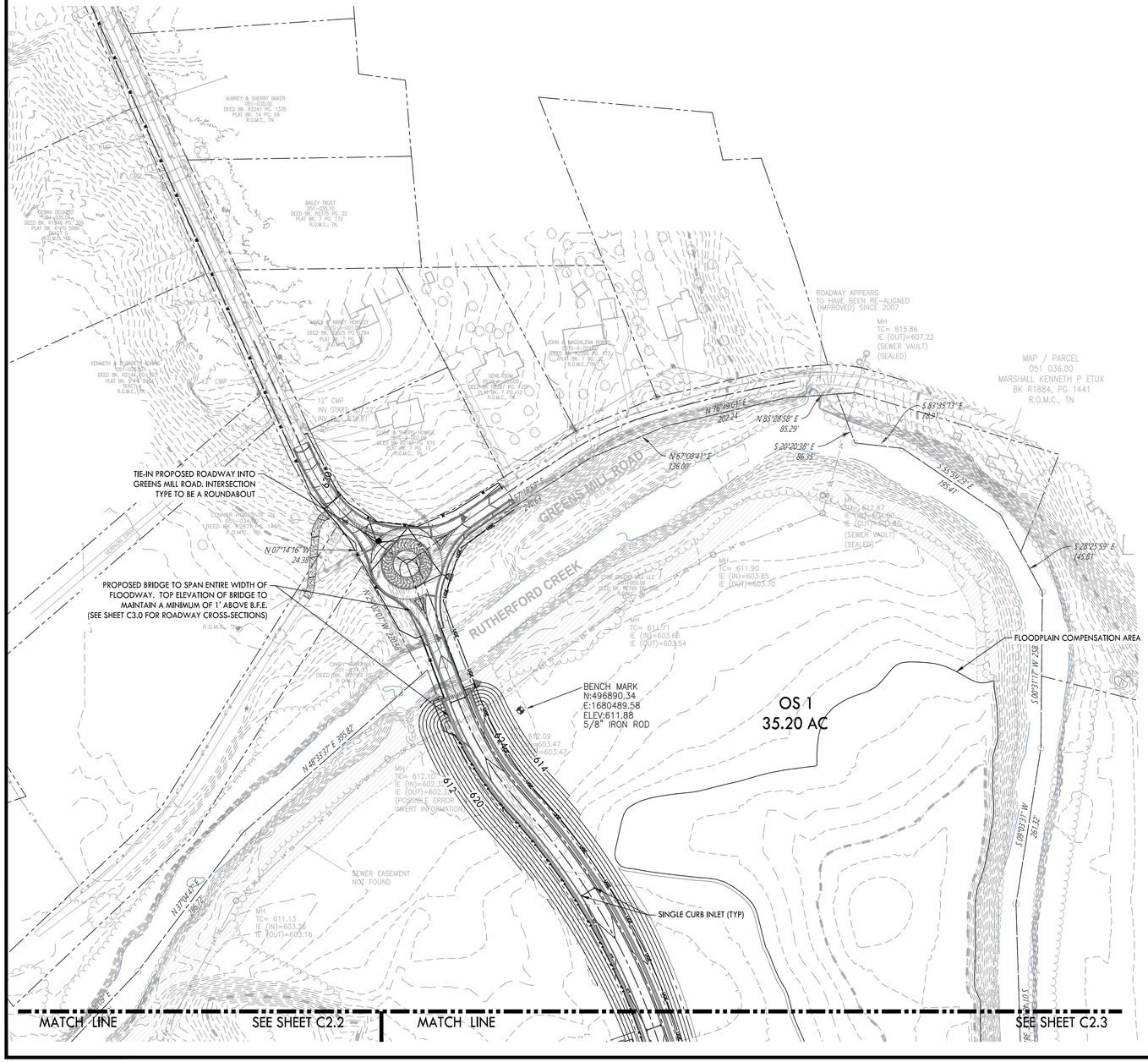
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GREENS MILL ROAD
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C2.0
OVERALL GRADING, DRAINAGE, & UTILITY PLAN



MATCH LINE — SEE SHEET C2.2 | MATCH LINE — SEE SHEET C2.3

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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5/20/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
P

MATCH LINE

SEE SHEET C2.1

SEE SHEET C2.3

OS 3
22.34 AC

OS 4
25.43 AC

OS 5
0.23 AC

MATCH LINE

SEE SHEET C2.4

RUTHERFORD CREEK

PROPOSED CONTOURS SHOWN AT 2' INTERVALS

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

HYDRANT ASSEMBLY (TYP)

STORMWATER POND 5

MAP / PARCEL
051 034.03
CONAWAY RICHARD S ETUX CINDY
PLAT REF. BK 11, PG 27, LOT 1
BK R2397, PG 369
R.O.M.C., TN

MAP / PARCEL
051 034.00
SHUFF RONALD L
PLAT REF. BK N, PG 26, LOT 1
BK 1375, PG 452
R.O.M.C., TN

MAP / PARCEL
051 034.02
WETZEL MIKE ETUX
BK R2417, PG 22
R.O.M.C., TN

N 48°16'41" E 419.23'
N 30°16'19" W 118.16'
N 60°19'42" W 526.04'
N 54°54'15" W 116.61'
N 16°34'13" W 80.88'
N 21°25'57" E 96.89'
N 61°34'15" E 177.29'
N 82°04'39" E 296.41'
N 81°24'30" E 322.77'
N 76°36'23" E 253.97'
N 71°51'54" E 375.28'
N 66°23'56" E 279.09'
N 66°36'45" E 119.93'
N 60°38'18" E 262.58'
N 29°48'16" E 207.16'

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- 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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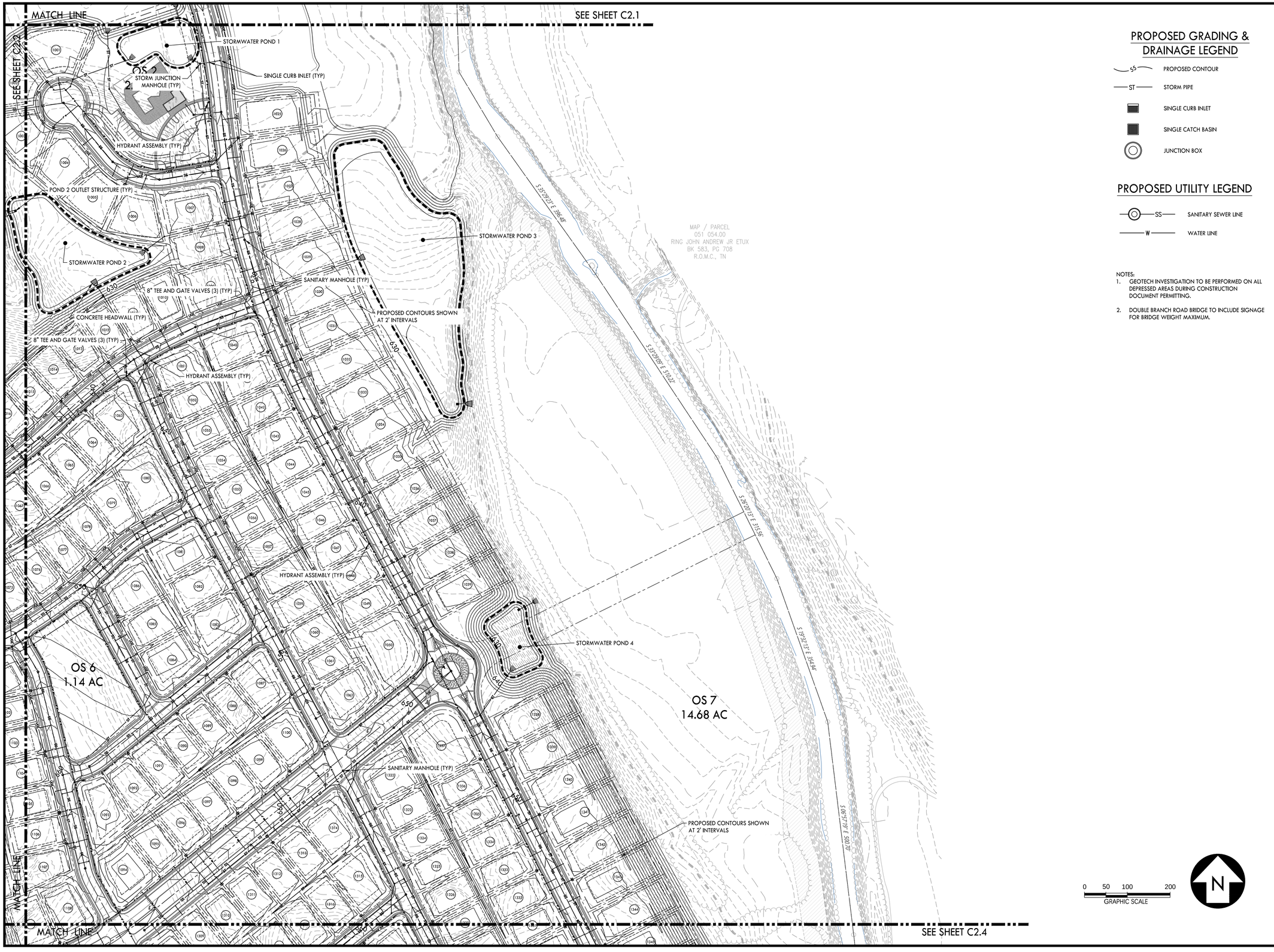
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5/20/24
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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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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GREENS MILL ROAD
PRELIMINARY PLAT
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C2.3
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.2

MATCH LINE

SEE SHEET C2.3

MATCH LINE

SEE THIS SHEET

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.W.C., TN

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:

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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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AGRICULTURE
5/20/24
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STATE OF TENNESSEE

GREENS MILL ROAD
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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)

RUTHERFORD CREEK

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'

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

S 01°35'38" W 309.96'

STORMWATER POND 8

OS 10
16.00 AC

OS 11
3.41 AC

75' TVA EASEMENT

S 01°39'49" W 622.59'

MAP / PARCEL
067 004.00
NAME:FREEDMAN RON
BK R1824, PG 946
R.O.M.C., TN

MAP / PARCEL
067 005.00
NAME:MISSISSIPPI HEIRS
BK R2105, PG 647
R.O.M.C., TN

131.87'

SEE SHEET C2.6

S 64°49'28" W 501.76'

N 88°53'53" E 280.71'

CEMETERY

MAP / PARCEL
067 A 006.00
SMIRNOV MICHAEL S
PLAT 067 / BK 4 / PG 208
BK1286/PG 918
R.O.M.C., TN

MATCH LINE

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:
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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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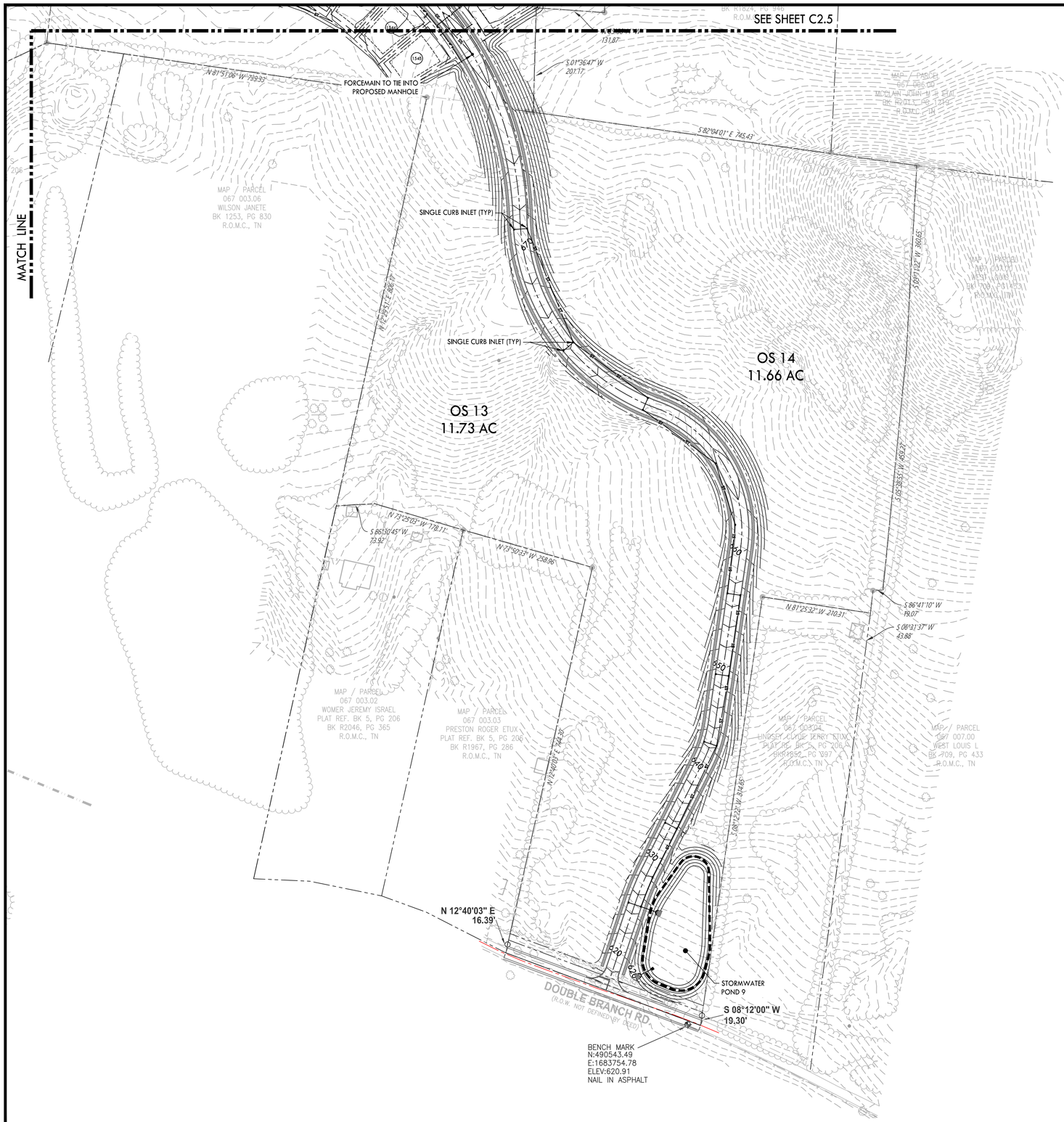
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C2.5
GRADING, DRAINAGE, & UTILITY PLAN



