CITY OF COLUMBIA
TENNESSEE

# AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, February 11, 2026 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

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

II. Consent

1. Request from TKC Architecture & Engineering for Final Plat approval with surety in the amount of $445,000 for Reserve at Hickory Ridge Phase 1A off Red Hawk Road and Bear Creek Pike, being a portion of Tax Map 72 Parcel 66 and Tax Map 93 Parcel 3.02.

III. Discussion Items

1. Request from Noah Burchell for Appeal approval to 5.12.2.A of the Engineering Standards and Specifications regarding property at 308 Granada Drive, being Tax Map 89K Group G Parcel 28. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**
2. Request from Patrick Carter for a *Connect Columbia* Comprehensive Plan Amendment to reclassify property at Tax Map 67 Parcel 1 located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

3. Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

4. Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

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

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

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

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

IV. Other Business

V. Public Comments

VI. Adjourn

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

Organization

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

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

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

Chairman Charlie Goatz called for the verbal roll call.

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

**Absent Was:** Planning Commission Member, James Shannon.

**Other Attendees:** Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineeer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mr. Douglas Toney, Assistant Engineer.

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

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

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

Chairman Charlie Goatz read the agenda item. Mr. Paul Keltner, Director of Development Services, gave the details of the Acknowledgment of Official Communications of the Columbia City Council on Annexation and Zoning.

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

Chairman Charlie Goatz read the agenda item. Mayor Molder moved to approve the minutes, and Dr. Martin seconded the motion. The motion to approve the minutes passed six to zero.

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

Chairman Charlie Goatz read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order or in the process of being updated.

Consent

Chairman Charlie Goatz read the two consent items and entertained a motion on both items together. Vice-Mayor McBroom moved to approve, and Dr. Martin seconded. The motion to approve passed six to zero.

Item II.1. - **Request from Abigail Overstreet for Final Plat approval with surety of $535,000 for Hampshire Pike Steadfast located off Hampshire Pike at Tax Map 89 Parcel 41.15.**

Item II.2. - **Request from TKC Architecture & Engineering, LLC for Final Plat approval with surety of $690,000 for Reserve at Hickory Ridge Phase 1B located at Tax Map 93 Parcel 3.02 off Bear Creek Pike and Red Hawk Road.**

Discussion Items

Item III.1. - **Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road. THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT IS REQUESTING A DEFERRAL.**

Mr. Charlie Goatz read the agenda item. He stated that the applicant has requested a deferral on this item. Mr. Goatz moved to defer, and Mayor Molder seconded the motion. The motion to defer passed with a vote of six to zero.

Item III.2. - **Request from T-Square Engineering, Inc. to Rezone property located at 601 and 605 West 7th Street, being Tax Map 100D Group F Parcel 20, from CD-4 (General Urban Character District) to CD-5 (General Urban Center). THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT HAS WITHDRAWN THIS REQUEST.**

Mr. Goatz read the agenda item, and stated that the applicant has withdrawn the request.

Item III.3. - **Request from TKC Architecture & Engineering for approval of an overlay Map Amendment to the *Downtown Columbia Commercial Historic District* concerning property at 810 Woodland Street, being Tax Map 99A Group K Parcel 11.**

Mr. Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report.
Mayor Molder stated that he would abstain from this request.

Mr. Goatz asked for clarification on this item, not really changing anything other than getting it included in the Historic Zoning District. Mr. Archibald confirmed that it is a map amendment, therefore it is not changing the base zone of that particular property, it will change the overlay map to be captured in the historic district overlay.
Mr. Archibald discussed further. The discussion included the 2024 historical inventory update that captured the property. This property has historic significance, and comes as a favorable recommendation from the Historic Commission with criteria being met; overlay; map amendment and the satisfaction of the fifty-plus year requirement for properties to be considered, and it will not affect the base zoning of CD-5.
Mr. Goatz moved to approve, Vice-Mayor McBroom seconded the motion. The motion to approve passed five to zero, with Mayor Molder abstaining.

Item III.4. - **Request from Noah Burchell for Appeal approval to 5.12.2.A of the Engineering Standards and Specifications regarding property at 308 Granada Drive, being Tax Map 89K Group G Parcel 28.**

Mr. Goatz read the agenda item. Mr. Harper gave the details of the staff report. Mr. Goatz asked Wastewater, Ryan Filipkowski, for clarification of the notes in reference to gravity to the manhole. Mr. Filipkowski stated that it has not been proven one way or the other, and he further explained. He also stated that sewer is unavailable to the lot as it stands. Mr. Brass displayed the wastewater map. Mr. Paul Keltner stated that there are four lots in this same predicament. Mr. Filipkowski further explained.
Further discussion included man whole, sewer, private property, and requiring an easement. Mr. McBroom stated, "What he is saying is, unless he can get the other people to agree, and that lot will not have sewer. To get them to agree, he would have to take them to court". He asked Mr. Filipkowski if he was right. Mr. Filipkowski stated, "Yes." He also stated that it wouldn't make sense for one lot.
Further discussion included; storm drain, sewer availability, the manhole, easement, the right of way, what makes it feasible, and the four lots. Mr. Goatz called Mr. Burchell to come up and stated there were discrepancies from the driveway location, one bedroom to two bedrooms, and several other factors. Mr. Burchell discussed his conversation with wastewater.
Additional discussion included the one bedroom permit, the floor plan, an updated septic permit, open for suggestions, the house plan on the agenda, the intent, and rental place. Mr. Keltner explained that you can understand why the ordinance has it set up by the acre. He discussed septic issues. Vice-Mayor McBroom recommended a true one bedroom plan. Vice-Mayor McBroom moved to defer and the applicant returning with a true one-bedroom plan. Mayor Molder seconded the motion. Dr. Martin stated that we are talking about the plan for the house, but is the lot and everything being moved around going to be amenable to having it even if you put Septic? Mr. Goatz stated that those are some of his concerns as well. Sometimes lots are deemed not buildable.
Vice-Mayor McBroom amended his motion. Present a new sight plan or plot plan showing where the house will be, with a new septic tank letter for actually a one-bedroom house. Mayor Molder seconded the amended modified motion. Dr. Martin stated that this

answered her questions. She felt if the Commission got all the pieces, then the Commission would have a better opportunity to look at something positive. The motion to defer passed six to zero.

Item III.5. - **Request from Patrick Carter for a *Connect Columbia* Comprehensive Plan Amendment approval to reclassify property atto the Future Land Use Designation to reclassify property at Tax Map 67 Parcel 1 located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN). THE APPLICANT IS REQUESTING A DEFERRAL.**

Chairman Goatz read the agenda item. The applicant requested a deferral. Mr. Goatz stated that there were speakers signed up, but there was a deferral request, we are unable to discuss the project. Mr. Goatz moved to defer. Ms. Williams seconded the motion. The motion to defer passed six to zero.

Item III.6. - **Request from Fulmer Lucas Engineering, LLC for Preliminary PUD Master Plan approval for new construction of a group care facility located at a portion of Tax Map 112 Parcel 3.07 off Rutherford Lane.**

Mr. Goatz stated that he would be abstaining on this request, and he gave the lead to Vice-Chairman Sloan. Mr. Sloan called for staff to read the staff report. Mr. Austin Brass gave the details of the requests. He stated that the property is zoned PUD. The property is just under ten acres. The applicant is requesting several deviations.
Dr. Martin stated that she would be abstaining because her mother is a resident of Morning Point.
Vice-Mayor McBroom asked what all the applicant could put on this property.
Mr. Brass stated that it could be anything from commercial uses to residential uses, because it is under ten acres. It does allow for a variety of uses. However, being a PUD whatever is being proposed is locked in. This request is for assistive living. Any decision the board makes is what they approve, and they couldn't change the use or anything like that. Vice-Mayor McBroom stated that this piece of property could have almost anything on it. Mr. Brass stated that because it is a PUD. Mayor Molder stated, "Vice-Mayor, where you are going with that is this property could have high density housing." The Vice-Mayor stated yes. This could be a variety of things. Ms. Williams inquired about the 140 parking spaces. Mr. Brass confirmed. Additional discussion included parking spaces, the area to the right, the drive isle in the middle, the west elevation, all parking in the third layer, the ordinance, and staffing parking requirement.
Mr. Chris Hibbard, a member of the public, is concerned about traffic.
Mr. Glenn Harper stated that this site did not meet the triggers for a traffic study, and he further explained.
Franklin Farrow, with the ownership. They have outgrown their current location, and he further discussed it.
Vice-Mayor McBroom asked why there was so much more parking.
Mr. Farrow stated they are off-peak, and they don't create a lot of traffic flow. They like for families to have a place to park. Further discussion included staff scattered over

three shifts, accommodating visitors and staff, shift change, clashing with the schools, landscaping, required screening, parking will be in the third layer, and excess parking on the side.
Jay Fulmer, Civil Engineer, discussed a softer residential feel; water, screen wall and masonry wall. Mr. Keltner asked about the elevations. Mr. Fulmer explained the elevations and dressing up the entrances.
Mr. Brass stated that the concern is the westward elevation and the desire to see it dressed. The glazing requirement is twenty percent.
Mr. Sloan moved to approve based on the information presented, along with enhancing the Westfield elevation, which is referenced as the west elevation of the lantern building on the site, to include gable and columns to make it appear as though it is an entrance. To have an overall enhanced elevation facing Woodard School and have this done before it goes to City Council subject to any staff and technical comments. Ms. Williams seconded the motion. Mr. Paul Keltner discussed the process going to City Council. Vice-Mayor McBroom stated that this would be the least intrusive. Mayor Molder echoed the Vice-Mayor this project seems to be the least intrusive in reference to the volume that it is going to add on the roadway, and otherwise. For that reason, he is in favor of this motion. The motion to approve passed four to zero with Mr. Goatz, and Dr. Martin abstaining.

Item III.7. - **Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58.**

Mr. Goatz read the agenda item. Charles Rush, Principal Planner, gave the details of the staff report. Civic space is included. The applicant is asking for five deviations.
Mr. Josh Rowland, Kimley Horn, representing the applicant, was present to answer questions. Mr. Rowland stated that he had a brief presentation. They are proposing 208 Townhomes. All products are alley loaded. The discussion included the applicants are exceeding the civic space requirement, deviations, old PUD on the property, setback, half have full driveway in the back, retaining walls, and managing illegal parking. Buffer deviation, adding a non-required buffer, not touching the trees on the north, waterline easement, slab on grade, and elevated front porch.
Parking Deviation—every home has a two-car garage, they have adequate parking, and there is no parking on Honey Farm Way.
Mr. Goatz asked for clarification on the studs' depth for garage parking spaces. Mr. Rowland stated 19 1/2 feet deep. Mr. Keltner stated that he didn't follow the two and one. Was it possible that the parking number was being inflated? Mr. Rowland explained the parking.
Further discussion included the driveway pads, outdoor parking spaces, 9 by 18 length, no sidewalks in the alleys, the driveway isle, gutter pan, measurements, measuring outside the property lines, short driveways, complaints, this is a PUD, functional driveway, and front setback elevations. Mr. Goatz asked if there was any way to reduce

the deviations. Mr. Rowland discussed the facade deviations, the variations of patterns, dressing up the elevations, complementary color pallets, opportunities to raise and lower the stone, creating a high quality elevation, having different buildings across the street from one another, and variations. Mr. Sloan asked him to mix up the units.
Mr. Keltner stated adding frontage type would help. Mr. Brass discussed master key plans. Mr. Rowland discussed the variation slide, end units, and deviation language. Mr. Sloan stated mix out the end units to justify that it is a different elevation. Mr. Rowland further discussed it. Mr. Keltner stated that the attachment for the floor plans would help mix those up a little. Mr. Sloan further explained the choices for the plans being different.
Further discussion included unique and different, removing deviations, setbacks, the window sills, the buffers, the parking requirements, the garage space, parallel, parking deviation, bigger garages, opportunity, and ordinance 8.5.21b.a.
Mr. Goatz moved to deny. Mayor Molder asked if the motion to deny is granted they can go to City Council. If he makes a motion to defer, the motion will give them thirty days to come back. Mr. Hubbell stated if the motion to defer gets a second, it will give them thirty days to prep to come back to the Commission. Mayor Molder inquired if the motion to defer takes precedent. Mr. Hubbell stated yes. The motion to deny failed because it did not get a second.
Mayor Molder moved to defer, and Dr. Martin seconded. The motion to defer passed five to one with Mr. Goatz voting no.

Other Business

Item IV.1. - **2024-2025 Development Report**

Mr. Paul Keltner, Director of Development Services, stated that Austin Brass, City Planner and his staff have prepared for the Commission the 2024-2025 Annual Development Report.
Mr. Brass discussed details of the Annual Report. He stated that staff have connected with other cities. The City of Athens Planning Team visited Columbia to learn from our successes and challenges in the Planning and Development Department.
The Accomplishments:
1. Continued progress on the East Columbia Healthy Built Environments Grant.
2.Retail projects approved that align with city's strategic plan.
3. Addition of Principal Planner position to Planning & Zoning Staff.
4. Updates to Zoning Ordinance.
5. Completed Historic Inventory Survey.

2026 Goals:
1. Implementation of the East Columbia Healthy Built Environment Grant.
2. Promote Connectivity with Downtown and Arts District
3. Explore Opportunities to Implement Special Area Plans within Connect Columbia.
4. Updates to Zoning Ordinance.
5. Continued support of Retail Growth & Economic Development including

Beautification Efforts.

Mr. Goatz would like to add to next month's agenda, discussing side streets making them one way streets to create more parking.

Public Comments

Adjourn

With no further business to discuss, Mr. Goatz moved to adjourn the meeting and Mr. Sloan seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 6:05 PM.

_____ _____

Planning Commission Chairman, Charlie Goatz

Date

# Active Letters of Credit and Sureties

1/22/2026

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

# Active Letters of Credit and Sureties

1/22/2026

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

# Active Letters of Credit and Sureties

1/22/2026

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

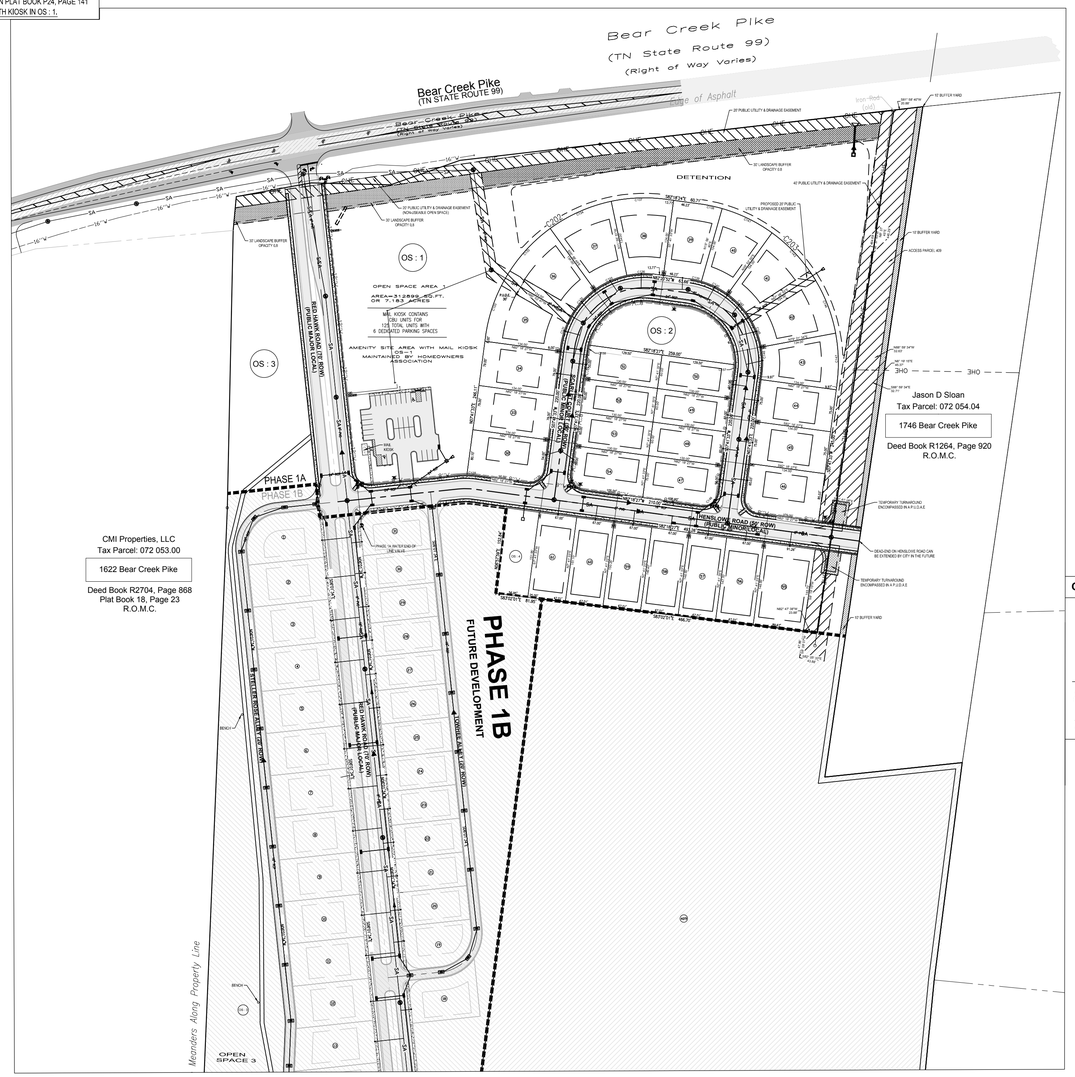
# RESERVE AT HICKORY RIDGE, PHASE 1A

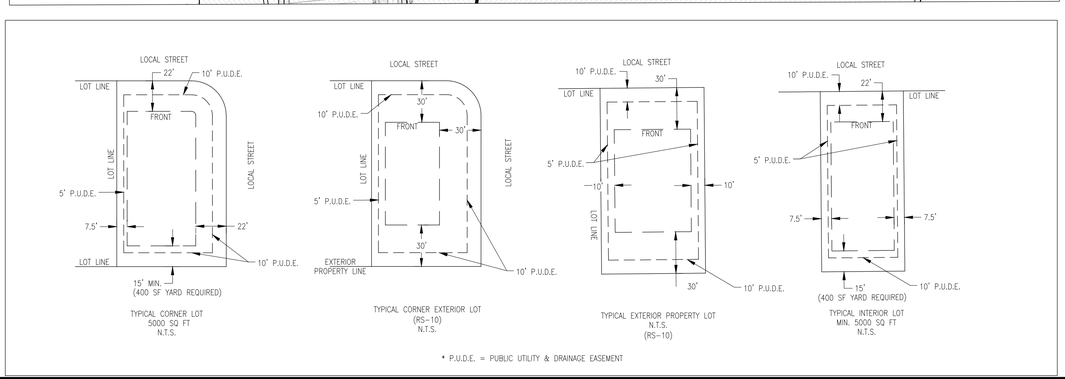
1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00 & 003.02, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| DEVELOPER/OWNER: | D.R. HORTON |
| Parcel Address: | 1690 BEAR CREEK PIKE<br>COLUMBIA, TN 37064 |
| Parcel Acreage: | +/- 155.5 Acres |
| Zoning: | CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) |
| Recorded Deed: | Deed Book R2974, Page 443 R.O.M.C.<br>Deed Book R2974, Page 432 R.O.M.C. |

VOID AND VACATE NOTE
THE RECORDING OF THE PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "RESERVE AT HICKORY RIDGE PHASE 1A" AS OF RECORD IN PLAT BOOK P24, PAGE 141 ( R.O.M.C., TN) . AS IT PERTAINS TO THE AMENITY SITE WITH KIOSK IN OS : 1.

| Parcel Area Table | | |
|---|---|---|
| PARCEL | SQ. FT. | ACRES |
| 32 | 10,480 | 0.241 |
| 33 | 10,580 | 0.243 |
| 34 | 10,580 | 0.243 |
| 35 | 12,360 | 0.284 |
| 36 | 12,205 | 0.280 |
| 37 | 12,205 | 0.280 |
| 38 | 11,810 | 0.271 |
| 39 | 10,400 | 0.239 |
| 40 | 10,100 | 0.232 |
| 41 | 10,776 | 0.247 |
| 42 | 11,290 | 0.259 |
| 43 | 10,640 | 0.244 |
| 44 | 10,050 | 0.231 |
| 45 | 10,050 | 0.231 |
| 46 | 11,260 | 0.258 |
| 47 | 9,616 | 0.221 |
| 48 | 7,800 | 0.179 |
| 49 | 7,800 | 0.179 |
| 50 | 7,800 | 0.179 |
| 51 | 7,800 | 0.179 |
| 52 | 7,800 | 0.179 |
| 53 | 7,800 | 0.179 |
| 54 | 9,616 | 0.221 |
| 55 | 13,323 | 0.306 |
| 56 | 9,867 | 0.227 |
| 57 | 9,925 | 0.228 |
| 58 | 9,981 | 0.229 |
| 59 | 10,038 | 0.230 |
| 60 | 10,095 | 0.232 |
| 61 | 10,152 | 0.233 |




SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

CONTACT:
TKC ARCHITECTURE AND ENGINEERING
615-617-7477
cole@tkc-ae.com

CONTACT:
ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. D.R. HORTON
819 Seven Oaks Blvd,
Smyrna TN 37167
m: 615.906.7942
email: mwmckendree@drhorton.com

OWNER / PARCEL 409
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401

## GENERAL LOT DEVELOPMENT INFO

*MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10*

1. *SITE AREA 1A= 845453 SF / 19.409 ACRES*
2. *Base property Zoning is RS-10 Residential/Cluster Design*

*MINIMUM LOT SIZE 5000 SF ( CLUSTER ) 10000 SF ( RS-10) :*

| *SETBACKS:* | *RS-10* | *UNDER 10000 SF:* |
|---|---|---|
| *FRONT:* | *30 FEET* | *22'* |
| *SIDE SETBACKS:* | *10 FEET* | *7.5'* |
| *REAR SETBACKS :* | *30 FEET* | *15'MIN. ( 400 SQ FT YARD)* |

*Open Space Area Table*

| *PARCEL* | *SQ. FT.* | *ACRES* |
|---|---|---|
| *OS : 1* | *312899* | *7.183* |
| *OS : 2* | *19111* | *0.439* |
| *PART OF OS : 3* | *65076* | *1.493* |
| *PART OF OS : 4* | *8825* | *0.203* |

| SECTION 1A AREA SUMMARY | |
|---|---|
| AREA IN LOTS: | 21.018 ACRES |
| AREA IN R.O.W.: | 3.093 ACRES |
| OPEN SPACE AREA: | 7.822 ACRES |
| ACCESS PARCEL 409 : | 1.513 ACRES |
| TOTAL AREA: | 33.446 ACRES |

### CERTIFICATE OF OWNERSHIP AND DEDICATION

*I ( we) hereby certify that I am ( we are) the owner ( s) of the property shown and described hereon as evidenced in Book R2814 , Page 651 ( Lot 409 , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my ( our) free consent.*

*Title ( if action for corporation or partnership) Owner ( s)* *Date*

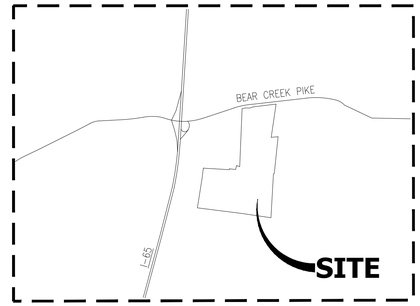
*Title ( if action for corporation or partnership)* *Date*

*Title ( if action for corporation or partnership)*

## GENERAL NOTES

*The purpose of this plat is add/alter "Open Space 1" Phase 1A of "RESERVE AT HICKORY RIDGE"*

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design Plan approved under Zoning Ordinance 3638, APPROVED 8/10/22*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with ( *) , Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the city of Columbia, once accepted for maintenance by City Council.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements*
10. *All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.*
11. *During construction phase each unit shall have pedestrian and vehicular access to all amenities at Planning Final inspection before C.O, is released. Construction will conform to this standard.*
12. *The HOA will be responsible for the amenity center, monument signs, and the mail kiosk area.*
13. *Private Stormwater Management Facilities shown on this Final Plat shall be maintained as directed in the Long Term Maintenance Plan as recorded in Record Book R3073 , Pages 1299-1314 in the Register's of Deed's Office of Maury County, Tennessee.*
14. *Landscape requirements per PC and the approved CDs.*
15. *Current zoning is CD-3. The development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10.*
16. *The subdivision was previously referred to as Dabbs Subdivision*




LOCATION MAP
NOT TO SCALE

### CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

*Name* *Date*

*Title* *Authorizing Agency*

### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

*City Engineer Columbia, Tennessee* *Date*

### CERTIFICATE OF OWNERSHIP AND DEDICATION

*I ( we) hereby certify that I am ( we are) the owner ( s) of the property shown and described hereon as evidenced in Book R2974 , Page 443 ( Tract 1) , and Book R2974 , Page 432 ( Tract 2) , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my ( our) free consent.*

*Owner ( s)* *Date*

*Title ( if action for corporation or partnership)*

### CERTIFICATE OF ACCURACY

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

01/19/26 *Registered Surveyor, R.L.S. 2039*

*Date*

### CERTIFICATE OF APPROVAL FOR RECORDING

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

*Planning Director Columbia, Tennessee* *Date*

### CERTIFICATE OF ADDRESSES

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

*Maury County E-911* *Date*

### CERTIFICATE OF SANITARY SEWER SYSTEM

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

*Director of Wastewater Department Columbia, Tennessee* *Date*

### CERTIFICATE OF COMPLIANCE

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

*City Engineer Columbia, Tennessee* *Date*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GEOSPATIAL ◆ SERVICES

| | |
|---|---|
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| MISSOURI | ST. CHARLES<br>ST. LOUIS<br>COLUMBIA |
| TENNESSEE | NASHVILLE<br>CHATTANOOGA<br>ATHENS |

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


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

SEAL

ROGER HARRAH
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
01/19/26
TENNESSEE NO. 2039

ISSUED FOR
DATE OF ISSUANCE

| REV. | DATE | DESCRIPTION |
|---|---|---|
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

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

TITLE:
COVER SHEET

**1 OF 3**

| Parcel Area Table | | |
|---|---|---|
| PARCEL | SQ. FT. | ACRES |
| 32 | 10,480 | 0.241 |
| 33 | 10,580 | 0.243 |
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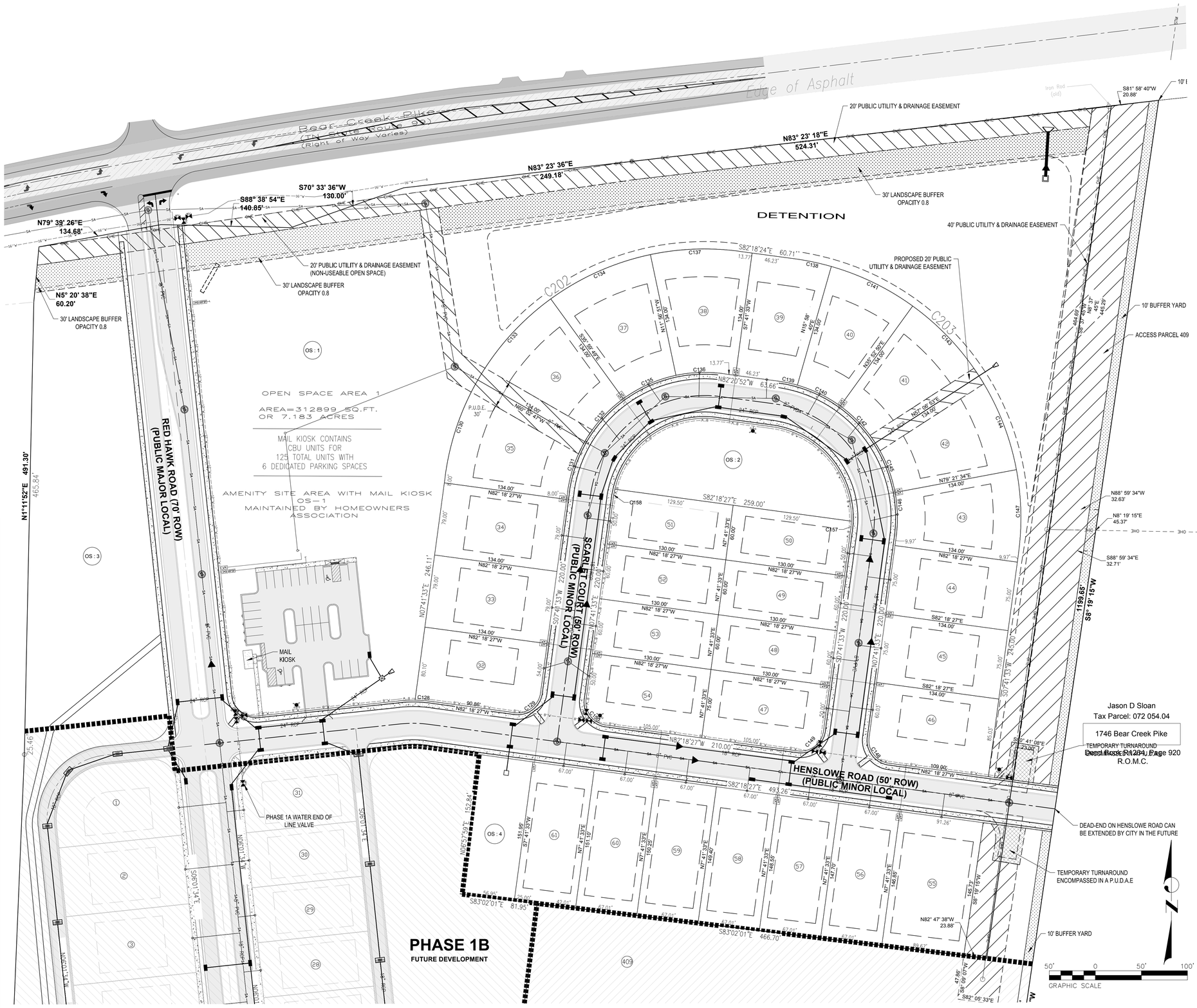
| 59 | 10,038 | 0.230 |
| 60 | 10,095 | 0.232 |
| 61 | 10,152 | 0.233 |

CMI Properties, LLC
Tax Parcel: 072 053.00

1622 Bear Creek Pike

Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C128 | 18.19 | 150.00 | 6.95 | N85° 46' 52"W | 18.18 |
| C129 | 39.27 | 25.00 | 90.00 | S52° 41' 33"W | 35.36 |
| C130 | 110.34 | 284.00 | 22.26 | N18° 49' 23"E | 109.65 |
| C131 | 58.28 | 150.00 | 22.26 | S18° 49' 23"W | 57.91 |
| C132 | 62.96 | 150.00 | 24.05 | S41° 58' 42"W | 62.50 |
| C133 | 119.21 | 284.00 | 24.05 | N41° 58' 42"E | 118.33 |
| C134 | 119.21 | 284.00 | 24.05 | S66° 01' 40"W | 118.33 |
| C135 | 62.96 | 150.00 | 24.05 | N66° 01' 40"E | 62.50 |
| C136 | 51.42 | 150.00 | 19.64 | S87° 52' 21"W | 51.17 |
| C137 | 97.35 | 284.00 | 19.64 | N87° 52' 21"E | 96.87 |
| C138 | 41.07 | 284.00 | 8.29 | S78° 09' 54"E | 41.03 |
| C139 | 21.69 | 150.00 | 8.29 | N78° 09' 54"W | 21.67 |
| C140 | 52.11 | 150.00 | 19.90 | N64° 04' 15"W | 51.84 |
| C141 | 98.65 | 284.00 | 19.90 | S64° 04' 15"E | 98.16 |
| C142 | 55.59 | 150.00 | 21.23 | N43° 30' 09"W | 55.27 |
| C143 | 105.25 | 284.00 | 21.23 | S43° 30' 09"E | 104.65 |
| C144 | 110.26 | 284.00 | 22.24 | S21° 45' 47"E | 109.57 |
| C145 | 58.24 | 150.00 | 22.24 | N21° 45' 47"W | 57.87 |
| C146 | 48.00 | 150.00 | 18.33 | N1° 28' 27"W | 47.79 |
| C147 | 90.87 | 284.00 | 18.33 | S1° 28' 27"E | 90.48 |
| C148 | 39.27 | 25.00 | 90.00 | N37° 18' 27"W | 35.36 |
| C149 | 39.27 | 25.00 | 90.00 | S52° 41' 33"W | 35.36 |
| C150 | 39.27 | 25.00 | 90.00 | S37° 18' 27"E | 35.36 |
| C157 | 10.02 | 100.00 | 5.74 | S4° 49' 22"W | 10.01 |
| C158 | 10.02 | 100.00 | 5.74 | N10° 33' 43"E | 10.01 |
| C202 | 446.10 | 284.00 | 90.00 | S52° 41' 35"W | 401.63 |
| C203 | 446.11 | 284.00 | 90.00 | N37° 18' 27"W | 401.64 |





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GEOSPATIAL SERVICES

| | |
|---|---|
| ILLINOIS | SWANSEA<br>COLUMBIA<br>GLEN CARBON<br>PEORIA<br>DECATUR |
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| TENNESSEE | NASHVILLE<br>CHATTANOOGA<br>ATHENS |

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WWW.TWM-INC.COM


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| IL. PROF. STR. ENGR. CORP. | 81-005202 |
| IL. PROF. LAND SURV. CORP. | 048-000029 |
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| MO. PROF. ENGR. CORP. | 001528 |
| MO. LAND SURVEYING CORP. | 000346 |
| TN. PROF. ENGR. FIRM | 8974 |

SEAL

ROGER HARRIS
REGISTERED
LAND SURVEYOR
STATE OF TENNESSEE
01/19/26
TENNESSEE NO. 2039

ISSUED FOR
DATE OF ISSUANCE

| REV. | DATE | DESCRIPTION |
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RESERVE AT HICKORY RIDGE
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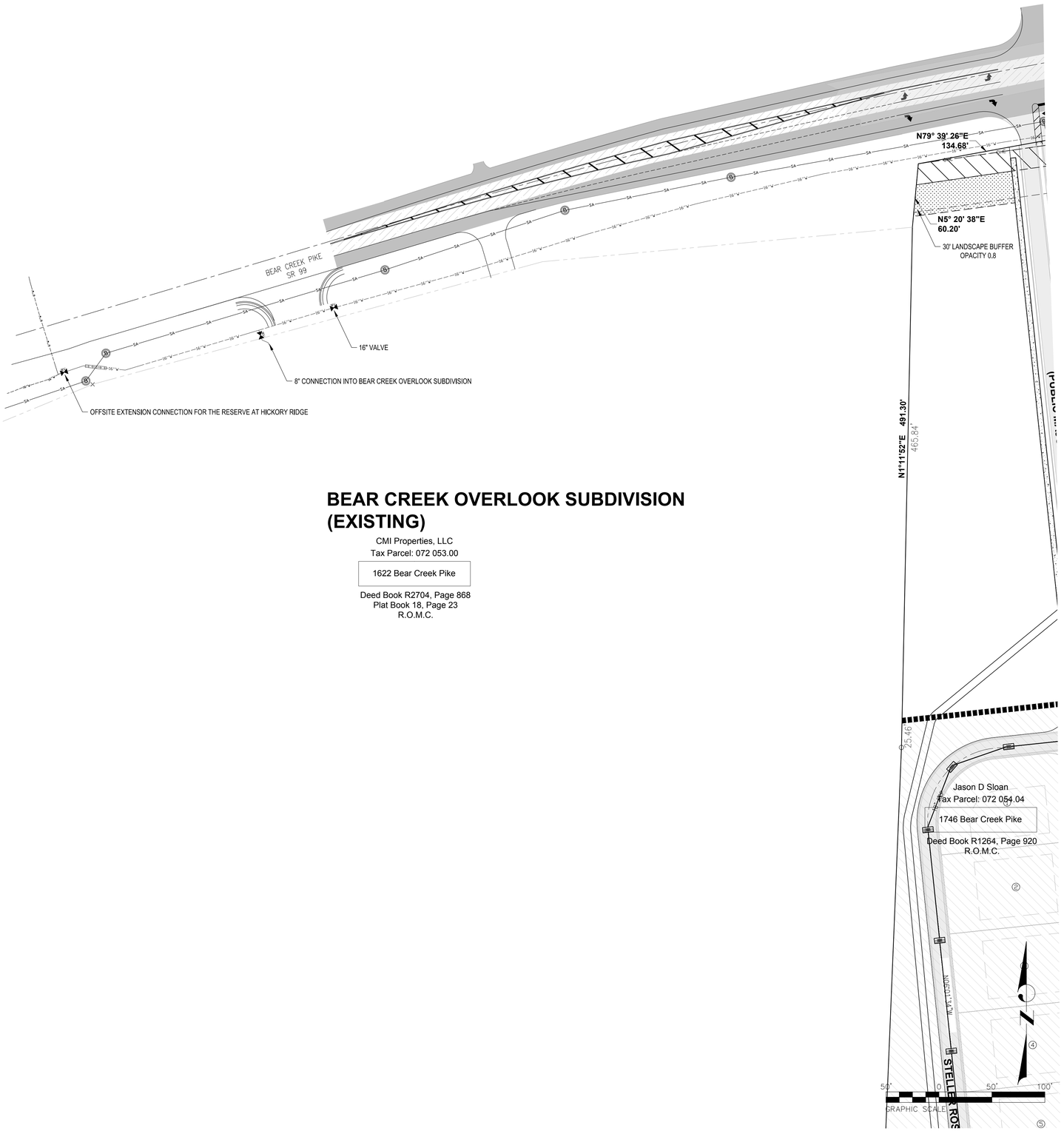
MAURY COUNTY, ENNESSEE

TITLE:

PHASE 1A

**2 OF 3**




# BEAR CREEK OVERLOOK SUBDIVISION (EXISTING)

CMI Properties, LLC
Tax Parcel: 072 053.00

1622 Bear Creek Pike

Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.


TWM

CONSULTING ENGINEERING
GEOSPATIAL SERVICES

| | |
|---|---|
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| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

PROJECT:

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

TITLE:

PHASE 1A

**3 OF 3**

ARCHITECTURE
INTERIORS
CIVIL SITE

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

01/20/2026

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

**ITEM NO.**
25-0457

**DESCRIPTION:** 1690 Bear Creek Pike_Reserve at Hickory Ridge Phase 1A

**COMMENTS:**

**Engineering**

1. LOC provided in the amount of $445,000.
   Noted. This has been addressed.
2. Reference Stormwater Maintenance Agreement prior to resubmittal date (R3073/1299).
   This is referenced in note 13. In the general notes section of the plat.
3. Change purpose note to reflect only changes to OS1
   This has been addressed. The void and vacate note now states AS IT PERTAINS TO THE AMENITY SITE WITH KIOSK IN OS : 1.

**Building**

4. No comment.

**Police**

5. No comments provided.

**City Attorney**

6. No comments provided.

**Duck River Electric Membership Corp**

7. DREMC will be the local power provider for Reserve at Hickory Ridge Phase 1A. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations. Noted.

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

**Fire**

8. No comments

**Maury County Schools**

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

**ATT**

10. ATT DOES NOT SERVE.

**Maury County E911**

11. Lot numbers must not change. Scarlet Ct is correct. Henslowe Rd is correct. Requested 11-10-25 for updated full layout with correct lot numbers. Without this we all are subject to unnecessary risk and confusion. Make sure we receive this request. Noted.

**Columbia Power**

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

**Wastewater**

13. The services for the lots need to be moved as the contractor did not install them where planned. Noted.

**Maury County Highway Dept.**

14. No comment.

**Public Works**

15. No comments.

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

**Columbia Water**

16. No comments.

**Atmos Energy**

17. No comments.

**Planning**

18. No comments.

Thank you,

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

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

**ITEM NO.**
25-0457

**DESCRIPTION:** 1690 Bear Creek Pike_Reserve at Hickory Ridge Phase 1A

**COMMENTS:**

## Engineering

1. LOC provided in the amount of $445,000.
2. Reference Stormwater Maintenance Agreement prior to resubmittal date (R3073/1299).
3. Change purpose note to reflect only changes to OS1

## Building

4. No comment.

## Police

5. No comments provided.

## City Attorney

6. No comments provided.

## Duck River Electric Membership Corp

7. DREMC will be the local power provider for Reserve at Hickory Ridge Phase 1A. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.

## Fire

8. No comments

CITY OF
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TENNESSEE

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## Maury County Schools

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

## ATT

10. ATT DOES NOT SERVE.

## Maury County E911

11. Lot numbers must not change. Scarlet Ct is correct. Henslowe Rd is correct. Requested 11-10-25 for updated full layout with correct lot numbers. Without this we all are subject to unnecessary risk and confusion. Make sure we receive this request.

## Columbia Power

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

## Wastewater

13. The services for the lots need to be moved as the contractor did not install them where planned.

## Maury County Highway Dept.

14. No comment.

## Public Works

15. No comments.

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PHONE: (931) 560-1560
FAX: (931) 560-1541

## Columbia Water

16. No comments.

## Atmos Energy

17. No comments.

## Planning

18. No comments.

**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.

# RESERVE AT HICKORY RIDGE, PHASE 1A

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00 & 003.02, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| DEVELOPER/OWNER: | D.R. HORTON |
| Parcel Address: | 1690 BEAR CREEK PIKE<br>COLUMBIA, TN 37064 |
| Parcel Acreage: | +/- 155.5 Acres |
| Zoning: | CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) |
| Recorded Deed: | Deed Book R2974, Page 443 R.O.M.C.<br>Deed Book R2974, Page 432 R.O.M.C. |

VOID AND VACATE NOTE
THE RECORDING OF THE PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "RESERVE AT HICKORY RIDGE PHASE 1A" AS OF RECORD IN PLAT BOOK P24, PAGE 141 ( R.O.M.C., TN) . AS IT PERTAINS TO THE AMENITY SITE WITH KIOSK IN OS : 1.

| Parcel Area Table | | |
|---|---|---|
| PARCEL | SQ. FT. | ACRES |
| 32 | 10,480 | 0.241 |
| 33 | 10,580 | 0.243 |
| 34 | 10,580 | 0.243 |
| 35 | 12,360 | 0.284 |
| 36 | 12,205 | 0.280 |
| 37 | 12,205 | 0.280 |
| 38 | 11,810 | 0.271 |
| 39 | 10,400 | 0.239 |
| 40 | 10,100 | 0.232 |
| 41 | 10,776 | 0.247 |
| 42 | 11,290 | 0.259 |
| 43 | 10,640 | 0.244 |
| 44 | 10,050 | 0.231 |
| 45 | 10,050 | 0.231 |
| 46 | 11,260 | 0.258 |
| 47 | 9,616 | 0.221 |
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| 54 | 9,616 | 0.221 |
| 55 | 13,323 | 0.306 |
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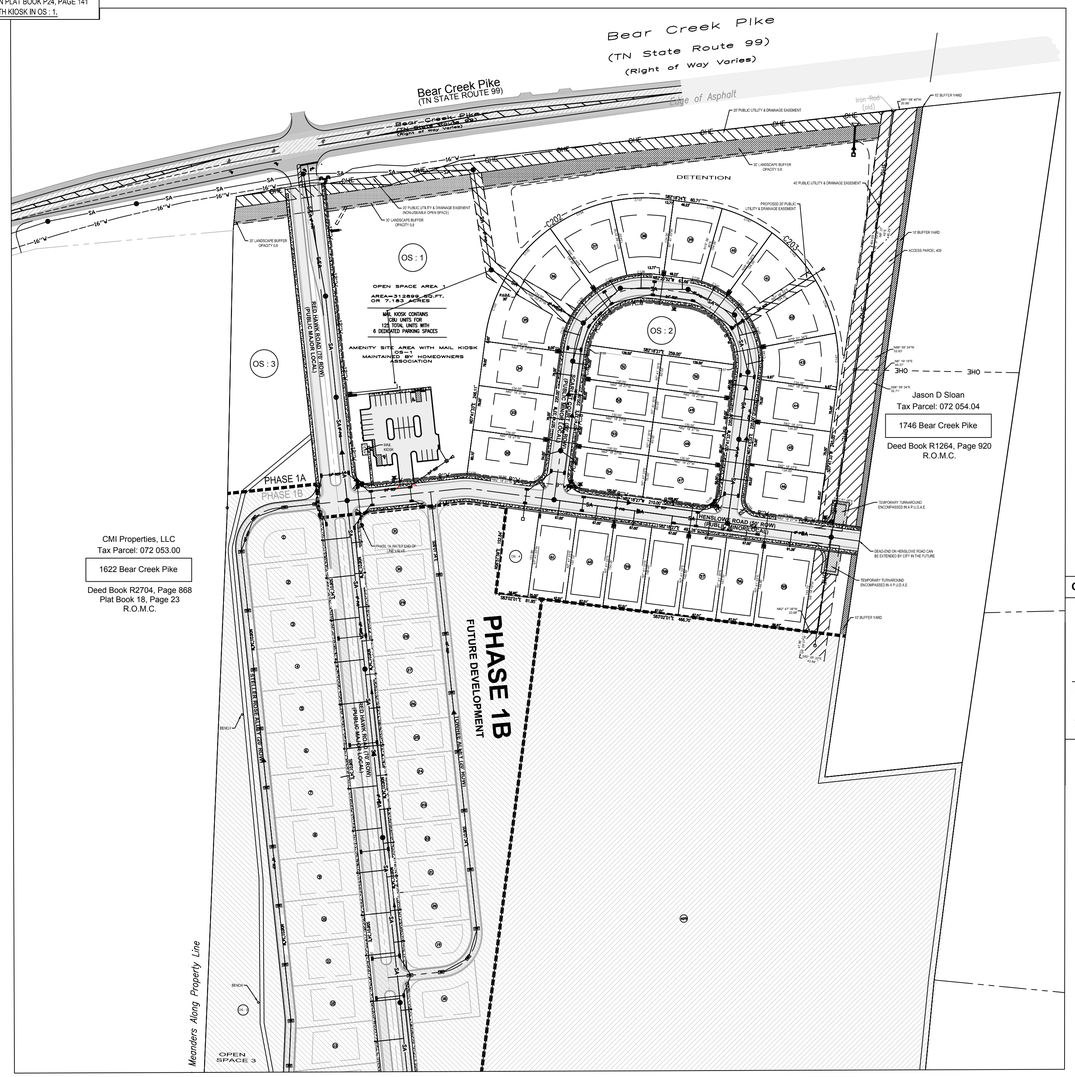
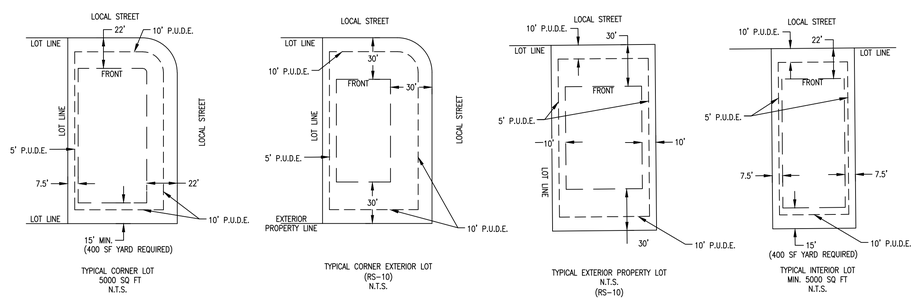
| 57 | 9,925 | 0.228 |
| 58 | 9,981 | 0.229 |
| 59 | 10,038 | 0.230 |
| 60 | 10,095 | 0.232 |
| 61 | 10,152 | 0.233 |




* P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

## LOT DEVELOPMENT

*MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10*

1. *SITE AREA 1A= 845453 SF / 19.409 ACRES*
2. *Base property Zoning is RS-10 Residential/Cluster Design*

| | | |
|---|---|---|
| *MINIMUM LOT SIZE* | *5000 SF ( CLUSTER )* | *10000 SF ( RS-10) :* |
| *SETBACKS:* | *RS-10* | *UNDER 10000 SF:* |
| *FRONT:* | *30 FEET* | *22'* |
| *SIDE SETBACKS:* | *10 FEET* | *7.5'* |
| *REAR SETBACKS :* | *30 FEET* | *15'MIN. ( 400 SQ FT YARD)* |

*Open Space Area Table*

| PARCEL | SQ. FT. | ACRES |
|---|---|---|
| OS : 1 | 312899 | 7.183 |
| OS : 2 | 19111 | 0.439 |
| PART OF OS : 3 | 65076 | 1.493 |
| PART OF OS : 4 | 8825 | 0.203 |

| SECTION 1A AREA SUMMARY | |
|---|---|
| AREA IN LOTS: | 21.018 ACRES |
| AREA IN R.O.W.: | 3.093 ACRES |
| OPEN SPACE AREA: | 7.822 ACRES |
| ACCESS PARCEL 409 : | 1.513 ACRES |
| TOTAL AREA: | 33.446 ACRES |

### CERTIFICATE OF OWNERSHIP AND DEDICATION

*I ( we) hereby certify that I am ( we are) the owner ( s) of the property shown and described hereon as evidenced in Book R2814 , Page 651 ( Lot 409 , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my ( our) free consent.*

*Title ( if action for corporation or partnership)*
*Owner ( s)* *Date*

*Title ( if action for corporation or partnership)*

## GENERAL NOTES

*The purpose of this plat is to create 30 single family lots, lot 409 for future development, and 4 open space areas, establish easements, and dedicate right-of-way, as shown for Phase 1A of "RESERVE AT HICKORY RIDGE"*

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design Plan approved under Zoning Ordinance 3638, APPROVED 8/10/22*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with ( * ) . Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the city of Columbia, once accepted for maintenance by City Council.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements*
10. *All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.*
11. *During construction phase each unit shall have pedestrian and vehicular access to all amenities at Planning Final inspection before C.O, is released. Construction will conform to this standard.*
12. *The HOA will be responsible for the amenity center, monument signs, and the mail kiosk area.*
13. *Private Stormwater Management Facilities shown on this Final Plat shall be maintained as directed in the Long Term Maintenance Plan as recorded in Record Book R3073 , Pages 1299-1314 in the Register's of Deed's Office of Maury County, Tennessee.*
14. *Landscape requirements per PC and the approved CDs.*
15. *Current zoning is CD-3. The development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10.*
16. *The subdivision was previously referred to as Dabbs Subdivision*

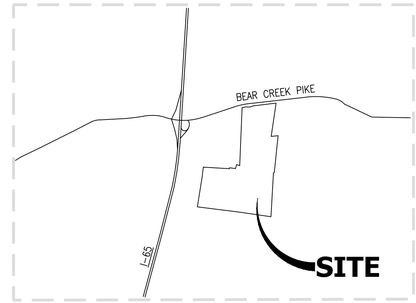

SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

CONTACT:
TKC ARCHITECTURE AND ENGINEERING
615-617-7477
cole@tkc-ae.com

CONTACT:
ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. D.R. HORTON
819 Seven Oaks Blvd,
Smyrna TN 37167
m: 615.906.7942
email: mwmckendree@drhorton.com

OWNER / PARCEL 409
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401


LOCATION MAP
NOT TO SCALE

### CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

*Name* *Date*

*Title* *Authorizing Agency*

### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

*City Engineer*
*Columbia, Tennessee* *Date*

### CERTIFICATE OF OWNERSHIP AND DEDICATION

*I ( we) hereby certify that I am ( we are) the owner ( s) of the property shown and described hereon as evidenced in Book R2974 , Page 443 ( Tract 1) , and Book R2974 , Page 432 ( Tract 2) , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my ( our) free consent.*

*Owner ( s)* *Date*

*Title ( if action for corporation or partnership)*

### CERTIFICATE OF ACCURACY

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

12/15/25 *Ryan Harrah*
*Date* *Registered Surveyor, R.L.S. 2039*

### CERTIFICATE OF APPROVAL FOR RECORDING

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

*Planning Director*
*Columbia, Tennessee* *Date*

### CERTIFICATE OF ADDRESSES

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

*Maury County E-911* *Date*

### CERTIFICATE OF SANITARY SEWER SYSTEM

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

*Director of Wastewater Department*
*Columbia, Tennessee* *Date*

### CERTIFICATE OF COMPLIANCE

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

*City Engineer*
*Columbia, Tennessee* *Date*


TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

| | |
|---|---|
| ILLINOIS | SWANSEA<br>COLUMBIA<br>GLEN CARBON<br>PEORIA<br>DECATUR |
| MISSOURI | ST. CHARLES<br>ST. LOUIS<br>COLUMBIA |
| TENNESSEE | NASHVILLE<br>CHATTANOOGA<br>ATHENS |

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


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

SEAL

ROGER HARRAH
REGISTERED LAND SURVEYOR
12/15/25
TENNESSEE NO. 2039

ISSUED FOR
DATE OF ISSUANCE

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

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

TITLE:
COVER SHEET

**1 OF 3**

| Parcel Area Table | | |
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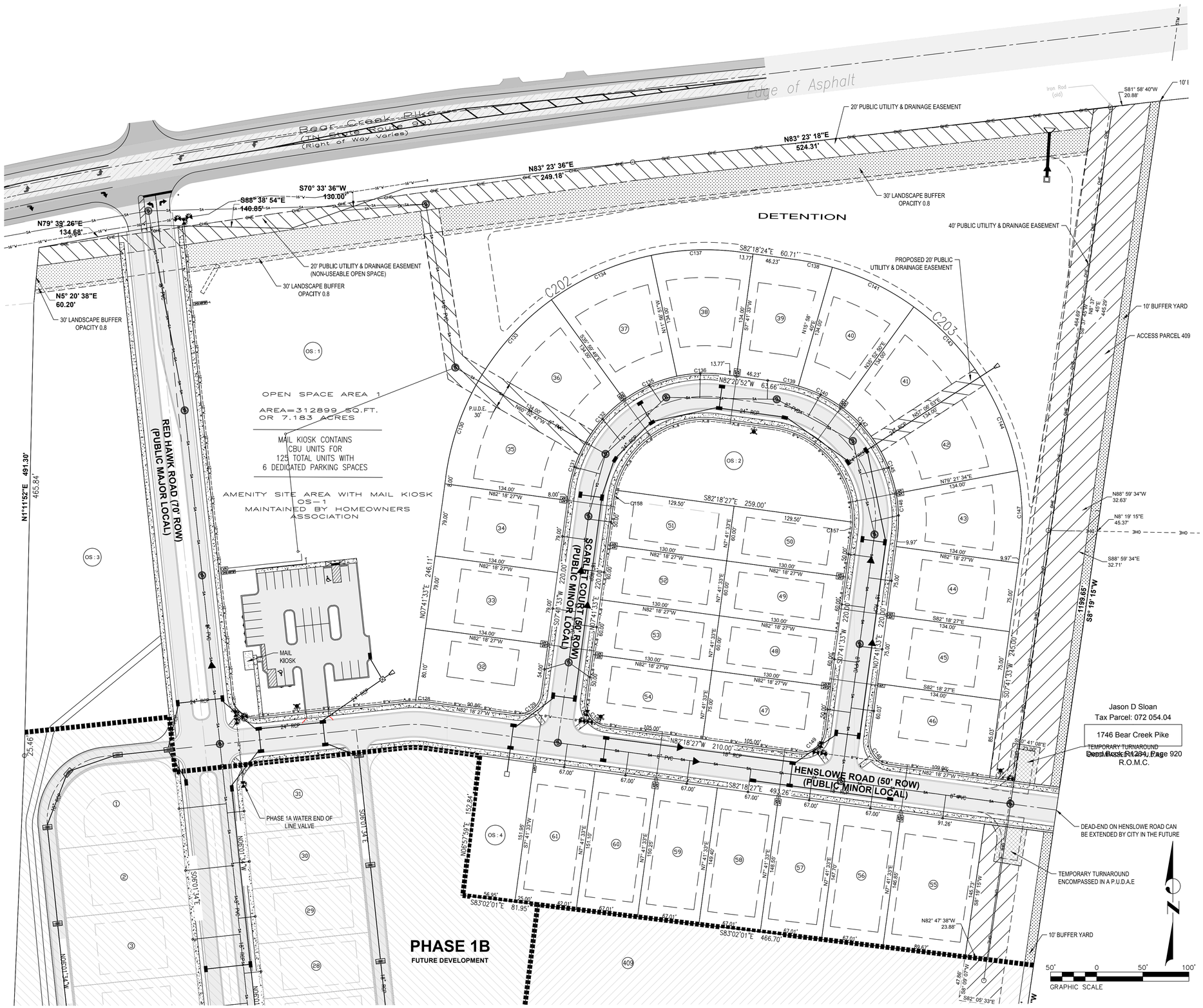
CMI Properties, LLC
Tax Parcel: 072 053.00

1622 Bear Creek Pike

Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C128 | 18.19 | 150.00 | 6.95 | N85° 46' 52"W | 18.18 |
| C129 | 39.27 | 25.00 | 90.00 | S52° 41' 33"W | 35.36 |
| C130 | 110.34 | 284.00 | 22.26 | N18° 49' 23"E | 109.65 |
| C131 | 58.28 | 150.00 | 22.26 | S18° 49' 23"W | 57.91 |
| C132 | 62.96 | 150.00 | 24.05 | S41° 58' 42"W | 62.50 |
| C133 | 119.21 | 284.00 | 24.05 | N41° 58' 42"E | 118.33 |
| C134 | 119.21 | 284.00 | 24.05 | S66° 01' 40"W | 118.33 |
| C135 | 62.96 | 150.00 | 24.05 | N66° 01' 40"E | 62.50 |
| C136 | 51.42 | 150.00 | 19.64 | S87° 52' 21"W | 51.17 |
| C137 | 97.35 | 284.00 | 19.64 | N87° 52' 21"E | 96.87 |
| C138 | 41.07 | 284.00 | 8.29 | S78° 09' 54"E | 41.03 |
| C139 | 21.69 | 150.00 | 8.29 | N78° 09' 54"W | 21.67 |
| C140 | 52.11 | 150.00 | 19.90 | N64° 04' 15"W | 51.84 |
| C141 | 98.65 | 284.00 | 19.90 | S64° 04' 15"E | 98.16 |
| C142 | 55.59 | 150.00 | 21.23 | N43° 30' 09"W | 55.27 |
| C143 | 105.25 | 284.00 | 21.23 | S43° 30' 09"E | 104.65 |
| C144 | 110.26 | 284.00 | 22.24 | S21° 45' 47"E | 109.57 |
| C145 | 58.24 | 150.00 | 22.24 | N21° 45' 47"W | 57.87 |
| C146 | 48.00 | 150.00 | 18.33 | N1° 28' 27"W | 47.79 |
| C147 | 90.87 | 284.00 | 18.33 | S1° 28' 27"E | 90.48 |
| C148 | 39.27 | 25.00 | 90.00 | N37° 18' 27"W | 35.36 |
| C149 | 39.27 | 25.00 | 90.00 | S52° 41' 33"W | 35.36 |
| C150 | 39.27 | 25.00 | 90.00 | S37° 18' 27"E | 35.36 |
| C157 | 10.02 | 100.00 | 5.74 | S4° 49' 22"W | 10.01 |
| C158 | 10.02 | 100.00 | 5.74 | N10° 33' 43"E | 10.01 |
| C202 | 446.10 | 284.00 | 90.00 | S52° 41' 35"W | 401.63 |
| C203 | 446.11 | 284.00 | 90.00 | N37° 18' 27"W | 401.64 |





TWM
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SEAL

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STATE OF TENNESSEE
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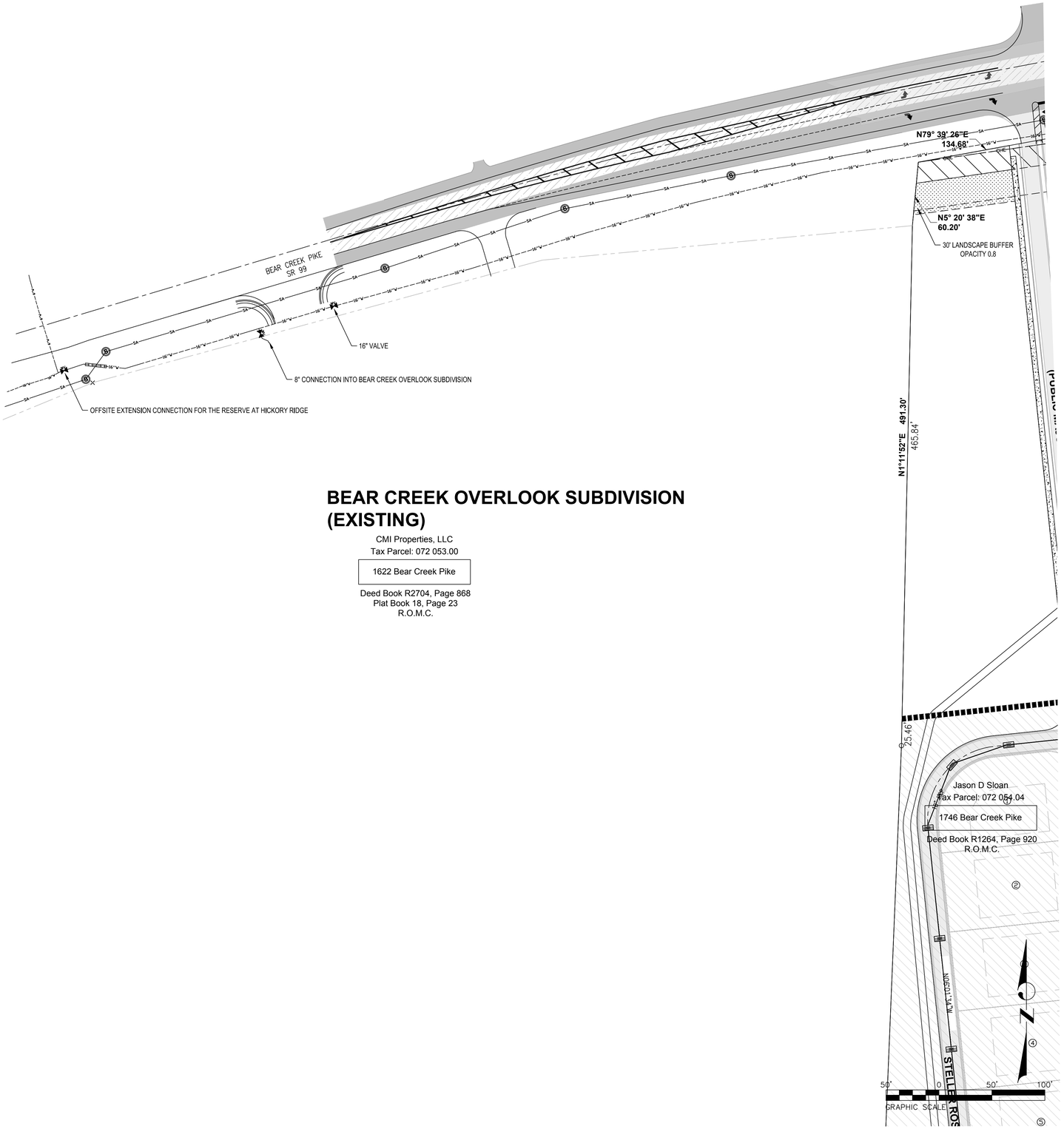
PHASE 1A

**2 OF 3**




## BEAR CREEK OVERLOOK SUBDIVISION (EXISTING)

CMI Properties, LLC
Tax Parcel: 072 053.00

1622 Bear Creek Pike

Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.

TWM

CONSULTING ENGINEERING
GEOSPATIAL SERVICES

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SEAL

ROGER HARRAH
REGISTERED PROFESSIONAL ENGINEER
12/15/25
TENNESSEE NO. 2039

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RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, ENNESSEE

TITLE:

PHASE 1A


3 OF 3

Page 24 of 536

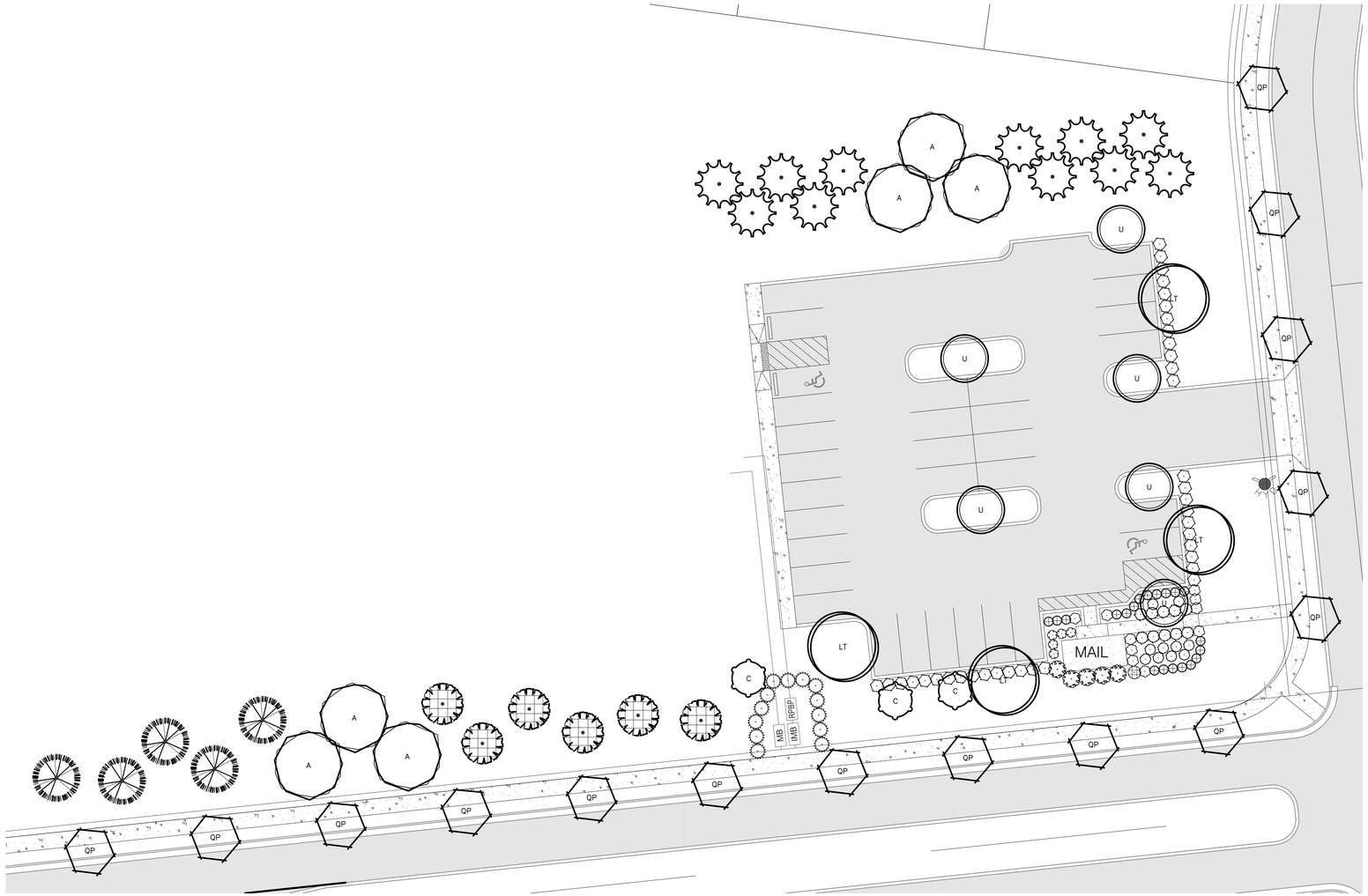
# PLANT SCHEDULE KIOSK

| SYMBOL | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| TREES | | | | | |
| A | 6 | Summer Red Maple / Acer rubrum 'HOSR' TM<br>5` Clear Trunk. Evenly Branched.<br>Matched. See Tree Specifications | B & B | 2"Cal | Per ANSI |
| LT | 4 | Tulip Poplar / Liriodendron tulipifera<br>5` Clear Trunk. Evenly Branched.<br>Matched. See Tree Specifications | B & B | 2"Cal | Per ANSI |
| | 6 | D.D. Blanchard Magnolia / Magnolia grandiflora 'D.D. Blanchard'<br>Full to Base. Full Dense Form.<br>Matched. See Tree Specifications | B & B | | 6`-8` HT |
| | 5 | Virginia Pine / Pinus virginiana<br>Full to Base. Full Dense Form.<br>Matched. See Tree Specifications | B & B | | 6`-8` HT |
| QP | 15 | Willow Oak / Quercus phellos<br>5` Clear Trunk. Evenly Branched.<br>Matched. See Tree Specifications | B & B | 2"Cal | Per ANSI |
| | 11 | Green Giant Arborvitae / Thuja standishii x plicata `Green Giant`<br>Full To Base. Full Dense Form.<br>See Tree Specifications | B & B | | 6`-8` HT |
| U | 6 | Bosque Elm / Ulmus parvifolia `Bosque`<br>5` Clear Trunk. Evenly Branched.<br>Matched. See Tree Specifications | B & B | 2"Cal | Per ANSI |
| UNDERSTORY/COLUMNAR TREES | | | | | |
| C | 3 | Akebono Cherry / Prunus x yedoensis 'Akebono'<br>4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications. | B & B | 2"Cal | Per ANSI |
| SYMBOL | QTY | COMMON / BOTANICAL NAME | HT / CONT. | WIDTH | |
| SHRUBS | | | | | |
| | 1 | American Boxwood / Buxus sempervirens<br>Full; Dense Form. Unsheered | 24"x24" | | |
| | 20 | Green Velvet Boxwood / Buxus x 'Green Velvet'<br>Full; Dense Form. Matched | #3 Container | | |
| | 10 | Green Mountain Boxwood / Buxus x `Green Mountain`<br>Full; Dense Form. Unsheered | #5 Container | | |
| | 10 | Yewtopia Plum Yew / Cephalotaxus harringtonia `Plania'<br>Full; Heavy; Well Rooted | #3 Container | | |
| | 5 | Blue Shadow Fothergilla / Fothergilla x intermedia 'Blue Shadow'<br>Full; Dense; Well Rooted | #3 Container | | |
| | 10 | Annabelle Hydrangea / Hydrangea arborescens `Annabelle`<br>Full; Dense; Well Rooted | #3 Container | | |
| | 5 | Snow Queen Oakleaf Hydrangea / Hydrangea quercifolia `Snow Queen`<br>Full; Dense; Well Rooted | #3 Container | | |
| | 37 | Dwarf Burford Holly / Ilex cornuta `Burfordii Nana`<br>Full; Dense Form | 24" HT | | |
| | 13 | Cree Viburnum / Viburnum x cree<br>Full; Dense Form | 18" HT | | |

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
3. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
4. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.




0 20 40 60 feet
SCALE: 1" = 20'

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
615 MAIN STREET, COLUMBIA, TN 38401 | ARCHITECT | ENGINEER | AUTOR

CONSULTANTS:
LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROJECT TITLE:
DABBS SUBDIVISION

CONNOR L. BAILEY
REGISTERED
AGRICULTURE
ENVIRONMENTAL
LANDSCAPE ARCHITECT
8/10/2024

| Revision | | |
|---|---|---|
| No. | Date | Description |
| | | |

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SHEET TITLE:
LANDSCAPE PLAN

CONSTRUCTION PLANS
DATE: 05/23/2024
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
L - 1.0

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All areas of disturbance outside of landscape beds shall be repaired with turf.
15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

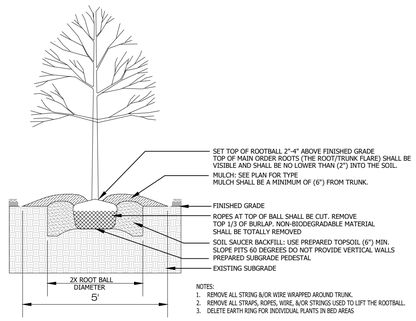
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

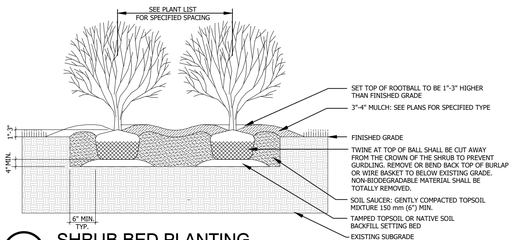
TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

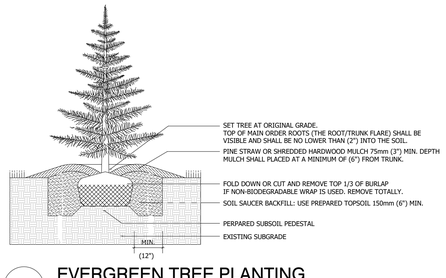



DECIDUOUS TREE PLANTING

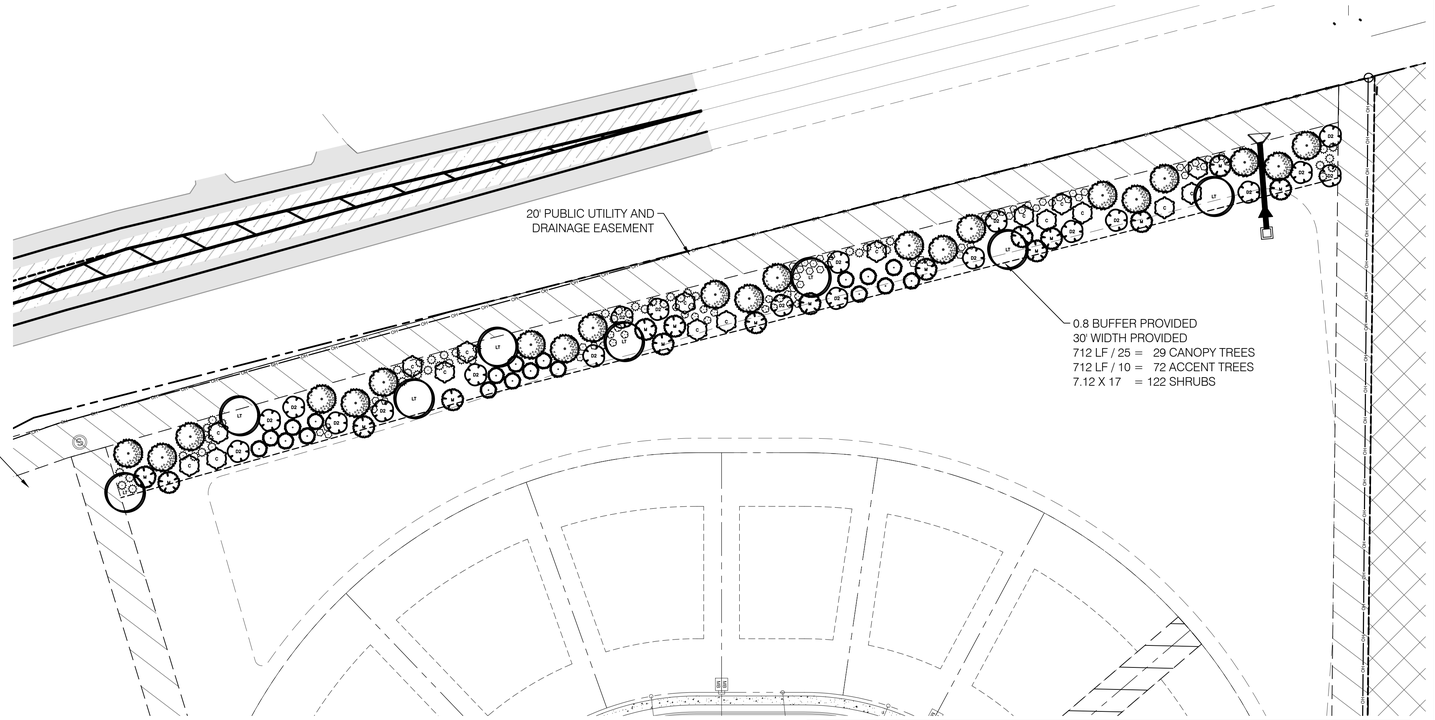
P-NO-12




SHRUB BED PLANTING




EVERGREEN TREE PLANTING




1. THIS LANDSCAPE PLAN IS A SUPPLEMENTAL PLAN TO THE APPROVED CONSTRUCTION DOCUEMNTS.
2. THIS LANDSCAPE PLAN ONLY COVERS THE AREA OF CHANGE FROM THE APPROVED PLAN. THESE AREAS INCLUDE THE ADDITIONAL BUFFER ALONG BEAR CREEK WHERE THE EXISTING TREES WHERE REMOVED AND THE MAIL KIOSK AREA. ALL OTHER LANDSCAPE AREAS TO FOLLOW L-2.0 IN THE APPROVED CONSTRUCTION DRAWINGS. APPROVED L-2.0 IS DATED 11/3/23.

## PLANT SCHEDULE BUFFER

| SYMBOL | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| TREES | | | | | |
| • | 21 | Eastern Redcedar / Juniperus virginiana<br>Full to Base. Full Dense Form.<br>Matched. See Tree Specifications<br>2" Caliper Per Code | B & B | 2"Cal | Per ANSI |
| LT | 8 | Tulip Poplar / Liriodendron tulipifera<br>5` Clear Trunk. Evenly Branched.<br>Matched. See Tree Specifications | B & B | 2"Cal | Per ANSI |
| UNDERSTORY/COLUMNAR TREES | | | | | |
| D2 | 20 | Milky Way Kousa Dogwood / Cornus kousa `Milky Way`<br>4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications | B & B | 2"Cal | 8`-10` HT |
| • | 19 | Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'<br>Full to Base. Full Dense Form.<br>Matched. See Tree Specifications<br>2" Caliper Per Code | B & B | 2"Cal | Per ANSI |
| M | 16 | Sweetbay Magnolia / Magnolia virginiana<br>Multi-Cane.<br>Full Rounded Head. See Tree Specifications. | B & B | CLUMP | 8`-10` HT |
| C | 17 | Akebono Cherry / Prunus x yedoensis 'Akebono'<br>4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications. | B & B | 2"Cal | Per ANSI |
| SYMBOL | QTY | COMMON / BOTANICAL NAME | HT / CONT. | WIDTH | |
| SHRUBS | | | | | |
| | 51 | Dwarf Burford Holly / Ilex cornuta `Burfordii Nana`<br>Full; Dense Form | 24" HT | | |
| | 14 | Henry`s Garnet Sweetspire / Itea virginica ``Henry`s Garnet`<br>Full; Dense Form | 18" HT | | |
| | 50 | Prague Viburnum / Viburnum x pragense<br>Full; Dense Form. Matched | 30" HT | | |

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
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3 GALLON = 15"-18" HEIGHT OR SPREAD
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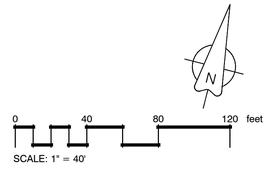
PLAN NOTES:

1. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
2. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS




SCALE: 1" = 40'

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
615.376.2421 | 106 MISSION CRT. STE 409B | FRANKLIN, TN 37067 | WWW.TKCARCH.COM

CONSULTANTS:
HEIBERT+BALL LAND DESIGN
106 MISSION CRT. STE 409B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROJECT TITLE:
DABBS SUBDIVISION

CONNOR L. BALL
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
8/10/2024

| Revision | | |
|---|---|---|
| No. | Date | Description |
| | | |

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SHEET TITLE:
LANDSCAPE PLAN

CONSTRUCTION PLANS

DATE: 05/23/2024
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
L - 2.0

BK/PG: R3073/1299-1314
25008282

16 PGS:AL-AGREEMENT
JANE BATCH: 354105 06/10/2025 - 10:49 AM

| | |
|---|---|
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 80.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 82.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering
Address: 818 S Main Street
Columbia, TN 38401

*After recording return copy to City of Columbia, Development Services*

PlnReedIrwin

# INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 1A

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2974, Page(s) 432-436.

THIS AGREEMENT, made this 10th day of June, 2025, by and between D.R. Horton, Inc. hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name Mathew McKendree

Title Assistant Secretary

Signature Mathew McKendree

Owner D.R. Horton, Inc.

Address 819 Seven Oaks Blvd.

Smyrna, TN 37135

City, State ZIP

STATE OF Tennessee
COUNTY OF Davidson

Before me, Cole Tarlas of the state and county mentioned, personally appeared Mathew McKendree, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 13th day of May, 2025.

Notary Public

My Commission Expires: My Commission Expires March 6, 2029

COLE TARLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: R Neil Scruggs

STATE OF TENNESSEE
COUNTY OF MAURY

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

Witness my hand this the 9th day of June, 2025.

Regina Connelly
Notary Public
My Commission Expires: 8/29/2027

REGINA CONNELLY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

# POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

**Reserve at Hickory Ridge Phase 1A**
**1690 Bear Creek Pike**
**COLUMBIA, TN 38401**

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

May 19, 2025

ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

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**SECTION 2 : SYSTEM DESCRIPTION** **3**

**SECTION 3 : MAINTENANCE PROCEDURES** **3**

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3.2 Stormwater Pipe and Storm Inlets 4

ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

# SECTION 1: INTRODUCTION

The project is to construct 30 housing lots for the Reserve at Hickory Ridge Phase 1A development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 19.409 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

# SECTION 2: SYSTEM DESCRIPTION

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 2066 LF OF 18" pipe, 782 LF of 24" pipe, 39 storm inlets, and 4 headwalls.

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

# SECTION 3: MAINTENANCE PROCEDURES

*3.1 Stormwater Detention Basin:*

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lines ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the detention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within detention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) special disposal procedure. If there is any

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uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted, and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

*3.2 Storm Drains and storm inlets:*

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

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## Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

*Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)*

| Inspection Items | Inspection Frequence | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| **Embankment and Emergency Spillway** | | | | |
| Vegetation Healthy? | A/S | | | |
| Erosion on embankment? | A/S | | | |
| Animal burrows in embankment? | A/S | | | |
| Cracking, sliding, bulging of dam? | A/S | | | |
| Drains blocked or not functioning? | A/S | | | |
| Leaks or seeps on embankment? | A/S | | | |
| Slope protection failure functional? | A/S | | | |
| Emergency spillway obstructed? | A/S | | | |
| Erosion in/around emergency spillway? | A/S | | | |
| Other (describe) | A/S | | | |
| **Riser and Principal Spillway** | (described type: concrete pipe, slotted weir, channel etc.) | | | |
| Low-flow orifice functional? | A/S | | | |
| Trash rack (Debris removal needed? Corrosion noted?) | A/S | | | |
| Sediment buildup in riser? | A | | | |
| Concrete/masonry condition | A | | | |

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| | | | | |
|---|---|---|---|---|
| (Cracks or displacement? Spalling?) | A | | | |
| Metal pipe in good condition? | A | | | |
| Control valve operation? | A | | | |
| Pond drain valve operation? | A | | | |
| Outfall channels function, not eroding? | A | | | |
| Other (describe) | A | | | |
| **Sediment Forebays** | | | | |
| Sedimentation description | | | | |
| Sediment cleanout needed (over 50 percent full? | A/S | | | |
| **Permanent Pool Areas (if applicable)** | | | | |
| Undesirable vegetation growth? | A/M | | | |
| Visible pollution? | A/M | | | |
| Shoreline erosion? | A/M | | | |
| Erosion at outfalls into pond? | A/M | | | |
| Headwalls and endwalls in good condition? | A/M | | | |
| Encroachment into pond or easement area by other activities? | A/M | | | |
| Evidence of sediment accumulation? | A | | | |
| **Dry Pond Area (if applicable)** | | | | |
| Vegetation adequate? | A/M | | | |
| Undesirable vegetation or woody plant growth? | A/M | | | |
| Excessive sedimentation? | A | | | |
| **Hazards** | | | | |
| Have there ben complaints from residents? | A/M | | | |
| Public hazards noted? | A/M | | | |

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

| Maintenance Action Needed | Due Date |
|---|---|
| | |
| | |
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| | |
| | |

The next routine inspection is scheduled for approximately: _____

(date)

**Inspected by: (signature)** _____

**Inspected by: (printed)** _____

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## Grass Channel Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

*Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)*

| Inspection Items | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| **Debris Removal** | | | | |
| Facility and adjacent area free of debris? | A/M | | | |
| Inlets and outlets free of debris? | A/M | | | |
| Any dumping of yard wastes into facility? | A/M | | | |
| Litter (branches) removed? | A/M | | | |
| **Vegetation** | | | | |
| Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip) | A/M | | | |
| Grass mowed? | A/M | | | |
| Grass height not less than 3 to 4 inches? | A/M | | | |
| Fertilized per specifications? | A/M | | | |
| Grasses planted according to approved plan? | A/M | | | |
| Unauthorized or inappropriate plantings? | A | | | |
| Grasses healthy? (no diseased or dying vegetation) | A/M | | | |
| Evidence of grasses stressed from | A/M | | | |

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| | | | | |
|---|---|---|---|---|
| inadequate watering? | [redacted] | | | |
| **Filtration Capacity** | | | | |
| Clogging from oil or grease? | A/M | | | |
| Facility dewaters between storms? | A/M | | | |
| **Check dams and energy dissipater/sumps** | | | | |
| Any evidence of sedimentation buildup? | A/S | | | |
| Are sumps greater than 50% full of sediment? | A/S | | | |
| Any evidence of erosion and downstream toe of drop structures? | A/S | | | |
| Any trash or blockages at weep holes? | A/S | | | |
| **Sediment Deposition** | | | | |
| Swale clean of sediments? | A | | | |
| Sediment not > 25% of swale design? | A | | | |
| **Outlet/Overflow Spillway** | | | | |
| In good condition? | A | | | |
| Any evidence of erosion? | A | | | |
| Any evidence of blockages? | A | | | |
| Has facility been filled or blocked inappropriately? | A | | | |
| **Hazards** | | | | |
| Have there been complaints from residents? | A/M | | | |
| Public hazards noted? | A/M | | | |
| Maintenance accesses free of hazards and fully operational? | A/M | | | |

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

| Maintenance Action Needed | Due Date |
|---|---|
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| | |

The next routine inspection is scheduled for approximately: _____

(date)

**Inspected by: (signature)** _____

**Inspected by: (printed)** _____

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## Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

*Inspection Frequency Key: A=annual; M=monthly; S=after major storms*

| Inspection Items | Inspection Frequence | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| **Catch Basins** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition to ensure all are set properly in place over inlets | A/S | | | |
| Check for sediment, leaf, or debris clogging grates and remove | A/S | | | |
| **Catch Basin Inlets** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition | A/S | | | |
| Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater | A/S | | | |
| **Pipes** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition | A/S | | | |
| Inspect for blockage or sediment | A/S | | | |

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| | | | | |
|---|---|---|---|---|
| accumulation and remove when capacity is diminished by 20% or greater | | | | |
| Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?) | A/S | | | |
| **Headwalls and Endwalls** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition | A/S | | | |
| Inspect for blockage or sediment | A/S | | | |
| Check for erosion or scouring around headwalls inlets and repair | A/S | | | |
| Evidence of staining? | A/S | | | |
| If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe. | A/S | | | |
| **Hazards** | | | | |
| Have there been complaints from residents? | A/S | | | |

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

| Maintenance Action Needed | Due Date |
|---|---|
| | |
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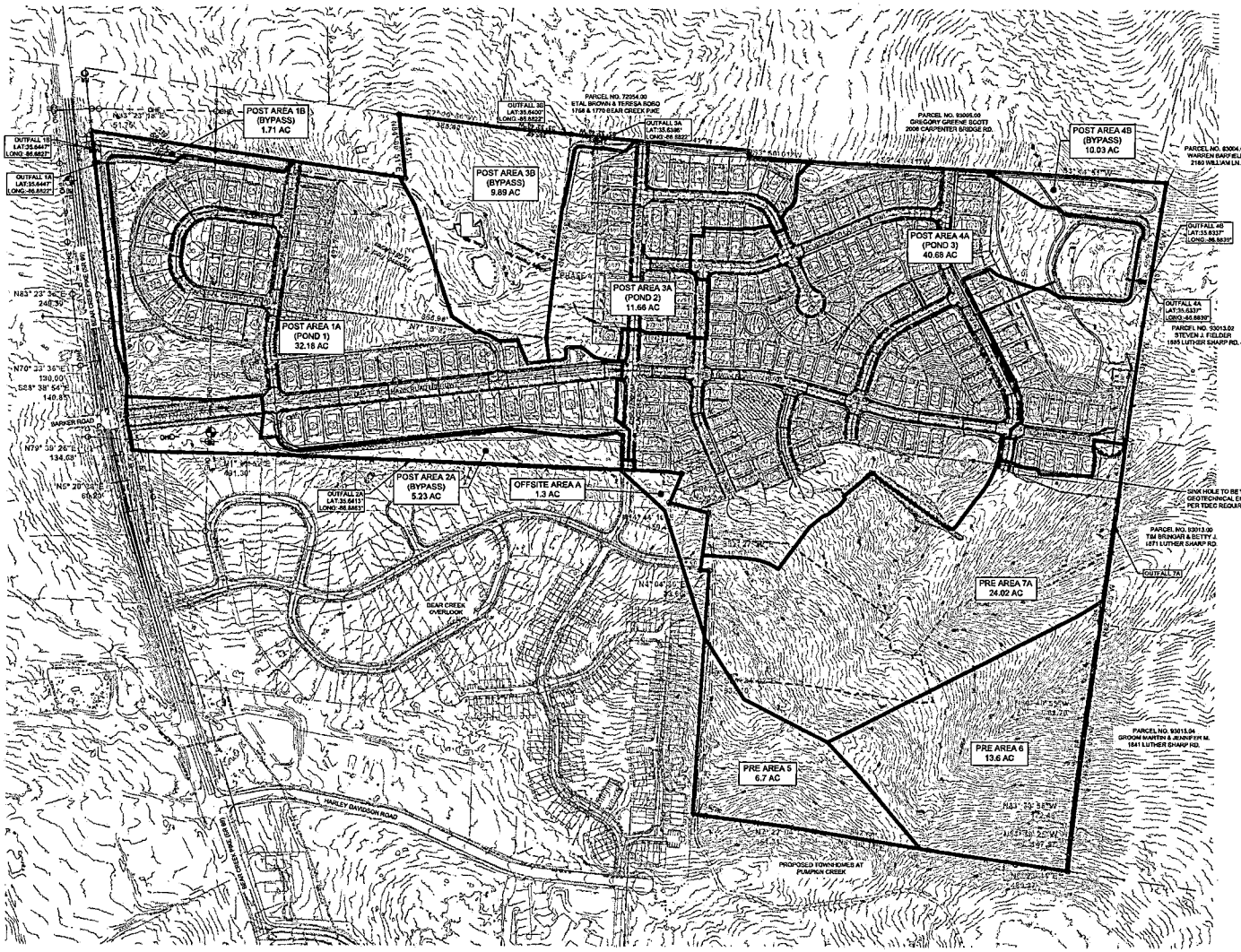
The next routine inspection is scheduled for approximately: _____

(date)

**Inspected by: (signature)** _____

**Inspected by: (printed)** _____




NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO.: 47119C0115E, EFFECTIVE DATE 4/5/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

DRAINAGE BASIN NOTES:

POST DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)

- AREA 1A = 32.18 AC
  - ADJUSTED CN = 84
  - TIME OF CONCENTRATION = 6.0 MIN.
- AREA 1B = 1.71 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 10.6 MIN.
- AREA 2A = 5.23 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3A = 11.66 AC
  - ADJUSTED CN = 85
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3B = 9.7 AC
  - ADJUSTED CN = 71
  - TIME OF CONCENTRATION = 17.3 MIN.
- AREA 4A = 40.68 AC
  - ADJUSTED CN = 86
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 4B = 10.03 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 5.0 MIN.
- OFF SITE AREA A = 1.3 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

DRAINAGE BASIN NOTES:

PRE DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)

- AREA 5 = 6.7 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 11.2 MIN.
- AREA 6 = 13.6 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.1 MIN.
- AREA 7A = 24.02 AC
  - ADJUSTED CN = 77
  - TIME OF CONCENTRATION = 18.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

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CONSULTANTS

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE D. NEWTON
REGISTERED ENGINEER
STATE OF TENNESSEE
11/7/2023
COLE D NEWTON - TN REG.#116292

| No | Date | Revision Description |
|---|---|---|
| 1 | 07/11/23 | PER CITY COMMEN |
| 2 | 11/7/23 | PER CITY 7/20/2 COMMENTS |

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SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

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

SHEET NO.:
C - 4.10

ARCHITECTURE
INTERIORS
CIVIL SITE

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

December 15th, 2025

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Reserve at Hickory Ridge Phase 1A

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 1A at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00 & 003.02). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 30 single-family residential lots. Also, this plat shows the added amenity note for the amenity area in OS:1. This note has been added after the preliminary plat was approved to add the amenity center at the 12/10/2025 PC. The total site is +/- 19.409 acres.