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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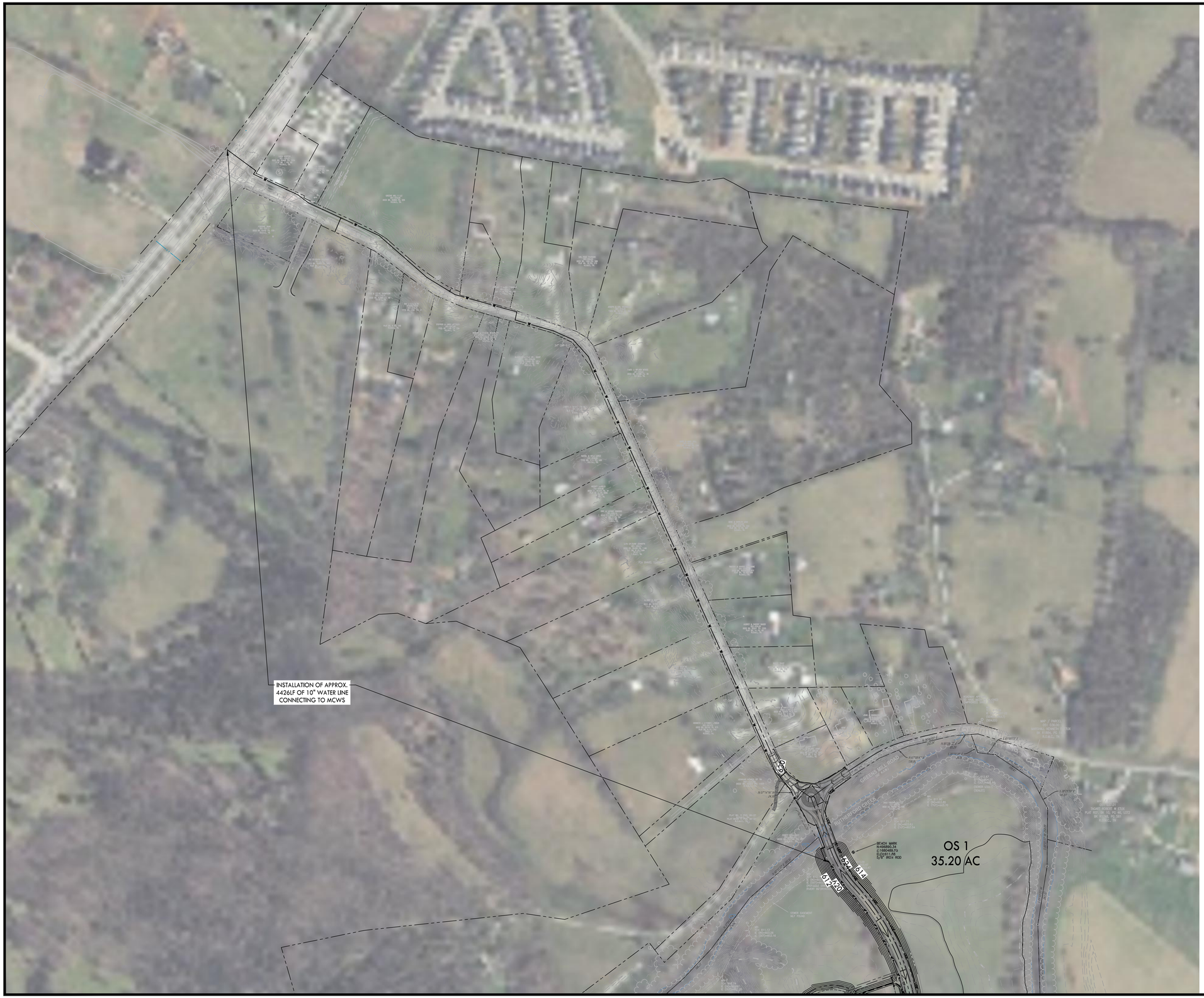
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C2.6
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- ST — STORM PIPE
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- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
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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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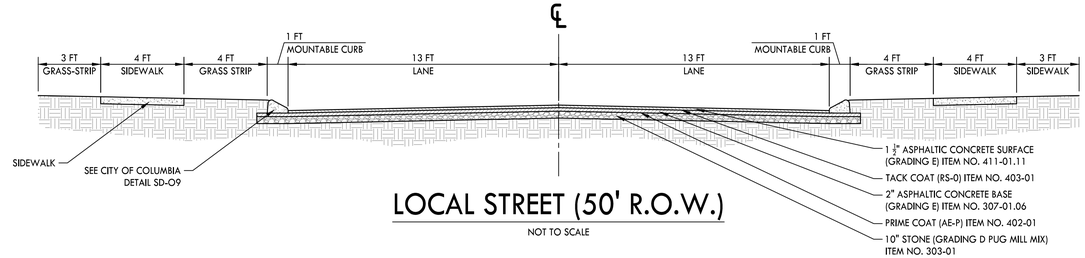
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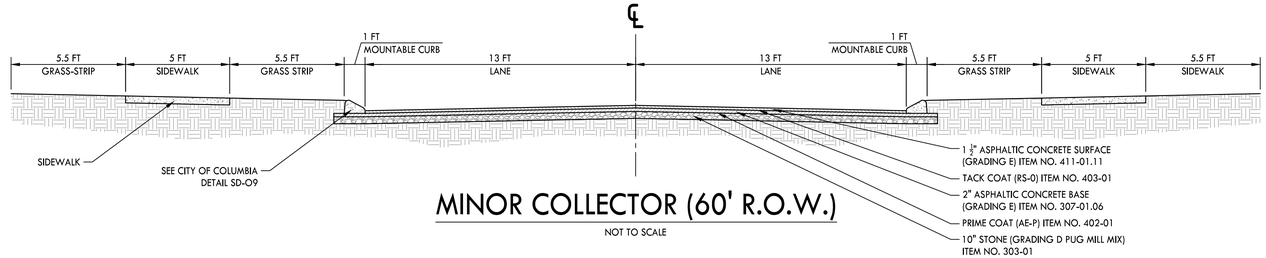
05/20/2024 17067

C2.7
CPWS WATERMAIN EXTENSION EXHIBIT



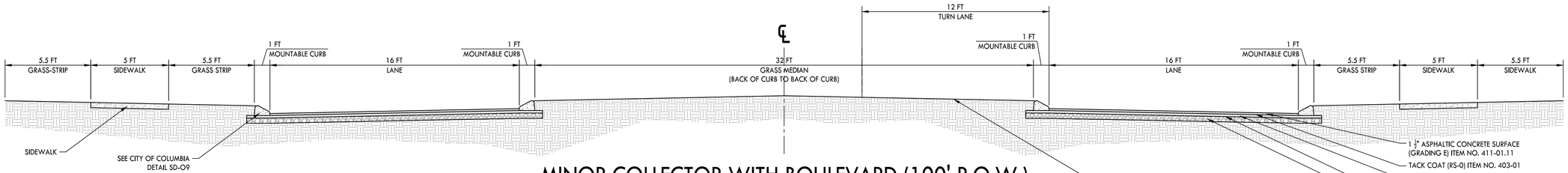
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



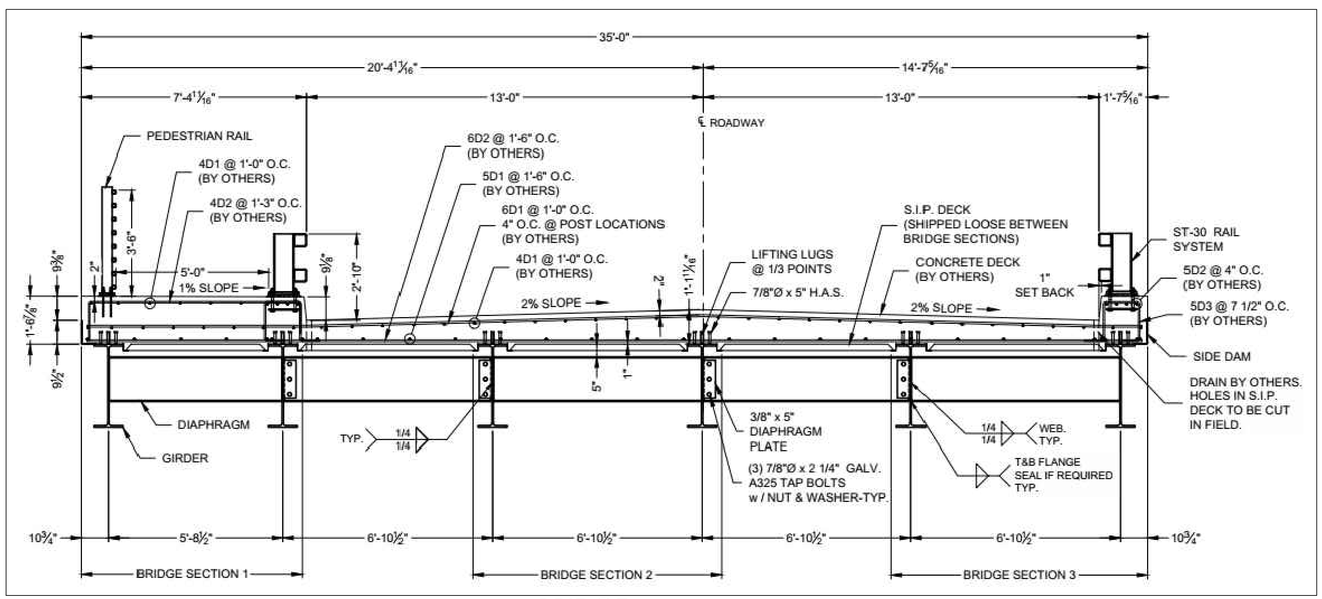
MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)

NOT TO SCALE



BRIDGE

NOT TO SCALE

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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

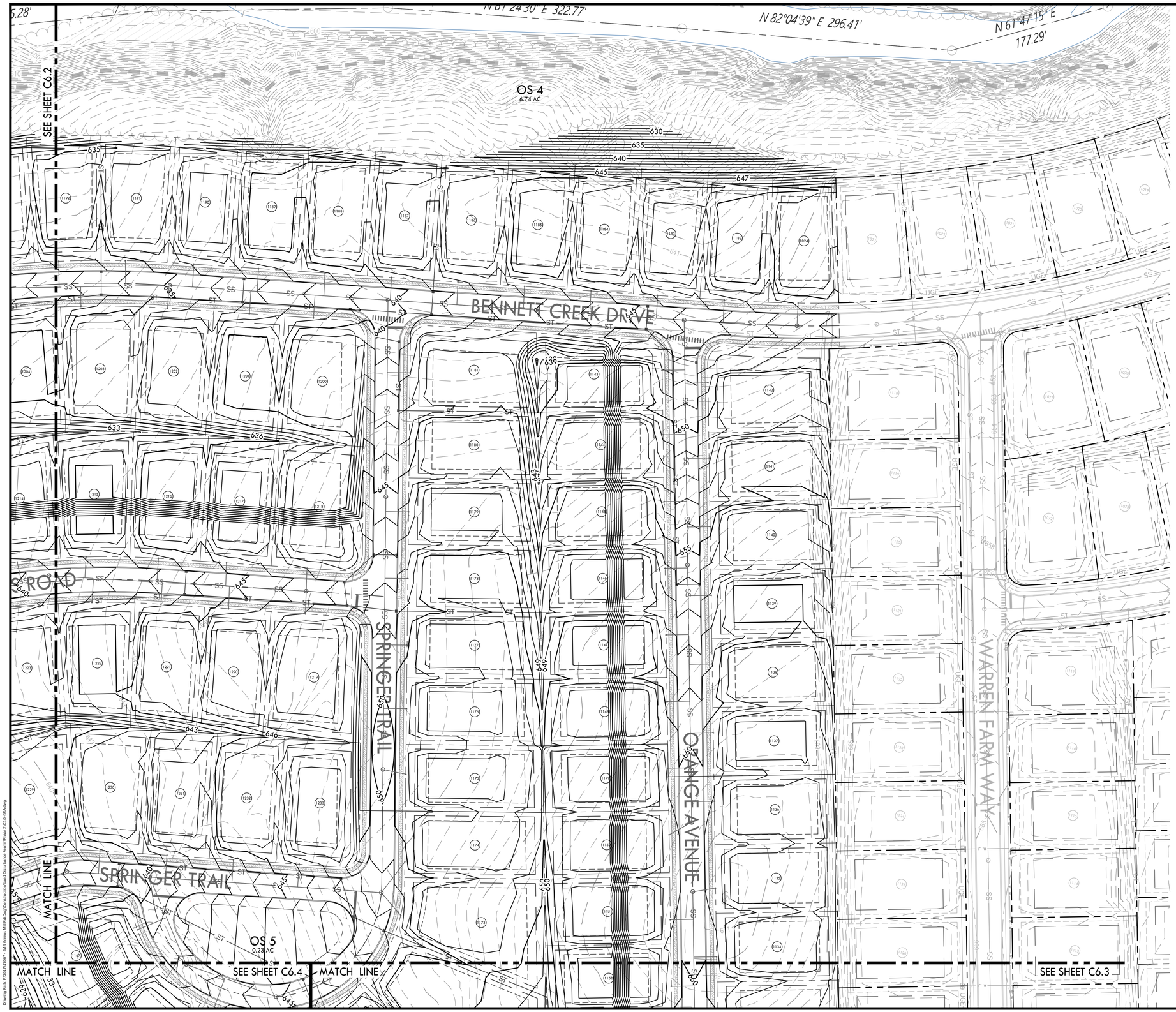
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
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(615) 873-1795
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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

C6.1
GRADING PLAN

Drawing Path: H:\2021\17067 - Mill Creek\Construction\Land Disturbance Permit\Plans\ 2024-8-21\C6.1.dwg



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

REFER TO SHEET C7.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.2
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.5
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.6
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.7
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.8
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.9
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C7.4
FOR DETAILED INFORMATION
IN THIS AREA.

OS 4
6.71 AC

OS 11
14.68 AC

OS 7
8.10 AC

OS 8
21.47 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

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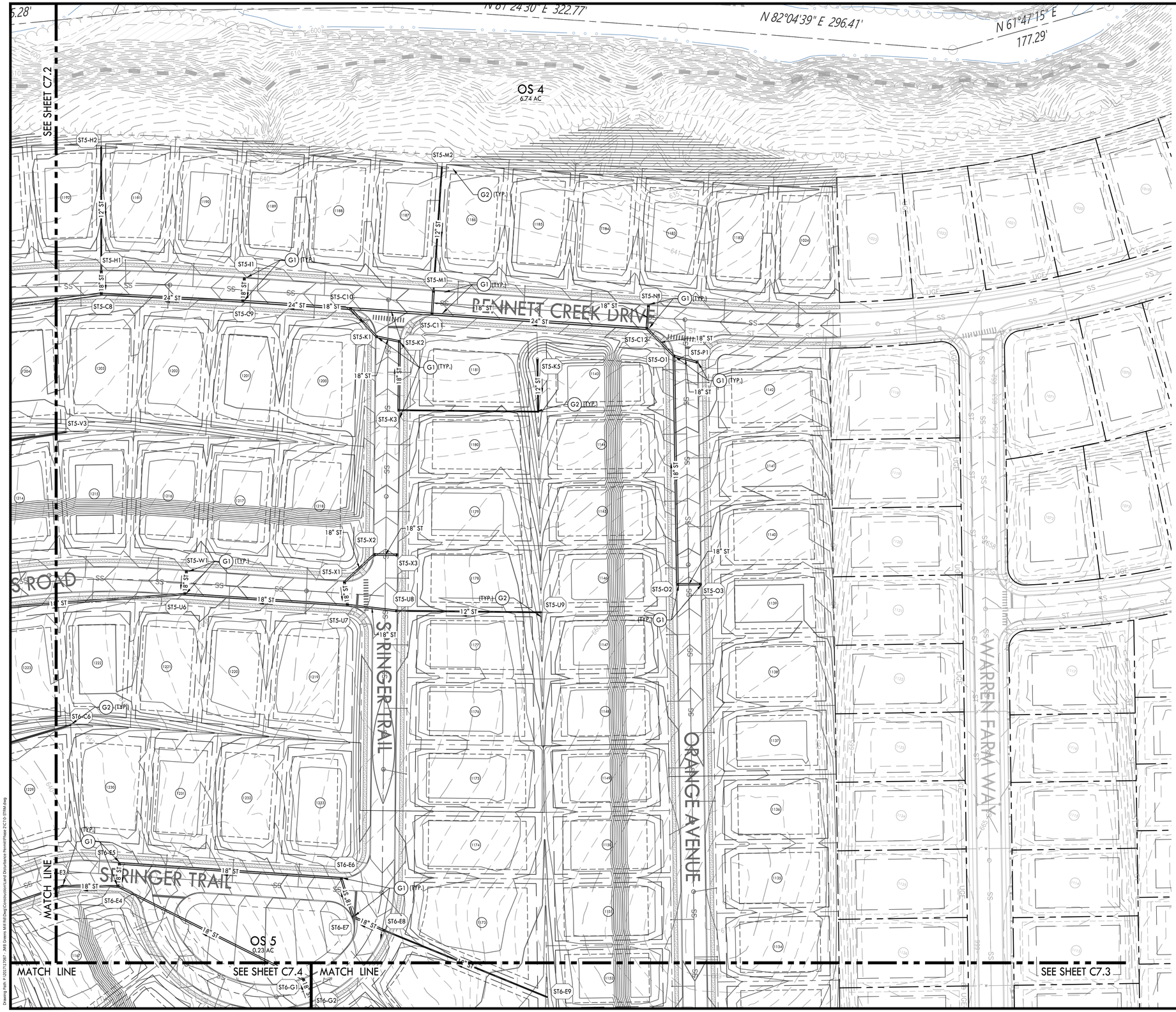
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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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STATE OF TENNESSEE
8/21/24

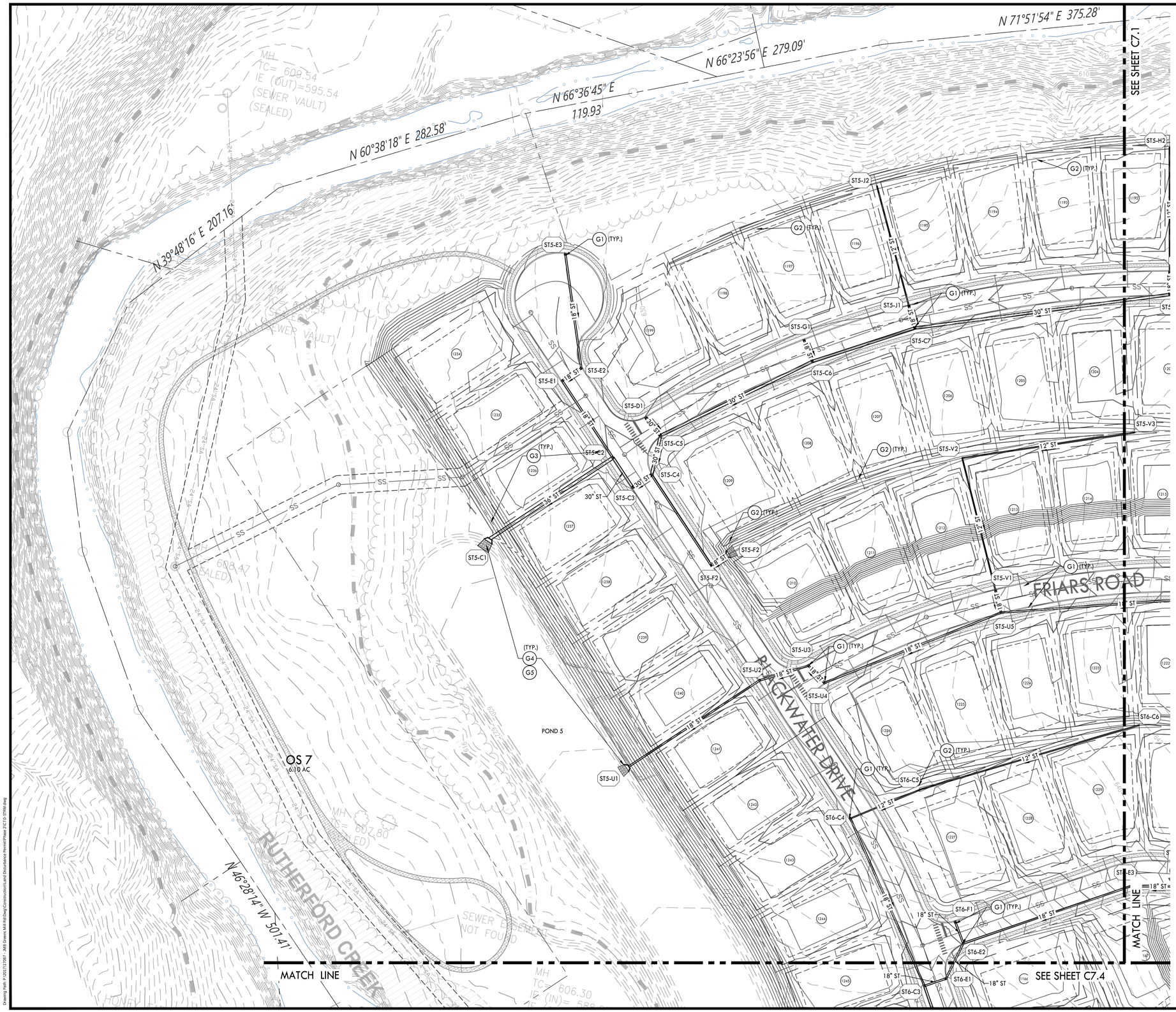
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	08/21/24

07/22/24 17067

C7.1
DRAINAGE PLAN

Drawing Path: P:\2021\17067 - JMR Greens Mill Rd\Civil\Construction Land Disturbance Permit\Plans 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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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

Drawing Path: P:\2021\21067 - Mill Creek MHP\Civil\Plan Sheets\Construction\Land Disturbance Permit\Phase 2\C7.0-7.7PH2.dwg

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) (OUT): 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
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

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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GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

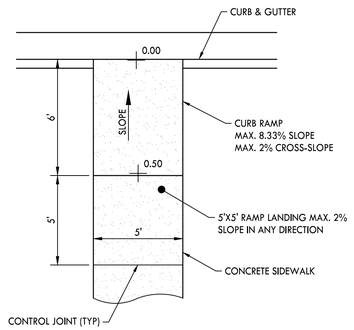
No.	DATE
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07/22/24 17067

C7.11

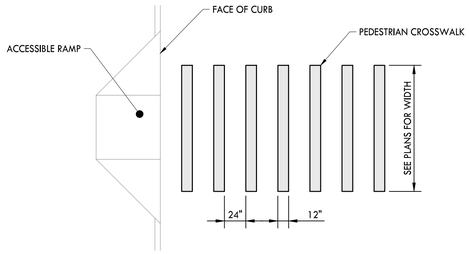
STORM PIPE TABLE

Drawing Path: P:\2017\17067 - Mill Creek Mill Rd Dept\Construction\Land Disturbance Permit\Phase 2\C7.0-STRM.dwg



10 ACCESSIBLE RAMP - TYPE A

NOT TO SCALE

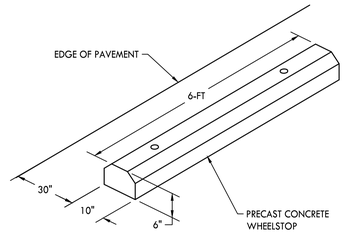


NOTES:

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

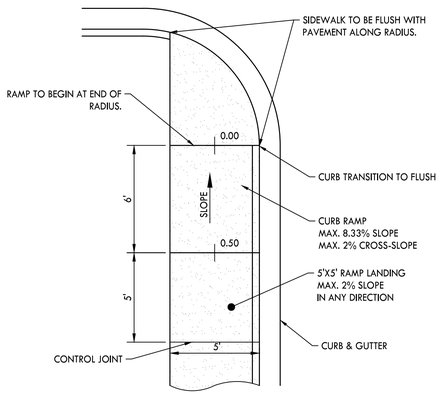
NOT TO SCALE

NOTE:

1. REFER TO CITY OF COLUMBIA ROADWAY DETAILS FOR PAVEMENT SECTIONS.

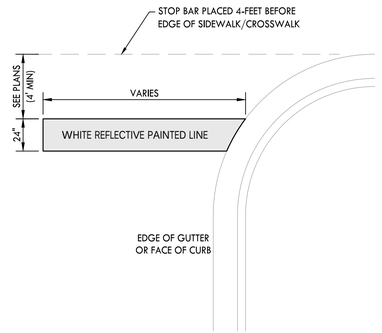
1 PAVEMENT SECTIONS

NOT TO SCALE



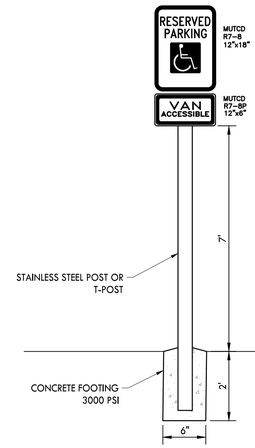
11 ACCESSIBLE RAMP - TYPE B

NOT TO SCALE



8 24" PAINTED STOP BAR

NOT TO SCALE

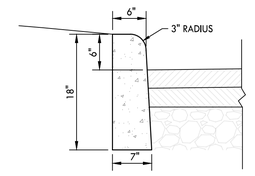


NOTES:

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

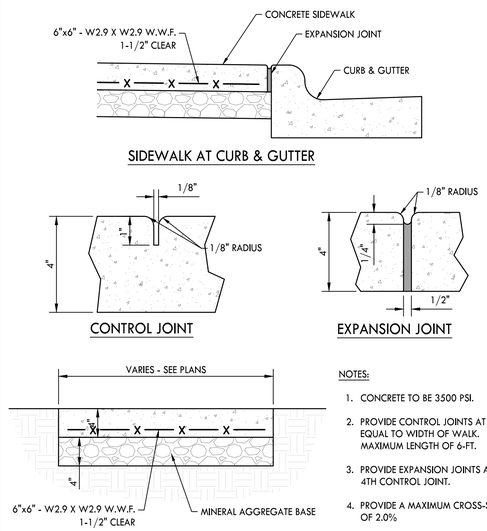


NOTES:

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



NOTES:

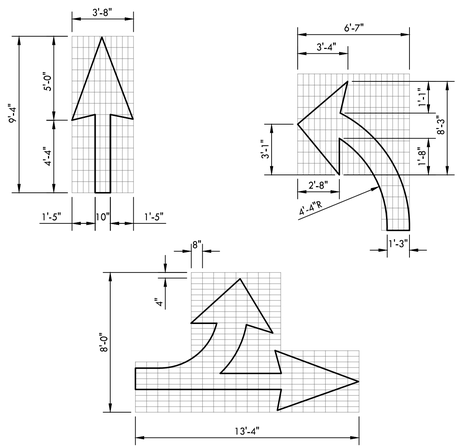
1. CONCRETE TO BE 3500 PSI.
2. PROVIDE CONTROL JOINTS AT LENGTH EQUAL TO WIDTH OF WALK. MAXIMUM LENGTH OF 6-FT.
3. PROVIDE EXPANSION JOINTS AT EVERY 4TH CONTROL JOINT.
4. PROVIDE A MAXIMUM CROSS-SLOPE OF 2.0%

3 CONCRETE SIDEWALK

NOT TO SCALE

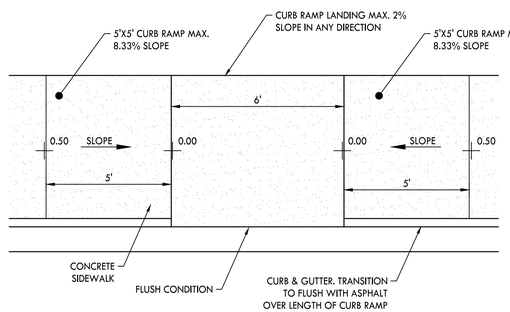
12 RESERVED

NOT TO SCALE



9 DIRECTIONAL ARROW

NOT TO SCALE



6 CURB RAMP AT ACCESSIBLE PARKING

NOT TO SCALE

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STATE OF TENNESSEE
8/21/24

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

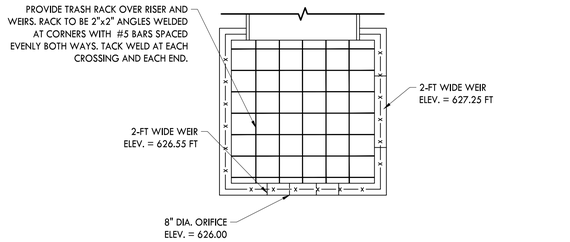
REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

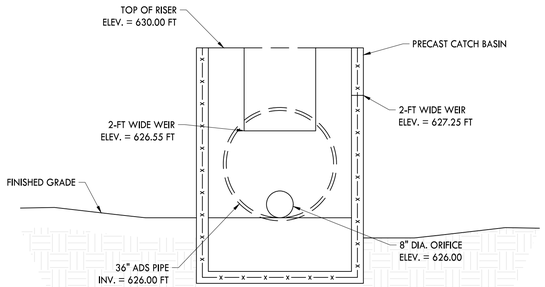
C9.0

DETAILS

Drawing Path: P:\2021\21067 - 3MS Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C9.0-DET.dwg



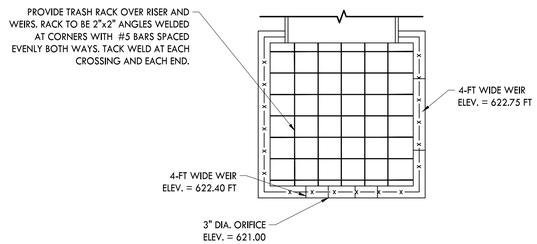
PLAN VIEW



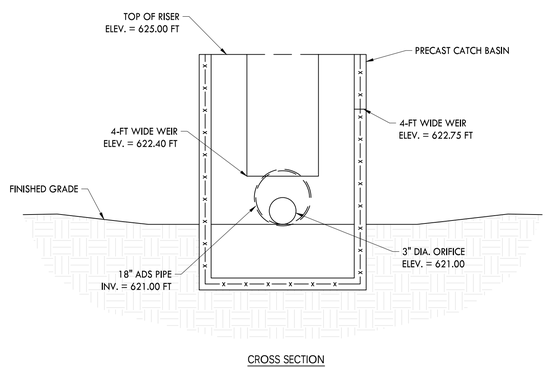
CROSS SECTION

7 STORMWATER POND 8 OUTLET STRUCTURE

NOT TO SCALE



PLAN VIEW



CROSS SECTION

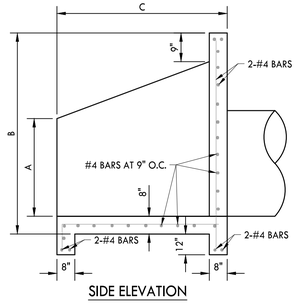
8 STORMWATER POND 9 OUTLET STRUCTURE

NOT TO SCALE

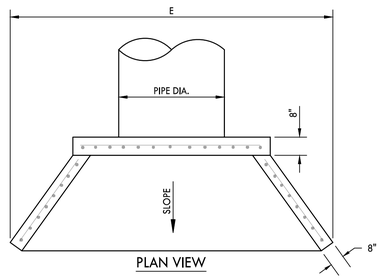
DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

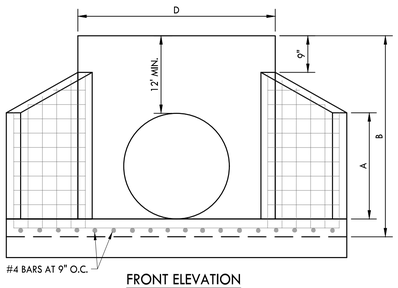
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION



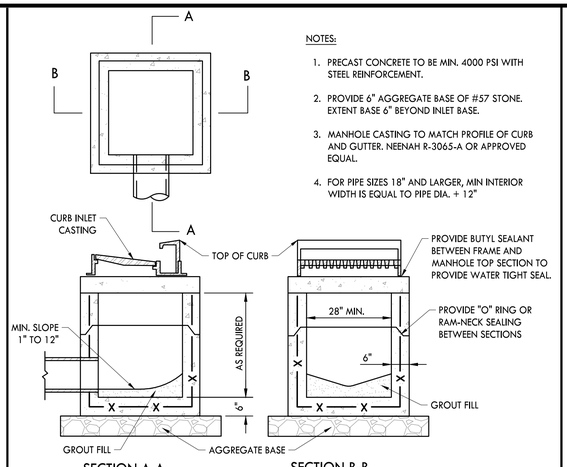
PLAN VIEW



FRONT ELEVATION

6 CONCRETE HEADWALL

NOT TO SCALE



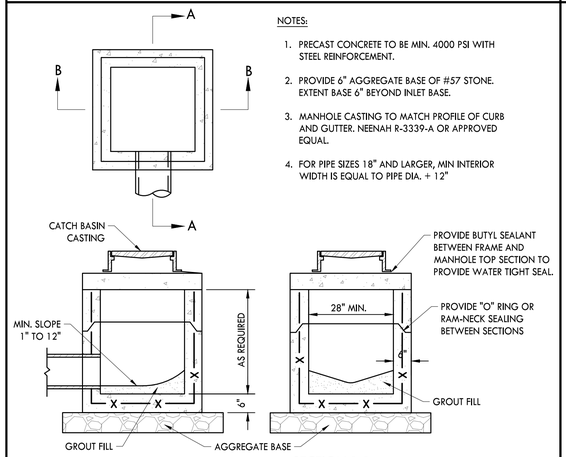
SECTION A-A SECTION B-B

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



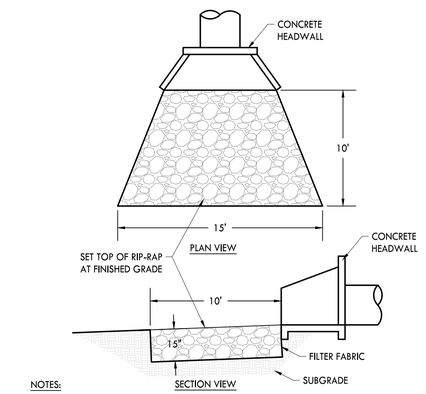
SECTION A-A SECTION B-B

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

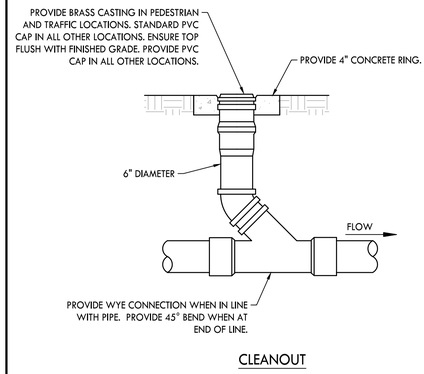


NOTES:

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



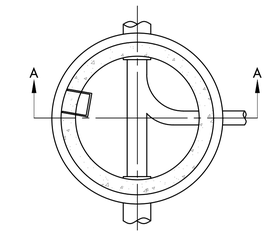
CLEANOUT

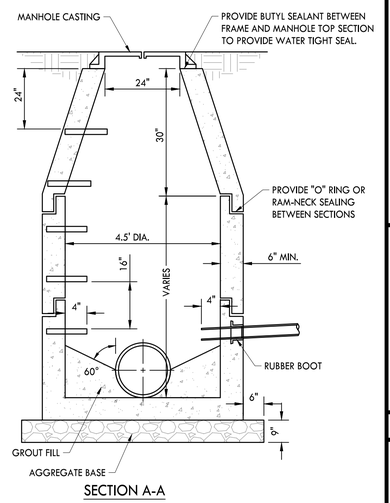
1 CLEANOUT

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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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT LICENSED PROFESSIONAL ENGINEER AGRICULTURE No. 124695 STATE OF TENNESSEE 8/21/24

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

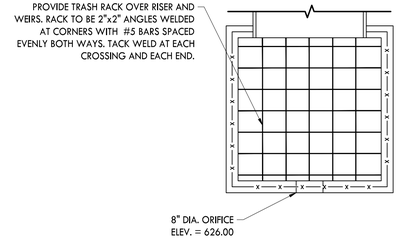
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No.	DATE	
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07/22/24 17067