With this submittal please find: project letter, final plat, application, long-term maintenance plan, surety calculations and an owners consent form.

If you have any comments or questions, please contact TKC Architecture and Engineering.

Thank you,

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

# The Reserve at Hickory Ridge (formally Dabbs Subdivision) Final Plat Phase 1A

| | | | |
|---|---|---|---|
| Project #: | 25-0457 | Location: | 1690 Bear Creek Pike<br>Tax Map 072 066.00 |
| Applicant: | Cole Newton | Case Type(s): | Final Plat |
| Staff Planner: | Charles Rush | Proposed Use: | Amenity Center |

## PROJECT SUMMARY

The applicant requests approval of a Final plat to approve an amenity center (Amenity Site Area with Mail Kiosk in Open Space Area 1 (OS-1). Phase 1A includes thirty (30) single-family lots. 33.48 acres are included in Phase 1A.

A Preliminary Plat for this development was approved by the Planning Commission with conditions on 8/10/2022. Per the CMPC 8/10/2022 minutes, “Mr. Goatz asked if there is a way to get an increased buffer on the horseshoe between there and Bear Creek Pike. Mr. Newton states yes, they have the space. Mr. Goatz moved to approve with the above-mentioned buffer, subject to staff and technical comments. Mr. Hutto seconded. Motion to approve subject to comments passed five to zero.” Mr. Goatz requested a 0.8 opacity. The final plat is subject to a previous zoning ordinance 3638.

On September 10, 2025, the Planning Commission approved the final plat, which included the added landscaping for phase 1A.

On December 10, 2025, the applicant is in front of the Planning Commission with a Preliminary Plat Revision to add an amenity center in phase 1A.

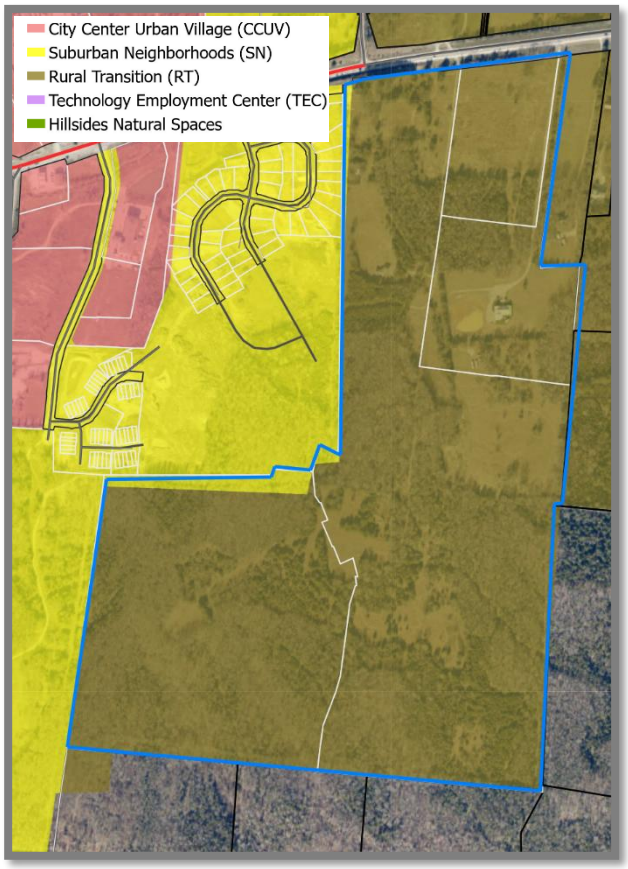
- The DRC reviewed this proposal at its January 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Preliminary Plat Revision.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

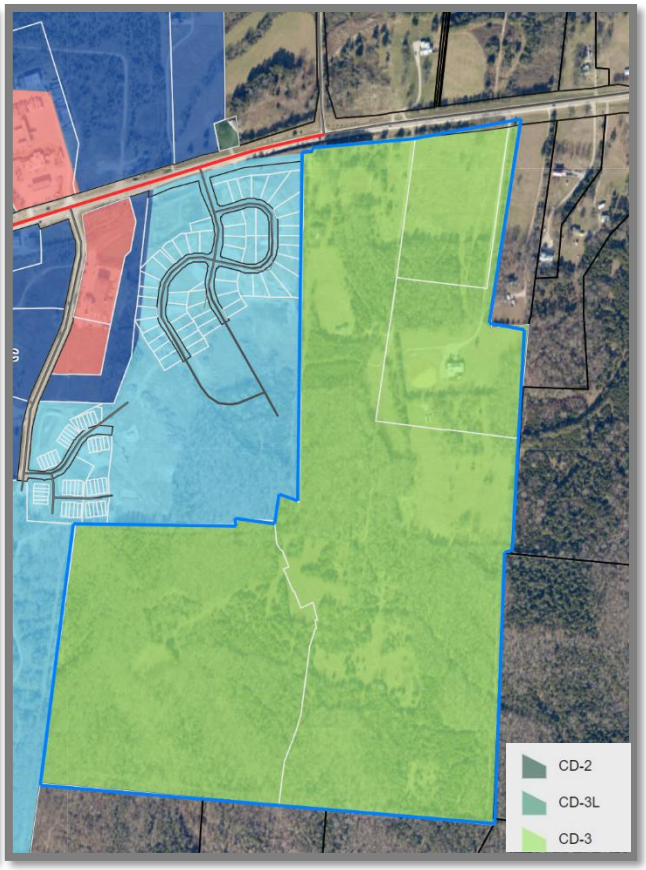
## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| CD-3 | In Construction | Infrastructure for 30 homes | +/- 155.5 acres |



| FUTURE LAND USE MAP | ZONING MAP (*CD-3*) |
|---|---|




| SITE CONTEXT/ADJACENT PROPERTIES | | | |
|---|---|---|---|
| | Future Land Use | Zoning | Current Use |
| Subject Property | Rural Transition | CD-3 | In-development/ Infrastructure for 30 Single-Family Lots |
| North | Rural Transition | County | Single-Family Residential |
| South | County | County | Single-Family Home/ Vacant |
| East | Rural Transitions | County | Single-Family Residential/Vacant |
| West | Suburban Neighborhoods | CD-4 | Single-Family Residential/Townhomes |

## CONFORMITY WITH ZONING ORDINANCE

This Preliminary Plat Revision conforms to the standards of the 3638 Zoning Ordinance (RS-10) within the previously approved Preliminary Plat 22-0161 on August 10, 2022, by the Planning Commission.

## REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary Plat Revision at its January 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

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

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

Section **2.3** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

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

*Staff recommends approval of 25-0457 with the following conditions:*

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

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

## SAMPLE MOTIONS

**Approve:**

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

**Approve with Conditions:**

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

**Defer for Continued Review:**

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

**Deny:**

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

# 308 Granada Drive

| | | | |
|---|---|---|---|
| Project #: | 25-047 | Location: | Tax Map 089K G Parcel 028 |
| Applicant: | Noah Burchell | Case Type(s): | ESS Exceptions |
| Staff: | Glenn Harper, City Engineer | Proposed Use: | Residential |

## PROJECT SUMMARY

**Section 1.10 Appeals of the *Engineering Standards and Specifications*** affords the applicant the ability to request an exception from the Planning Commission, provided that the life, safety, health, and general welfare of the City will not be impacted by such an exception.

The exception is requested regarding **Section 5.12.2 Individual Disposal System Requirements** of the *Engineering Standards and Specifications*, which states If public sewer facilities are not available and individual disposal systems are proposed:

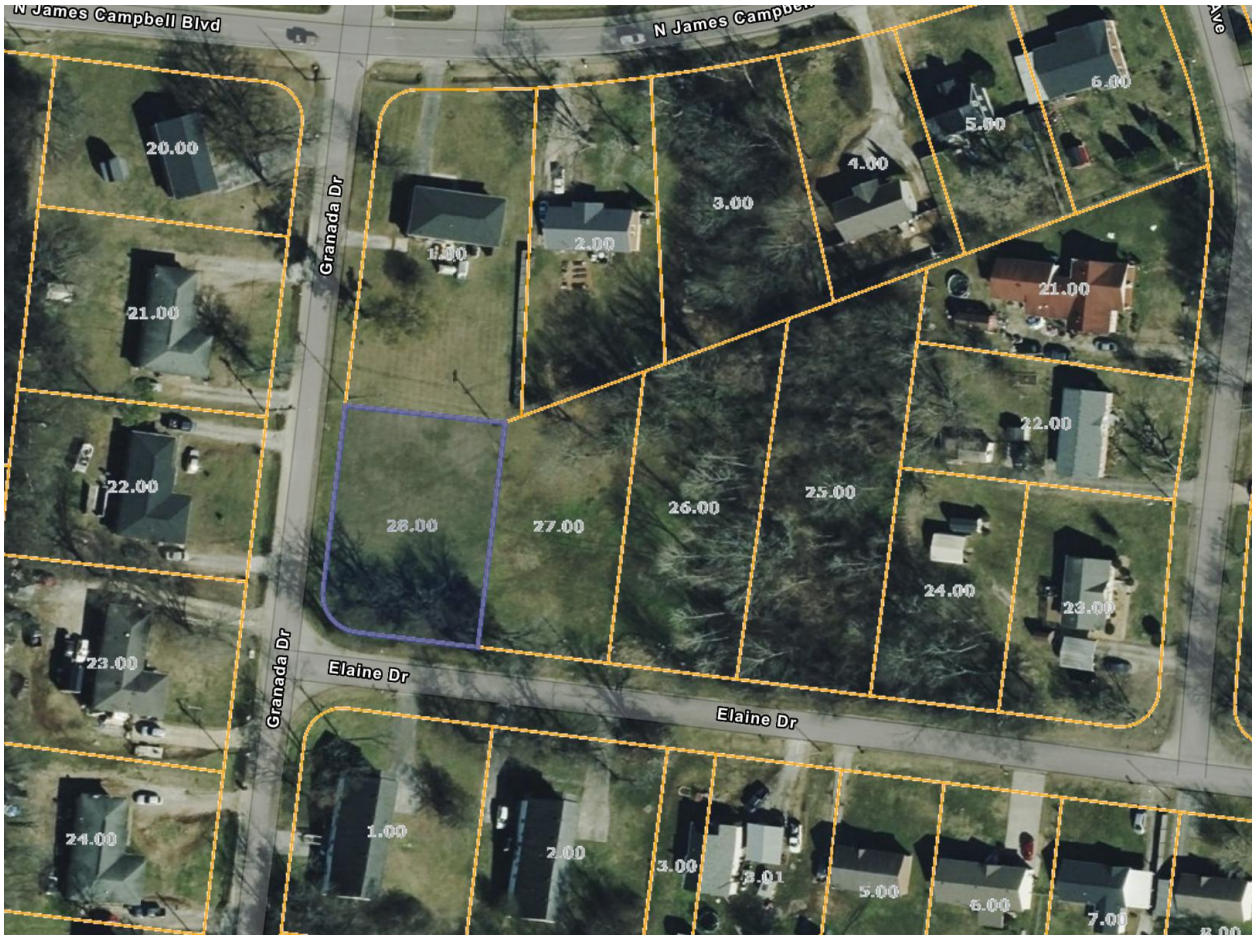
> A. Lot areas shall be a minimum of one (1) acre;
>
> B. The septic systems and other waste disposal methods must be permitted by the Tennessee State Department of Environment and Conservation (TDEC), the City of Columbia Wastewater Department, and all other relevant agencies; and
>
> C. Subsurface disposal areas and relevant information shall be indicated on the final plat.

This exception would allow the use of an individual subsurface sewage disposal system on a lot containing less than one acre. The Tennessee Department of Environment and Conservation Division of Water Resources permitted the construction of a 1-bedroom subsurface sewage disposal system on this 0.35-acre lot.

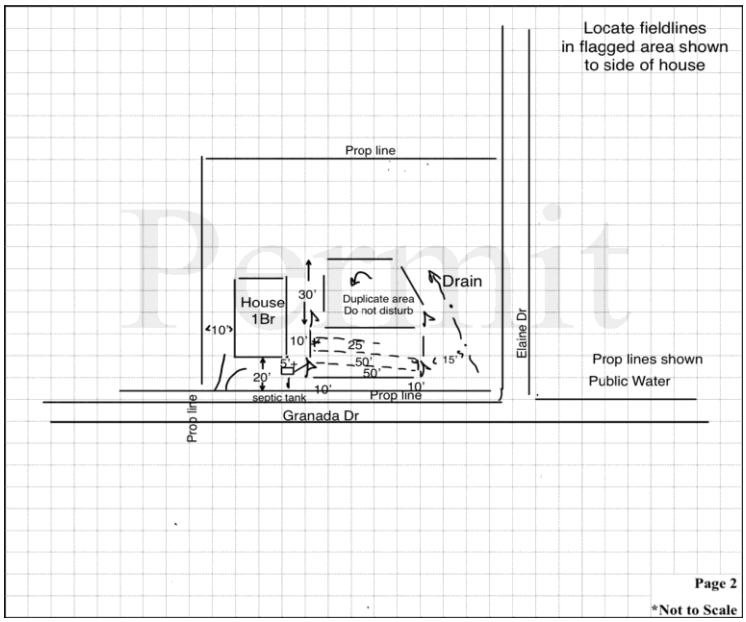
- The driveway changed locations from the TDEC permit and now goes between the septic tank and field lines
- The permit is for a one-bedroom system, but the structure appears to be a two-bedroom system
- Columbia Power requires the structure to be 20’ from the existing utility line along the northern property line
- Columbia Wastewater is not satisfied that a gravity sewer is not feasible for this lot and does not currently support the septic system.
- The Planning Commission is a **decision-making body** for an exception to the *Engineering Standards and Specifications*.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| CD-3 | Vacant | Residential | +/- 0.35 acres |




**Site Plot Plan**



## REVIEW PROCESS

The Development Review Committee evaluated the proposed Appeals of the *Engineering Standards and Specifications* at the December 2025 meeting.

## SAMPE MOTIONS

**Approve:**

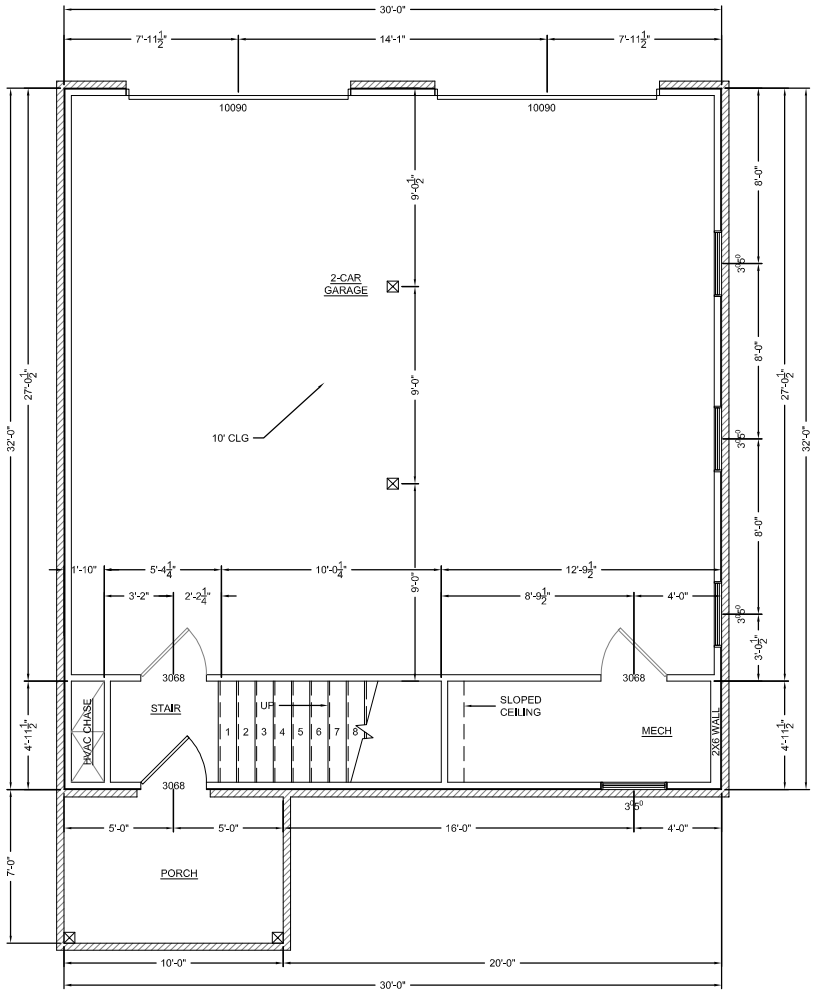
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **1.10 Appeals of the *Engineering Standards and Specifications*** affords the applicant the ability to request an exception from the Planning Commission, provided that the life, safety, health, and general welfare of the City will not be impacted by such an exception, subject to technical comments and other conditions presented by engineering staff.

**Deny:**

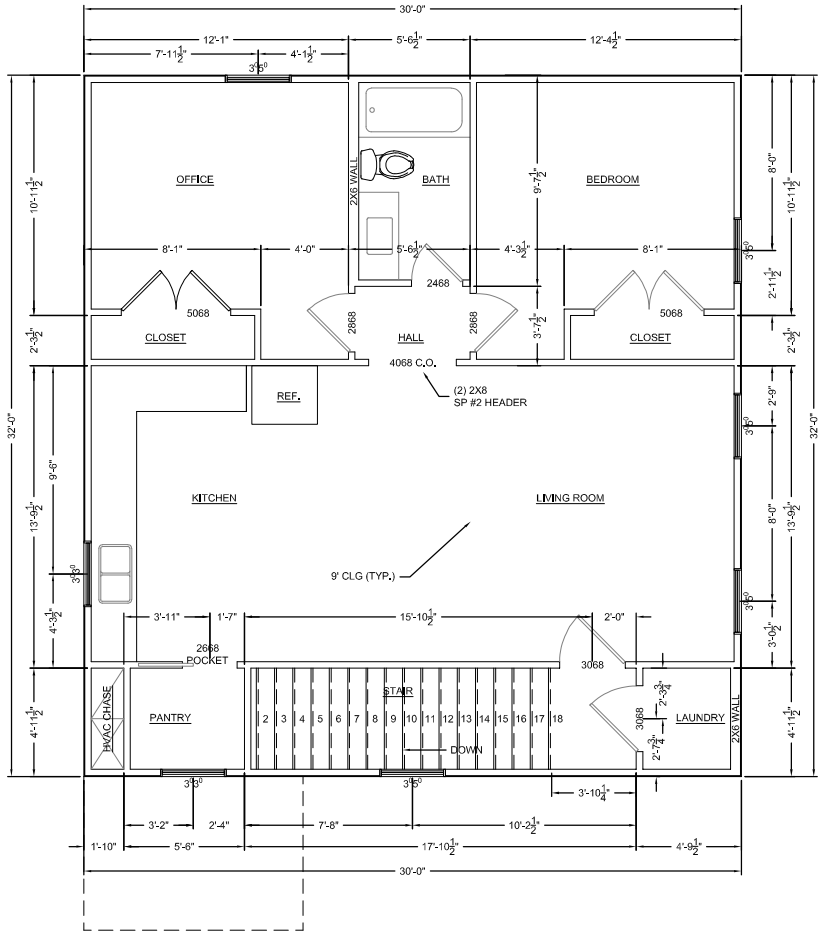
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **1.10 Appeals of the *Engineering Standards and Specifications*** affords the applicant the ability to request an exception from the Planning Commission, provided that the life, safety, health, and general welfare of the City will be impacted by such an exception, subject to technical comments and other conditions presented by engineering staff.

**Defer:**

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




FIRST FLOOR PLAN




SECOND FLOOR PLAN

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

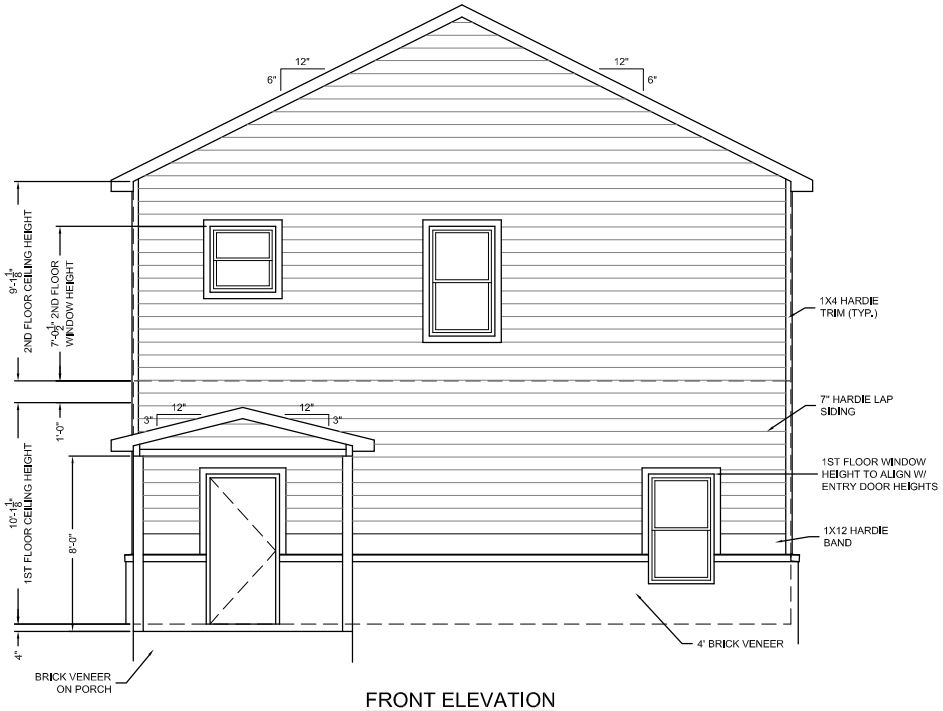
REVISIONS:

| NO. | DATE: | DESCRIPTION |
|---|---|---|
| | | |

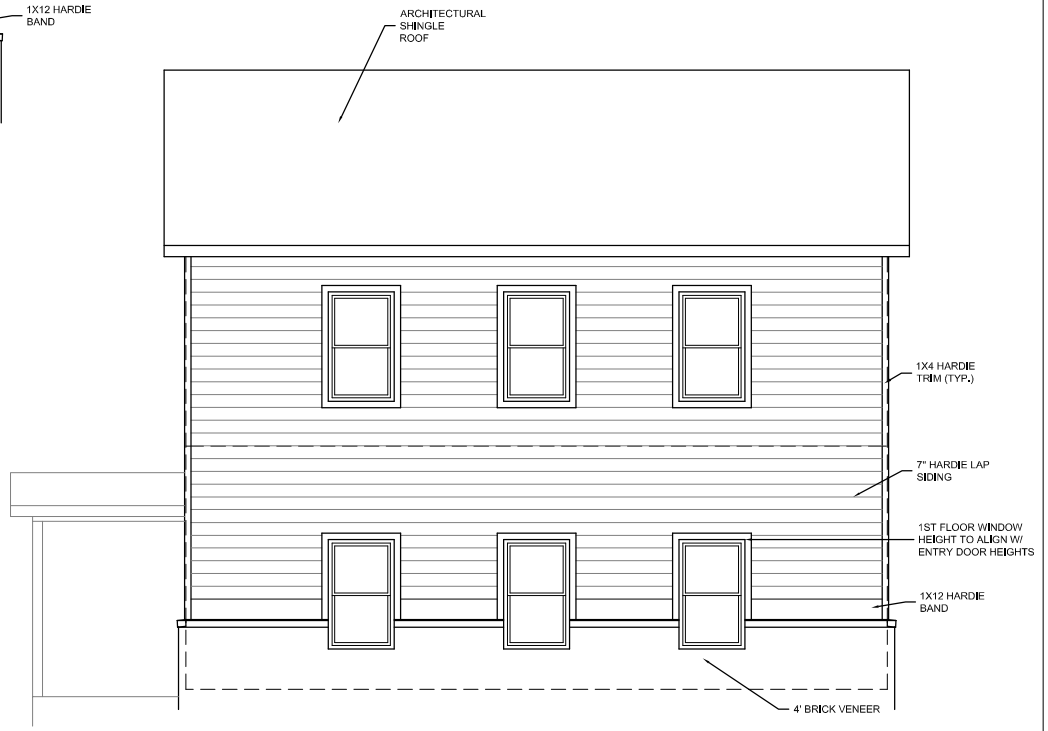
DISCLAIMER:
THIS DRAWING, THE DESIGN, DETAIL, AND INVENTION, ARE THE PROPERTY OF MORRISON ENGINEERING, LLC AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT EXPRESSED WRITTEN CONSENT.

SHEET TITLE: FLOOR PLAN

DRAWN BY: J.A.M.
SCALE: 3/8" = 1'-0"
DATE: 10-15-2025
SHEET NO. A1




FRONT ELEVATION




RIGHT ELEVATION

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

REVISIONS:

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|---|---|---|

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SHEET TITLE:
ELEVATION

DRAWN BY:
J.A.M.

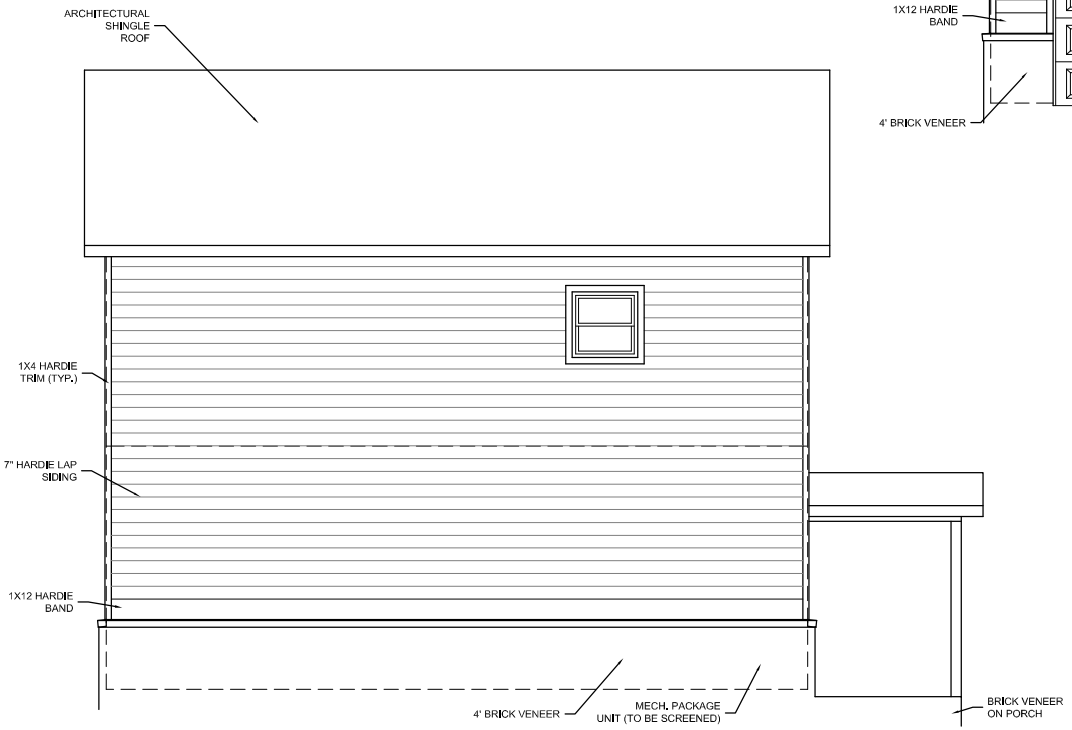
SCALE:
3/8" = 1'-0"

DATE:
10-15-2025

SHEET NO.
A2




REAR ELEVATION




LEFT ELEVATION

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

REVISIONS:

| NO. | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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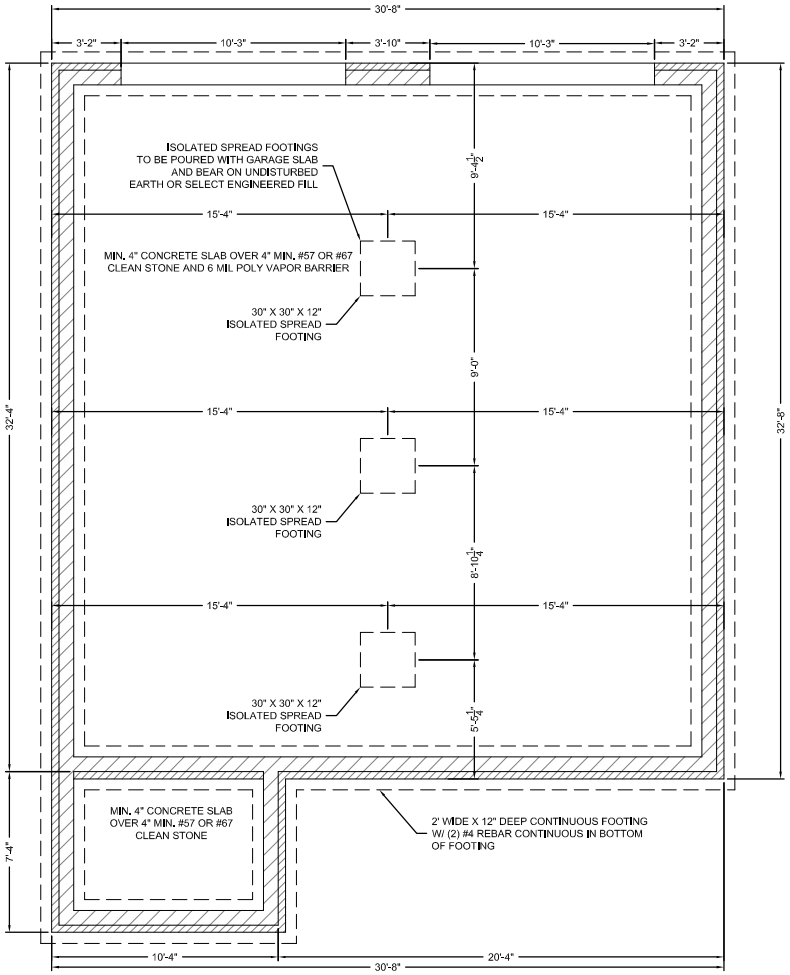
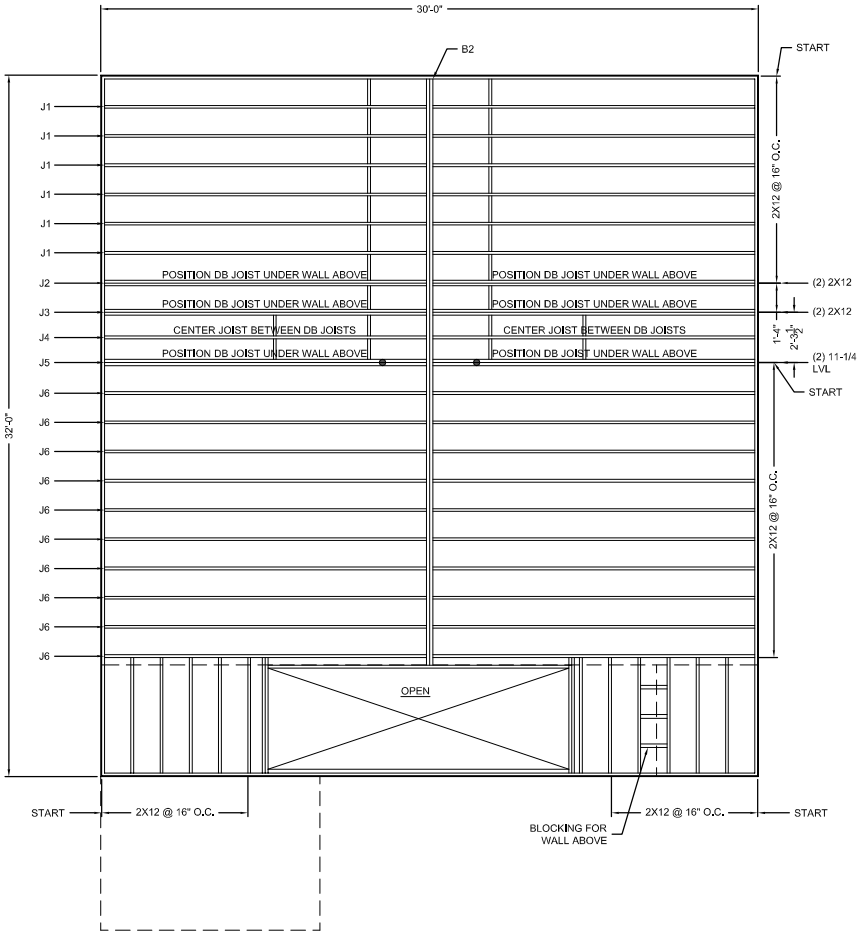
SHEET TITLE: ELEVATION

DRAWN BY: J.A.M.
SCALE: 3/8" = 1'-0"
DATE: 10-15-2025
SHEET NO. A3




FOUNDATION PLAN




SECOND FLOOR FRAMING

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANADA DR AND ELAINE DR

REVISIONS:

| NO. | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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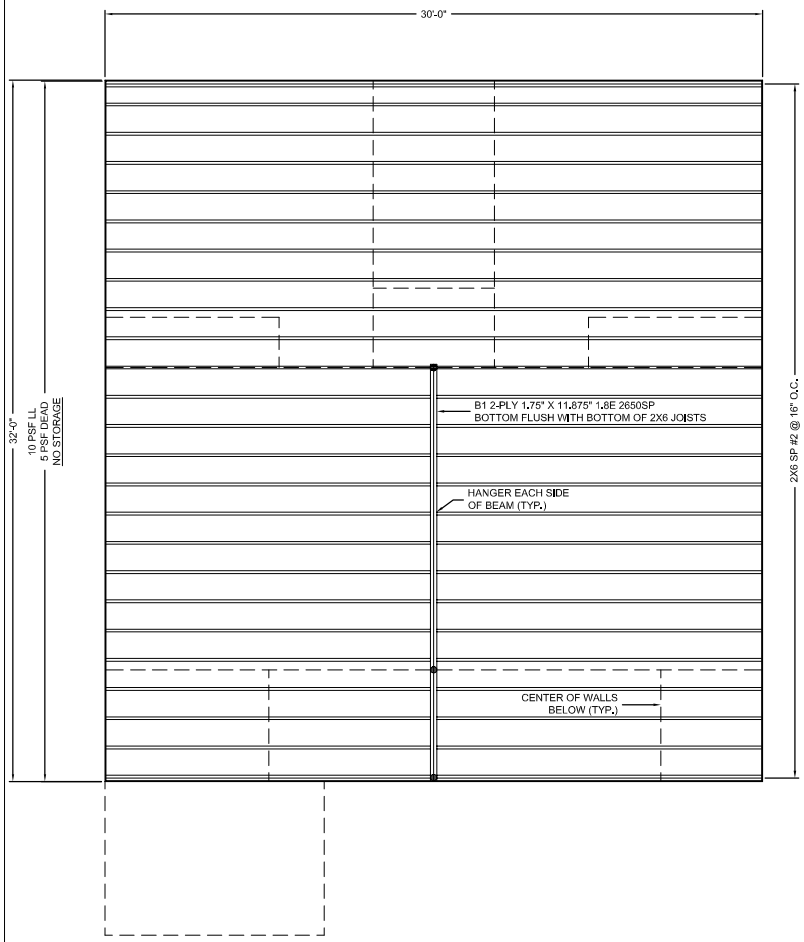
SHEET TITLE:
FLOOR PLAN

DRAWN BY:
J.A.M.

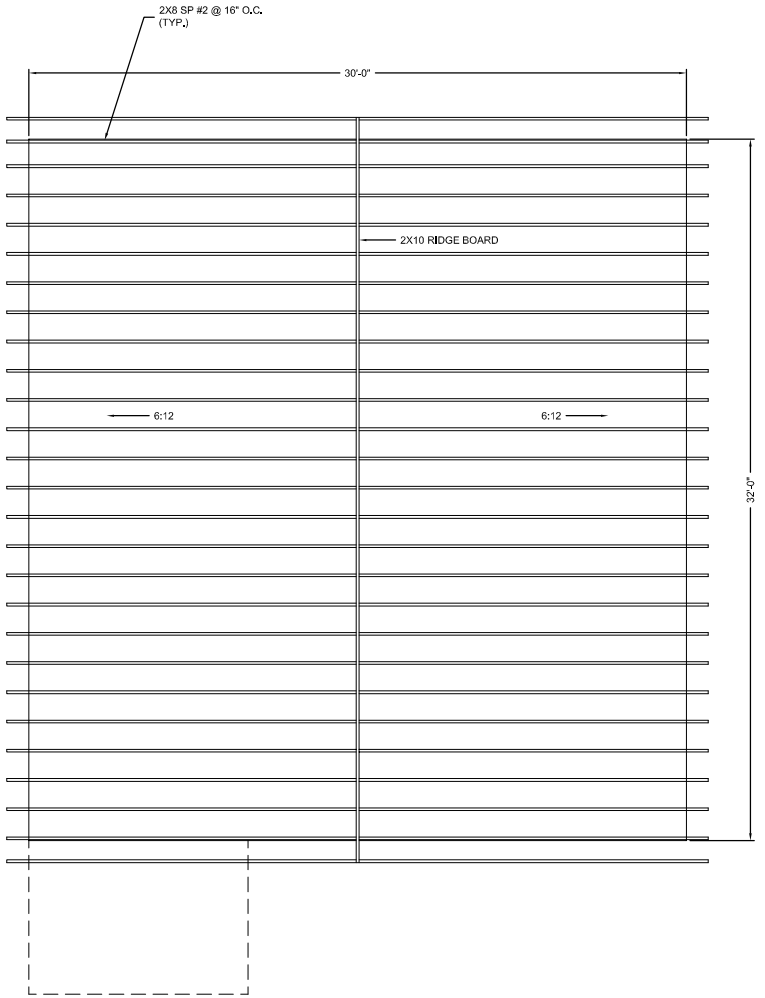
SCALE:
3/8" = 1'-0"

DATE:
10-15-2025

SHEET NO.
S1




CEILING FRAMING PLAN




ROOF FRAMING

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR
AND ELAINE DR

REVISIONS:

| NO. | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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SHEET TITLE:
FLOOR PLAN

DRAWN BY:
J.A.M.

SCALE:
3/8" = 1'-0"

DATE:
10-15-2025

SHEET NO.
S2

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, December 9, 2025

**ITEM NO.**
25-0407

**DESCRIPTION:** 308 Granada Dr

**COMMENTS:**

## Engineering

1. No comments on appeal. See staff report.

## ATT

2. No comment.

## Maury County Schools

3. No comment.

## Building

4. No comment.

## Police

5. No comments provided.

## City Attorney

6. No comments provided.

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

## Columbia Power

7. 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.

## Maury County Highway Dept.

8. No comment.

## Public Works

9. No comment.

## Duck River Electric Membership Corp

10. No comment.

## Maury County E911

11. Maury 911 has issued 308 Granada Dr to Mr. Burchell Dr.

## Atmos Energy

12. No comments provided.

## Fire

13. No comment.

CITY OF COLUMBIA TENNESSEE

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

## Wastewater

14. Columbia Wastewater does not want to set a precedent for this lot in an exception to the 1-acre minimum area for septic lots in Columbia as there are many lots in the City which are not built upon and do not have sanitary sewer access. It has not been proven by the applicant that sanitary sewer is inaccessible via gravity extension.

## Planning

15. No comment.

## Columbia Water

16. No comment.

**Resubmittal Guidelines**

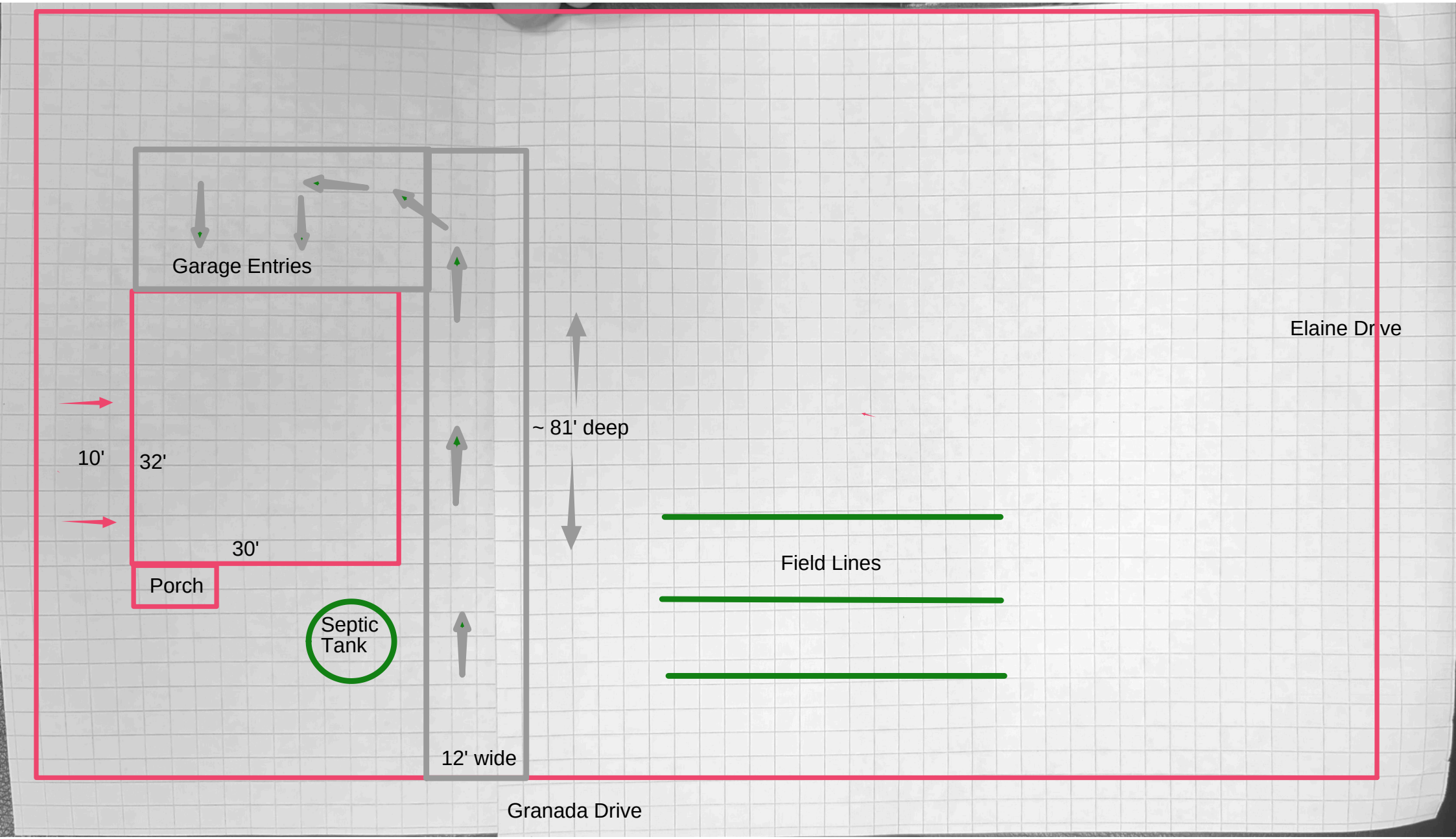
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

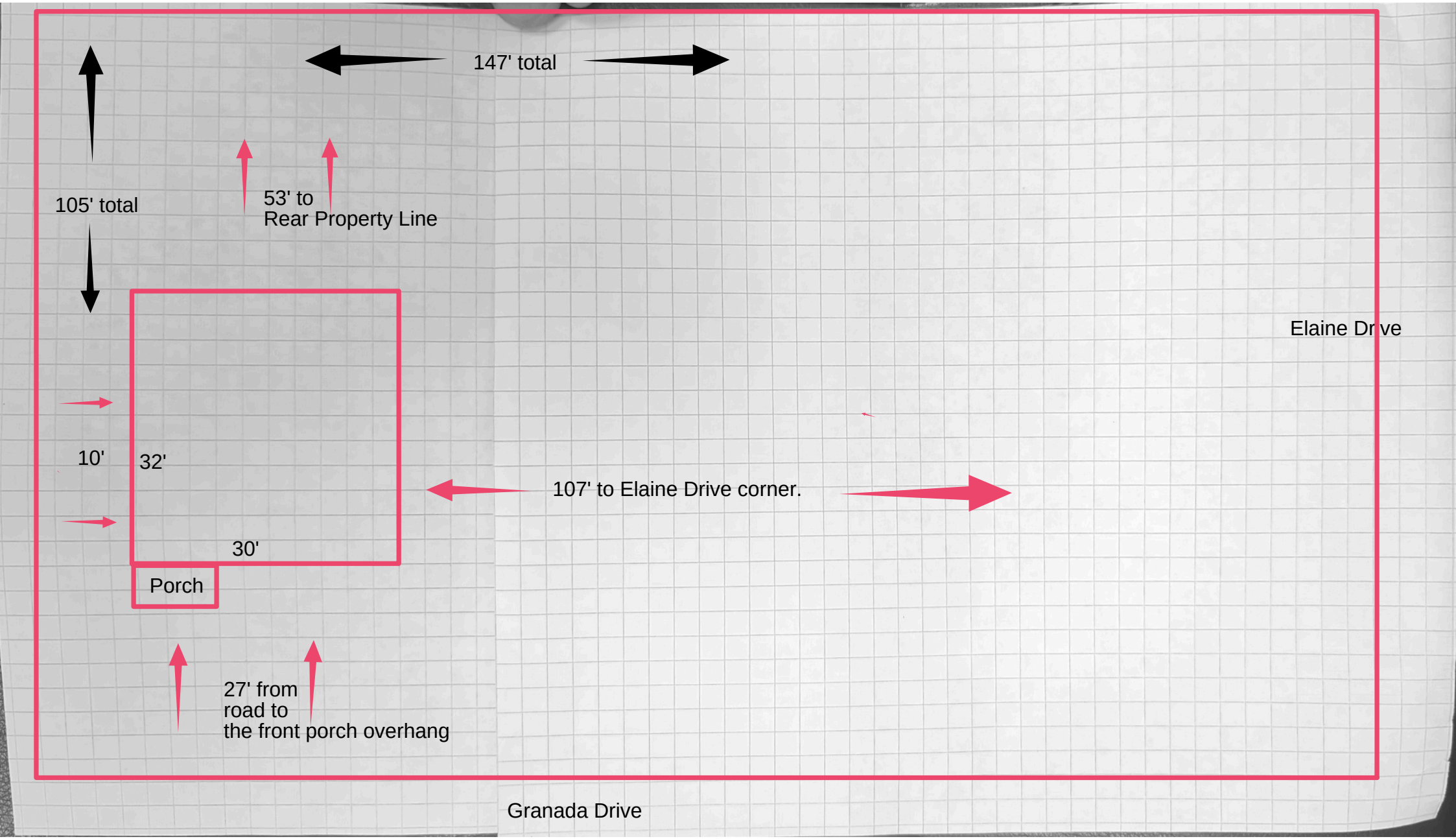
Please contact the case planner identified in the Planning Comments with any questions about the review process.

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.


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


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

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

# PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Jesus Santos

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

Map: 089K Group: _____ Parcel: 028.00

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

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

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

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

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

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

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

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

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

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

**Please see attached drawing and supporting documentation.**

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

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

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

**Tennessee Department of Environment and Conservation - Division of Water Resources**

# Permit for Construction of a Subsurface Sewage Disposal System

**Issued To:** Jesus Mendoza Santos

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

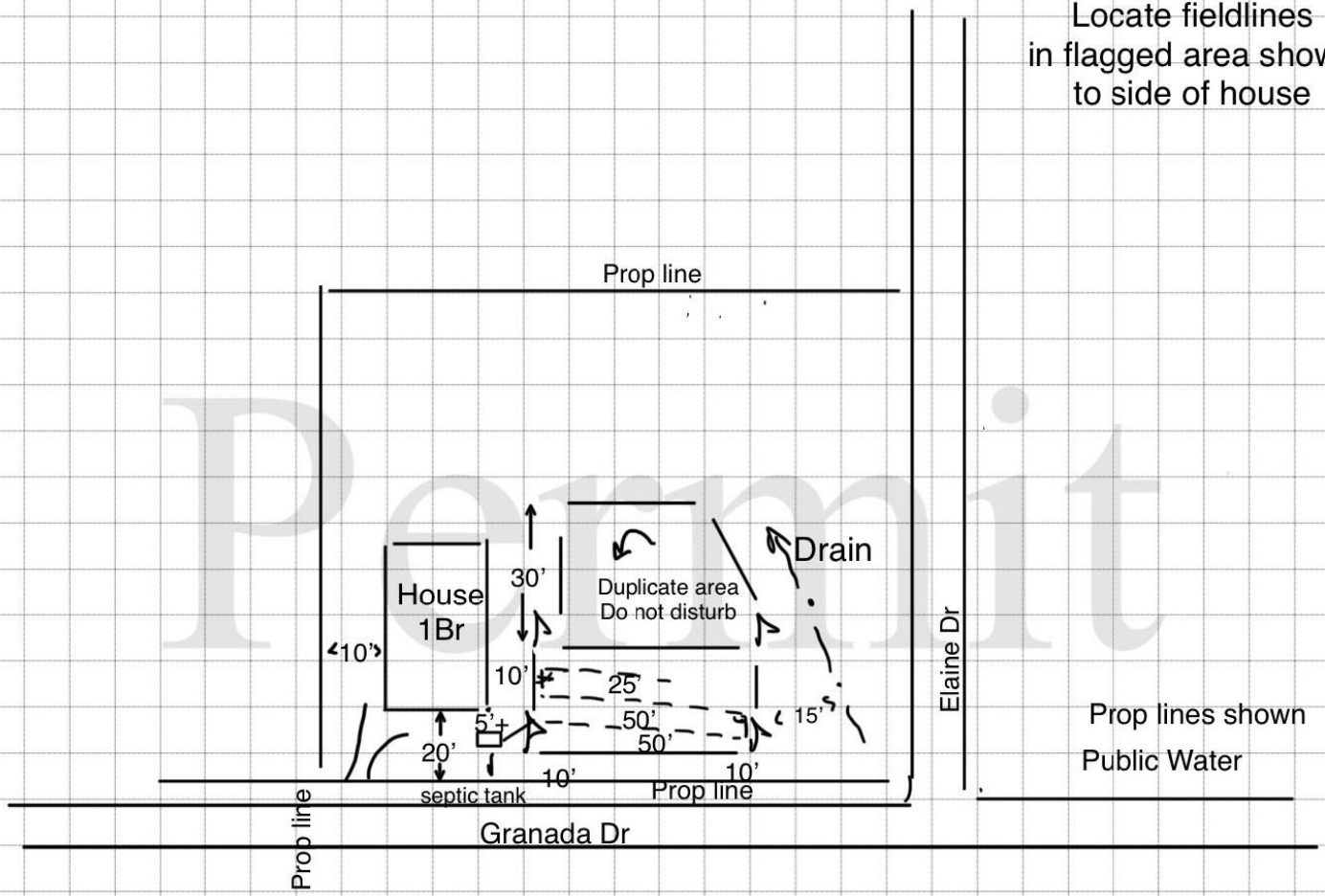
**Inspector:** Alan Floyd

**Date:** 9/2/25

**General Notes:**

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

Locate fieldlines
in flagged area shown
to side of house




Permit

**Page 2**

***Not to Scale**

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

**APPLICATION FOR WATER RESOURCES SERVICES**
**APPLICANT**
**COMPLETE QUESTIONS**

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

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

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

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

**Site Address:**
Adresss: Elaine Drive
Columbia, Tennessee 38401

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

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

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

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

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

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

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


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

To whom it may concern,

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

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION**
**DIVISION OF WATER RESOURCES**
**Land-Based Systems Unit**
**William R. Snodgrass – Tennessee Tower**
312 Rosa L. Parks Ave., 11th Floor
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**APPLICANT**
**COMPLETE QUESTIONS**

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| | Total Coliform | $ |
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| | Alternative System Permit | $ |
| | Alternative Construction Inspection | $ |
| | Large Conventional System Plan Review | $ |
| | Large Alternative System Plan Review | $ |
| | Experimental System Plan Review | $ |
| | Subdivision Evaluation: Lots: | $ |
| | Pumping Contractor – Septage Application | $ |

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Names: Jesus Santos
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Day Phone: 9316981634
Original Owner: John Cain

**APPLICANT:**
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Day Phone: 9316981634
Email: noahburchell10@gmail.com

**Site Address:**
Adresss: Elaine Drive
Columbia, Tennessee 38401

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

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

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

## Appeal Justification

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

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

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

**Respectfully**,
Noah Burchell - Owner at Burco Construction, LLC

**Alan Floyd** 3:46 PM
to me

Noah,
The new structure proposal (10’ closer to fiieldline area) on the attachment, will still provide sufficient area for the installation of a 1 Bedroom SSD system. The septic tank adjustment from the house to tank is not regulated by this department. Just maintain a minimum setback of 5’ from structure. Hope this helps!

Alan Floyd
TDEC-Water Resources
1421 Hampshire Pike
Columbia, Tn 38401
(931)380-3371-Phone

Sent from my iPhone

> On Jan 29, 2026, at 3:30 PM, Noah Burchell <noahburchell10@gmail.com> wrote:
>
> Show quoted text
>
> <308 Granada Revised Septic Layout.pdf>

Ok, thanks for the clarification. | This helps. | This is perfect, thank you!

Reply | Forward



**Noah Burchell** 3:27 PM
to alan.floyd

Alan,

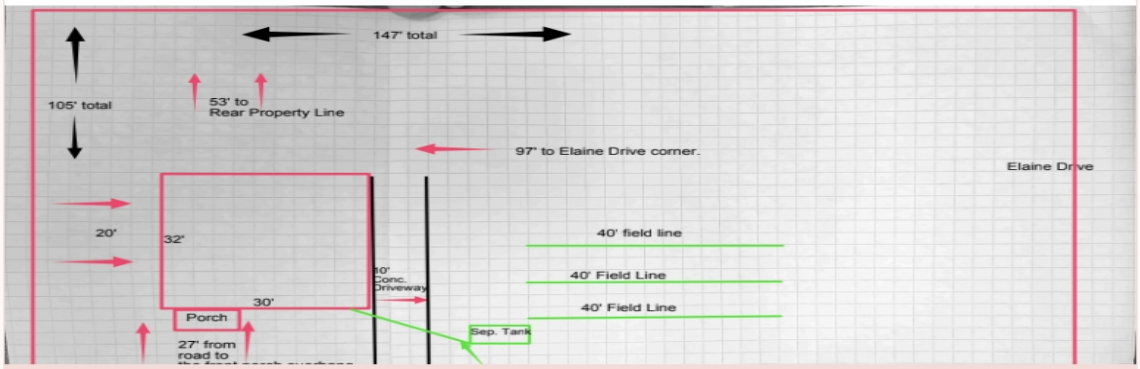
See attached sketch. We scooted the home over 10' more from the left property line. The septic tank is on the right side of the driveway.

The field lines will be 40', 40' and 40'. We will still be well inside the field you depicted as acceptable.

Is this change acceptable for the 1 BR permit?

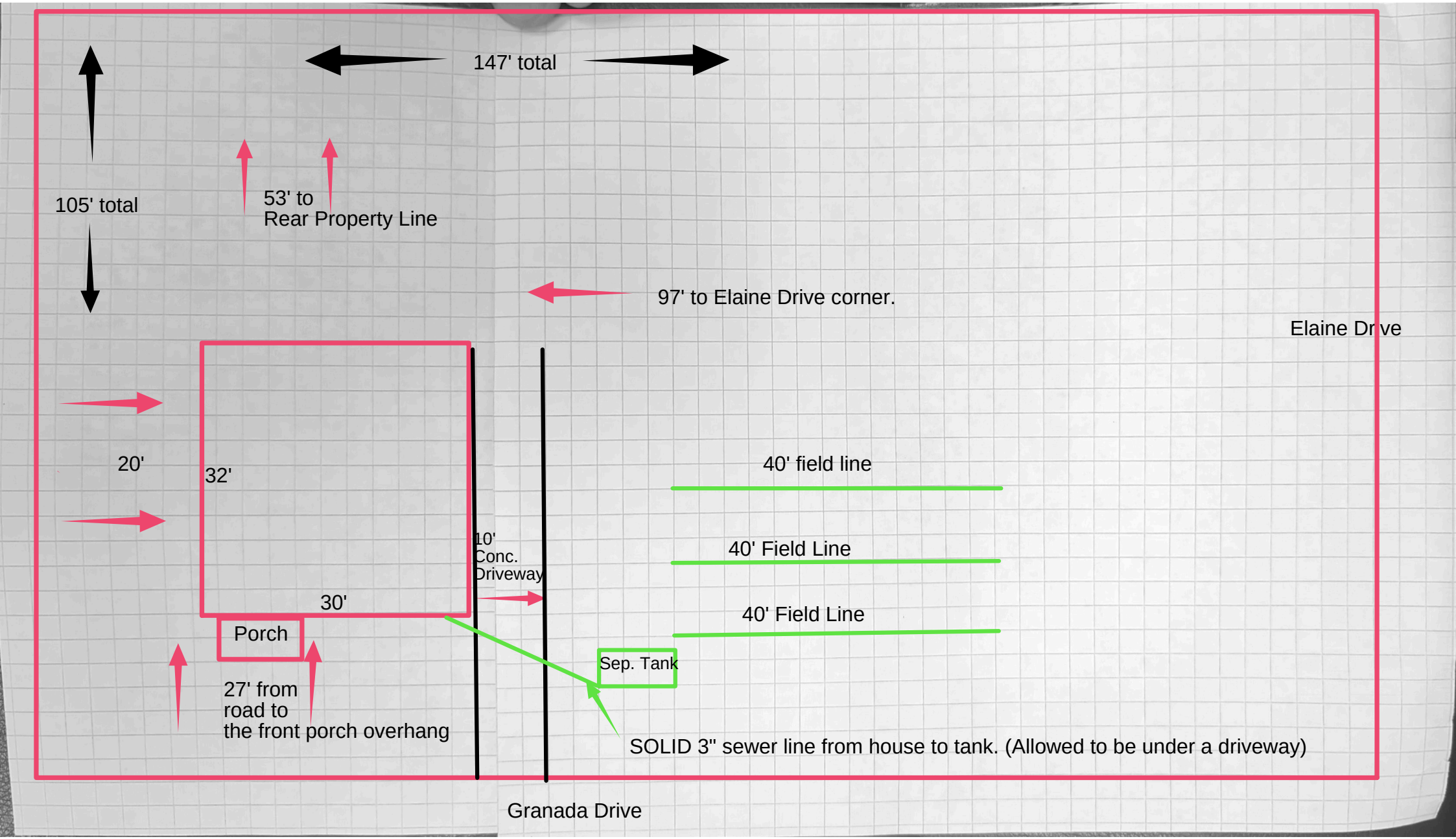
Thanks,
**Benjamin Noah Burchell**
**(931) 698 - 1634**
***Burco Realty, LLC***
***Burco Construction, LLC***

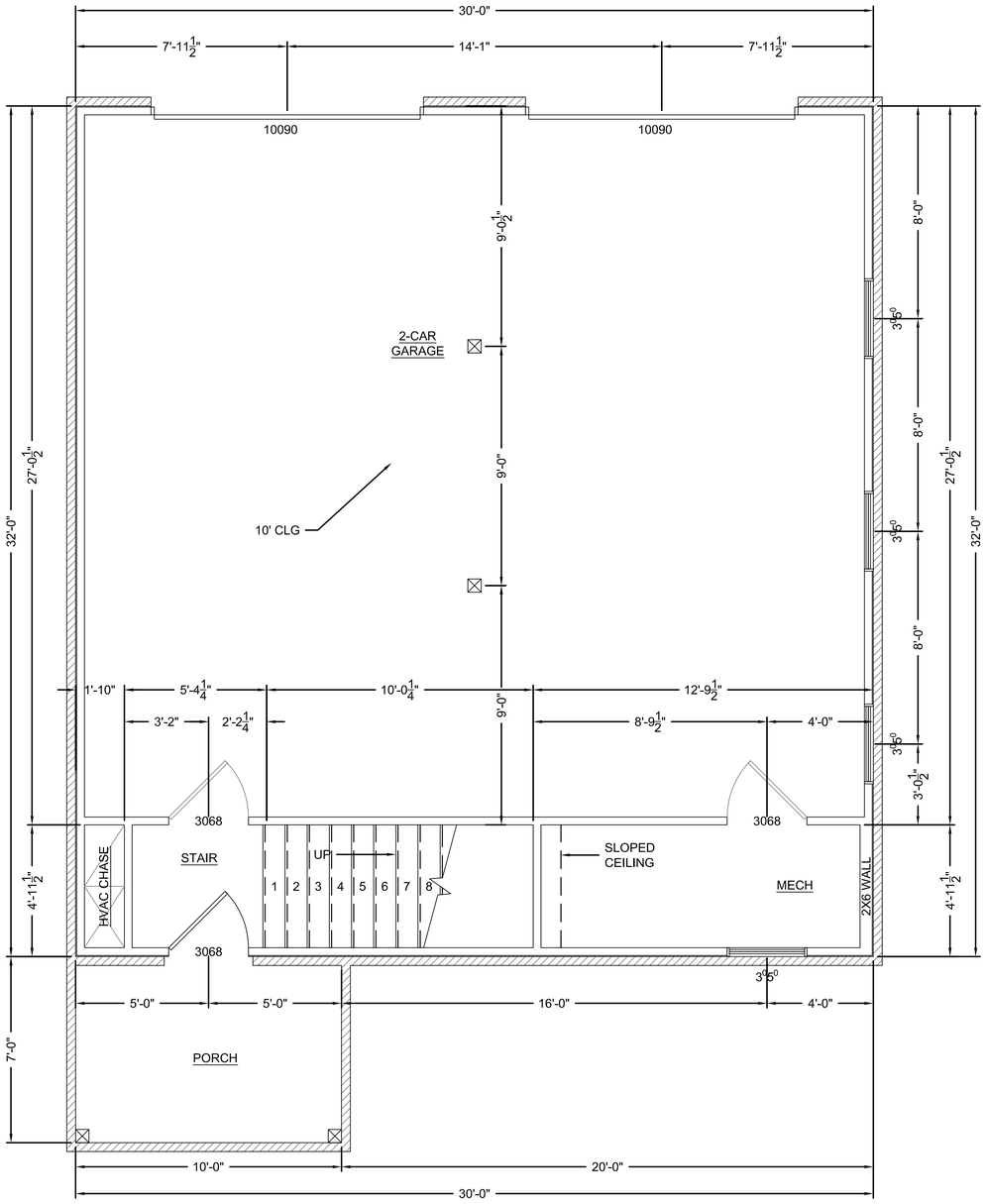
Show quoted text



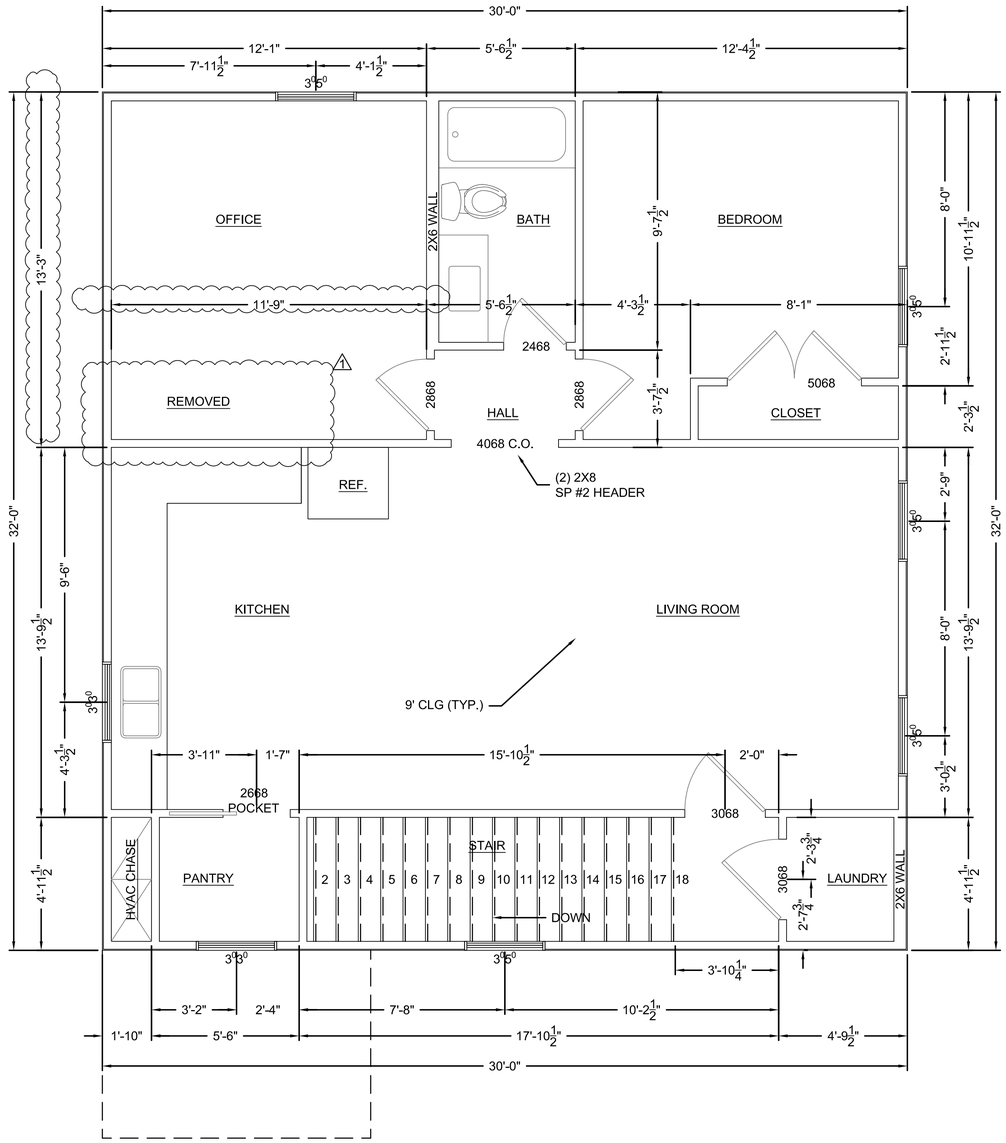

PDF 308 Granad...Layout.pdf

Reply Forward


147' total
105' total
53' to
Rear Property Line
97' to Elaine Drive corner.
Elaine Dr ve
20'
32'
40' field line
10'
Conc.
Driveway
40' Field Line
30'
40' Field Line
Porch
Sep. Tank
27' from
road to
the front porch overhang
SOLID 3" sewer line from house to tank. (Allowed to be under a driveway)
Granada Drive




FIRST FLOOR PLAN




SECOND FLOOR PLAN

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

REVISIONS:

| NO: | DATE: | DESCRIPTION |
|---|---|---|
| 1 | 01-30-26 | REMOVED CLOSET IN OFFICE |

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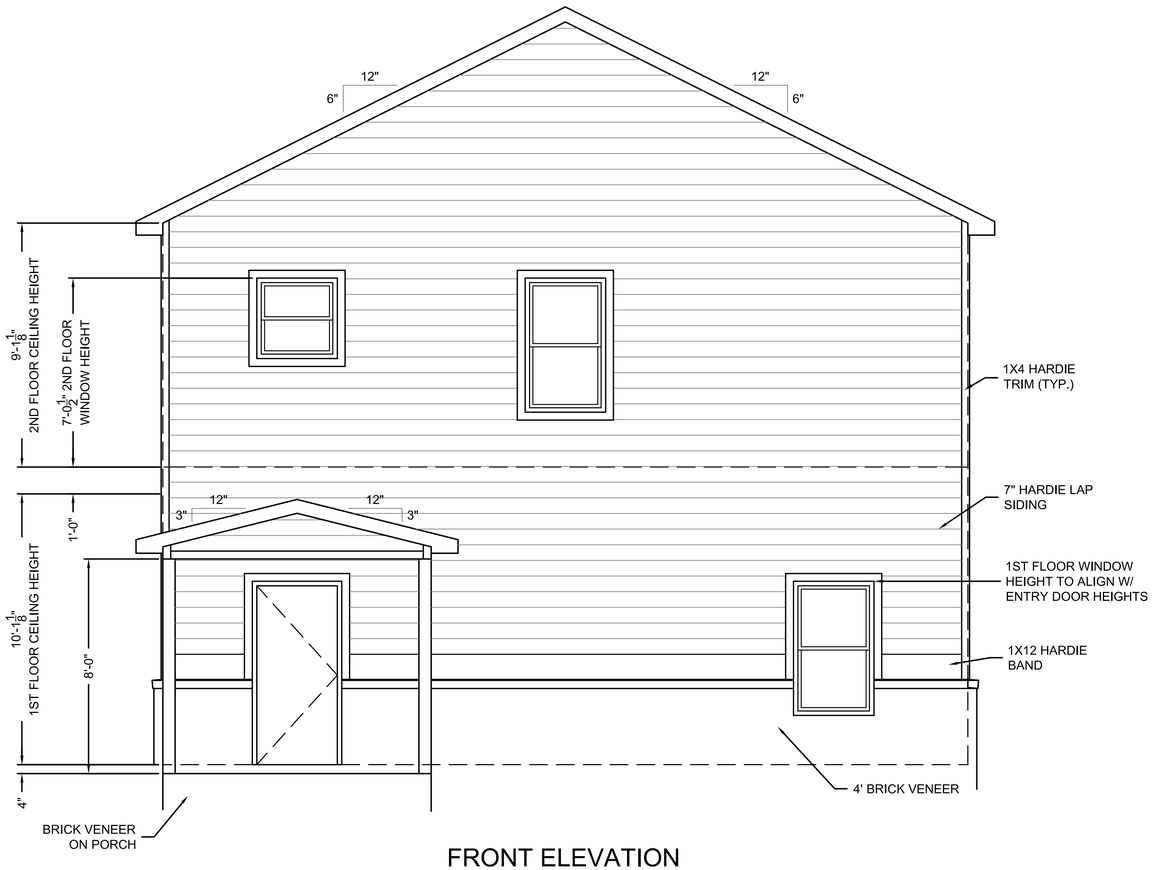
SHEET TITLE: FLOOR PLAN

DRAWN BY: J.A.M.

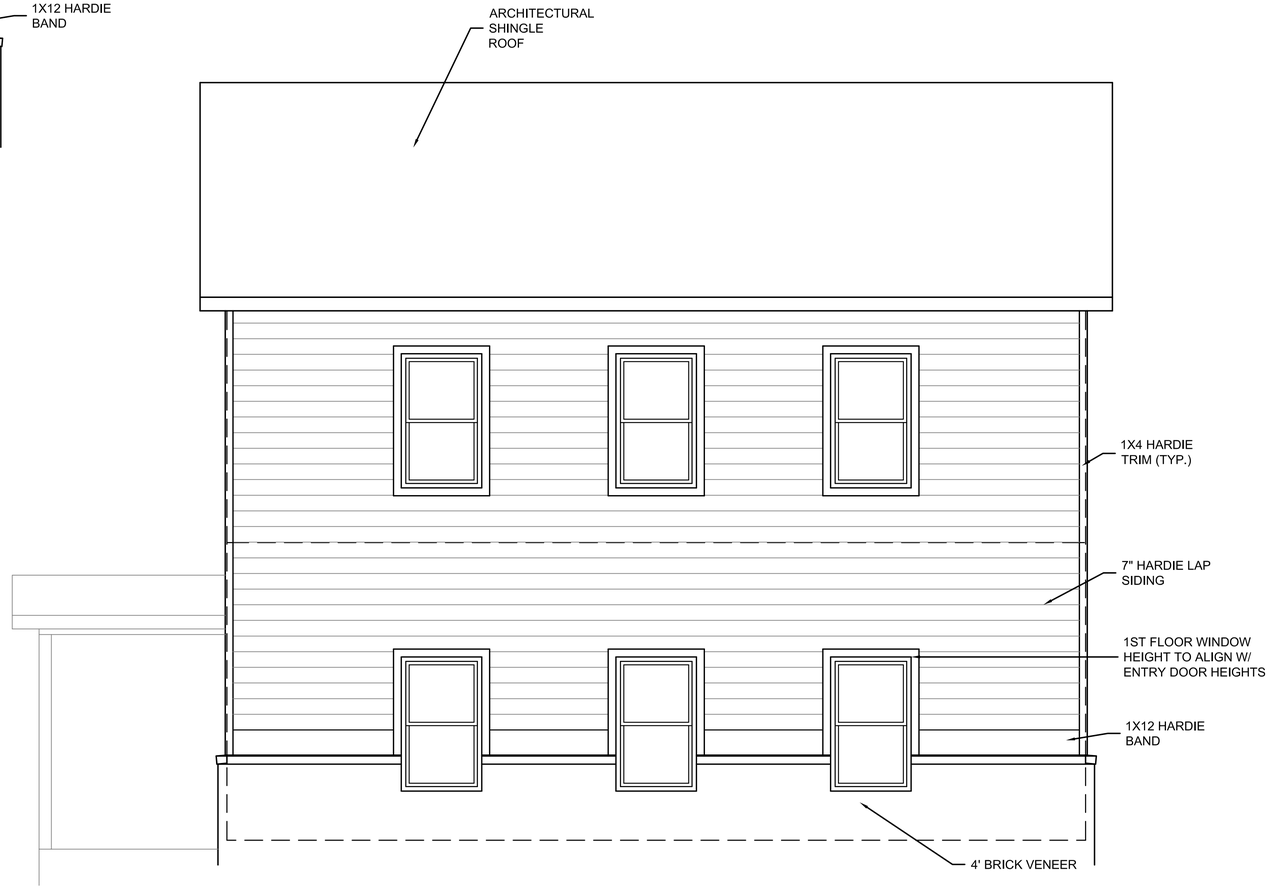
SCALE: 3/8" = 1'-0"

DATE: 10-15-2025

SHEET NO. A1




FRONT ELEVATION




RIGHT ELEVATION

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

REVISIONS:

| NO: | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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SHEET TITLE: ELEVATION

DRAWN BY: J.A.M.

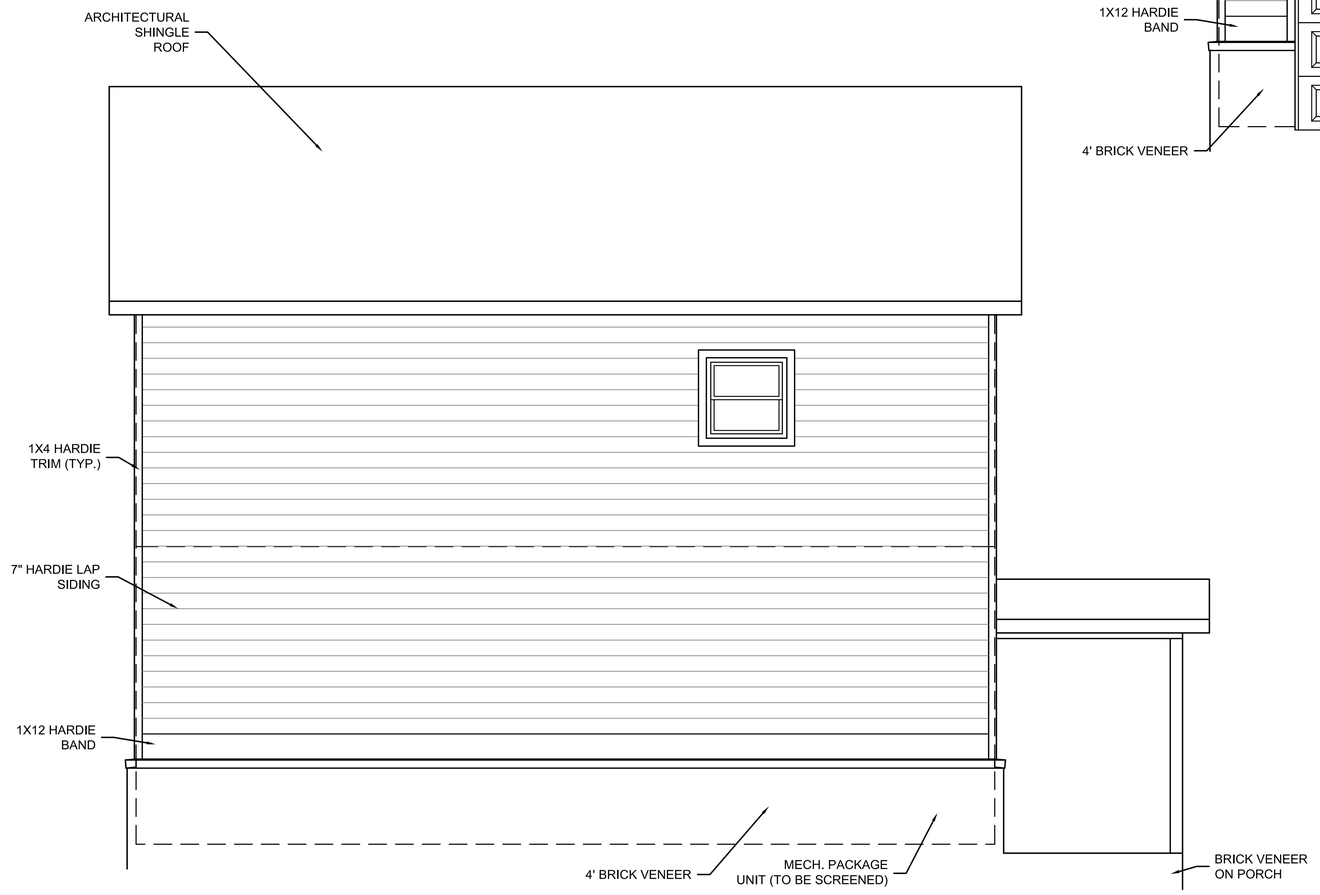
SCALE: 3/8" = 1'-0"

DATE: 10-15-2025

SHEET NO. A2




REAR ELEVATION




LEFT ELEVATION

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:

BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

REVISIONS:

| NO. | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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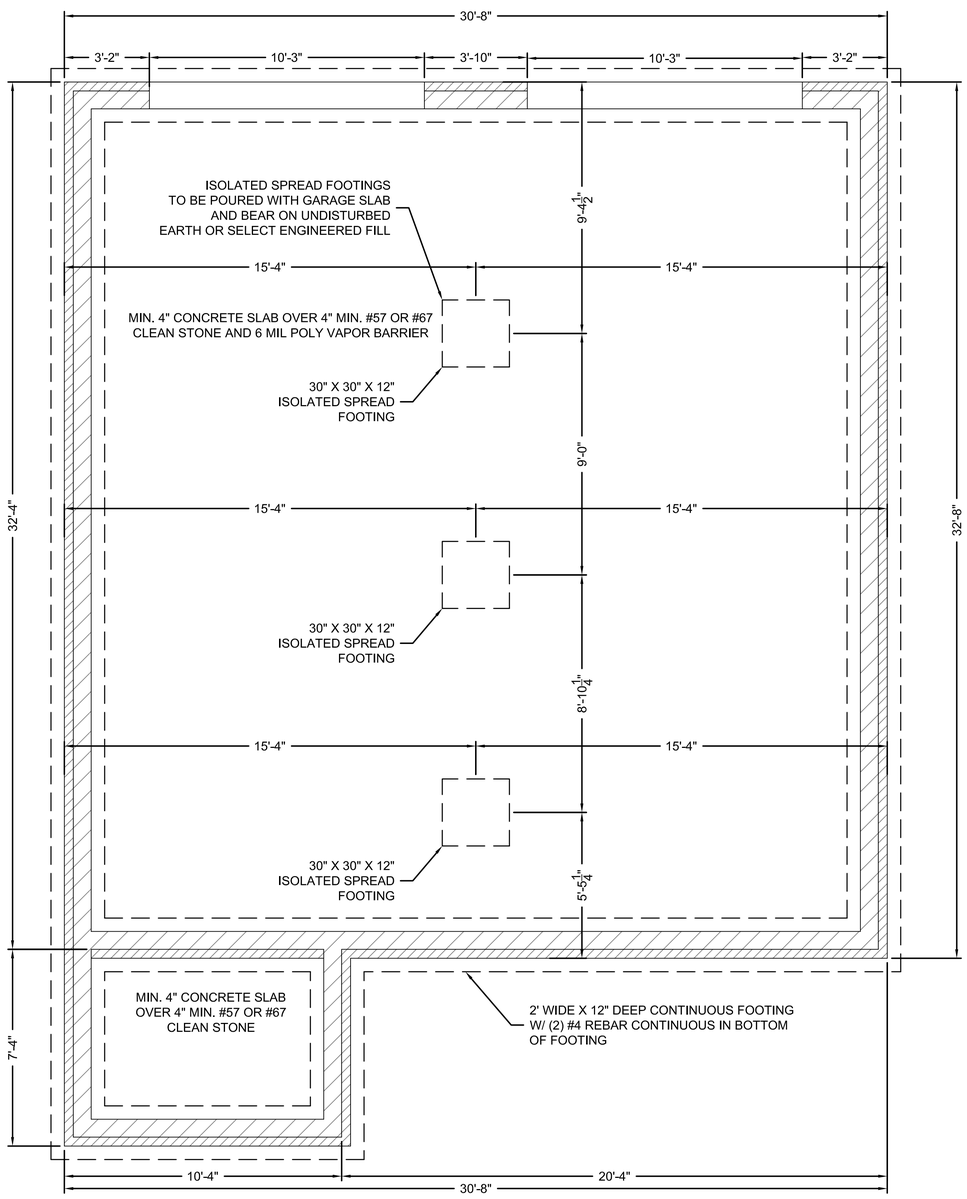
SHEET TITLE: ELEVATION

DRAWN BY: J.A.M.