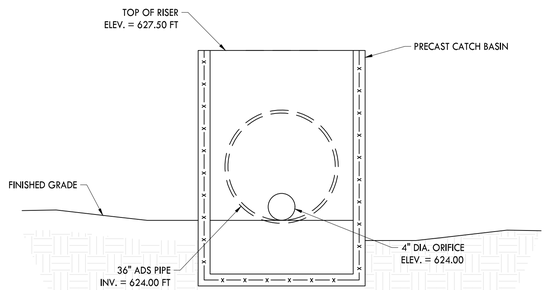
C9.1

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

RESERVED

NOT TO SCALE

3

RESERVED

NOT TO SCALE

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PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
8/27/24
LICENSE
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

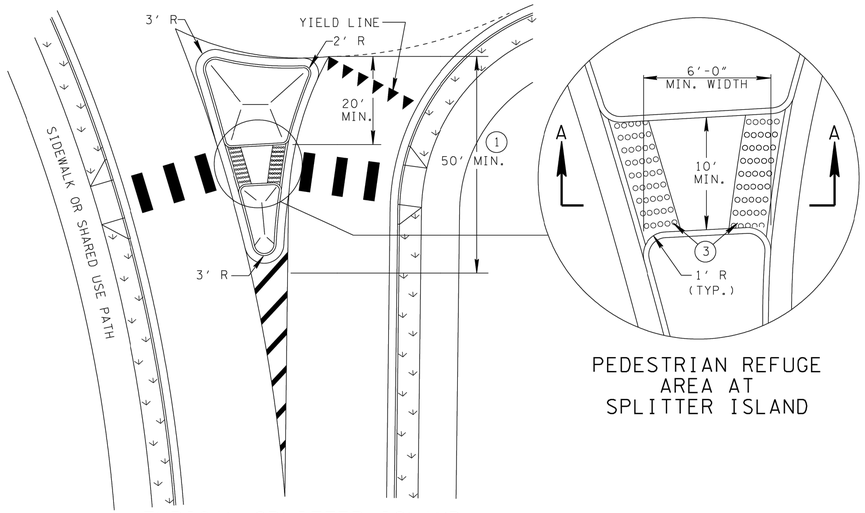
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No.	DATE
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2	08/27/24

07/22/24 17067

C9.2

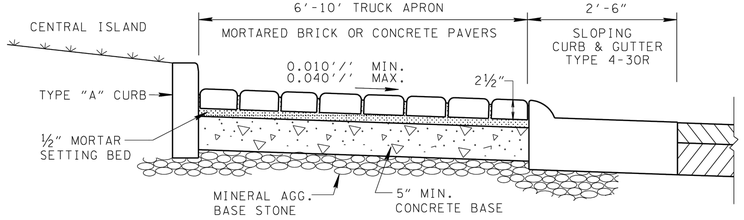
DETAILS

Drawing Path: K:\2021\21067 - JMB Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C9.0-DET.dwg



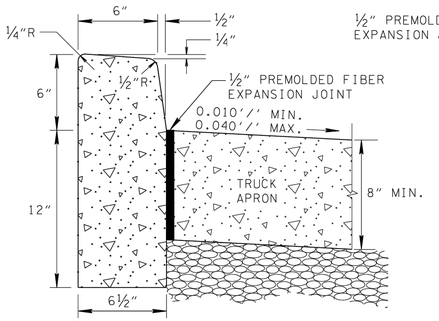
TYPICAL SPLITTER ISLAND

PEDESTRIAN REFUGE AREA AT SPLITTER ISLAND

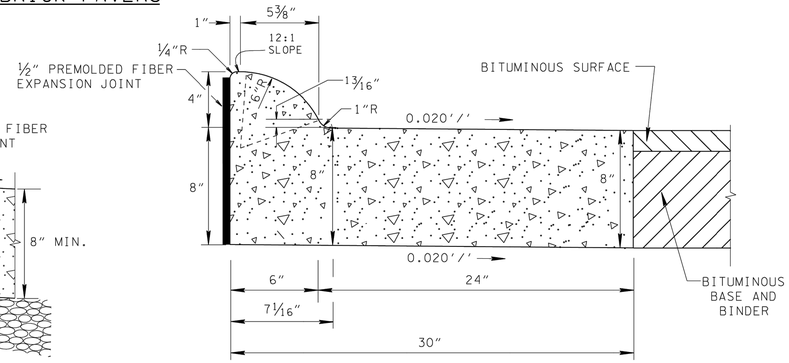


TRUCK APRON WITH CONCRETE OR BRICK PAVERS

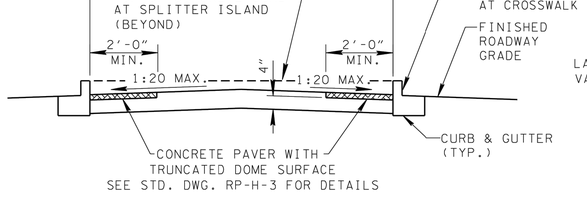
(BRICK PAVERS SHOWN)



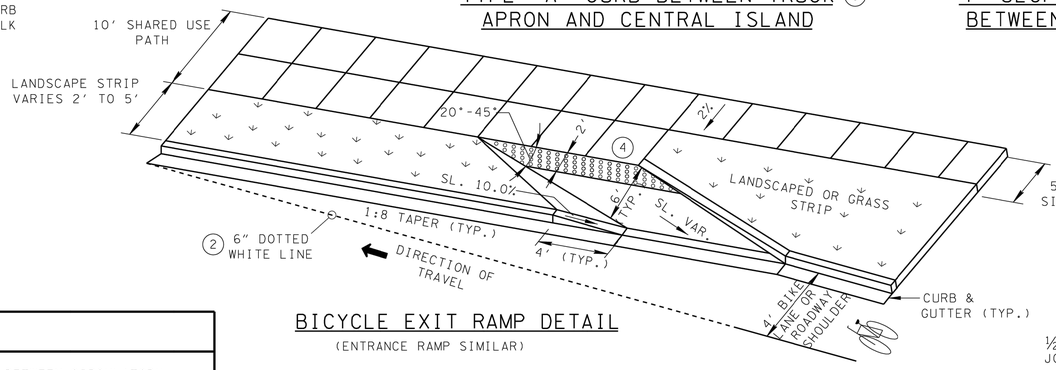
TYPE "A" CURB BETWEEN TRUCK (6) APRON AND CENTRAL ISLAND



4" SLOPING CONCRETE COMBINED CURB AND GUTTER BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON TYPE 4-30R

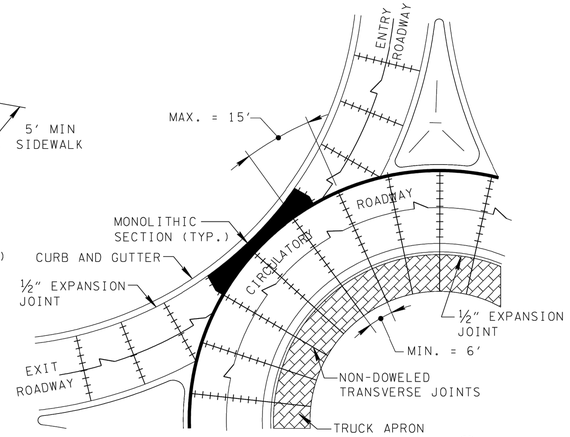


SPLITTER ISLAND CROSSING SECTION A-A



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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PATRICK JOSEPH PARROTT REGISTERED ENGINEER AGRICULTURE 8/21/24 No. 124695 STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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No.	DATE	
1	08/21/24	

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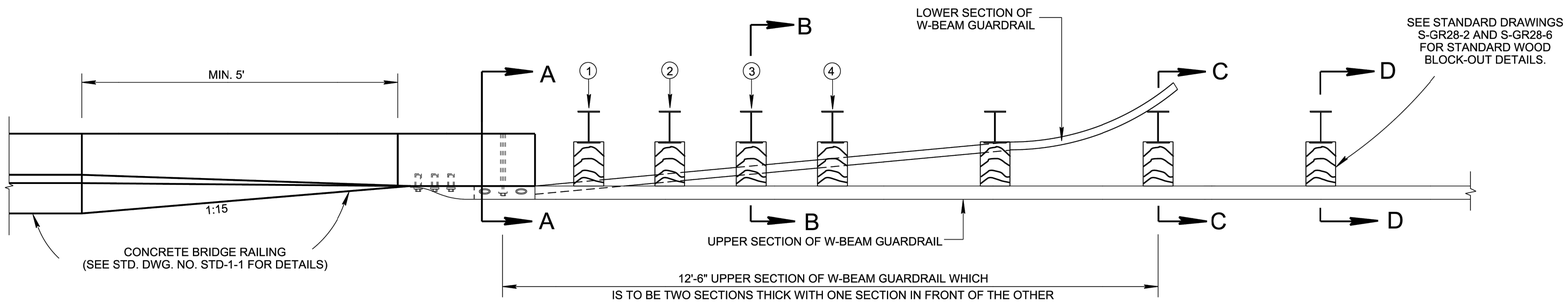
C9.3
DETAILS

Drawing Path: P:\2021\21067 - Mill Greens MH Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\21067-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.

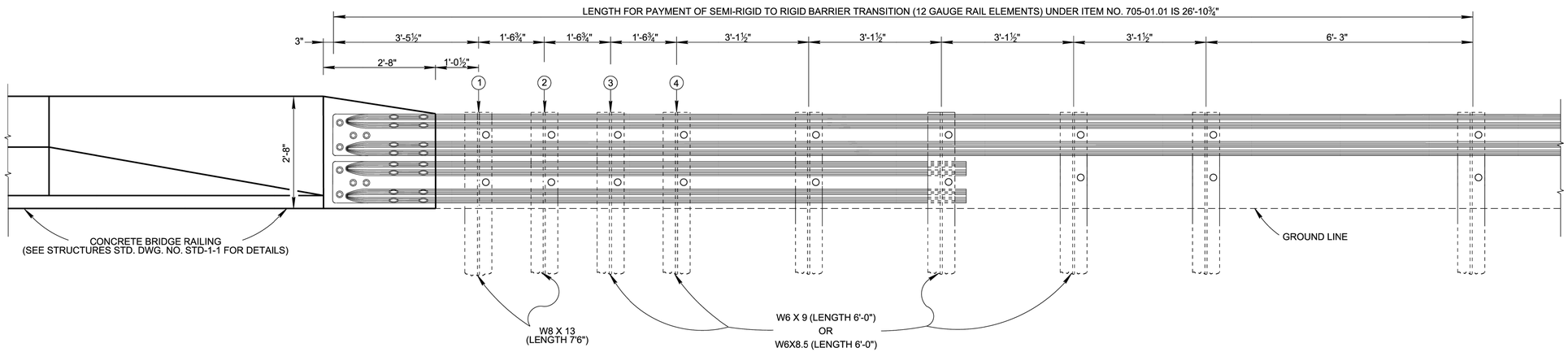
NOTE: THIS SYSTEM HAS BEEN EVALUATED UNDER NCHRP 350 TL-3.