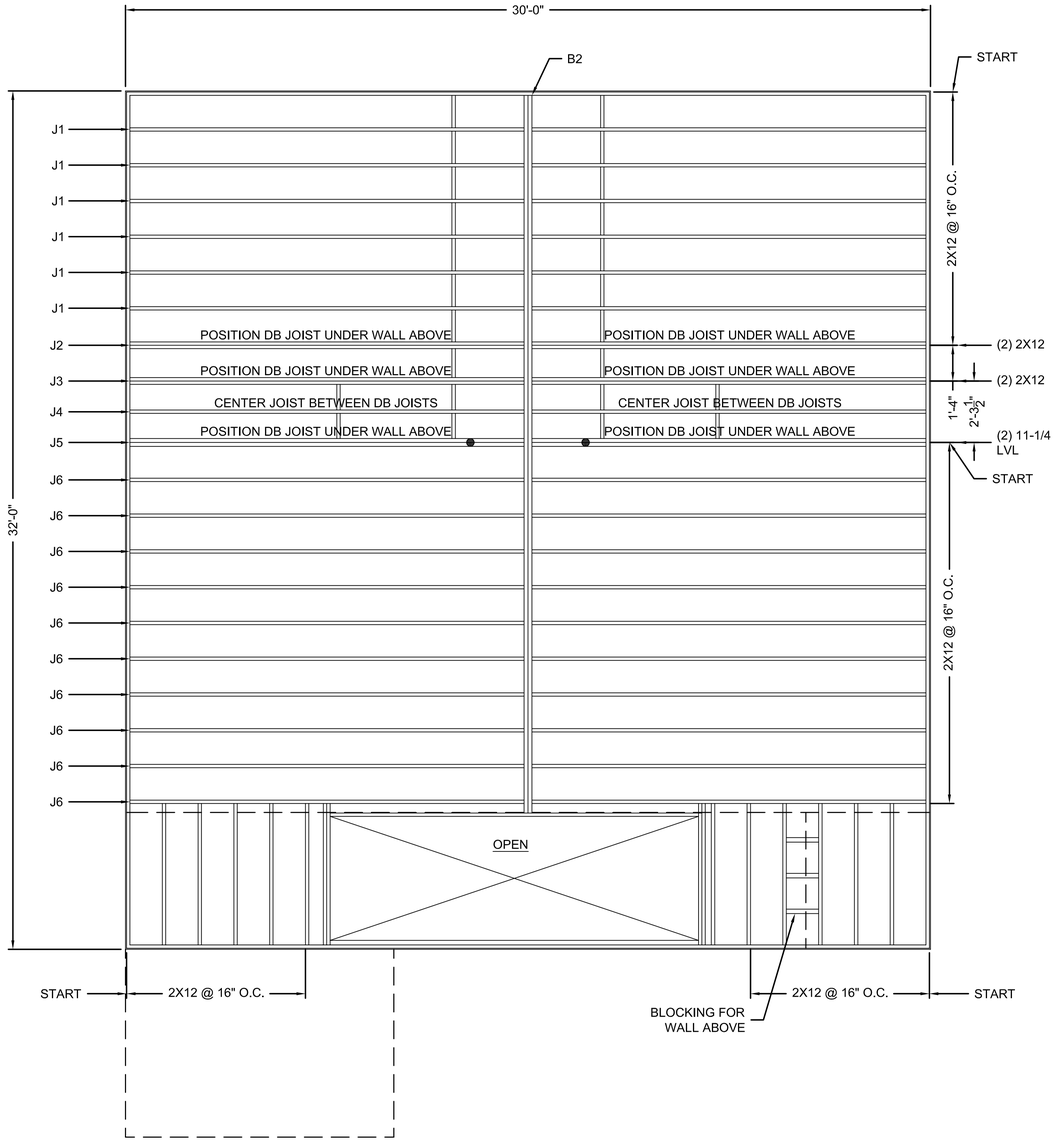
SCALE: 3/8" = 1'-0"

DATE: 10-15-2025

SHEET NO. A3




FOUNDATION PLAN




SECOND FLOOR FRAMING

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
BURCO CONSTRUCTION
CORNER OF GRANDADA DR AND ELAINE DR

REVISIONS:

| NO: | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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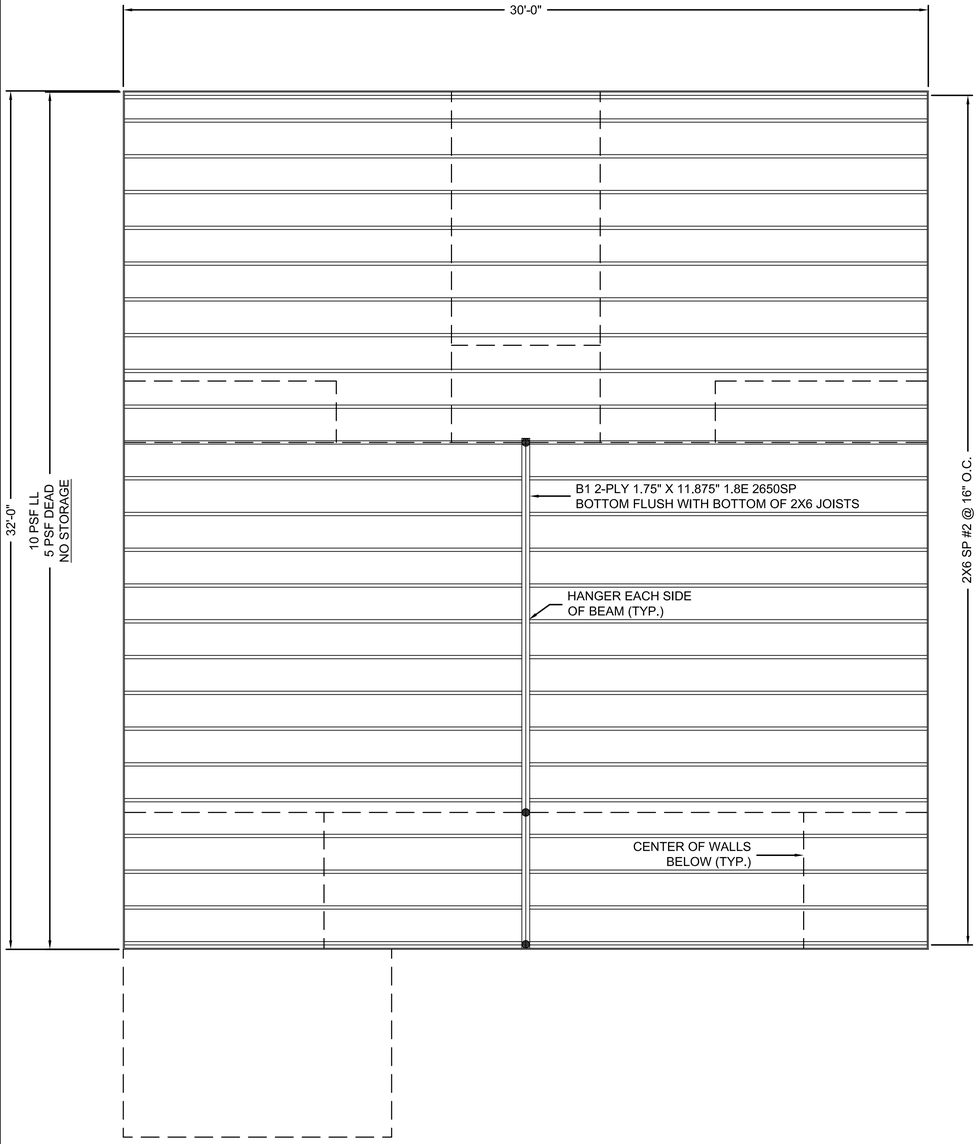
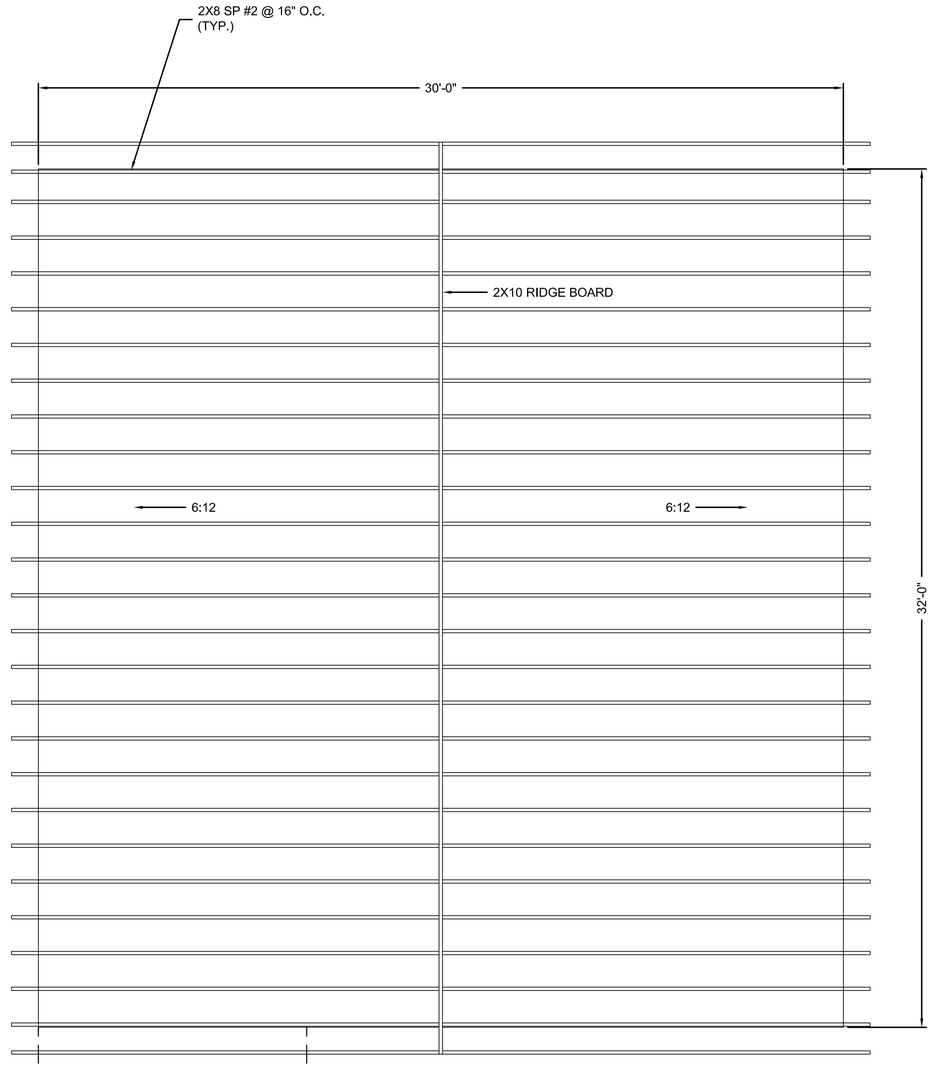
SHEET TITLE: FLOOR PLAN

DRAWN BY: J.A.M.
SCALE: 3/8" = 1'-0"
DATE: 10-15-2025
SHEET NO. S1




CEILING FRAMING PLAN




ROOF FRAMING

MORRISON
ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:

BURCO CONSTRUCTION
CORNER OF GRANDADA DR
AND ELAINE DR

REVISIONS:

| NO: | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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SHEET TITLE:
FLOOR PLAN

DRAWN BY:
J.A.M.

SCALE:
3/8" = 1'-0"

DATE:
10-15-2025

SHEET NO.
S2

# Double Branch Rd Comprehensive Plan Amendment

| | | | |
|---|---|---|---|
| Project #: | 25-0414 | Location: | Tax Map 067 Parcel 001.00 |
| Applicant: | Patrick Carter | Case Type(s): | Comp Plan Amendment |
| Staff Planner: | Charles Rush, Principal Planner | Proposed Use: | Residential |

## PROJECT SUMMARY

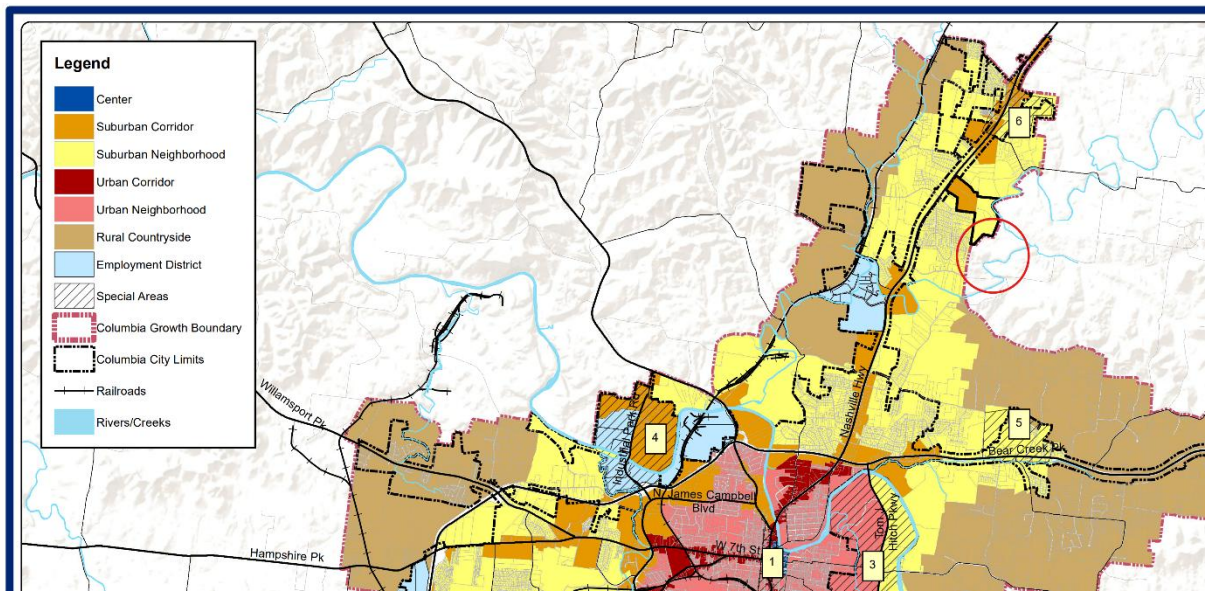
The applicant requests a comprehensive plan amendment to Suburban Neighborhood (SN) from Rural Transition (RT) for 206.96 acres located on the north side of Double Branch Road. The property adjoins properties within the city limits, bordering the Honey Farm and Green Mills Rd PUDs. The property's current land use designation is Rural Transition (RT). The applicant is claiming that C&E Double Branch bought the property on June 20, 2018, and it was classified as Suburban Residential (SR).

However, this is to the contrary, as the property has always been designated with a Rural classification. In the MACTEC Engineering & Consulting Maury County Comprehensive Plan (2009), which was a joint comprehensive plan for Maury County and the municipalities of Columbia, Mt. Pleasant, and Spring Hill. The subject property is shown as Rural Neighborhood (4 units/acre) (see image below).

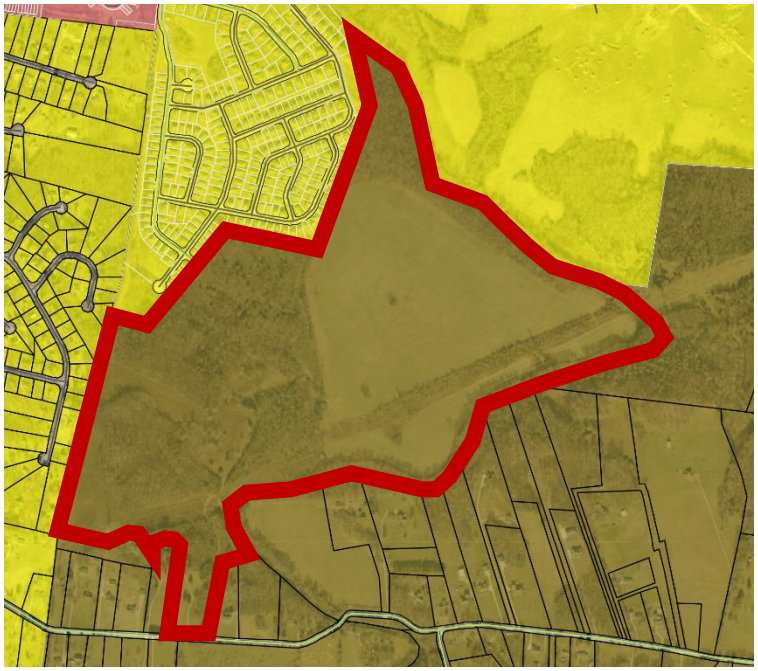




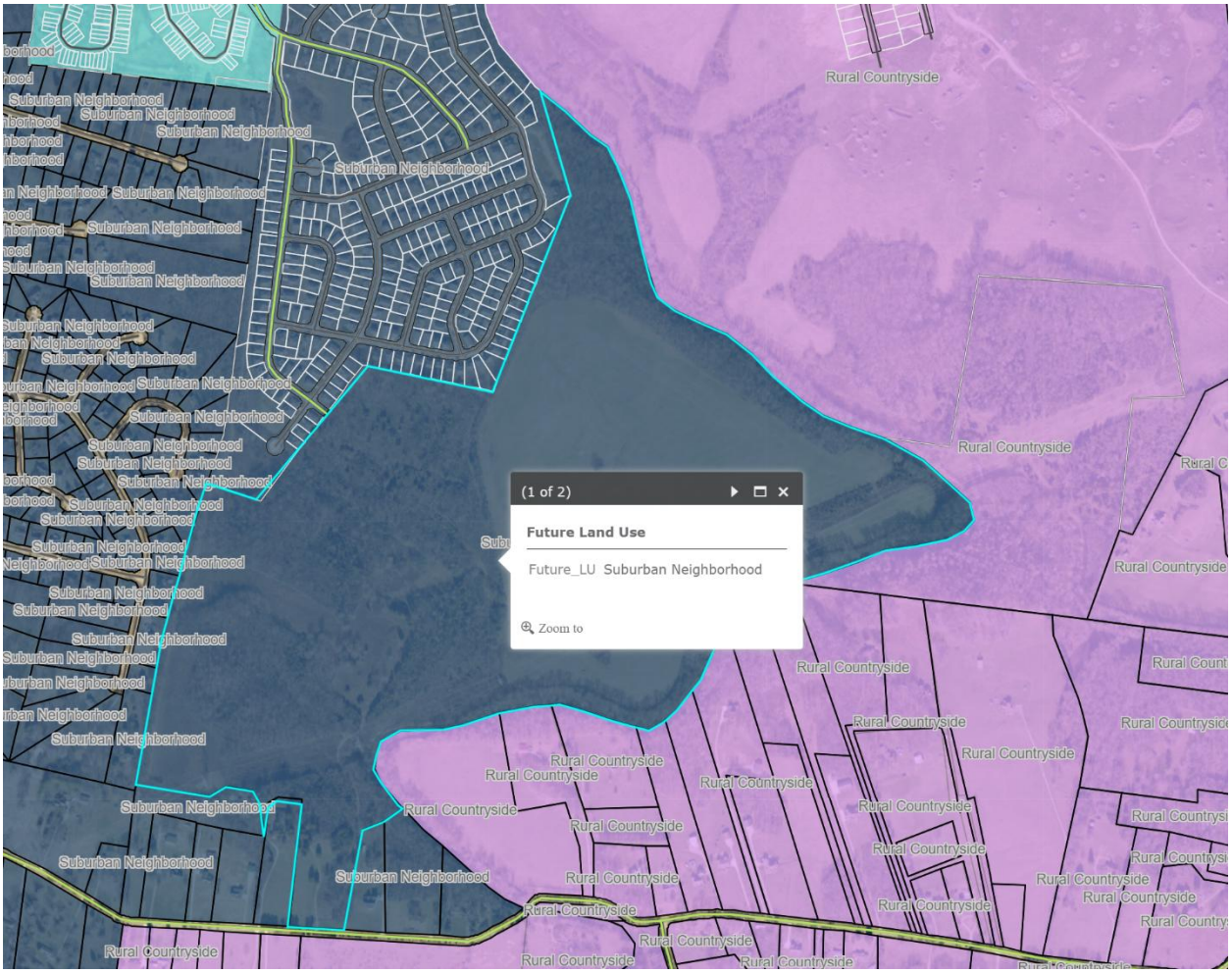

In the Volkert: Connect Columbia (2018), the subject property is not defined since Volkert did not have the layers for this area, and the land designation is not highlighted (see below). If Volkert had the correct layers, this would have been shown as Rural Countryside.




In Connect Columbia (2024), staff found that this area was not showing any zoning in Connect Columbia 2018. Staff then went back to the MACTEC 2009 plan, which showed this area as a Rural Neighborhood. This area had never been shown as any other zoning classification other than rural areas. Staff just brought the layer back into the Future Land Use Map (see below).



It is worth noting that the Suburban Neighborhood classification (see below) is wrong on the City of Columbia GIS Mapping tool, but that is a reference only. The following warning is shown "For reference only" - Data shown may not be the most recent. For the most up to date information, please visit the City of Columbia Development Services Department" and that has to be closed before you can search.



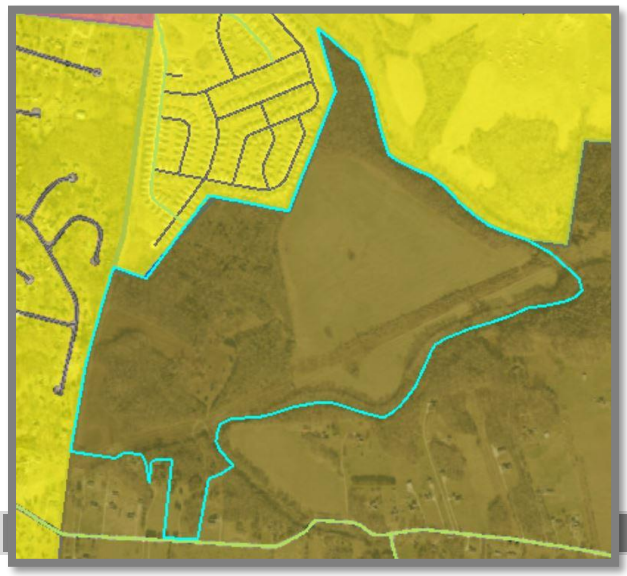

- The Development Review Committee (DRC) evaluated this application at its December 2025 meeting with comments associated with the request.
- The Planning Commission is a **recommended body** for a comprehensive plan amendment, in which Section 8.5.20 of the Zoning Ordinance lists the criteria for Planning Commission action. The City Council is the final approving authority for this request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| County | Horse & Loft Barn | Residential | +/- 206.96 acres |




| FUTURE LAND USE MAP | ZONING MAP |
|---|---|

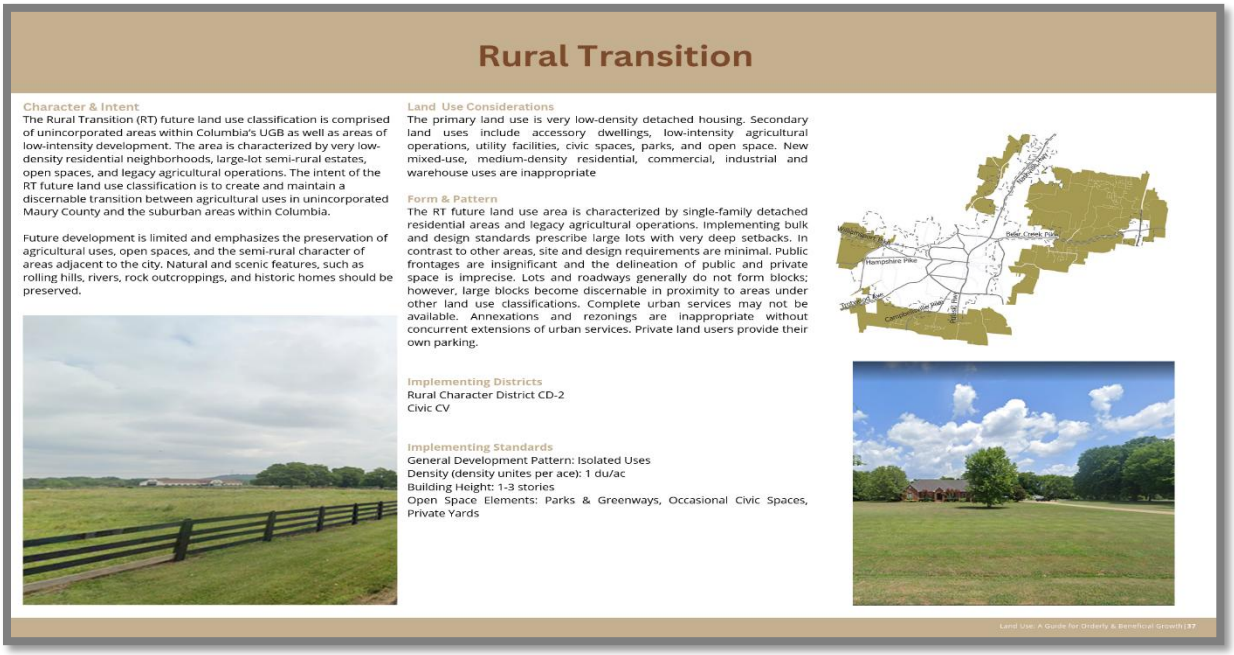




| | Future Land Use | Zoning | Current Use |
|---|---|---|---|
| Subject Property | Rural Transition | County | Vacant |
| North | Suburban Neighborhood | PUD | Honey Farms and Greens Mill Rd PUDs |
| South | Rural Transition | County | Single-Family Residential/Vacant |
| East | Suburban Neighborhood/Rural Transition | PUD (City) & County | Greens Mill Rd PUD, Single Family & Vacant |
| West | Suburban Neighborhood | County | Single Family Residential |

## CONSISTENCY WITH CONNECT COLUMBIA

**Rural Transition (Current Future Land Use Map Classification) (p.37):** The Rural Transition (RT) future land use classification is comprised of unincorporated areas within Columbia's UGB as well as areas of low-intensity development. The area is characterized by very low-density residential neighborhoods, large-lot semi-rural estates, open spaces, and legacy agricultural operations. The intent of the RT future land use classification is to create and maintain a discernible transition between agricultural uses in unincorporated Maury County and the suburban areas within Columbia. Future development is limited and emphasizes the preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes, should be preserved.



**Suburban Neighborhood (Proposed Future Land Use Map Classification) (p.36):** The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

## Suburban Neighborhoods

### Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

### Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



### Form & Pattern

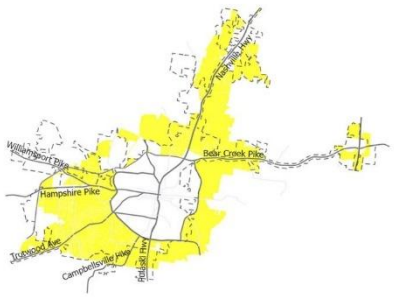
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

### Implementing Districts

Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

### Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): 4 - 24 du/ac
Building Height: 1 - 4 stories
Open Space Elements: Civic Spaces, Parks & Greenways

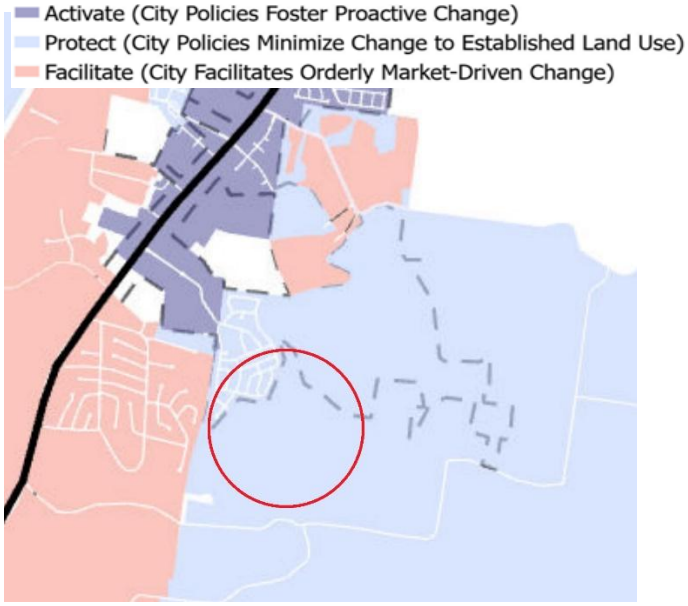





Land Use: A Guide for Orderly & Beneficial Growth | 36

## AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as ***Protect*.** These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options, However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).




## REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its December 2025 meeting, as directed by **Section 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

**Section 8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

**SAMPE MOTIONS**

**Approve:**

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request Comprehensive Plan Amendment, subject to technical comments and other conditions presented by planning staff.

**Deny:**

Move to recommend denial of the Comprehensive Plan Amendment, having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

**Defer:**

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

## Melissa Sanders

**From:** Charles Rush
**Sent:** Tuesday, January 13, 2026 8:49 AM
**To:** Patrick Carter; John Hill; Paul Keltner
**Cc:** Austin Brass; Melissa Sanders
**Subject:** RE: [External - USE CAUTION] Project # 25-0414 Double Branch Road

Patrick,

We have received your request for a deferral.

Thanks,


CHARLES RUSH
Development Services
*Principal Planner*
Office: (931) 560-1531
CRush@ColumbiaTN.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401


**From:** Patrick Carter <pcarter@mtlawgroup.net>
**Sent:** Tuesday, January 13, 2026 8:33 AM
**To:** Charles Rush <CRush@Columbiatn.gov>; John Hill <johnrosshill@gmail.com>; Paul Keltner <PKeltner@Columbiatn.gov>
**Subject:** [Caution External Email] - Re: [External - USE CAUTION] Project # 25-0414 Double Branch Road

Charles and Paul,

The owners of the property are requesting a deferral on this project in order to study the new information that was in the staff report. Please confirm that you have received this email.

Thank you,
Patrick

Get Outlook for iOS

**From:** Charles Rush <CRush@Columbiatn.gov>
**Sent:** Tuesday, January 13, 2026 08:06

**To:** John Hill <johnrosshill@gmail.com>; Paul Keltner <PKeltner@Columbiatn.gov>
**Cc:** Patrick Carter <pcarter@mtlawgroup.net>
**Subject:** RE: [External - USE CAUTION] Project # 25-0414 Double Branch Road

Good morning John,

Thank you for the update. However, I will need the request to come from Patrick Carter since he is the applicant on the documents for the request.

Thanks,


CHARLES RUSH
Development Services
*Principal Planner*
Office: (931) 560-1531
CRush@ColumbiaTN.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401


---

**From:** John Hill <johnrosshill@gmail.com>
**Sent:** Monday, January 12, 2026 3:01 PM
**To:** Charles Rush <CRush@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>
**Cc:** Patrick Carter <pcarter@mtlawgroup.net>
**Subject:** [External - USE CAUTION] Project # 25-0414 Double Branch Road

Charles and Paul,

The owners of the property are requesting a deferral on this project in order to study the new information that was in the staff report. Please confirm that you have received this email.

Thanks
John Hill


--
John Hill
Maury County Realty
1217 Trotwood Ave
Columbia, TN 38401
931-388-3112 office
931-224-1205 cell
931-388-2364 fax
johnrosshill@gmail.com

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## Melissa Sanders

**From:** Charles Rush
**Sent:** Tuesday, December 23, 2025 8:05 AM
**To:** Robert Archibald; Melissa Sanders; Austin Brass
**Subject:** FW: [External - USE CAUTION] Double Branch Rd public hearing notice

MS,

Please add this to the public comments for double branch.

Thanks,


CHARLES RUSH
**Development Services**
*Principal Planner*
Office: (931) 560-1531
CRush@ColumbiaTN.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401


**From:** katie.m.gibby <katie.m.gibby@gmail.com>
**Sent:** Monday, December 22, 2025 8:49 PM
**To:** Charles Rush <CRush@Columbiatn.gov>
**Subject:** RE: [External - USE CAUTION] Double Branch Rd public hearing notice

Listen,
Growth in this area is out of hand. Roads like double branch have been neglected for years and cannot accommodate the traffic already on it. The road is windy, and hilly. I've seen new homes go up and I fully expect at least 2 people to get Tboned leaving their driveway based on where it sits on a particular hill.

If you had any sense in growth you'd plan to make enjoyable neighborhoods to live in. Ones that are walkable, with public trasport, that are multi income and have room for small commercial businesses. These are the aspects that make a neighborhood enjoyable. If it can not support those needs it needs to remain zoned for agriculture.

All your doing is making it easier for folks to move here so they can join a miserable rat race to Nashville every day.

Im from Columbia and im moving back, not because I want to, but because I have to. I dread what these changes will do unchecked , with no plan of consideration for where these folks go everyday for work. Likely

the same direction I go. Work on a plan with Maury, Williamson and Davidson counties to make public transportation more feasible.

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone

-------- Original message --------
From: Charles Rush <CRush@Columbiatn.gov>
Date: 12/22/25 3:12 PM (GMT-06:00)
To: katie.m.gibby@gmail.com
Subject: RE: [External - USE CAUTION] Double Branch Rd public hearing notice

Good afternoon,

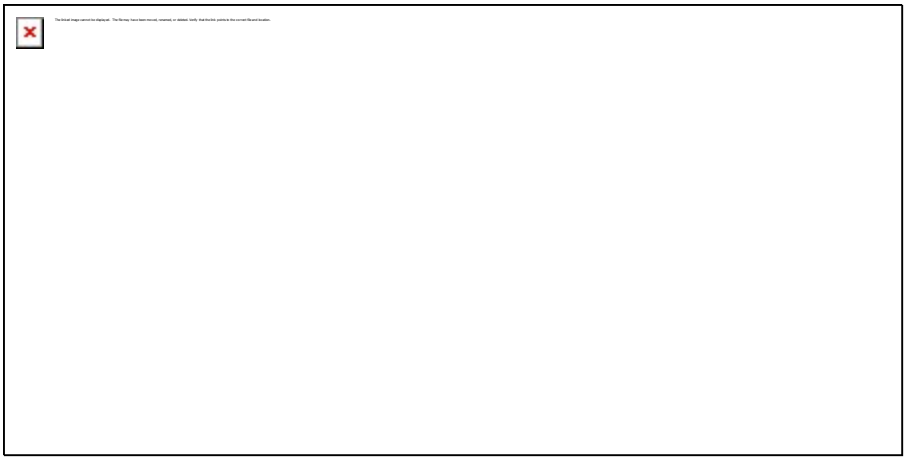
The subject property has a land use action to amend the future comp plan. The applicant is requesting to be suburban neighborhood (SN) instead of a rural transition.

A link to view the future comp plan can be found at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.columbiatn.gov/DocumentCenter/View/3054/Connect-Columbia-Adopted-February-2024

The following uses for the SN are: Neighborhood-Large Lot CD-3L Neighborhood CD-3 General Urban-Corridor CD-4C (only along Arterial roadways) Manufactured Home Park SD-MHP Residential PUD PUD-R Mixed Use PUD PUD-MU Civic CV

It will be in front of the City of Columbia Planning Commission on 1/14/26 at 4 PM. The agenda will be made available before then.

Thanks,



**From:** Milly Steitz <MSteitz@Columbiatn.gov>
**Sent:** Monday, December 22, 2025 2:59 PM
**To:** Charles Rush <CRush@Columbiatn.gov>
**Subject:** Fw: [External - USE CAUTION] Double Branch Rd public hearing notice

Good afternoon,

Would you be able to assist with this?

Thank you!

**Milly Steitz**

Permit Technician

Development Services

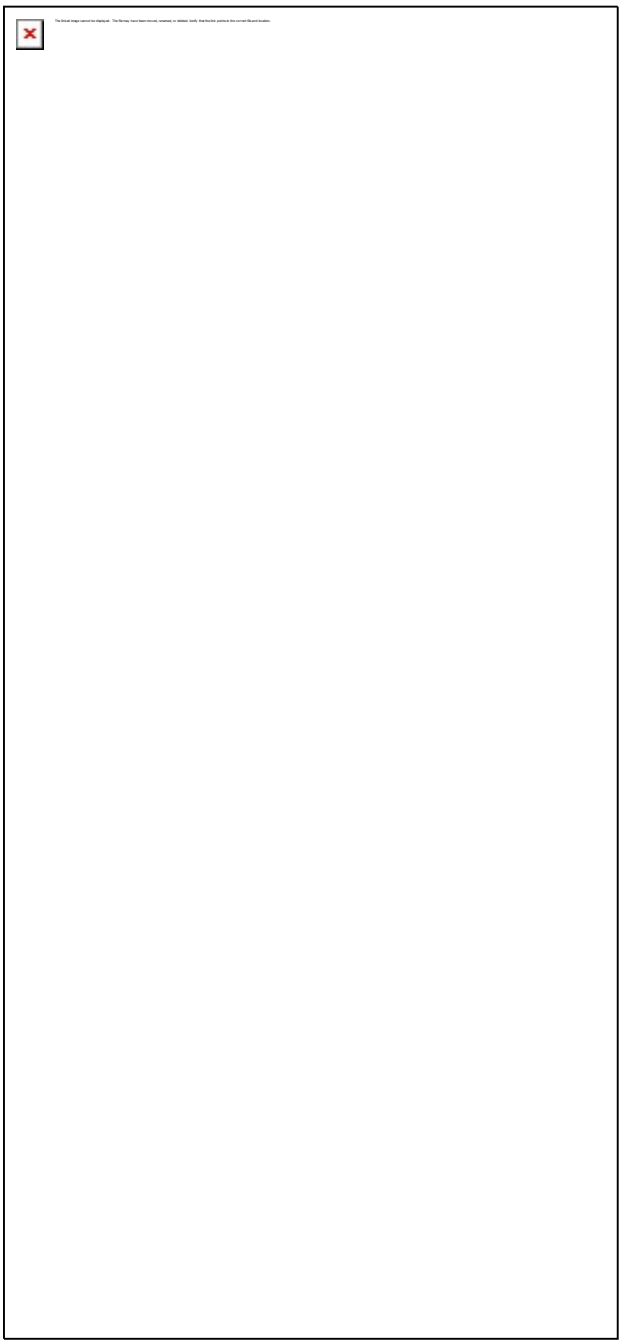
931.560.1517

msteitz@columbiatn.gov



**From:** katie.m.gibby <katie.m.gibby@gmail.com>
**Sent:** Friday, December 19, 2025 5:11 PM
**To:** Development Services Email <development@Columbiatn.gov>
**Subject:** [External - USE CAUTION] Double Branch Rd public hearing notice

What does this public notice pertain to? I followed the agendas link and it just gives the agendas for all or a select few commissions.



Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone

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Middle Tennessee Law Group
809 South Main St Suite 100
Columbia, TN 38401

December 11, 2025

City of Columbia Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560- 1560

**Subject: Comprehensive Plan Amendment // Statement of Justification**

**Columbia Planning Commission** -

This letter serves as a formal request for a Comprehensive Plan Amendment (CPA) to the Connect Columbia Comprehensive Plan and its associated Future Land Use Map (FLUM). The subject of this request includes Tax Map #067 001.000, a 206.96-acre parcel owned by C&E Double Branch LLC.

C&E Double Branch LLC purchased the property on June 20, 201 8 and the property's land use designation was Suburban Residential (SR). The City of Columbia changed the property's land designation in 2024 to Rural Transition (RT) in 2024.

C&E Double Branch LLC never received any notice that land use designation was being changed and were very surprised when someone brought it to their attention. The owners of the property have discussed the change with their real estate consultant who has informed them that their property value was dramatically decreased by the land use change. C&E Double Branch respectfully request the Planning Commission to revise the Land Use Plan and designate the property to Suburban Neighborhood (SN).

Respectfully,

Patrick Carter

pcarter@mtlawgroup.net

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, December 9, 2025

**ITEM NO.**
25-0414

**DESCRIPTION:** Double Branch Road

**COMMENTS:**

## Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Provide Statement of Compliance
4. Provide justification statement and reasoning for comp plan amendment

## Engineering

5. No comments

## ATT

6. No comment.

## Building

7. No comment.

## Police

8. No comment provided.

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PHONE: (931) 560-1560
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## City Attorney

9. No comment provided.

## Maury County Schools

10. No comment.

## Columbia Power

11. 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.

## Maury County Highway Dept.

12. Developer shall provide a traffic impact study (TIS) detailing proposed impacts to existing roadways and intersections as part of future entitlement submittals for review. Recommended improvements, based on proposed land use and design, shall be constructed as part of the proposed development.

## Public Works

13. No comment.

## Atmos Energy

14. No comments provided.

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

## Maury County E911

15. No comment.

## Duck River Electric Membership Corp

16. No comment.

## Fire

17. No comment.

## Wastewater

18. Columbia Wastewater will not allow any pump stations or grinder pumps on this site, public or private.

## Columbia Water

19. No comments.

**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.

CITY OF
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TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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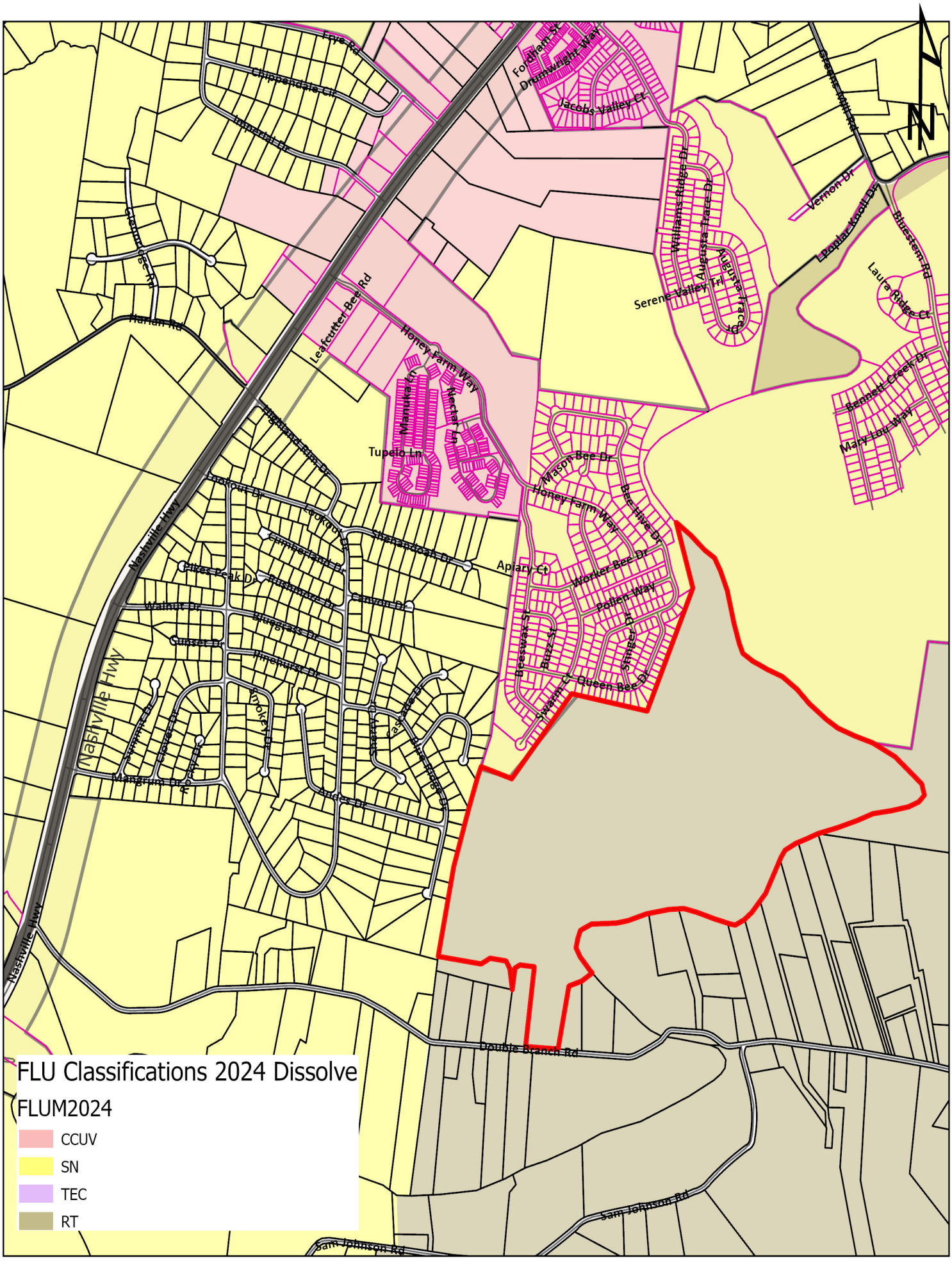
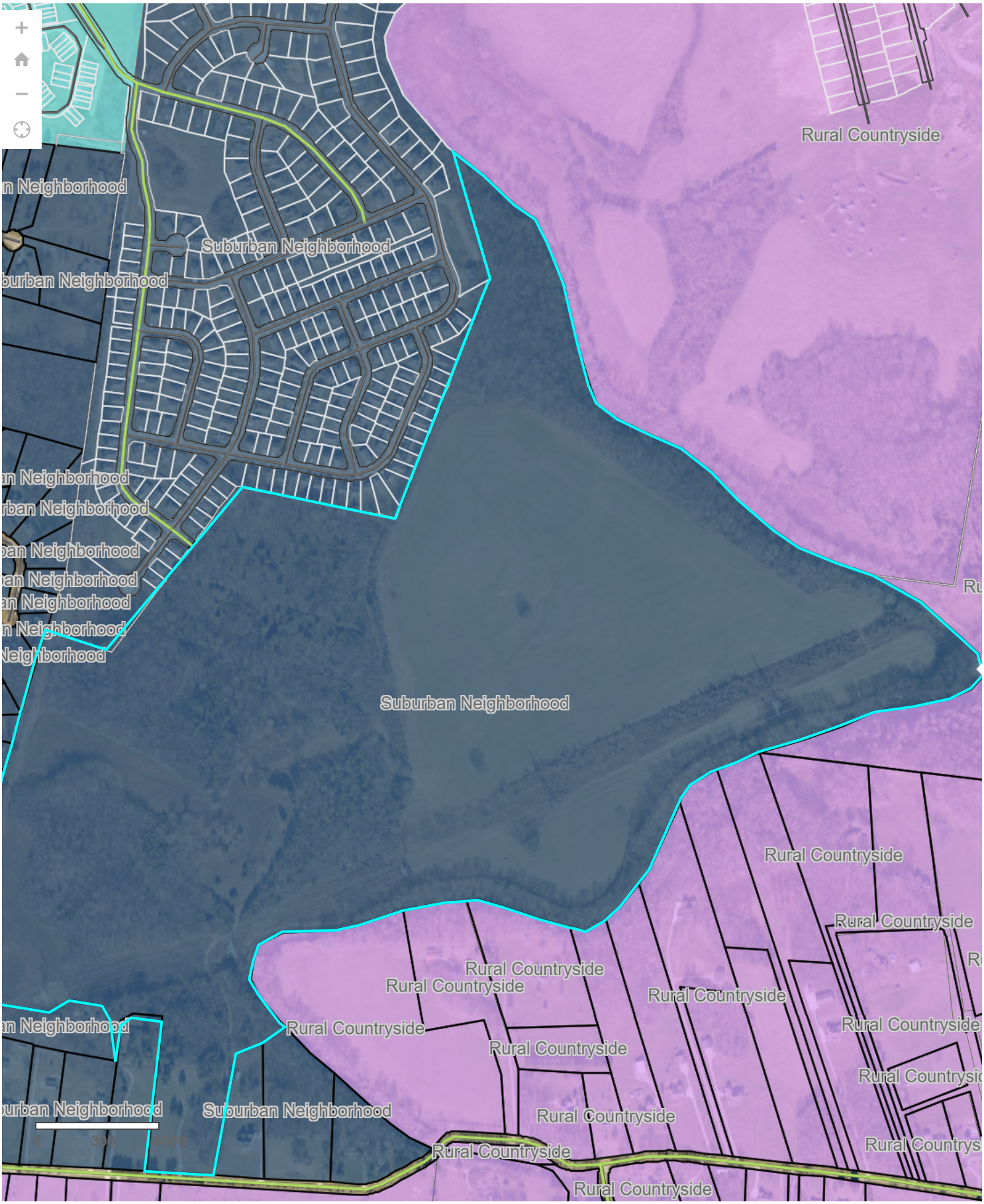
**NOTE:** All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.




Case #25-0414
Double Branch Road
Tax Map 67 Parcel 1

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov


Rural Countryside
Suburban Neighborhood
Suburban Neighborhood
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Rural Countryside
Rural Countryside
Rural Countryside
Rural Countryside
Suburban Neighborhood
Suburban Neighborhood

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

## LEGAL DESCRIPTION

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

Beginning At A POINT IN THE CENTER OF DOUBLE BRANCH ROAD; SAID POINT BEING THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF PATRICIA BARNETT; THENCE WITH CENTER OF SAID ROAD, N 86°17'01" W For A Distance Of 174.43' To A MAG NAIL; THENCE N 85°40'34" W For A Distance Of 148.39' TO A POINT; SAID POINT BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF CATHERINE BARNETT; THENCE LEAVING SAID ROAD WITH BARNETT, N 05°05'34" E, PASSING A TWIN CEDAR TREE AT 16.29', IN ALL A Distance Of 748.06' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, N 88°23'07" W For A Distance Of 257.82' To A IRON PIN FOUND (#596); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF BARNETT, AND THE NORTHEAST CORNER OF JOHN WARD JR.; THENCE WITH WARD, N 45°40'16" W For A Distance Of 83.99' To A IRON PIN FOUND (#596); THENCE N 77°47'02" W For A Distance Of 134.77' To A IRON PIN SET; THENCE S 65°46'23" W For A Distance Of 101.74' To A IRON PIN FOUND(#596); THENCE N 82°43'11" W, PASSING THE CENTER OF A TVA LINE AT 126.22', IN ALL A Distance Of 226.22' To A IRON PIN FOUND; THENCE N 83°12'45" W, PASSING AN IRON PIN FOUND AT 162.41' IN ALL A Distance Of 191.68' TO A POINT IN THE CENTER OF AND OLD LANE; SAID POINT BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING, THE NORTHWEST CORNER OF WARD, AND THE EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA SECTION 1B; THENCE WITH CENTER OF SAID ROAD AND EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA, N 09°17'45" E For A Distance Of 458.30' To A POINT; THENCE N 10°12'24" E For A Distance Of 129.16' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 30, AND THE SOUTHEAST CORNER OF LOT 31; THENCE WITH LOTS 31-33, N 12°43'52" E For A Distance Of 411.65' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 33; THENCE LEAVING CENTER OF SAID OLD LANE CONTINUING WITH LOT 33, N 77°15'40" W For A Distance Of 11.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 51 OF SAGEWOOD ESTATES SECTION 2B; THENCE WITH LOT 51 OF SAGEWOOD ESTATES SECTION 2B AND A FENCE, N 17°09'45" E For A Distance Of 129.46' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 50; THENCE WITH LOT 50 AND CONTINUING WITH A FENCE, N 17°24'44" E For A Distance Of 126.44' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 49; THENCE WITH LOT 49 AND CONTINUING WITH A FENCE, N 13°54'02" E For A Distance Of 96.83' To A IRON PIN FOUND (#596); THENCE N 17°06'23" E For A Distance Of 45.75' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 48; THENCE WITH LOT 48 AND CONTINUING WITH A FENCE, N 13°49'36" E For A Distance Of 24.12' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 21 OF SAGEWOOD ESTATES SECTION 2C; THENCE WITH LOT 21 OF SAGEWOOD ESTATES SECTION 2C AND CONTINUING WITH A FENCE, N 16°44'48" E For A Distance Of 183.24' To A 12" HICKORY; THENCE N 18°09'38" E For A Distance Of 89.04' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 20; THENCE WITH LOT 20 AND CONTINUING WITH A FENCE, N 22°02'15" E For A Distance Of 133.78' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CHARLES RAINES; THENCE LEAVING SAGEWOOD ESTATES SECTION 2C AND SAID FENCE WITH RAINES, S 72°22'23" E For A Distance Of 265.85' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHEAST CORNER OF RAINES; THENCE CONTINUING WITH RAINES, N 63°50'40" E For A Distance Of 23.77' To A IRON PIN FOUND (#1488); THENCE N 52°03'05" E For A Distance Of 221.73' To A IRON PIN FOUND (#1488); THENCE N 37°25'50" E For A Distance Of 772.20' To A IRON PIN FOUND (#1488); THENCE S 78°58'43" E, PASSING THE EASTERN MOST SOUTHEAST CORNER OF RAINES, AND THE SOUTH BOUNDARY OF LOT 308 OF HONEY FARM PHASE II SECTION 4, For A Distance Of 470.27' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 307, AND THE SOUTHWEST CORNER OF LOT 306; THENCE WITH LOTS 306-304, S 79°19'27" E For A Distance Of 231.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF LOT 303 OF HONEY FARM PHASE II SECTION 3; THENCE WITH LOT 303 OF HONEY FARM PHASE II SECTION 3, S 80°17'59" E For A Distance Of 65.83' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 303; THENCE WITH LOTS 303-292 OF HONEY FARM PHASE II SECTION 3, N 23°47'58" E For A Distance Of 806.41' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF LOT 292, AND THE SOUTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2; THENCE WITH OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, N 22°11'56" E For A Distance Of 173.66' To A IRON PIN FOUND (#1488); THENCE N 26°34'46" E For A Distance Of 230.14' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, AND THE SOUTHEAST CORNER OF A COMMON AREA OF HONEY FARM PHASE I SECTION 1; THENCE WITH A COMMON AREA OF HONEY FARM PHASE I SECTION 1, N 20°27'06" W For A Distance Of 254.10' To A IRON PIN FOUND; THENCE N 13°01'42" W, PASSING AN IRON PIN FOUND AT 317.90', IN ALL A Distance Of 380.00' To A POINT IN THE CENTER OF RUTHERFORD CREEK; SAID POINT BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH CENTER OF SAID CREEK, S 51°08'37" E For A Distance Of 530.10'; THENCE S 21°10'27" E For A Distance Of 235.64'; THENCE S 14°57'02" E For A Distance Of 511.26'; THENCE S 24°44'10" E For A Distance Of 196.45'; THENCE S 45°00'00" E For A Distance Of 93.74'; THENCE S 68°07'46" E For A Distance Of 331.06'; THENCE S 49°24'17" E For A Distance Of 204.66'; THENCE S 46°25'20" E For A Distance Of 341.03'; THENCE S 57°19'33" E For A Distance Of 212.10'; THENCE S 62°41'44" E For A Distance Of 189.84'; THENCE S 69°13'46" E For A Distance Of 159.25'; THENCE S 77°47'04" E For A Distance Of 134.97'; THENCE S 43°29'09" E For A Distance Of 248.36'; THENCE S 50°06'18" E, PASSING THE CENTER OF A TVA LINE AT 56.92', IN ALL A Distance Of 264.79'; THENCE S 17°09'45" E For A Distance Of 42.14'; THENCE S 71°33'37" E For A Distance Of 53.77'; THENCE S 35°51'20" W For A Distance Of 82.42'; THENCE S 48°13'47" W For A Distance Of 72.01'; THENCE N 79°36'00" W For A Distance Of 148.72'; THENCE S 78°41'53" W For A Distance Of 41.00'; THENCE S 75°00'16" W For A Distance Of 196.26'; THENCE S 63°53'26" W For A Distance Of 263.14'; THENCE S 71°31'09" W For A Distance Of 533.63'; THENCE S 73°36'12" W For A Distance Of 153.60'; THENCE S 48°52'07" W For A Distance Of 112.34'; THENCE S 34°59'45" W For A Distance Of 295.87'; THENCE S 14°27'34" W For A Distance Of 140.72'; THENCE S 28°20'53" W For A Distance Of 119.22'; THENCE S 41°54'23" W For A Distance Of 88.50'; THENCE S 57°21'23" W For A Distance Of 90.17'; THENCE S 88°18'48" W For A Distance Of 208.04'; THENCE N 68°53'29" W For A Distance Of 64.43'; THENCE N 62°34'30" W For A Distance Of 207.05'; THENCE N 75°57'50" W For A Distance Of 79.12'; THENCE S 87°51'36" W For A Distance Of 218.88'; THENCE S 74°24'07" W For A Distance Of 118.95'; THENCE S 73°28'59" W For A Distance Of 528.93'; THENCE S 80°56'14" W For A Distance Of 159.83'; THENCE S 63°39'13" W For A Distance Of 120.16'; THENCE S 11°45'48" W For A Distance Of 79.77'; THENCE S 25°40'20" W For A Distance Of 63.44'; THENCE S 36°44'47" E For A Distance Of 273.01' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF JERRY LASSITER ETUX; THENCE LEAVING SAID CREEK WITH LASSITER, S 59°23'35" W For A Distance Of 69.95' To A IRON PIN FOUND; THENCE S 25°22'28" W For A Distance Of 34.24' To A Rock; SAID ROCK BEING THE NORTHWEST CORNER OF LASSITER, AND THE NORTHEAST CORNER OF PATRICIA BARNETT; THENCE WITH BARNETT, S 74°47'08" W For A Distance Of 160.59' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, S 10°22'03" W, PASSING AN IRON PIN SET AT 623.46', IN ALL A Distance Of 643.20' To The Point Of Beginning And Containing 206.96 Acres As SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 4, 2018.

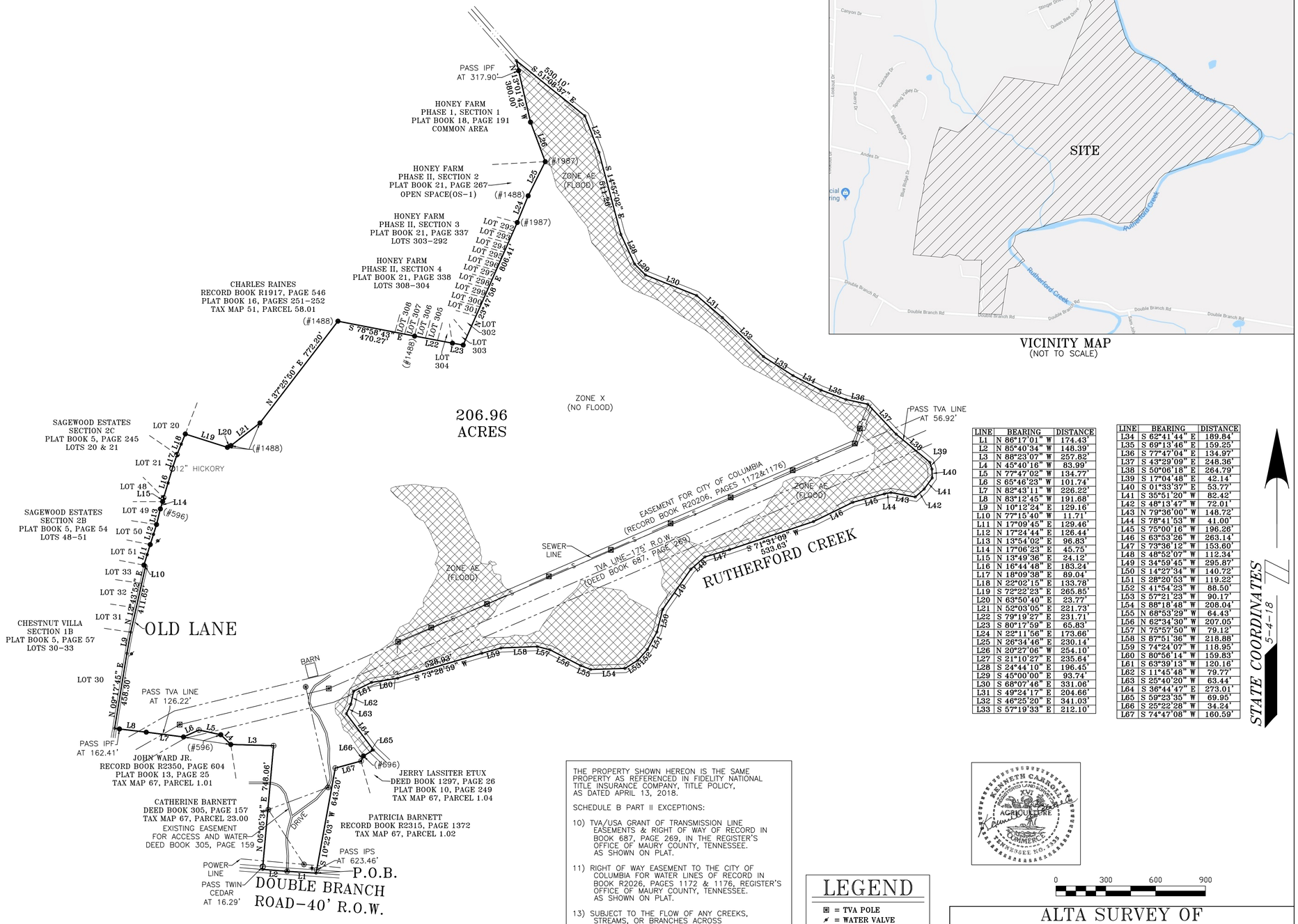
THE ABOVE TRACT IS SUBJECT TO 20 FEET OF THE 40 FOOT R.O.W. OF DOUBLE BRANCH ROAD, A 175' TVA LINE R.O.W. AS RECORDED IN DEED BOOK 687, PAGE 269, AN EASEMENT FOR CITY OF COLUMBIA AS RECORDED IN RECORD BOOK R2026, PAGES 1172 AND 1176, AND AN EASEMENT FOR ACCESS AND WATER RIGHT AS RECORDED IN DEED BOOK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

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

## CERTIFICATION

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

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335







VICINITY MAP
(NOT TO SCALE)

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

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

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

47119C0190E 470123

AS DATED APRIL 16, 2007.

Kenneth Carroll

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

SCHEDULE B PART II EXCEPTIONS:

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

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

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

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

## LEGEND

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

KENNETH CARROLL 2335 RLS LICENSED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE

0 300 600 900

STATE COORDINATES 5-4-18

# ALTA SURVEY OF L E BARNETT ESTATE

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

3RD CIVIL DISTRICT - MAURY COUNTY, TN

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

JOB NAME: BARN518 (JC)

# 2248 Nashville HWY Honey Farm Crossing Townhomes

| | | | |
|---|---|---|---|
| **Project #:** | 25-0417 | **Location:** | 051 058.00 |
| **Applicant:** | William Irby | **Case Type(s):** | Preliminary PUD Master Plan |
| **Staff Planner:** | Charles Rush, Principal Planner | **Proposed Use:** | PUD-R |

## PROJECT SUMMARY

The applicant is seeking approval for a Preliminary PUD Master Plan to establish a Planned Unit Development - Residential (PUD-R) already zoned PUD-R. The proposed PUD-R Master Plan proposes a total of 208 units, along with associated infrastructure and site amenity areas, on 25.9 acres. Of the proposed 208 townhomes, 62 will be basement-level entry townhomes, and the remaining 146 townhomes will be slab-on-grade. A total density of 8.03 units an acre is proposed, and the maximum density for PUD-R is 12 units an acre.

- The target site is +/- 25.9 acres.
- Each of the proposed buildings is on its own building site.
- A civic space is included, which includes a mulch walking trail, play structure, and a pavilion. In addition, three (3 pocket parks are provided on site. A total of 5% is required, and this plan has provided 8% (2.04 acres).
- The site has vehicular access connection onto Honey Farm Way. The proposed site will have 65’ ROW street and 20’ ROW alleys.
- All townhomes are within 800 feet of a pedestrian shed.
- All townhomes are within 1300 feet of a playground.
- The existing tree canopy is 4.96 acres (19% of the total site) 54% is required to remain for tree canopy, and they are proposing to keep 2.24 acres and add a tree canopy of 0.24 which is 2.69 acres (54%).
- **Deviations Request**:
    - Code Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75’ Buffer Width, Min. 90% opacity 3 ft. from ground and up; evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft o.c.

- **Deviation:** Request to allow existing vegetation along the property line to count as the required buffer planting.
- Justification: The existing tree vegetation along the property line varies in width from 20 to 30 feet, which provides a landscape buffer opacity greater than what is required in the code. Easements for water and electrical lines in the buffer area also prohibit the planting of additional vegetation. To further mitigate the deviation request, we are proposing to add buffer plantings, where they are not required, along the west property boundary abutting the future commercial development.
- **Staff Comments**: If this is granted the applicant is not providing anything in return since they are having to leave these trees to count towards the required tree preservation.

- Code Requirement: Table 4.3.1-L PUD-R, Setbacks / Yards, Rear setback 10ft. min.
  - **Deviation**: Rear setback 5ft. min.
  - Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards, which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback; the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.
- Code Requirement: Table 4.3.1-L District standards, Windowsill height 5’ min. above average grade at façade.
  - **Deviation**: Windowsill height 4’ min. above average grade at façade.
  - Justification: Windowsill height for residential dwellings is typically lower than mixed-use structures to allow for larger windows and daylight into dwellings. This project is not requesting a variance to the 18” minimum exposed foundation along the frontage.
- Code Requirement: 4.3.12.B.2.b. – The number of parking spaces available to a Lot or Building Site is the sum of b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site.
  - **Deviation**: Allow on-street parking spaces located along the thoroughfare, side of a building to count towards the required parking spaces.
  - Justification: In total, the project requirement for dwelling and civic space parking spaces is 433 spaces. The PUD provides 619 parking spaces in the form of garages, driveways, and on-street parking spaces. A limited number of the provided parking spaces, 14 spaces in total, are situated

near the dwellings; however, they are located on the thoroughfare side of the dwelling. This is predominantly due to the requirement to have dwellings fronting Honey Farm Way, where on-street parking is not available.

- **Staff Comments**: The PUD-R standard for parking calculations is two (2) spaces per one (1) townhome. However, the applicant is proposing to use the driveway as a parking space. The PUD-R standards only indicates that parking is allowed to be on-street or located in the 3rd layer. A question to the Planning Commission from staff - would driveway parking be allowed to be used in the calculations of the parking total? A typical parking stall is 9 ft x 19 ft. Several townhomes only have one (1) parking option in the plan.



- Code Requirement: Table 4.3.1-L District Standards (P151) No façade may exist more than once in a block face or within view of the same façade.
  - **Deviation**: Allow the same façade to exist in the same block face so long as it is not in the same building or within 100 feet of the same facade.
  - Justification: The proposed townhome dwellings in the development provide for completely different building types across the street from one another (2 story vs. 3 story) which creates enhanced façade diversity on any given thoroughfare. Furthermore, a typical block face in the

development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting the code would result masonry and siding materials being moved around in a way that would end up being aesthetically displeasing. The facades being proposed for the development provide special window and roof features, a vibrant mix of colors, and use a variety of siding options (stone, brick, lap siding, board and batten siding) to create attractive buildings that do not appear repetitive.

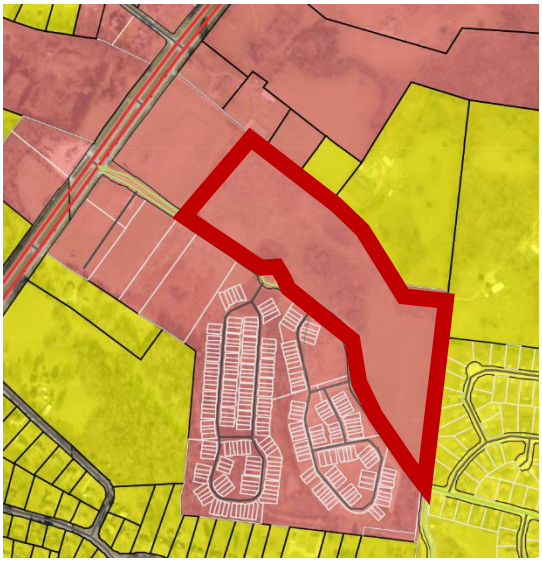
- The Planning Commission is the **Recommending Body** for Preliminary PUD Master Plans.
- The City Council is the **Approving Body** for Preliminary PUD Master Plans.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

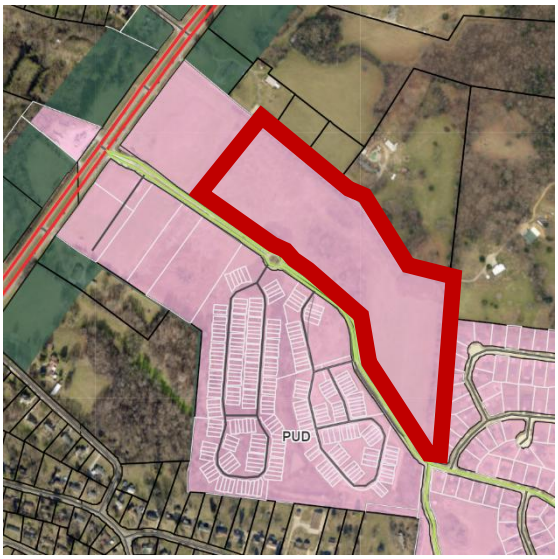
## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| PUD-R | Vacant | Vacant | +/-25.9 Acres |



| FUTURE LAND USE MAP | ZONING MAP |
|---|---|






| SITE CONTEXT/ADJACENT PROPERTIES | | | |
|---|---|---|---|
| | Future Land Use | Zoning | Current Use |
| Subject Property | City Center Urban Village | PUD-R | Undeveloped |
| North | City Center Urban Village/Suburban Neighborhood | PUD-MU, CD-2 & County | Commercial & Vacant |
| South | City Center Urban Village/Suburban Neighborhood | PUD-R | Townhomes |
| East | Suburban Neighborhood | PUD-R | Single Family & Vacant |
| West | City Center Urban Village | PUD | Commercial & Townhomes |

## CONFORMITY WITH ZONING ORDINANCE

***Red text below are deviations for the PUD-R standards**

| Table 1 (PUD-R) Residential Use Planned Unit Development Bulk Standards | | |
|---|---|---|
| **Bulk Standards:** | **Required** | **Proposed** |
| **Minimum Lot/ Building Site Width Minimum and Maximum:** | 18 ft. min/ 36 ft. max<br>. | 20 ft min and 30 ft max |
| **Lot/Building Enfrontment:** | Facades must have a main entrance in principle of building frontage (up to 20% of building Sites are allowed to front a pedestrian way instead of thoroughfares) | Only unit 97 enfronts a pedestrian way, the rest of the proposed townhomes enfront a thoroughfare |
| **Building Height:** | 2-3 stories are allowed for townhomes | All proposed structures meet this requirement |
| **Frontage Buildout:** | 60% minimum | 82.5% |
| **Setbacks:** | **Principal Buildings**<br>**Front:** 15 ft – 35 ft..<br>**Front (Secondary**): 15 ft. 35 ft.<br>**Side:** 0' attached, otherwise 10 ft- 24ft.<br>**Rear:** 10 ft. | **Front:** 15 ft<br>**Front (Secondary**): 15 ft<br>**Side:** - 0 ft; 10 ft -24 ft<br>**Rear: 5 ft** |

| Table-2 (PUD-R) Residentail Planned Unit Development Architectural Standards | | |
|---|---|---|
| **Design Standards:** | **Required** | **Proposed** |
| **Main Entrance:** | Main Entrance must be in Façade of Principal Frontages. | Main entrance enfronts a defined street section or pedestrian way.. |
| **Vertical Composition:** | Identifiable Base, Middle, & Cap. | The facade includes a defined base and cap. |
| **Façade Position & Façade Articulation:** | Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be | The principal frontage is parallel to the frontage line and provides the façade into segments separated by cornice height and wall materials, |

| | | |
|---|---|---|
| | differentiated so that it appears to be comprised of two or more adjacent buildings. | and includes modulation every 100' by separation of vertical and horizontal elements. |
| **Façade Openings:** | 20 ft. or less spacing for windows/doors. | All windows appear to be 20 ft or less with no blank facades. |
| **Façade Glazing:** | 20-60 % non-shopfront, | All proposed structures meet this requirement |
| **Window Shape:** | Square or vertical proportions. | All windows are square or vertically proportioned |
| **Window Alignment:** | Upper-floor windows and other features must be aligned with those of the first floor. | All proposed structures meet this requirement |
| **Window Types:** | Single-hung, double-hung, casement. | All windows adhere to the window type standards as described. |
| **Window Glazing Material:** | Clear | All windows are proposed to be clear glass. |
| **Window Trim in 1st Layer:** | Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill | Elevations contain window trim and rowlock and solider course around window areas where brick is used as a façade material. |
| **Shutters:** | Functional to cover half of window width/ shutter dogs | Shutters are not offered on windows. |
| **Façade Window Sill Height:** | 5 ft. min above grade (residential only) | **(proposed 4 ft min).** |
| **Façade Variety:** | No façade may exist more than once on a block face or within view of the same façade | **The requirement is not met** |
| **Roof Type & Pitch:** | Shed (P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building) Hip/ Gable/ Pitch 6:12-14:12, (except for shed roofs which may be 3;12-14;12 and except roof | Requirement is met. |

| | | |
|---|---|---|
| | pitch may match the primary roof | |
| **Primary Building Materials:** | Brick, Natural Stone, Wood, Cementitious Siding, Authentic stucco over masonry | Stone Veneer & Cementitious siding |
| **Foundation Cladding:** | Brick or Natural Stone | Stone veneer |
| **Building Colors:** | Up to 3 colors, including the natural color of any allowed materials, but excluding trim color. | Does not exceed 3 colors. |

## REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary PUD Master Plan at its December 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.K of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

**8.5.21.B Master PUD Development Plan Approval**

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

> Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council 's first making formal, written findings regarding each of the items listed in Section 8.5.21 B.2 and that the proposed Development, such applications, and approvals:
>
> a. conforms to all applicable standards and requirements of this Ordinance,
>
> b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
>
> c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

**8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan**

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to render a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.Q)

## SAMPLE MOTIONS

**Recommend Approval:**

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Residential - Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

**Recommend Approval Subject to Conditions:**

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval Residential - Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

**Recommend Denial:**

Move to recommend denial of the Preliminary Residential PUD Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

**Defer:**

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

# PLANNED UNIT DEVELOPMENT

# HONEY FARM CROSSING

## 2248 NASHVILLE HIGHWAY
## COLUMBIA, TN

INITIAL SUBMITTAL: NOVEMBER 17, 2025
RESUBMITTAL: DECEMBER 15, 2025

| SITE DATA TABLE | | |
|---|---|---|
| SITE ADDRESS | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 | |
| TAX MAP | MAP 051 PARCEL 058.00 | |
| OVERALL AREA | EXISTING | PROPOSED |
| SITE AREA | 25.9 AC | 25.9 AC |
| DISTURBED AREA | N/A | 21.3 AC |
| DEDICATED R.O.W. AREA | N/A | 7.2 AC |
| IMPERVIOUS AREA | 0 AC | 11.74 AC |
| PERVIOUS AREA | 25.9 AC | 14.16 AC |
| BUILDING SETBACKS | REQUIRED | PROVIDED |
| FRONT: NORTH | N/A | 15 FT |
| REAR: SOUTH | N/A | 5 FT |
| SIDE: EAST | N/A | 10 FT |
| SIDE: WEST | N/A | 10 FT |

### PUD VARIANCE REQUEST

**Variance Request 1**

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

**Deviation:** Request to allow existing vegetation along the property line to count as the required buffer planting.

**Justification:** The existing tree vegetation along the property line varies in width from 20 to 30 feet which provides a landscape buffer opacity greater than what is required in the code. Easements for water and electrical lines in the buffer area also prohibit the planting of additional vegetation. To further mitigate the deviation request we are proposing to add buffer plantings, where they are not required, along the west property boundary abutting the future commercial development.

**Variance Request 2**

**Ordinance Requirement:** Table 4.3.1-L PUD-R, Setbacks / Yards, Rear setback 10ft. min.

**Deviation:** Rear Setback, 5 ft. min.

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

**Variance Request 3**

**Ordinance Requirement:** Table 4.3.1-L District standards (P151), Window sill height 5' min. above average grade at façade

**Deviation:** Window sill height 4' min. above average grade at façade.

**Justification:** Window sill height for residential dwellings are typically lower than mixed-use structures to allow for larger windows and daylight into dwellings. This project is not requesting a variance to the 18" minimum exposed foundation along the frontage.

**Variance Request 4**

**Ordinance Requirement:** 4.3.12.B.2.b - The number of parking spaces available to a Lot or Building Site is the sum of: b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site.

**Deviation:** Allow on street parking spaces located along the thoroughfare siding a building to count towards required parking spaces.

**Justification:** In total, the project requirement for dwelling and civic space parking spaces is 433 spaces, the PUD provides 619 parking spaces in the form of garage, driveway, and on street parking spaces. A limited number of the provided parking, 9 spaces in total, are situated near the Dwellings however they are located on the Thoroughfare siding the Dwelling. This is predominantly due to the requirement to have Dwellings front to Honey Farm Way where on street parking is not available.

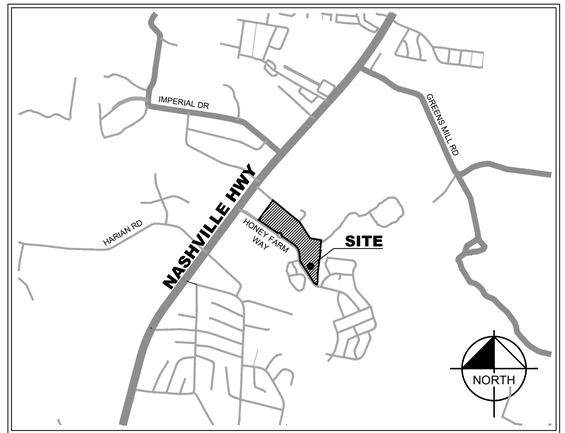
**Variance Request 5**

**Ordinance Requirement:** Table 4.3.1-L District Standards (P151) No façade may exist more than once in a block face or within view of the same façade.

**Deviation:** Allow the same façade to exist in the same block face so long as it is not in the same building or within 100 feet of the same facade.

**Justification:** The proposed townhome dwellings in the development provide for completely different building types across the street from one another (2 story vs. 3 story) which creates enhanced façade diversity on any given thoroughfare. Furthermore, a typical block face in the development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting the code would result masonry and siding materials being moved around in a way that would end up being aesthetically displeasing. The facades being proposed for the development provide special window and roof features, a vibrant mix of colors, and use a variety of siding options (stone, brick, lap siding, board and batten siding) to create attractive buildings that do not appear repetitive.

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




**VICINITY MAP**
NOT TO SCALE

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

## PROJECT DESIGN TEAM


**CIVIL ENGINEER**
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: KEEGAN MCCORMACK
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**LANDSCAPE ARCHITECT**
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PHONE: (615) 823-2209

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

**OWNER**
EMG HONEY FARM, LLC
C/O EQUITAS MANAGEMENT GROUP
6148 LEE HIGHWAY SUITE 300
CHATTANOOGA, TN 37421
CONTACT: DREW SMITH
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**DEVELOPER**
NVR
302 INNOVATION DRIVE, SUITE 200
FRANKLIN, TN 37067
CONTACT: NICK BATEMAN
PHONE: (615) 454-7289
EMAIL: NBATEMAN@NVRINC.COM

**PLANS PREPARED BY**
Kimley»Horn


**ENGINEER'S SEAL**

KEEGAN J. McCORMACK — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 130437 — STATE OF TENNESSEE
12/15/2025

| PLAN REVISIONS | | |
|---|---|---|
| REVISION NO. | DATE | REMARKS |
| 1 | 12/15/2025 | RESUBMITTAL NO. 1 REVISIONS |

| FILE NUMBER | SHEET NUMBER | TOTAL SHEETS |
|---|---|---|
| 017407106 | C0-00 | 27 |

Know what's below. Call


Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C0-00 COVER.dwg C0-00 Dec 15, 2025 6:25pm by: William.Irby

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

## GENERAL NOTES

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

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

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

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

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

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

*A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.*

*SURVEY REFERENCES*

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

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

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

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

## TITLE EXCEPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PROPERTY DESCRIPTION

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

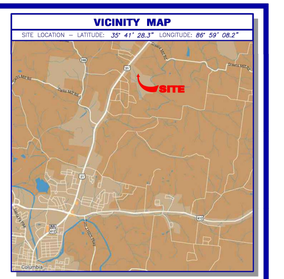
*COMMENCING at a 1/2--inch rebar found at the intersection of the southeasterly right--of--way line of Nashville Highway (variable right--of--way) with the northeasterly right--of--way line of Honey Farm Way (variable right--of--way); Thence along said northeasterly right--of--way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2--inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8--inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right--of--way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2--inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2--inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2--inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2--inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8--inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2--inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2--inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2--inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2--inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2--inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2--inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8--inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8--inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2--inch rebar found on the northeasterly right--of--way line of Honey Farm Way; Thence continuing with said right--of--way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 879.74 feet and being subtended by a chord bearing of North 67 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2--inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8--inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2--inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2--inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8--inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2--inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2--inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING.*

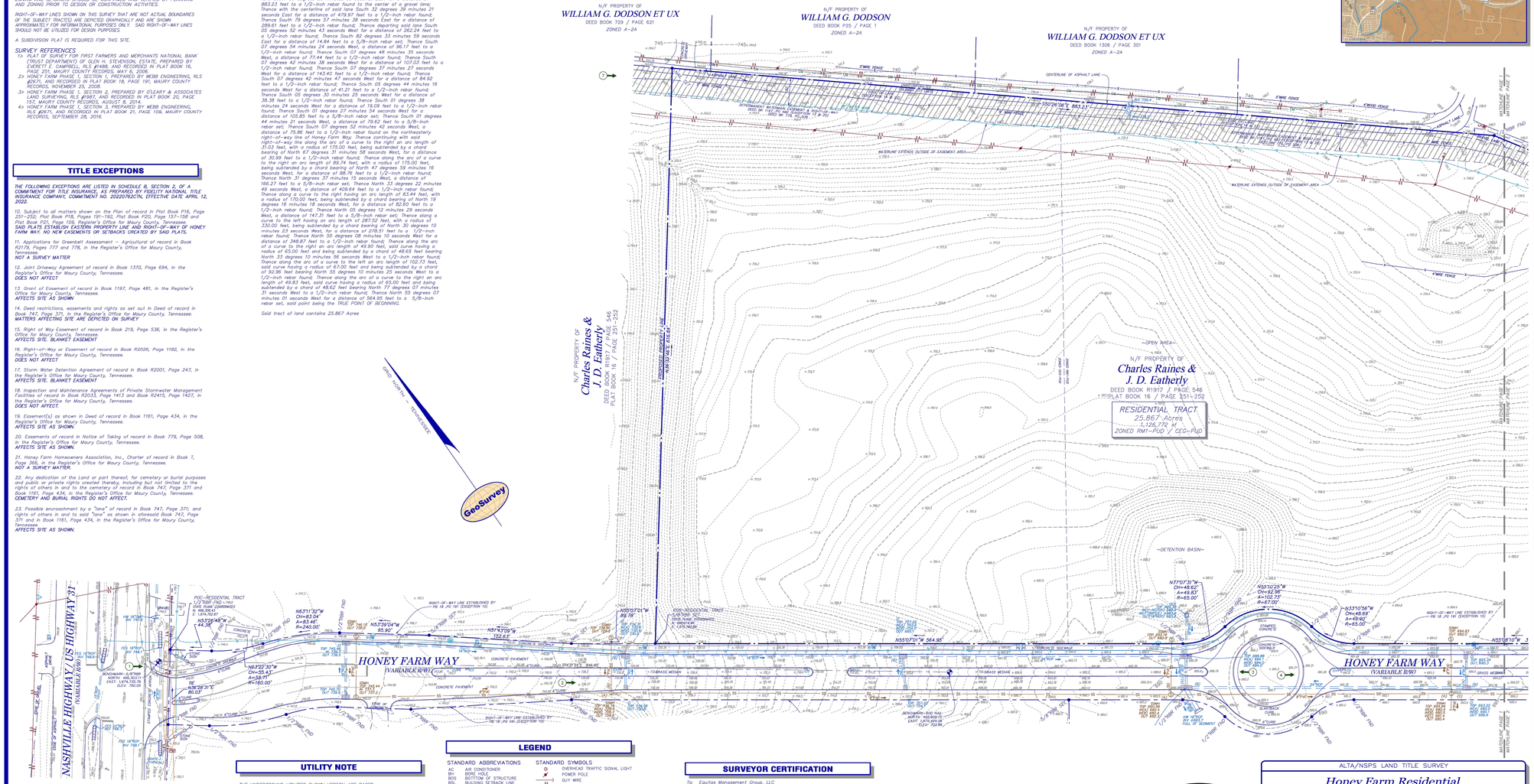
*Said tract of land contains 25.867 Acres*

## SITE PHOTOGRAPHS




## VICINITY MAP





N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 921
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1308 / PAGE 301
ZONED A--2A
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
RESIDENTIAL TRACT
25.867 Acres
1,126,772 sf
ZONED RM1--PUD / CEG--PUD
HONEY FARM WAY
(VARIABLE R/W)
NASHVILLE HIGHWAY/US HIGHWAY 31
~DETENTION BASIN~
~OPEN AREA~
~RECREATIONAL AMENITY~
POC--RESIDENTIAL TRACT
POB--RESIDENTIAL TRACT
BENCHMARK--5/8"REBAR
ELEV: 730.70
BENCHMARK--5/8"REBAR
ELEV: 750.05
PROPOSED ROCKERY
PROPOSED SIDEWALK
PROPOSED CROSSWALK
PROPOSED RAMP
PROPOSED CURB & GUTTER
PROPOSED STORM PIPE
PROPOSED STORM INLET
PROPOSED MANHOLE
PROPOSED WATER LINE
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED SANITARY SEWER SERVICE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND COMMUNICATION LINE
PROPOSED UNDERGROUND GAS LINE
PROPOSED GAS METER
PROPOSED TRANSFORMER
PROPOSED HANDICAP PARKING SPACE
PROPOSED SIGN
PROPOSED TREE PROTECTION FENCE
PROPOSED TREE POSITION INDICATOR
PROPOSED REGULAR PARKING SPACE COUNT
PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED GRASS MEDIAN
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE CROSSWALK
PROPOSED CONCRETE RAMP
PROPOSED CONCRETE CURB & GUTTER
PROPOSED STORM PIPE
PROPOSED STORM INLET
PROPOSED MANHOLE
PROPOSED WATER LINE
PROPOSED WATER VALVE
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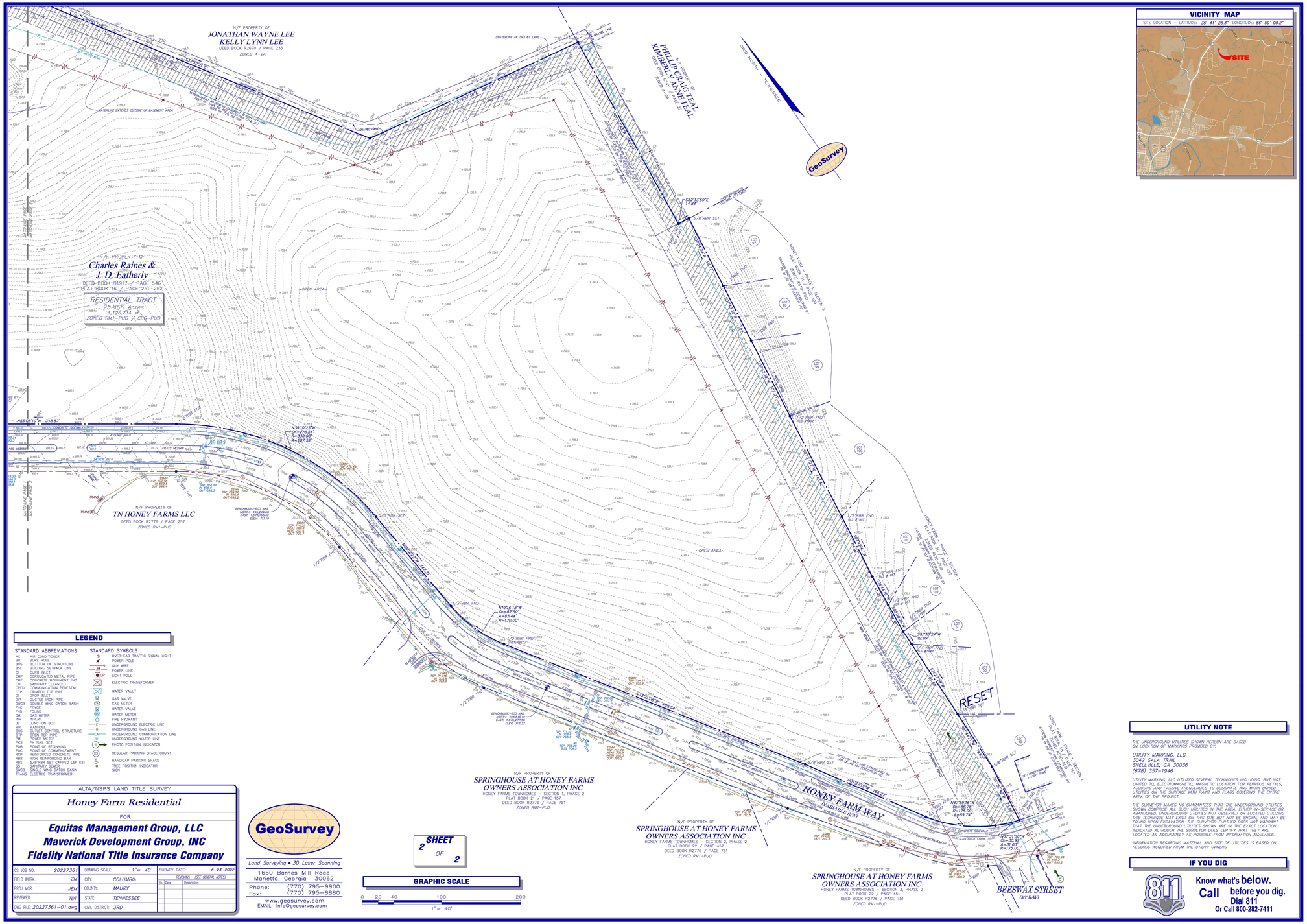
PROPOSED GRASS MEDIAN
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE CROSSWALK
PROPOSED CONCRETE RAMP
PROPOSED CONCRETE CURB & GUTTER
RIGHT--OF--WAY LINE ESTABLISHED BY PB 18 PG 191 (EXCEPTION 10)
RIGHT--OF--WAY LINE ESTABLISHED BY PB 18 PG 191 (EXCEPTION 10)
N63°11'32"W
CH=83.04'
A=83.46'
R=240.00'
N53°39'04"W
95.90'
N51°43'09"W
152.63'
N55°07'01"W
89.78'
N55°07'01"W 564.95'
N36°32'46"E
616.84'
N63°22'30"W
CH=55.43'
A=58.71'
R=160.00'
N36°28'31"E
80.03'
N77°07'31"W
CH=48.62'
A=49.83'
R=65.00'
N59°10'25"W
CH=92.96'
A=102.73'
R=67.00'
N13°10'56"W
CH=48.69'
A=49.90'
R=65.00'
N55°18'19"E
N50°28'06"E 883.23'
N32°39'21"E 479.97'
N79°57'38"E 289.61'
N05°52'43"W 262.24'
N82°33'59"E 14.84'
N07°54'24"W 96.17'
N07°48'35"W 77.44'
N07°42'38"W 107.03'
N07°37'27"W 143.40'
N07°42'47"W 84.92'
N05°44'16"W 41.21'
N05°30'25"W 38.38'
N01°38'24"W 19.09'
N01°27'54"W 105.85'
N01°44'21"W 79.62'
N07°52'42"W 75.86'
N67°31'58"W 30.39'
N47°59'16"W 89.74'
N31°37'15"W 166.27'
N33°22'49"W 409.64'
N19°16'18"W 83.44'
N05°12'29"W 147.31'
N30°10'23"W 287.52'
N55°08'10"W 348.87'
N33°10'56"W 49.90'
N33°10'56"W 102.73'
N77°07'31"W 49.83'
N55°07'01"W
N 1,504,844.72
E 1,675,624.58
ELEV: 728.86
BENCHMARK--ROD %&"
NORTH: 1,493,809.72
EAST: 1,675,624.58
ELEV: 728.86
TOP: 748.19
OUT: 738.19
TOP: 744.59
OUT: 734.59
TOP: 744.44
OUT: 734.44
TOP: 750.44
OUT: 740.44
TOP: 752.61
OUT: 742.61
TOP: 752.61
OUT: 742.61
TOP: 752.61
OUT: 742.61

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




## LEGEND

STANDARD ABBREVIATIONS

| | |
|---|---|
| AC | AIR CONDITIONER |
| BH | BORE HOLE |
| BOS | BOTTOM OF STRUCTURE |
| BSL | BUILDING SETBACK LINE |
| CI | CURB INLET |
| CMP | CORRUGATED METAL PIPE |
| CMF | CONCRETE MONUMENT FND |
| CO | SANITARY CLEANOUT |
| CPED | CONCRETE PIN PEDESTAL |
| CTP | CORRUGATED TOP PIPE |
| DI | DROP INLET |
| DIP | DUCTILE IRON PIPE |
| DWCB | DOUBLE WING CATCH BASIN |
| FNC | FENCE |
| FND | FOUND |
| GM | GAS METER |
| HH | HAND HOLE |
| JB | JUNCTION BOX |
| MH | MANHOLE |
| OCS | OUTLET CONTROL STRUCTURE |
| OTP | OPEN TOP PIPE |
| PM | POWER METER |
| PP | POWER POLE |
| POBB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| RBR | IRON REINFORCING BAR |
| RBS | 5/8"RBR SET CAPPED LSF 621 |
| SS | SANITARY SEWER |
| SWCB | SINGLE WING CATCH BASIN |
| TRANS | ELECTRIC TRANSFORMER |

STANDARD SYMBOLS

| | |
|---|---|
| | OVERHEAD TRAFFIC SIGNAL LIGHT |
| | POWER POLE |
| | GUY WIRE |
| | POWER LINE |
| LP | LIGHT POLE |
| | ELECTRIC TRANSFORMER |
| | WATER VAULT |
| | GAS VALVE |
| | GAS METER |
| | WATER VALVE |
| | WATER METER |
| | FIRE HYDRANT |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND COMMUNICATION LINE |
| | UNDERGROUND WATER LINE |
| | PHOTO POSITION INDICATOR |
| XX | REGULAR PARKING SPACE COUNT |
| | HANDICAP PARKING SPACE |
| | TREE POSITION INDICATOR |
| | SIGN |

ALTA/NSPS LAND TITLE SURVEY

*Honey Farm Residential*

FOR

***Equitas Management Group, LLC***
***Maverick Development Group, INC***
***Fidelity National Title Insurance Company***

| | | | |
|---|---|---|---|
| GS JOB NO: | 20227361 | DRAWING SCALE: | 1" = 40' |
| FIELD WORK: | ZM | CITY: | COLUMBIA |
| PROJ MGR: | JEM | COUNTY: | MAURY |
| REVIEWED: | TDT | STATE: | TENNESSEE |
| DWG FILE: | 20227361-01.dwg | CIVIL DISTRICT: | 3RD |

SURVEY DATE: 6-23-2022

REVISIONS (SEE GENERAL NOTES)

| No. | Date | Description |
|---|---|---|
| | | |


GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com


SHEET 2 OF 2

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

### UTILITY NOTE

*THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:*

*UTILITY MARKING, LLC*
*3042 GALA TRAIL*
*SNELLVILLE, GA 30036*
*(678) 357-1946*

*UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES AS VISIBLE ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.*

*THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.*

*INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.*

### IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

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


This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

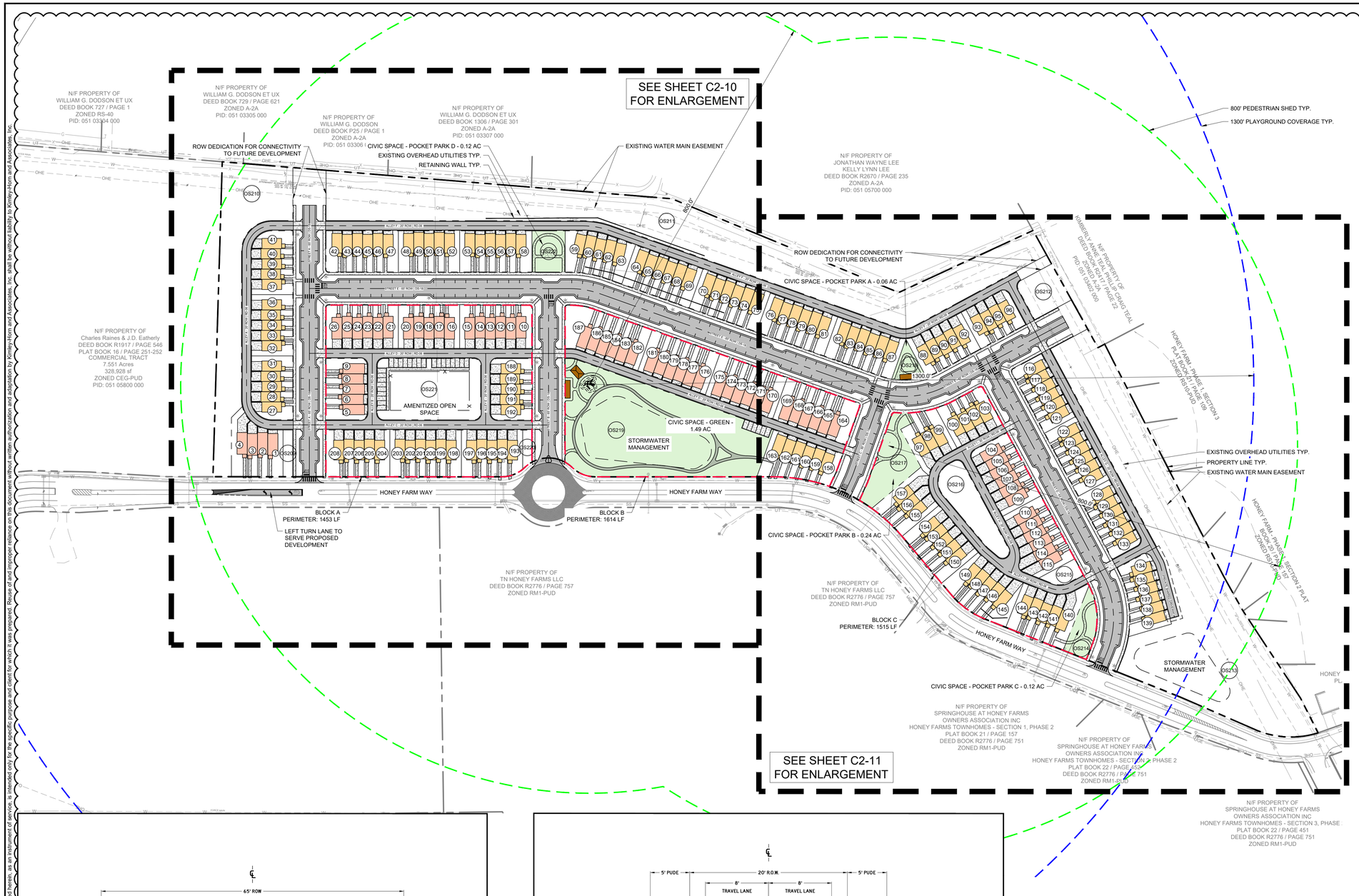
| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |

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

SURVEY BY GEOSURVEY

SHEET NUMBER
**C0-03**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## PRODUCT LEGEND

**SLAB ON GRADE TOWNHOME**
(20' x 38' TYP.)

**BASEMENT LEVEL ENTRY TOWNHOME**
(20' x 42' TYP.)

## PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 188-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

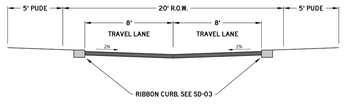
*ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE*




**NOTES:**

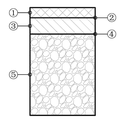
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES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

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




**PAVEMENT SCHEDULE**

| | |
|---|---|
| ① | **SURFACE @ 1.5" THICK**<br>411-D.02 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING D (SURFACE), OR<br>307-D.02 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING C ♥ (SURFACE) |
| ② | **TACK COAT (GENERAL USE)**<br>402-D.02 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY) |
| ③ | **BIT. BINDER @ 2" THICK**<br>307-D.02E ASPHALT CONCRETE MIX. (PG64-22) (BPMB-HM) GRADING B MZ |
| ④ | **PRIME COAT**<br>402-D.02 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY)<br>402-D.02 AGGREGATE FOR COVER MATERIAL (PC) (5-10 LB/SY) |
| ⑤ | **MINERAL AGGREGATE BASE @ 8" THICK**<br>303-D.02 MINERAL AGGREGATE, TYPE A BASE GRADING D |




**NOTES:**

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

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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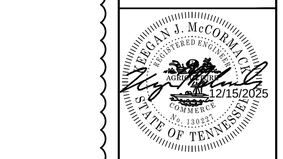
# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN




| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

SITE LAYOUT - OVERALL

SHEET NUMBER
**C2-00**

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 Dec 15, 2025 6:26pm by: William.Irby

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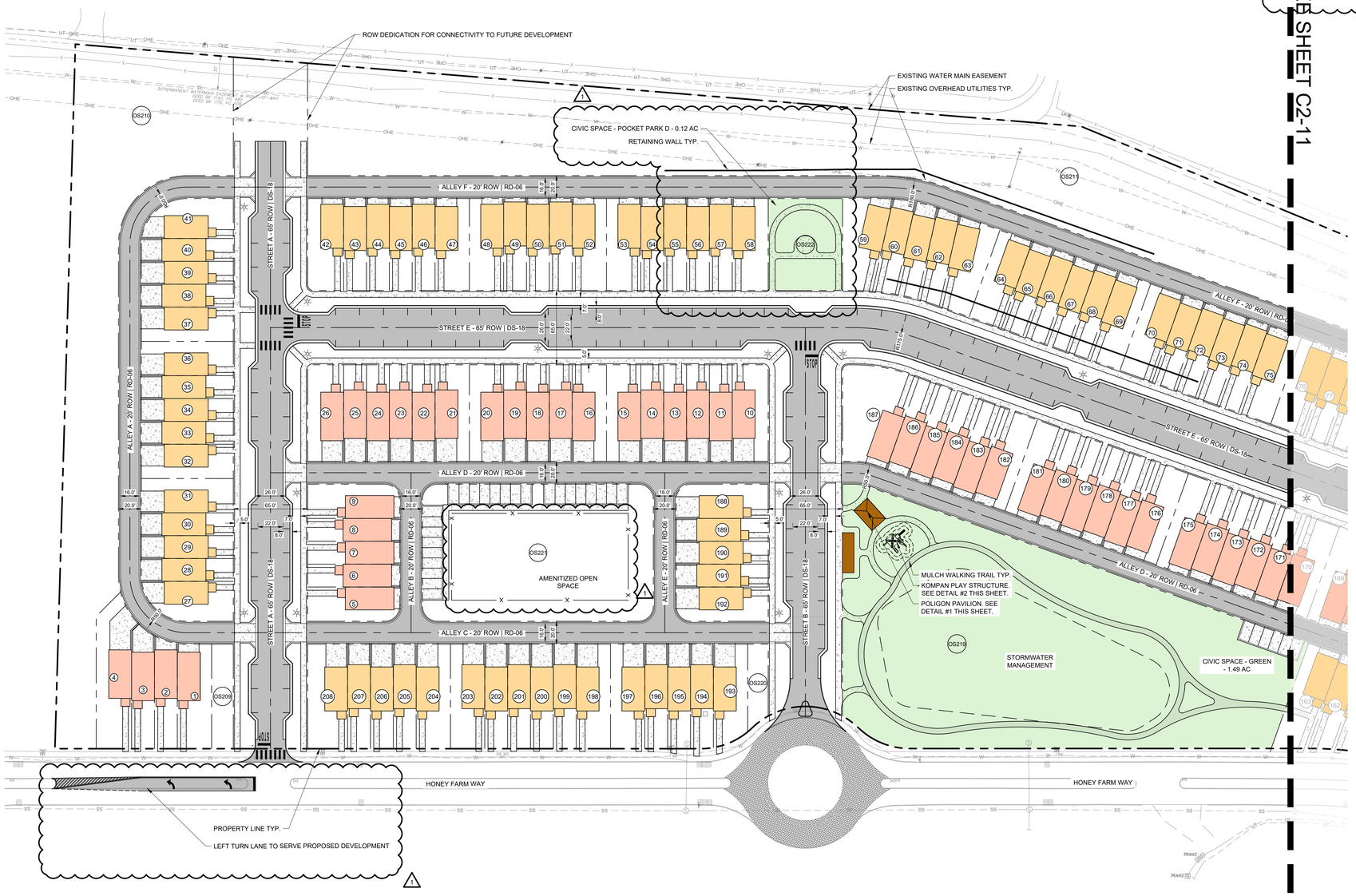



## PRODUCT LEGEND

- SLAB ON GRADE TOWNHOME (20' x 38' TYP.)
- BASEMENT LEVEL ENTRY TOWNHOME (20' x 42' TYP.)

## PRODUCT FOUNDATION NOTE

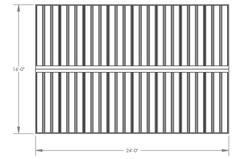
SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 189-208

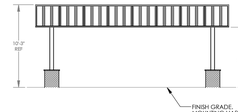
BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

*ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE*

## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |




## 1 POLIGON SHELTER 16' X 24'

NTS



**PRODUCT SPECIFICATIONS**

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

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

## 2 PLAY STRUCTURE

NTS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EDGAR J. McCORMACK — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 130221 — 12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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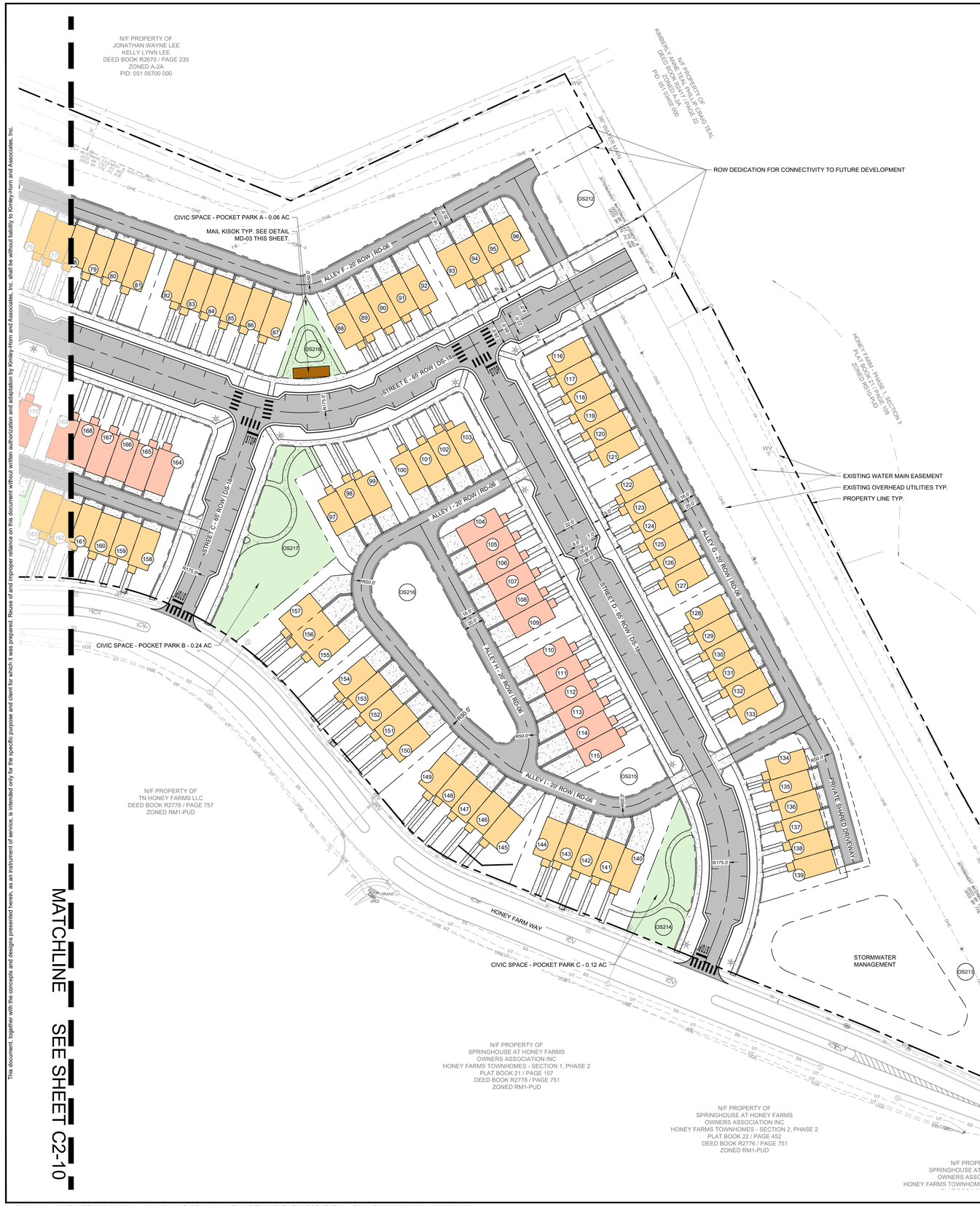
|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |

KIMLEY-HORN PROJECT NO. 017407106

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
**C2-10**

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MATCHLINE SEE SHEET C2-10

## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
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| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
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| DWELLING UNITS: | 416 SPACES (2 PER DU) |
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| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## PRODUCT LEGEND

**SLAB ON GRADE TOWNHOME**
(20' x 38' TYP.)

**BASEMENT LEVEL ENTRY TOWNHOME**
(20' x 42' TYP.)

## PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 188-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

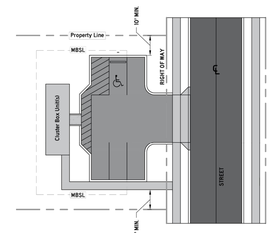
*ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE*

1

**NOTES:**

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

**FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION**
1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER




CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

**STANDARD DETAILS**

**MAIL CLUSTER BOX UNITS**

(NTS)

DATE 6/9/2022

**MD-03**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
STATE OF TENNESSEE
12/15/2025

| No | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |
| KIMLEY-HORN PROJECT NO. | 017407106 |

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
**C2-11**

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

| PARCEL # | AREA (SF) | AREA (AC) |
|---|---|---|
| 41 | 2476.29 | 0.06 |
| 42 | 2530.38 | 0.06 |
| 43 | 1610.00 | 0.04 |
| 44 | 1610.00 | 0.04 |
| 45 | 1610.00 | 0.04 |
| 46 | 1610.00 | 0.04 |
| 47 | 2415.00 | 0.06 |
| 48 | 2415.00 | 0.06 |
| 49 | 1610.00 | 0.04 |
| 50 | 1610.00 | 0.04 |
| 51 | 1610.00 | 0.04 |
| 52 | 2415.00 | 0.06 |
| 53 | 2415.00 | 0.06 |
| 54 | 1610.00 | 0.04 |
| 55 | 1610.00 | 0.04 |
| 56 | 1610.00 | 0.04 |
| 57 | 1610.00 | 0.04 |
| 58 | 2535.75 | 0.06 |
| 59 | 2847.01 | 0.07 |
| 60 | 1654.51 | 0.04 |

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

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

## PARCEL AREA TABLE

| PARCEL # | AREA (SF) | AREA (AC) |
|---|---|---|
| 201 | 1830.00 | 0.04 |
| 202 | 1830.00 | 0.04 |
| 203 | 2745.00 | 0.06 |
| 204 | 2745.00 | 0.06 |
| 205 | 1830.00 | 0.04 |
| 206 | 1830.00 | 0.04 |
| 207 | 1830.00 | 0.04 |
| 208 | 3202.50 | 0.07 |
| 209 | 1738.50 | 0.04 |
| 210 | 37882.59 | 0.87 |
| 212 | 6515.71 | 0.15 |
| 213 | 112002.91 | 2.57 |
| 214 | 5026.44 | 0.12 |
| 215 | 2247.34 | 0.05 |
| 216 | 10109.63 | 0.23 |
| 217 | 10450.69 | 0.24 |
| 218 | 2712.18 | 0.06 |
| 219 | 65034.73 | 1.49 |
| 220 | 1246.08 | 0.03 |
| 221 | 24094.93 | 0.55 |

## PARCEL AREA TABLE

| PARCEL # | AREA (SF) | AREA (AC) |
|---|---|---|
| 222 | 5232.50 | 0.12 |

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

MEGAN J. McCORMACK
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
No. 130221
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
| 2 | | | |
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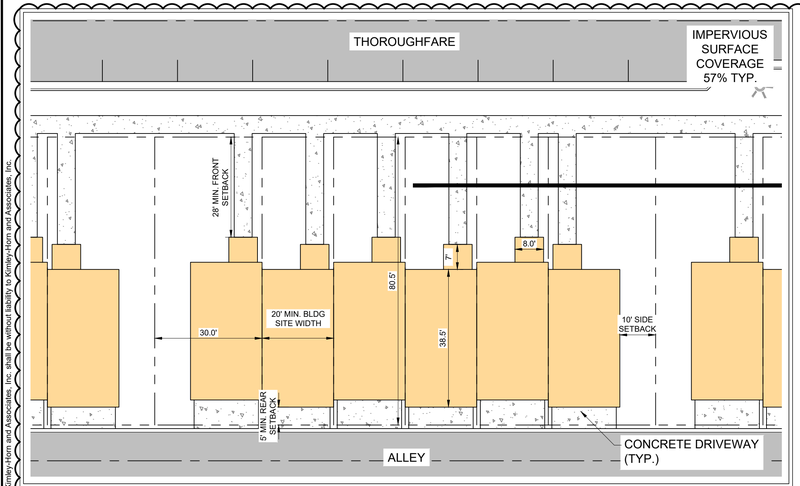
|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |

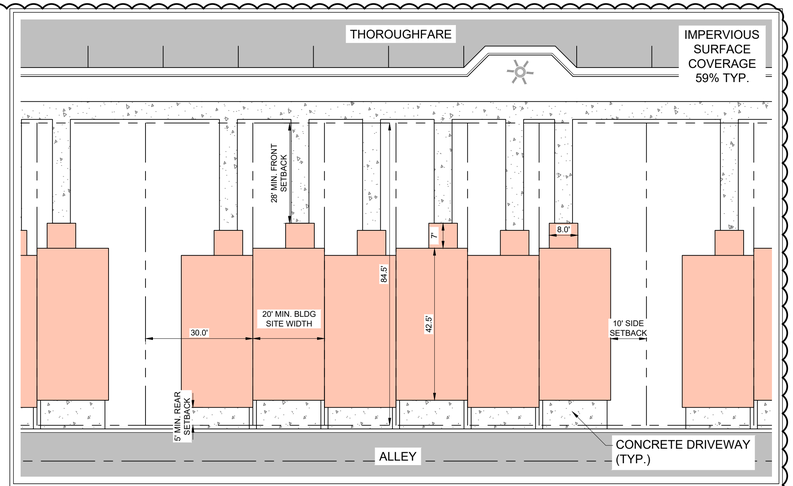
KIMLEY-HORN PROJECT NO.
017407106

TABULAR DATA

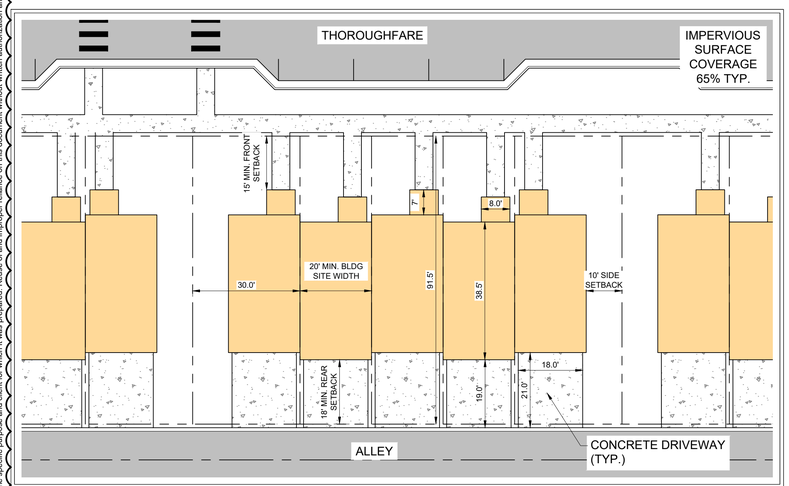
SHEET NUMBER
C2-12



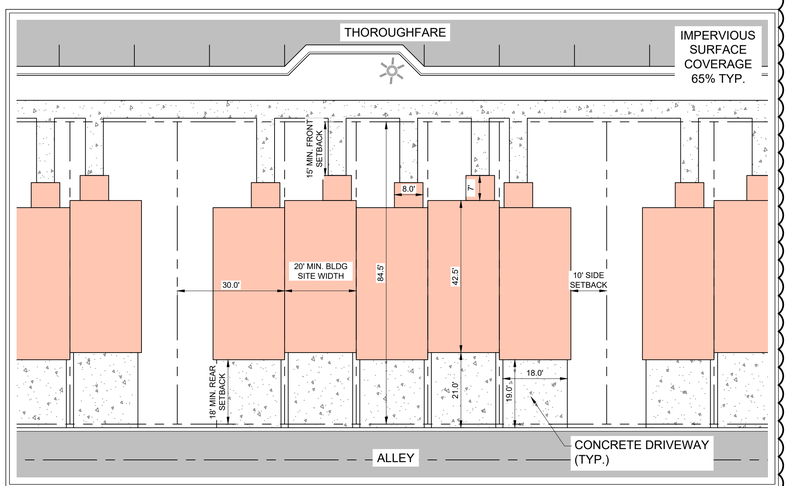

**TYPICAL LOT LAYOUTS**
SCALE: 1" = 20'




**TYPICAL LOT LAYOUTS**
SCALE: 1" = 20'




**TYPICAL LOT LAYOUTS**
SCALE: 1" = 20'




**TYPICAL LOT LAYOUTS**
SCALE: 1" = 20'

1

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

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# HONEY FARM CROSSING
## RYAN HOMES
COLUMBIA, TN

EEGAN J. McCORMACK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 130237
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |

KIMLEY-HORN PROJECT NO. 017407106

LOT TYPICALS

SHEET NUMBER
**C2-13**

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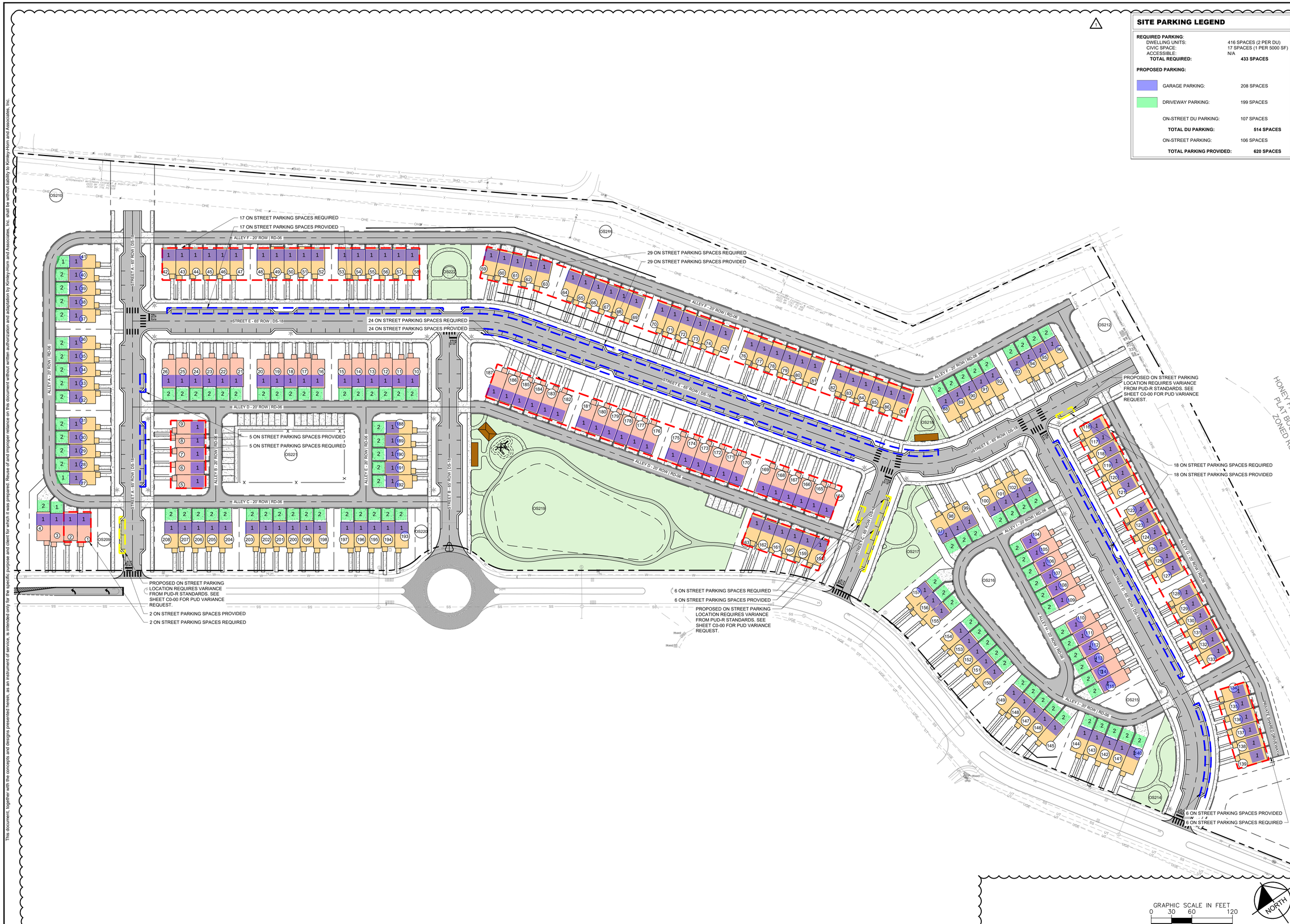
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-13 Dec 15, 2025 6:27pm by: William.lrby




## SITE PARKING LEGEND

| | |
|---|---|
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| ACCESSIBLE: | N/A |
| **TOTAL REQUIRED:** | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| **TOTAL DU PARKING:** | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |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# HONEY FARM CROSSING
## RYAN HOMES
COLUMBIA, TN

EEGAN J. McCORMACK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 130227
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |

KIMLEY-HORN PROJECT NO. 017407106

PARKING EXHIBIT

SHEET NUMBER
**C2-50**


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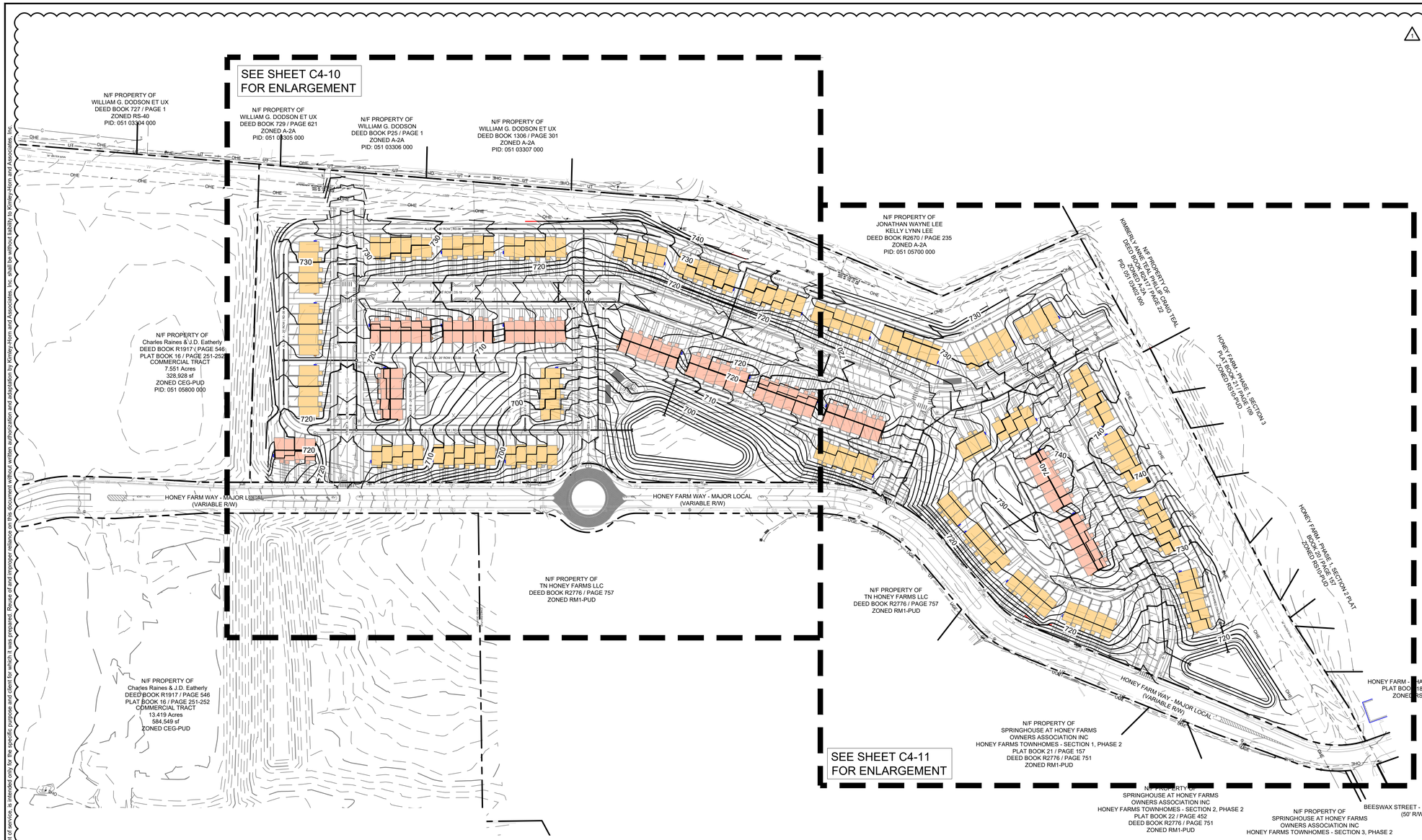
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 Dec 15, 2025 6:27pm by: William.lrby




## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY<br>COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA<br>1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA<br>2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## PRODUCT LEGEND

- **SLAB ON GRADE TOWNHOME** (20' x 38' TYP.)
- **BASEMENT LEVEL ENTRY TOWNHOME** (20' x 42' TYP.)

## PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 188-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

*ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE*

## GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (HP HIGH POINT; TC TOP OF CURB; TW TOP OF WALL; INV INVERT; LP LOW POINT; BC BOTTOM OF CURB / GUTTER LINE; BW BOTTOM OF WALL; RIM TOP OF GRATE / COVER)
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR
- FP 701.60 — FINISHED PAD ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- (D) PROPOSED MANHOLE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JORDAN J. McCORMACK
REGISTERED ENGINEER
No. 130927
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
**C4-00**

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MATCHLINE SEE SHEET C4-11

NIT PROPERTY OF
WILLIAM G. DOZIER ET UX
DEED BOOK 1306 / PAGE 301
ZONED A-2P
PID: 051 03507 000

NIT PROPERTY OF
WILLIAM G. DOZIER ET UX
DEED BOOK 1306 / PAGE 1
ZONED A-2P
PID: 051 03506 000

EP: 17+36.05

PI: 16+36.05

ALLEY A - 20' ROW | RD-06

STREET A - 65' ROW | DS-18

ALLEY D - 20' ROW | RD-06

ALLEY B - 20' ROW | RD-06

ALLEY E - 20' ROW | RD-06

ALLEY C - 20' ROW | RD-06

STREET B - 65' ROW | DS-18

STREET E - 65' ROW | DS-18

ALLEY F - 20' ROW | RD-06

ALLEY D - 20' ROW | RD-06

PI: 10+00.00

BP: 9+00.00

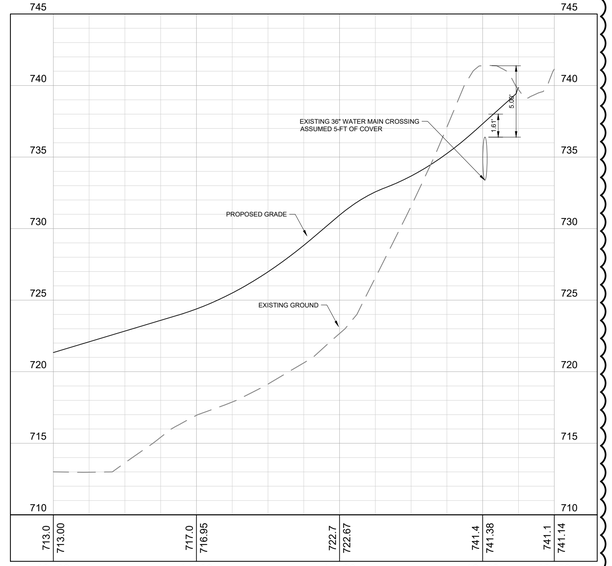
RETAINING WALL # 1
LENGTH = 440 FT
MAX. HEIGHT = 8 FT
AVG. HEIGHT = 6 FT
APPROX. AREA = 2,640 SF

RETAINING WALL # 2
LENGTH = 290 FT
MAX. HEIGHT = 4 FT
AVG. HEIGHT = 3.5 FT
APPROX. AREA = 1,015 SF

DETENTION POND A

727.86 TW
727.53 BW
734.24 TW
726.05 BW
733.53 TW
726.06 BW
733.71 TW
727.71 BW
736.42 TW
730.42 BW
738.45 TW
732.45 BW
737.31 TW
734.08 BW
733.91 TW
733.58 BW
718.25 TW
717.92 BW
722.46 TW
718.47 BW
722.88 TW
719.00 BW
724.64 TW
720.63 BW
721.49 TW
721.16 BW

HONEY FARM WAY
- MAJOR LOCAL
- VARIABLE R/W




## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY<br>COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING | |
| PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA<br>1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA<br>2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (HP HIGH POINT; LP LOW POINT; TC TOP OF CURB; BC BOTTOM OF CURB / GUTTER LINE; TW TOP OF WALL; BW BOTTOM OF WALL; INV INVERT; RIM TOP OF GRATE / COVER)
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR
- FP 701.60 — FINISHED PAD ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- D — PROPOSED MANHOLE

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
No. 130237
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |
| KIMLEY-HORN PROJECT NO. | 017407106 |

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
**C4-10**

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-10 Dec 15, 2025 6:28pm by: William.Irby




MATCHLINE SEE SHEET C4-10

NOTE: DETENTION POND B MAY REQUIRE DOWNSTREAM STROMWATER INFRASTRUCTURE IMPROVEMENTS ALONG HONEY FARM WAY.

## GRADING PLAN LEGEND

| | | | |
|---|---|---|---|
| 476.17 | SPOT ELEVATION | | |
| | HP HIGH POINT | LP LOW POINT | |
| | TC TOP OF CURB | BC BOTTOM OF CURB / GUTTER LINE | |
| | TW TOP OF WALL | BW BOTTOM OF WALL | |
| | INV INVERT | RIM TOP OF GRATE / COVER | |
| FFE 472.50 | FINISH FLOOR ELEVATION | | |
| 500 | EXISTING CONTOUR | | |
| 500 | PROPOSED CONTOUR | | |
| FP 701.60 | FINISHED PAD ELEVATION | | |
| | PROPOSED RETAINING WALL | | |
| | PROPOSED STORM PIPE | | |
| | PROPOSED HEADWALL | | |
| | PROPOSED CURB INLET | | |
| D | PROPOSED MANHOLE | | |

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EGGAN J. McCORMACK
REGISTERED ENGINEER
No. 130221
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
**C4-11**

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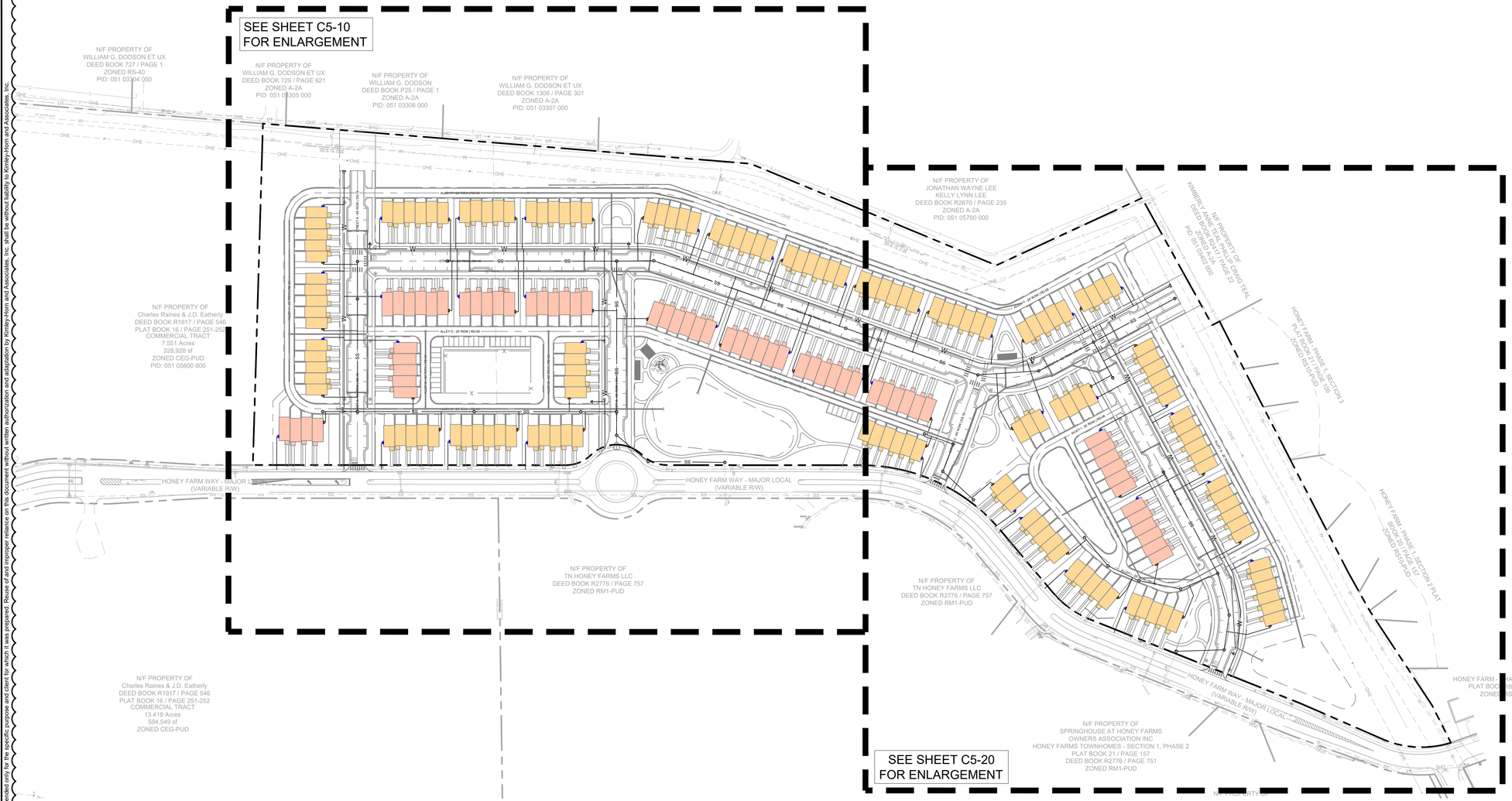


## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING | |
| PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## UTILITY LEGEND (N.T.S)

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REEGAN J. McCORMACK
REGISTERED ENGINEER
No. 138521
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |
| KIMLEY-HORN PROJECT NO. | 017407106 |

UTILITY PLAN - OVERALL

SHEET NUMBER
**C5-00**

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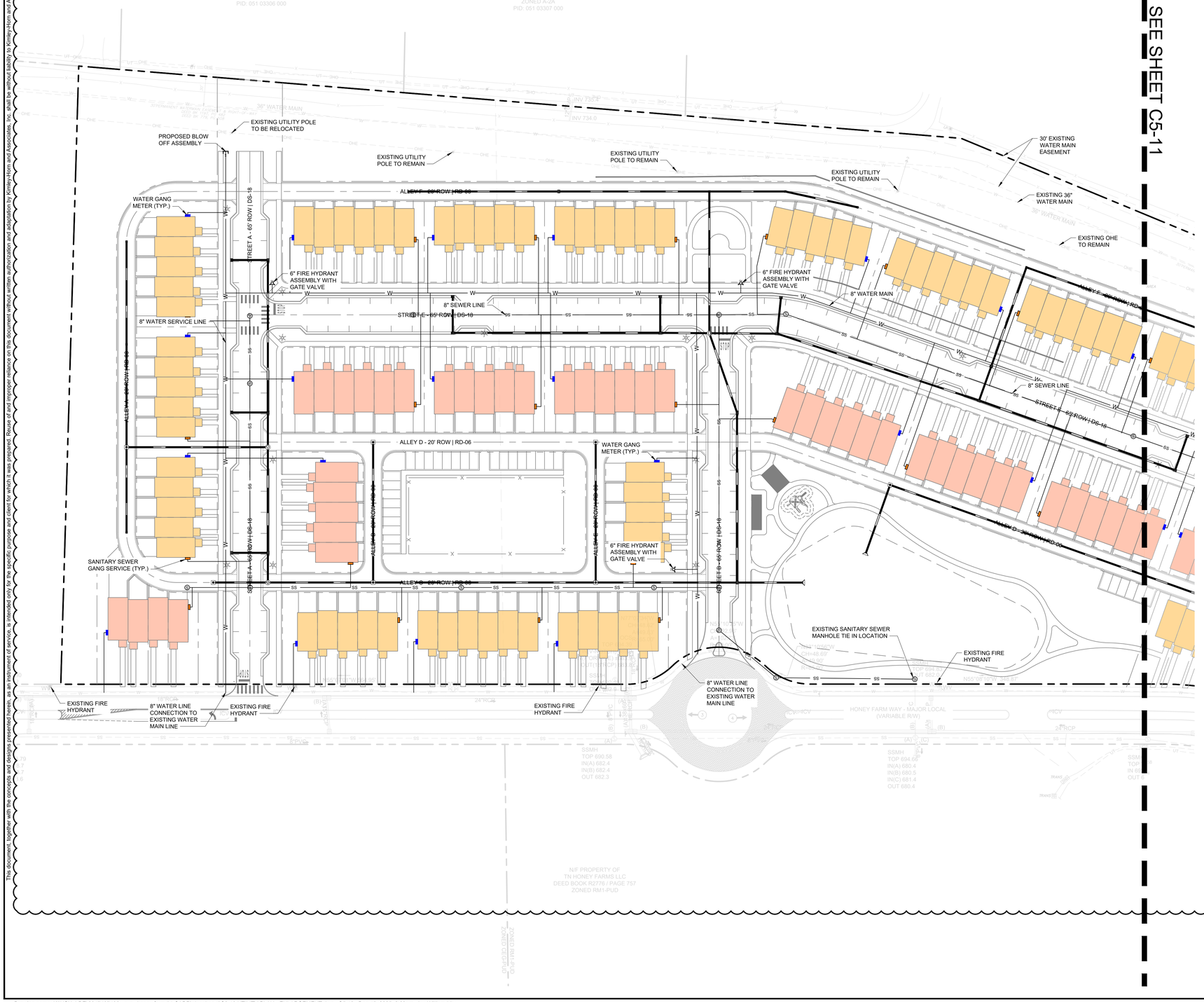


## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
| DRIVEWAY PARKING: | 199 SPACES |
| ON-STREET DU PARKING: | 107 SPACES |
| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## UTILITY LEGEND (N.T.S)

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

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EGAN J. McCORMACK
REGISTERED ENGINEER
AGENT OF RECORD
No. 130227
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |

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

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
**C5-10**

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## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
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| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
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| TOTAL DU PARKING: | **514 SPACES** |
| ON-STREET PARKING: | 106 SPACES |
| **TOTAL PARKING PROVIDED:** | **620 SPACES** |

## UTILITY LEGEND (N.T.S)

| | |
|---|---|
| 12"W | 12" WATER LINE |
| | STORM SEWER |
| SS | SANITARY SEWER GRAVITY MAIN |
| S | SANITARY SEWER MANHOLE |
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| | WATER VALVE |
| | WATER TEE FITTING |
| | WATER GANG METER |
| | SANITARY SEWER GANG SERVICE |

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

GRAPHIC SCALE IN FEET
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MATCHLINE SEE SHEET C5-10

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EDGAR J. McCORMACK
REGISTERED ENGINEER
No. 130921
STATE OF TENNESSEE
12/15/2025

| No. | REVISIONS | DATE | BY |
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| 1 | RESUBMITTAL NO. 1 | 12/15/2025 | WSI |
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| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |
| KIMLEY-HORN PROJECT NO. | 017407106 |

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
**C5-11**

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C5-20 Dec 15, 2025 6:29pm by: William.Irby

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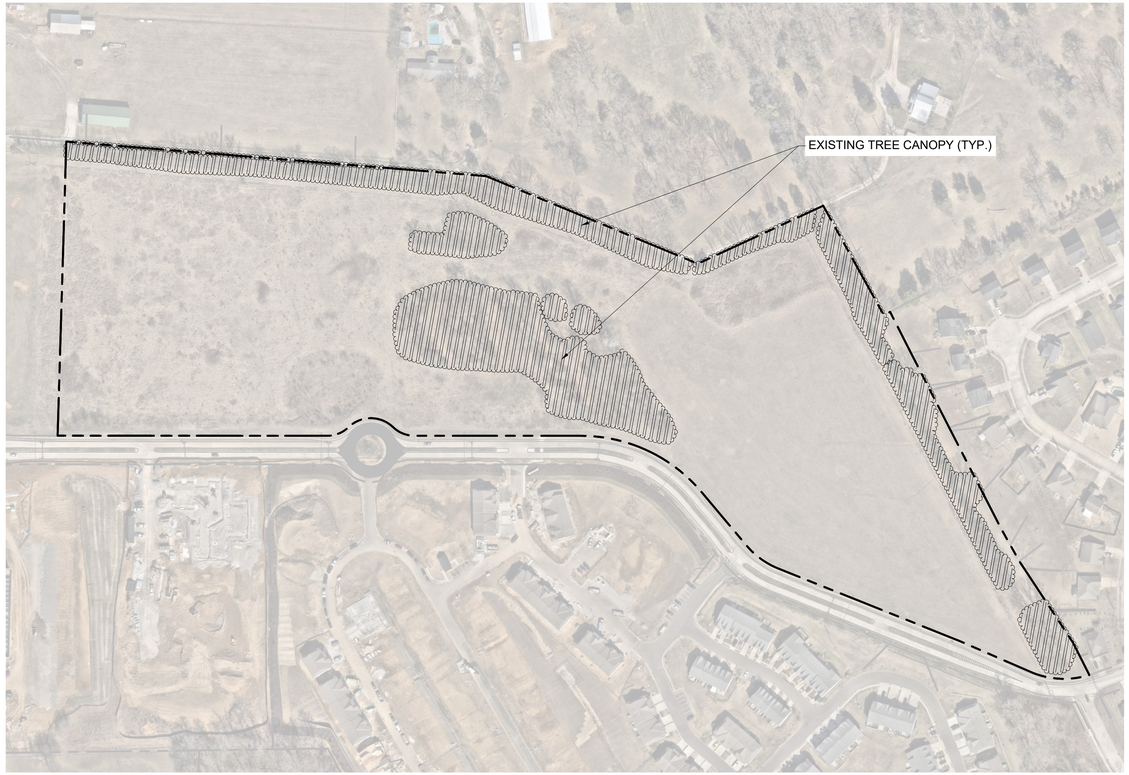
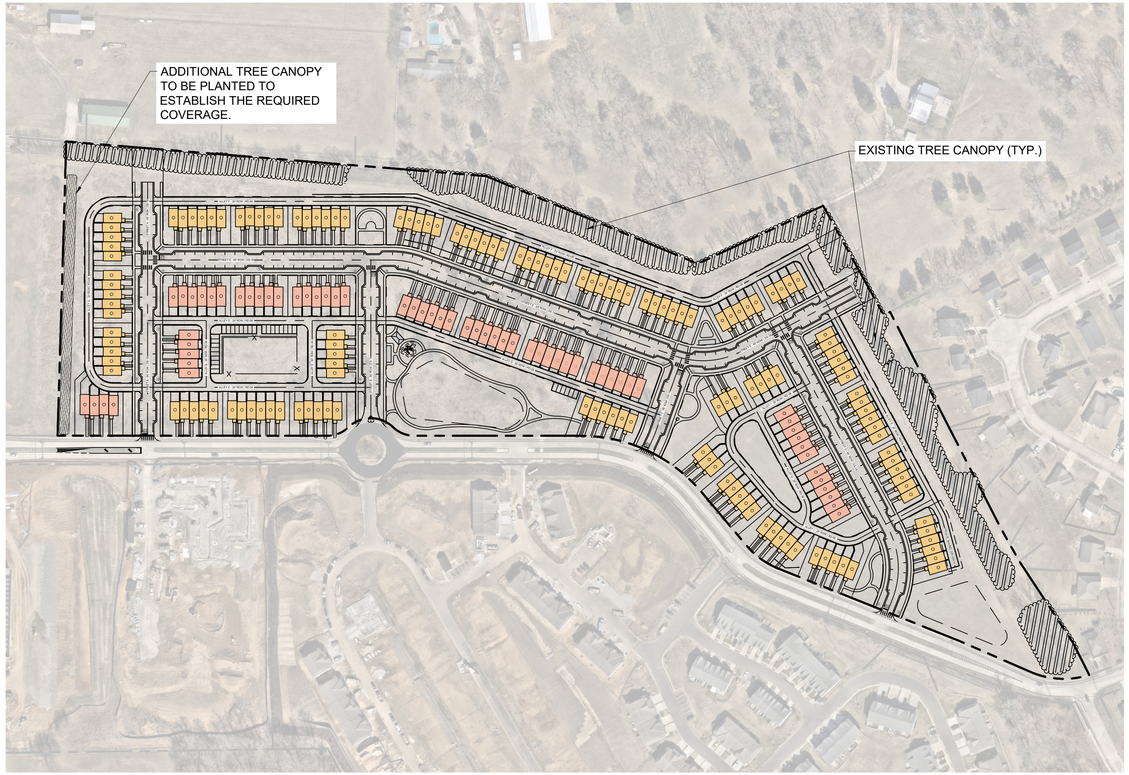



## EXISTING TREE CANOPY EXHIBIT




## PROPOSED TREE CANOPY EXHIBIT

### LANDSCAPE DATA TABLE

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

### TREE CANOPY REQUIREMENTS

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

### TREE PROTECTION NOTES

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

### TREE REMOVAL NOTE

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

### TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

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

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
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| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |

KIMLEY-HORN PROJECT NO.
017407106

TREE CANOPY EXHIBIT

SHEET NUMBER
**L0-00**

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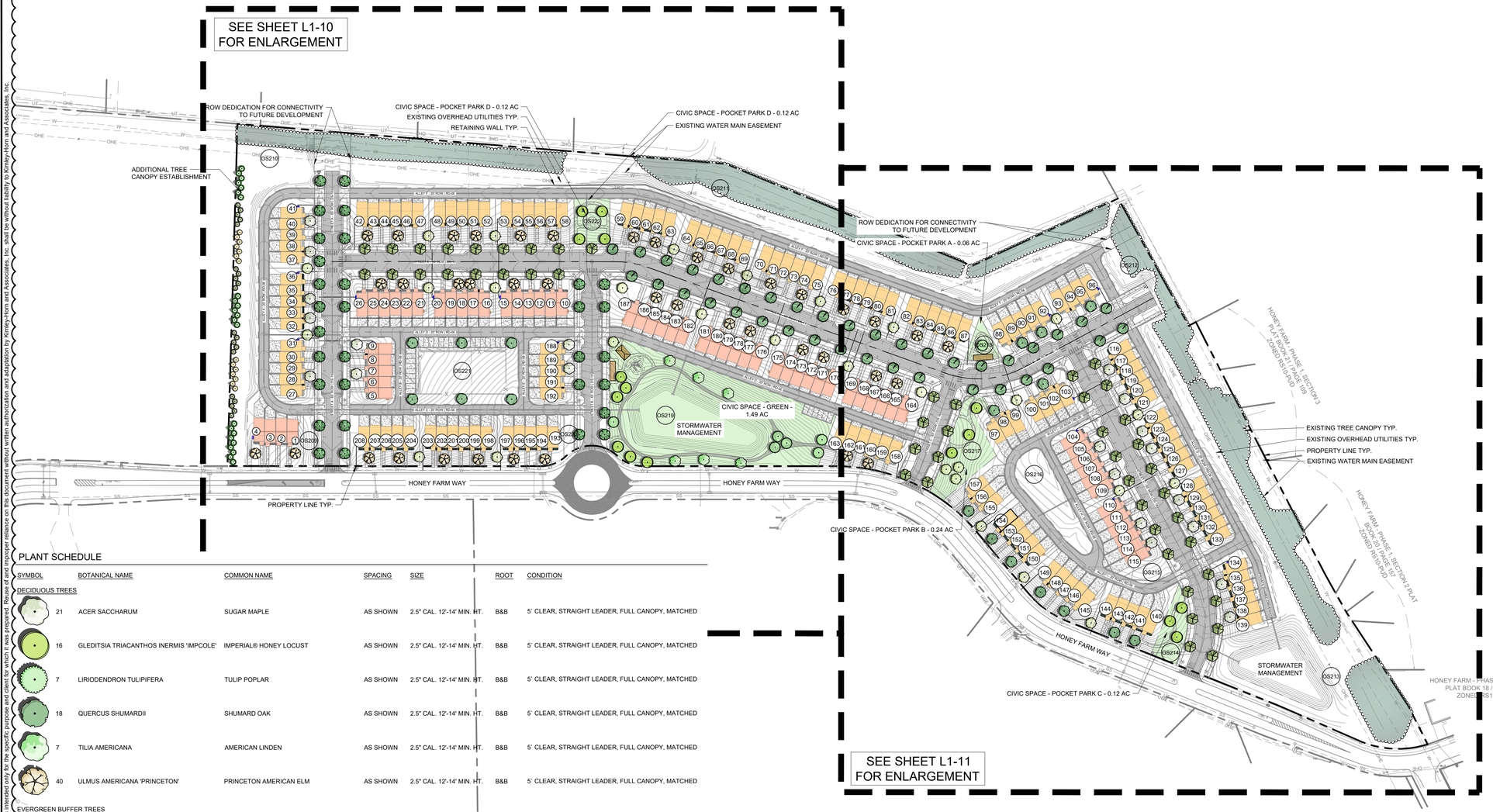


## PLANT SCHEDULE

| SYMBOL | | BOTANICAL NAME | COMMON NAME | SPACING | SIZE | ROOT | CONDITION |
|---|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | | |
| | 21 | ACER SACCHARUM | SUGAR MAPLE | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 16 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | IMPERIAL® HONEY LOCUST | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 18 | QUERCUS SHUMARDII | SHUMARD OAK | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 7 | TILIA AMERICANA | AMERICAN LINDEN | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 40 | ULMUS AMERICANA 'PRINCETON' | PRINCETON AMERICAN ELM | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| EVERGREEN BUFFER TREES | | | | | | | |
| | 20 | ILEX OPACA `GREENLEAF` | GREENLEAF AMERICAN HOLLY | 10` O.C. | 3" CAL.; 8' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |
| | 14 | JUNIPERUS VIRGINIANA `IDYLLWILD` | IDYLLWILD EASTERN REDCEDAR | 10` O.C. | 3" CAL.; 8' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |
| | 23 | MAGNOLIA GRANDIFLORA `LITTLE GEM` | LITTLE GEM DWARF SOUTHERN MAGNOLIA | 10` O.C. | 3" CAL.; 8' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |
| EVERGREEN TREES | | | | | | | |
| | 29 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| STREET TREES | | | | | | | |
| | 38 | ACER RUBRUM 'AUTUMN FLAME' | AUTUMN FLAME RED MAPLE | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 31 | QUERCUS LYRATA 'QLFTB' | HIGHBEAM® OVERCUP OAK | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| | 48 | QUERCUS RUBRA | NORTHERN RED OAK | AS SHOWN | 2.5" CAL. 12'-14' MIN. HT. | B&B | 5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED |
| FOUNDATION PLANTINGS | | | | | | | |
| | 84 | ABELIA X GRANDIFLORA `LITTLE RICHARD` | LITTLE RICHARD GLOSSY ABELIA | 3` O.C. | 30" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS |
| | 60 | ILEX CRENATA 'SOFT TOUCH' | SOFT TOUCH JAPANESE HOLLY | 2` O.C. | 18" MIN. HT. | 3 GAL. | MATCHED, FULL, FREE OF WEEDS |
| | 154 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 3` O.C. | 30" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS |
| | 182 | ILEX VOMITORIA 'NANA' | DWARF YAUPON HOLLY | 3` O.C. | 30" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS |
| | 192 | JUNIPERUS CHINENSIS 'SEA GREEN' | SEA GREEN JUNIPER | 3` O.C. | 30" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS |
| | 159 | JUNIPERUS X 'GREY OWL' | GREY OWL JUNIPER | 3` O.C. | 30" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS |

## SITE DATA TABLE

| | |
|---|---|
| **PROJECT NAME:** | HONEY FARM CROSSING |
| **PROPERTY ADDRESS:** | 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401 |
| **MAP AND PARCEL ID:** | MAP 051 PARCEL 058.00 |
| **EXISTING ZONING:** | PUD |
| **EXISTING LAND USE:** | VACANT |
| **PROPOSED LAND USE:** | TOWN HOMES |
| **U.S. FEMA FIRM PANEL:** | 47119C0180E DATED 4/16/2007 |
| **SITE AREA (AC):** | 25.9 AC AC |
| **SITE AREA (SF):** | 1,126,724 SF |
| **ROW DEDICATION (AC):** | 7.20 AC |
| **IMPERVIOUS AREA (AC):** | **11.74 AC (45%)** |
| **DENSITY** | |
| PROPOSED: | |
| TOWNHOMES (20' x 38' TYP.): | 146 DU |
| TOWNHOMES (20' x 42' TYP.): | 62 DU |
| TOTAL UNITS: | 208 DU |
| DENSITY: | 8.03 UNITS/ACRE |
| MIN. LOT SIZE: | 1,437.55 SF |
| UNITS FRONTING PEDESTRIAN PATH: | 1 UNIT |
| **TYPICAL LOT SETBACKS:** | |
| MIN. FRONT SETBACK: | 15 FT |
| MIN. SIDE SETBACK: | 10 FT |
| MIN. REAR SETBACK: | 5 FT |
| **FRONTAGE BUILD OUT** | |
| TOTAL FRONT LOT LINE: | 5,040 LF |
| TOTAL BUILDING SITE LINE: | 4,160 LF |
| FRONTAGE BUILDOUT: | 82.5% |
| **REQUIRED CIVIC SPACE:** | 5% OF TOTAL AREA 1.30 AC |
| **PROVIDED CIVIC SPACE:** | 8% OF TOTAL AREA 2.04 AC |
| **CIVIC SPACE LIST:** | |
| GREEN: | 1.49 AC |
| POCKET PARK A: | 0.06 AC |
| POCKET PARK B: | 0.24 AC |
| POCKET PARK C: | 0.12 AC |
| POCKET PARK D: | 0.12 AC |
| **REQUIRED PARKING:** | |
| DWELLING UNITS: | 416 SPACES (2 PER DU) |
| CIVIC SPACE: | 17 SPACES (1 PER 5000 SF) |
| TOTAL REQUIRED: | **433 SPACES** |
| **PROPOSED PARKING:** | |
| GARAGE PARKING: | 208 SPACES |
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| ON-STREET DU PARKING: | 107 SPACES |
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
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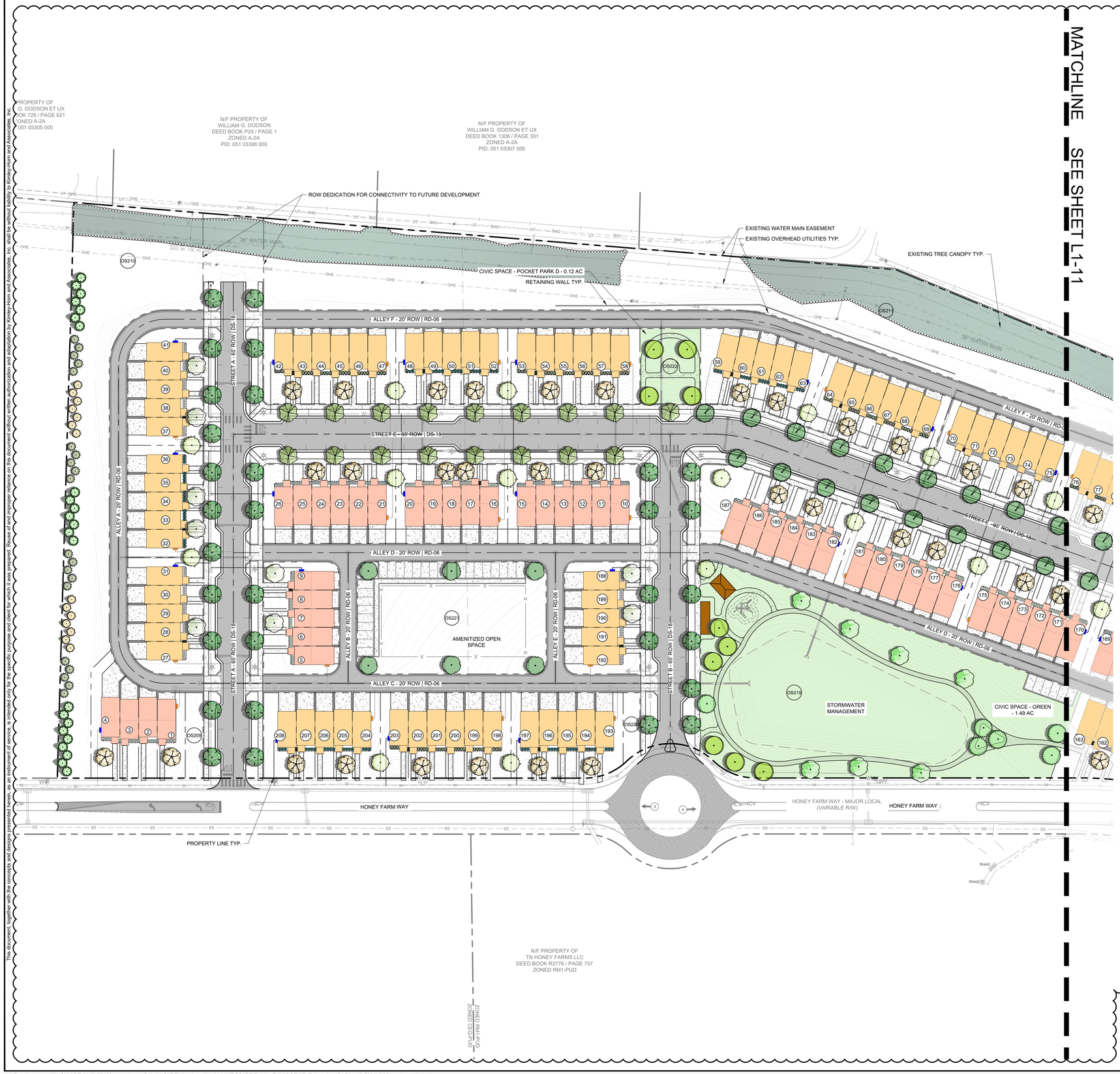
|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |
| KIMLEY-HORN PROJECT NO. | 017407106 |

LANDSCAPE PLAN

SHEET NUMBER
**L1-00**




## SITE DATA TABLE

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## PLANT SCHEDULE

| SYMBOL | | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|
| DECIDUOUS TREES | | | |
| | 21 | ACER SACCHARUM | SUGAR MAPLE |
| | 16 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | IMPERIAL® HONEY LOCUST |
| | 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR |
| | 18 | QUERCUS SHUMARDII | SHUMARD OAK |
| | 7 | TILIA AMERICANA | AMERICAN LINDEN |
| | 40 | ULMUS AMERICANA 'PRINCETON' | PRINCETON AMERICAN ELM |
| EVERGREEN BUFFER TREES | | | |
| | 20 | ILEX OPACA `GREENLEAF` | GREENLEAF AMERICAN HOLLY |
| | 14 | JUNIPERUS VIRGINIANA `IDYLLWILD` | IDYLLWILD EASTERN REDCEDAR |
| | 23 | MAGNOLIA GRANDIFLORA `LITTLE GEM` | LITTLE GEM DWARF SOUTHERN MAGNOLIA |
| EVERGREEN TREES | | | |
| | 29 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA |
| STREET TREES | | | |
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| FOUNDATION PLANTINGS | | | |
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GRAPHIC SCALE IN FEET
0 25 50 100

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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |

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

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
**L1-10**

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MATCHLINE SEE SHEET L1-10

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| | |
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GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
12/15/2025

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |

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

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
**L1-11**

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## GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

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

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

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

1.04 MATERIALS

A. GENERAL

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

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

B. PLANT MATERIALS

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

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

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

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

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

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

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

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

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

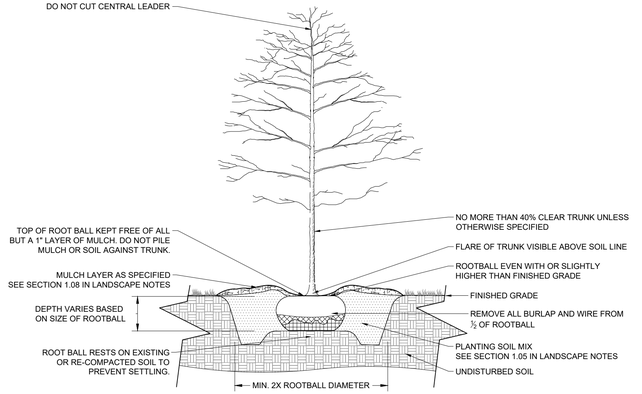
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING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

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

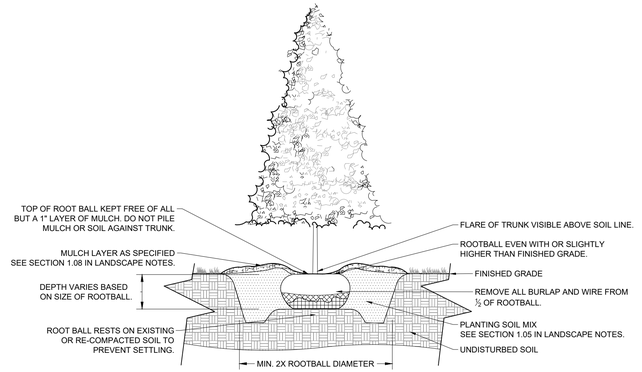
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.




1 B&B TREE PLANTING

NOT TO SCALE




2 EVERGREEN TREE PLANTING

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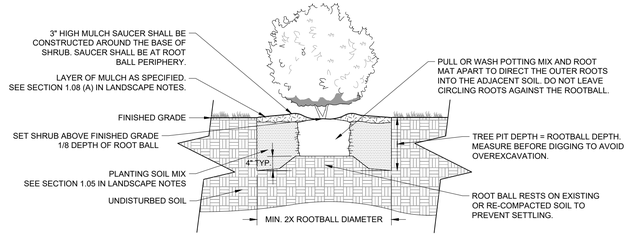


3 CONTAINER SHRUB PLANTING

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROW







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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

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

ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
**A1-00**

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\A1-00 ARCHITECTURAL ELEVATIONS.dwg A1-00 Dec 15, 2025 6:31pm by: William.Irby







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ARCHITECTURAL ELEVATIONS - 20' X 38'

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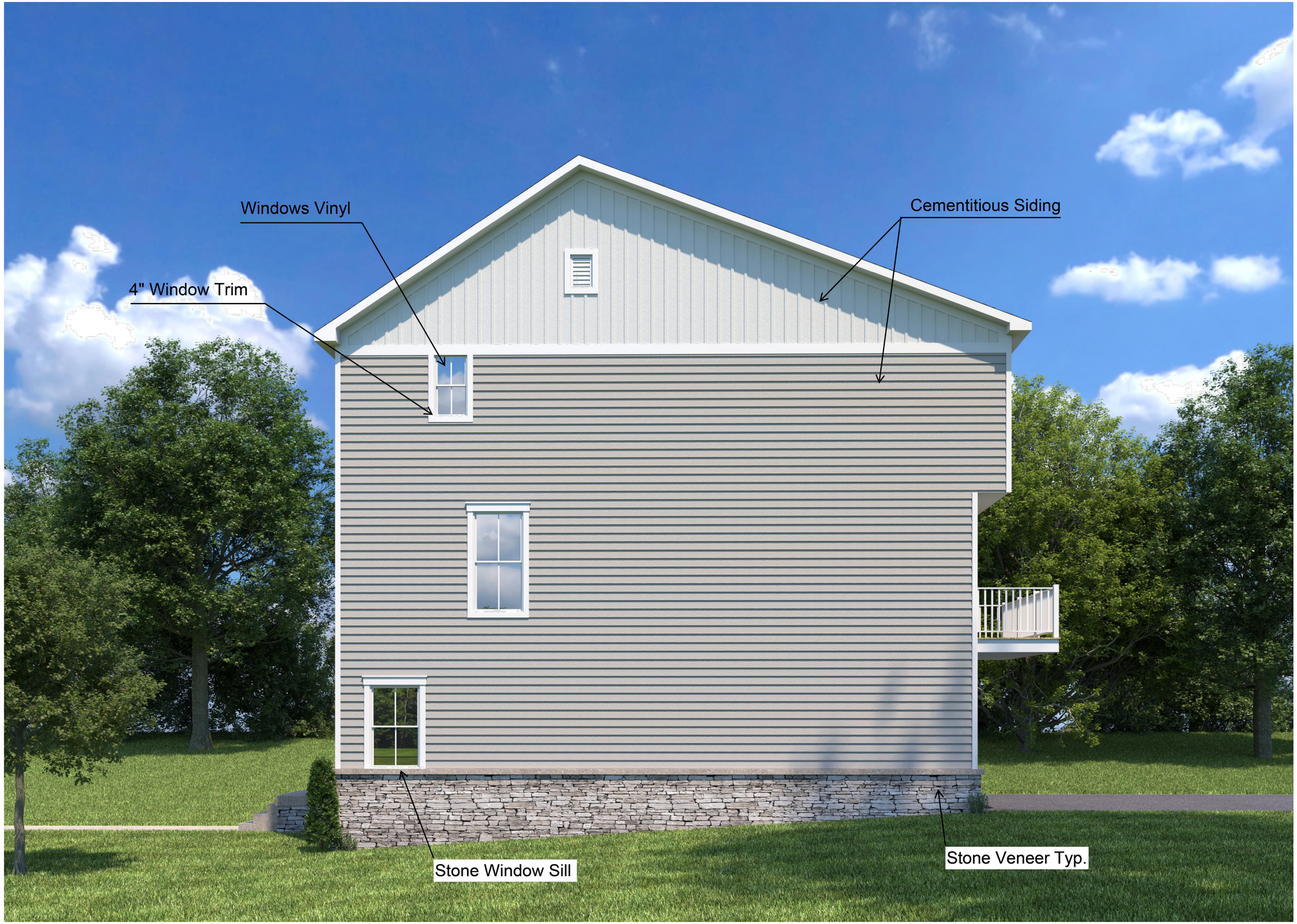


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ARCHITECTURAL ELEVATIONS - 20' X 38'

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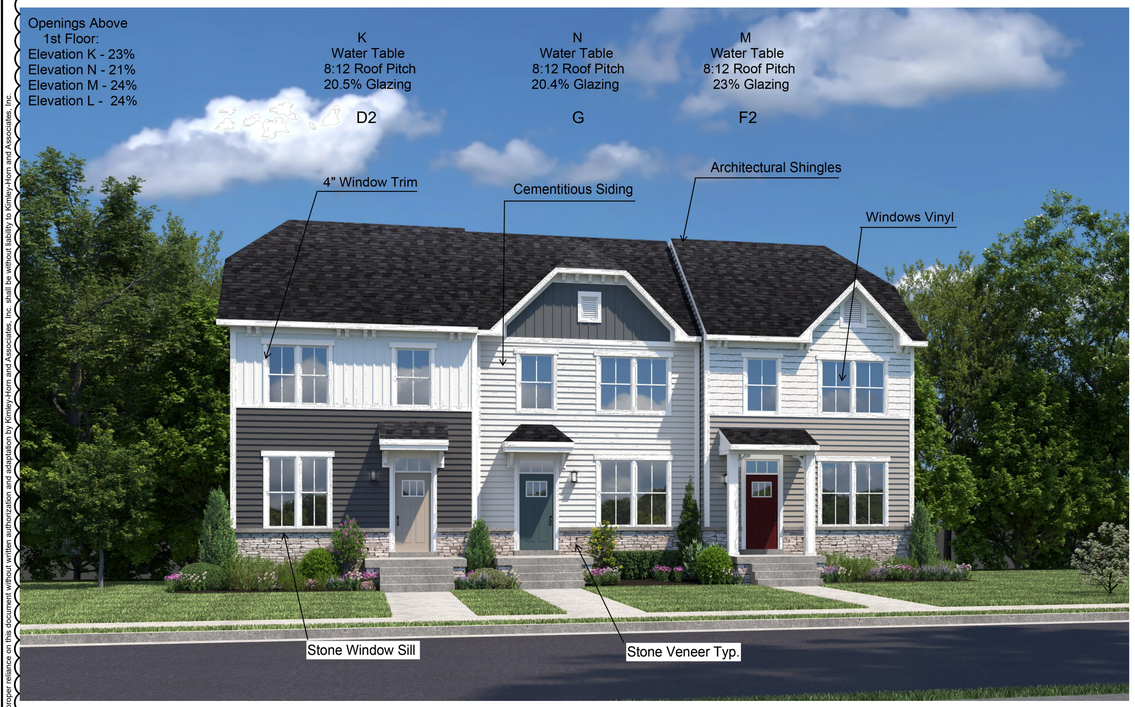





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ARCHITECTURAL ELEVATIONS - 20' X 42'

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ARCHITECTURAL ELEVATIONS - 20' X 42'

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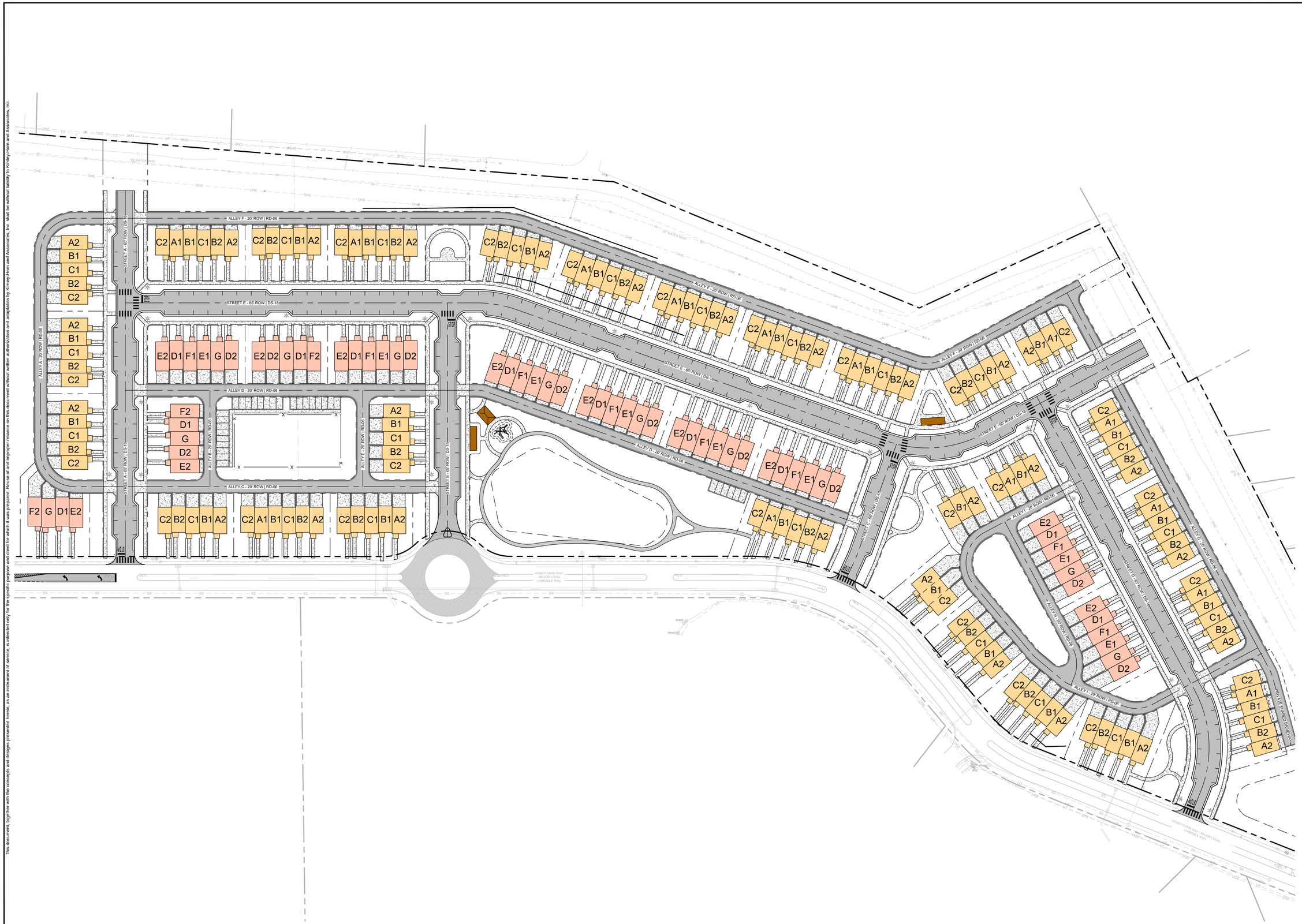
ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
**A1-05**

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Kimley»Horn
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# HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | RESUBMITTAL NO. 1 REVISIONS | 12/15/2025 | WSI |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
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| | |
|---|---|
| DESIGNED BY: | JLR |
| DRAWN BY: | WSI |
| CHECKED BY: | JLR |
| DATE: | 11/17/2025 |
| KIMLEY-HORN PROJECT NO. | 017407106 |

ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
**A1-06**

Kimley»Horn

# MEMORANDUM

To: City of Columbia – Development Services Review Staff

From: William Irby and Josh Rowland, PLA

Kimley-Horn and Associates, Inc.

Date: December 15, 2025

Subject: NVR Honey Farms – Planned Unit Development Plan

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**Deviation Requests:**

1. Code Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; evergreen plants > 2.5 in. caliper measured 3 ft form ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft o.c.
   - Deviation: Request to allow existing vegetation along the property line to count as the required buffer planting.
   - Justification: The existing tree vegetation along the property line varies in width from 20 to 30 feet which provides a landscape buffer opacity greater than what is required in the code. Easements for water and electrical lines in the buffer area also prohibit the planting of additional vegetation. To further mitigate the deviation request we are proposing to add buffer plantings, where they are not required, along the west property boundary abutting the future commercial development.
2. Code Requirement: Table 4.3.1-L PUD-R, Setbacks / Yards, Rear setback 10ft. min.
   - Deviation: Rear setback 5ft. min.
   - Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.
3. Code Requirement: Table 4.3.1-L District standards (P151), Window sill height 5' min. above average grade at façade
   - Deviation: Window sill height 4' min. above average grade at façade.
   - Justification: Window sill height for residential dwellings are typically lower than mixed-use structures to allow for larger windows and daylight into dwellings. This project is not requesting a variance to the 18" minimum exposed foundation along the frontage.
4. Code Requirement: 4.3.12.B.2.b. – The number of parking spaces available to a Lot or Building Site is the sum of: b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site.

- Deviation: Allow on street parking spaces located along the thoroughfare siding a building to count towards required parking spaces.
- Justification: In total, the project requirement for dwelling and civic space parking spaces is 433 spaces, the PUD provides 619 parking spaces in the form of garage, driveway, and on street parking spaces. A limited number of the provided parking, 14 spaces in total, are situated near the Dwellings however they are located on the Thoroughfare siding the Dwelling. This is predominantly due to the requirement to have Dwellings front to Honey Farm Way where on street parking is not available.

5. Code Requirement: Table 4.3.1-L District Standards (P151) No façade may exist more than once in a block face or within view of the same façade
   - Deviation: Allow the same façade to exist in the same block face so long as it is not in the same building or within 100 feet of the same facade.
   - Justification: The proposed townhome dwellings in the development provide for completely different building types across the street from one another (2 story vs. 3 story) which creates enhanced façade diversity on any given thoroughfare. Furthermore, a typical block face in the development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting the code would result masonry and siding materials being moved around in a way that would end up being aesthetically displeasing. The facades being proposed for the development provide special window and roof features, a vibrant mix of colors, and use a variety of siding options (stone, brick, lap siding, board and batten siding) to create attractive buildings that do not appear repetitive.

Kimley»Horn

# Staff Comment Response Letter

| | |
|---|---|
| To: | City of Columbia – Development Services Review Staff |
| From: | William Irby and Josh Rowland, PLA |
| | Kimley-Horn and Associates, Inc. |
| Date: | December 15, 2025 |
| Subject: | NVR Honey Farms – Planned Unit Development Plan |

---

Please see the below responses to comments on the NVR Honey Farms - Planned Unit Development Plan provided to Kimley-Horn on Tuesday, December 9th, 2025. The original comments are listed below with our responses listed in Red.

## Engineering Comments

1. Subject to construction plan approval
    - Acknowledged
2. Max manmade slope shall not exceed 3:1
    - Additional retaining walls have been added to ensure grading does not exceed 3H:1V max. Also, the parallel walk along Honey Farm Way has been removed to give more room to grade in these areas.
3. Provide legend for tan and orange coloration of units.
    - Product legend provided.
4. Grading across sidewalks is too steep and could push slopes over the 3H:1V maximum.
    - Additional retaining walls have been added to ensure grading does not exceed 3H:1V max. Also, the parallel walk along Honey Farm Way has been removed to give more room to grade in these areas.
5. Grading should be representative of the basement lots and the grade change across building footprint.
    - Acknowledged, finished grade has been provided.
6. Provide profile of both northern stubs showing existing 36" water main. Show at least 100 feet of neighboring property.
    - Profile for the remaining northern stub has been provided.
7. Storm inlets on alleys should be max spaced 150’.
    - Storm inlets in all alleys are now spaced max 150’.

8. Note: Storm pond B may require downstream stormwater infrastructure improvements on Honey Farm Way
    - Note added to grading sheets.

## Planning Comments

9. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
    - Acknowledged
10. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
    - Acknowledged
11. Water Availability Letter (WAL) will expire on 1/29/2026. If you are unable to be on the 1/14/26 PC agenda an updated WAL will be needed.
    - Discussions have been had with CPWS and they intend to extend our WAL to allow us to get through the entitlements process.
12. The requested zoning will be PUD-R
    - Acknowledged
13. provide block perimeter measurements (2000 ft max)
    - Block perimeter measurements have been added to Sheet C2-00 Site Layout – Overall. All blocks are under the maximum of 2000 ft.
14. provide list of basement or slab foundations
    - A list of units with basement level entry and slab foundations has been added to sheet C2-00 Site Layout – Overall. See Product Foundation note.
15. provide legend of colors meaning or the yellow and pink
    - Product legend added to sheets delineating the different product types and foundation styles.
16. typical lot setback requirements are 10' minimum in the rear not 5'
    - We are requesting a variance from the PUD-R standards to have the rear setbacks be 5’ instead of 10’. See sheet C0-00 – Cover and the variance memo attached to this submittal for our list of variance requests and explanations.
17. provide details for building site width for townhomes
    - Building site width has been noted in the typical lot layouts. See sheet C2-13 Lot Typicals.
18. provide details for pedestrian way. Facades must have a main entrance in principle of building frontage (up to 20% of building Sites are allowed to enfront a pedestrian way instead of thoroughfares)

- Unit 97 is the only unit on the plan that enfronts a pedestrian way. This is noted in the site data table.