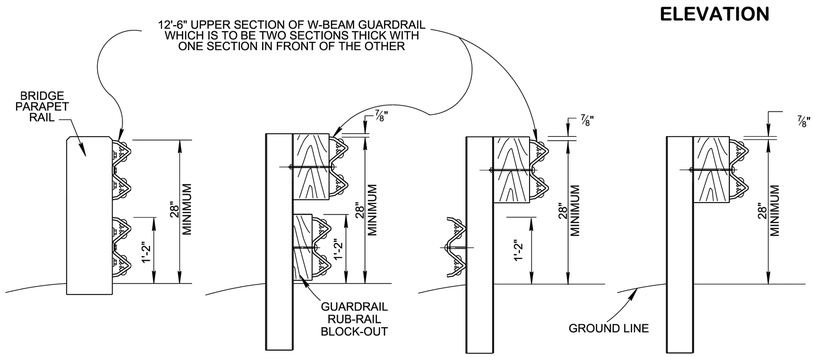
PLAN

GUARDRAIL RUB-RAIL BLOCK-OUT THICKNESS TABLE	
POST	THICKNESS
1	0.556'
2	0.446'
3	0.338'
4	0.230'

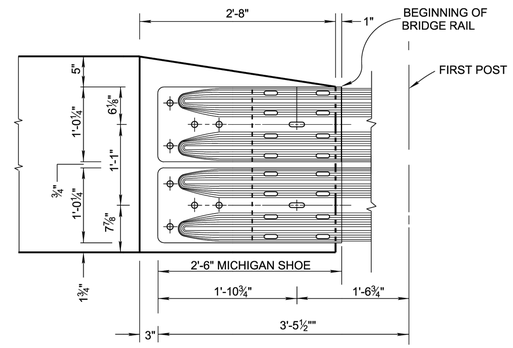
TREATED TIMBER 14½" X 4" BLOCK-OUT



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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AGREEMENT
8/21/24
No. 124695
STATE OF TENNESSEE

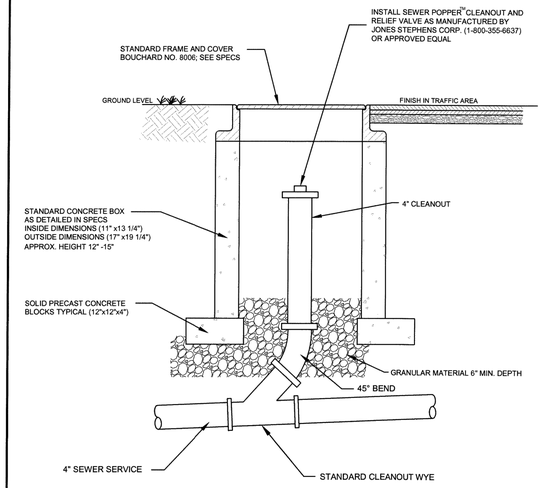
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE
1	08/21/24

07/22/24 17067

C9.4
DETAILS

Drawing Path: P:\2021\17067 - 3444 Greens Mill Rd\Dwg\Construction and Disturbance Permit\Phase 2\C9.04-DET.dwg



TYPICAL CLEANOUT ASSEMBLY

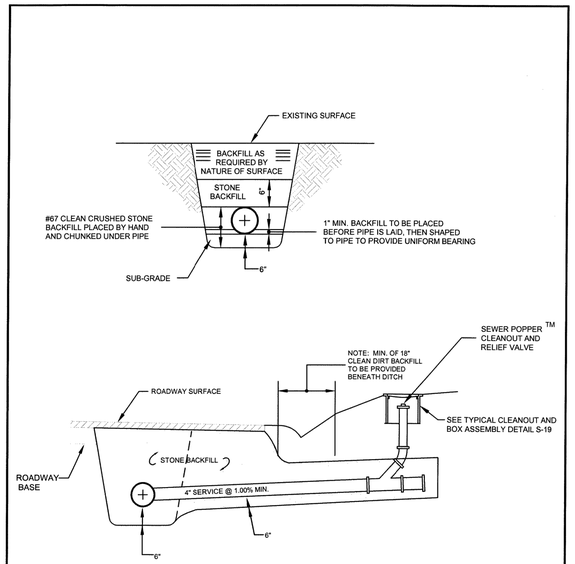
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S19

5



SERVICE LINE

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

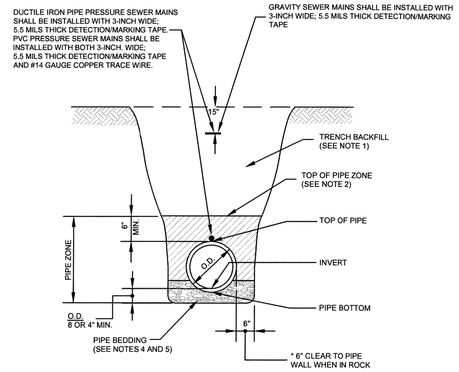
WMS# 21101

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

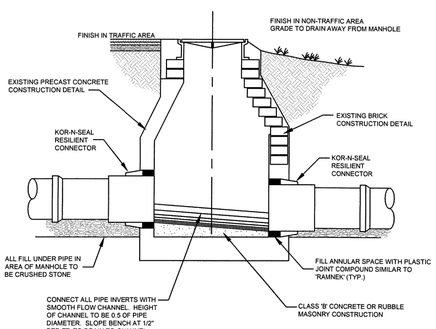
NOT TO SCALE

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.

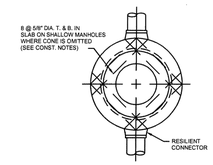
CITY OF COLUMBIA, TENNESSEE

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.

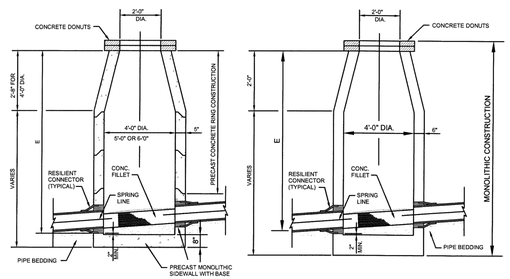


PLAN

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 MANHOLE'S 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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ENGINEERING CRUNK

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8/21/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

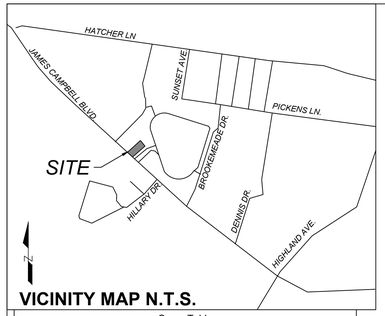
No.	DATE
1	08/21/24

07/22/24 17067

C9.5

DETAILS

Drawing Path: K:\2021\21067 - 3MS Greens Mill Rd\Eng\Construction\Land Disturbance Permit\Phase 2\C9.5-DET.dwg



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.

Curve Table					
Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S23° 16' 03"E	25.96	43.00	26.37	35°08'13"
C2	N12° 58' 56"E	31.39	49.00	31.95	37°21'46"
C3	S40° 06' 09"W	12.62	43.00	12.67	16°52'39"
C4	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C5	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"
C6	S79° 44' 11"W	243.57	316.73	250.01	45°13'39"
C7	N50° 37' 14"W	288.09	316.28	299.11	54°11'07"
C8	N62° 01' 44"W	55.94	45.00	60.36	76°51'11"
C9	S61° 16' 02"W	144.97	233.22	147.41	36°12'52"
C10	S25° 29' 50"W	17.60	145.00	17.61	6°57'32"
C11	S1° 38' 26"E	36.70	45.00	37.80	48°07'50"
C12	S31° 37' 32"E	29.01	145.00	29.06	11°29'03"
C13	N10° 39' 06"E	243.40	318.00	249.77	45°00'07"
C14	S54° 53' 45"W	25.02	316.82	25.03	4°31'33"

Line Table		
Line #	Direction	Length
L1	N46° 55' 46"W	33.76
L2	S40° 50' 10"E	38.86
L3	N84° 18' 03"E	6.00
L4	N58° 20' 11"W	6.00
L5	S48° 32' 29"W	93.24
L6	S41° 27' 31"E	6.00
L7	S48° 32' 29"W	22.99
L8	N41° 27' 31"W	6.00
L9	S48° 32' 29"W	28.53
L10	S50° 18' 23"W	45.76
L11	N43° 25' 04"E	49.72
L12	N43° 11' 39"E	9.93
L13	S79° 39' 04"W	57.55
L14	S29° 08' 04"W	75.70
L15	N46° 42' 15"W	208.98

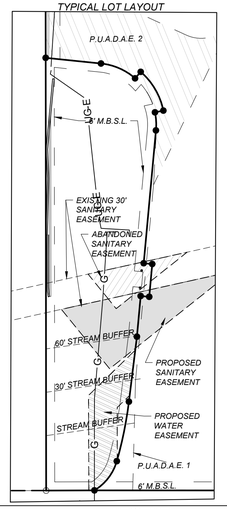
STREETS, PARKING, AND PEDESTRIAN ELEMENTS

- PROVIDED PARKING:
  7 PARKING SPACES AND 1 ADA SPACE, 8 TOTAL SPACES
- REQUIRED PARKING:
  1 PER 100 SF OF USEABLE FLOOR AREA (600SF/100 = 6 SPACES)

DEVELOPMENT SUMMARY

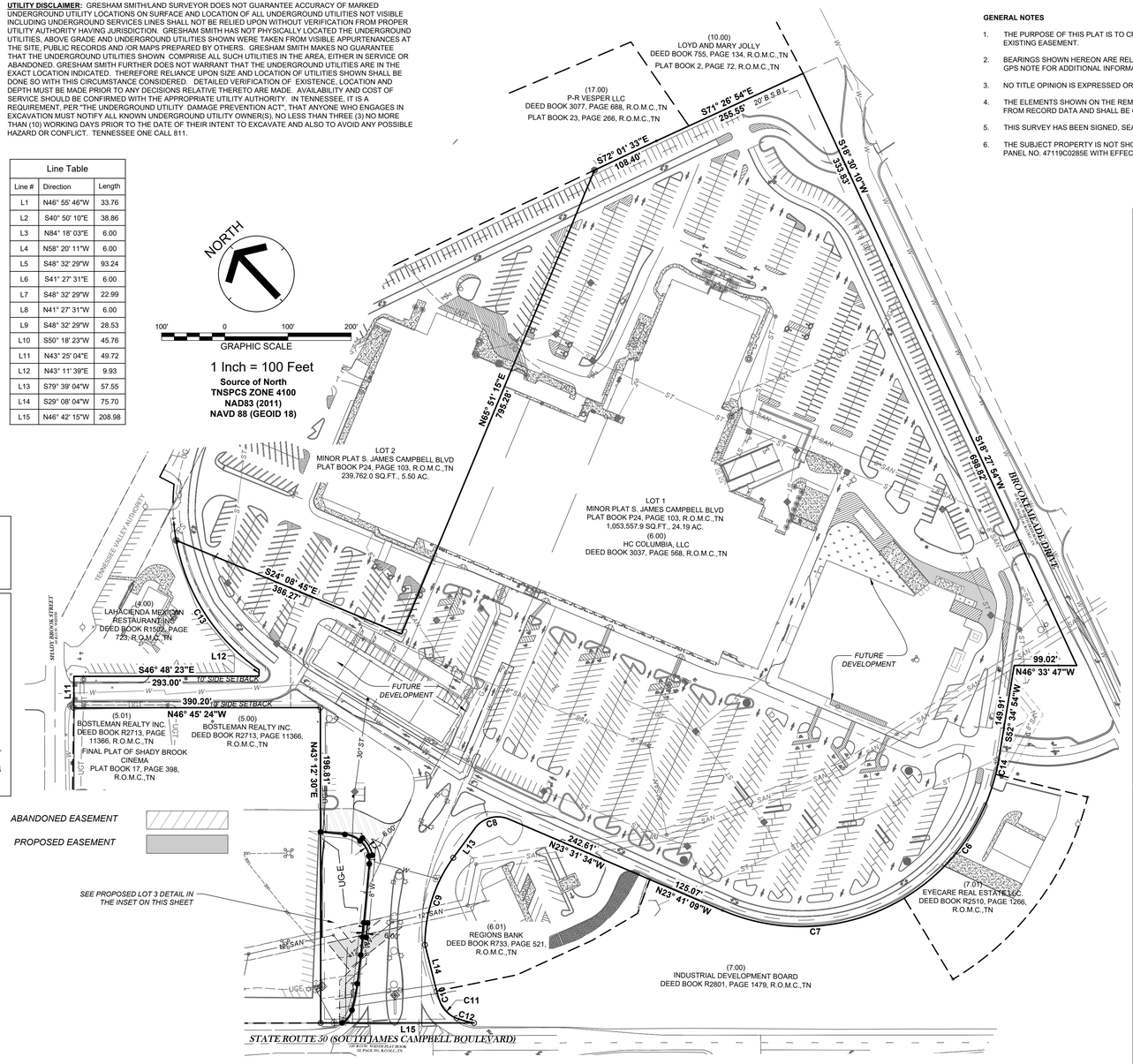
- FOR 7 BREW COFFEE SHOP
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  HC COLUMBIA, LLC
  73 WHITEBRIDGE ROAD SUITE 103 #230
  NASHVILLE, TN 37205
  WYATT@HIGHLANDCPT.COM\
- TAX MAP: 100N L
- PARCEL: 006.00
- ZONING CD-4C
- PROPERTY ADDRESS: 800 SOUTH JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
- PROPOSED SEWER EASEMENT TOTAL AREA: 2,834.26 SQ. FT., 0.07 AC.
- ABANDONED SEWER EASEMENT TOTAL AREA: 907.58 SQ.FT., 0.02 AC.
- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1,694.19 SQ.FT.,0.04 AC.
- PROPOSED LOT 3: 19,649.84 SQ.FT., 0.45 AC.