19. provide frontage buildout calculations
    - Frontage buildout calculations added to site data table.
20. provide impervious surface coverage calculations (70% max, except 90% max for each group of attached townhome units.
    - Site wide Impervious surface percentages added to sheet C0-00 – Cover & the site data table. Attached townhome building site impervious surface percentage added to Sheet C2-13 – Lot Typicals.
21. provide finished floor level calculations or statement that they will meet the min 18" above average grade at Façade
    - A statement confirming that all unit finished floor elevations will meet the min 18" above average grade requirement has been added to sheet C2-00 – Site Layout Overall. See product foundation note.
22. confirm stories of townhomes
    - All slab on grade townhomes are three stories. The basement entry townhomes are 3 stories total but show 2 stories from the frontage.
23. several elevations do not meet the minimum glazing requirement of 20%, This would have to be noted as a deviation and an explanation would be needed on why this deviation is needed.
    - All elevations have been revised to meet the minimum glazing requirement of 20%. No deviation is needed.
24. upper floor windows on facades must be aligned with those on the 1st floor, several elevations do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed
    - All elevations have been revised to align the windows on the facades to align with those on the first floor.
25. provide calculations for window typers in stories above first floor must be less than 50% of total facade area.
    - Calculations for window area in stories above the first floor have been added to all elevation sheets.
26. provide window sill height is greater than 5' from average grade at façade
    - This development intends to deviate from this standard. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
27. No facade may exist more than once in a block face or within view of the same facade, several facade locations do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed
    - This development intends to deviate from this standard. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
28. Min interior dimensions for garages are 10' x 20' per vehicle. Meaning that a 2 car garage would have to be 20'20'. Garages do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed

- The plans currently count all garages as one parking space. The parking exhibits show which units require on street parking and where that parking is located, See Sheet C2-50 & C2-51 – Parking Exhibit. This exhibit also calls out locations of parking that will require a variance. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.

29. List driveway width
    - Driveway width and depth measurements have been added to the typical layouts. See sheet C2-13 – Lot Typicals.
30. provide landscaping plan that meet PUD-R standards
    - The landscape plan has been updated to show the required foundation plantings as well as the trees placed in the front yards of units for every 50 LF of frontage. This plan also still illustrates the required street trees.
31. provide retaining wall sheet that meets the requirements of the zoning ordinance
    - Additional retaining wall detail has been added to sheets C4-10 & C4-11 – Grading and Drainage Plan – Enlargement. The linear footage, maximum heights, and average heights are called out.
32. 75' parcel buffer for PUD-R (min 90% opacity 3ft from ground and up, evergreen plants greater than or equal to 2.5 in. caliper measured 3' from ground and 8' tall; @ installation and 20' tall @ maturity, planted les than or equal 10' o.c. single family structure (2272 Nash Hwy)
    - This development intends to deviate from this standard. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
33. provide pedestrain shed that is within 800' of townhomes (p 308)
    - Pedestrian Shed measurements added to Sheet C2-00 Site Layout Overall. Circle with associated measurement added to show center point of each pedestrian shed.
34. each townhouse should be within 1300' of a playground, provide calculation
    - The 1300’ playground measurement is shown on sheet C2-00 – Site Layout Overall. This measurement is shown via a 1300’ radius circle with the center point on the playground. Measurement has been added to sheets to provide greater clarity.
35. provide list of any and all deviation and an explanation on why this deviation is needed. Also what is the trade off that goes beyond the code.
    - Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
36. update garage parking count that meet the requirements. 202x20 is 2 parking spaces
    - The plans currently count all garages as one parking space. The parking exhibits show which units require on street parking and where that parking is located, See Sheet C2-50 & C2-51 – Parking Exhibit. This exhibit also calls out locations of parking that will require a variance. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.

37. Driveway parking is not used in the calculations
    - Driveway parking calculations are shown in the site data table and in greater detail on sheet C2-50 – Parking exhibit.

### ATT Comments

38. ATT intends to serve.
    - Acknowledged.

### Police Comments

39. No comments provided.

    - Acknowledged.

### City Attorney Comments

40. No comments provided.
    - Acknowledged.

### Building Comments

41. No comments.
    - Acknowledged.

### Maury County Schools Comments

42. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-11 (25/26 SY), 9-12 (26/27 SY). Spring Hill High School 12 (266/27 SY). The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.

    - Acknowledged.

### Columbia Power Comments

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

### Public Works Comments

44. No comments.
    - Acknowledged.

### Atmos Energy Comments

45. No comments provided.
    - Acknowledged.

### Maury County E911 Comments

46. Go to Maury911.org for application to submit road names and subdivision name.

    - Acknowledged

### Duck River Electric Membership Corp Comments

47. No comments provided.
    - Acknowledged.

### Maury County Highway Dept. Comments

48. No comments.
    - Acknowledged.

### Fire Comments

49. No comments provided.
    - Acknowledged.

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, December 9, 2025

**ITEM NO.**
25-0417

**DESCRIPTION:** 2248 Nashville Hwy Honey Farm Crossing

**COMMENTS:**

## Engineering

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44. No comment.

**Atmos Energy**

45. No comments provided.

**Maury County E911**

46. Go to Maury911.org for application to submit road names and subdivision name.

**Duck River Electric Membership Corp**

47. No comments.

**Maury County Highway Dept.**

48. No comment.

**Columbia Water**

49. We are pending the water response and will send asap once received.

**Fire**

50. No comment.

**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.

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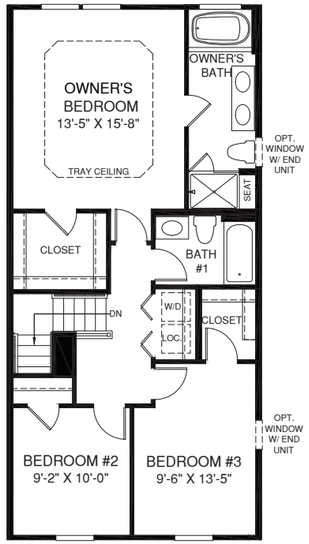
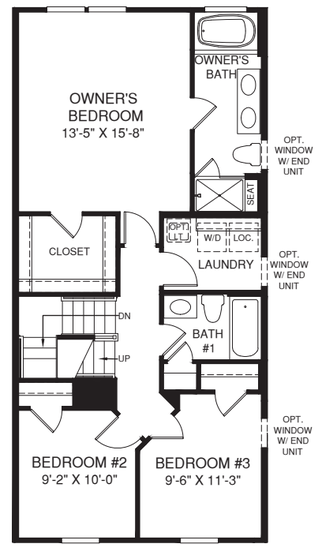
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

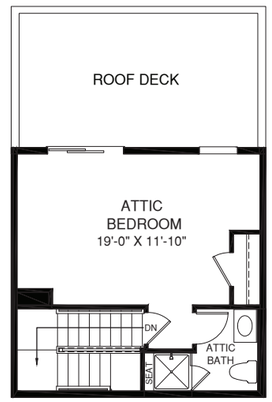
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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

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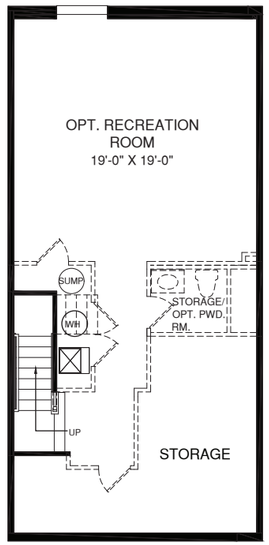
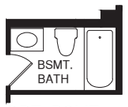
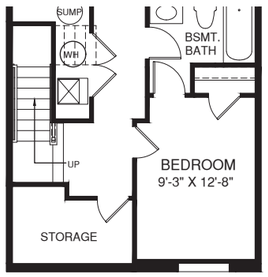
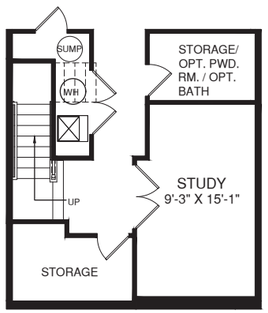


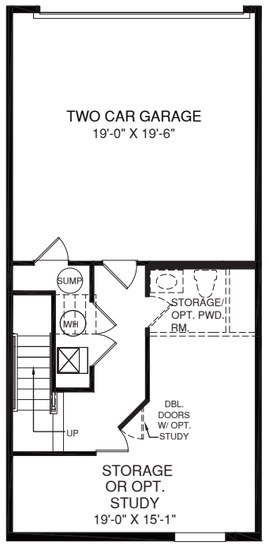

OPT. BSMT. BATH

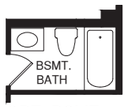



OPT. BEDROOM




OPT. STUDY

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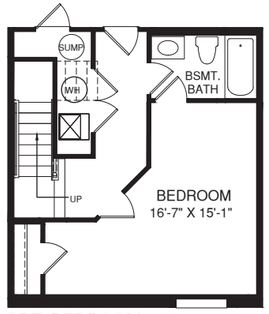


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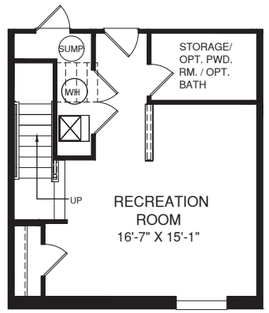
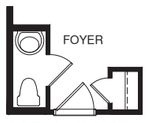
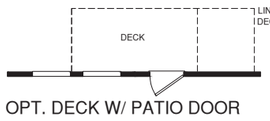



OPT. RECREATION ROOM

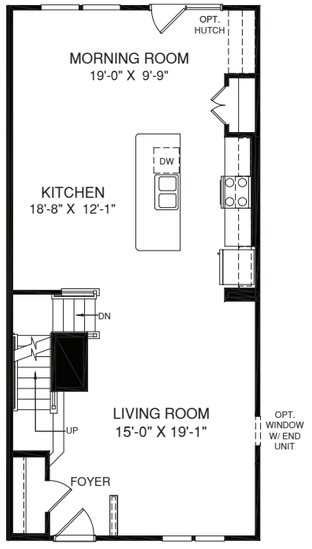



OPT. POWDER ROOM

LOWER LEVEL




OPT. DECK W/ PATIO DOOR




MAIN LEVEL

# The Strauss

BASEMENT ENTRY

Product Line: Ryan
Series: Signature
Footprint Min: 20’-0” X 42’-0”
Footprint Max: 20’-0” X 42’-0”
Height w/o Attic: 23’-10 3/8”
Height w/ Attic: 26’-10 1/4”
Sq. Ft. Min: 1,680
Available Foundation Types:
Level Entry, Level Entry w/ Rear Garage

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

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

Available Veneers:
- Traditional: Yes
- Craftsman: Yes

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

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

**STRAUSS**
RY0523STS0Av02
RY0523SSA0Av02

October 1, 2025

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

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

Dear Mr. Rowland:

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

The proposed development consists of 225 Townhome units located on the north side of Honey Farm Way. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

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

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

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

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

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

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

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

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

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
  - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
  - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

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

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

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

Sincerely,



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

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

# Columbia Fire & Rescue

## Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

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

---

## FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

**Water System Demand without Sprinkler Credit**

*Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

**Water System Demand with Sprinkler Credit**

*Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

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

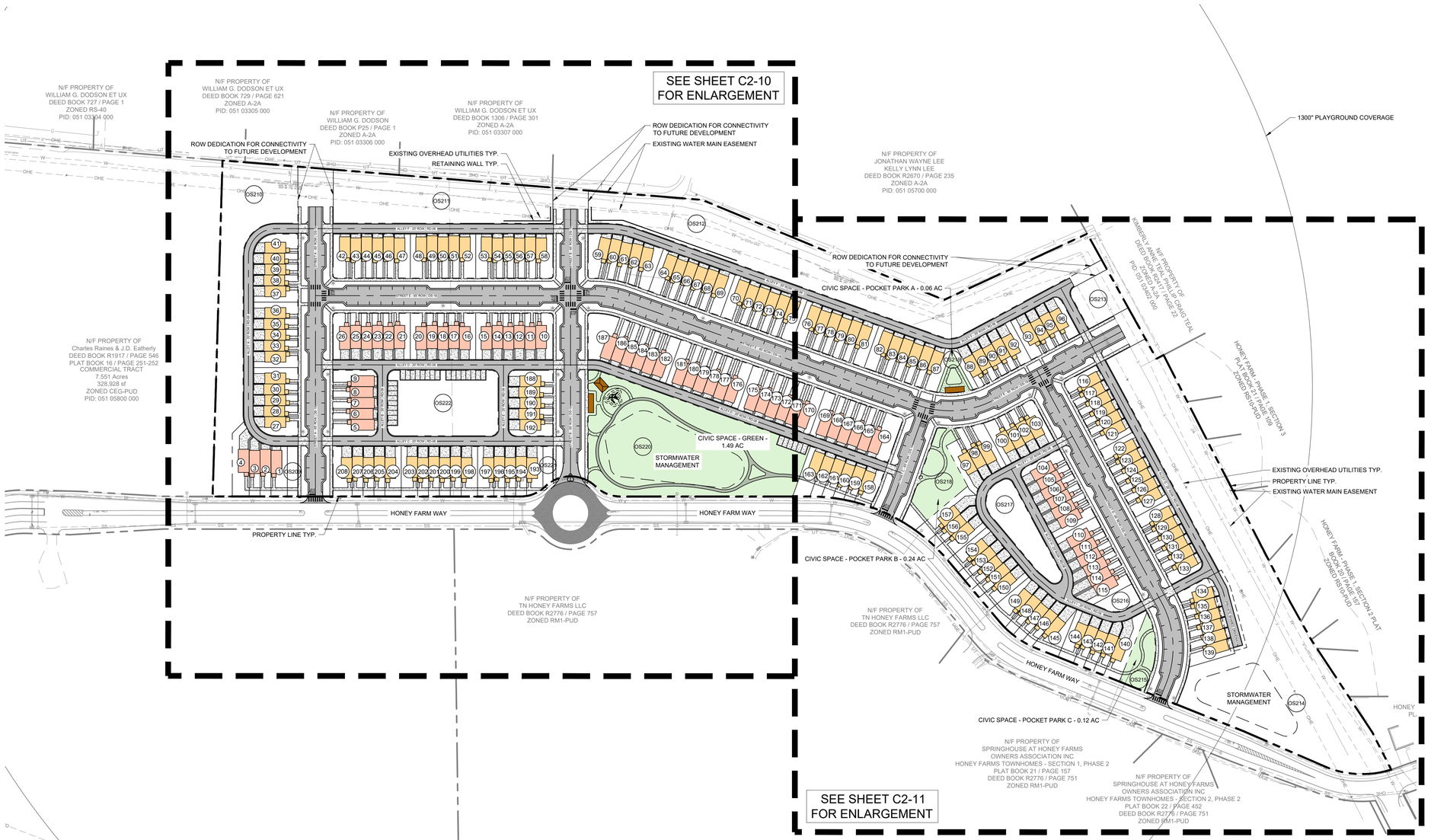
Minimum number of hydrants: 1

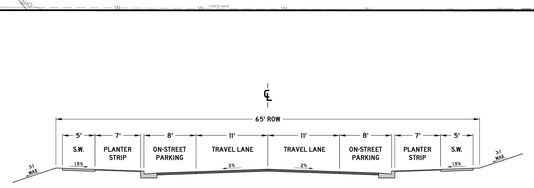
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

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

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

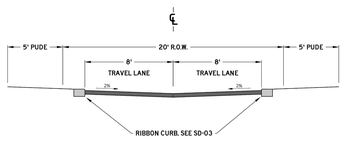



**NOTES:**

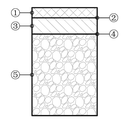
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES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

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




**PAVEMENT SCHEDULE**

| | |
|---|---|
| ① | **SURFACE @ 1.5" THICK**<br>411-D.12 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING D (SURFACE), OR<br>307-12.12 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING C ★ (SURFACE) |
| ② | **TACK COAT (GENERAL USE)**<br>402-3.6 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY) |
| ③ | **BIT. BINDER @ 2" THICK**<br>307-15.08 ASPHALT CONCRETE MIX. (PG64-22) (BPMB HIM) GRADING B M2 |
| ④ | **PRIME COAT**<br>402-3.5 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY)<br>402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY) |
| ⑤ | **MINERAL AGGREGATE BASE @ 8" THICK**<br>303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D |




**NOTES:**

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

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

## SITE DATA TABLE

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

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

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

SITE LAYOUT - OVERALL

SHEET NUMBER
**C2-00**

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

22 August 2025

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

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

William,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

May 10, 2024

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

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

Dear Sir:

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

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

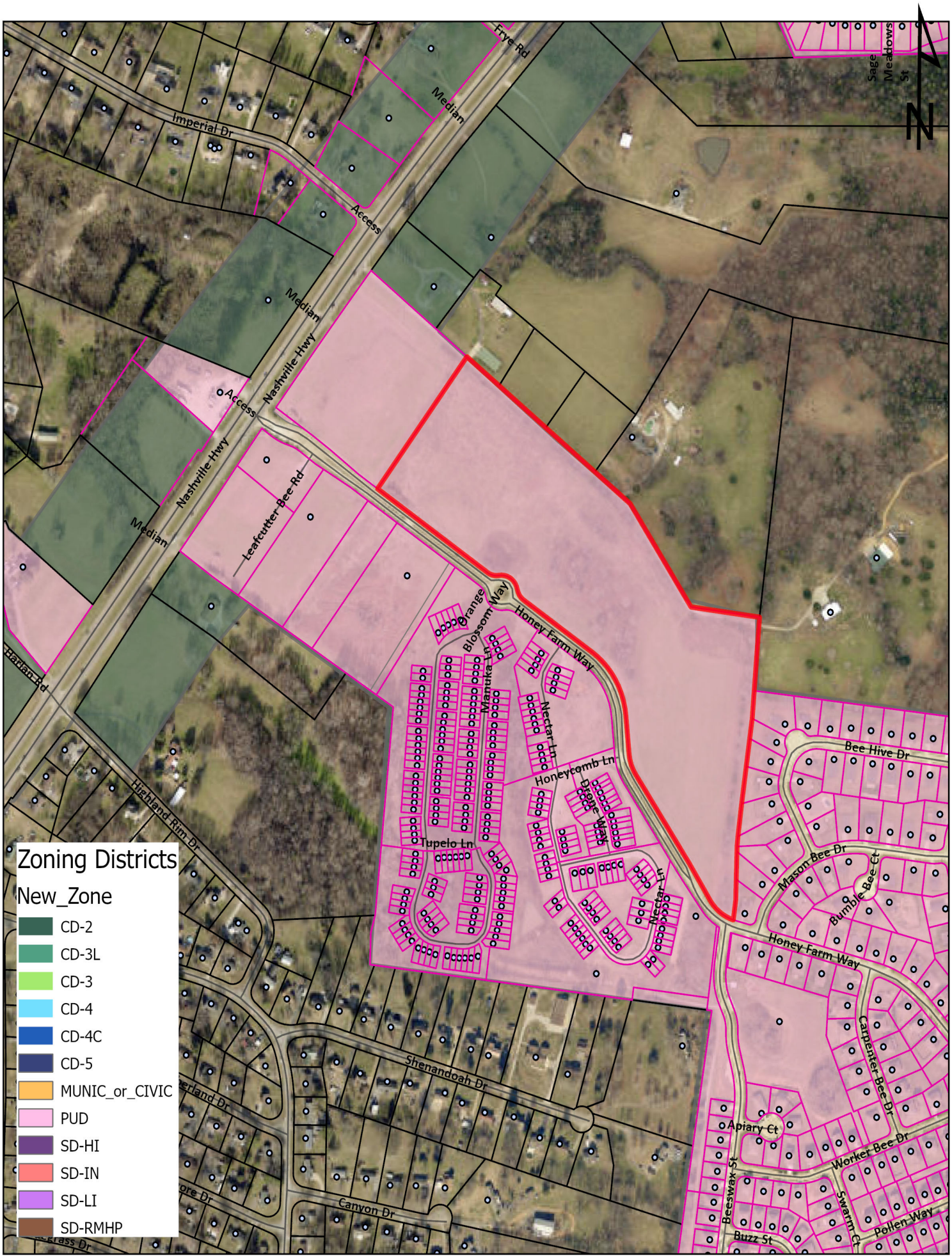
- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

**COLUMBIA POWER SYSTEM**

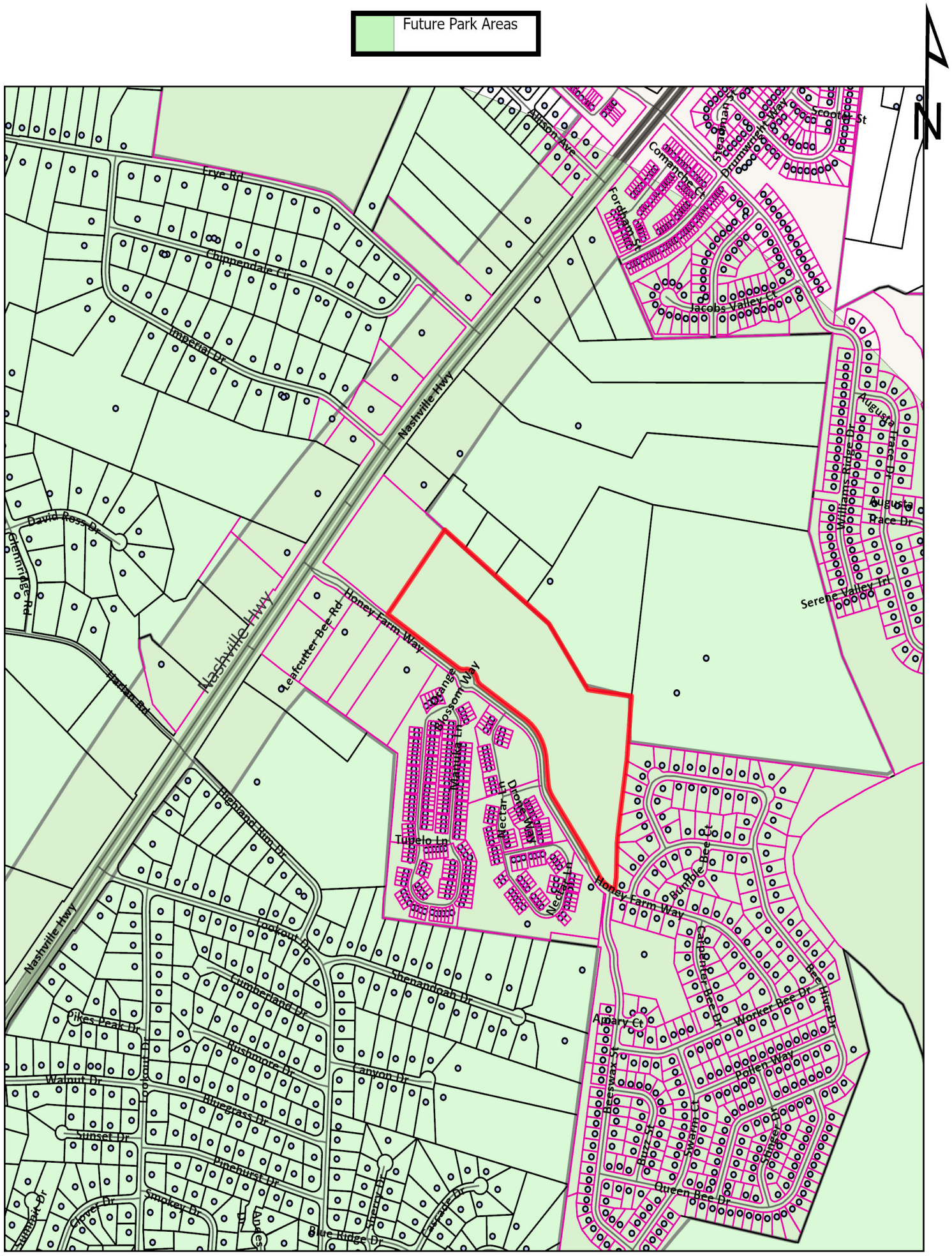
Trevor Gilmer
Power Engineering Manager

so




Case #25-0417
Honey Farm PUD, Honey Farm Crossing Lot 6B
Tax Map 51 Parcel 58

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

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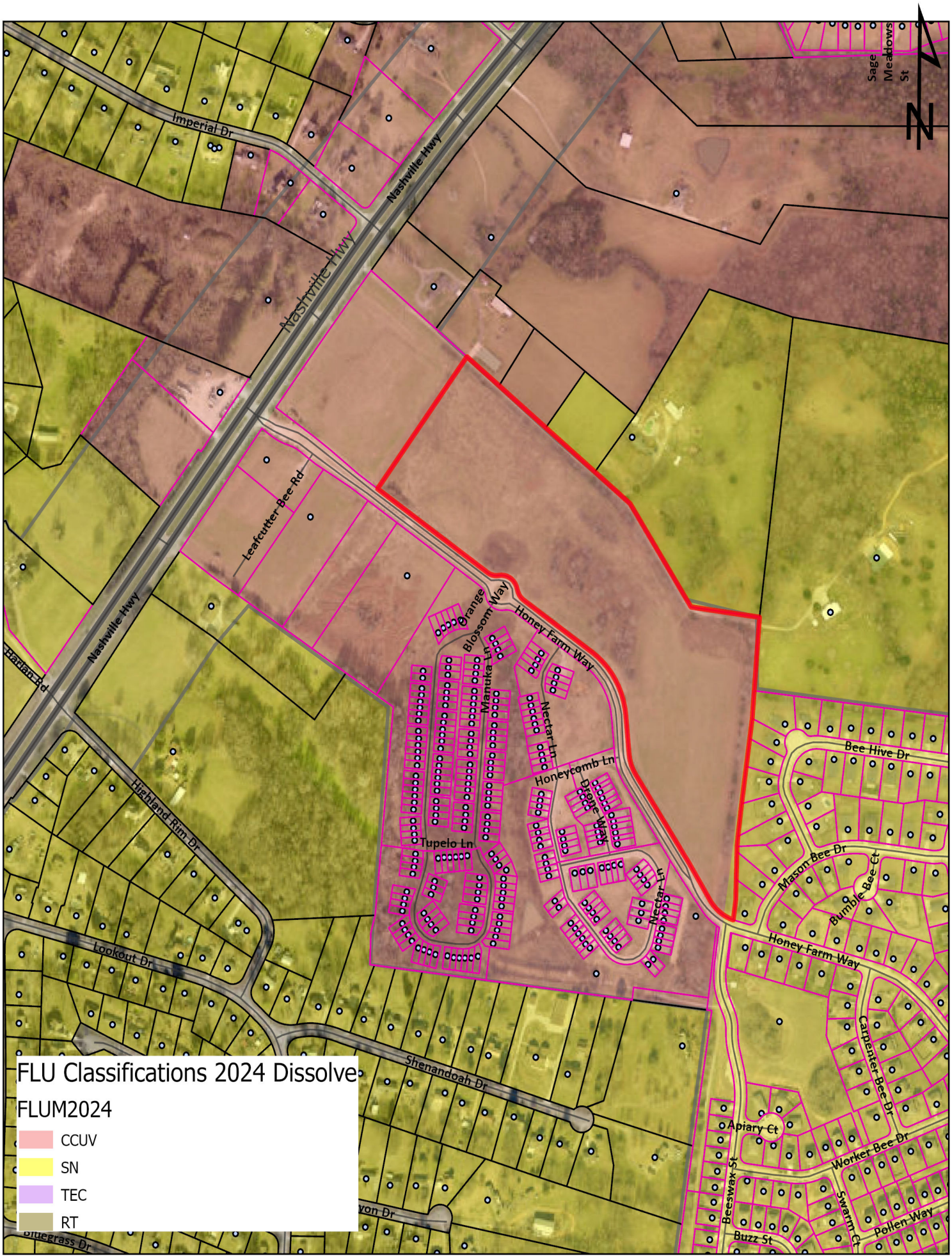


Case #25-0417
Honey Farm PUD, Honey Farm Crossing Lot 6B
Tax Map 51 Parcel 58

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

# Honey Farm Crossing Preliminary PUD Legal Description

## PROPERTY DESCRIPTION

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

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

Said tract of land contains 25.867 Acres

CITY OF COLUMBIA TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farm Crossing PUD

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

**General**

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

**Lots and Land-Use**

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

**Structures**

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

CITY OF COLUMBIA
TENNESSEE

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

**Grading, Drainage, and Storm**

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

**Streets, Parking, and Pedestrian Elements**

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

**Landscaping, Open Space, and Amenities**

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

**Utilities**

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

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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:**

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

# MEMORANDUM

To: City of Columbia

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

Date: November 17, 2025

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

---

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

## PROJECT NARRATIVE

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

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

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

# Honey Farm PUD

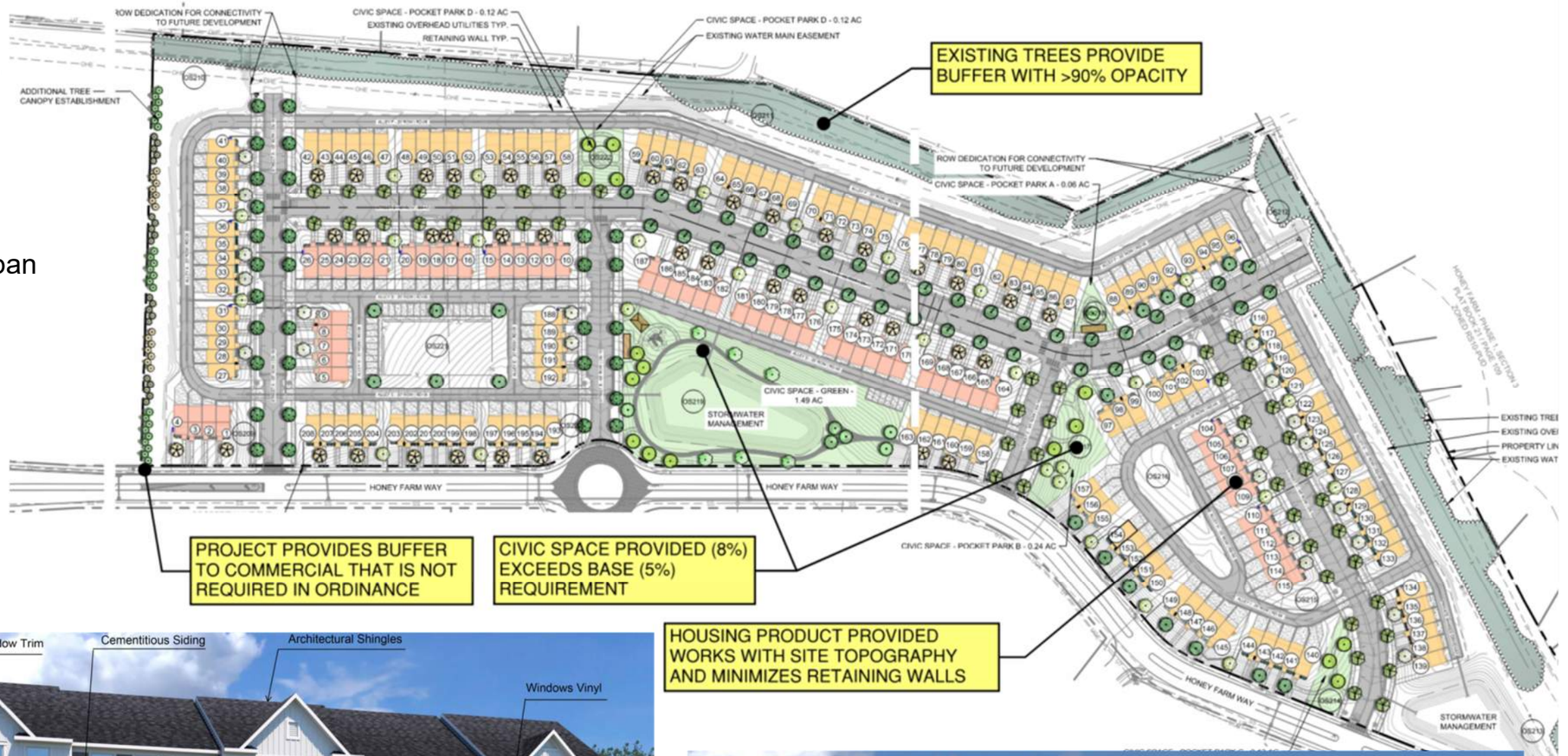
## Preliminary PUD Master Plan
## Residential Townhome Community

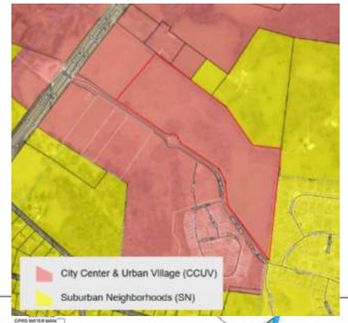
An NVR/Ryan Homes Development

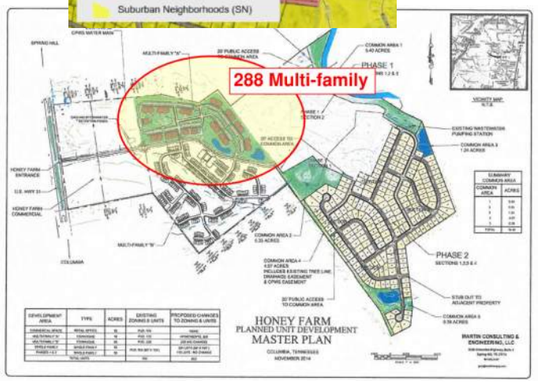
Kimley»Horn

# Project Introduction

- 208 Townhomes, 8 units/acre (12 max.)
- Previous PUD allowed for 288 multifamily
- CCUV Comp Plan designation supports urban scale development / CD-4 standards
- Attractive townhome elevations and plans comply with most architectural standards
- Additional Buffer Standards provided
- No retaining wall deviation requests





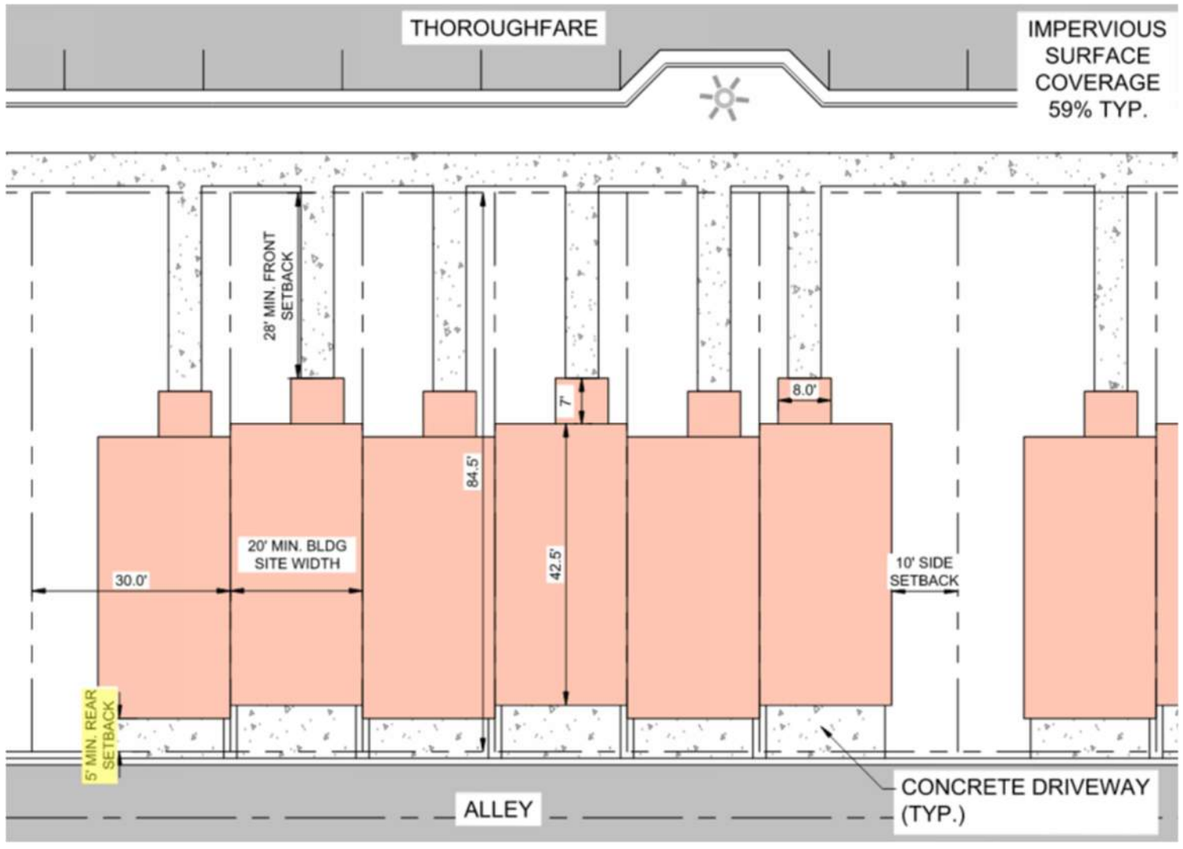


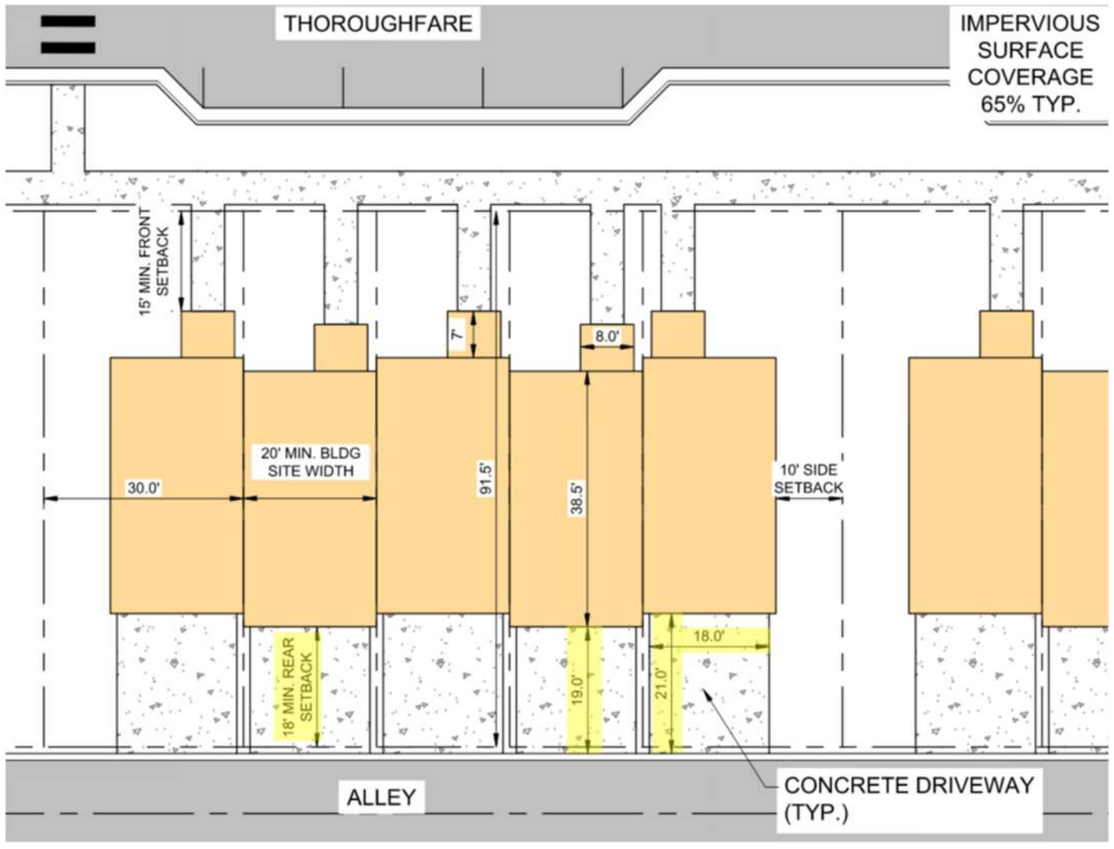


# PUD Setback Deviation

- PUD-R standards more compatible with single-family subdivision use
- CD-4 criteria supported in the CCUV future land use is more compatible with a townhome use
- Original PUD calls for multifamily uses in this area (288 apartment units)
- Setback deviations are consistent with, or greater than, CD-4 criteria and allow for the urban aesthetic  envisioned for the CCUV area

| | Front | Side | Rear |
|---|---|---|---|
| **PUD-R** – | 15’-35’ | 10’ | 10’ (no alley stnd. provided) |
| **CD-4** – | 6’-20’. | 6’ | 3’ min. or 15’ from alley c.l. |
| **Deviation –** | none | none | 5’ min. or 15’ from alley c.l. |

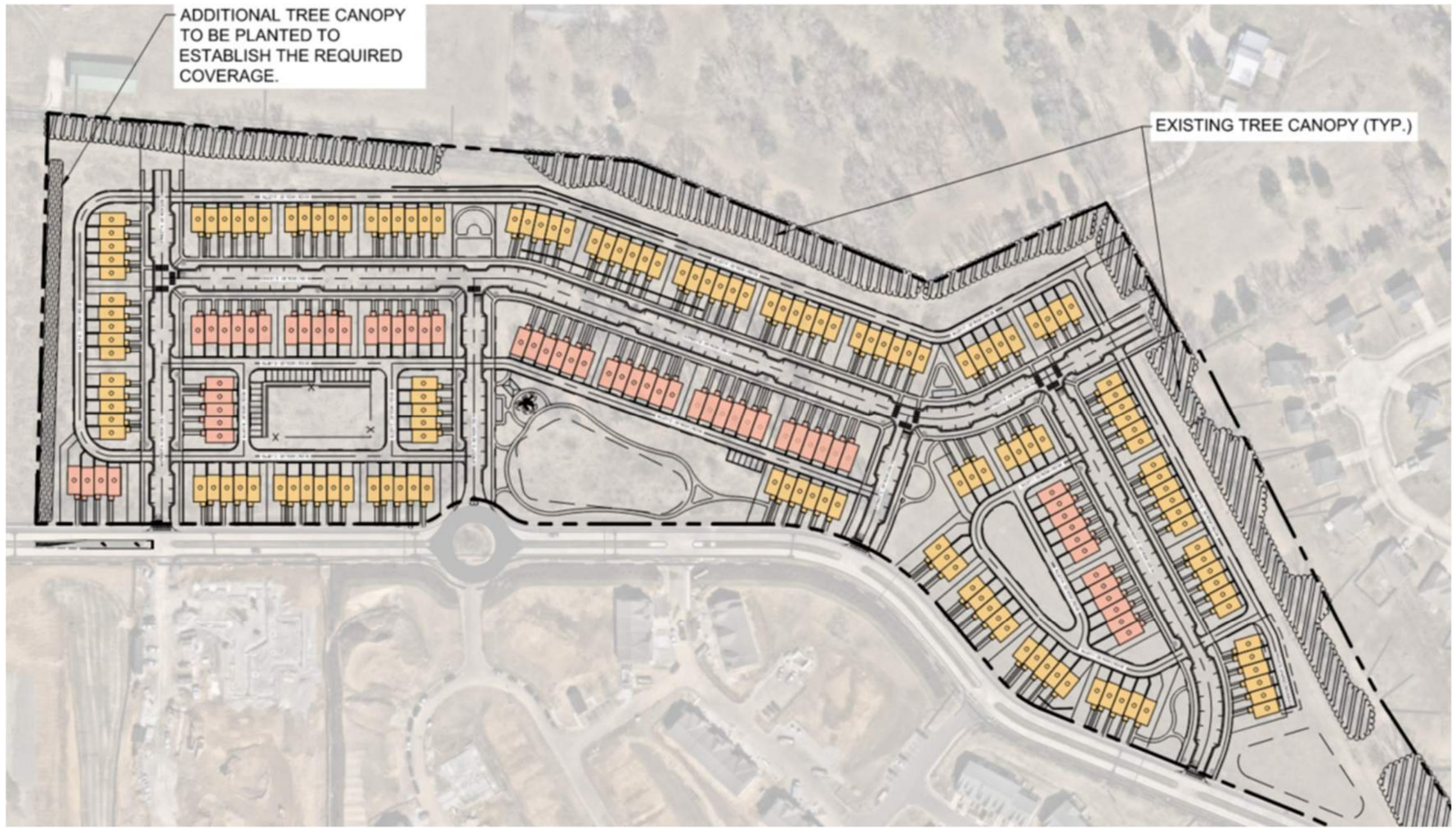


# PUD Buffer Deviation

- Home FFE ranges from 10 to 20 feet below north and west project boundaries
- Existing trees and vegetation along north and east property boundaries provide buffer requirement of >90% opacity
- Water and overhead power line easement prohibit the planting of new vegetation in buffer zone
- Tree buffer provided along west property boundary, not required in ordinance, to offset deviation request.





# PUD Windowsill Deviation

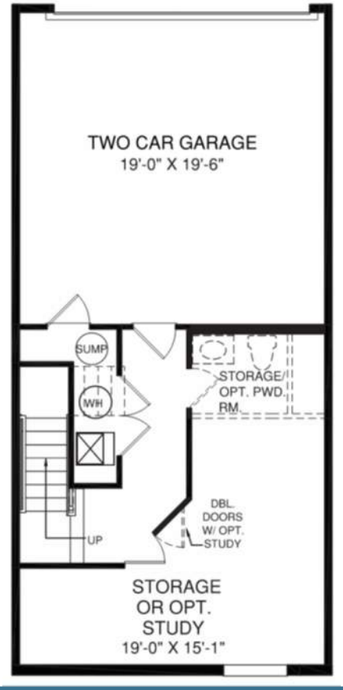
- Requesting 4’ min. from grade to windowsill
- Code requires 5’ min., consistent with raised foundation building types
- Common deviation granted for slab construction

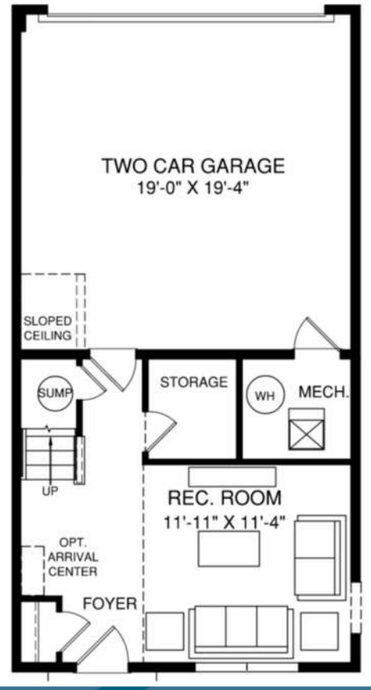


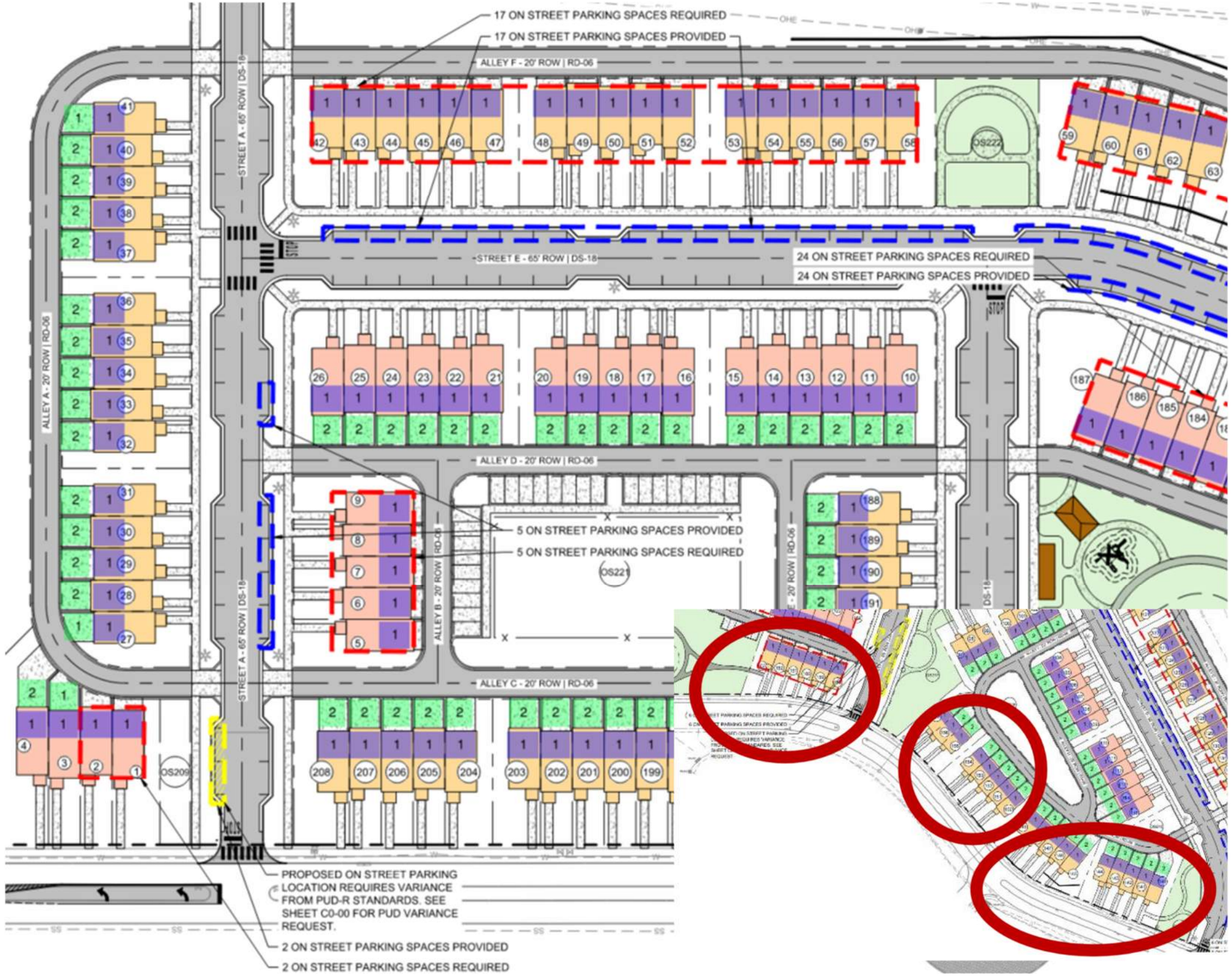



# PUD Parking Deviation

- Required Parking Spaces – 433
- Provided Parking Spaces – 620 / 828 w/ 2 per garage
- All units have 2-car garages totaling 416 spaces, only counting 1-space per garage, 208 spaces
- Minimum garage dimensions for 2 parking spaces is 20’ x 20’, proposed unit garages below
- 199 spaces provided in driveways
- 213 on-street spaces provided / 107 required, with a minor deviation for location of spaces on side frontage

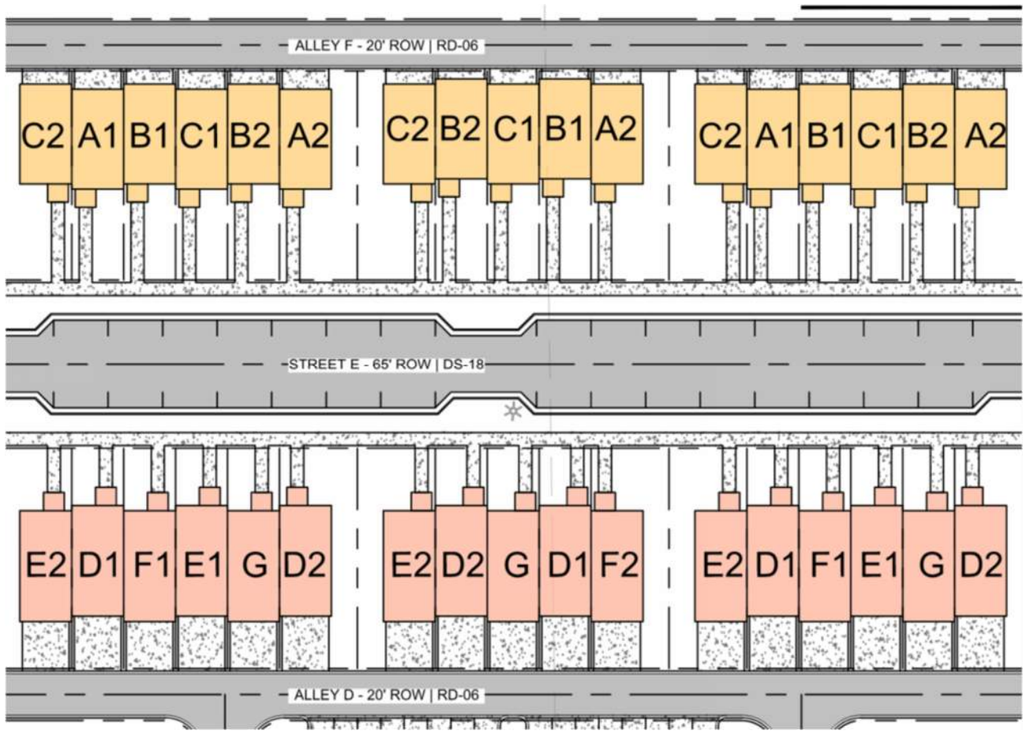


# PUD Facade Deviation

- Code requires that no elevation shall be repeated along the same block face
- Request that elevations shall not be repeated in the same building or within 100’ of the same
- Community layout does not have the same product across the street in most circumstances
- Following the Code would require most all elevations to be unique across the community









# PUD Architectural Facades

















# Bear Springs Phase 2A, Final
# PUD Master Plan Revision & Preliminary Plat

| | | | |
|---|---|---|---|
| **Project #:** | 25-0390 | **Location:** | Map 092 Parcel 012.00 |
| **Applicant:** | Mark Merill | **Case Type(s):** | Final PUD & Preliminary Plat Revision |
| **Staff Planner:** | Austin Brass, AICP<br>Melissa Sanders | **Proposed Use:** | Single Family Homes |

## PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan for the Previously approved Bear Springs PUD (1449 Rock Springs Rd.). This request amends the Final PUD Master plan from the approved Preliminary PUD Master Plan (21-0076) as approved by City Council on August 12, 2021. This request applies to Phases 2A that consists of 51 lots.

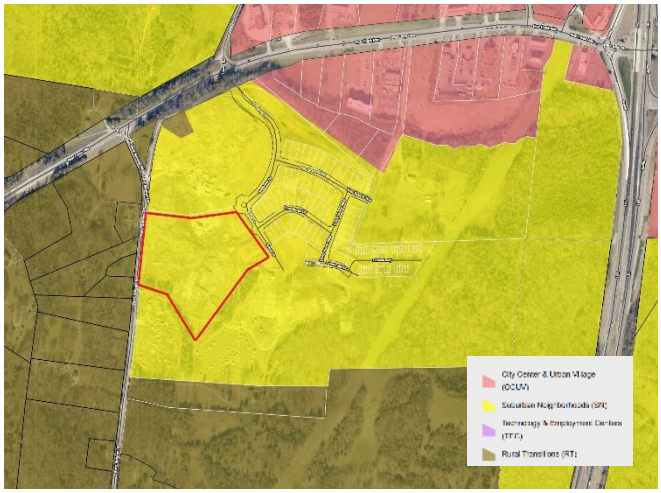
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on standards of the previous Zoning Ordinance (3638).
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- This Final PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- This Final PUD Master plan revision reduces 7 lots and includes a reorientation of lots and addition of a detention pond.
- The previous PUD Master Plan indicates a liner pedestrian park along Seminole Drive (*Road A*) and lots that enfront Road C. This PUD Master Plan revision removes this curvilinear walkway and replaces the area with open space and detention area. The applicant has provided an updated site plan that has restored this linear walking trail.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan & Preliminary Plat.

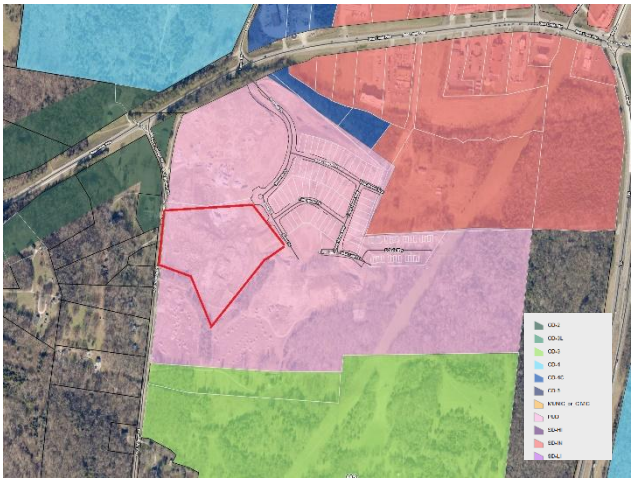
## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| PUD | Residential | 51 SF Lots | + /- 4.25 acres |



| FUTURE LAND USE MAP (Suburban Neighborhoods) | ZONING MAP (Planned Unit Development) |
|---|---|





## COMMENTARY FROM PLANNING STAFF

- The requested change includes a reorientation of lots that reduces the lot count by 7. In addition, corner lots have been modified as circled in red below.
- The applicant has requested the lot width measurement at the MBSL (*Minimum Building Site Line*) from the building site line and not width of property at the ROW line for select lots. This measurement of the lot width at the MBSL is permitted within all base Zoning Districts with the Zoning Ordinance in which this PUD was approved unless specifically indicated otherwise.
- This request introduces a 10' collector street buffer and supplemental evergreen trees at 7 per 100 ft for tree buffer along Rock Springs Road. The previously approved preliminary PUD allowed for this requirement if tree canopy along Rock Springs were to be removed. It would be required that all buffer landscaping be placed by approval of Final Plat.
- This request eliminates a curvilinear walking trail to be replaced with an open space area and detention pond. Staff recommends that linear walking trail be included with this request as approved in the Preliminary PUD Master Plan on August 12, 2021. The applicant has noted that a sidewalk will be placed within ROW on adjacent phase at the north.
- The Final PUD Master Plan introduces retaining walls that have been added to lot 101 and within the open space area with an average height of 5'. The applicant has removed the retaining wall at lot 101 with updated plan. In addition, retaining wall has been readjusted within 2A to keep structural components outside of right-of-way.






## REVIEW PROCESS

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

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

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

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final PUD Development Plan or Amendment to the existing Master PUD development plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to the Final Master PUD Development plan if it finds:
   a. The Final Master PUD Development Plan or amendment to the Final Master PUD development Plan meets the provisions for substantial compliance with the Preliminary PUD Development Plan or amendment to the Preliminary PUD Development Plan; and
   b. The Final Master PUD Development Plan or amendment to the Final PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development plan amendment was

approved. The Planning Commission may approve the Final Master PUD Development plan with conditions or modifications.

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final PUD Development Plan, or in the instance of conditional or modified approval of a Final PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications Final Plan Master Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

(1) The City Council;
(2) The City Recorder;
(3) The Zoning Administrator

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administrator shall prepare a written report on behalf of the Planning Commission and send it to the City Council and the applicant. This report shall detail the grounds on which the Final Master PUD Development Plan or an amendment to the Final Master PUD Development was denied.

## SAMPLE MOTIONS

**Approve:**

Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

**Approve with Conditions:**

Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

**Defer for Continued Review:**

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

**Deny:**

Move to find that the Final Planned Unit Development Master Plan and Preliminary Plat as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

# FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

# BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

## CONTACTS


### OWNER/DEVELOPER

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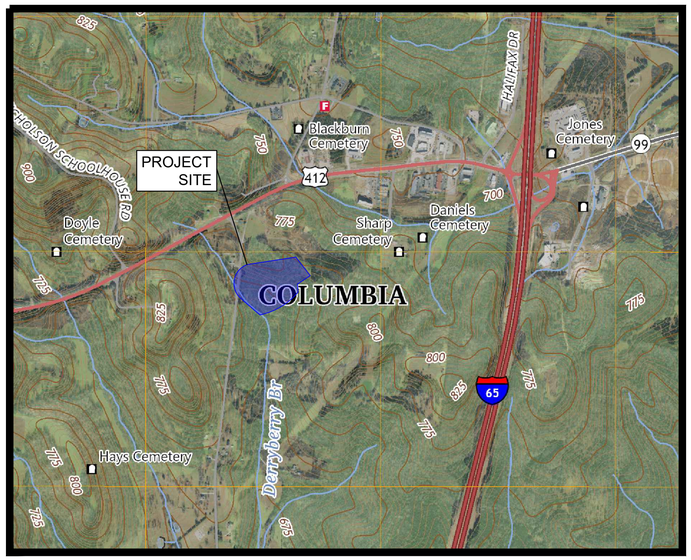



LOCATION MAP
NOT TO SCALE

## Sheet List Table


| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL LAYOUT |
| C1.1 | ENLARGED LAYOUT |
| C1.2 | ENLARGED LAYOUT |
| C1.3 | PUD LAYOUT COMPARISON EXHIBIT |
| C2.0 | OVERALL GRADING |
| C2.1 | ENLARGED GRADING |
| C2.2 | ENLARGED GRADING |
| U1.0 | OVERALL UTILITY |
| U1.1 | ENLARGED UTILITY |
| U1.2 | ENLARGED UTILITY |
| L1.0 | LANDSCAPE |
| A1.0 | ARCHITECTURAL ELEVATIONS |
| A1.1 | ARCHITECTURAL ELEVATIONS |
| A1.2 | ARCHITECTURAL ELEVATIONS |
| A2.0 | ARCHITECTURAL STREETSCAPE |
| A3.0 | ARCHITECTURAL PATTERNS |
| A3.1 | ARCHITECTURAL PATTERNS |
| A3.2 | ARCHITECTURAL PATTERNS |
| A3.3 | ARCHITECTURAL PATTERNS |
| P1.0 | PRELIMINARY PLAT |
| P2.0 | PRELIMINARY PLAT |


**Overall Site Parking Calculations**

| Units: | Townhouse (Garage/Driveway) | Townhouse (Surface Parked) | Multi-Family |
|---|---|---|---|
| 1-BED: | 0 | 0 | 202 |
| 2-BED: | 0 | 0 | 67 |
| 3-BED: | 94 | 137 | 67 |
| | | | |
| **Total Units:** | **98** | **137** | **336** |
| | | | |
| **Total Parking Required:** | **196** | **274** | **402.75** |
| Ratio (Spaces/Unit): | 2 / Unit | 2 / Unit | .75 1-Bed / 1.5 2-Bed / 2.25 3-Bed |
| **Total Parking Provided:** | **203 (+ 98 Garages)** | **332** | **594** |
| Surface Provided: | 66 | 332 | 594 |
| Garage Provided: | 98 | 0 | 0 |
| Driveway Provided: | 137 | 0 | 0 |
| Ratio (Spaces/Unit): | 2.07 | 2.42 | 1.77 |

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
01 20 2026

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.10.20
Approved By: JFV
Revisions:
- - -
- - -
- - -
- - -
2 2026.01.20 PER CITY COMMENTS
1 2025.11.17 PER CITY COMMENTS

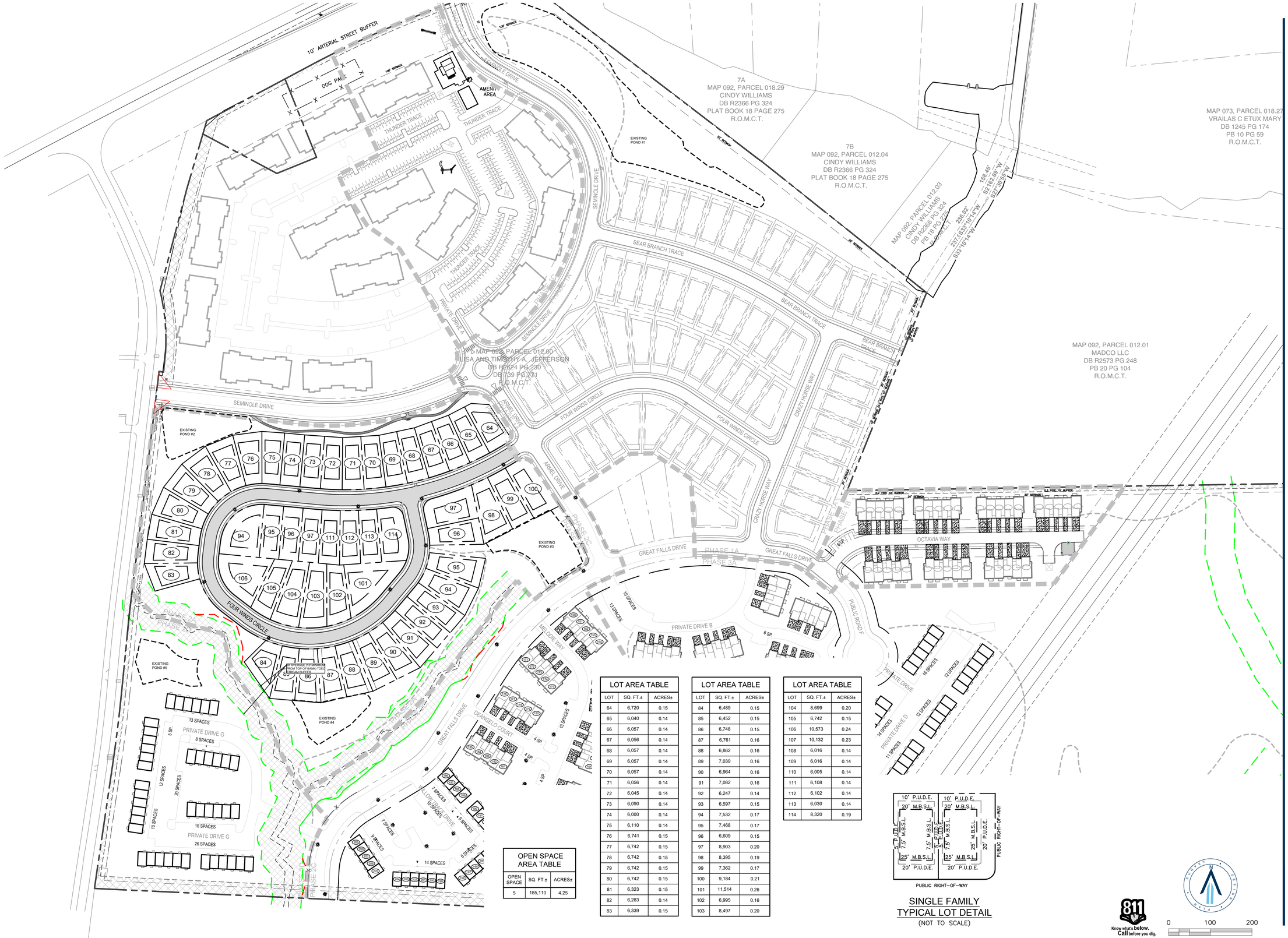
Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PUD\011 COVER.DWG
PLOTTED BY HUNTER FRED ON 1/20/2026 3:51 PM LAST UPDATED BY HFRED ON 1/20/2026 1:51 PM




| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,862 | 0.16 |
| 89 | 7,039 | 0.16 |
| 90 | 6,964 | 0.16 |
| 91 | 7,082 | 0.16 |
| 92 | 6,247 | 0.14 |
| 93 | 6,597 | 0.15 |
| 94 | 7,532 | 0.17 |
| 95 | 7,468 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |

| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,110 | 4.25 |




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
No. 001149
STATE OF TENNESSEE
01 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 2 | - | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

OVERALL LAYOUT

Drawing No.

C1.0

Project No.

21-0311

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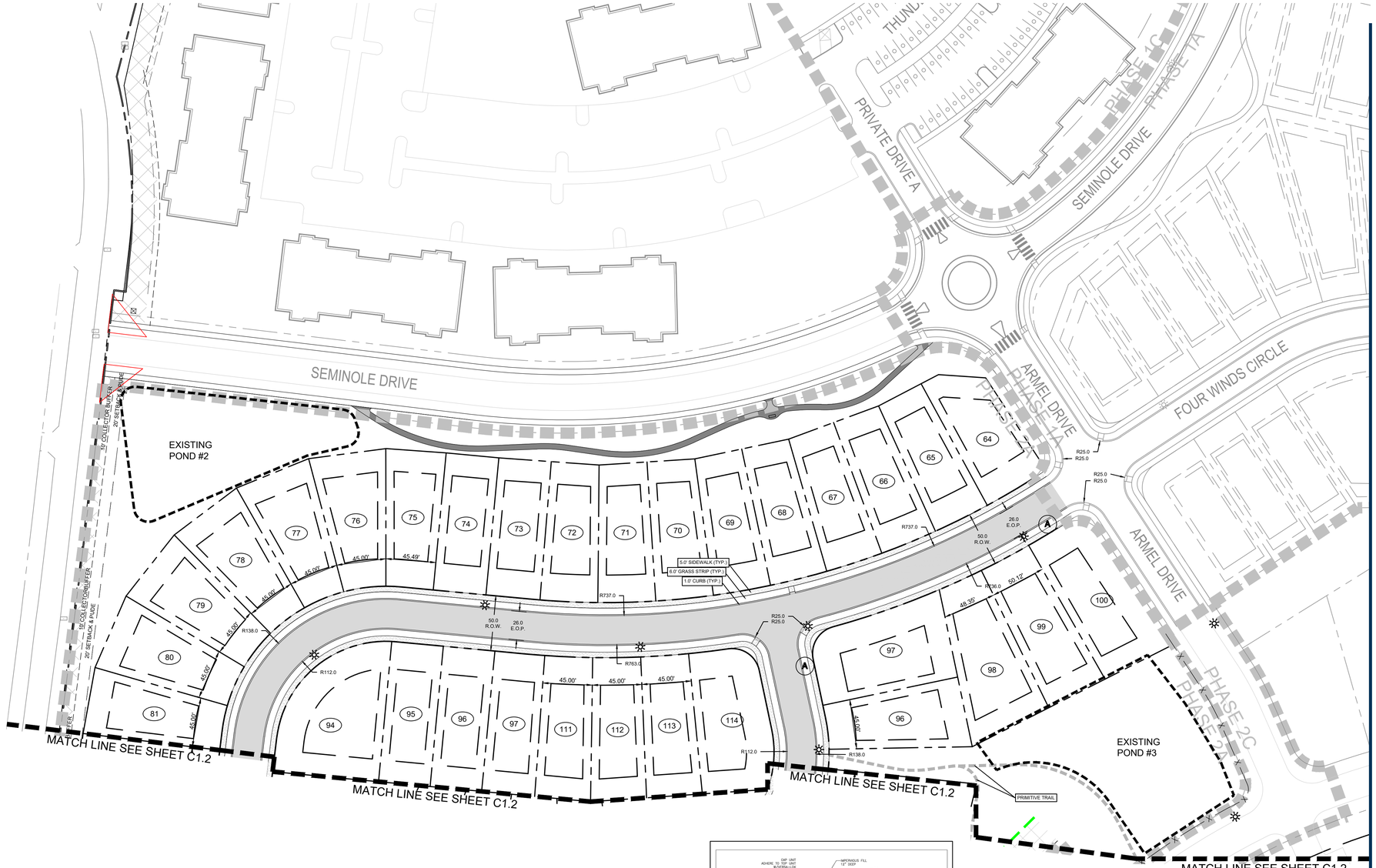



STREET SIGN (TYP)
ROAD A
ROAD B
STREET SIGN B (TYP)
STREET SIGN
CROSS-STREET SIGN
2'-0" MIN.
30"x30" STOP SIGN
7'-0" MIN. CLEARANCE
DECORATIVE POST TO MATCH EXISTING STANDARD
EDGE OF TRAVEL LANE
3'-6" MIN.
EXTRUDED CURB

**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

## NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

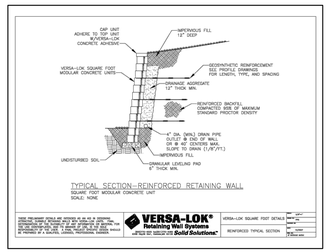
STOP
R1-1
30"x30"
A

TEMPORARY DEAD END-END STREET
TO BE EXTENDED WITH FUTURE DEVELOPMENT OF THE ADJOINING TRACT.
DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B

25 MPH SPEED LIMIT
R2-1
24"x30"
C

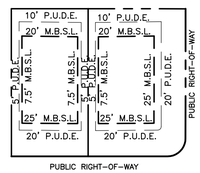


**TYPICAL WALL SECTION**
(SEE DETAIL ON SHEET C8.0)




## NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGEC.COM/RE
No. 0011498
STATE OF TENNESSEE
01 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
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| - | - | - |
| 2 | 2026.01.20 | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ENLARGED LAYOUT

Drawing No.

C1.1

Project No.

21-0311

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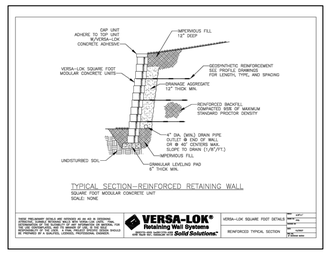
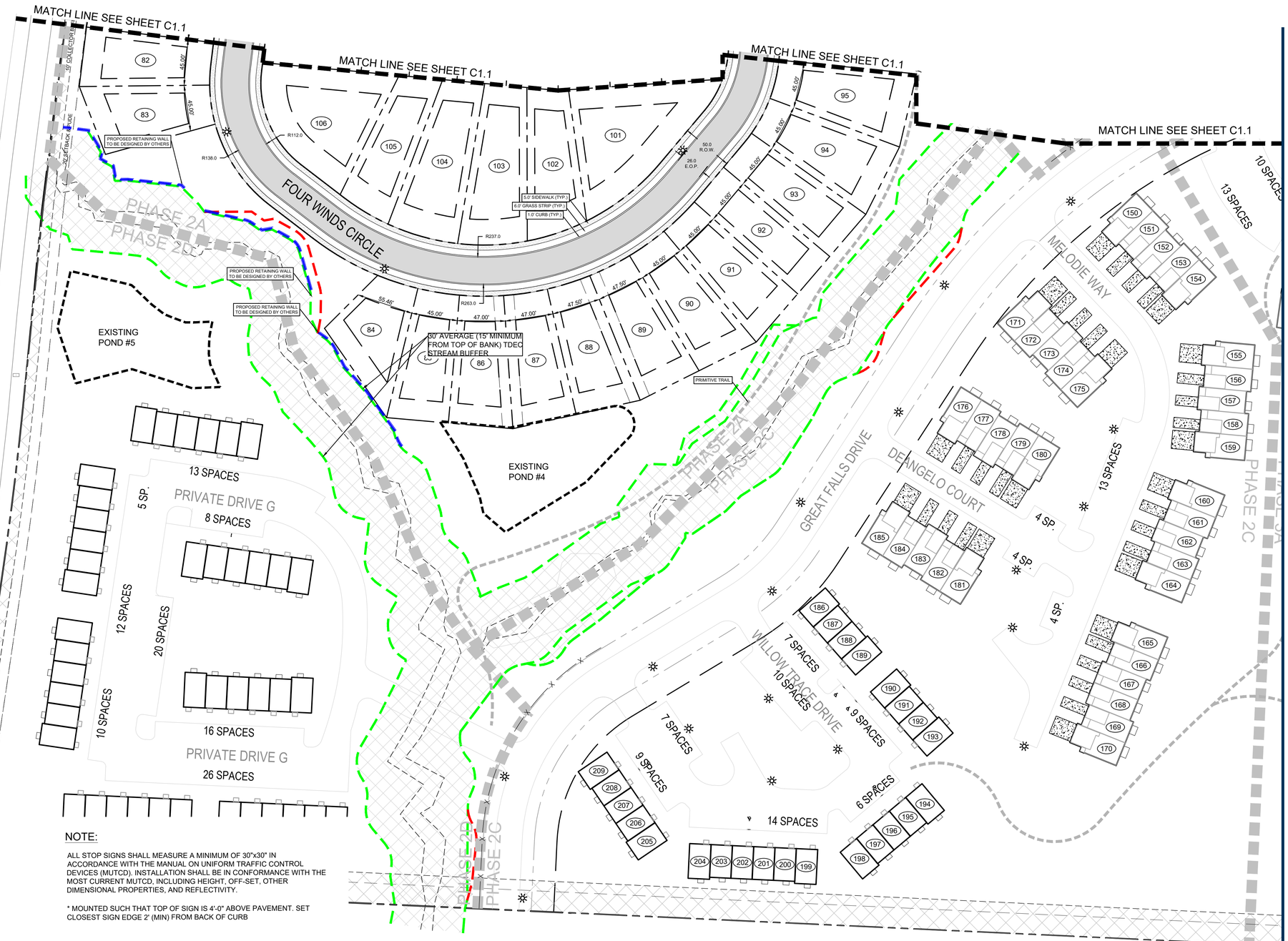
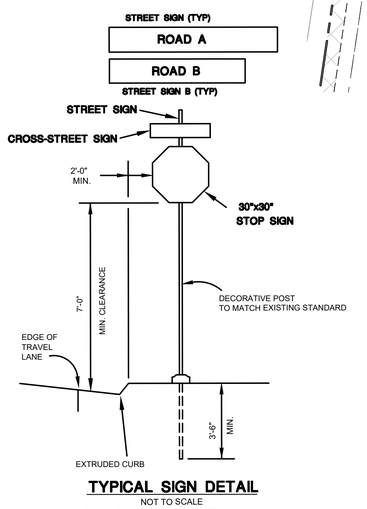



**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB




R1-1
30"x30"
(A)




DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
(B)



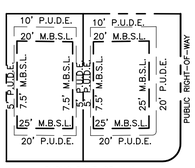

R2-1
24"x30"
(C)

**NOTES:**

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



**TYPICAL WALL SECTION**
(SEE DETAIL ON SHEET C8.0)




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
No. 0011498
STATE OF TENNESSEE
01 20 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | | |
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| - | - | - | |
| - | - | - | |
| - | - | - | |
| 2 | 2026.01.20 | PER CITY COMMENTS | |
| 1 | 2025.11.17 | PER CITY COMMENTS | |

Drawing Title:

ENLARGED LAYOUT

Drawing No.

C1.2

Project No.

21-0311

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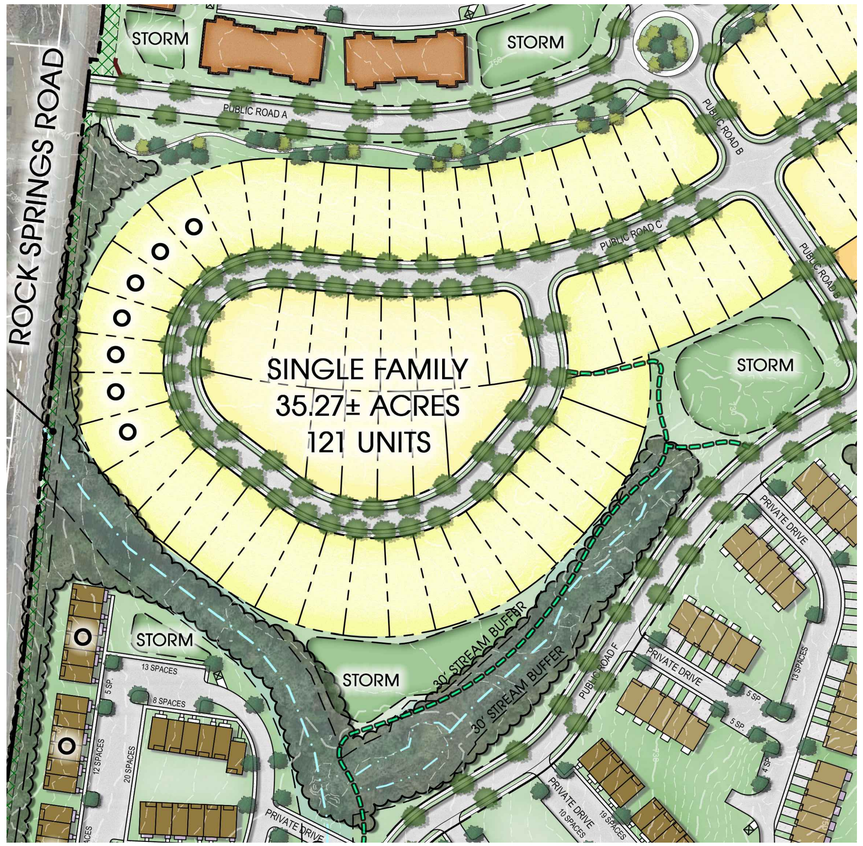
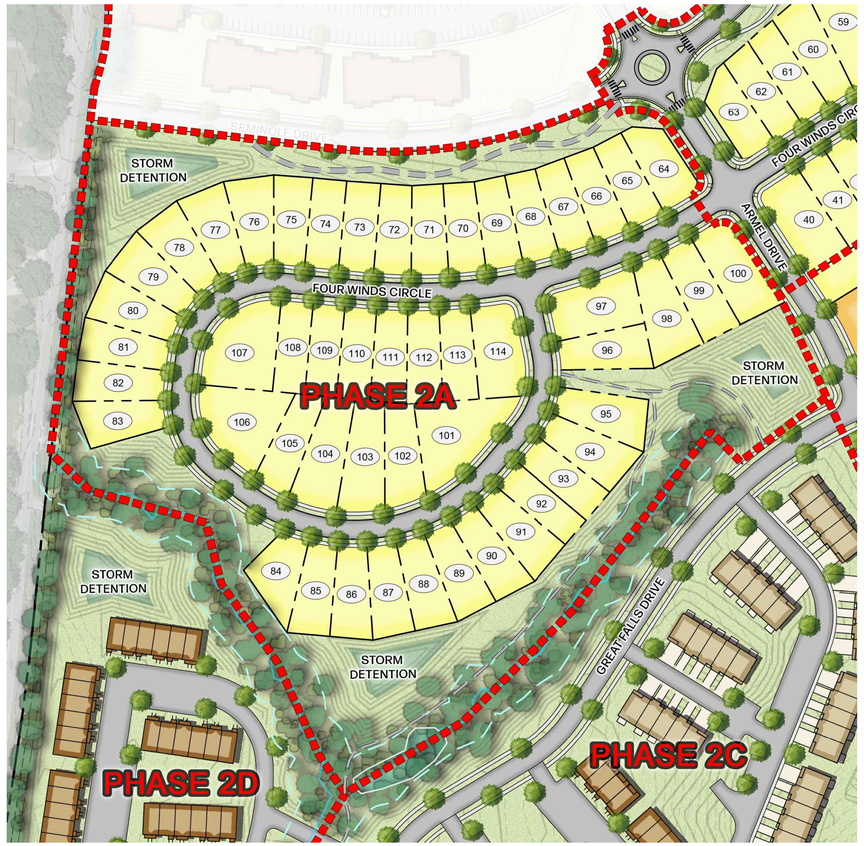



ENTITLEMENT PLAN - MAY, 2021




PROPOSED PLAN - NOVEMBER, 2025

LIST OF MODIFICATIONS/ ADJUSTMENTS

1. LOSS OF 7 LOTS DUE TO LOCATION OF STREAM
2. ORIENTATION CHANGE OF CORNER LOTS
3. ADDITION OF OPEN SPACE AT CORNER FOR TRAIL CONNECTION
4. DETENTION POND ADDED ALONG ROCK SPRINGS ROAD

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
01 20 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

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- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

PUD LAYOUT COMPARISON EXHIBIT

Drawing No.

C1.3

Project No.

21-0311

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

0 100 200

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PLOTTED BY HUNTER FREDON 1/30/2026 3:52 PM LAST UPDATED BY FTRICHER ON 1/30/2026 3:50 PM




# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 001149
STATE OF TENNESSEE
01 20 2026

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

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| 2 | 2026.01.20 | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

OVERALL GRADING

Drawing No.

C2.0

Project No.

21-0311

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

0 100 200

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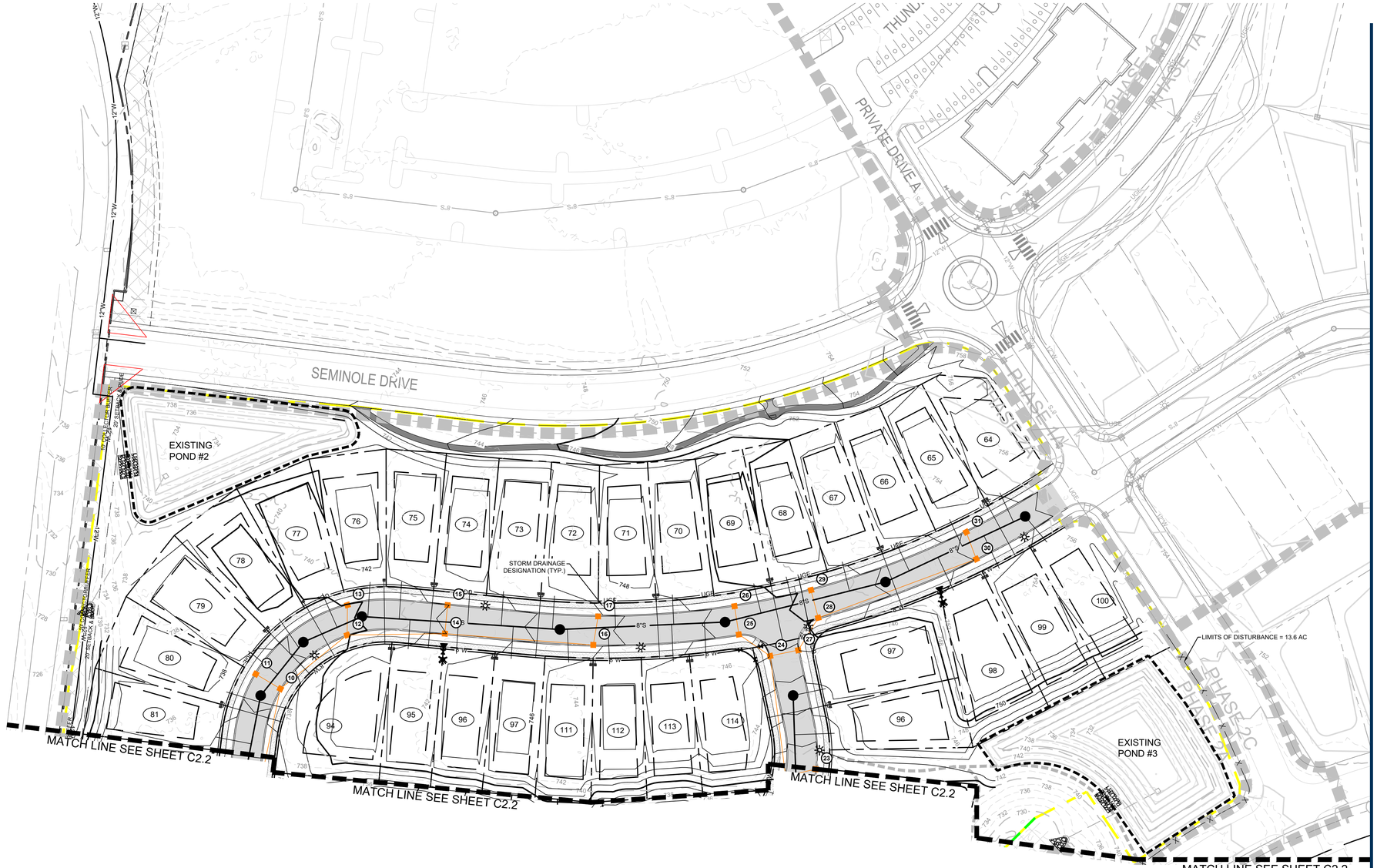


RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGEC.0001498
STATE OF TENNESSEE
01 20 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

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| 2 | 2026.01.20 | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

Know what's below. Call before you dig.

0 50 100

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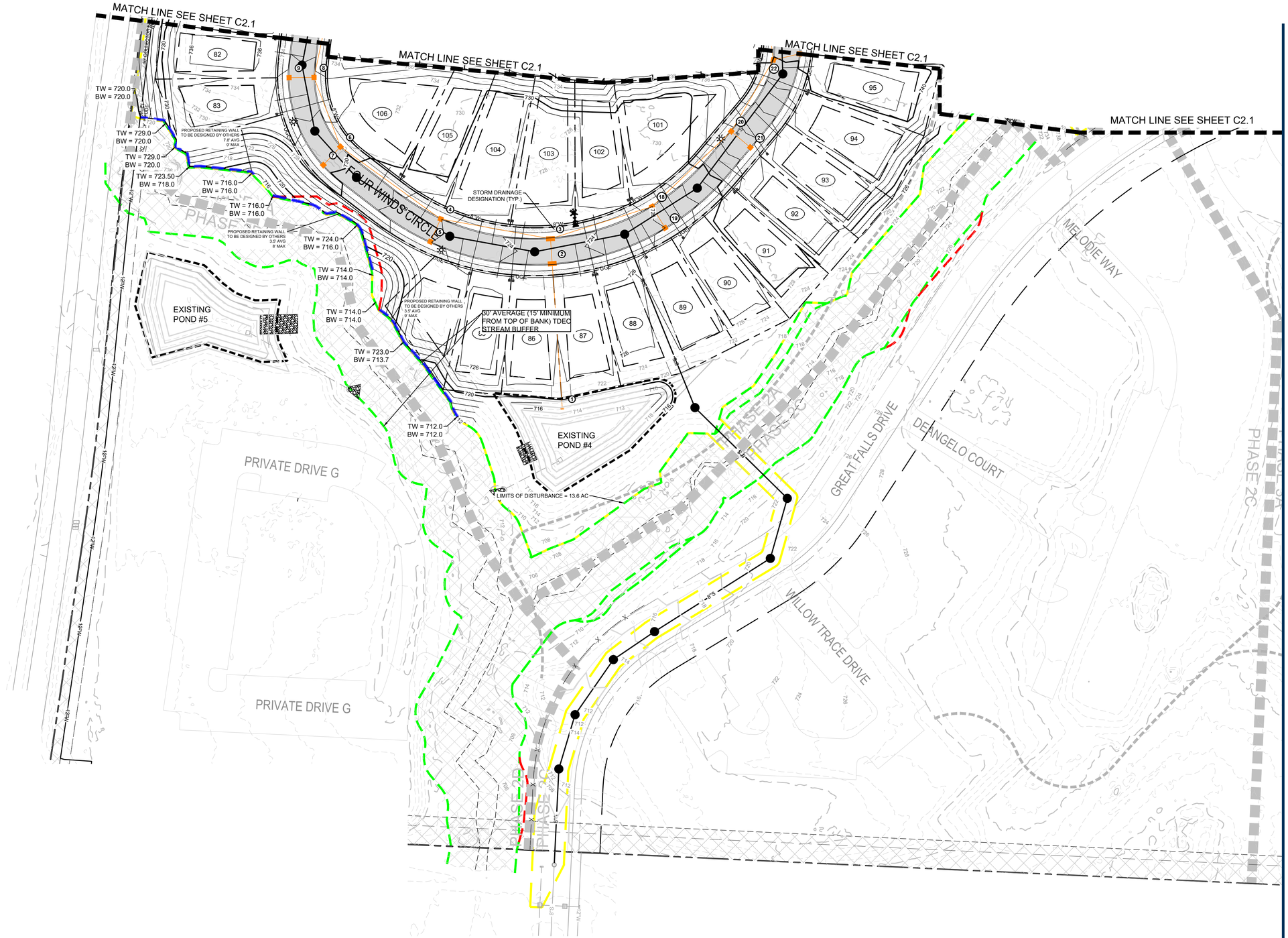


811 Know what's below. Call before you dig.

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 0011498
STATE OF TENNESSEE
01 20 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

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| - | - | - |
| 2 | 2026.01.20 | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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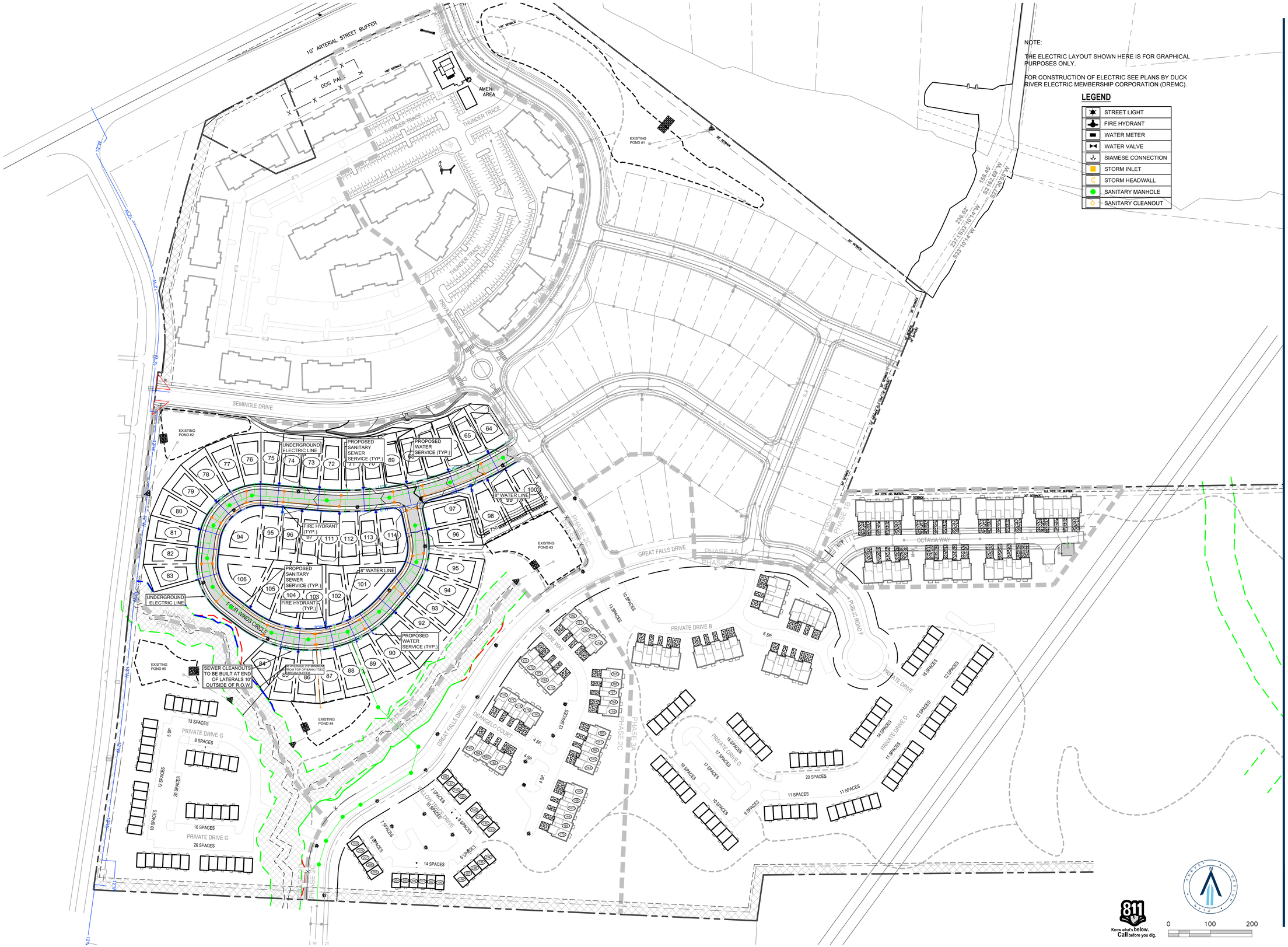


NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

**LEGEND**

- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIAMESE CONNECTION
- STORM INLET
- STORM HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
01 20 2026

# BEAR SPRINGS PHASE 2A

FOR

## MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

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Revisions:

| | | |
|---|---|---|
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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

NOTE:

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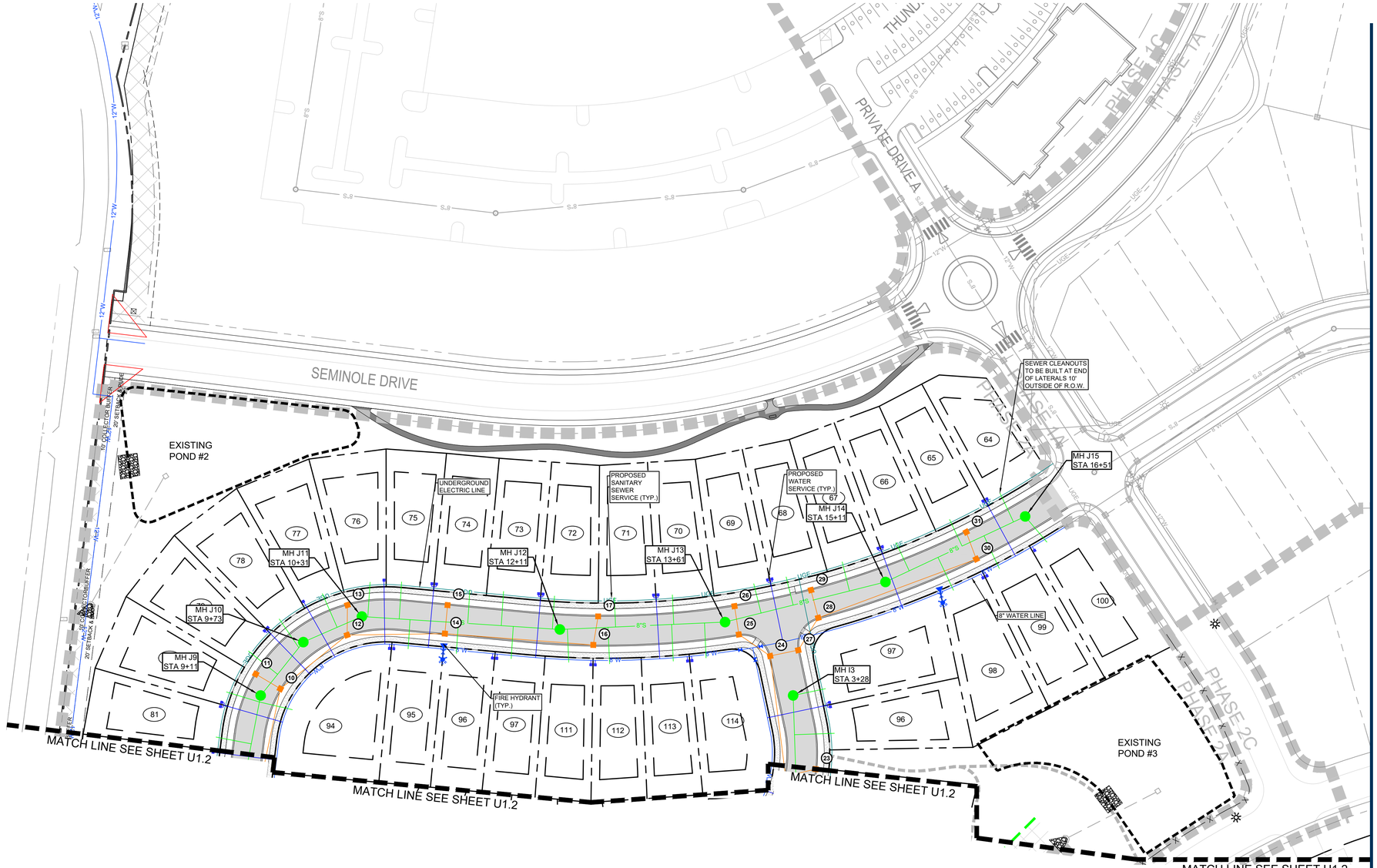
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).




**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | SIAMESE CONNECTION |
| | STORM INLET |
| | STORM HEADWALL |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |

0 50 100

Know what's below. Call before you dig.

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 0011498
STATE OF TENNESSEE
01 20 2026

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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NOTE:

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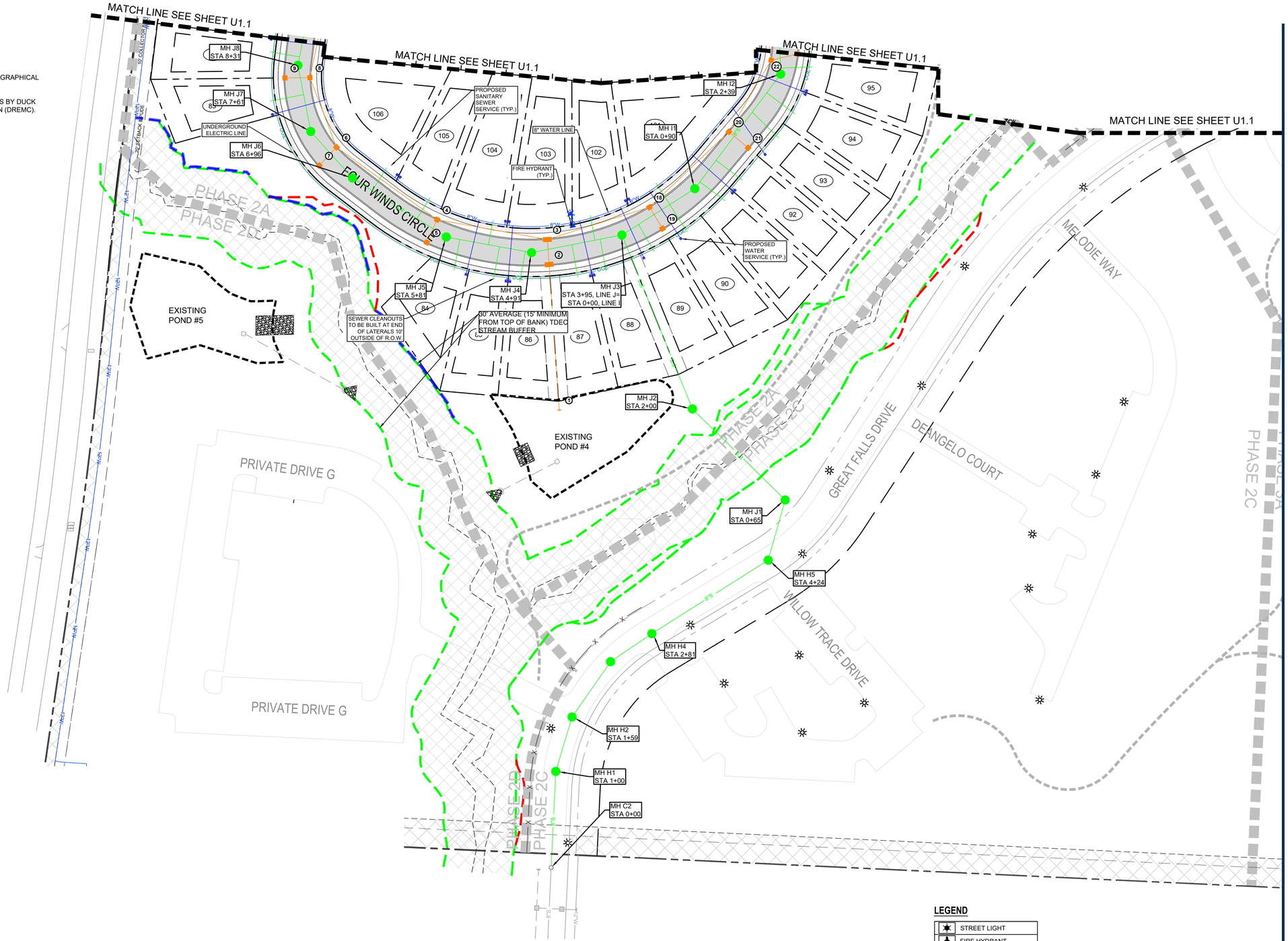
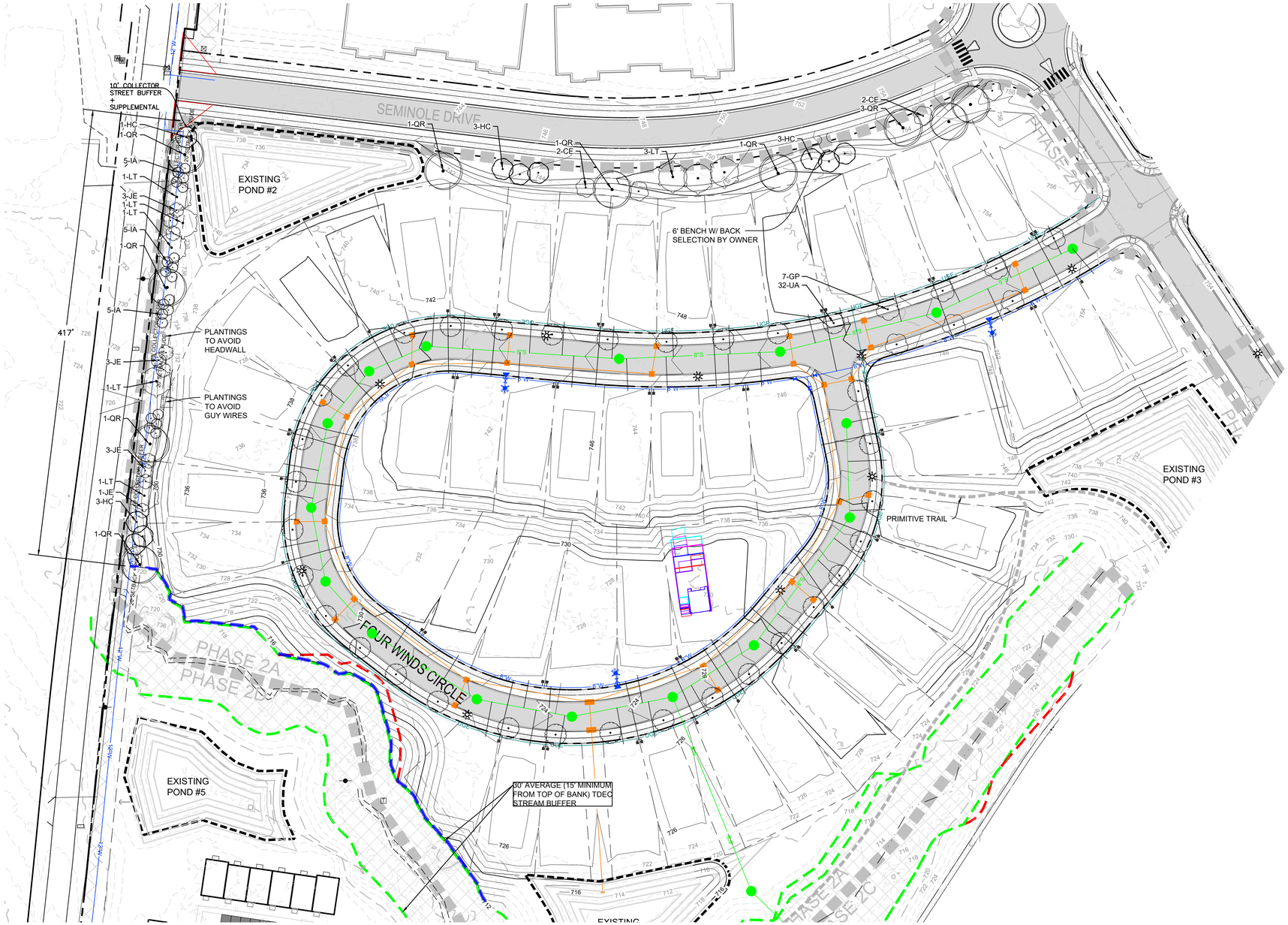
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).


MATCH LINE SEE SHEET U1.1
MATCH LINE SEE SHEET U1.1
MATCH LINE SEE SHEET U1.1
MATCH LINE SEE SHEET U1.1
MH J8
STA 8+31
MH J7
STA 7+61
UNDERGROUND ELECTRIC LINE
MH J6
STA 6+96
FOUR WINDS CIRCLE
PROPOSED SANITARY SEWER SERVICE (TYP.)
8" WATER LINE
FIRE HYDRANT (TYP.)
MH I2
STA 2+39
MH I1
STA 0+90
PROPOSED WATER SERVICE (TYP.)
MH J5
STA 5+81
MH J4
STA 4+91
MH J3
STA 3+95, LINE J=
STA 0+00, LINE I
SEWER CLEANOUTS TO BE BUILT AT END OF LATERALS 10' OUTSIDE OF R.O.W.
50' AVERAGE (15' MINIMUM FROM TOP OF BANK) TDEC STREAM BUFFER
MH J2
STA 2+00
MH J1
STA 0+65
MH H5
STA 4+24
MH H4
STA 2+81
MH H2
STA 1+59
MH H1
STA 1+00
MH C2
STA 0+00
EXISTING POND #5
EXISTING POND #4
PRIVATE DRIVE G
PHASE 2A
PHASE 2C
MELODIE WAY
GREAT FALLS DRIVE
DEANGELO COURT
WILLOW TRACE DRIVE
20' SETBACK
10' COLLECTION
8" W
8" S
8" G
8" CW
8" HW
8" CS
8" SS
8" FW
8" GAS
8" UG
8" OHP
8" UP
8" TW
8" FS
8" UGP
8" OHT
8" UT
8" GW
8" UGT
8" OHG
8" UG




**BUFFER CALCULATIONS**

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

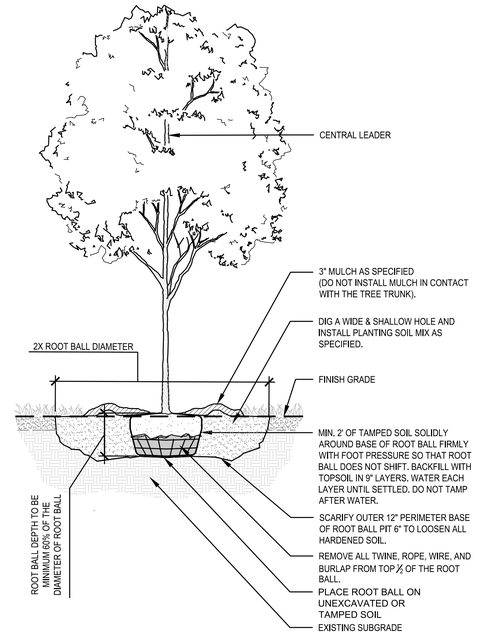
REQUIRED PLANTINGS

| | |
|---|---|
| REQUIRED CANOPY TREES: (3 PER 100LF) (3 X 4.17 = 12.51) | 13 |
| REQUIRED EVERGREEN TREES: (7 PER 100LF) (7 X 4.17 = 29.19) | 30 |

PROVIDED PLANTINGS

| | |
|---|---|
| PROVIDED CANOPY TREES: (10' TALL MIN) | 13 |
| PROVIDED EVERGREEN TREES: (6' TALL MIN) | 30 |

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




TYPICAL TREE PLANTING
3/8" = 1'-0"

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| CE | 4 | CERCIS CANADENSIS | EASTERN REDBUD MULTI-TRUNK | DECIDUOUS | 2" CAL. | 10` HT. | B&B, 3-5 CANES |
| GP | 7 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR TREE | CANOPY | 2" CAL. | 12-14` HT | B&B, STRONG CENTRAL LEADER |
| UA | 32 | ULMUS PARVIFOLIA 'ALLEE' | ALLEE® LACEBARK ELM | CANOPY | 2" CAL. | 12-14` HT | B&B, STRONG CENTRAL LEADER |
| BUFFER TREES | | | | | | | |
| HC | 10 | HALESIA CAROLINA | SILVERBELL | CANOPY | 2" CAL. | 10` HT. | B&B, SINGLE STEM, 4' SPREAD MIN. |
| IA | 20 | ILEX OPACA | AMERICAN HOLLY | EVERGREEN | 6` HT. | | B&B, FULL TO BASE |
| JE | 10 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | EVERGREEN | 6` HT. | | B&B, FULL TO BASE |
| LT | 8 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | CANOPY | 2" CAL. | 10` HT. | B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN. |
| QR | 10 | QUERCUS RUBRA | NORTHERN RED OAK | CANOPY | 2" CAL. | 10` HT. | B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN. |

Know what's below. Call before you dig.

0 50 100

RaganSmith
a Pape-Dawson company

TYLOR LEWARON FISCHER
REGISTERED
TENNESSEE NO. 111
LANDSCAPE ARCHITECT
1/20/26

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: TF

Revisions:

| | | |
|---|---|---|
| - | - | - |
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| - | - | - |
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| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

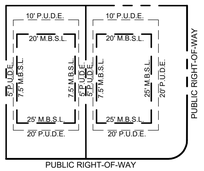
G:\21-0311\CIVIL ENGINEERING\PHASE 2A\CP-PLAN SHEETS\PLOTS\01 LANDSCAPE.DWG
PLOTTED BY TYLOR FISCHER ON: 10/20/26 1:13 PM — LAST UPDATED BY TFISCHER ON: 11/19/26 2:07 PM

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK LINE FOR THE FOLLOWING LOTS - 75-96, 98, 99, 111-113.
10. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.



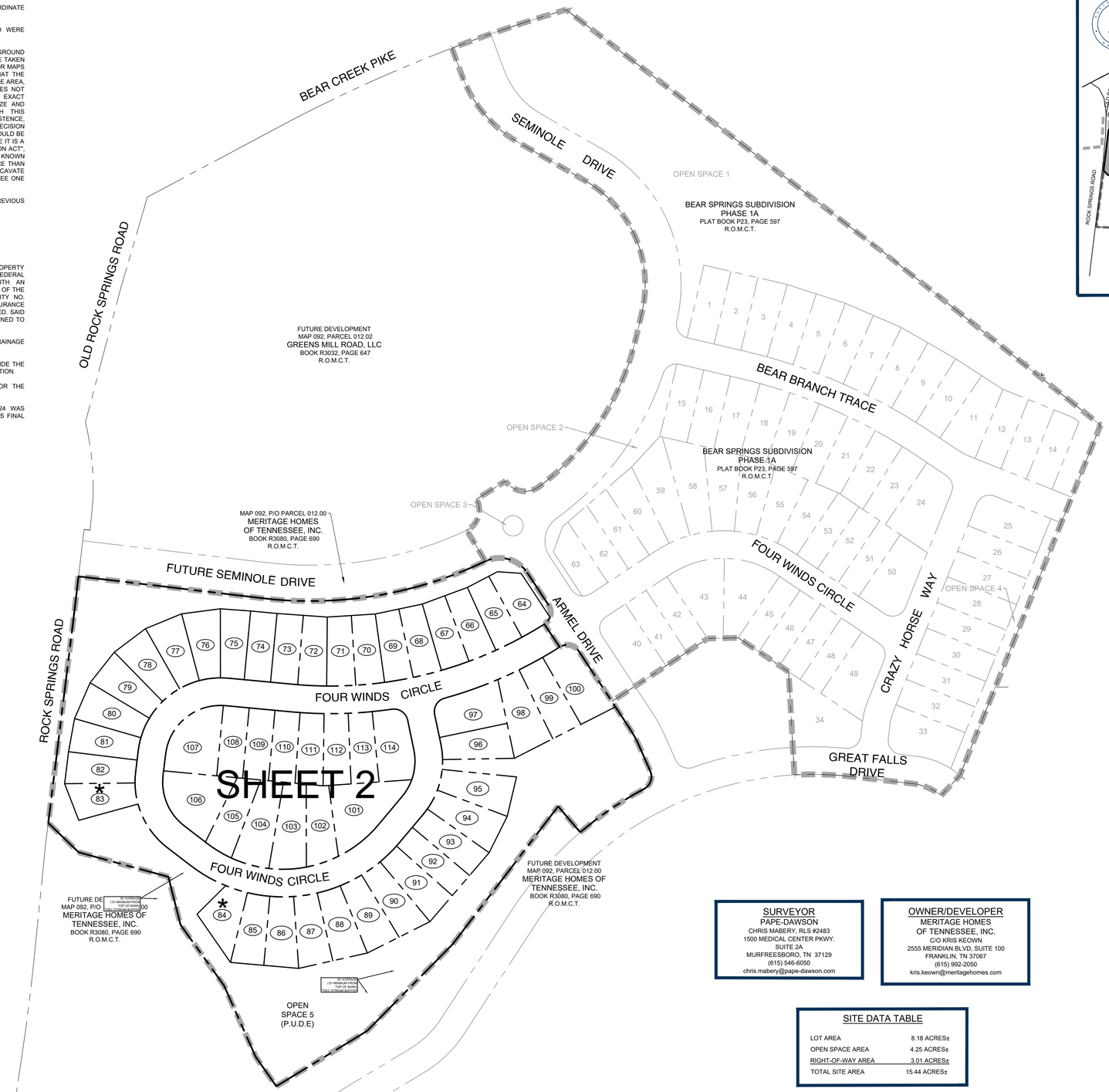

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

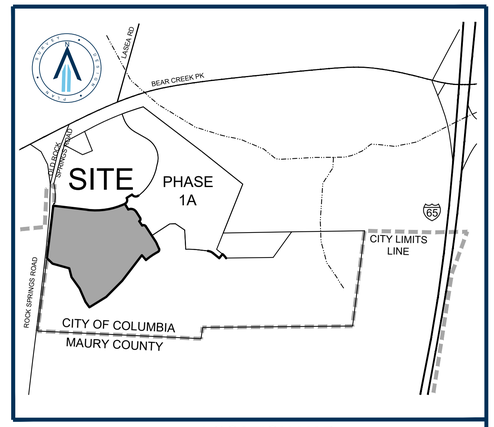
## PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TPG AG EHC III (MTH) MULTI STAE 2, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3080, PAGE 690, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.




LOCATION MAP
NOT TO SCALE

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,862 | 0.16 |
| 89 | 7,039 | 0.16 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 90 | 6,964 | 0.16 |
| 91 | 7,082 | 0.16 |
| 92 | 6,247 | 0.14 |
| 93 | 6,597 | 0.15 |
| 94 | 7,532 | 0.17 |
| 95 | 7,468 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |

| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,110 | 4.25 |


SURVEYOR
PAPE-DAWSON
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2A
MURFREESBORO, TN 37129
(615) 546-6050
chris.mabery@pape-dawson.com

OWNER/DEVELOPER
MERITAGE HOMES
OF TENNESSEE, INC.
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com


SITE DATA TABLE

| | |
|---|---|
| LOT AREA | 8.18 ACRES± |
| OPEN SPACE AREA | 4.25 ACRES± |
| RIGHT-OF-WAY AREA | 3.01 ACRES± |
| TOTAL SITE AREA | 15.44 ACRES± |

LEGEND

| | |
|---|---|
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| (123) | LOT NUMBER |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
2483
01/20/2026
TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
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| - | - | - |
| 2 | 2026.01.20 | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311


P:\21-0311 BEAR SPRINGS PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
01/21/2026 11:19:44 AM CST, CHRISTOPHER MABERY, RLS #2483, PRELIMINARY PLAT, 1:1

FUTURE DEVELOPMENT
MAP 092, PARCEL 012.02
GREENS MILL ROAD, LLC
BOOK R3032, PAGE 647
R.O.M.C.T.

FUTURE SEMINOLE DRIVE

FUTURE DEVELOPMENT
MAP 092, PARCEL 012.00
MERITAGE HOMES
OF TENNESSEE, INC.
BOOK R3080, PAGE 690
R.O.M.C.T.

OPEN SPACE 3

BEAR SPRINGS SUBDIVISION
PHASE 1A
PLAT BOOK P23, PAGE 597
R.O.M.C.T.

ARMEL DRIVE

ROCK SPRINGS ROAD

FOUR WINDS CIRCLE

DETENTION AREA

OPEN SPACE 5
(P.U.D.E.)

PROPOSED RETAINING WALL

PRIMITIVE TRAIL

STREAM BUFFER

30' AVERAGE
(15' MINIMUM FROM
TOP OF BANK)
TDEC STREAM BUFFER

20' DRAIN. ESMT.

FUTURE DEVELOPMENT
MAP 092, P/O PARCEL 012.00
MERITAGE HOMES OF
TENNESSEE, INC.
BOOK R3080, PAGE 690
R.O.M.C.T.

FUTURE DEVELOPMENT
MAP 092, PARCEL 012.00
MERITAGE HOMES OF
TENNESSEE, INC.
BOOK R3080, PAGE 690
R.O.M.C.T.

## LEGEND

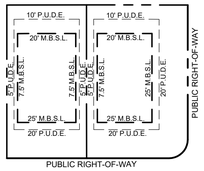
- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- (123) — LOT NUMBER
- * — CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

## NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

## NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.




SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHD BRG | CHORD | TANGENT |
| C1 | 414.75' | 732.50' | 32°26'31" | N80°33'54"E | 409.24' | 213.10 |
| C2 | 86.24' | 60.00' | 82°21'06" | S74°28'48"E | 79.00' | 52.48 |
| C3 | 39.71' | 25.00' | 91°00'55" | S12°12'13"W | 35.67' | 25.45 |
| C4 | 39.27' | 25.00' | 90°00'00" | S78°18'15"E | 35.36' | 25.00 |
| C5 | 37.38' | 225.00' | 9°31'11" | S28°32'39"E | 37.34' | 18.74 |
| C6 | 37.42' | 25.00' | 85°45'07" | S19°05'30"W | 34.02' | 23.21 |
| C7 | 140.26' | 650.00' | 12°21'48" | S55°47'09"W | 139.99' | 70.40 |
| C8 | 229.06' | 775.14' | 16°55'54" | S66°04'19"W | 228.23' | 115.37 |
| C9 | 35.95' | 775.14' | 2°39'25" | N58°56'04"E | 35.94' | 17.98 |
| C10 | 48.56' | 775.14' | 3°35'23" | N62°03'28"E | 48.56' | 24.29 |
| C11 | 42.07' | 775.14' | 3°06'34" | N65°24'26"E | 42.06' | 21.04 |
| C12 | 102.49' | 775.14' | 7°34'32" | N70°44'59"E | 102.41' | 51.32 |
| C13 | 37.70' | 25.00' | 86°24'30" | S31°20'03"W | 34.23' | 23.48 |
| C14 | 135.95' | 150.00' | 51°55'42" | S14°05'40"W | 131.34' | 73.04 |
| C15 | 28.37' | 150.00' | 10°50'07" | N06°27'08"W | 28.32' | 14.23 |
| C16 | 17.86' | 150.00' | 6°49'26" | S02°22'39"W | 17.85' | 8.94 |
| C17 | 38.68' | 150.00' | 14°46'27" | S13°10'35"W | 38.57' | 19.45 |
| C18 | 38.68' | 150.00' | 14°46'27" | S27°57'01"W | 38.57' | 19.45 |
| C19 | 12.36' | 150.00' | 4°43'16" | S37°41'53"W | 12.36' | 6.18 |
| C20 | 419.75' | 275.00' | 87°27'12" | S83°47'07"W | 380.17' | 263.04 |
| C21 | 7.65' | 275.00' | 1°35'36" | S40°51'19"W | 7.65' | 3.82 |
| C22 | 41.29' | 275.00' | 8°36'09" | S45°57'11"W | 41.25' | 20.68 |
| C23 | 41.29' | 275.00' | 8°36'09" | S54°33'20"W | 41.25' | 20.68 |
| C24 | 43.59' | 275.00' | 9°04'53" | S63°23'50"W | 43.54' | 21.84 |
| C25 | 43.59' | 275.00' | 9°04'53" | S72°28'43"W | 43.54' | 21.84 |
| C26 | 43.13' | 275.00' | 8°59'08" | N81°30'44"E | 43.08' | 21.61 |
| C27 | 43.13' | 275.00' | 8°59'08" | S89°30'08"E | 43.08' | 21.61 |
| C28 | 41.29' | 275.00' | 8°36'09" | S80°42'30"E | 41.25' | 20.68 |
| C29 | 41.29' | 275.00' | 8°36'09" | S72°06'21"E | 41.25' | 20.68 |
| C30 | 73.51' | 275.00' | 15°19'00" | N60°08'47"W | 73.30' | 36.98 |
| C31 | 155.67' | 150.00' | 59°27'46" | N22°45'24"W | 148.78' | 85.67 |
| C32 | 97.06' | 150.00' | 37°04'27" | N33°57'04"W | 95.38' | 50.30 |
| C33 | 38.68' | 150.00' | 14°46'27" | S08°01'37"E | 38.57' | 19.45 |
| C34 | 19.93' | 150.00' | 7°36'52" | S03°10'03"W | 19.92' | 9.98 |
| C35 | 231.47' | 150.00' | 88°24'48" | N51°10'53"E | 209.17' | 145.90 |
| C36 | 23.85' | 150.00' | 9°06'41" | S11°31'49"W | 23.83' | 11.95 |
| C37 | 38.68' | 150.00' | 14°46'27" | S23°28'23"W | 38.57' | 19.45 |
| C38 | 38.68' | 150.00' | 14°46'27" | S38°14'50"W | 38.57' | 19.45 |
| C39 | 38.68' | 150.00' | 14°46'27" | S53°01'17"W | 38.57' | 19.45 |
| C40 | 38.68' | 150.00' | 14°46'27" | S67°47'43"W | 38.57' | 19.45 |
| C41 | 38.68' | 150.00' | 14°46'27" | S82°34'10"W | 38.57' | 19.45 |
| C42 | 14.22' | 150.00' | 5°25'53" | N87°19'40"W | 14.21' | 7.12 |
| C43 | 476.75' | 725.00' | 37°40'36" | N76°32'58"E | 468.20' | 247.35 |
| C44 | 8.77' | 725.00' | 0°41'35" | N84°57'31"W | 8.77' | 4.39 |
| C45 | 52.63' | 725.00' | 4°09'34" | N87°23'06"W | 52.62' | 26.33 |
| C46 | 52.63' | 725.00' | 4°09'34" | S88°27'20"W | 52.62' | 26.33 |
| C47 | 52.63' | 725.00' | 4°09'34" | S84°17'46"W | 52.62' | 26.33 |
| C48 | 52.63' | 725.00' | 4°09'34" | S80°08'12"W | 52.62' | 26.33 |
| C49 | 52.63' | 725.00' | 4°09'34" | S75°58'38"W | 52.62' | 26.33 |
| C50 | 52.63' | 725.00' | 4°09'34" | S71°49'04"W | 52.62' | 26.33 |
| C51 | 52.63' | 725.00' | 4°09'34" | S67°39'29"W | 52.62' | 26.33 |
| C52 | 52.63' | 725.00' | 4°09'34" | S63°29'55"W | 52.62' | 26.33 |
| C53 | 46.92' | 725.00' | 3°42'28" | S59°33'54"W | 46.91' | 23.47 |
| C54 | 16.53' | 25.00' | 37°53'07" | S38°46'07"W | 16.23' | 8.58 |
| C55 | 23.18' | 25.00' | 53°07'48" | N06°44'21"W | 22.36' | 12.50 |
| C56 | 37.71' | 25.00' | 86°25'00" | N55°04'42"W | 34.23' | 23.48 |
| C57 | 90.63' | 100.00' | 51°55'42" | N14°05'40"E | 87.56' | 48.70 |
| C58 | 55.15' | 100.00' | 31°36'02" | S03°55'49"W | 54.46' | 28.30 |
| C59 | 35.48' | 100.00' | 20°19'40" | S29°53'41"W | 35.29' | 17.93 |
| C60 | 343.43' | 225.00' | 87°27'12" | N83°47'07"E | 311.05' | 215.22 |
| C61 | 92.26' | 225.00' | 23°29'40" | S51°48'21"W | 91.62' | 46.79 |
| C62 | 61.30' | 225.00' | 15°36'37" | S71°21'29"W | 61.11' | 30.84 |
| C63 | 68.42' | 225.00' | 17°25'23" | S87°52'29"W | 68.16' | 34.48 |
| C64 | 70.83' | 225.00' | 18°02'10" | N74°23'44"W | 70.54' | 35.71 |
| C65 | 50.62' | 225.00' | 12°53'22" | N58°55'58"W | 50.51' | 25.42 |
| C66 | 103.78' | 100.00' | 59°27'46" | S22°45'24"E | 99.19' | 57.11 |
| C67 | 154.31' | 100.00' | 88°24'48" | S51°10'53"W | 139.45' | 97.27 |
| C68 | 150.13' | 100.00' | 86°01'15" | N49°59'06"E | 136.43' | 93.29 |
| C69 | 4.18' | 100.00' | 2°23'33" | S85°48'30"E | 4.18' | 2.09 |
| C70 | 184.97' | 775.00' | 13°40'28" | S88°33'02"W | 184.53' | 92.92 |
| C71 | 17.84' | 775.00' | 1°19'07" | S85°16'17"E | 17.84' | 8.92 |
| C72 | 43.60' | 775.00' | 3°13'24" | S87°32'32"E | 43.59' | 21.81 |
| C73 | 43.60' | 775.00' | 3°13'24" | N89°14'04"E | 43.59' | 21.81 |
| C74 | 43.60' | 775.00' | 3°13'24" | N86°00'40"E | 43.59' | 21.81 |
| C75 | 36.33' | 775.00' | 2°41'10" | N83°03'23"E | 36.33' | 18.17 |

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
01/20/2026
TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 2 | 2026.01.20 | PER CITY COMMENTS |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

D:\21-0311 F:\SURVEY\PLATS\PRELIM\MARKUP\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT (1).DWG
10/15/2025 11:06:11 AM CDT, JFV, 1:1, 1:1, 1:1

PAPE–DAWSON

| | | | |
|---|---|---|---|
| TO: | City of Columbia Planning Commission | FROM: | Hunter Fred |
| | | DATE: | January 20, 2026 |
| | | REFERENCE: | 1449 Rock Springs Rd_Bear Springs 2A |
| | | JOB NUMBER: | 0XGLW0 |

Dear Members of the City of Columbia Planning Commission,

Thank you for your review and comments on the Final PUD and Preliminary Plat of Bear Springs 2A. Please find below our responses to the comments provided. We have addressed each item and adjusted where appropriate to align with the City of Columbia's planning goals and requirements.

During the meeting the primary concerns were the establishment of the walking trail and clarification of retaining walls. As requested by the planning commission, we have revised our plans to now provide an asphalt walking trail along Seminole drive. The retaining wall behind lot 101 is now removed. Additionally, by utilizing stream buffer averaging, the retaining wall that was originally supporting ROW within 2A is now revised to keep all structural components of the retaining wall outside of ROW. Furthermore, retaining wall details are now added to the PUD to better inform the planning commission of intended retaining wall material and construction.

We look forward to continuing to work with you and staff as the review process moves forward.

Sincerely,

Hunter Fred | EIT II
PAPE–DAWSON
O: 615.244.8591 | D: 615.621.5319 | E: Hunter.Fred@pape-dawson.com

**Melissa Sanders**

**From:** Hunter Fred <Hunter.Fred@pape-dawson.com>
**Sent:** Tuesday, January 13, 2026 11:47 AM
**To:** Austin Brass
**Cc:** Glenn Harper; Melissa Sanders; Paul Keltner
**Subject:** [Caution External Email] - Re: Update on Bear Springs Dec PC Deferral (City of Columbia)

Austin,

We are formally requesting to defer Phase 2A to the next meeting on 02/11/2026 if possible then.

Thanks Again!

**Hunter Fred** | EIT II

PAPE-DAWSON

**O:** 615.244.8591 | **D:** 615.621.5319 | **E:** Hunter.Fred@pape-dawson.com

---

**From:** Austin Brass <ABrass@Columbiatn.gov>
**Sent:** Tuesday, January 13, 2026 9:25 AM
**To:** Hunter Fred <Hunter.Fred@pape-dawson.com>
**Cc:** Glenn Harper <GHarper@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>
**Subject:** RE: Update on Bear Springs Dec PC Deferral (City of Columbia)

Hunter,

Just a formal email request would suffice noting that you are wanting to defer citing the next meeting for PC.
Thanks!

AUSTIN BRASS, AICP
Development Services
*City Planner*

Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

---

**From:** Hunter Fred <Hunter.Fred@pape-dawson.com>
**Sent:** Monday, January 12, 2026 3:27 PM

**To:** Austin Brass <ABrass@Columbiatn.gov>
**Cc:** Glenn Harper <GHarper@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>
**Subject:** [Caution External Email] - Re: Update on Bear Springs Dec PC Deferral (City of Columbia)

Austin,

Thank you for the clarification. I believe our team has misunderstood which date we would be deferred to. Moving forward, what is required to formally request to Defer 2A to a later CMPC date. We were originally aiming to submit on 01/20/2026 for the 02/11/2026 meeting agenda if possible.

Thank you,

**Hunter Fred** | EIT II

PAPE–DAWSON

**O:** 615.244.8591 | **D:** 615.621.5319 | **E:** Hunter.Fred@pape-dawson.com

---

**From:** Austin Brass <ABrass@Columbiatn.gov>
**Sent:** Monday, January 12, 2026 2:03 PM
**To:** Hunter Fred <Hunter.Fred@pape-dawson.com>
**Cc:** Glenn Harper <GHarper@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>
**Subject:** RE: Update on Bear Springs Dec PC Deferral (City of Columbia)

Hunter,

Regarding 2A. This was deferred from a previous agenda, and therefore automictically falls on the next PC agenda date which is this upcoming Wednesday Jan 14th.

Please note that we have not received a formal request to defer 2A.

AUSTIN BRASS, AICP
Development Services
*City Planner*

Office: (931) 560-1560
abrass@columbiatn.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

---

**From:** Hunter Fred <Hunter.Fred@pape-dawson.com>
**Sent:** Monday, January 12, 2026 12:55 PM
**To:** Austin Brass <ABrass@Columbiatn.gov>
**Cc:** Glenn Harper <GHarper@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Paul Keltner

<[PKeltner@Columbiatn.gov](mailto:PKeltner@Columbiatn.gov)>
**Subject:** [Caution External Email] - Re: Update on Bear Springs Dec PC Deferral (City of Columbia)

Hi Austin,

Thank you for your time preparing the staff report of this project and for the kind holiday wishes! We are currently in the process of utilizing stream buffer averaging to shift the previously noted retaining wall and all of its elements outside of public ROW. Alongside this, we are working with the developer to remove the wall within lot 101 while still maintaining as much "flat" yard space as possible. We are also exploring options with establishing a walking trail at the requested location without the removal or major alteration of the proposed pond.

We plan to resubmit Phase 2A Tuesday 01/20/2026 alongside the Phase 2C resubmittal.

Feel free to reach out if you have any questions or need anything else.

Thanks Again!

**Hunter Fred** | **EIT II**

PAPE–DAWSON

**O:** 615.244.8591 | **D:** 615.621.5319 | **E:** Hunter.Fred@pape-dawson.com

---

**From:** Austin Brass <[ABrass@Columbiatn.gov](mailto:ABrass@Columbiatn.gov)>
**Sent:** Thursday, December 18, 2025 3:20 PM
**To:** Hunter Fred <[hfred@ragansmith.com](mailto:hfred@ragansmith.com)>
**Cc:** Glenn Harper <[GHarper@Columbiatn.gov](mailto:GHarper@Columbiatn.gov)>; Melissa Sanders <[MSanders@Columbiatn.gov](mailto:MSanders@Columbiatn.gov)>; Paul Keltner <[PKeltner@Columbiatn.gov](mailto:PKeltner@Columbiatn.gov)>
**Subject:** Update on Bear Springs Dec PC Deferral (City of Columbia)

Hi Hunter,

Hope you are doing well and are geared up for this exciting holiday!

I was just writing to see if you had any additional information to add for your request for the Bear Springs Final PUD Master that was deferred from the last planning commission meeting.

During the meeting the primary concerns was the establishment of the walking trail & clarification of retaining walls.

Please let me know if you have any additional feedback for these items and I will gladly review and update your request including the staff report.

Warm Regards:

AUSTIN BRASS, AICP
Development Services
*City Planner*

Office: (931) 560-1560

abrass@columbiatn.gov

www.ColumbiaTN.gov

700 N Garden Street, Columbia, TN 38401

## Disclaimer

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# FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

# BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

## CONTACTS


OWNER/DEVELOPER

*KRIS KEOWN*
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FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

*MARK MERRILL*
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MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

*TYLOR FISCHER*
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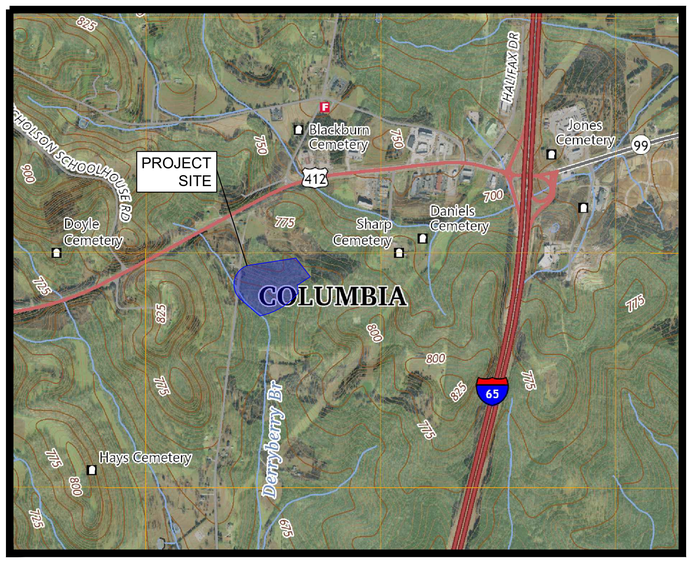
MATT.WHEELER@CPWS.COM

ELECTRICAL

*CAMERON ISLEY*
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM


LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | NOT TO SCALE |
| Date: | 2025.10.20 |
| Approved By: | JFV |

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PUD\011 COVER.DWG
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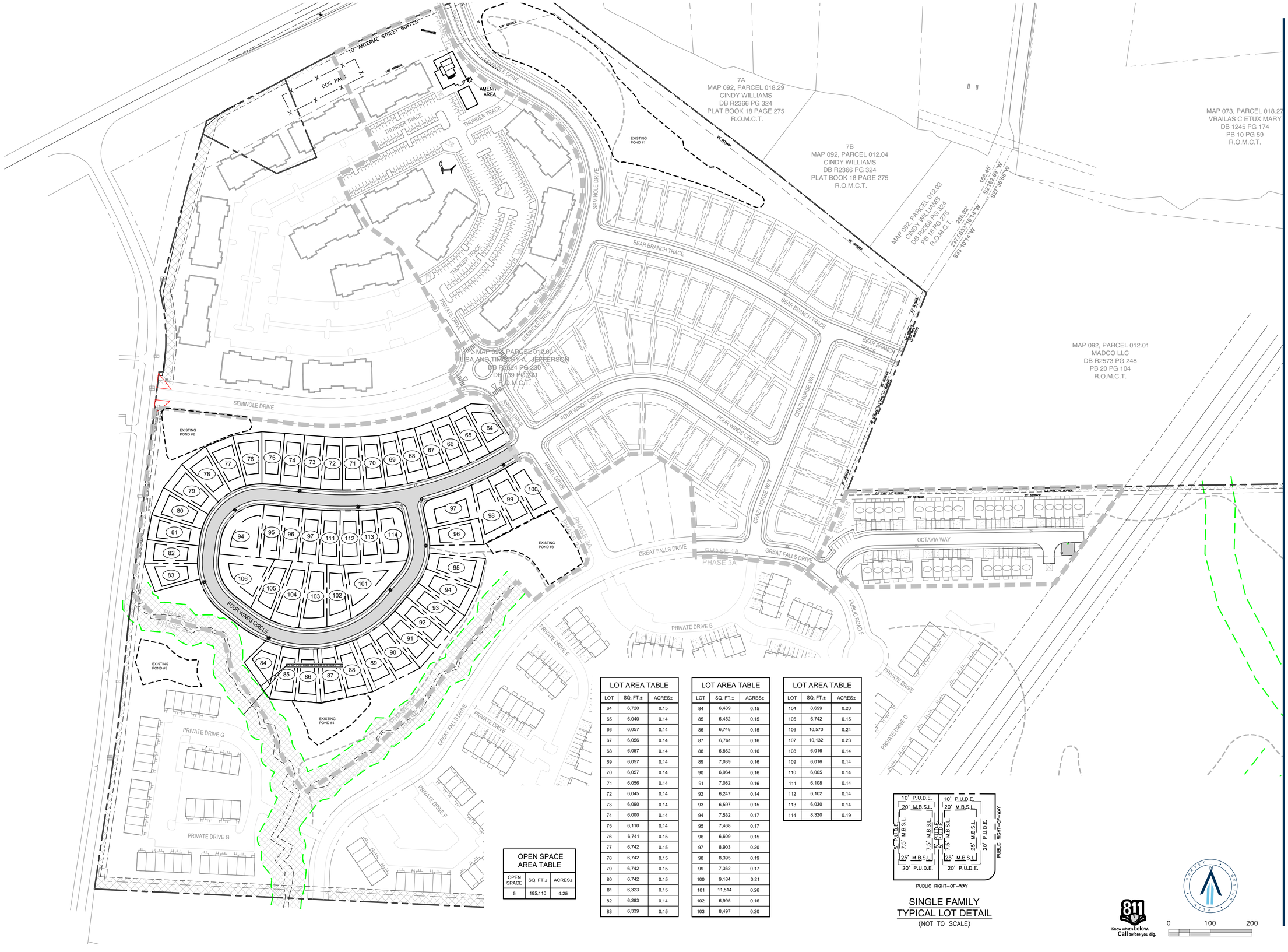



| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,862 | 0.16 |
| 89 | 7,039 | 0.16 |
| 90 | 6,964 | 0.16 |
| 91 | 7,082 | 0.16 |
| 92 | 6,247 | 0.14 |
| 93 | 6,597 | 0.15 |
| 94 | 7,532 | 0.17 |
| 95 | 7,468 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |

| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,110 | 4.25 |




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00117450
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

OVERALL LAYOUT

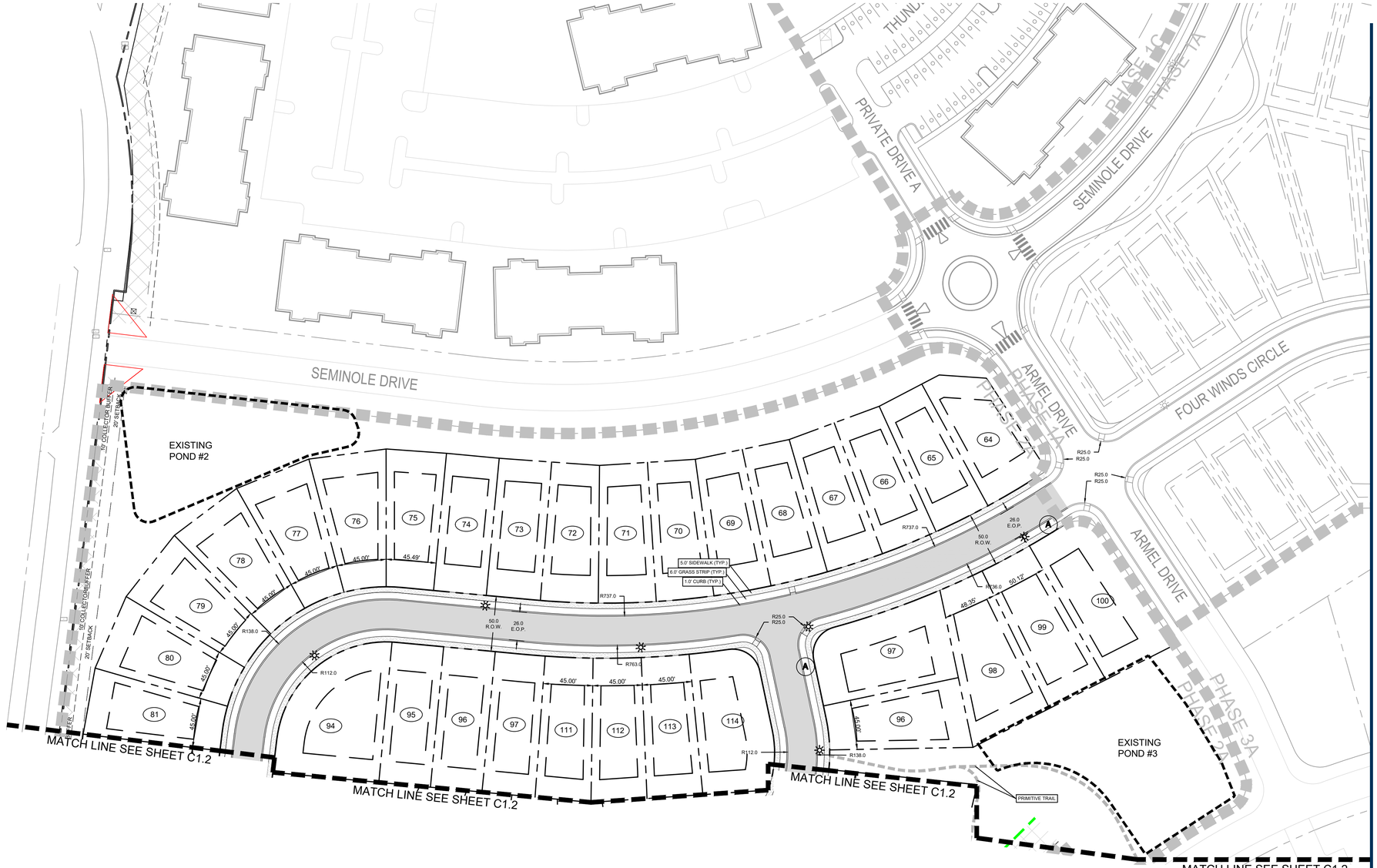
Drawing No.

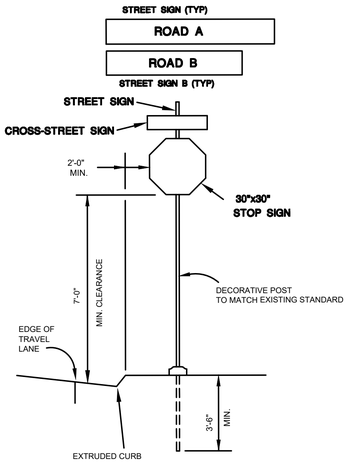
C1.0

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\CP-PLAN SHEETS\PCD\01 | OVERALL LAYOUT.DWG
PLOTTED BY HUNTER FRIEDCH, 11/17/2025 3:04 PM | LAST UPDATED BY ARIED CHI, 11/17/2025 2:29 PM




**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

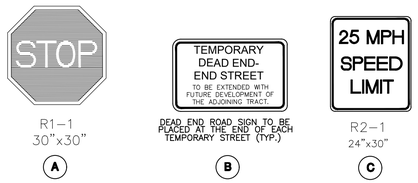
NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

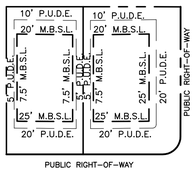


**TYPICAL WALL SECTION**
(SEE DETAIL ON SHEET C8.0)




NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=50' |
| Date: | 2025.10.20 |
| Approved By: | JFV |

Revisions:

| | | |
|---|---|---|
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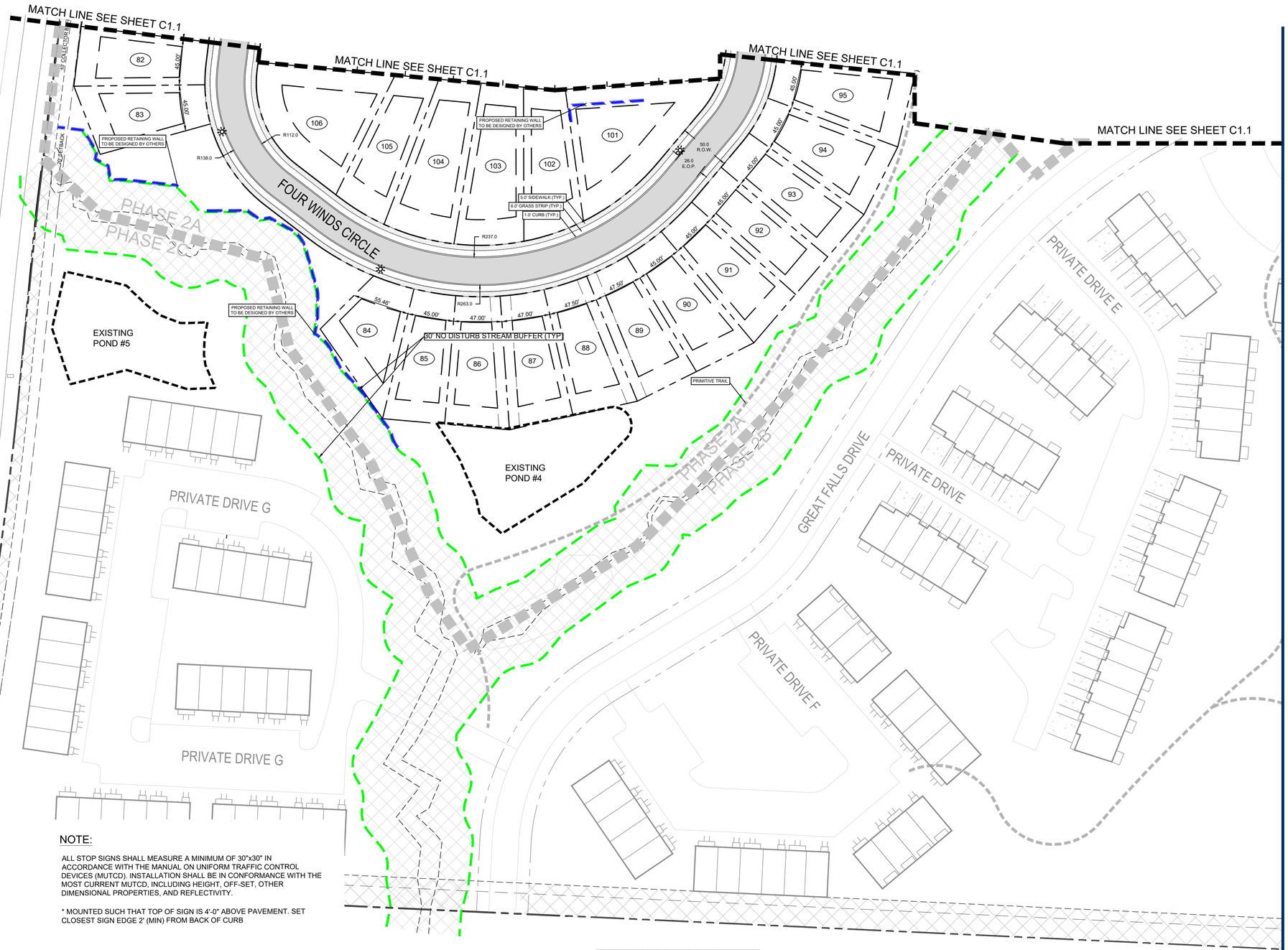
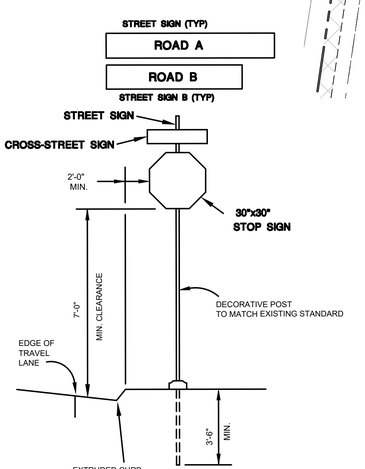
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311




**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB




R1-1
30"x30"
A




DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



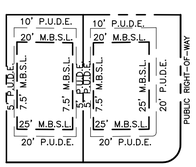

R2-1
24"x30"
C

**NOTES:**

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



**TYPICAL WALL SECTION**
(SEE DETAIL ON SHEET C8.0)




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=50' |
| Date: | 2025.10.20 |
| Approved By: | JFV |

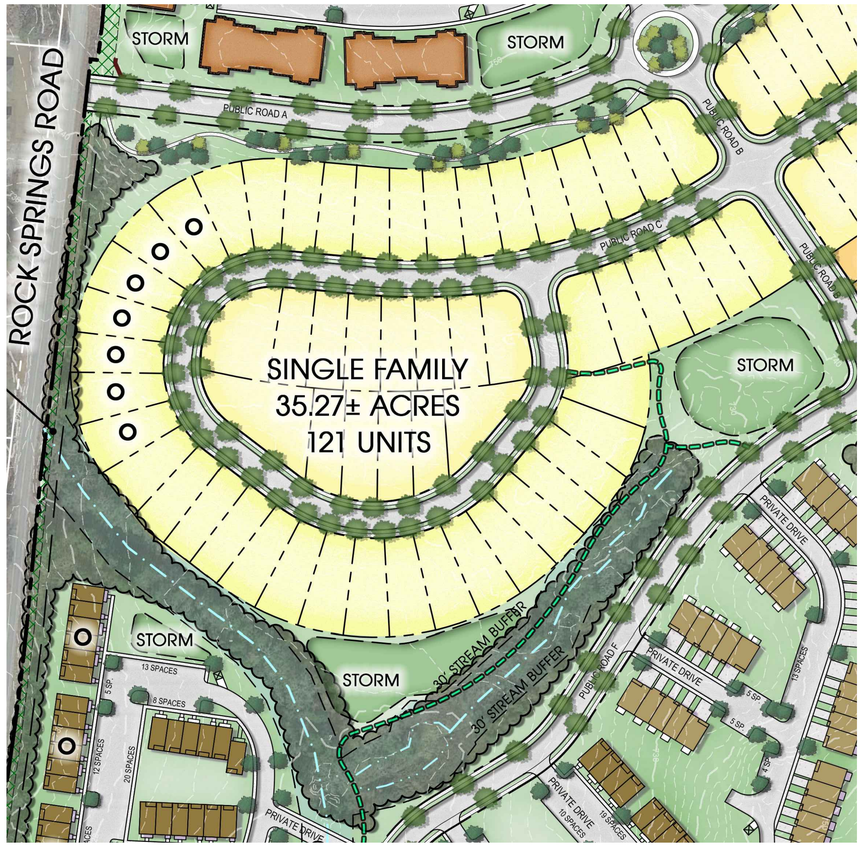
Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

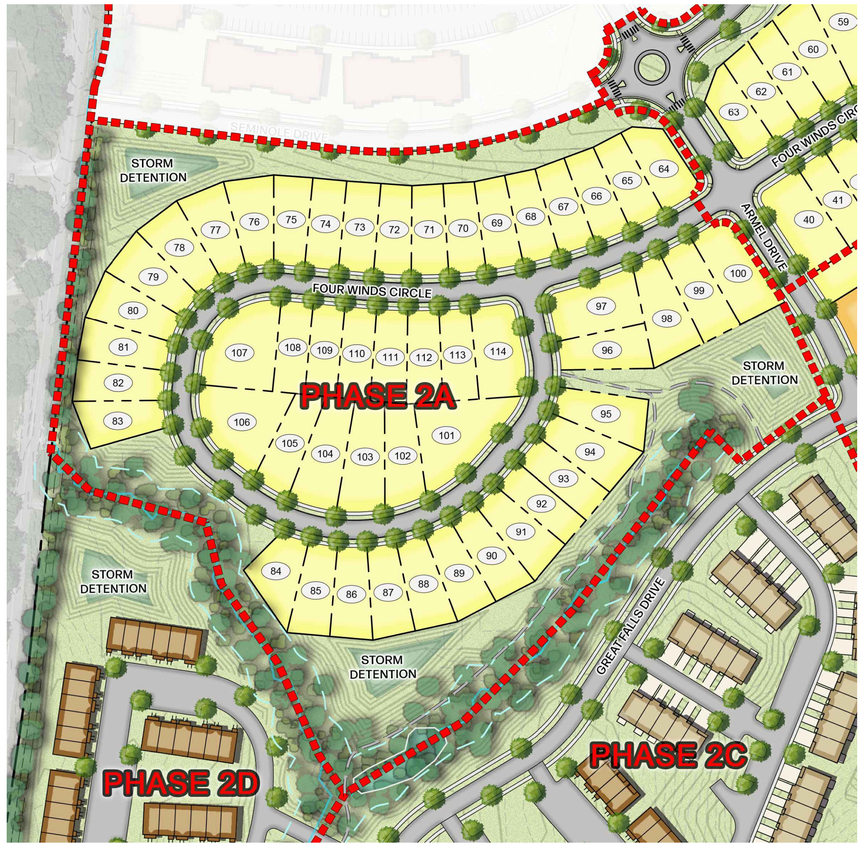
Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.2

Project No.
21-0311




ENTITLEMENT PLAN - MAY, 2021




PROPOSED PLAN - NOVEMBER, 2025

LIST OF MODIFICATIONS/ ADJUSTMENTS

1. LOSS OF 7 LOTS DUE TO LOCATION OF STREAM
2. ORIENTATION CHANGE OF CORNER LOTS
3. ADDITION OF OPEN SPACE AT CORNER FOR TRAIL CONNECTION
4. DETENTION POND ADDED ALONG ROCK SPRINGS ROAD
5. LINEAR PARK HAS BEEN REMOVED AND THE LOCATION OF THE SIDEWALK ALONG SOUTH SIDE OF SEMINOLE DRIVE HAS BEEN UPDATED PER APPROVED FINAL PUD FOR JMB BEAR SPRINGS.

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

PUD LAYOUT COMPARISON EXHIBIT

Drawing No.

C1.3

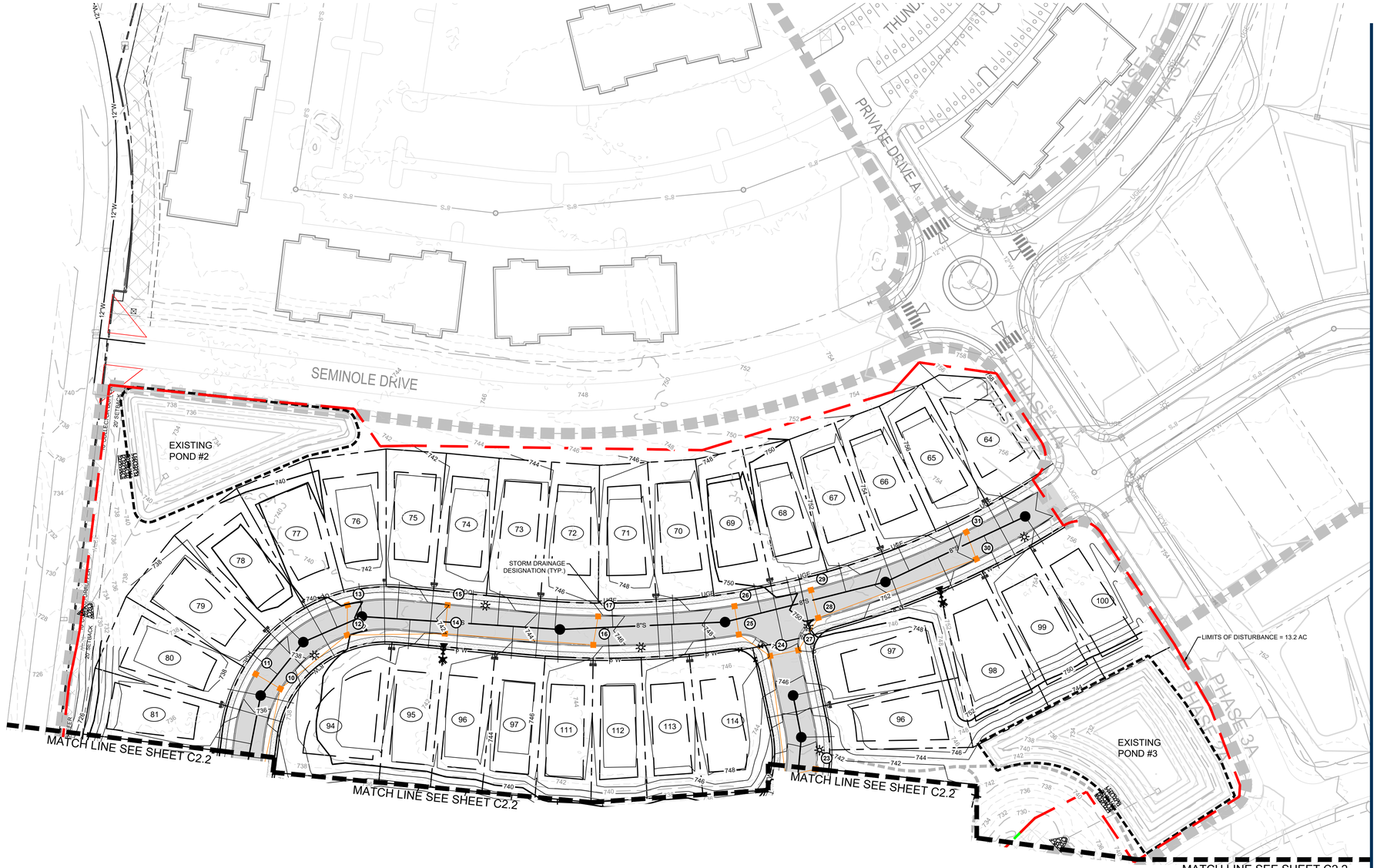
Project No.

21-0311

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

0 100 200


10' ARTERIAL STREET BUFFER
DOG PARK
AMEN. AREA
THUNDER TRACE
EXISTING POND #1
PRIVATE DRIVE A
PRIVATE DRIVE B
OCTAVIA WAY
EXISTING POND #2
EXISTING POND #3
EXISTING POND #4
EXISTING POND #5
LIMITS OF DISTURBANCE = 13.2 AC
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS 5' AVG 9' MAX
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS 7.5' AVG 9' MAX
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS 5' AVG 9.3' MAX
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS
PHASE 2A
PHASE 2B
PHASE 3A
PHASE 3B
PHASE 4A
PHASE 4B
PHASE 4C
PHASE 4D
PHASE 5A
PHASE 5B
PHASE 5C
PHASE 5D
PHASE 6A
PHASE 6B
PHASE 6C
PHASE 6D
PHASE 7A
PHASE 7B
PHASE 7C
PHASE 7D
PHASE 8A
PHASE 8B
PHASE 8C
PHASE 8D
PHASE




RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00111405
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

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|---|---|---|
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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

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

0 50 100

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\C-PLAN SHEETS\PLOT\01-1 ENLARGED GRADING.DWG
PLOTTED BY HUNTER.FRED ON: 11/17/2025 3:28 PM LAST UPDATED BY HFRED ON: 11/17/2025 2:27 PM




RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE: CULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

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- - -
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- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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

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NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | SIAMESE CONNECTION |
| | STORM INLET |
| | STORM HEADWALL |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |

SEWER CLEANOUTS TO BE BUILT AT END OF LATERALS 10' OUTSIDE OF R.O.W.

SEWER CLEANOUTS TO BE BUILT AT END OF LATERALS 10' OUTSIDE OF R.O.W.

Know what's below. Call before you dig.

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
NO. 0011745
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

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|---|---|---|
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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

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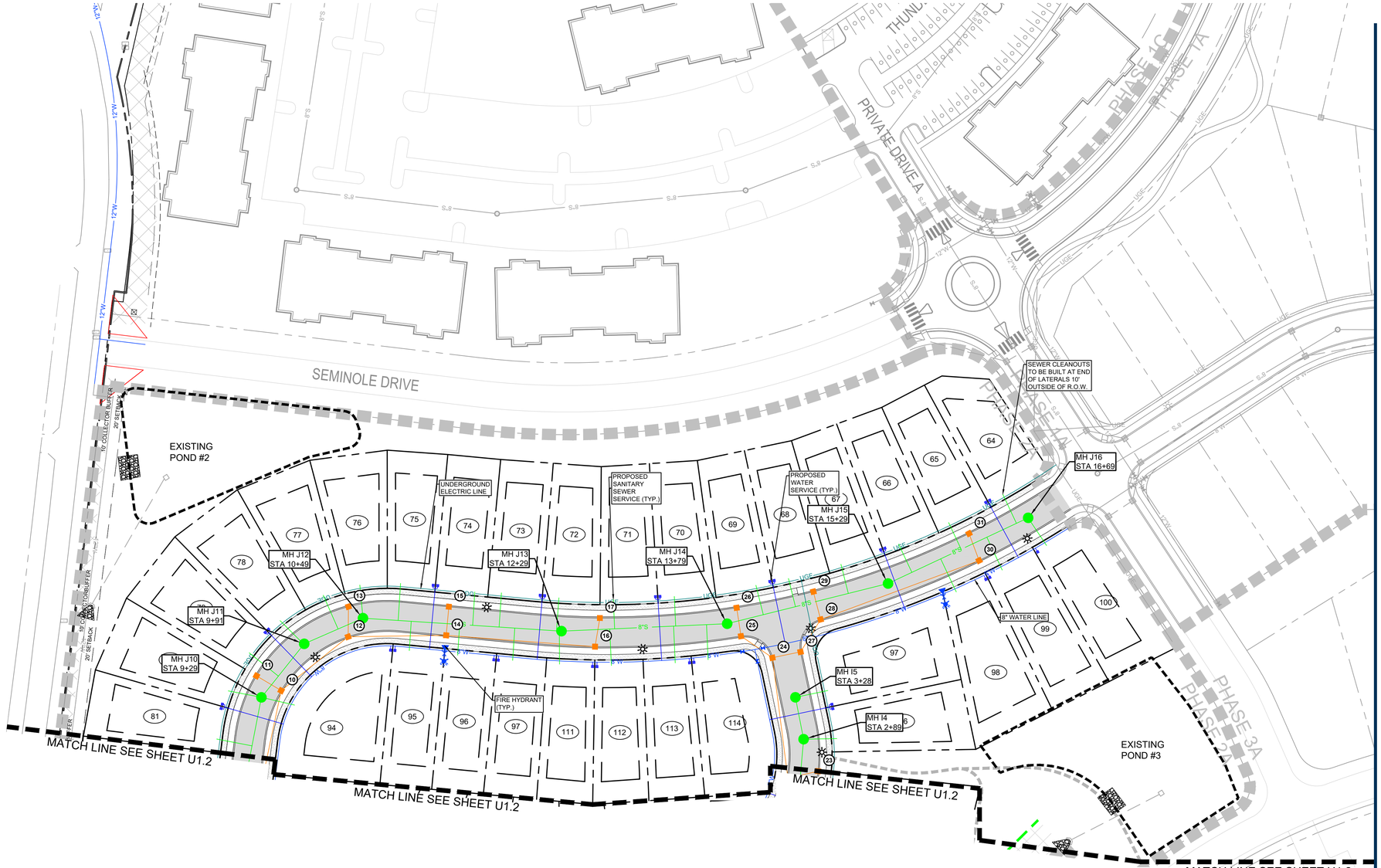


**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
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| | WATER VALVE |
| | SIAMESE CONNECTION |
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RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT REGISTERED ENGINEER AGRICULTURE No. 00114599 STATE OF TENNESSEE 11 17 2025

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1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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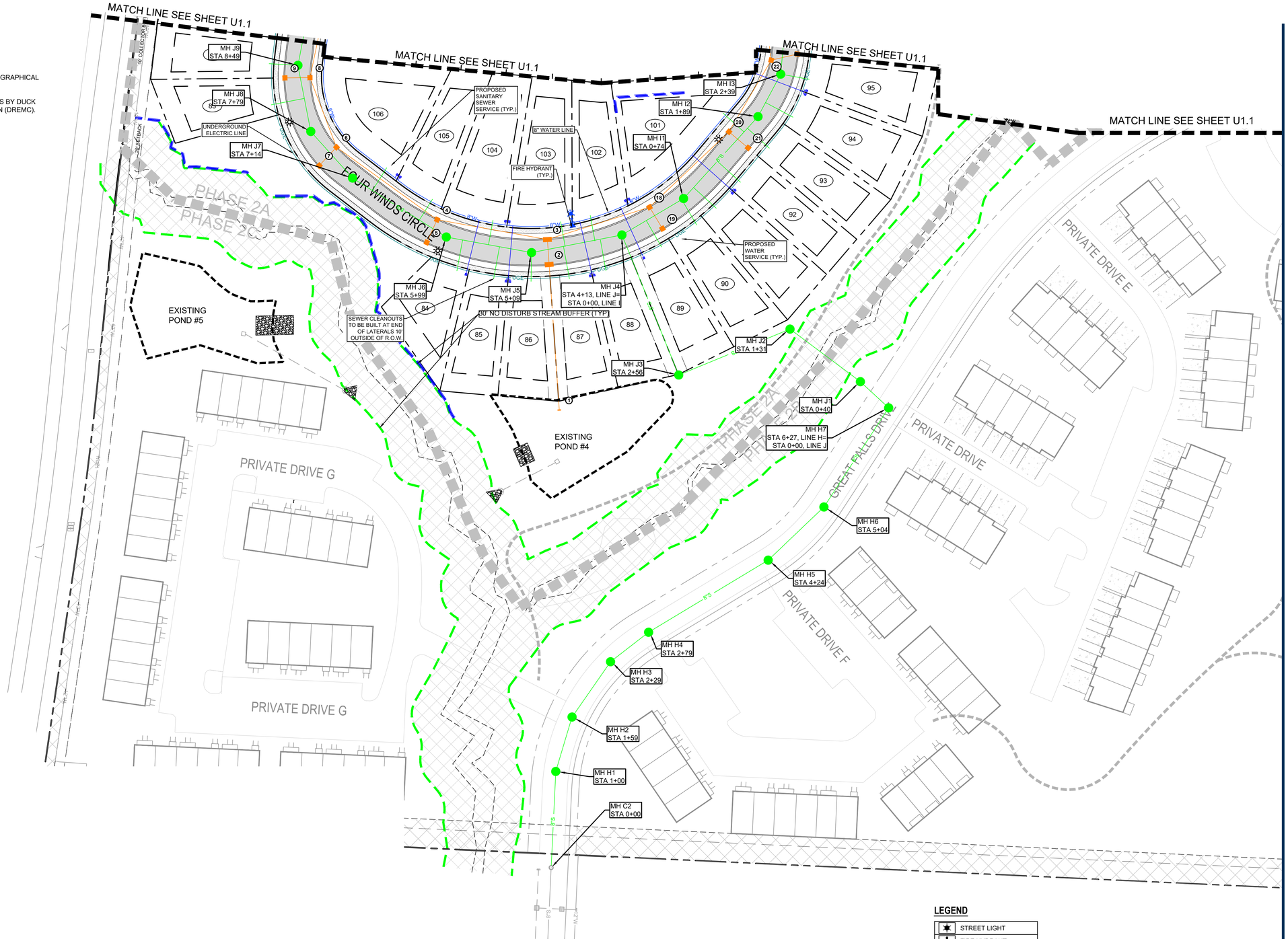


**LEGEND**

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| | STREET LIGHT |
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Drawing Title:

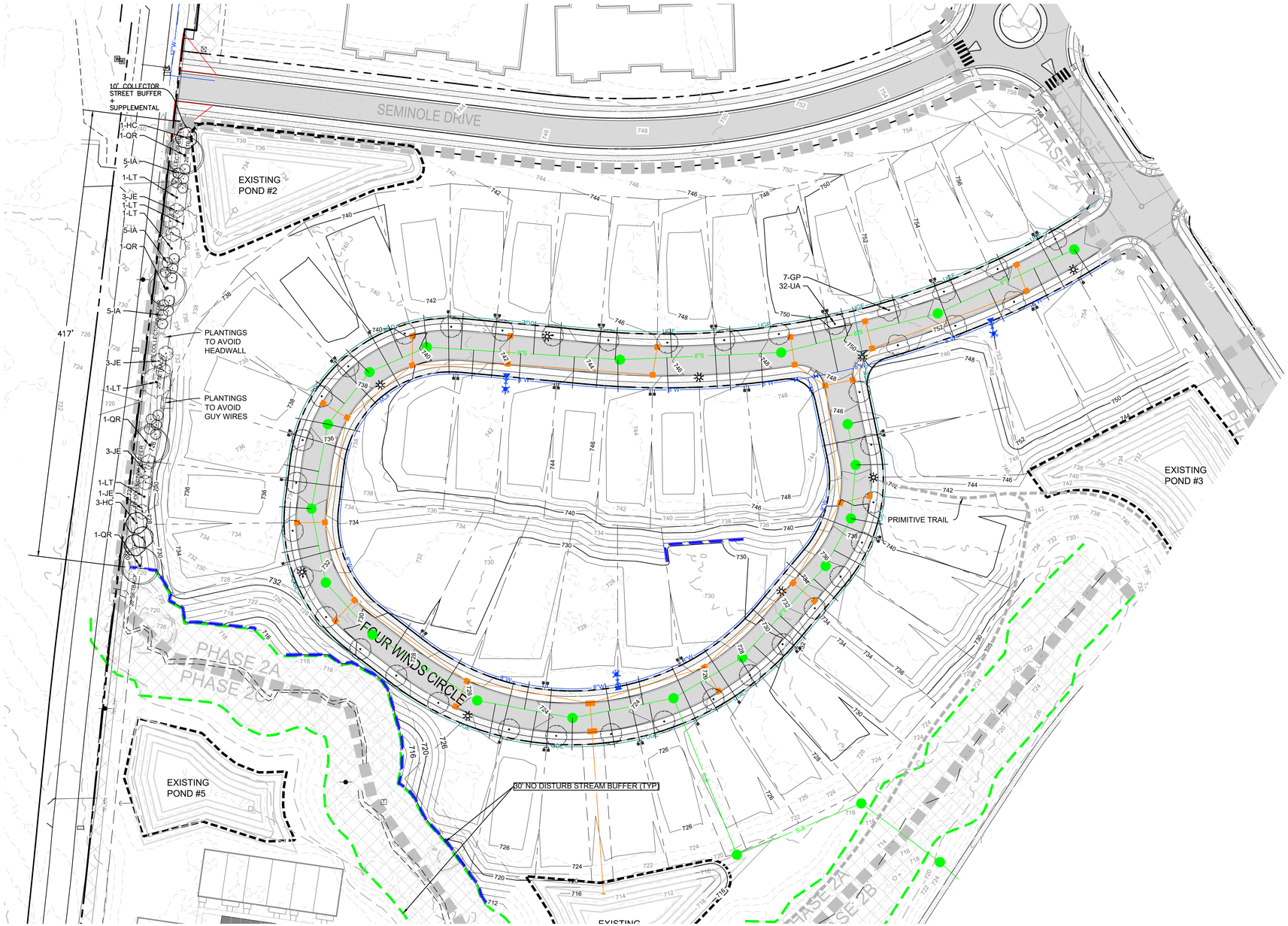
ENLARGED UTILITY

Drawing No.

U1.2

Project No.

21-0311




**BUFFER CALCULATIONS**

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

REQUIRED PLANTINGS

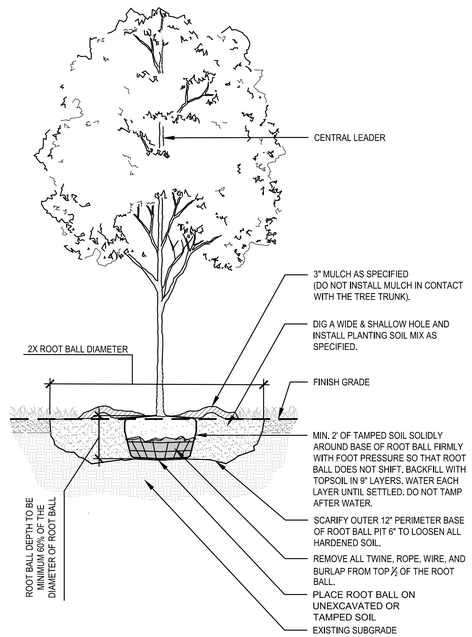
REQUIRED CANOPY TREES: 13
(3 PER 100LF) (3 X 4.17 = 12.51)

REQUIRED EVERGREEN TREES: 30
(7 PER 100LF) (7 X 4.17 = 29.19)

PROVIDED PLANTINGS

PROVIDED CANOPY TREES: 13
(10' TALL MIN)
PROVIDED EVERGREEN TREES: 30
(6' TALL MIN)

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




TYPICAL TREE PLANTING
3/8" = 1'-0"

| PLANT SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE | HEIGHT | REMARKS |
| TREES | | | | | | | |
| GP | 7 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR TREE | CANOPY | 2" CAL. | 12-14` HT | B&B, STRONG CENTRAL LEADER |
| UA | 32 | ULMUS PARVIFOLIA 'ALLEE' | ALLEE® LACEBARK ELM | CANOPY | 2" CAL. | 12-14` HT | B&B, STRONG CENTRAL LEADER |
| BUFFER TREES | | | | | | | |
| HC | 4 | HALESIA CAROLINA | SILVERBELL | CANOPY | 2" CAL. | 10` HT. | B&B, SINGLE STEM, 4' SPREAD MIN. |
| IA | 20 | ILEX OPACA | AMERICAN HOLLY | EVERGREEN | 6` HT. | | B&B, FULL TO BASE |
| JE | 10 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | EVERGREEN | 6` HT. | | B&B, FULL TO BASE |
| LT | 5 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | CANOPY | 2" CAL. | 10` HT. | B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN. |
| QR | 4 | QUERCUS RUBRA | NORTHERN RED OAK | CANOPY | 2" CAL. | 10` HT. | B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN. |

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

0 50 100

RaganSmith
a Pape-Dawson company

TAYLOR LEWARON FISCHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 411 — 11/17/25

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

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Approved By: TF

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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

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PLOTTED BY HUNTER.FRED ON 11/17/2025 3:28 PM LAST UPDATED BY HFRED ON 11/17/2025 3:28 PM

## AUTUMN – 340 – ELEVATION F
INTERIOR LOT ELEVATION




## AUTUMN – 340 – ELEVATION X
INTERIOR LOT ELEVATION




## AUTUMN – 340 – ELEVATION T
CORNER LOT ELEVATION *




## DALLAS – 342 – ELEVATION F
INTERIOR LOT ELEVATION






## DALLAS – 342 – ELEVATION H
INTERIOR LOT ELEVATION






## DALLAS – 342 – ELEVATION T
INTERIOR LOT ELEVATION






## DALLAS – 342 – ELEVATION X
CORNER LOT ELEVATION *



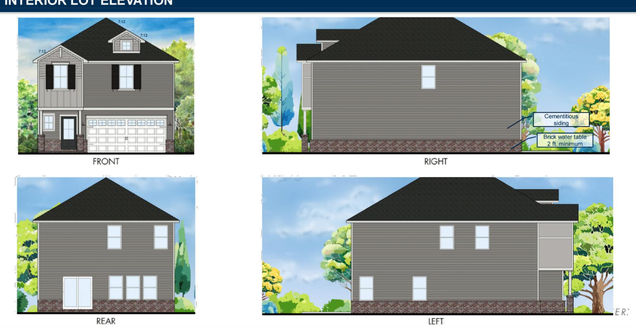



## LENNON – 343 – ELEVATION F
INTERIOR LOT ELEVATION






## LENNON – 343 – ELEVATION T
INTERIOR LOT ELEVATION



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PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
No. 00117-0124
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.0

Project No.