TYPICAL LOT LAYOUT



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		Proposed Shrub
			Proposed Tree

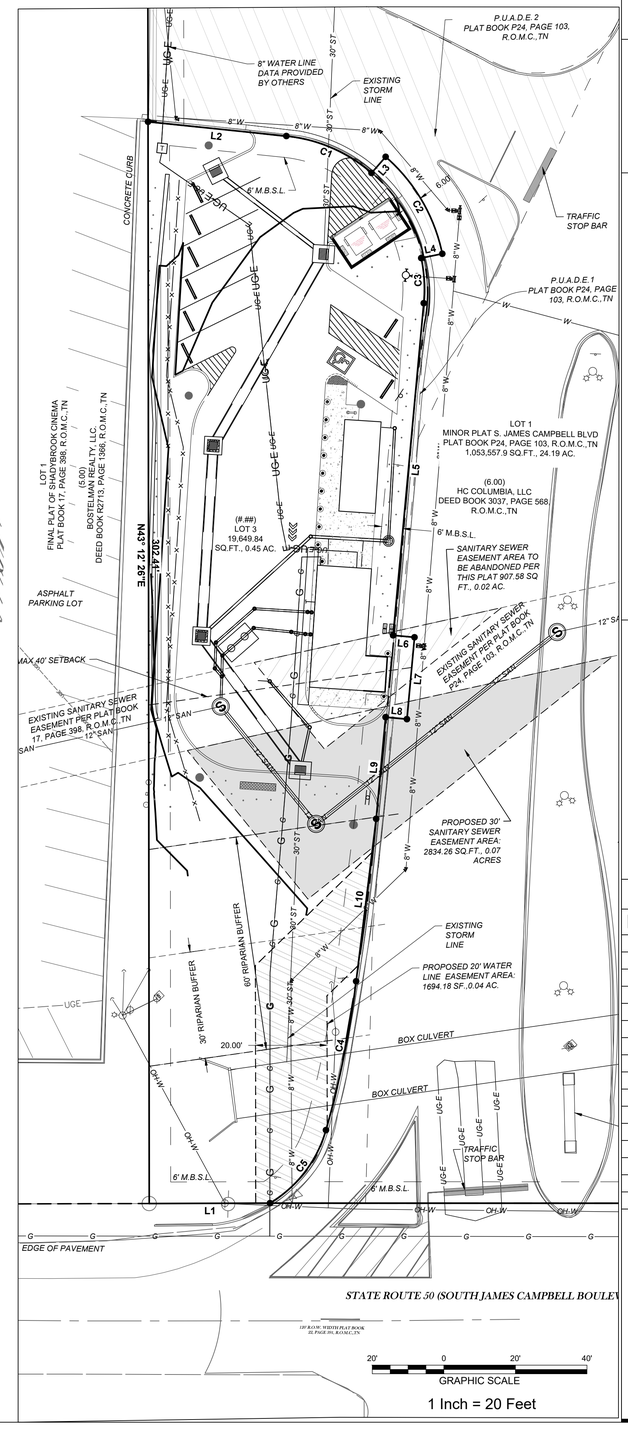


GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT, CREATE A WATER AND SEWER EASEMENT, AND ABANDON A PORTION OF AN EXISTING 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. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND SHALL BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. 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.



Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)



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: 01/21/2026

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 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 3037, PAGE 568 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON.

HC COLUMBIA, LLC — DATE

WYATT WOELTJE, PRESIDENT

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 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 — 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

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

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 SOUTH 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
1	01/20/2026	PLANNING COMMENTS

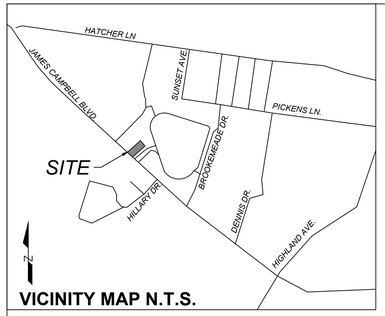
FINAL PLAT

1 OF 1

49048.04
01/09/2026

This Line Is 3 Inches When Printed Full Size

\\global.gspdata\vf\na_nf07\49048\08SurveyGp\00Work\00CAD\49048.04_V-Preliminary Plat.dwg - Nathan Guessetto - 1/21/2026 11:38:32 AM



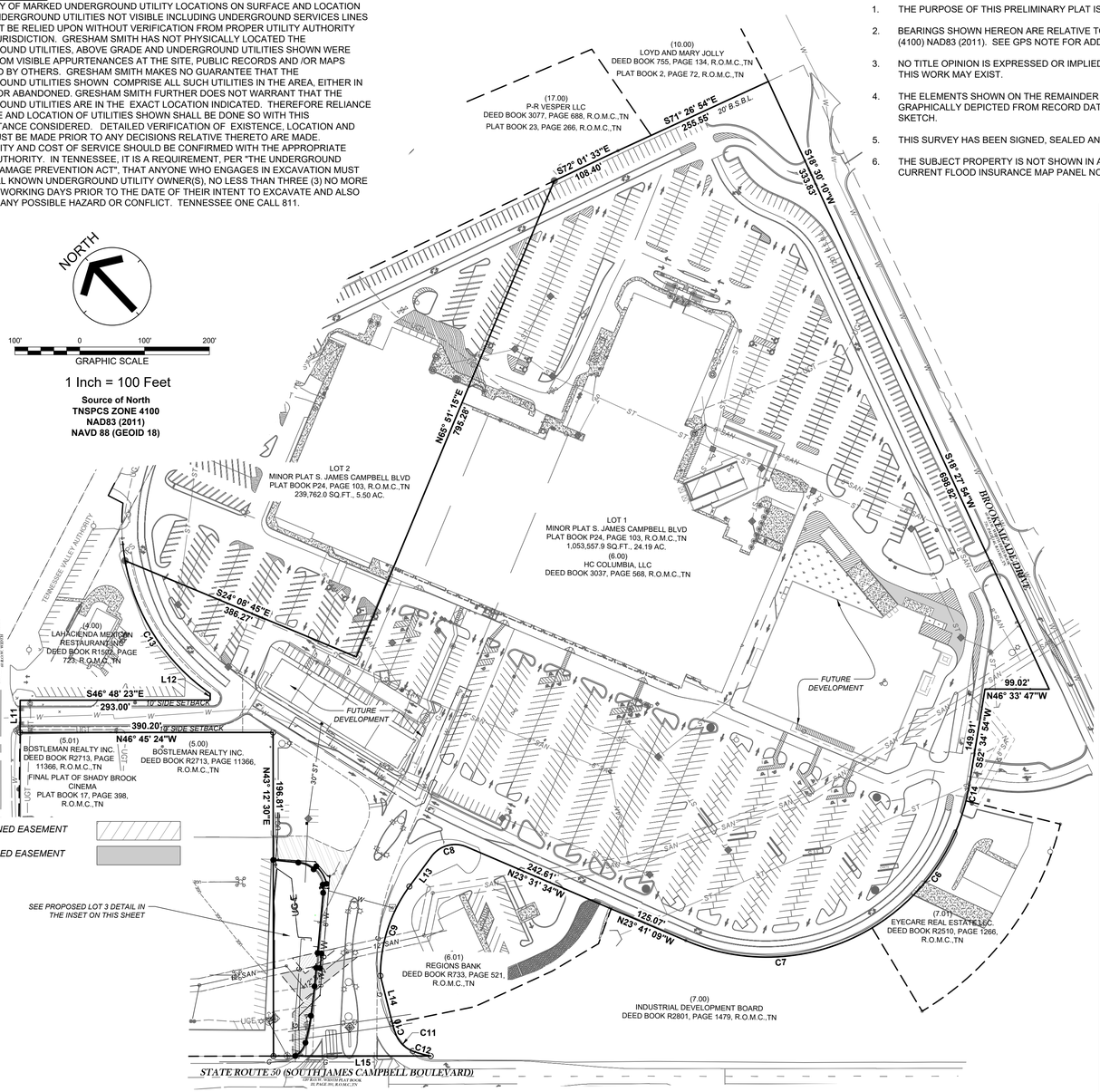
VICINITY MAP N.T.S.

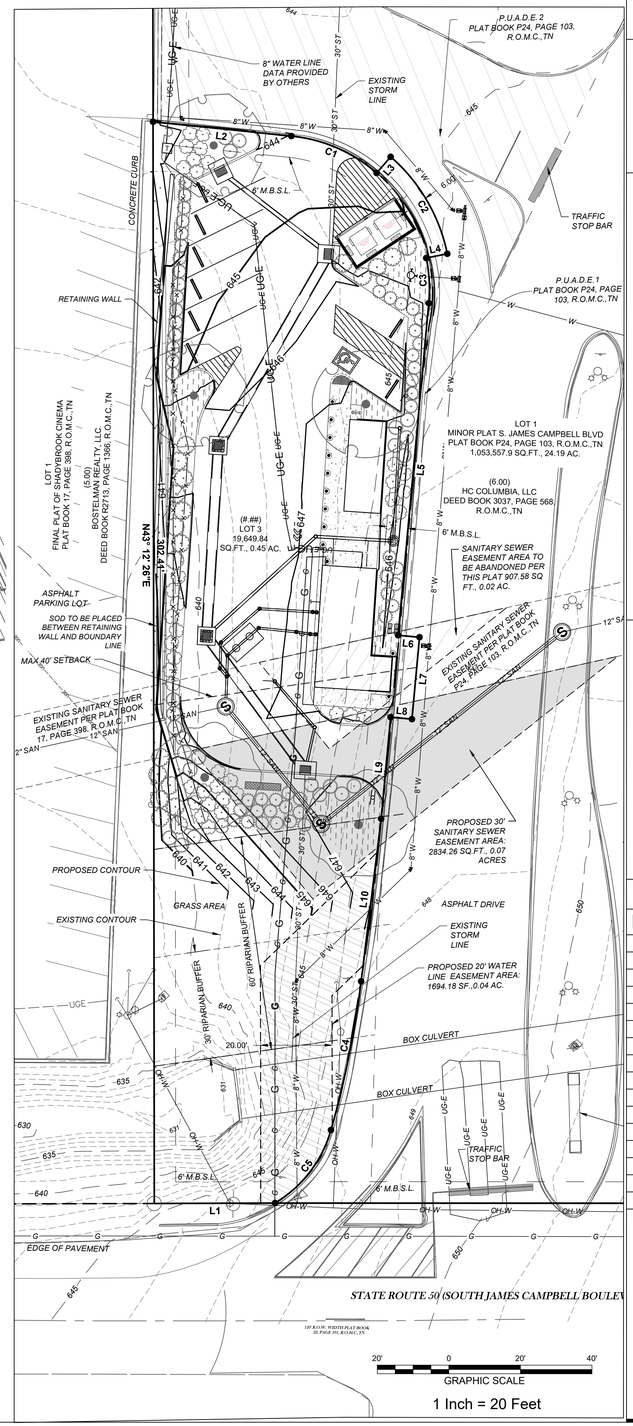
UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING 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.

GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW EXISTING AND PROPOSED CONDITIONS.
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. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
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Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)





STRUCTURES

COFFEE RETAIL BUILDING
HEIGHT 19'- 5 3/4"
UTILIZATION: COFFEE STORE
AREA: 600 SQUARE FEET

COOLER BUILDING
HEIGHT: 10'- 6"
UTILIZATION: COLD STORAGE
AREA: 285 SQUARE FEET

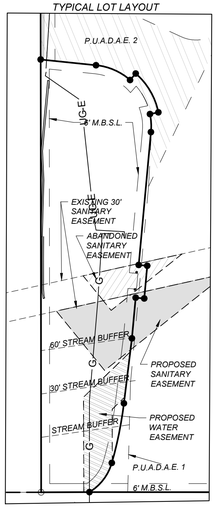
STREETS, PARKING, AND PEDESTRIAN ELEMENTS

- PROVIDED PARKING:
  7 PARKING SPACES AND 1 ADA SPACE, 8 TOTAL SPACES
- REQUIRED PARKING:
  1 PER 100 SF OF USEABLE FLOOR AREA (600SF/100 = 6 SPACES)

DEVELOPMENT SUMMARY

- FOR 7 BREW COFFEE SHOP
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  HC COLUMBIA, LLC
  73 WHITEBRIDGE ROAD SUITE 103 #230
  NASHVILLE, TN 37205
  WYATT@HIGHLANDCPT.COM\
- TAX MAP: 100N L
- PARCEL: 006.00
- ZONING CD-4C
- PROPERTY ADDRESS: 800 SOUTH JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
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- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1,694.19 SQ.FT.,0.04 AC.
- PROPOSED LOT 3: 19,649.84 SQ.FT., 0.45 AC.