21-0311

## LENNON – 343 – ELEVATION U
INTERIOR LOT ELEVATION



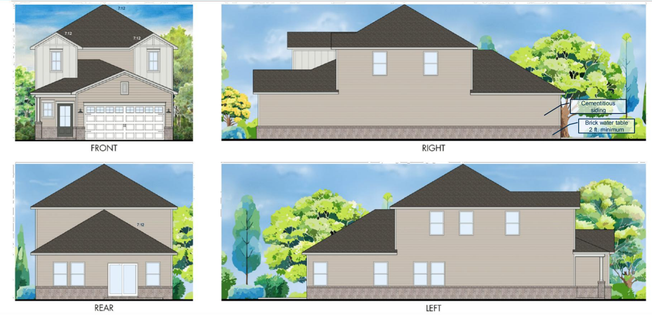

14

## LENNON – 343 – ELEVATION W
CORNER LOT ELEVATION *




15

## SYDNEY – 344 – ELEVATION F
INTERIOR LOT ELEVATION



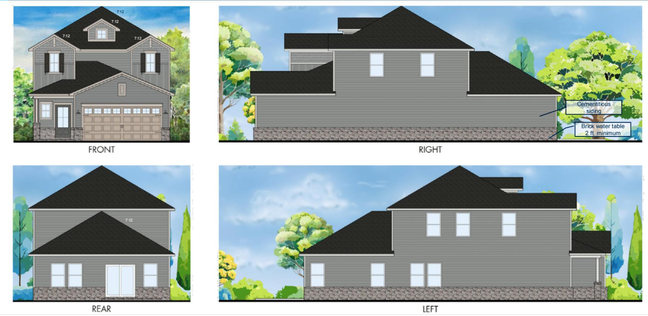

16

## SYDNEY – 344 – ELEVATION K
INTERIOR LOT ELEVATION




17

## SYDNEY – 344 – ELEVATION T
INTERIOR LOT ELEVATION




18

## SYDNEY – 344 – ELEVATION U
CORNER LOT CONDITION *




## PAISLEY – 346 – ELEVATION F
INTERIOR LOT ELEVATION



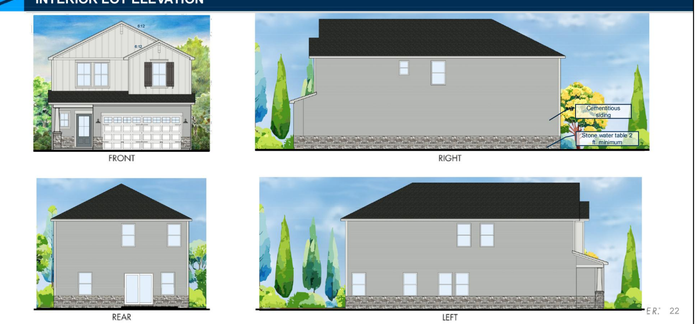

20

## PAISLEY – 346 – ELEVATION K
INTERIOR LOT ELEVATION




21

## PAISLEY – 346 – ELEVATION Y
INTERIOR LOT ELEVATION




22

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A
FOR
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CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.1

Project No.

21-0311

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## PAISLEY – 346 – ELEVATION T
CORNER LOT CONDITION *




## VIENNA – 384 – ELEVATION F
INTERIOR LOT ELEVATION




## VIENNA – 384 – ELEVATION H
INTERIOR LOT ELEVATION




## VIENNA – 384 – ELEVATION S
INTERIOR LOT ELEVATION




## VIENNA – 384 – ELEVATION W
CORNER LOT CONDITION *




## ROCKWELL – 446 –ELEVATION F
INTERIOR LOT ELEVATION




## ROCKWELL – 446 –ELEVATION H
INTERIOR LOT ELEVATION




## ROCKWELL – 446 –ELEVATION T
INTERIOR LOT ELEVATION




## ROCKWELL – 446 –ELEVATION Z
CORNER LOT ELEVATION *




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RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
ARCHITECTURAL
AGENCY, LLC
No. 00111.0, 2025
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A
FOR
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CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.2

Project No.

21-0311

# SINGLE FAMILY STREETSCAPE





RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
NO. 001174
STATE OF TENNESSEE
11 17 2025

**BEAR SPRINGS PHASE 2A**
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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1 2025.11.17 PER CITY COMMENTS

Drawing Title:
ARCHITECTURAL STREETSCAPE

Drawing No.
A2.0

Project No.
21-0311

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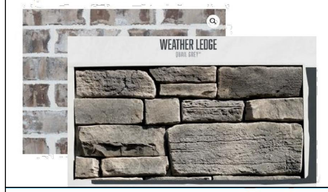
## SCHEME - 1 –



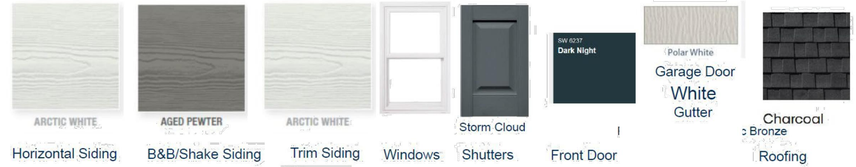

Oyster Cove with White Mortar



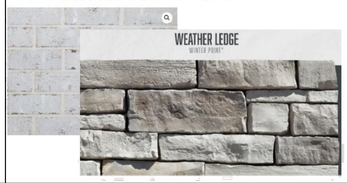





## SCHEME – 2




North Highland with White Mortar





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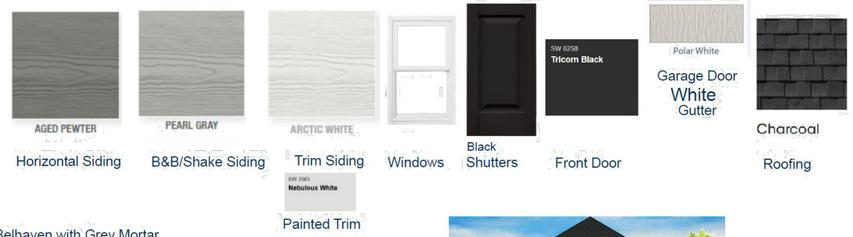
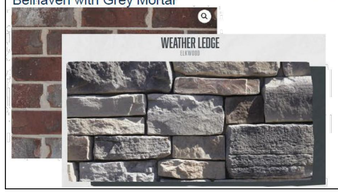



Belhaven with Grey Mortar





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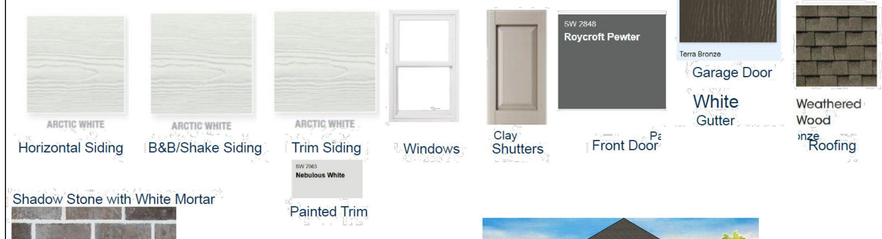
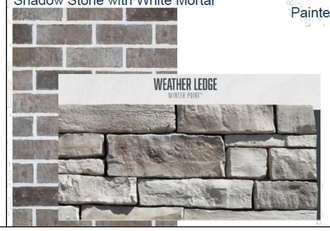


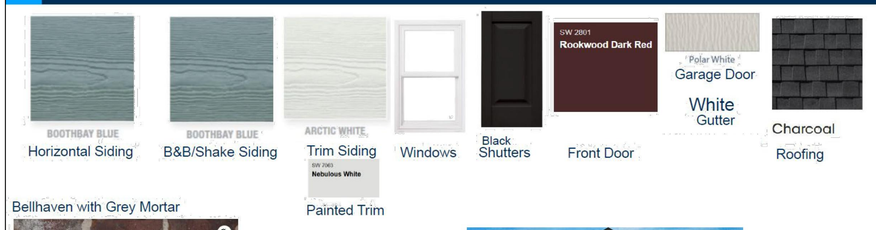

Shadow Stone with White Mortar



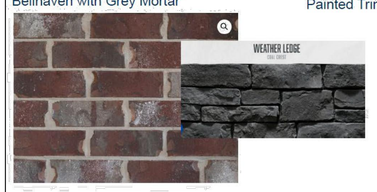





## SCHEME – 6



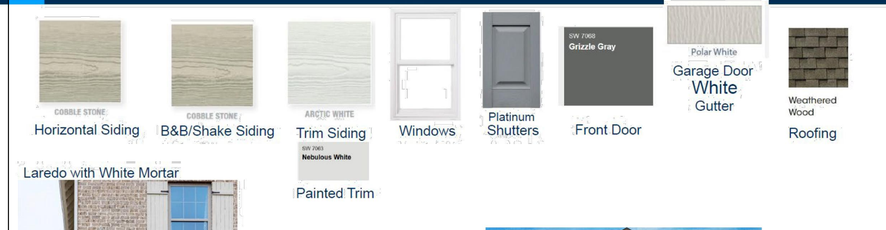

Bellhaven with Grey Mortar



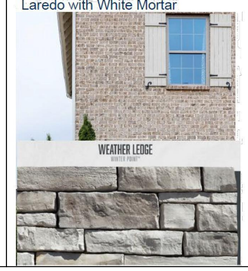





## SCHEME – 8




Laredo with White Mortar








G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2A PLAN SHEETS\PDSY1 / ARCHITECTURAL PLANS.DWG
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ARCHITECT
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11 17 2025

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FOR

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| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.0

Project No.

21-0311

## SCHEME – 9



Horizontal Siding



B&B/Shake Siding



Trim Siding

SW 7065
Nebulous White
Painted Trim


Windows


Midnight Blue
Shutters



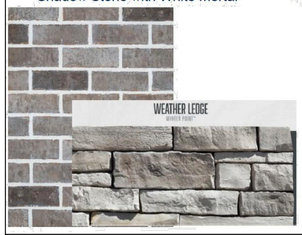
Front Door



Garage Door
White
Gutter


Weathered Wood
Roofing

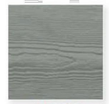
Shadow Stone with White Mortar



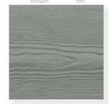





## SCHEME – 10



Horizontal Siding



B&B/Shake Siding


Cobble Stone
Trim Siding

SW 7641
Colonnade Gray
Painted Trim


Windows


Musket Brown
Shutters



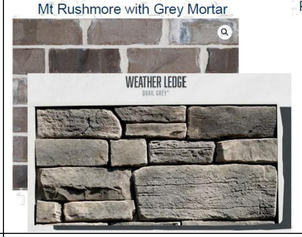
Front Door



Garage Door
Bronze
Gutter


Weathered Wood
Roofing

Mt Rushmore with Grey Mortar








## SCHEME – 11 * ALL BRICK



Horizontal Siding



B&B/Shake Siding



Trim Siding

SW 7065
Nebulous White
Painted Trim


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter
Patrician Bronze/Classic Bronze


Pewter Gray
Roofing

North Highland with White Mortar



Stone N/A





## SCHEME - 12



Horizontal Siding



B&B/Shake Siding


Cobble Stone
Trim Siding

SW 7641
Colonnade Gray
Painted Trim


Windows


Black
Shutters



Front Door



Garage Door
Black
Gutter


Charcoal
Roofing

US Brick - St Lorain Ivory Mortar








## SCHEME - 13



Horizontal Siding



B&B/Shake Siding



Trim Siding

SW 7065
Nebulous White
Painted Trim


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter


Pewter Gray
Roofing

Alamo with White Mortar








## SCHEME – 14



Horizontal Siding



B&B/Shake Siding



Trim Siding

SW 7065
Nebulous White
Painted Trim


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter


Pewter Gray
Roofing

Oyster Cove with White Mortar










G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PLOT\01 | ARCHITECTURAL PLANS.DWG
PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
NO. 00111-0124
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.1

Project No.

21-0311

## SCHEME – 15


INDUSTRIAL GRAY
Horizontal Siding


LOST IN GRAY
B&B/Shake Siding


ARCTIC WHITE
Trim Siding
SW 7063 Nebulous White
Painted Trim


Windows

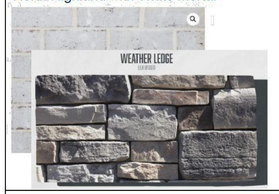

Tuxedo Grey
Shutters


SW 7080 Attitude Gray
Front Door


Polar White
Garage Door
White
Gutter


Charcoal
Roofing

North Highland with White Mortar








## SCHEME - 19


Midnight Black
Horizontal Siding


PEARL GRAY
B&B/Shake Siding


ARCTIC WHITE
Trim Siding
SW 7063 Nebulous White
Painted Trim


Windows


Black
Shutters


SW 6258 Tricorn Black
Front Door


Polar White
Garage Door
White
Gutter


Charcoal
Roofing

Nightfall with Black Mortar








## SCHEME - 20


BOOTHBAY BLUE
Horizontal Siding


LIGHT MIST
B&B/Shake Siding


ARCTIC WHITE
Trim Siding
SW 7063 Nebulous White
Painted Trim


Windows


Tuxedo Grey
Shutters


SW 7075 Sealskin
Front Door


Polar White
Garage Door
White
Gutter


Charcoal
Roofing

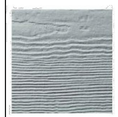
Alamo with White Mortar








## SCHEME - 21


LIGHT MIST
Horizontal Siding


ARCTIC WHITE
B&B/Shake Siding


ARCTIC WHITE
Trim Siding
SW 7063 Nebulous White
Painted Trim


Windows


Tuxedo Grey
Shutters


SW 6235 Foggy Day
Front Door


Polar White
Garage Door
White
Gutter


Charcoal
Roofing

North Highland with White Mortar








## SCHEME – 22


LOST IN GRAY
Horizontal Siding


LOST IN GRAY
B&B/Shake Siding


ARCTIC WHITE
Trim Siding
SW 7063 Nebulous White
Painted Trim


Windows


Storm Cloud
Shutters


SW 7069 Iron Ore
Front Door


Polar White
Garage Door
White
Gutter


Charcoal
Roofing

Belle Meade with White Mortar








## SCHEME - 23


Midnight Black
Horizontal Siding


Midnight Black
B&B/Shake Siding


ARCTIC WHITE
Trim Siding
SW 7063 Nebulous White
Painted Trim


Windows


Black
Shutters


SW 6202 Cast Iron
Front Door


Polar White
Garage Door
White
Gutter


Charcoal
Roofing

Nightfall with Black Mortar





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PLOTTED BY HUNTER FRED ON: 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON: 11/17/2025 3:29 PM

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
NO. 00111-0004
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

ARCHITECTURAL PATTERNS

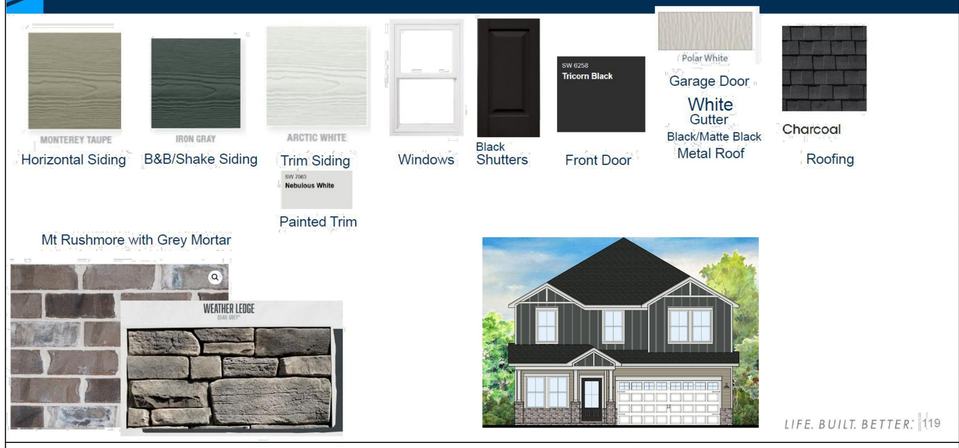
Drawing No.

A3.2

Project No.

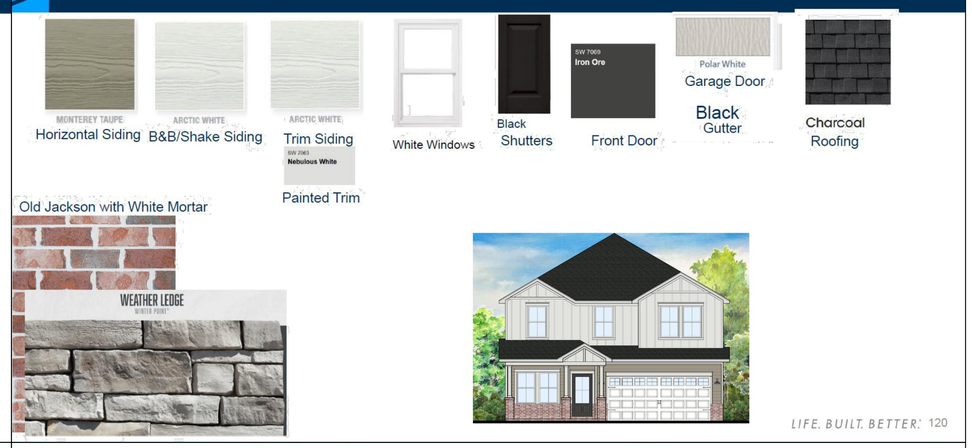
21-0311

## SCHEME – 24



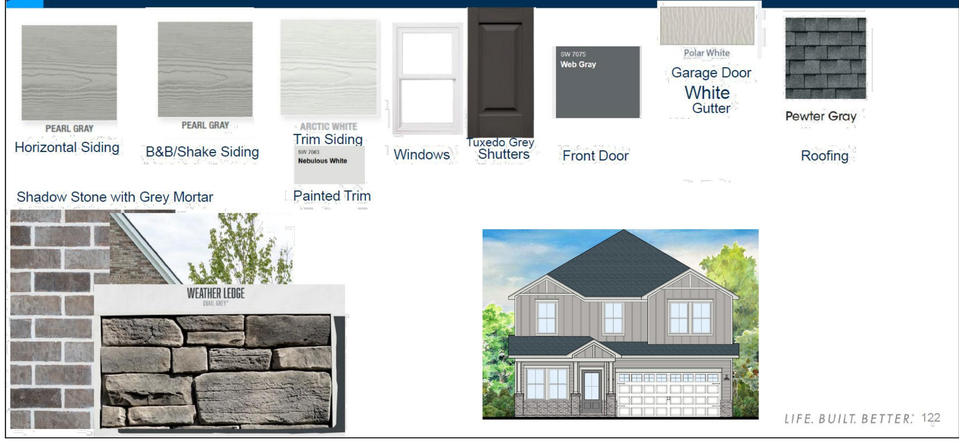

LIFE. BUILT. BETTER. 119

## SCHEME – 25



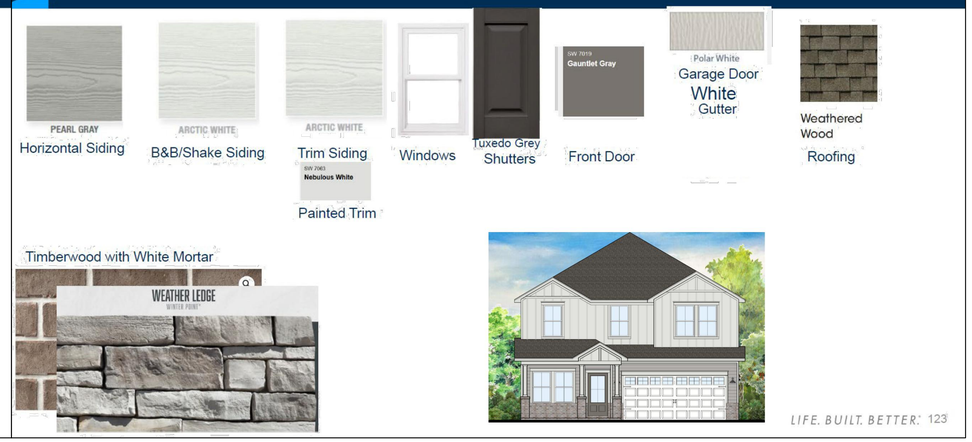

LIFE. BUILT. BETTER. 120

## SCHEME – 27




LIFE. BUILT. BETTER. 122

## SCHEME – 28




LIFE. BUILT. BETTER. 123

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.3

Project No.

21-0311

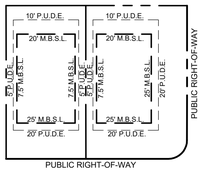
G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PLOT\01 ARCHITECTURAL PLANS.DWG
PLOTTED BY HUNTER FREIDON 11/17/2025 3:30 PM LAST UPDATED BY HFREIDON 11/17/2025 3:22 PM

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK LINE FOR THE FOLLOWING LOTS - 75-96, 98, 99, 111-113.
10. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.



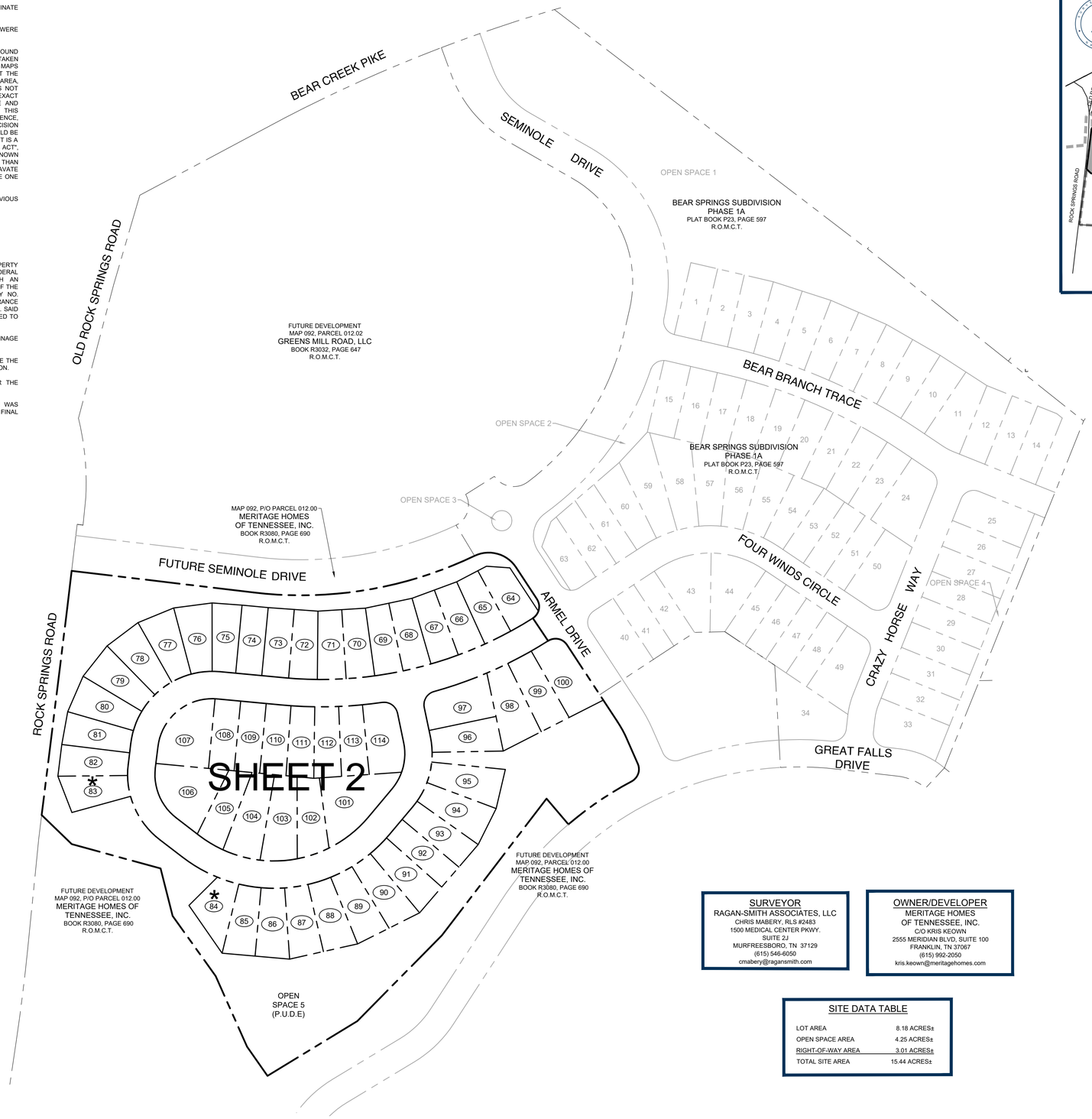

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

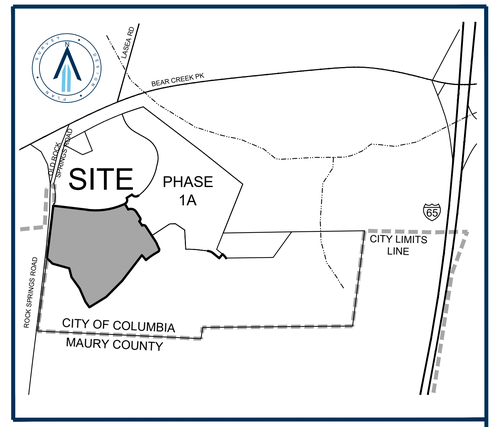
## PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TPG AG EHC III (MTH) MULTI STAE 2, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3080, PAGE 690, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.




LOCATION MAP
NOT TO SCALE

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,862 | 0.16 |
| 89 | 7,039 | 0.16 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 90 | 6,964 | 0.16 |
| 91 | 7,082 | 0.16 |
| 92 | 6,247 | 0.14 |
| 93 | 6,597 | 0.15 |
| 94 | 7,532 | 0.17 |
| 95 | 7,468 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |

| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,110 | 4.25 |


SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

OWNER/DEVELOPER
MERITAGE HOMES
OF TENNESSEE, INC.
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com


SITE DATA TABLE

| | |
|---|---|
| LOT AREA | 8.18 ACRES± |
| OPEN SPACE AREA | 4.25 ACRES± |
| RIGHT-OF-WAY AREA | 3.01 ACRES± |
| TOTAL SITE AREA | 15.44 ACRES± |

LEGEND

| | |
|---|---|
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| (123) | LOT NUMBER |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2483
11/17/2025
TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

| | | |
|---|---|---|
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311


P:\21-0311 FILES\PLAT\PRELIMINARY\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
PLOTTED BY: Joseph Vaughn | PLOTTED ON: Nov 17, 2025 - 3:08 PM | XREF: XREF-BOUNDARY.DWG, XREF-TOPO.DWG




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHD BRG | CHORD | TANGENT |
| C1 | 414.75' | 732.50' | 32°26'31" | N80°33'54"E | 409.24' | 213.10 |
| C2 | 86.24' | 60.00' | 82°21'06" | S74°28'48"E | 79.00' | 52.48 |
| C3 | 39.71' | 25.00' | 91°00'55" | S12°12'13"W | 35.67' | 25.45 |
| C4 | 39.27' | 25.00' | 90°00'00" | S78°18'15"E | 35.36' | 25.00 |
| C5 | 37.38' | 225.00' | 9°31'11" | S28°32'39"E | 37.34' | 18.74 |
| C6 | 37.42' | 25.00' | 85°45'07" | S19°05'30"W | 34.02' | 23.21 |
| C7 | 140.26' | 650.00' | 12°21'48" | S55°47'09"W | 139.99' | 70.40 |
| C8 | 229.06' | 775.14' | 16°55'54" | S66°04'19"W | 228.23' | 115.37 |
| C9 | 35.95' | 775.14' | 2°39'25" | N58°56'04"E | 35.94' | 17.98 |
| C10 | 48.56' | 775.14' | 3°35'23" | N62°03'28"E | 48.56' | 24.29 |
| C11 | 42.07' | 775.14' | 3°06'34" | N65°24'26"E | 42.06' | 21.04 |
| C12 | 102.49' | 775.14' | 7°34'32" | N70°44'59"E | 102.41' | 51.32 |
| C13 | 37.70' | 25.00' | 86°24'30" | S31°20'03"W | 34.23' | 23.48 |
| C14 | 135.95' | 150.00' | 51°55'42" | S14°05'40"W | 131.34' | 73.04 |
| C15 | 28.37' | 150.00' | 10°50'07" | N06°27'08"W | 28.32' | 14.23 |
| C16 | 17.86' | 150.00' | 6°49'26" | S02°22'39"W | 17.85' | 8.94 |
| C17 | 38.68' | 150.00' | 14°46'27" | S13°10'35"W | 38.57' | 19.45 |
| C18 | 38.68' | 150.00' | 14°46'27" | S27°57'01"W | 38.57' | 19.45 |
| C19 | 12.36' | 150.00' | 4°43'16" | S37°41'53"W | 12.36' | 6.18 |
| C20 | 419.75' | 275.00' | 87°27'12" | S83°47'07"W | 380.17' | 263.04 |
| C21 | 7.65' | 275.00' | 1°35'36" | S40°51'19"W | 7.65' | 3.82 |
| C22 | 41.29' | 275.00' | 8°36'09" | S45°57'11"W | 41.25' | 20.68 |
| C23 | 41.29' | 275.00' | 8°36'09" | S54°33'20"W | 41.25' | 20.68 |
| C24 | 43.59' | 275.00' | 9°04'53" | S63°23'50"W | 43.54' | 21.84 |
| C25 | 43.59' | 275.00' | 9°04'53" | S72°28'43"W | 43.54' | 21.84 |
| C26 | 43.13' | 275.00' | 8°59'08" | N81°30'44"E | 43.08' | 21.61 |
| C27 | 43.13' | 275.00' | 8°59'08" | S89°30'08"E | 43.08' | 21.61 |
| C28 | 41.29' | 275.00' | 8°36'09" | S80°42'30"E | 41.25' | 20.68 |
| C29 | 41.29' | 275.00' | 8°36'09" | S72°06'21"E | 41.25' | 20.68 |
| C30 | 73.51' | 275.00' | 15°19'00" | N60°08'47"W | 73.30' | 36.98 |
| C31 | 155.67' | 150.00' | 59°27'46" | N22°45'24"W | 148.78' | 85.67 |
| C32 | 97.06' | 150.00' | 37°04'27" | N33°57'04"W | 95.38' | 50.30 |
| C33 | 38.68' | 150.00' | 14°46'27" | S08°01'37"E | 38.57' | 19.45 |
| C34 | 19.93' | 150.00' | 7°36'52" | S03°10'03"W | 19.92' | 9.98 |
| C35 | 231.47' | 150.00' | 88°24'48" | N51°10'53"E | 209.17' | 145.90 |
| C36 | 23.85' | 150.00' | 9°06'41" | S11°31'49"W | 23.83' | 11.95 |
| C37 | 38.68' | 150.00' | 14°46'27" | S23°28'23"W | 38.57' | 19.45 |
| C38 | 38.68' | 150.00' | 14°46'27" | S38°14'50"W | 38.57' | 19.45 |
| C39 | 38.68' | 150.00' | 14°46'27" | S53°01'17"W | 38.57' | 19.45 |
| C40 | 38.68' | 150.00' | 14°46'27" | S67°47'43"W | 38.57' | 19.45 |
| C41 | 38.68' | 150.00' | 14°46'27" | S82°34'10"W | 38.57' | 19.45 |
| C42 | 14.22' | 150.00' | 5°25'53" | N87°19'40"W | 14.21' | 7.12 |
| C43 | 476.75' | 725.00' | 37°40'36" | N76°32'58"E | 468.20' | 247.35 |
| C44 | 8.77' | 725.00' | 0°41'35" | N84°57'31"W | 8.77' | 4.39 |
| C45 | 52.63' | 725.00' | 4°09'34" | N87°23'06"W | 52.62' | 26.33 |
| C46 | 52.63' | 725.00' | 4°09'34" | S88°27'20"W | 52.62' | 26.33 |
| C47 | 52.63' | 725.00' | 4°09'34" | S84°17'46"W | 52.62' | 26.33 |
| C48 | 52.63' | 725.00' | 4°09'34" | S80°08'12"W | 52.62' | 26.33 |
| C49 | 52.63' | 725.00' | 4°09'34" | S75°58'38"W | 52.62' | 26.33 |
| C50 | 52.63' | 725.00' | 4°09'34" | S71°49'04"W | 52.62' | 26.33 |
| C51 | 52.63' | 725.00' | 4°09'34" | S67°39'29"W | 52.62' | 26.33 |
| C52 | 52.63' | 725.00' | 4°09'34" | S63°29'55"W | 52.62' | 26.33 |
| C53 | 46.92' | 725.00' | 3°42'28" | S59°33'54"W | 46.91' | 23.47 |
| C54 | 16.53' | 25.00' | 37°53'07" | S38°46'07"W | 16.23' | 8.58 |
| C55 | 23.18' | 25.00' | 53°07'48" | N06°44'21"W | 22.36' | 12.50 |
| C56 | 37.71' | 25.00' | 86°25'00" | N55°04'42"W | 34.23' | 23.48 |
| C57 | 90.63' | 100.00' | 51°55'42" | N14°05'40"E | 87.56' | 48.70 |
| C58 | 55.15' | 100.00' | 31°36'02" | S03°55'49"W | 54.46' | 28.30 |
| C59 | 35.48' | 100.00' | 20°19'40" | S29°53'41"W | 35.29' | 17.93 |
| C60 | 343.43' | 225.00' | 87°27'12" | N83°47'07"E | 311.05' | 215.22 |
| C61 | 92.26' | 225.00' | 23°29'40" | S51°48'21"W | 91.62' | 46.79 |
| C62 | 61.30' | 225.00' | 15°36'37" | S71°21'29"W | 61.11' | 30.84 |
| C63 | 68.42' | 225.00' | 17°25'23" | S87°52'29"W | 68.16' | 34.48 |
| C64 | 70.83' | 225.00' | 18°02'10" | N74°23'44"W | 70.54' | 35.71 |
| C65 | 50.62' | 225.00' | 12°53'22" | N58°55'58"W | 50.51' | 25.42 |
| C66 | 103.78' | 100.00' | 59°27'46" | S22°45'24"E | 99.19' | 57.11 |
| C67 | 154.31' | 100.00' | 88°24'48" | S51°10'53"W | 139.45' | 97.27 |
| C68 | 150.13' | 100.00' | 86°01'15" | N49°59'06"E | 136.43' | 93.29 |
| C69 | 4.18' | 100.00' | 2°23'33" | S85°48'30"E | 4.18' | 2.09 |
| C70 | 184.97' | 775.00' | 13°40'28" | S88°33'02"W | 184.53' | 92.92 |
| C71 | 17.84' | 775.00' | 1°19'07" | S85°16'17"E | 17.84' | 8.92 |
| C72 | 43.60' | 775.00' | 3°13'24" | S87°32'32"E | 43.59' | 21.81 |
| C73 | 43.60' | 775.00' | 3°13'24" | N89°14'04"E | 43.59' | 21.81 |
| C74 | 43.60' | 775.00' | 3°13'24" | N86°00'40"E | 43.59' | 21.81 |
| C75 | 36.33' | 775.00' | 2°41'10" | N83°03'23"E | 36.33' | 18.17 |

## LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- LOT NUMBER
- CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

## NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

## NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.




SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2465
11/17/2025
TENNESSEE NO. 2465

# BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

G:\21-0311 PI - SURVEY\PLAT\PRELIMINARY\PHASE 2A\21-0311 - PHASE 2A PRELIMINARY PLAT.DWG
11/17/2025 11:19:47 AM CST, CHRISTOPHER MABRY, RAGAN SMITH ASSOCIATES, TENNESSEE, NAD83, 1 FOOT = 1.000000000 US SURVEY FOOT, PLOTTED BY CHRISTOPHER MABRY, 1:50 PM

# FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

# BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

## CONTACTS


### OWNER/DEVELOPER

*KRIS KEOWN*
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

### CIVIL

*MARK MERRILL*
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

### LANDSCAPE ARCHITECTURE

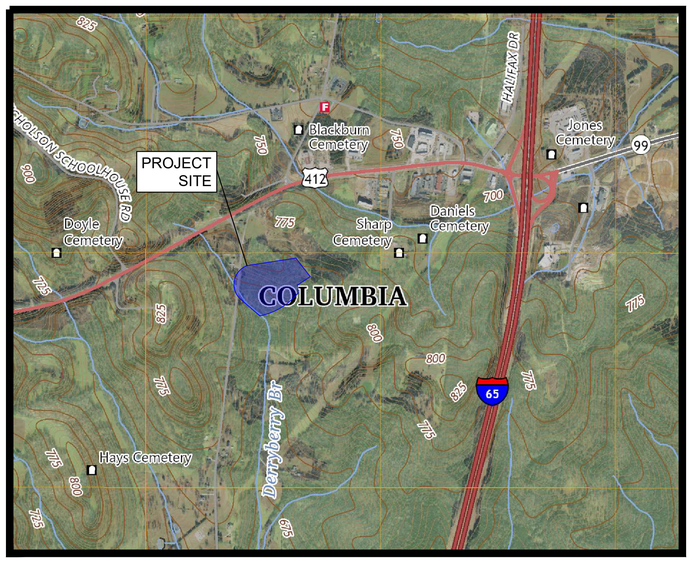
*TYLOR FISCHER*
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

### WATER

*MATT* WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

### ELECTRICAL

*CAMERON ISLEY*
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM


LOCATION MAP
NOT TO SCALE

## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL LAYOUT |
| C1.1 | ENLARGED LAYOUT |
| C1.2 | ENLARGED LAYOUT |
| C1.3 | PUD LAYOUT COMPARISON EXHIBIT |
| C2.0 | OVERALL GRADING |
| C2.1 | ENLARGED GRADING |
| C2.2 | ENLARGED GRADING |
| U1.0 | OVERALL UTILITY |
| U1.1 | ENLARGED UTILITY |
| U1.2 | ENLARGED UTILITY |
| L1.0 | LANDSCAPE |
| A1.0 | ARCHITECTURAL ELEVATIONS |
| A1.1 | ARCHITECTURAL ELEVATIONS |
| A1.2 | ARCHITECTURAL ELEVATIONS |
| A2.0 | ARCHITECTURAL STREETSCAPE |
| A3.0 | ARCHITECTURAL PATTERNS |
| A3.1 | ARCHITECTURAL PATTERNS |
| A3.2 | ARCHITECTURAL PATTERNS |
| A3.3 | ARCHITECTURAL PATTERNS |
| P1.0 | PRELIMINARY PLAT |
| P2.0 | PRELIMINARY PLAT |

**Overall Site Parking Calculations**

| Units: | Townhouse (Garage/Driveway) | Townhouse (Surface Parked) | Multi-Family |
|---|---|---|---|
| 1-BED: | 0 | 0 | 202 |
| 2-BED: | 0 | 0 | 67 |
| 3-BED: | 94 | 137 | 67 |
| | | | |
| **Total Units:** | **98** | **137** | **336** |
| | | | |
| **Total Parking Required:** | **196** | **274** | **402.75** |
| Ratio (Spaces/Unit): | 2 / Unit | 2 / Unit | .75 1-Bed / 1.5 2-Bed / 2.25 3-Bed |
| **Total Parking Provided:** | **203 (+ 98 Garages)** | **332** | **594** |
| Surface Provided: | 66 | 332 | 594 |
| Garage Provided: | 98 | 0 | 0 |
| Driveway Provided: | 137 | 0 | 0 |
| Ratio (Spaces/Unit): | 2.07 | 2.42 | 1.77 |

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

# CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT — REGISTERED LANDSCAPE ARCHITECT — AGEC.0001283 — NO. 0001145 — STATE OF TENNESSEE
11 | 18 | 2025

**BEAR SPRINGS - PHASE 2A**
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.10.20
Approved By: JFV

Revisions:

| | | |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2025.11.17 | PER CITY COMMENTS |

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\C-PLAN SHEETS\PCD\01 COVER.DWG
PLOTTED BY HUNTER FREDCK 11/19/2025 3:11 PM LAST UPDATED BY HFRED CK 11/17/2025 3:29 PM

November 14, 2025

Mr. Glenn Harper, P.E. City Engineer
City of Columbia, TN
700 N. Garden Street
Columbia, TN

RE: Bear Springs Concurrence Letter to TIS Report

Dear Mr. Glenn Harper,

Meritage Homes, Corp (Developer) would like to submit this concurrence letter to the City of Columbia acknowledging our commitment to make the off-site improvements as outlined in the TIS for Bear Springs (formerly referred to at 1449 Rock Springs Road PUD) prepared by Ragan Smith dated March 22nd, 2021. This agreement includes the recommendations from Volkert issued on March 30th, 2021, on behalf of the City of Columbia, TN, and as noted in the updated TIS dated April 19th, 2021. A list of the remaining improvements from the April 19th, 2021 TIS is included below.

Bear Creek Pike at Rock Springs Road

- The approach of Rock Springs Road to Bear Creek Pike should be modified to remove the existing, raised triangular island. The laneage provided on this approach should consist of one (1) lane for southbound traffic exiting the intersection, one (1) northbound left turn lane, and one (1) northbound right turn lane for traffic turning on to Bear Creek Pike. The northbound turn lanes should include a minimum storage length of 75 feet and appropriate tapers per AASHTO, MUTCD, and/or TDOT guidelines.
- An eastbound right turn lane should be constructed on Bear Creek Pike at Rock Springs Road with 180 feet of full width deceleration length and 180 feet of taper.
- A TDOT grading permit will be necessary prior to construction within the right-of-way on Bear Creek Pike.
- The existing two-way left turn lane provides a storage area for left turn movements off of and onto Bear Creek Pike.

Rock Springs Road at Project Access #2

- The traffic volumes on Rock Springs Road and Project Access #2 do not warrant the installation of a left turn lane or right turn lane. Project Access #2 should be designed and installed per City of Columbia access and design standards.

All improvements will be designed and constructed in accordance with AASHTO, TDOT, and the City of Columbia standards.

Should you have any questions, please contact me at 480.204.3579.

Respectfully,

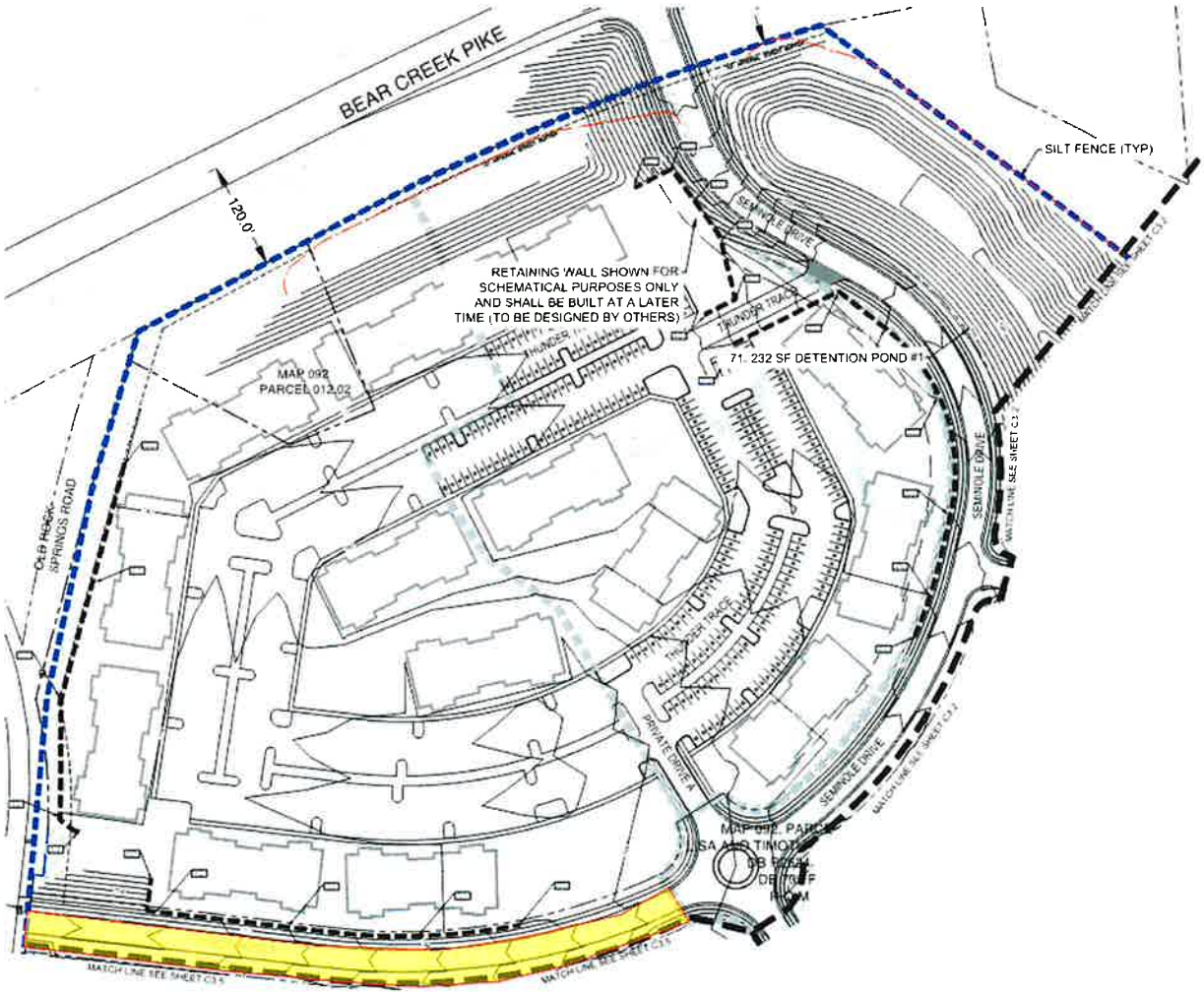
Clifton Berry
Meritage Homes, Corp
Land Development Manager

7/15/2024

Upon completion of Seminole Drive as part of Phase 1A of the Bear Springs PUD located at 1449 Rock Springs Rd, Columbia, TN, 38401, Willow Branch Partners will ensure Seminole Drive is continued and connected to Rock Springs Road with the completion of future phases of the development as highlighted in the exhibit below.

Thanks,

Greg Templeton
CFO – Authorized Agent
Willow Branch Partners, LLC



BK/PG:R3045/654-658
25001472

| | |
|---|---|
| 5 PGS : RELEASE | |
| BECKY BUCHANAN 344197 - 25001472 | |
| 02/03/2025 - 12:03 PM | |
| VALUE | |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 25.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 27.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This instrument was prepared by:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

# MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT

**THIS MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT** (this "Agreement") is made and entered into this 30th day of January, 2025 (the "Effective Date"), by and between **Red Oak Investment Partners**, a Tennessee general partnership ("Lessee"), and **Willow Branch Partners, LLC**, a Tennessee limited liability company, and **Bear Springs, LLC**, a Tennessee limited liability company (collectively, "Lessor").

**WITNESSETH:**

**WHEREAS**, Lessee owns a leasehold interest in that certain land in Maury County, Tennessee, being the same leasehold interest recorded at Book R1460, Page 486, Register's Office for Maury County, amended in Book R1690, Page 326, said Register's Office, assigned to AAT in Book R1810, Page 954, said Register's Office, assigned to Cross Towers, LLC, in Book R2003, Page 88, said Register's Office, assigned to Telecom Tower Group, LLC, in Book R2050, Page 402, said Register's Office, and that which was assigned to Lessee in Book R2936, Page 1281, said Register's Office (collectively, the "Lease"); and

**WHEREAS**, Lessor and Lessee are desirous of mutually terminating the Lease and releasing each other from the terms therefrom pursuant to the terms of this Agreement.

**NOW, THEREFORE**, in consideration of the agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. **Termination.** Lessor and Lessee hereby agree that the Lease shall terminate and expire on January 30, 2025 (the "Termination Date"). Effective as of the Termination Date, neither Lessor nor Lessee shall have any further rights or obligations under the Lease, except as provided in this Agreement.

2. **Mutual Release.** Following the Termination Date, Lessor and Lessee shall each release and discharge the other from any and all debts, demands, actions, claims, suits, and liabilities whatsoever of every name and nature, whether at law or in equity, now or hereafter existing (whether known or unknown as of the date hereof), arising out of or in connection with the Lease and/or the property subject to the Lease. Further, Lessor and Lessee hereby represent to the other that neither party has any outstanding debts, demands, actions, claims, suits, and/or liabilities whatsoever of any name or nature, whether at law or in equity, against the other with respect to the Lease and/or the property subject to the Lease.

3. **Binding Effect.** This Agreement shall be binding upon and shall be effective for the benefit of any successors, heirs, or assigns of all parties.

**4. Counterparts.** This Agreement may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one contract.

**5. Authority.** The parties hereby represent and warrant to each other that each party hereunder has all requisite power and authority to execute, deliver and perform its obligations under this Agreement.

**IN WITNESS WHEREOF,** the parties hereto have caused this Agreement to be executed and delivered as of the Effective Date.

**LESSOR:**

**Willow Branch Partners, LLC,**
a Tennessee limited liability company

By: Ryan T. Manners
Its: Authorized Agent

**Bear Springs, LLC,**
a Tennessee limited liability company

By: Ryan T. Manners
Its: Authorized Agent

**LESSEE:**

**Red Oak Investment Partners,**
a Tennessee general partnership

By: Allen Fallon
Its: Authorized Agent

*[Lessor Notary Acknowledgement(s)]*

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Manners**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **Willow Branch Partners, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal this 30th day of January 2025.

My Commission Expires: 9/21/26 Notary Public

SHERRY M ZINN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Manners**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **Bear Springs, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal this 30th day of January 2025.

My Commission Expires: 9/21/26 Notary Public

SHERRY M ZINN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

*[Lessee Notary Acknowledgement(s)]*

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared G. Allen Patton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of **Red Oak Investment Partners**, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as Authorized Agent.

Witness my hand and seal this 31st day of January, 2025.

My Commission Expires: 5/23/27

Notary Public

JILL ELIZABETH STAMPS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 31st day of January, 2025.

K. Thomas Sidwell
Date: 1-31-25

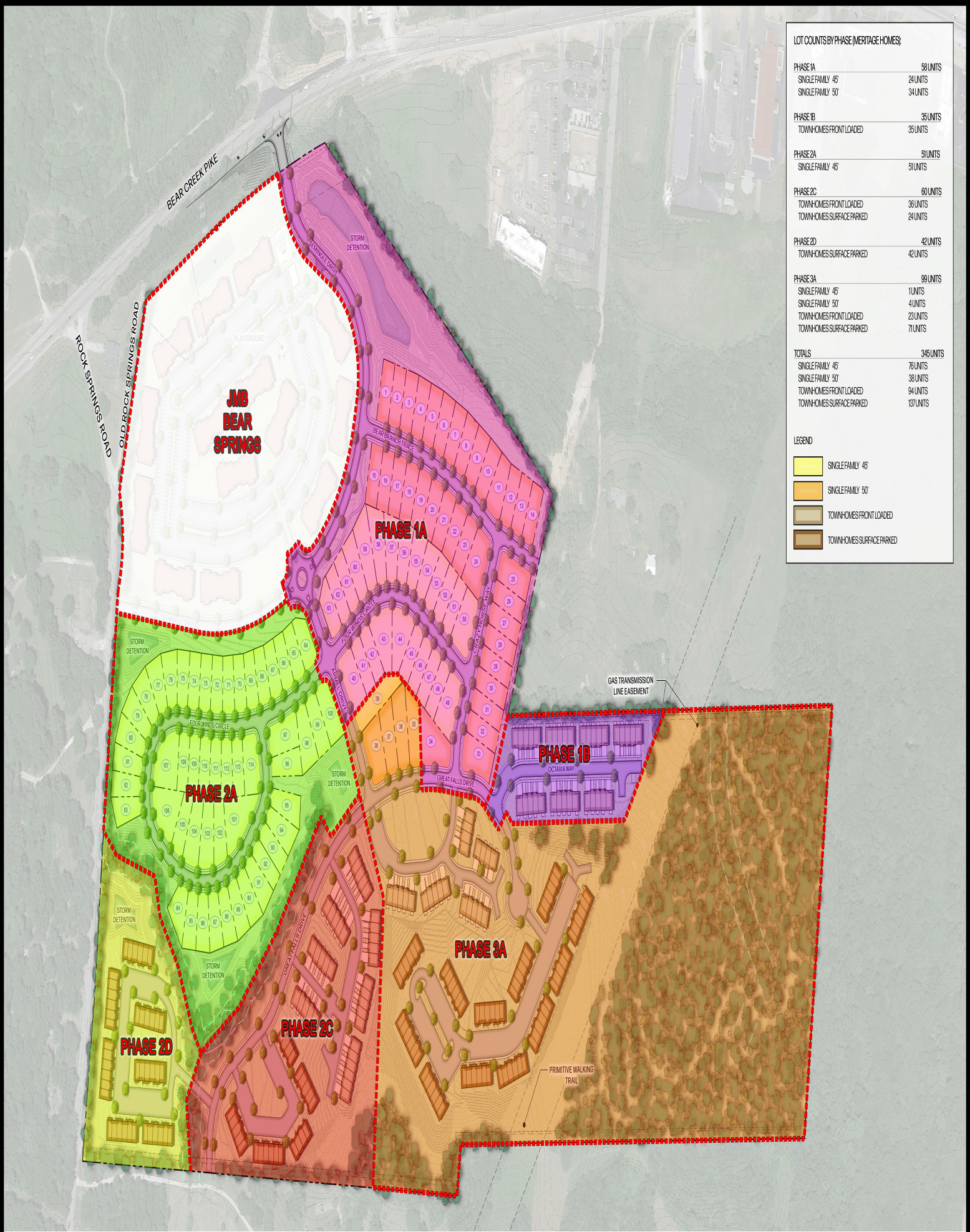
STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary Public
My Commission Expires: 1-21-26






RaganSmith

Meritage Homes LIFE. BUILT. BETTER.

# BEAR SPRINGS

## OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

CITY OF COLUMBIA TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Bear Springs - Phase 2A

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

**General**

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

**Lots and Land-Use**

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

**Structures**

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

CITY OF COLUMBIA
TENNESSEE

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

**Grading, Drainage, and Storm**

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

**Streets, Parking, and Pedestrian Elements**

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

**Landscaping, Open Space, and Amenities**

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

**Utilities**

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

CITY OF
COLUMBIA
TENNESSEE

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

**PUD Specific Items**

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

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

**Checklist Completed By:**

| HUNTER FRED | Hunter Fred | 2025.11.17 |
|---|---|---|
| Print Name | Signature | Date |

RaganSmith
a Pape-Dawson company

# Memorandum

| | | | |
|---|---|---|---|
| TO: | City of Columbia Planning Commission | FROM: | Hunter Fred |
| | | DATE: | November 17, 2025 |
| | | REFERENCE: | Bear Springs 1449 Rock Springs Rd Response to Comment Letter |
| | | JOB NUMBER: | 21-0311 |

Dear Members of the City of Columbia Planning Commission,

Thank you for your review and comments on the Final PUD of the Proposed Architectural Elevation Adjustments for Bear Springs Single Family and Townhomes. Please find below our responses to the comments provided. We have addressed each item and adjusted where appropriate to align with the City of Columbia's planning goals and requirements.

**COMMENTS:**

**Planning**

1. The lead staff person for this case is Austin Brass, AICP and Melissa Sanders will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with question about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.

   ACKNOWLEDGED

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

   ACKNOWLEDGED

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

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

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

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

3. Identify changes from Previous approved PUD Master Plan regarding lot orientation and layout. Provide exhibit showing changes in lot locations from previous approval.

   MASTER PLAN COMPARISION EXHIBIT PROVIDED IN UPDATED PLAN SET AS SHEET C1.3 (PUD LAYOUT COMPARISSON EXHIBIT).

4. Approved PUD Master Plan shows typical of 45’ and 50’ lots. There are lots listed that are less than 45’ at the lot width.

   THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK FOR THE FOLLOWING LOTS: 78-96, 98, 99, 111-113. GENERAL NOTE 9 ON SHEET P1.0 (PRELIMINARY PLAT) REFERENCES THE LOT WIDTH MEASUREMENT FOR SAID LOTS.

5. Original approved PUD Master Plan indicates a linear pedestrian path south of public road A nearest to roundabout. New proposed plan removed this linear pedestrian path.

   POND CONSTRUCTED TO SERVE JMB BEAR SPRINGS SITE REVISED LINEAR PEDESTRIAN PATH TO SIDEWALK WITHIN SEMINOLE DRIVE ROW.

6. Indicate primitive walking trails in same locations as approved PUD Master Plan.

   PRIMITIVE TRAIL INDICATED IN UPDATED PLAN SET.

7. Provide Preliminary Plat/PUD Checklist.

   PRELIMINARY PLAT/PUD CHECKLIST PROVIDED WITH RESUBMITTAL DOCUMENTS.

8. Has cellular tower and easement access been formally abandoned?

   CELLULAR TOWER AND EASEMENT ACCESS HAS BEEN FORMALLY ABANDONED. MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT PROVIDED WITH RESUBMITTAL DOCUMENTS.

9. Show location and height of retaining walls.

   RETAINING WALL HEIGHT AND LOCATION SHOWN AND INDICATED IN UPDATED PLAN SET.

10. Cite parking ratio standards from approved PUD Master Plan.

    PARKING RATIO STANDARDS NOW PROVIDED ON COVER SHEET C0.0.

11. Verify supplemental landscaping for double frontage lots.

    SUPPLEMENTAL LANDSCAPING VERIFIED TO BE PROVIDED FOR DOUBLE FRONTAGE LOTS.

12. Note that elevations will match as approved elevations from recently approved Planning Commission meeting. Staff is awaiting pattern book of those approved elevations at this time.

    APPROVED ELAVATIONS PROVIDED WITHIN UPDATED PLAN SET AS SHEETS A1.0-A3.3.

13. Significant Tree protection areas have been removed during construction. Please provide a replanting plan from trees that have been removed.

    PER LANDSCAPING SHEET L1.0, ALL SPACE AVAILABLE WITHIN 10’ BUFFER ZONE IS CURRENTLY USED BY PROPOSED PLANTING. PUD PROPOSES BUFFER AS 10’ COLLECTOR PLUS SUPPLEMENTAL PLANTING WITH NOTE STATING, “EXISTING AND/**OR** 10’ COLLECTOR”. 10’ COLLECTOR BUFFER PLUS SUPPLEMENTAL PLANTING IS INTENDED TO BE USED IN PLACE OF EXISTING VEGETATION AND THE TYPICAL DIAGRAM FROM THE PUD WAS USED AS THE BASIS OF THE PROPOSED DESIGN. IF MORE OPAQUE SCREENING IS DESIRED, THE CANOPY TREES COULD BE CHANGED TO BE LARGE GROWING EVERGREENS.

**Engineering**

14. Subject to site construction plan approval and Traffic Impact Study (TIS).

    ACKNOWLEDGED

15. Provide TIS commitment letter

    TIS COMMITMENT LETTER PROVIDED WITH RESUBMITTAL DOCUMENTS.

16. Coordinate with Maury County E-911 for addressing and street name approval.

FOUR WINDS CIRCLE IS AN EXTENSION OF AN EXISTING STREET IN BEAR SPRINGS PHASE 1A. ADDRESSES WILL BE REQUESTED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT FOR PHASE 2A.

17. Show proposed grading on preliminary plat

    THE PROPOSED GRADING HAS BEEN ADDED TO THE PRELIMINARY PLAT.

18. Turn off EPSC layers on grading plan.

    EPSC LAYERS TURNED OFF ON GRADING PLAN.

19. Provide TOW and BOW annotations for proposed wall(s). Indicate maximum height.

    TOW AND BOW ANNOTIONS WITH MAXIMUM HEIGHT NOW PROVIDED IN GRADING PLAN.

20. Preliminary PUD Master Plan indicated basement lots instead of flat pads plus retaining walls.

    BASEMENT LOTS REVISED TO FLAT PADS WITH RETAINING WALLS DUE TO TRANSFER FROM PREVIOUS TO CURRENT OWNER. CURRENT OWNER

21. Engineering requests dedication of ROW along Rock Springs Rd of the 10 ft collector buffer as shown.

    UNABLE TO PROVIDE ROW DEDICATION DUE TO CONFLICT WITH 20’ SETBACK AND IMPACT TO ADJACENT LOTS, LANDSCAPING AND TREE RE-PLACEMENT.

22. Maury County Highway has requested the City of Columbia take ownership and maintenance of Rock Springs Road from existing limits to the southern limits of the Rock Springs Road PUD development. Portions of Rock Springs Rd currently maintained by Maury County Highway do meet City standards.

    ACKNOWLEDGED

23. Note/reference Seminole Drive commitment letter on this Preliminary Plat. No final plat may be provided until Seminole Drive is completed.

    PREVIOUS WILLOW BRANCH SEMINOLE DRIVE COMMITMENT LETTER PROVIDED WITH RESUBMITTAL DOCUMENTS. SEE GENERAL NOTE 10 ON SHEET P1.0 (PRELIMINARY PLAT).

24. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way

    RETAINING WALL LAYOUT SHOWN PER PREVIOUSLY APPROVED BULK GRADING PLANS DATED SEPTEMBER 29, 2022. APPROVED BULK GRADING PLANS PROVIDED WITH RESUBMITTAL DOCUMENTS.

**Fire**

25. No comments

    ACKNOWLEDGED

**Maury County Highway Dept.**

26. The City of Columbia is to assume ownership and maintenance responsibilities of Rock Springs Road from current City of Columbia limits to the Northwest corner of Tax Map 92 Parcel 11.00.

    ACKNOWLEDGED

**Maury County Schools**

27. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 9-11th9-12 (26/27 SY). Spring Hill School 12th (24/25 SY) The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.

    ACKNOWLEDGED

**Wastewater**

28. Columbia Wastewater has made a comment during plan review regarding the easement between lots 90 and 91 and that there might not be a sufficient amount of space between the lots to accommodate the easement.

    EASEMENT MOVED BETWEEN LOTS 88 AND 89. UTILITY LINE WITHIN EASEMENT SHALLOWED TO REDUCE EASEMENT SIZE. DEPTHS TO BE SHOWN IN PLAN RESUBMITTAL TO COLUMBIA WASTEWATER.

**Police**

29. No comment provided.

    ACKNOWLEDGED

**City Attorney**

30. No comment provided.

    ACKNOWLEDGED

**ATT**

31. ATT to Serve.

    ACKNOWLEDGED

**Columbia Power**

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

    ACKNOWLEDGED.

**Duck River Electric Membership Corp**

33. No comments provided.

    ACKNOWLEDGED

**Columbia Water**

34. A water availability letter was issued on June 18, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

    ACKNOWLEDGED

**Building**

35. No comment.

    ACKNOWLEDGED

**Public Works**

36. No comment.

ACKNOWLEDGED

**Atmos Energy**

37. No comments provided.

ACKNOWLEDGED

**Maury County E911**

38. No comments provided.

ACKNOWLEDGED

We look forward to continuing to work with you and staff as the review process moves forward.

Sincerely,

RaganSmith
a Pape-Dawson company

**Hunter Fred**
EI
**CIVIL DESIGNER**
office: (615) 244-8591
mobile: (615) 621-5319
raganSmith.com

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

**ITEM NO.**
25-0390

**DESCRIPTION:** 1449 Rock Springs Rd (Bear Springs Phase 2A)

**COMMENTS:**

## Planning

1. The lead staff person for this case is Austin Brass, AICP and Melissa Sanders will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with question about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to Planning Commission should be included in your resubmittal.
3. Identify changes from Previous approved PUD Master Plan regarding lot orientation and layout. Provide exhibit showing changes in lot locations from previous approval.
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8. Has cellular tower and easement access been formally abandoned?
9. Show location and height of retaining walls.
10. Cite parking ratio standards from approved PUD Master Plan.
11. Verify supplemental landscaping for double frontage lots.
12. Note that elevations will match as approved elevations from recently approved Planning Commission meeting. Staff is awaiting pattern book of those approved elevations at this time.
13. Significant Tree protection areas have been removed during construction. Please provide a replanting plan from trees that have been removed.

## Engineering

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

14. Subject to site construction plan approval and Traffic Impact Study (TIS).
15. Provide TIS commitment letter
16. Coordinate with Maury County E-911 for addressing and street name approval.
17. Show proposed grading on preliminary plat
18. Turn off EPSC layers on grading plan.
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## Fire

25. No comments

## Maury County Highway Dept.

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## Police

29. No comment provided.

## City Attorney

30. No comment provided.

## ATT

31. ATT to Serve.

## Columbia Power

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

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33. No comments provided.

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## Building

35. No comment.

## Public Works

36. No comment.

## Atmos Energy

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

37. No comments provided.

## Maury County E911

38. No comments provided.

**Resubmittal Guidelines**

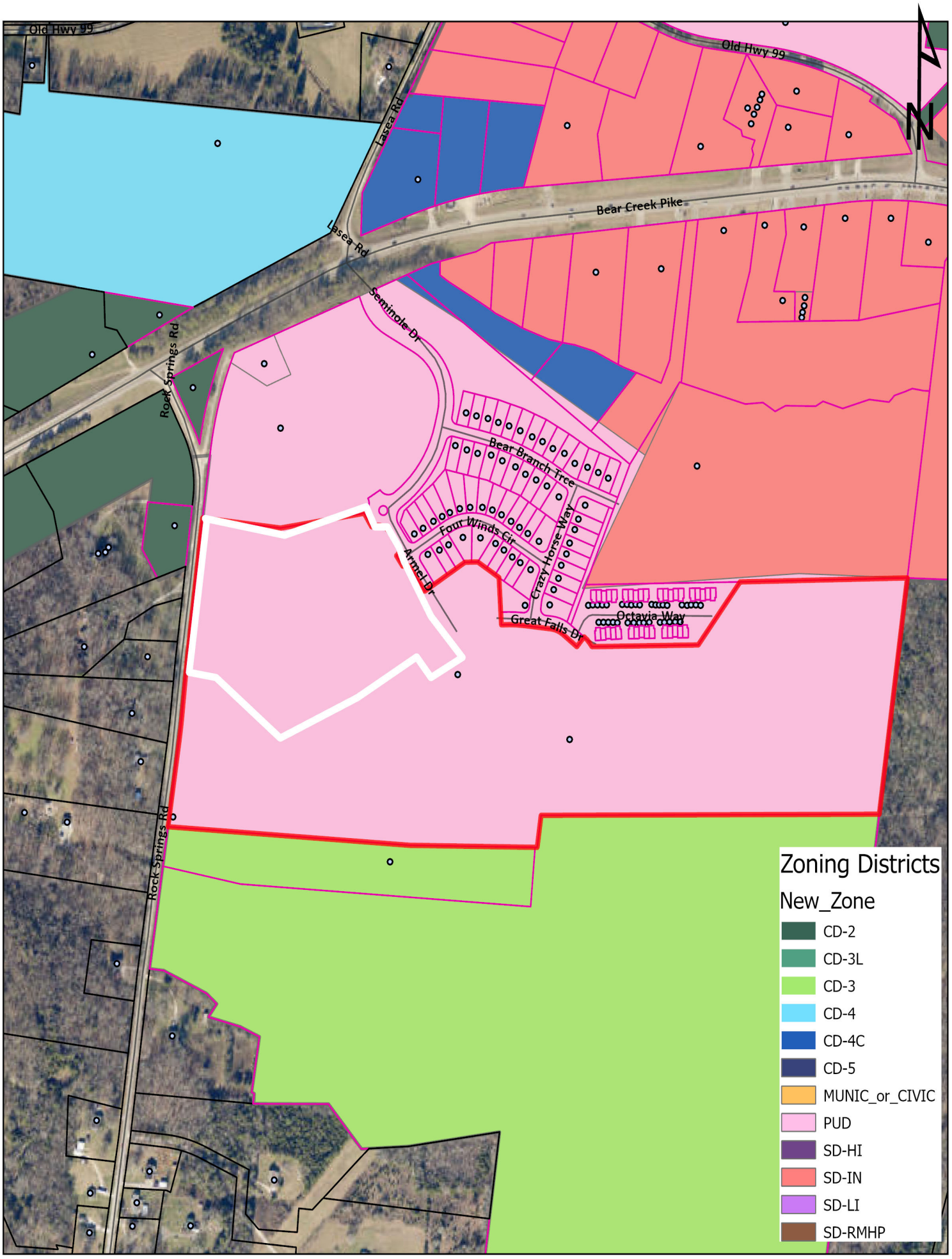
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

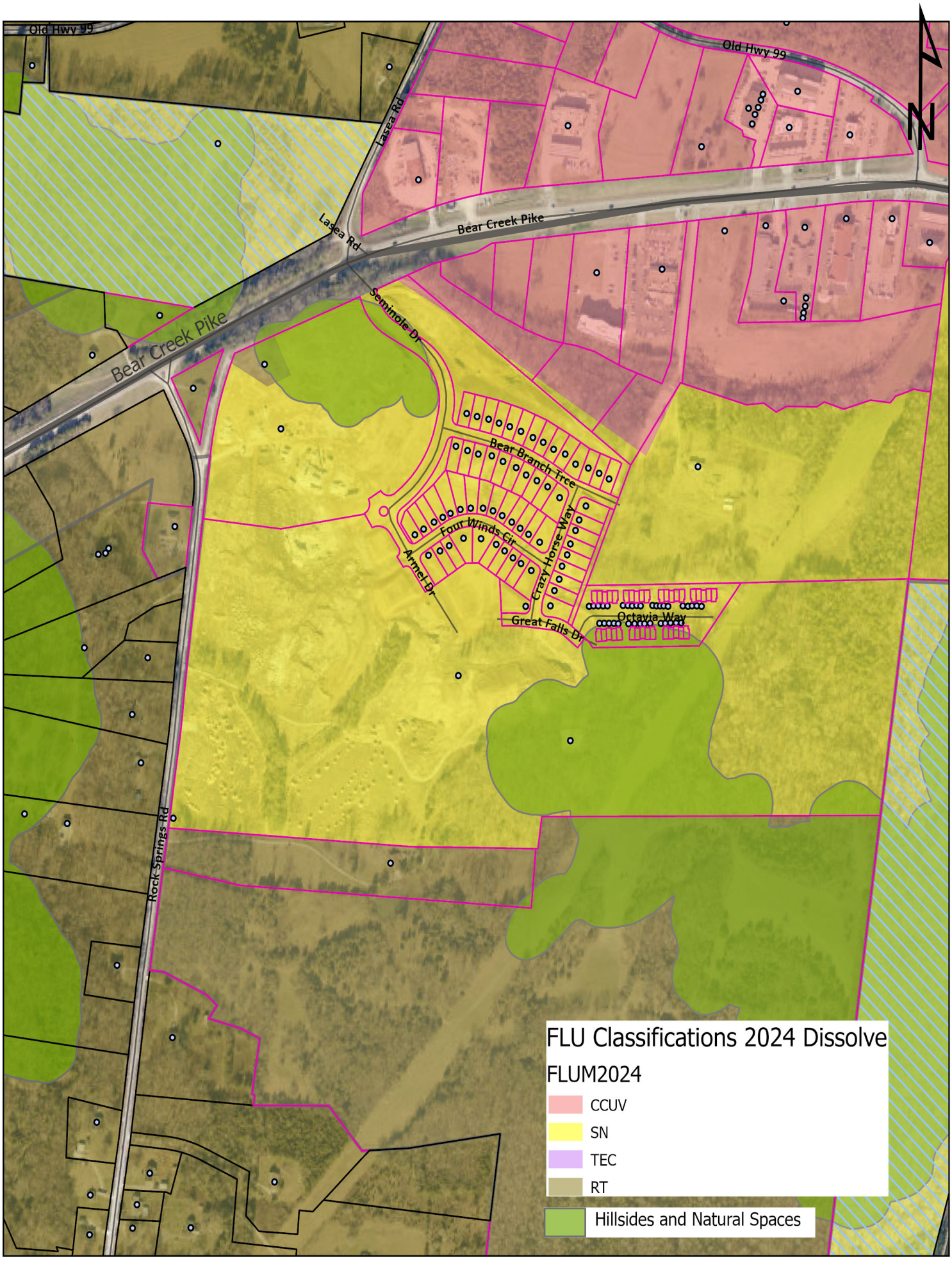
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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




Case #25-0390
Bear Springs PUD
Rock Springs Rd. & Seminole

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov




Case #25-0390
Bear Springs PUD
Rock Springs Rd. & Seminole

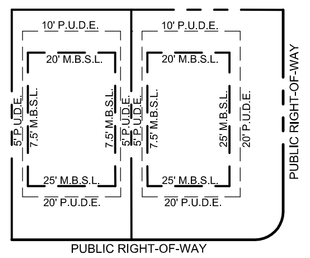
City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



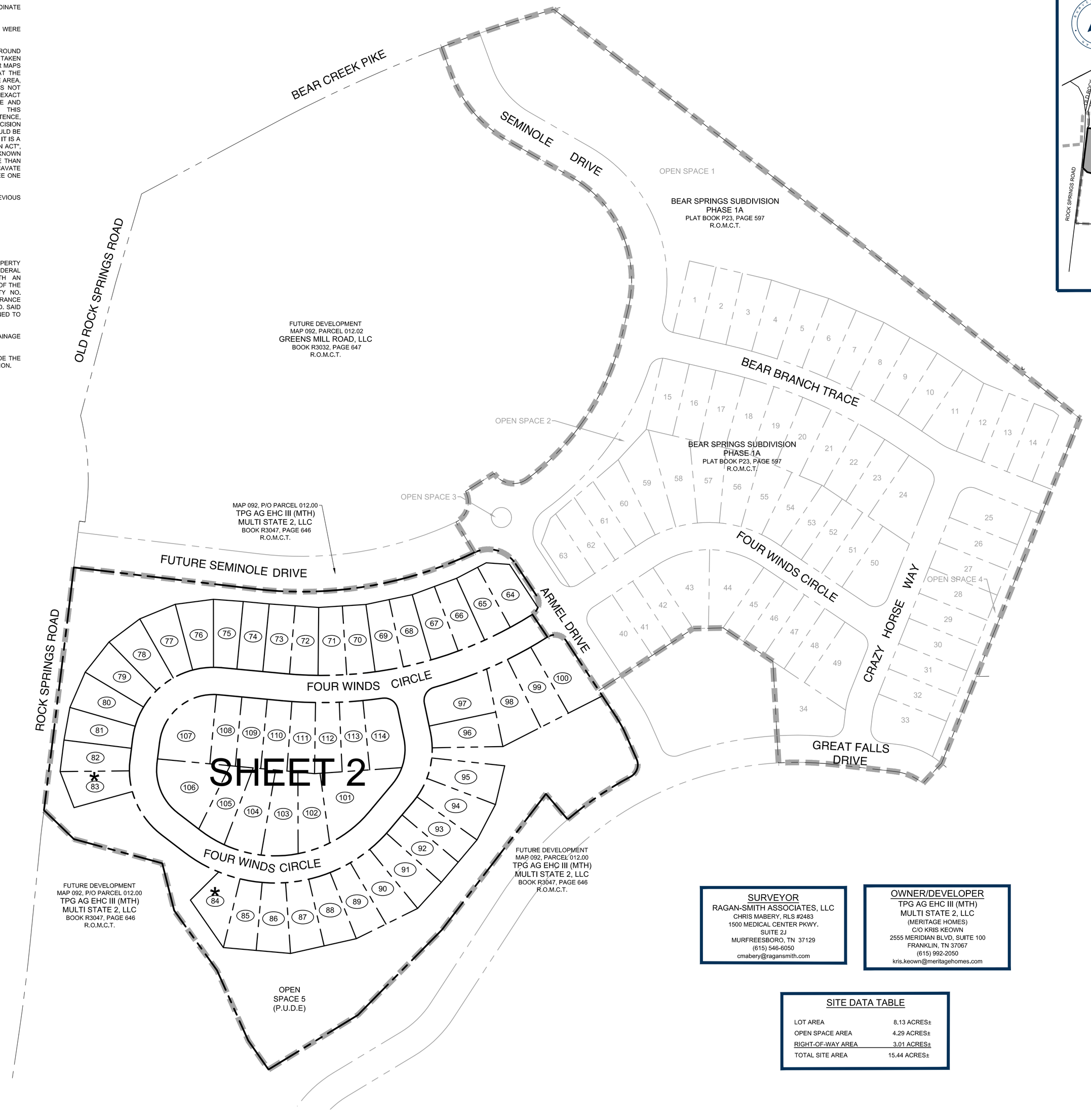

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

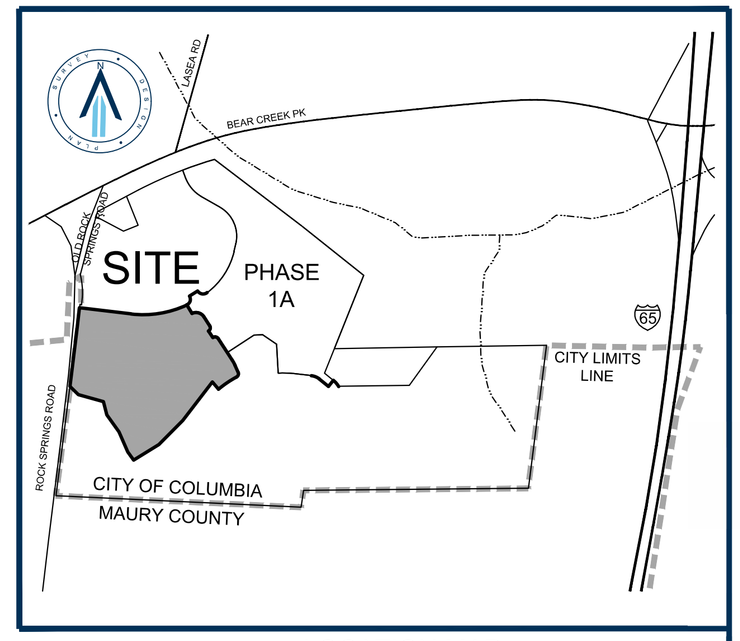
## PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TPG AG EHC III (MTH) MULTI STAE 2, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3047, PAGE 646, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.




LOCATION MAP
NOT TO SCALE

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,489 | 0.15 |
| 89 | 6,628 | 0.15 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 90 | 7,209 | 0.17 |
| 91 | 7,363 | 0.17 |
| 92 | 6,255 | 0.14 |
| 93 | 6,522 | 0.15 |
| 94 | 7,485 | 0.17 |
| 95 | 7,454 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |

| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,496 | 4.26 |


SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY,
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

OWNER/DEVELOPER
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
(MERITAGE HOMES)
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com


SITE DATA TABLE

| | |
|---|---|
| LOT AREA | 8.13 ACRES± |
| OPEN SPACE AREA | 4.29 ACRES± |
| RIGHT-OF-WAY AREA | 3.01 ACRES± |
| TOTAL SITE AREA | 15.44 ACRES± |

LEGEND

| | |
|---|---|
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| (123) | LOT NUMBER |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

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

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY — REGISTERED LAND SURVEYOR — TENNESSEE — 10/20/2025 — TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311


© COPYRIGHT RAGAN-SMITH ASSOCIATES, LLC




## LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- (123) — LOT NUMBER
- CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

## NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

## NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.




SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHD BRG | CHORD | TANGENT |
| C1 | 414.75' | 732.50' | 32°26'31" | N80°33'54"E | 409.24' | 213.10 |
| C2 | 86.24' | 60.00' | 82°21'06" | S74°28'48"E | 79.00' | 52.48 |
| C3 | 39.71' | 25.00' | 91°00'55" | S12°12'13"W | 35.67' | 25.45 |
| C4 | 39.27' | 25.00' | 90°00'00" | S78°18'15"E | 35.36' | 25.00 |
| C5 | 37.38' | 225.00' | 9°31'11" | S28°32'39"E | 37.34' | 18.74 |
| C6 | 37.42' | 25.00' | 85°45'07" | S19°05'30"W | 34.02' | 23.21 |
| C7 | 140.26' | 650.00' | 12°21'48" | S55°47'09"W | 139.99' | 70.40 |
| C8 | 229.06' | 775.14' | 16°55'54" | S66°04'19"W | 228.23' | 115.37 |
| C9 | 35.95' | 775.14' | 2°39'25" | N58°56'04"E | 35.94' | 17.98 |
| C10 | 48.56' | 775.14' | 3°35'23" | N62°03'28"E | 48.56' | 24.29 |
| C11 | 42.07' | 775.14' | 3°06'34" | N65°24'26"E | 42.06' | 21.04 |
| C12 | 102.49' | 775.14' | 7°34'32" | N70°44'59"E | 102.41' | 51.32 |
| C13 | 37.70' | 25.00' | 86°24'30" | S31°20'03"W | 34.23' | 23.48 |
| C14 | 135.95' | 150.00' | 51°55'42" | S14°05'40"W | 131.34' | 73.04 |
| C15 | 28.37' | 150.00' | 10°50'07" | N06°27'08"W | 28.32' | 14.23 |
| C16 | 18.73' | 150.00' | 7°09'10" | N02°32'31"E | 18.71' | 9.38 |
| C17 | 38.68' | 150.00' | 14°46'27" | N13°30'19"E | 38.57' | 19.45 |
| C18 | 38.68' | 150.00' | 14°46'27" | N28°16'46"E | 38.57' | 19.45 |
| C19 | 11.50' | 150.00' | 4°23'31" | N37°51'45"E | 11.50' | 5.75 |
| C20 | 419.75' | 275.00' | 87°27'12" | S83°47'07"W | 380.17' | 263.04 |
| C21 | 8.57' | 275.00' | 1°47'05" | N40°57'03"E | 8.57' | 4.28 |
| C22 | 43.13' | 275.00' | 8°59'08" | N46°20'10"E | 43.08' | 21.61 |
| C23 | 43.13' | 275.00' | 8°59'08" | N55°19'18"E | 43.08' | 21.61 |
| C24 | 41.29' | 275.00' | 8°36'09" | N64°06'56"E | 41.25' | 20.68 |
| C25 | 41.29' | 275.00' | 8°36'09" | N72°43'05"E | 41.25' | 20.68 |
| C26 | 43.13' | 275.00' | 8°59'08" | N81°30'44"E | 43.08' | 21.61 |
| C27 | 43.13' | 275.00' | 8°59'08" | S89°30'08"E | 43.08' | 21.61 |
| C28 | 41.29' | 275.00' | 8°36'09" | S80°42'30"E | 41.25' | 20.68 |
| C29 | 41.29' | 275.00' | 8°36'09" | S72°06'21"E | 41.25' | 20.68 |
| C30 | 73.51' | 275.00' | 15°19'00" | S60°08'47"E | 73.30' | 36.98 |
| C31 | 155.67' | 150.00' | 59°27'46" | N22°45'24"W | 148.78' | 85.67 |
| C32 | 97.06' | 150.00' | 37°04'27" | S33°57'04"E | 95.38' | 50.30 |
| C33 | 38.68' | 150.00' | 14°46'27" | S08°01'37"E | 38.57' | 19.45 |
| C34 | 19.93' | 150.00' | 7°36'52" | S03°10'03"W | 19.92' | 9.98 |
| C35 | 231.47' | 150.00' | 88°24'48" | N51°10'53"E | 209.17' | 145.90 |
| C36 | 23.85' | 150.00' | 9°06'41" | S11°31'49"W | 23.83' | 11.95 |
| C37 | 38.68' | 150.00' | 14°46'27" | S23°28'23"W | 38.57' | 19.45 |
| C38 | 38.68' | 150.00' | 14°46'27" | S38°14'50"W | 38.57' | 19.45 |
| C39 | 38.68' | 150.00' | 14°46'27" | S53°01'17"W | 38.57' | 19.45 |
| C40 | 38.68' | 150.00' | 14°46'27" | S67°47'43"W | 38.57' | 19.45 |
| C41 | 38.68' | 150.00' | 14°46'27" | S82°34'10"W | 38.57' | 19.45 |
| C42 | 14.22' | 150.00' | 5°25'53" | N87°19'40"W | 14.21' | 7.12 |
| C43 | 476.75' | 725.00' | 37°40'36" | N76°32'58"E | 468.20' | 247.35 |
| C44 | 8.77' | 725.00' | 0°41'35" | N84°57'31"W | 8.77' | 4.39 |
| C45 | 52.63' | 725.00' | 4°09'34" | N87°23'06"W | 52.62' | 26.33 |
| C46 | 52.63' | 725.00' | 4°09'34" | S88°27'20"W | 52.62' | 26.33 |
| C47 | 52.63' | 725.00' | 4°09'34" | S84°17'46"W | 52.62' | 26.33 |
| C48 | 52.63' | 725.00' | 4°09'34" | S80°08'12"W | 52.62' | 26.33 |
| C49 | 52.63' | 725.00' | 4°09'34" | S75°58'38"W | 52.62' | 26.33 |
| C50 | 52.63' | 725.00' | 4°09'34" | S71°49'04"W | 52.62' | 26.33 |
| C51 | 52.63' | 725.00' | 4°09'34" | S67°39'29"W | 52.62' | 26.33 |
| C52 | 52.63' | 725.00' | 4°09'34" | S63°29'55"W | 52.62' | 26.33 |
| C53 | 46.92' | 725.00' | 3°42'28" | S59°33'54"W | 46.91' | 23.47 |
| C54 | 16.53' | 25.00' | 37°53'07" | S38°46'07"W | 16.23' | 8.58 |
| C55 | 23.18' | 25.00' | 53°07'48" | S06°44'21"E | 22.36' | 12.50 |
| C56 | 37.71' | 25.00' | 86°25'00" | N55°04'42"W | 34.23' | 23.48 |
| C57 | 90.63' | 100.00' | 51°55'42" | N14°05'40"E | 87.56' | 48.70 |
| C58 | 55.15' | 100.00' | 31°36'02" | S03°55'49"W | 54.46' | 28.30 |
| C59 | 35.48' | 100.00' | 20°19'40" | S29°53'41"W | 35.29' | 17.93 |
| C60 | 343.43' | 225.00' | 87°27'12" | N83°47'07"E | 311.05' | 215.22 |
| C61 | 92.26' | 225.00' | 23°29'40" | S51°48'21"W | 91.62' | 46.79 |
| C62 | 61.30' | 225.00' | 15°36'37" | S71°21'29"W | 61.11' | 30.84 |
| C63 | 68.42' | 225.00' | 17°25'23" | S87°52'29"W | 68.16' | 34.48 |
| C64 | 70.83' | 225.00' | 18°02'10" | N74°23'44"W | 70.54' | 35.71 |
| C65 | 50.62' | 225.00' | 12°53'22" | N58°55'58"W | 50.51' | 25.42 |
| C66 | 103.78' | 100.00' | 59°27'46" | S22°45'24"E | 99.19' | 57.11 |
| C67 | 154.31' | 100.00' | 88°24'48" | S51°10'53"W | 139.45' | 97.27 |
| C68 | 150.13' | 100.00' | 86°01'15" | N49°59'06"E | 136.43' | 93.29 |
| C69 | 4.18' | 100.00' | 2°23'33" | S85°48'30"E | 4.18' | 2.09 |
| C70 | 184.97' | 775.00' | 13°40'28" | S88°33'02"W | 184.53' | 92.92 |
| C71 | 17.84' | 775.00' | 1°19'07" | S85°16'17"E | 17.84' | 8.92 |
| C72 | 43.60' | 775.00' | 3°13'24" | S87°32'32"E | 43.59' | 21.81 |
| C73 | 43.60' | 775.00' | 3°13'24" | N89°14'04"E | 43.59' | 21.81 |
| C74 | 43.60' | 775.00' | 3°13'24" | N86°00'40"E | 43.59' | 21.81 |
| C75 | 36.33' | 775.00' | 2°41'10" | N83°03'23"E | 36.33' | 18.17 |

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LANDSCAPE ARCHITECT
10/20/2025
TENNESSEE NO. 2463

# BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

G:\21\0311-RSPACT\PLAT\PRELIMINARY\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
Jan 27, 2026 - 1:47pm, christopher.mabry, Layout: P2.0 PRELIMINARY PLAT
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# FINAL PUD MASTER PLAN AND PRELIMINARY PLAT REVISION

FOR

# BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

## CONTACTS


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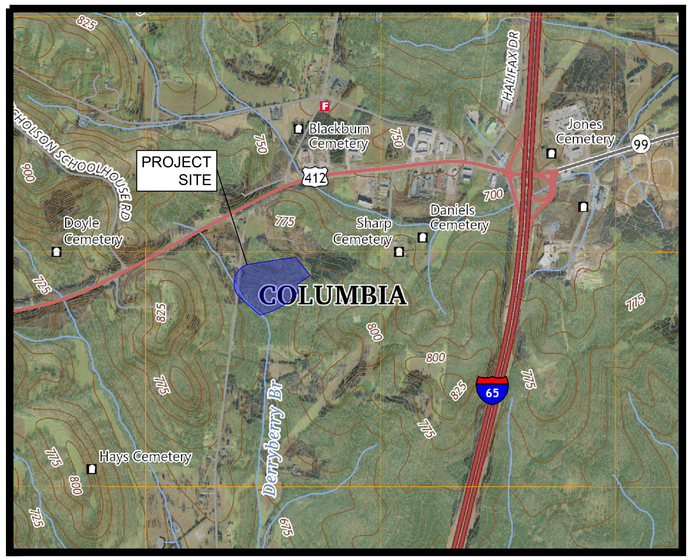
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM


LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

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

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | NOT TO SCALE |
| Date: | 2025.10.20 |
| Approved By: | JFV |

Revisions:

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311




| SINGLE FAMILY LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |

| SINGLE FAMILY LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,489 | 0.15 |
| 89 | 6,628 | 0.15 |
| 90 | 7,209 | 0.17 |
| 91 | 7,363 | 0.17 |
| 92 | 6,255 | 0.14 |
| 93 | 6,522 | 0.15 |
| 94 | 7,485 | 0.17 |
| 95 | 7,454 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |

| SINGLE FAMILY LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
AGRICULTURAL ENGINEER
AGRICULTURE
10/20/2025
No. 0011495
STATE OF TENNESSEE

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

OVERALL LAYOUT

Drawing No.