TYPICAL LOT LAYOUT

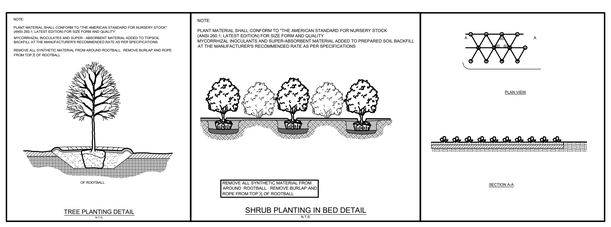


Curve Table					
Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S23° 16' 03"E	25.96	43.00	26.37	35°08'13"
C2	N12° 58' 56"E	31.39	49.00	31.95	37°21'46"
C3	S40° 06' 09"W	12.62	43.00	12.67	16°52'39"
C4	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C5	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"
C6	S79° 44' 11"W	243.57	316.73	250.01	45°13'39"
C7	N50° 37' 14"W	288.09	316.28	299.11	54°11'07"
C8	N62° 01' 44"W	55.94	45.00	60.36	76°51'11"
C9	S61° 16' 02"W	144.97	233.22	147.41	36°12'52"
C10	S25° 29' 50"W	17.60	145.00	17.61	6°57'32"
C11	S1° 38' 26"E	36.70	45.00	37.80	48°07'50"
C12	S31° 37' 32"E	29.01	145.00	29.06	11°29'03"
C13	N10° 39' 06"E	243.40	318.00	249.77	45°00'07"
C14	S54° 53' 45"W	25.02	316.82	25.03	4°31'33"

Line Table		
Line #	Direction	Length
L1	N46° 55' 46"W	33.76
L2	S40° 50' 10"E	38.86
L3	N84° 18' 03"E	6.00
L4	N58° 20' 11"W	6.00
L5	S48° 32' 29"W	93.24
L6	S41° 27' 31"E	6.00
L7	S48° 32' 29"W	22.99
L8	N41° 27' 31"W	6.00
L9	S48° 32' 29"W	28.53
L10	S50° 18' 23"W	45.76
L11	N43° 25' 04"E	49.72
L12	N43° 11' 39"E	9.93
L13	S79° 39' 04"W	57.55
L14	S29° 08' 04"W	75.70
L15	N46° 42' 15"W	208.98

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		Proposed Shrub
			Proposed Tree



Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 SOUTH 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 — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — COMMERCE — 01/21/2026 — TENNESSEE NO. 3426

Nathan Guessetto, TN RLS 3426
Gresham Smith
[E] nathan.guessetto@greshamsmith.com
[P] 615-770-8223

Revision

No.	Date	Description
1	01/20/2026	PLANNING COMMENTS

PRELIMINARY PLAT

1 OF 1

49048.04
01/09/2026

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Gresham Smith

January 21, 2026

Development Review Committee
City of Columbia
700 North Garden Street
Columbia, TN 38401

Subject: 7-Brew Columbia – Preliminary Plat
Columbia, TN
Item No: 25-0463
Gresham Smith Project Number: 49048.04

Dear DRC:

The following are Gresham Smith responses to your comments from your letter dated January 14, 2026 regarding 7-Brew Columbia – Preliminary Plat (Item No. 25-0463).

Planning Comments:

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

   Response: Noted as informational.

2. Comment: Show all property boundaries, easements, and encumbrances.

   Response: All are shown on the plat.

3. Comment: At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GreshamSmith.com

addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

Response: This letter serves at the response letter.

4. Comment: Structure on lot is required to meet the minimum secondary frontage setback of 6' running parallel to the internal drive located on the east side of the lot. Existing curbing at this location will need to be removed and re-alignment of the road intersection will be required to accomplish compliance with the setback requirement. This action will require a Public Access Easement to be established at this location.

Response: After meeting with planning staff, it was decided that the eastern boundary line can be offset to allow the distance needed to keep the existing building out of the 6' easement.

5. Comment: Show the location of all existing structures within the property.

Response: The existing structures are shown on the plat.

6. Comment: The retaining wall and landscaping on site at west side of property will have to be captured in an easement, and shown on Plat.

Response: The retaining wall is being reconstructed within the boundary of the subject property. An easement is no longer needed.

7. Comment: Provide typical lot layout depicting proposed setbacks and easements.

Response: Shown on both the preliminary plat and final plat.

8. Comment: Identify the zoning for all lots on the plat.

Response: Lot zoning added to the development summary.

<u>Engineering Comments:</u>

9. Comment: See planning comments regarding preliminary plat submittal.

Response: Planning comments addressed above.

10. Comment: Show stream and stream buffer, projected from the face of the headwall. indicated both 30 foot and 60-foot lines from top of bank.

Response: **60' buffer was already shown. 30' buffer was added.**

11. Comment: Show existing lot 1 entirety.

Response: **Lot 1 shown on face of plat.**

Building Comments:

2. Comment: No comment.

Response: **Noted.**

Police Comments:

3. Comment: No comment provided.

Response: **Noted.**

City Attorney:

4. Comment: No comment provided.

Response: **Noted.**

Maury County Schools

5. Comment: No comment provided.

Response: **Noted.**

ATT

6. Comment: ATT INTENDS TO SERVE.

Response: **Noted.**

Duck River Electric Membership Corp

7. Comment: No Comment.

   Response: Noted.

Maury County E911

8. Comment: No Comment.

   Response: Noted.

Columbia Power Comments:

9. Comment: 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.

   Response: Noted as informational.

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

    Response: Noted as informational.

Public Works Comments:

11. Comment: Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.

    Response: Noted as informational.

12. Comment: DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

    DUMPSTER AND COMPACTOR STANDARDS GENERAL

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

    GUIDELINES FOR DUMPSTERS

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

DUMPSTER PAD REQUIREMENTS

The concrete dumpster pad shall be at least 12 feet by 12 feet. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required. Clearance at each side of the dumpster must be at least 2 feet and 6 inches. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates. Access area, approach and pad must be level. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage. Gates must be unlocked and open for collection.

Response: **Noted as informational.**

Maury County Highway Dept.

13. Comment: No comment.

Response: **Noted.**

Columbia Water

14. Comment: No comments.

Response: **Noted.**

Atmos Energy

15. Comment: No comments.

Response: **Noted.**

If you have any questions, please do not hesitate to call me at 615-770-8223

Sincerely,



Nathan Guesetto, RLS, TN
Land Surveyor – Assistant Survey Manager

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

ITEM NO.
25-0463

DESCRIPTION: 7 Brew-800 S James Campbell Blvd

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. Show all property boundaries, easements, and encumbrances.
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
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5. Show the location of all existing structures within the property.
6. The retaining wall and landscaping on site at west side of property will have to be captured in an easement, and shown on Plat.
7. Provide typical lot layout depicting proposed setbacks and easements.
8. Identify the zoning for all lots on the plat.

Engineering

9. See planning comments regarding preliminary plat submittal.
10. Show stream and stream buffer, projected from the face of the headwall. indicated both 30 foot and 60-foot lines from top of bank.
11. Show existing lot 1 entirety.

Fire

1. No comments

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

Building

2. No comment.

Police

3. No comment provided.

City Attorney

4. No comment provided.

Maury County Schools

5. No comment.

ATT

6. ATT INTENDS TO SERVE.

Duck River Electric Membership Corp

7. No Comment.

Maury County E911

8. No comment.

Columbia Power

9. 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.
10. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

CITY OF COLUMBIA TENNESSEE

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

Public Works

11. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
12. **DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS**

    DUMPSTER AND COMPACTOR STANDARDS GENERAL

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

    GUIDELINES FOR DUMPSTERS

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

    DUMPSTER PAD REQUIREMENTS

    The concrete dumpster pad shall be at least 12 feet by 12 feet.

    The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.

    A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.

    Clearance at each side of the dumpster must be at least 2 feet and 6 inches.

    If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

    Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.

    If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.

    Access area, approach and pad must be level.

    Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

    Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.

    The collection truck shall not be required to back-up for no more than 200 feet.

    No backing into or across a public right-of-way.

    No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.

Heavy duty pavement is required for the collection truck's path through the complex.
City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
Gates must be unlocked and open for collection.

Maury County Highway Dept.

13. No comment.

Columbia Water

14. No comments.

Atmos Energy

15. No comments provided.

Resubmittal Guidelines

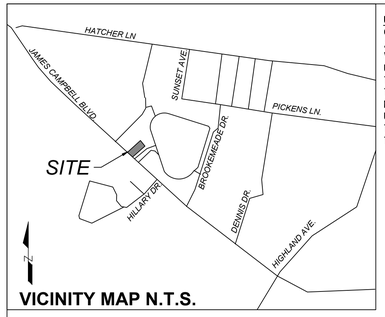
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

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

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



VICINITY MAP N.T.S.

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

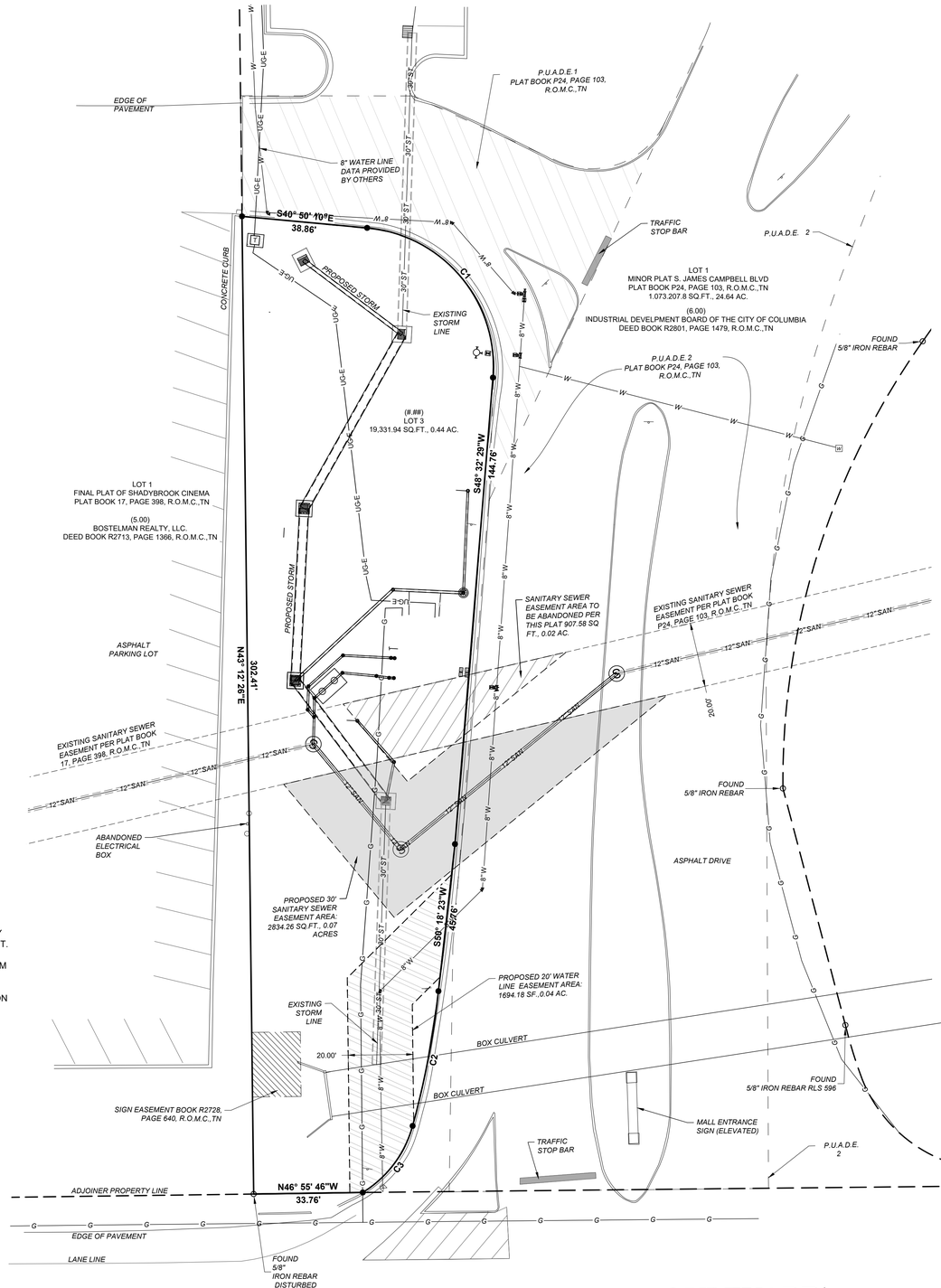
1. GPS FIELD PROCEDURE-REAL-TIME KINEMATIC WITH ONLINE POSITION USER SERVICE
2. RELATIVE POSITIONAL PRECISION= <0.07 FEET BETWEEN TESTED PAIRS
3. DATES OF SURVEY-02/21-02/28/2025
4. HORIZONTAL DATUM-NAD-83 (2011), EPOCH-2010
   VERTICAL DATUM-NAVD 88 (GEOID COMPUTED)
5. FIXED CONTROL STATIONS- DM3531 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"



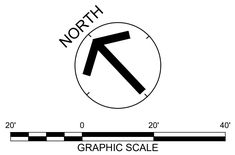
STATE ROUTE 50 (SOUTH JAMES CAMPBELL BOULEVARD)

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 — DATE
COLUMBIA, TENNESSEE

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

DIRECTOR OF WASTEWATER DEPARTMENT — DATE
COLUMBIA, TENNESSEE

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 — DATE
COLUMBIA, TENNESSEE

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\vfnra_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