C1.0

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\CP-PLAN SHEETS\PCD\01 | OVERALL LAYOUT.DWG
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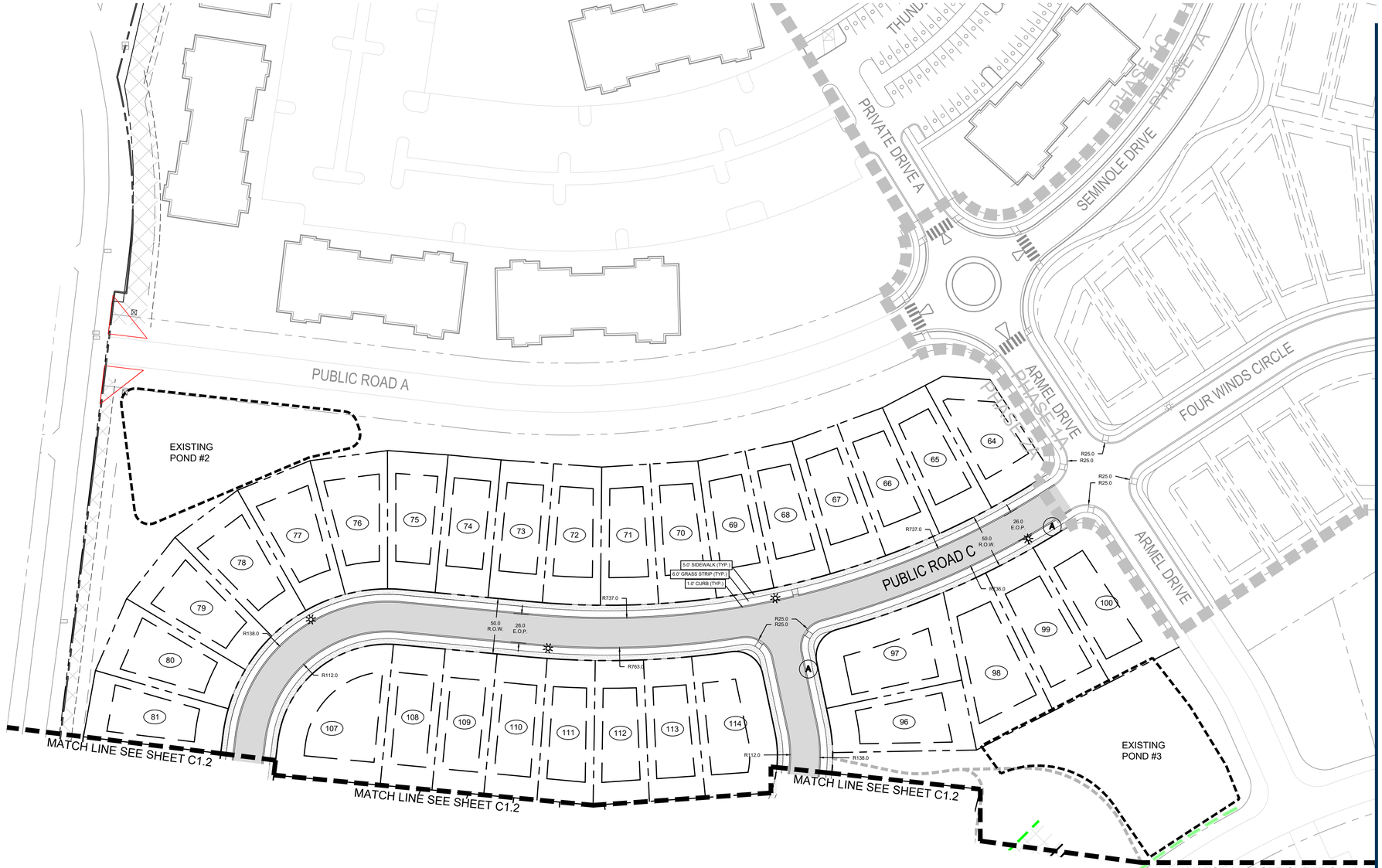
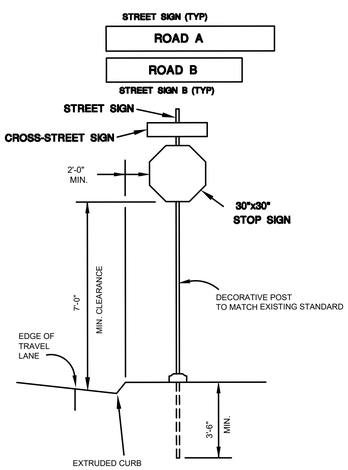


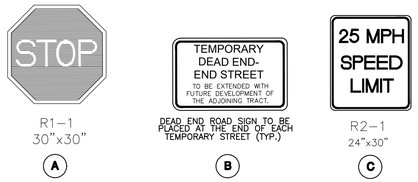



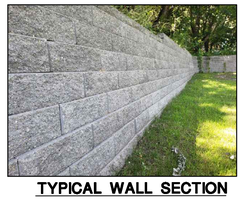

**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

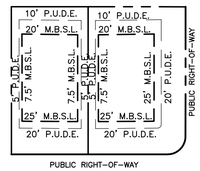


**TYPICAL WALL SECTION**
(SEE DETAIL ON SHEET C8.0)

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGENCY CLERK
NO. 00114598
STATE OF TENNESSEE
10/20/2025

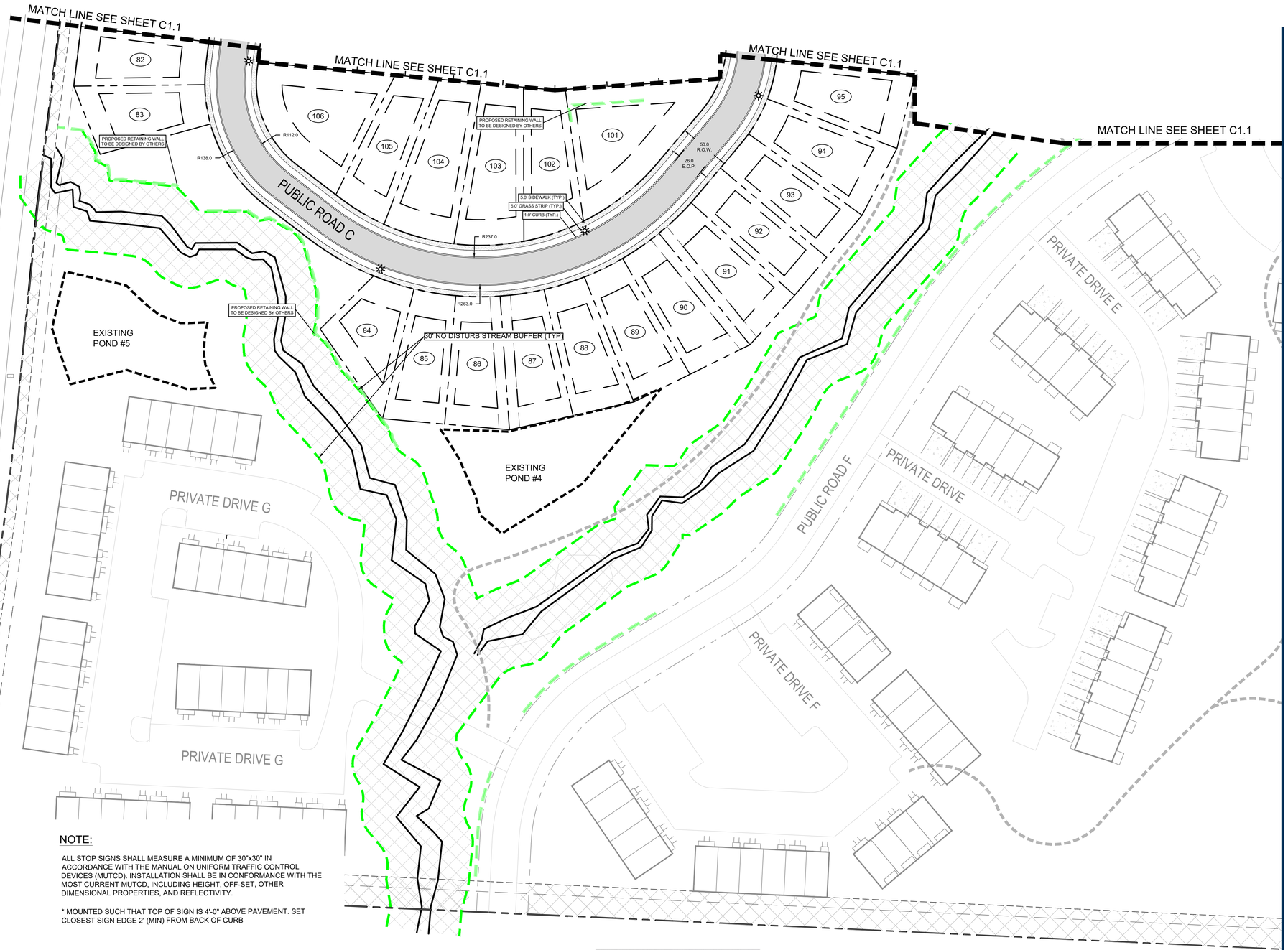
# BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

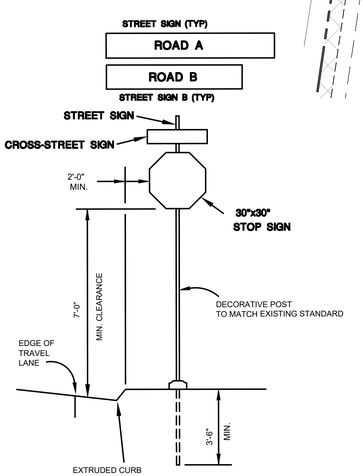
| | |
|---|---|
| Scale: | #"=##' |
| Date: | 2025.10.20 |
| Approved By: | JFV |
| Revisions: | |

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311




**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB




R1-1
30"x30"
A




DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



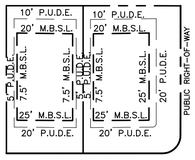

R2-1
24"x30"
C

**NOTES:**

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



**TYPICAL WALL SECTION**
(SEE DETAIL ON SHEET C8.0)




SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

# BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | #"=##' |
| Date: | 2025.10.20 |
| Approved By: | JFV |
| Revisions: | |

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.2

Project No.
21-0311




RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

# BEAR SPRINGS PHASE 2A

FOR

## MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | #"=##' |
| Date: | 2025.10.20 |
| Approved By: | JFV |
| Revisions: | |

Drawing Title:

OVERALL GRADING

Drawing No.

C2.0

Project No.

21-0311

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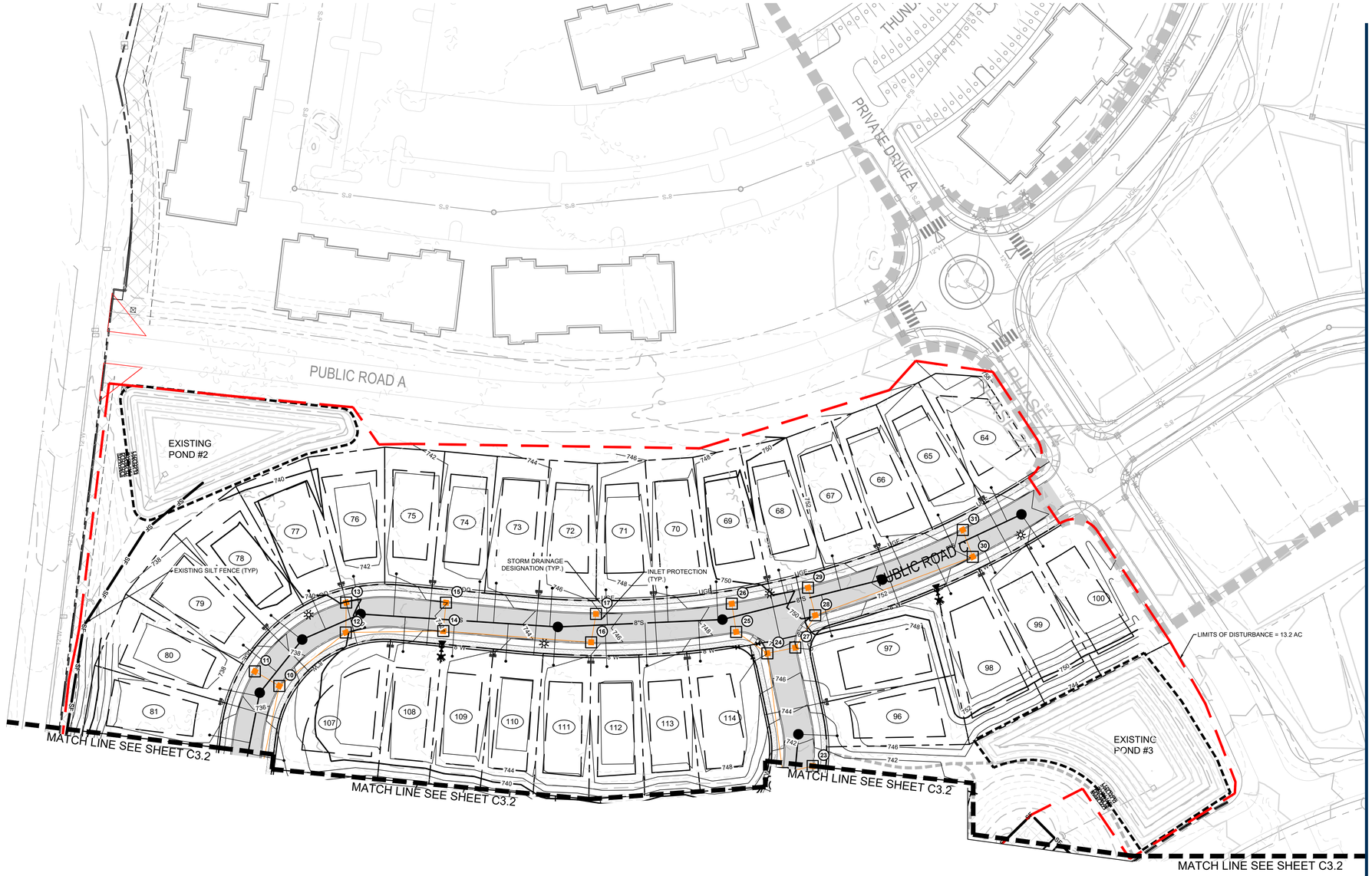
PLOTTED BY HUNTER FRED ON 10/20/2025 3:52 PM LAST UPDATED BY HFRED ON 10/20/2025 3:46 PM




RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE: CULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | #"=##' |
| Date: | 2025.10.20 |
| Approved By: | JFV |

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

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

0 50 100

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PUD\011 ENLARGED GRADING.DWG
PLOTTED BY HUNTER FRED ON 10/20/2025 3:32 PM LAST UPDATED BY HFRED ON 10/20/2025 3:46 PM




RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CURRIE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | #"=##' |
| Date: | 2025.10.20 |
| Approved By: | JFV |

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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

NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

**LEGEND**

- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIAMESE CONNECTION
- STORM INLET
- STORM HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT

10' ARTERIAL STREET BUFFER
100' SETBACK
DOG PARK
AMENITY AREA
THUNDER TRACE
EXISTING POND #1
20' SETBACK
PHASE 2A
PUBLIC ROAD A
EXISTING POND #2
UNDERGROUND ELECTRIC LINE
PROPOSED SANITARY SEWER SERVICE (TYP.)
PROPOSED WATER SERVICE (TYP.)
SEWER CLEANOUTS TO BE BUILT AT END OF LATERALS 10' OUTSIDE OF R.O.W.
PUBLIC ROAD C
8" WATER LINE
FIRE HYDRANT (TYP.)
EXISTING POND #3
EXISTING POND #4
EXISTING POND #5
PRIVATE DRIVE G
PRIVATE DRIVE E
PRIVATE DRIVE B
PRIVATE DRIVE D
PRIVATE DRIVE F
PUBLIC ROAD F
GREAT FALLS DRIVE
PHASE 1A
PHASE 1B
OCTAVIA WAY
10' BUFFER
20' SETBACK
S27°30'55"W 138.45'
S27°05'29"W 236.02'
S33°10'14"W 237.15'
S33°10'14"W

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

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURAL
ENGINEER
No. 0011495
STATE OF TENNESSEE
10/20/2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
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- - -

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

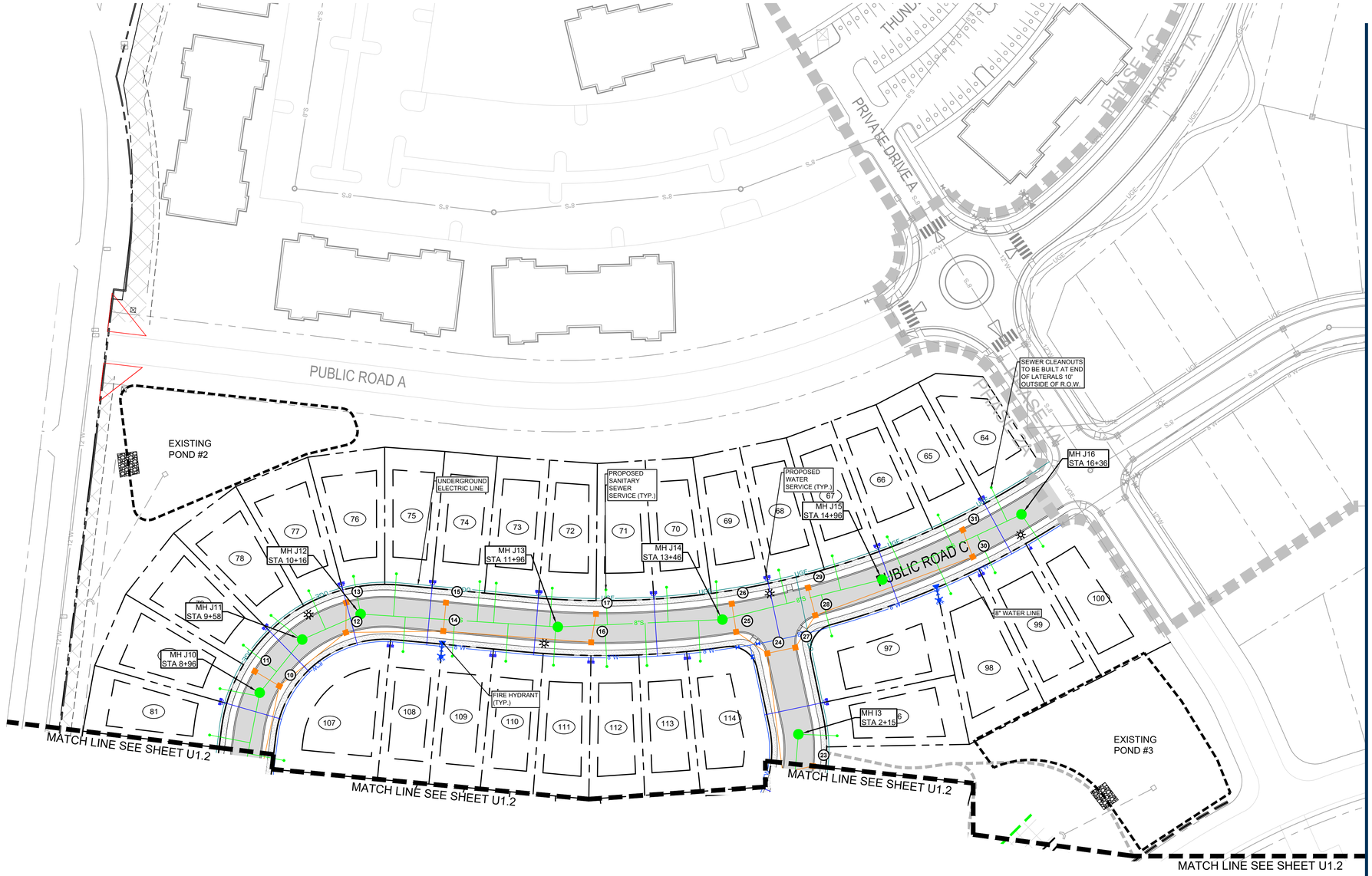
21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PCD\01 | OVERALL UTILITY.DWG
PLOTTED BY HUNTER FRED CH. 10/20/2025 3:53 PM | LAST UPDATED BY HFRED CH. 10/20/2025 3:37 PM

NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).




**LEGEND**

| |
|---|
| STREET LIGHT |
| FIRE HYDRANT |
| WATER METER |
| WATER VALVE |
| SIAMESE CONNECTION |
| STORM INLET |
| STORM HEADWALL |
| SANITARY MANHOLE |
| SANITARY CLEANOUT |

Know what's below. Call before you dig.

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 0011495
STATE OF TENNESSEE
10/20/2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
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- - -
- - -
- - -

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).




**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | SIAMESE CONNECTION |
| | STORM INLET |
| | STORM HEADWALL |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT REGISTERED ENGINEER AGE:CULTURE No. 00114598 STATE OF TENNESSEE 10/20/2025

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.2

Project No.

21-0311

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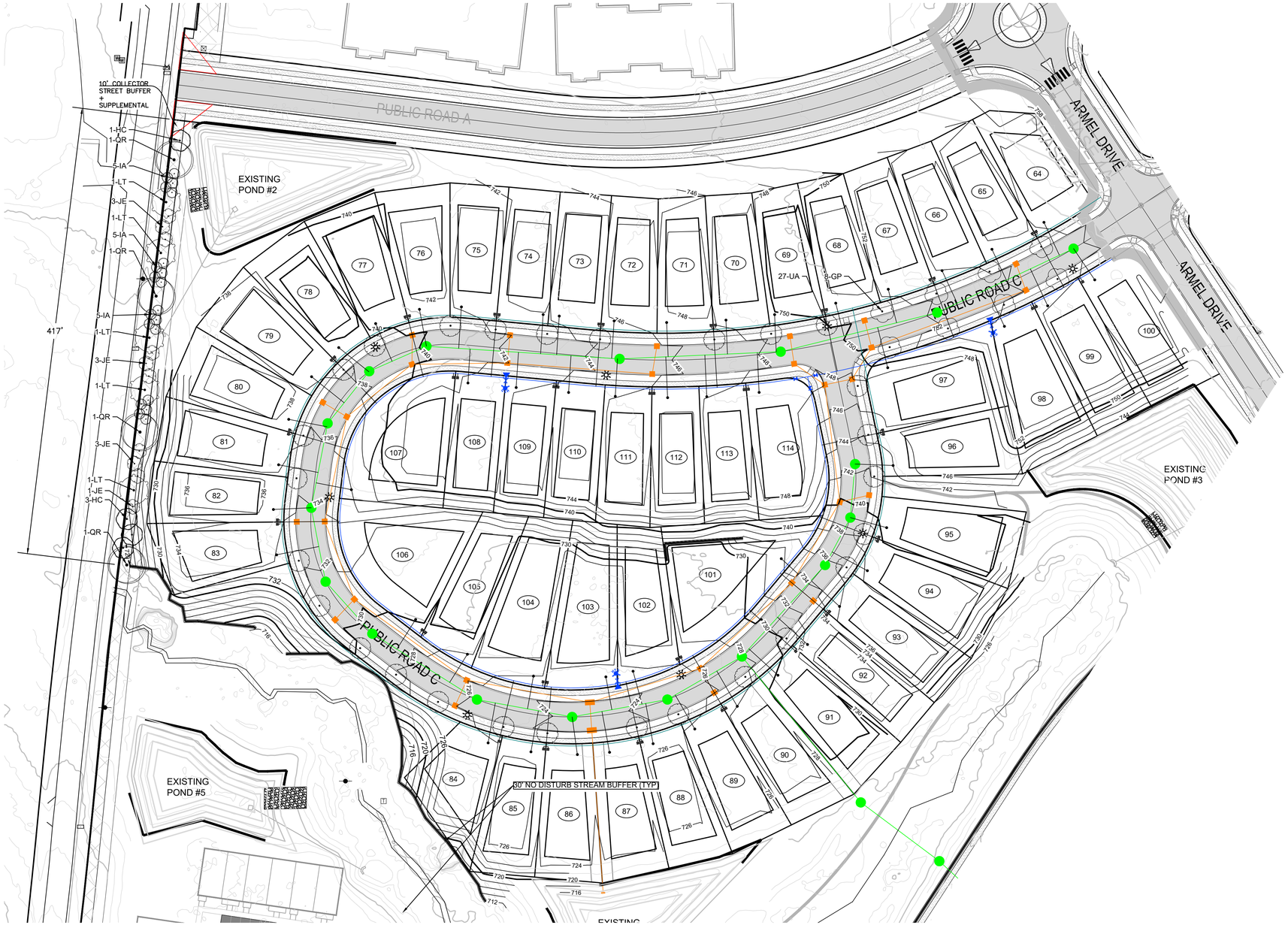
PLOTTED BY HUNTER FRED ON 10/20/2025 3:53 PM LAST UPDATED BY HFRED ON 10/20/2025 3:27 PM




**BUFFER CALCULATIONS**

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

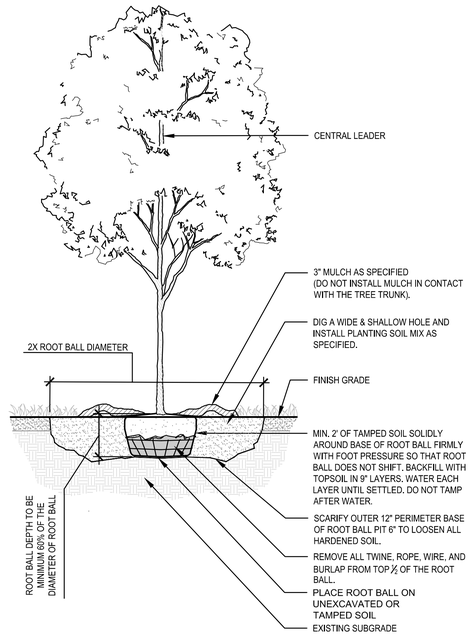
REQUIRED PLANTINGS

| | |
|---|---|
| REQUIRED CANOPY TREES: (3 PER 100LF) (3 X 4.17 = 12.51) | 13 |
| REQUIRED EVERGREEN TREES: (7 PER 100LF) (7 X 4.17 = 29.19) | 30 |

PROVIDED PLANTINGS

| | |
|---|---|
| PROVIDED CANOPY TREES: (10' TALL MIN) | 13 |
| PROVIDED EVERGREEN TREES: (6' TALL MIN) | 30 |

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




TYPICAL TREE PLANTING
3/8" = 1'-0"

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| GP | 8 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR TREE | CANOPY | 2" CAL. | 12-14` HT | B&B, STRONG CENTRAL LEADER |
| UA | 27 | ULMUS PARVIFOLIA 'ALLEE' | ALLEE® LACEBARK ELM | CANOPY | 2" CAL. | 12-14` HT | B&B, STRONG CENTRAL LEADER |
| BUFFER TREES | | | | | | | |
| HC | 4 | HALESIA CAROLINA | SILVERBELL | CANOPY | 2" CAL. | 10` HT. | B&B, SINGLE STEM, 4' SPREAD MIN. |
| IA | 20 | ILEX OPACA | AMERICAN HOLLY | EVERGREEN | 6` HT. | | B&B, FULL TO BASE |
| JE | 10 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | EVERGREEN | 6` HT. | | B&B, FULL TO BASE |
| LT | 5 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | CANOPY | 2" CAL. | 10` HT. | B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN. |
| QR | 4 | QUERCUS RUBRA | NORTHERN RED OAK | CANOPY | 2" CAL. | 10` HT. | B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN. |

Know what's below. Call before you dig.

0 50 100

RaganSmith
a Pape-Dawson company

TYLOR LEWARON FISCHER REGISTERED TENNESSEE NO. LANDSCAPE ARCHITECT 10/20/25

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: TF

Revisions:

- - -
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Drawing Title:

LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

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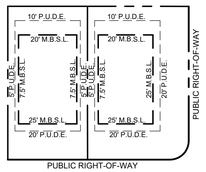
PLOTTED BY HUNTER FRED CRI 10/20/2025 3:46 PM LAST UPDATED BY HFRED CRI 10/20/2025 2:14 PM

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



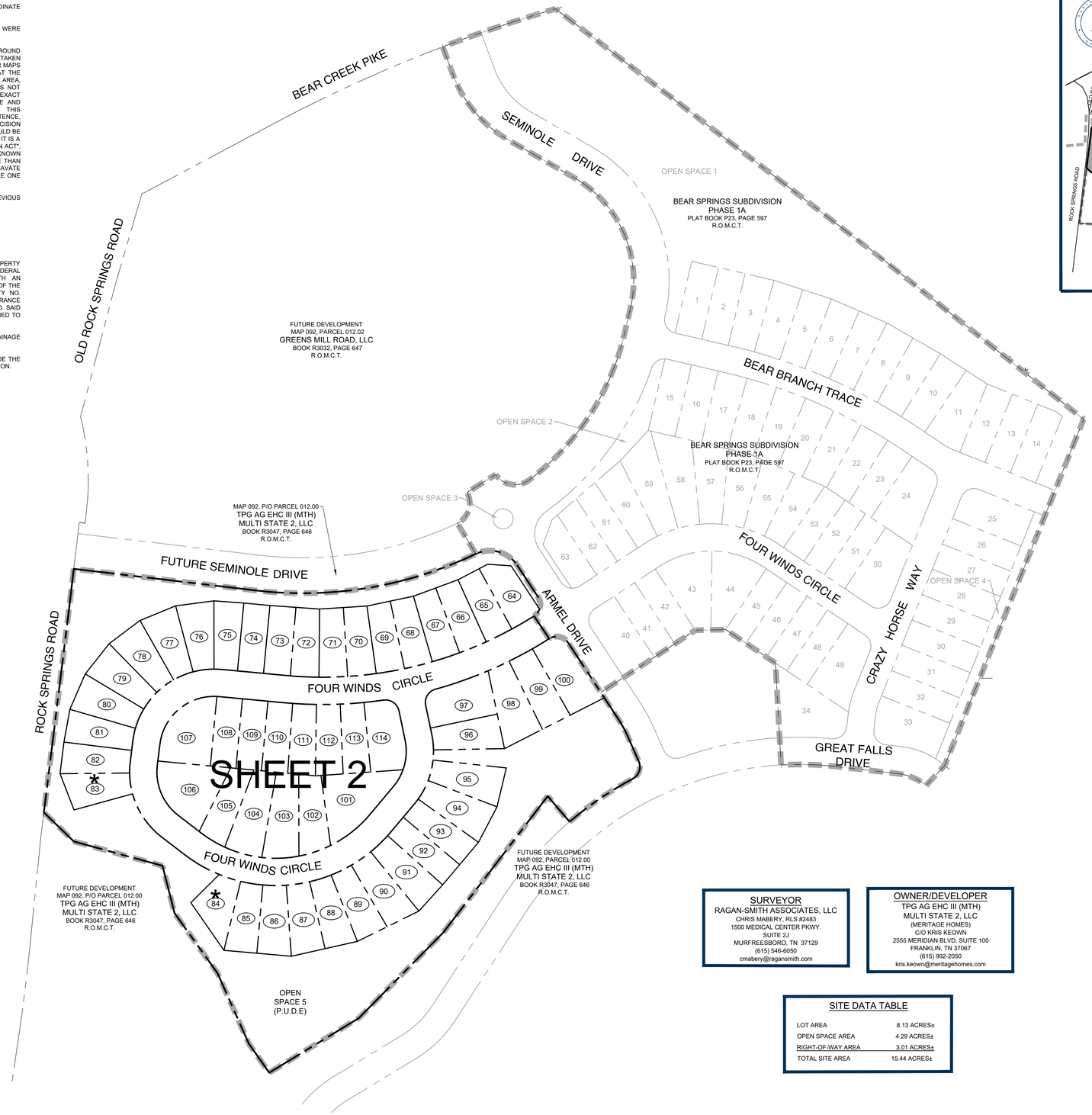

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

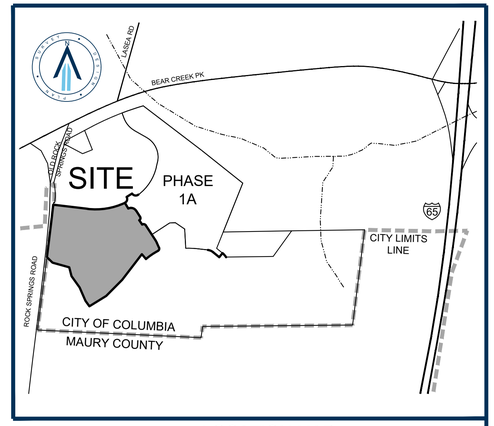
## PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TPG AG EHC III (MTH) MULTI STAE 2, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3047, PAGE 646, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.




LOCATION MAP
NOT TO SCALE

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 64 | 6,720 | 0.15 |
| 65 | 6,040 | 0.14 |
| 66 | 6,057 | 0.14 |
| 67 | 6,056 | 0.14 |
| 68 | 6,057 | 0.14 |
| 69 | 6,057 | 0.14 |
| 70 | 6,057 | 0.14 |
| 71 | 6,056 | 0.14 |
| 72 | 6,045 | 0.14 |
| 73 | 6,090 | 0.14 |
| 74 | 6,000 | 0.14 |
| 75 | 6,110 | 0.14 |
| 76 | 6,741 | 0.15 |
| 77 | 6,742 | 0.15 |
| 78 | 6,742 | 0.15 |
| 79 | 6,742 | 0.15 |
| 80 | 6,742 | 0.15 |
| 81 | 6,323 | 0.15 |
| 82 | 6,283 | 0.14 |
| 83 | 6,339 | 0.15 |
| 84 | 6,489 | 0.15 |
| 85 | 6,452 | 0.15 |
| 86 | 6,748 | 0.15 |
| 87 | 6,761 | 0.16 |
| 88 | 6,489 | 0.15 |
| 89 | 6,628 | 0.15 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT.± | ACRES± |
| 90 | 7,209 | 0.17 |
| 91 | 7,363 | 0.17 |
| 92 | 6,255 | 0.14 |
| 93 | 6,522 | 0.15 |
| 94 | 7,485 | 0.17 |
| 95 | 7,454 | 0.17 |
| 96 | 6,609 | 0.15 |
| 97 | 8,903 | 0.20 |
| 98 | 8,395 | 0.19 |
| 99 | 7,362 | 0.17 |
| 100 | 9,184 | 0.21 |
| 101 | 11,514 | 0.26 |
| 102 | 6,995 | 0.16 |
| 103 | 8,497 | 0.20 |
| 104 | 8,699 | 0.20 |
| 105 | 6,742 | 0.15 |
| 106 | 10,573 | 0.24 |
| 107 | 10,132 | 0.23 |
| 108 | 6,016 | 0.14 |
| 109 | 6,016 | 0.14 |
| 110 | 6,005 | 0.14 |
| 111 | 6,108 | 0.14 |
| 112 | 6,102 | 0.14 |
| 113 | 6,030 | 0.14 |
| 114 | 8,320 | 0.19 |

| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,496 | 4.26 |


**SURVEYOR**
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

**OWNER/DEVELOPER**
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
(MERITAGE HOMES)
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com


**SITE DATA TABLE**

| | |
|---|---|
| LOT AREA | 8.13 ACRES± |
| OPEN SPACE AREA | 4.29 ACRES± |
| RIGHT-OF-WAY AREA | 3.01 ACRES± |
| TOTAL SITE AREA | 15.44 ACRES± |

LEGEND

| | |
|---|---|
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| (123) | LOT NUMBER |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY — 2483 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 10/20/2025 — TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

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Drawing Title:

PRELIMINARY PLAT

Drawing No.

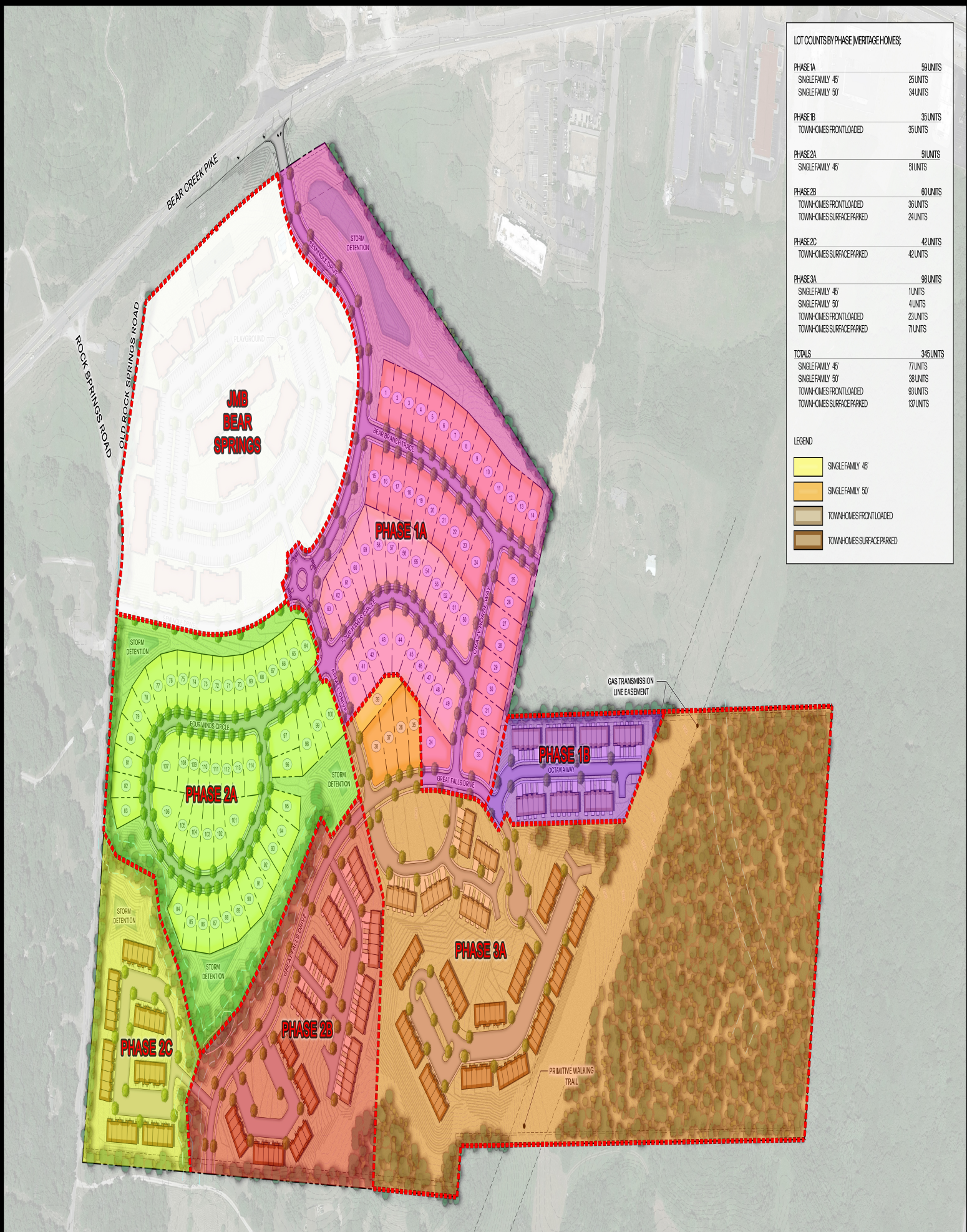
P1.0

Project No.

21-0311


G:\21-0311 BEAR SPRINGS PHASE 2A\1-SURVEY\PHASE 2A\1-SS1_PHASE 2A PRELIMINARY PLAT.DWG
10/17/2025 11:49:57 AM CDT, JFV, 1:1, 1:1, ANSI D (22.00 X 34.00 INCHES), 21-0311_PHASE 2A PRELIMINARY PLAT.PLT


FUTURE DEVELOPMENT
MAP 092, PARCEL 012.02
GREENS MILL ROAD, LLC
BOOK R3032, PAGE 647
R.O.M.C.T.
FUTURE SEMINOLE DRIVE
FUTURE DEVELOPMENT
MAP 092, PARCEL 012.00
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
BOOK R3047, PAGE 646
R.O.M.C.T.
OPEN SPACE 3
BEAR SPRINGS SUBDIVISION
PHASE 1A
PLAT BOOK P23, PAGE 597
R.O.M.C.T.
ARMEL DRIVE
ROCK SPRINGS ROAD
FOUR WINDS CIRCLE
DETENTION AREA
OPEN SPACE 5
(P.U.D.E.)
PROPOSED RETAINING WALL
STREAM BUFFER
STREAM
FUTURE DEVELOPMENT
MAP 092, P/O PARCEL 012.00
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
BOOK R3047, PAGE 646
R.O.M.C.T.
FUTURE DEVELOPMENT
MAP 092, P/O PARCEL 012.00
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
BOOK R3047, PAGE 646
R.O.M.C.T.
DEED BOOK R3047, PAGE 646
R.O.M.C.T.
OPEN SPACE 5
(P.U.D.E.)
PROPOSED RETAINING WALL
OPEN SPACE 5
(P.U.D.E.)
PROPOSED RETAINING WALL
OPEN SPACE 5
(P.U.D.E.)
PROPOSED RETAINING WALL
DETENTION AREA
OPEN SPACE 5
(P.U.D.E)
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL




RaganSmith

Meritage Homes LIFE. BUILT BETTER.

# BEAR SPRINGS

## OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

June 18, 2025

Mr. Kris Keown
Meritage Homes
2555 Meridian Blvd. Suite 100
Franklin, TN 37067
***Sent via email:*** *kris.keown@meritagehomes.com*

**RE:** **Water Availability Letter** Expires: 12/18/2025
Bear Springs Phase 2A – 51 Units
1449 Rock Springs Road
Tax Map 92, Parcel 12
*Columbia, Maury County, TN*

Dear Mr. Keown:

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

The proposed development is a second phase (51 units) of a larger multi-phased development. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and up to 1,500 gpm fire flow capacity while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Current Phase (2A) units can be served from a single waterline connection to the existing main at the intersection of Four Winds Circle and Armel Drive.
- Minimum size 8-inch diameter mains required in current phase improvements.
- Separate irrigation meters with backflow preventers will be required to serve the proposed Project.

- If fire sprinklers or private fire lines are required/requested, separate fire meters with backflow devices will be required.
- Future phases of development will require the secondary water main connection on Bear Creek Pike via Rock Springs Road.

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

This Water Availability Letter will expire on the date listed on the first page unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

| Water Service Fees | SFUs | Total |
|---|---|---|
| $1,500 + 370 per SFU | 51 | **$20,370** |

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.

- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
    - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

| Impact Fees and Meter Costs | # | $ / Unit | Total |
|---|---|---|---|
| ¾" Service Meter Cost (Ph 2A) | 51 | $540 | $27,540 |
| Current Impact Fee for ¾" Service Meter (Ph 2A) | 51 | $5,000 | $255,000 |
| Estimate of Fees Due Prior to Pre-Construction Meeting = | | | **$282 ,540** |

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.
- Applicant has requested an invoice which includes Impact Fees for all remaining (planned) units and landscape irrigation meters in the proposed development (250 total). Impact fees for Phase 2A are listed in the table above and remaining units in the entire development are below for pre-payment option by applicant.

| Impact Fees for Future Phases | # | $ / Unit | Total |
|---|---|---|---|
| Current Impact Fee for ¾" Meter (Remaining Units) | 199 | $5,000 | $995,000 |

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

Sincerely,



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

cc: Jake Vincent, Ragan Smith
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 22-048

# Columbia Fire & Rescue

## Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 2025.06.10
Name: Hunter Fred
Phone: 615-540-7971
Email: hfred@ragansmith.com
Address/Parcel ID: Map 092, Parcel 012.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: V-B
Enclosed Area (ft²): 2,306

---

## FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

**Water System Demand without Sprinkler Credit**

*Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

**Water System Demand with Sprinkler Credit**

*Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/12/2025

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




RaganSmith
a Pape-Dawson company

# BEAR SPRINGS 2A

FOR

MERITAGE HOMES

COLUMBIA, TENNESSEE

| | |
|---|---|
| Scale: | 1"=50' |
| Date: | 2025.06.10 |
| Approved By: | XXX |

Revisions:

Drawing Title:

SITE EXHIBIT

Drawing No.

1 OF 1

Project No.

21-0311

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

11 June 2025

Hunter Fred
Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

RE: 1449 Rock Springs Road, Columbia, TN 38401; Bear Springs Phase 2A

Hunter,

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

Final Plat signature for Bear Springs 2A or similar is dependent upon the Pump Station and Final Plat signature of the Rock Springs Cove subdivision because the subject property cannot have sanitary sewer access without it.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

June 13, 2025

To Whom It May Concern:

This letter serves as confirmation that Duck River Electric Membership Corporation (DREMC) will be the local power provider for Bear Springs Phase 2A in Columbia, Tn. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations, and cooperative bylaws as regulated by the Tennessee Valley Authority.

Sincerely,



Scott Dahlstrom
Chief Engineering Officer
DREMC

1411 Madison Street | PO Box 89 | Shelbyville, TN 37162 | 931.684.4621

2024-1103

*This Instrument Prepared by and Return to:*
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $6,300,000.00

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My Commission expires: 11/10/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

## SPECIAL WARRANTY DEED

| **Address of New Owner:** | **Send Tax Bill to:** | Map/Parcel No. |
|---|---|---|
| TPG AG EHC III (MTH) Multi State 2, LLC<br>c/o Essential Housing Asset Management, LLC<br>8585 East Hartford Drive, Suite 118<br>Scottsdale, AZ 85255 | MTH<br>18655 North Claret Drive<br>Suite 400<br>Scottsdale, AZ 85255 | 092-012 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by Grantee (defined below), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bear Springs, LLC**, a Tennessee limited liability company **("Grantor")**, has bargained and sold, and does hereby transfer and convey to **TPG AG EHC III (MTH) Multi State 2, LLC**, a Delaware limited liability company **("Grantee")**, its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in MAURY County, State of Tennessee, described as follows:

**SEE EXHIBIT A ATTACHED HERETO**

Subject to the matters set forth on **Exhibit B** attached hereto.

This is unimproved property known as Lots & Land, Columbia, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this the 12th day of February, 2025.

**GRANTOR:**

**Bear Springs, LLC**
**a Tennessee limited liability company**

By: _____
Henry P. Ingram, Jr.
Its: Authorized Agent

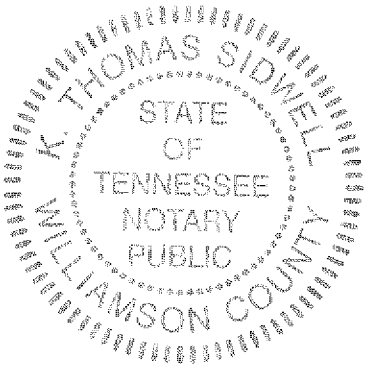
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Henry P. Ingram, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Bear Springs, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/10/25



# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: 2024-1103

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and it described as follows:

The southern portion of a certain parcel of land known as 1449 Rock Springs Road, Columbia, Maury County, Tennessee, said land being situated on the easterly side of Rock Springs Road, and said land being previously described along with the northerly portion in deed book R2797, page 1063, in the Register of Deeds Office of Maury County (R.O.M.C., TN.), and is more particularly bounded and described as follows:

BEGINNING at a found iron rod with a geographical position of TN SPC N: 475492.098 E: 1698823.803, said iron rod being in the easterly margin of said Rock Springs Road and the northwesterly corner of Castlerock Communities Tennessee, LLC property. Found in deed book R3002, page 67, R.O.M.C., TN.;

THENCE following the easterly margin of said Rock Springs Road the following five courses, N08°22'29"E 299.44 feet to a point;

THENCE a curve with a radius of 3682.73 feet, an arc length of 170.71 feet, a chord bearing of N07°05'30"E, and a chord length of 170.70 feet to a found iron rod;

THENCE N05°43'29"E 201.11 feet to a found iron rod;

THENCE N07°02'29"E 425.28 feet to a point;

THENCE N06°46'57"E 132.87' feet to a found iron rod and cap stamped with RLS 1649;

THENCE leaving the margin of Rock Springs Road and following the line that will divide this property but is not yet of record the following two courses, S83°12'50"E 334.91 feet to a point;

THENCE a curve with a radius of 667.50 feet, an arc length of 371.83 feet, a chord bearing of N80°49'40"E, and a chord length of 367.04 feet to a point;

THENCE leaving the dividing line and following the southerly line of Willow Branch Partners, LLC property, of record in deed book R2964, page 726, R.O.M.C., TN., the following 19 courses, S31°01'51"E 65.32 feet to a point;

THENCE a curve with a radius of 60.00 feet, an arc length of 86.23 feet, a chord bearing of S74°28'48"E, and a chord length of 79.00 feet to a point;

THENCE S33°18'15"E 69.41 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.72 feet, a chord bearing of S12°12'13"W, and a chord length of 35.67 feet to a point;

THENCE S33°48'42"E 50.02 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.28 feet, a chord bearing of S78°18'15"E, and a chord length of 35.36' to a point;

THENCE S33°18'15"E 109.09 feet to a point;

THENCE N56°41'45"E 207.38 feet to a point;

THENCE N88°38'16"E 55.42 feet to a point;

THENCE S56°06'17"E 110.04 feet to a point;

THENCE S03°11'36"E 187.15 feet to a point;

THENCE a curve with a radius of 600.00 feet, an arc length of 101.85 feet, a chord bearing of S88°19'48"E, and a chord distance of 101.73 feet to a point;

THENCE S83°28'01"E 113.05 feet to a point;

THENCE a curve with a radius of 100.00 feet, an arc length of 56.71 feet, a chord bearing of S67°13'13"E, and a chord length of 55.95 feet to a point;

THENCE S50°58'25"E 77.11 feet to a point;

THENCE N39°01'35"E 50.00 feet;

THENCE a curve with a radius of 150.00 feet, an arc length of 51.71 feet, a chord bearing of S41°05'55"E, and a chord length of 51.45 feet to a point;

THENCE N89°09'09"E 458.49 feet to a point;

THENCE N35°59'40"E 307.26 feet to a point;

THENCE leaving the southerly line of said Willow Branch Partners, LLC property, and following the southerly line of Blue River TN Properties, LLC property, of record in deed book R2856, page 525, R.O.M.C., TN., and passing an Enbridge natural gas pipeline of record in Deed Book 433, Page 23, R.O.M.C. TN., N89°04'56"E 709.94 feet to a found iron rod with a RLS cap number of 1649 laying next to it, said iron rod being the common corner between said Blue River TN Properties LLC property to the northwest, King Land Investments, LLC property, of record in Deed Book R2607, Page 149, R.O.M.C. to the northeast, and Holt, Mattie Lorene property, of record in Deed Book R1750, Page 61, R.O.M.C. TN., to the southeast;

THENCE following the westerly line of said Holt, Mattie Lorene property, S07°14'22"W 935.35 feet to a found iron rod with a RLS cap number of 1335 where a fence intersection used to be, said iron rod being the northeast corner of Castlerock Communities Tennessee, LLC property, of record in Deed Book R3002, Page 61, R.O.M.C., TN.;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, and passing through the same Enbridge natural gas pipeline, S89°29'25"W 1457.65 feet to a wooden stake where a fence post used to be;

THENCE following the west line of said Castlerock Communities Tennessee, LLC property, S08°05'52"W 110.99 feet to a found iron pipe, said pipe being the common corner to said Castlerock Communities Tennessee, LLC property, to the southeast and the same Castlerock Communities Tennessee, LLC property, however in Deed Book R3002, Page 67, R.O.M.C., TN., to the southwest;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, N87°19'36"W 1591.00 feet to the point of beginning. Containing 67.634 acres, more or less.

Being the same property conveyed to Bear Springs, LLC, a Tennessee limited liability company by General Warranty Deed from Timothy Alan Jefferson and Lisa Ann Duvall of record in Record Book 2797, Page 1063, Register's Office for Maury County, Tennessee dated December 8, 2021 and recorded on December 9, 2021.

Easement Parcel:
Easement rights in favor of Bear Springs, LLC in the Joint Access and Maintenance Agreement of record in Book 3032, page 635, Register's Office for Maury County, Tennessee.

**Exhibit B**
**Permitted Exceptions**

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Easement for Pipe Lines, recorded in Book 233, Page 613, Book 433, Page 23.

3. Easement for Water Line, recorded in Record Book 1964, Page 1357.

4. Easement for Right of Way, recorded in Record Book 2946, Page 856.

5. Easement for Sanitary Sewers, Gas Lines, and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Record Book 2978, Page 1.

6. Easement for Joint Access and Maintenance Agreement, recorded in Record Book 3032, Page 635.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1228.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1253.

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

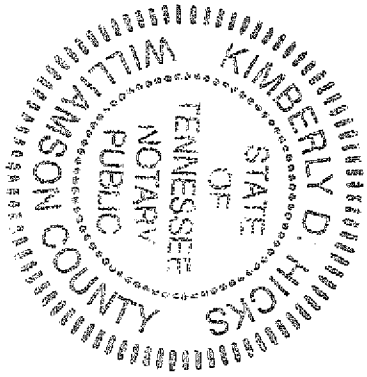
Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

BK/PG:R3047/646-651
25002072

| | |
|---|---|
| 6 PGS : WARRANTY DEED | |
| BECKY BUCHANAN 345477 - 25002072 | |
| 02/14/2025 - 08:03 AM | |
| VALUE | 6300000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 23310.00 |
| RECORDING FEE | 30.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 23343.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



# Bear Springs Phase 2C, Final
# PUD Master Plan Revision & Preliminary Plat

| | | | |
|---|---|---|---|
| **Project #:** | 25-0461 | **Location:** | Map 092 Parcel 012.00 |
| **Applicant:** | Hunter Fred | **Case Type(s):** | Final PUD & Preliminary Plat |
| **Staff Planner:** | Jeremy Humphrey | **Proposed Use:** | Townhomes |

## PROJECT SUMMARY

The applicant has submitted a request for a Preliminary Plat and Final Master PUD plan for Phase 2C of the previously approved Planned Unit Development (PUD) Master Plan for the previously approved Bear Springs PUD (1449 Rock Springs Rd.). This request amends the Final PUD Master plan from the approved Preliminary PUD Master Plan (21-0076) as approved by City Council on August 12, 2021. This request applies to Phases 2C that consists of 60 townhomes.

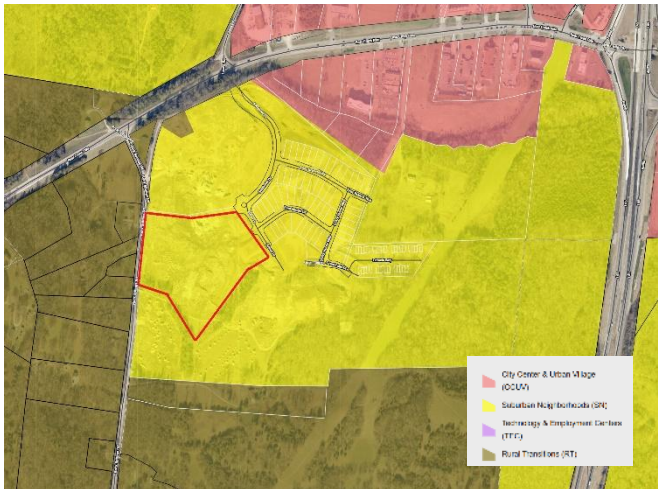
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on standards of the previous Zoning Ordinance (3638).
- The DRC reviewed this proposal at its January 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- This Final PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan & Preliminary Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

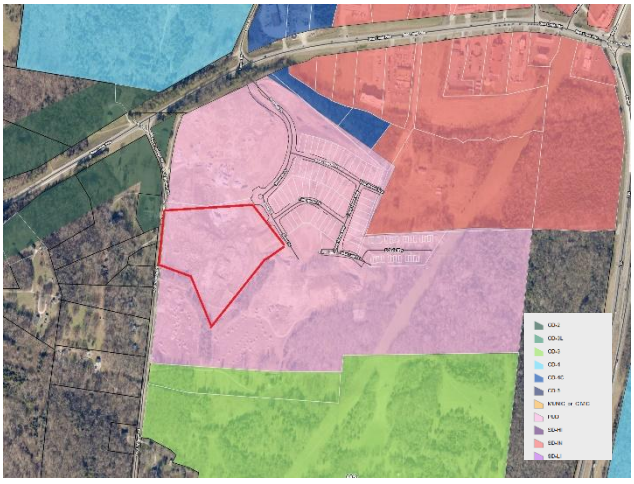
## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| PUD | Residential | Developing | + /- 10.33acres |



| FUTURE LAND USE MAP (Suburban Neighborhoods) | ZONING MAP (Planned Unit Development) |
|---|---|



## COMMENTARY FROM PLANNING STAFF

- Staff has reviewed the Preliminary Plat and Final Master PUD Plan for general consistency with the approved Bear Springs PUD, applicable 3638 zoning standards, and typical subdivision and development requirements reviewed at this stage under the vested development rights of this PUD. The layout, circulation, lot configuration, and open space areas generally align with the approved PUD concept and previously approved phases. Detailed engineering, construction sequencing, and final design elements are reviewed at subsequent stages through construction plan review and permitting.
- The Final PUD Master Plan introduces retaining walls that have been added with average heights ranging from 2.5’ to 11.9’ (5’-22’ max) and appear to be within Open Spaces.

## REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary & Final PUD Master Plan at its January 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

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

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final PUD Development Plan or Amendment to the existing Master PUD development plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to the Final Master PUD Development plan if it finds:
   a. The Final Master PUD Development Plan or amendment to the Final Master PUD development Plan meets the provisions for substantial compliance with the Preliminary PUD Development Plan or amendment to the Preliminary PUD Development Plan; and
   b. The Final Master PUD Development Plan or amendment to the Final PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development plan amendment was approved. The Planning Commission may approve the Final Master PUD Development plan with conditions or modifications.

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final PUD Development Plan, or in the instance of conditional or modified approval of a Final PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications Final Plan Master Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

(1) The City Council;
(2) The City Recorder;
(3) The Zoning Administrator

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administrator shall prepare a written report on behalf of the Planning Commission and send it to the City Council and the applicant. This

report shall detail the grounds on which the Final Master PUD Development Plan or an amendment to the Final Master PUD Development was denied.

## SAMPLE MOTIONS

**Approve:**

Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

**Approve with Conditions:**

Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

**Defer for Continued Review:**

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

**Deny:**

Move to find that the Final Planned Unit Development Master Plan and Preliminary Plat as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].

# FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

# BEAR SPRING PHASE 2C

MERITAGE HOMES

## CONTACTS


OWNER/DEVELOPER

*KRIS KEOWN*
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

*MARK MERRILL*
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

*TYLOR FISCHER*
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

SEWER

*RYAN FILIPKOWSKI*
CITY OF COLUMBIA
700 N GARDEN ST
COLUMBIA, TN 38401
(931) 560-1500
rfilipkowski@columbiatn.com

ELECTRIC

*CAMERON ISLEY*
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM

WATER

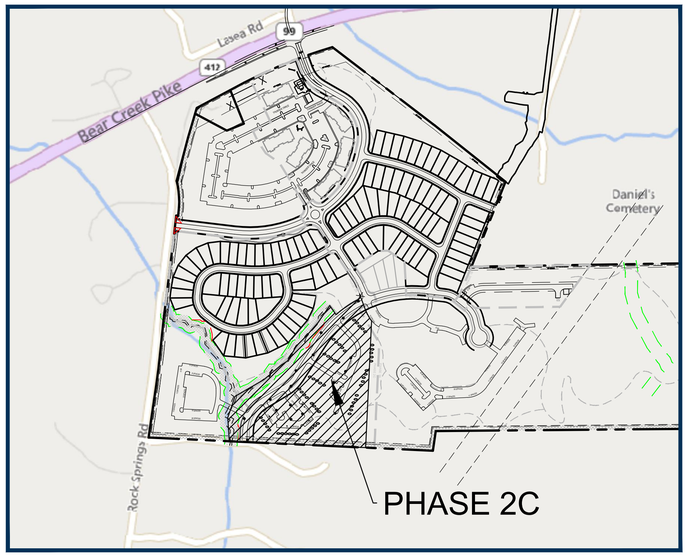
*MATT* WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

GAS

*BRADY ARMSTRONG*
ATMOS ENERGY CORPORATION
KENTUCKY/MID-STATES DIVISION
FRANKLIN, TN
(615) 485-6377
bradie.armstrong@atmosenergy.com


| Parking Calculations | | |
|---|---|---|
| **Units:** | **Townhouse (Garage/Driveway)** | **Townhouse (Surface Parked)** |
| 1-BED: | 0 | 0 |
| 2-BED: | 0 | 0 |
| 3-BED: | 94 | 137 |
| | | |
| **Total Units:** | **94** | **137** |
| | | |
| **Total Parking Required:** | **188** | **274** |
| Ratio (Spaces/Unit): | 2 / Unit | 2 / Unit |
| **Total Parking Provided:** | **194 (+98 Garages)** | **352** |
| Surface Provided: | 62 | 352 |
| Garage Provided: | 94 | 0 |
| Driveway Provided: | 132 | 0 |
| Ratio (Spaces/Unit): | 3.06 | 2.57 |

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.




LOCATION MAP
SCALE

## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL LAYOUT |
| C1.1 | ENLARGED LAYOUT |
| C2.0 | OVERALL GRADING & DRAINAGE |
| C2.1 | ENLARGED GRADING & DRAINAGE |
| U1.0 | OVERALL UTILITY |
| U1.1 | ENLARGED UTILITY |
| L1.0 | OVERALL LANDSCAPE |
| P1.0 | PRELIMINARY PLAT |
| P2.0 | PRELIMINARY PLAT |

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
01 20 2026

BEAR SPRING PHASE 2C
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.12.15
Approved By: JFV
Revisions:
- - -
- - -
- - -
- - -
- - -
1 2026.01.20 PER STAFF COMMENTS

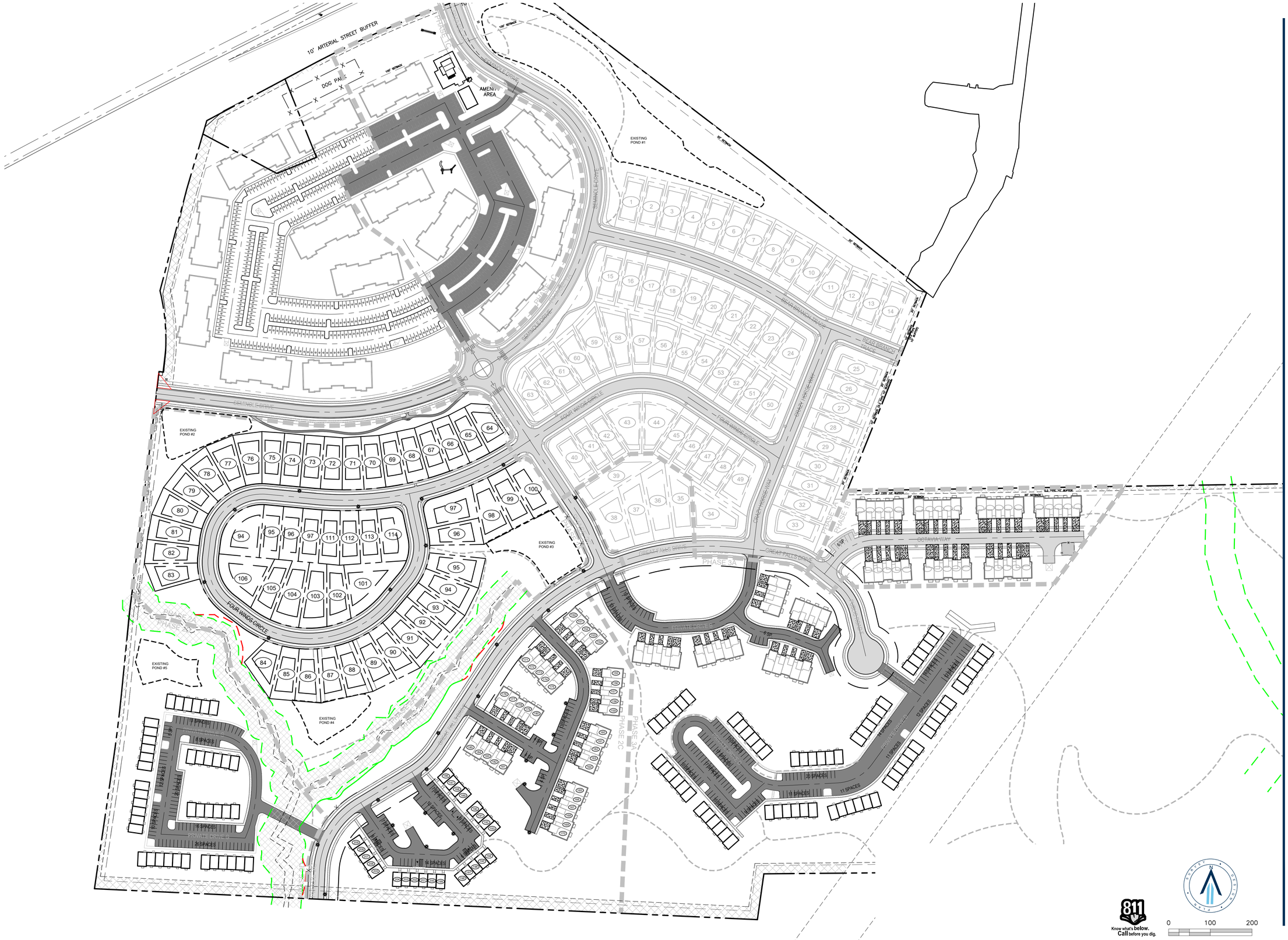
Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2C\2-PLAN SHEETS\PUD\2011 COVER.DWG
PLOTTED BY HUNTER FRED ON 1/20/2026 3:43 PM LAST UPDATED BY HFRED ON 1/20/2026 12:25 PM

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JACOB F. VINCENT
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NO. 00114598
STATE OF TENNESSEE
01 20 2026

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=100' |
| Date: | 2025.12.15 |
| Approved By: | JFV |

Revisions:

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| 1 | 2026.01.20 | PER STAFF COMMENTS |

Drawing Title:

OVERALL LAYOUT

Drawing No.

C1.0

Project No.

21-0311

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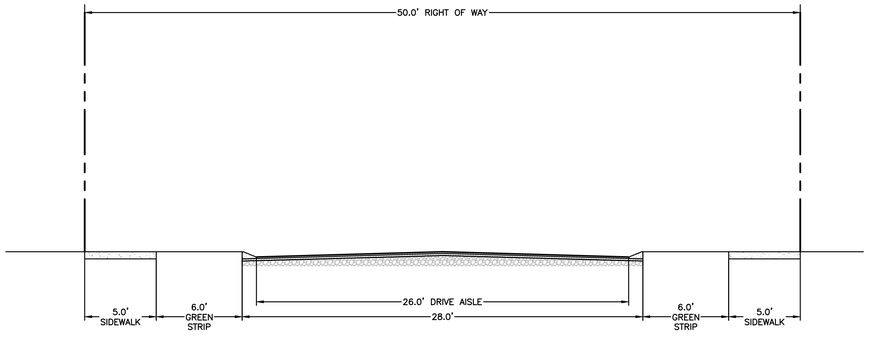
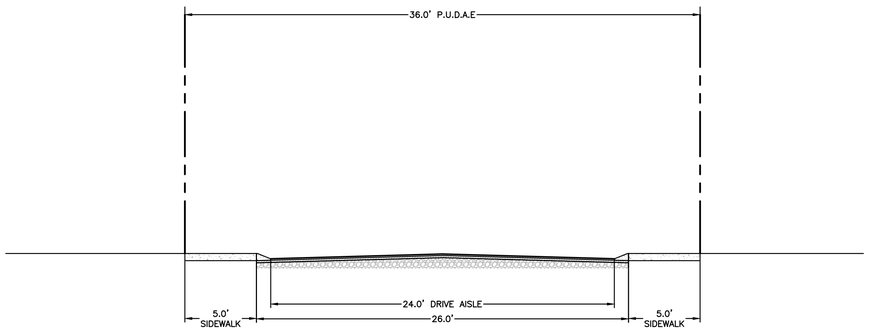
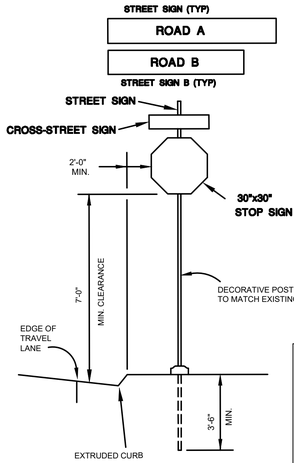









**TYPICAL SIGN DETAIL**

NOT TO SCALE

INSTALLATION AS PER T.D.O.T. STANDARDS

**NOTES:**

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.

## SITE LEGEND

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PROPERTY LINE

**NOTE:**

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

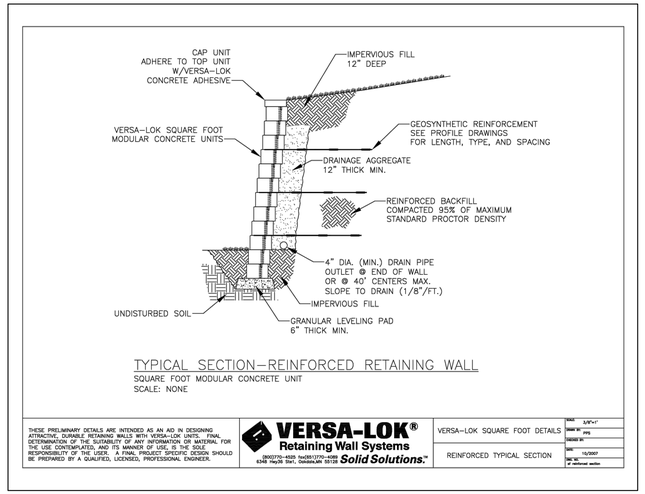
* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

**SIGN TABLE**

| SIGN NO. | LEGEND | SIZE | | SIGN | | | DESIGN | MIN. VERT. CLEARANCE (SEE DETAIL) |
|---|---|---|---|---|---|---|---|---|
| | | LENGTH | HEIGHT | COPY | BACKGROUND | MATERIAL | LENGTH | |
| A | STOP | 30" | 30" | WHITE | RED (REF.) | 0.080 SHEET ALUM. | H=12'-0" | 7'-0" |
| B | SPEED LIMIT 25 | 24" | 30" | BLACK | WHITE (REF.) | 0.080 SHEET ALUM. | H=12'-0" | 7'-0" |



**TYPICAL WALL SECTION**




TYPICAL SECTION-REINFORCED RETAINING WALL

SQUARE FOOT MODULAR CONCRETE UNIT

SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DESIGNS MUST BE CHECKED FOR SITE SPECIFIC CONDITIONS. THIS MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSA-LOK® Retaining Wall Systems *Solid Solutions.*™

(800)770-4525 fax(651)770-1696
6348 Hwy.36 St#1, Oakdale,MN 55128

VERSA-LOK SQUARE FOOT DETAILS

REINFORCED TYPICAL SECTION

DATE: 5/8"=1"
DRAWN BY: PTS
CHECKED BY:
DATE: 10/2007
SHT. NO.
of reference section

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0 50 100

RaganSmith
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JACOB F. VINCENT
AGRICULTURE
No. 0011429
STATE OF TENNESSEE
01 20 2026

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

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|---|---|---|
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| - | - | - |
| - | - | - |
| - | - | - |
| 1 | 2026.01.20 | PER STAFF COMMENTS |

Drawing Title:

ENLARGED LAYOUT

Drawing No.

C1.1

Project No.

21-0311

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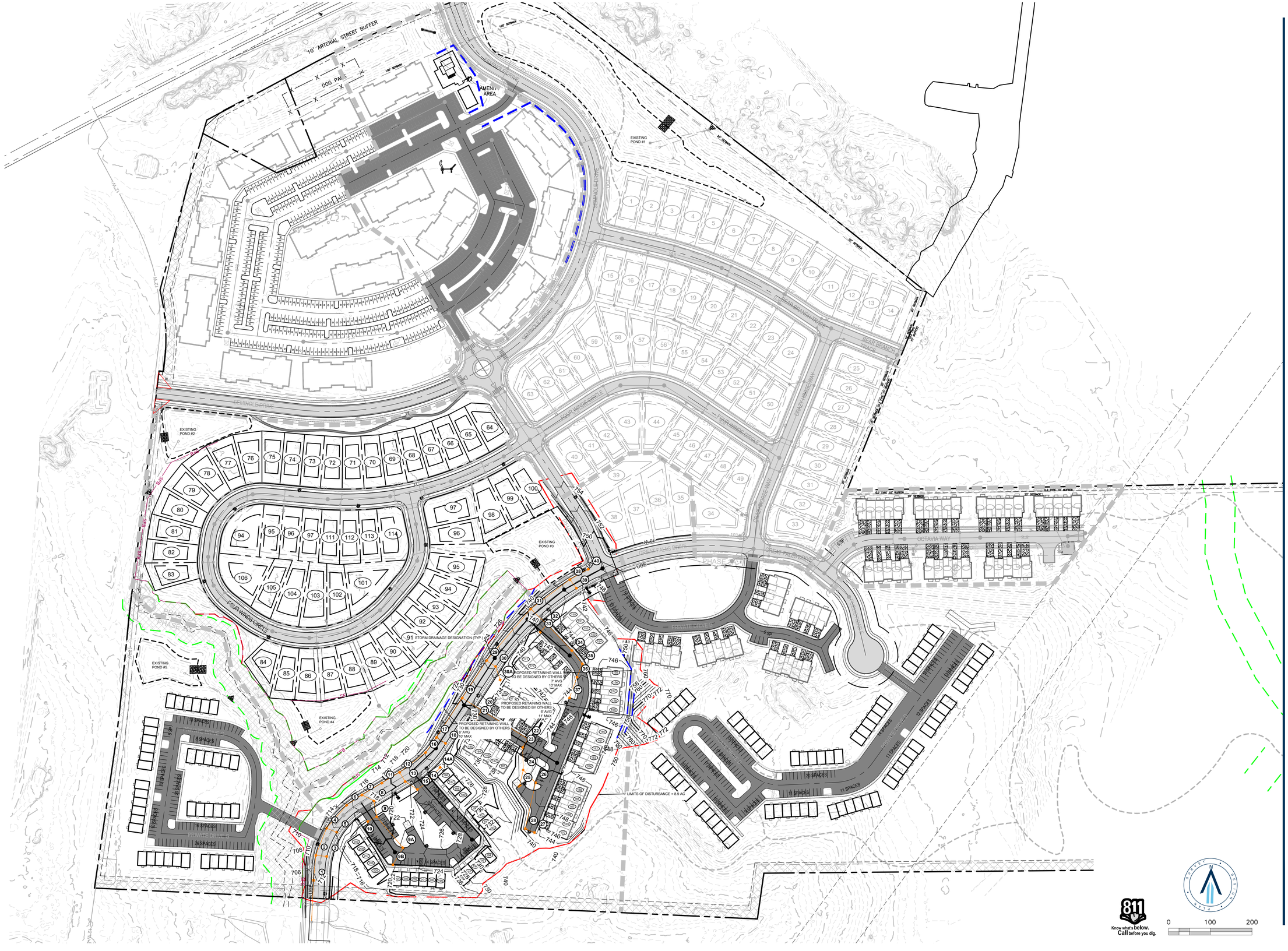


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JACOB F. VINCENT
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
No. 0011458
STATE OF TENNESSEE
01 20 2026

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=100' |
| Date: | 2025.12.15 |
| Approved By: | JFV |

Revisions:

| | | |
|---|---|---|
| 1 | 2026.01.20 | PER STAFF COMMENTS |

Drawing Title:

OVERALL GRADING & DRAINAGE

Drawing No.

C2.0

Project No.

21-0311

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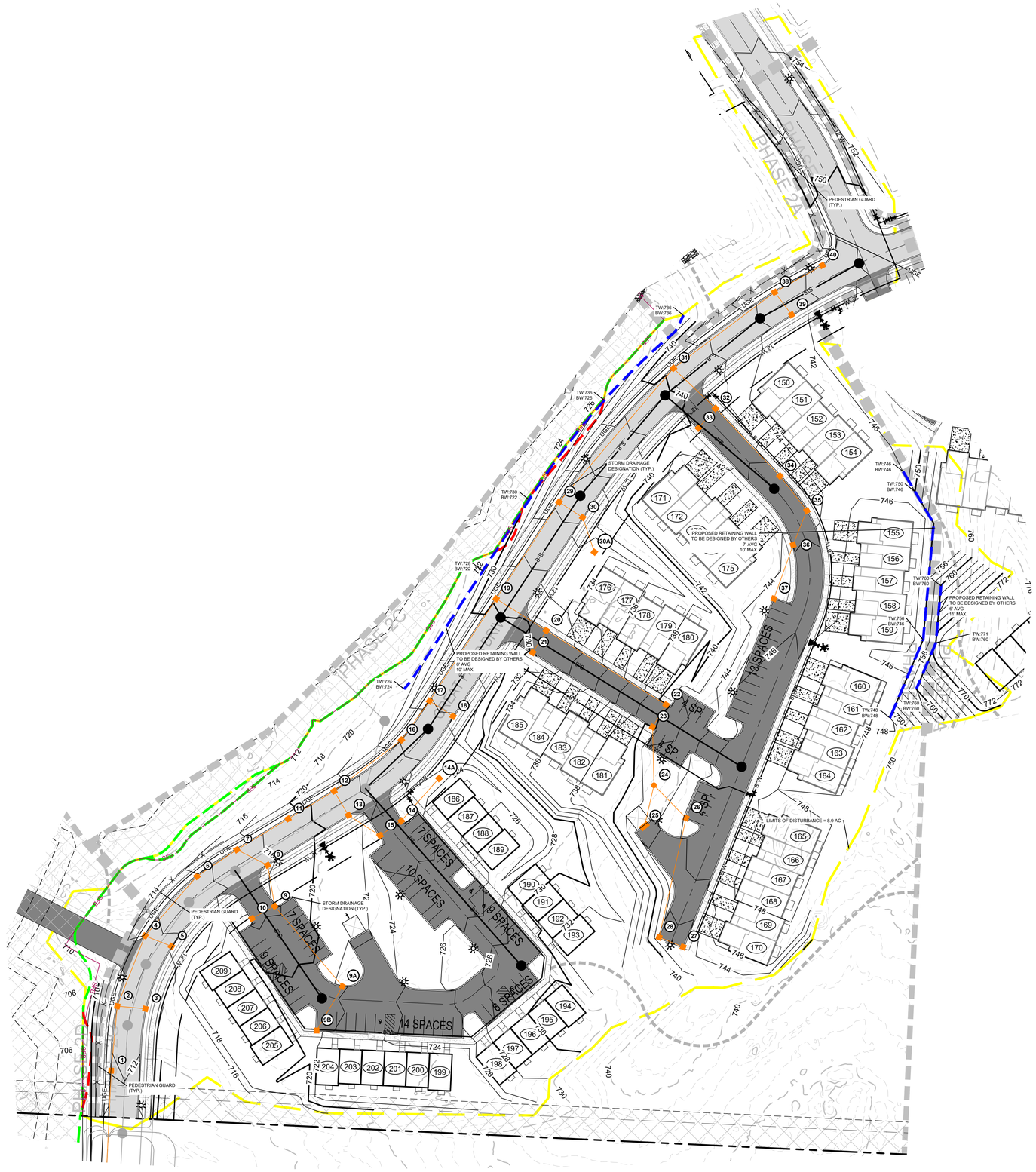


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AGRICULTURE
No. 0011495
STATE OF TENNESSEE
01 20 2026

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

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| - | - | - | |
| 1 | 2026.01.20 | PER STAFF COMMENTS | |

Drawing Title:

ENLARGED GRADING & DRAINAGE

Drawing No.

C2.1

Project No.

21-0311

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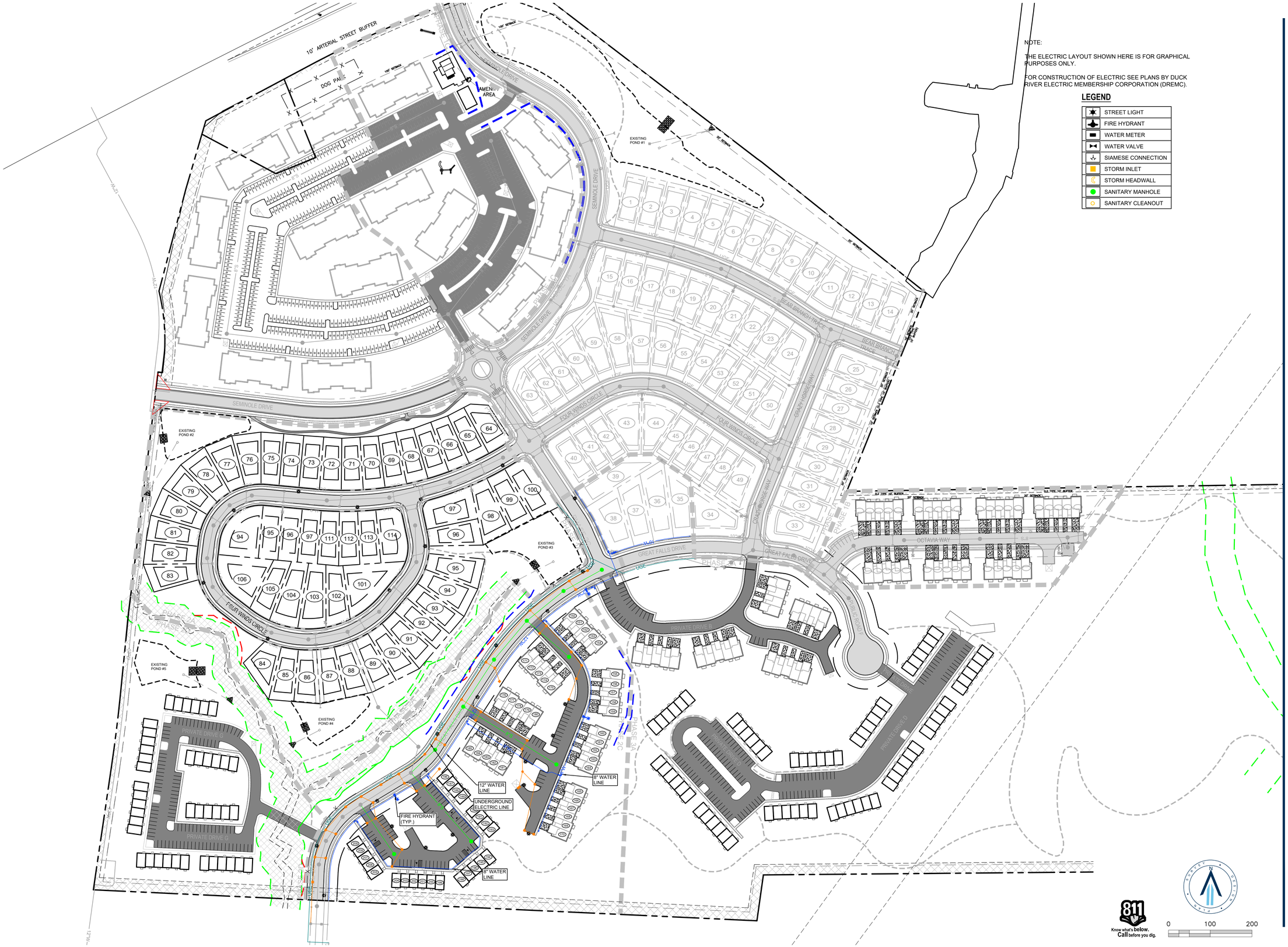


NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

**LEGEND**

- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIAMESE CONNECTION
- STORM INLET
- STORM HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT

RaganSmith
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JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114598
STATE OF TENNESSEE
01 20 2026

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=100' |
| Date: | 2025.12.15 |
| Approved By: | JFV |

Revisions:

1 2026.01.20 PER STAFF COMMENTS

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

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NOTE:

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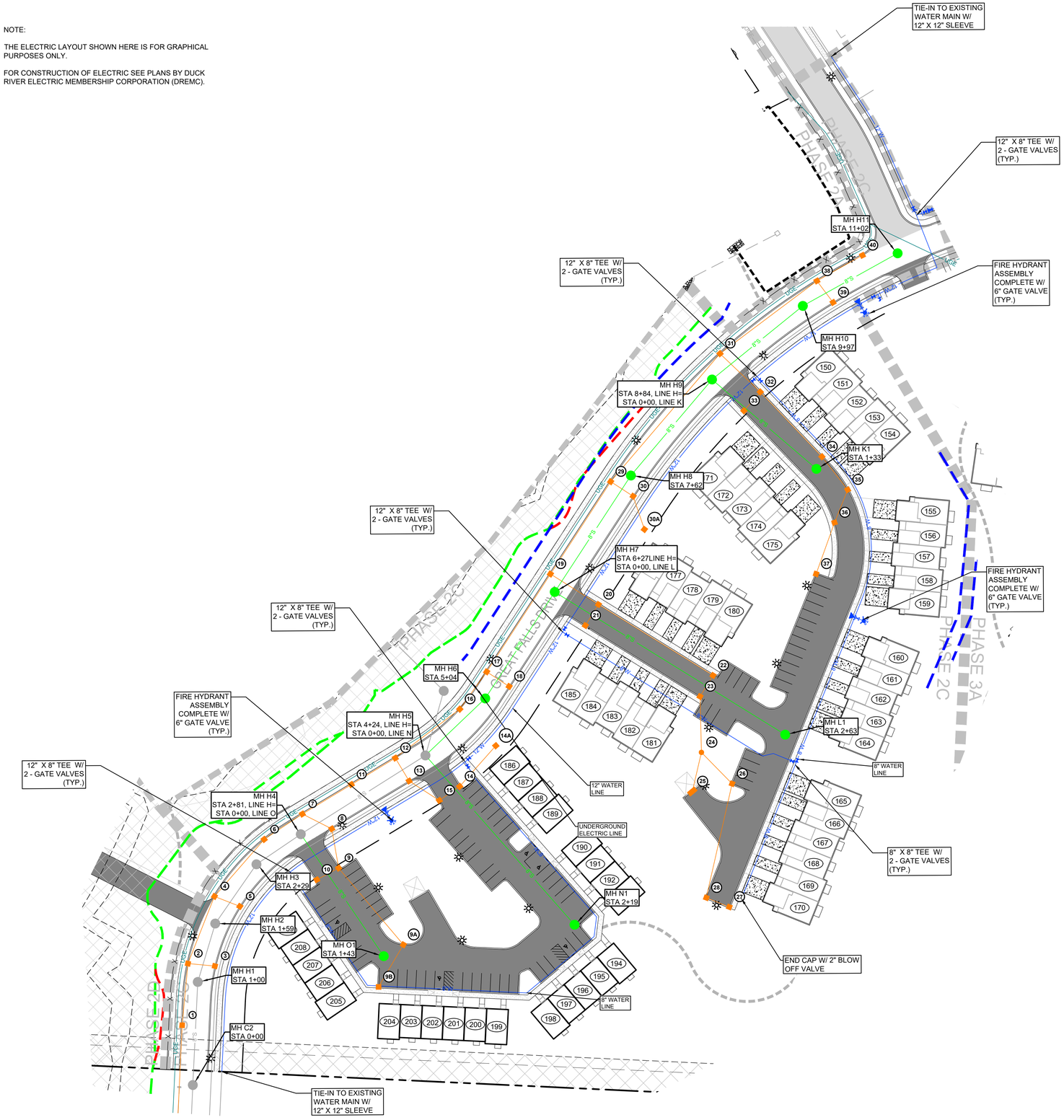
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).




**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | SIAMESE CONNECTION |
| | STORM INLET |
| | STORM HEADWALL |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |

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# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

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1 2026.01.20 PER STAFF COMMENTS

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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PLOTTED BY HUNTER FRED DIX 12/2/2025 3:46 PM LAST UPDATED BY HFRED DIX 12/2/2025 1:31 PM

## PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR TO SUBMIT SOIL DATA SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL.ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP MIN.) BED EDGES UNLESS OTHERWISED SPECIFIED ON PLANS.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.2 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE UNLESS OTHERWISE SPECIFIED ON PLANS.
14. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
15. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

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

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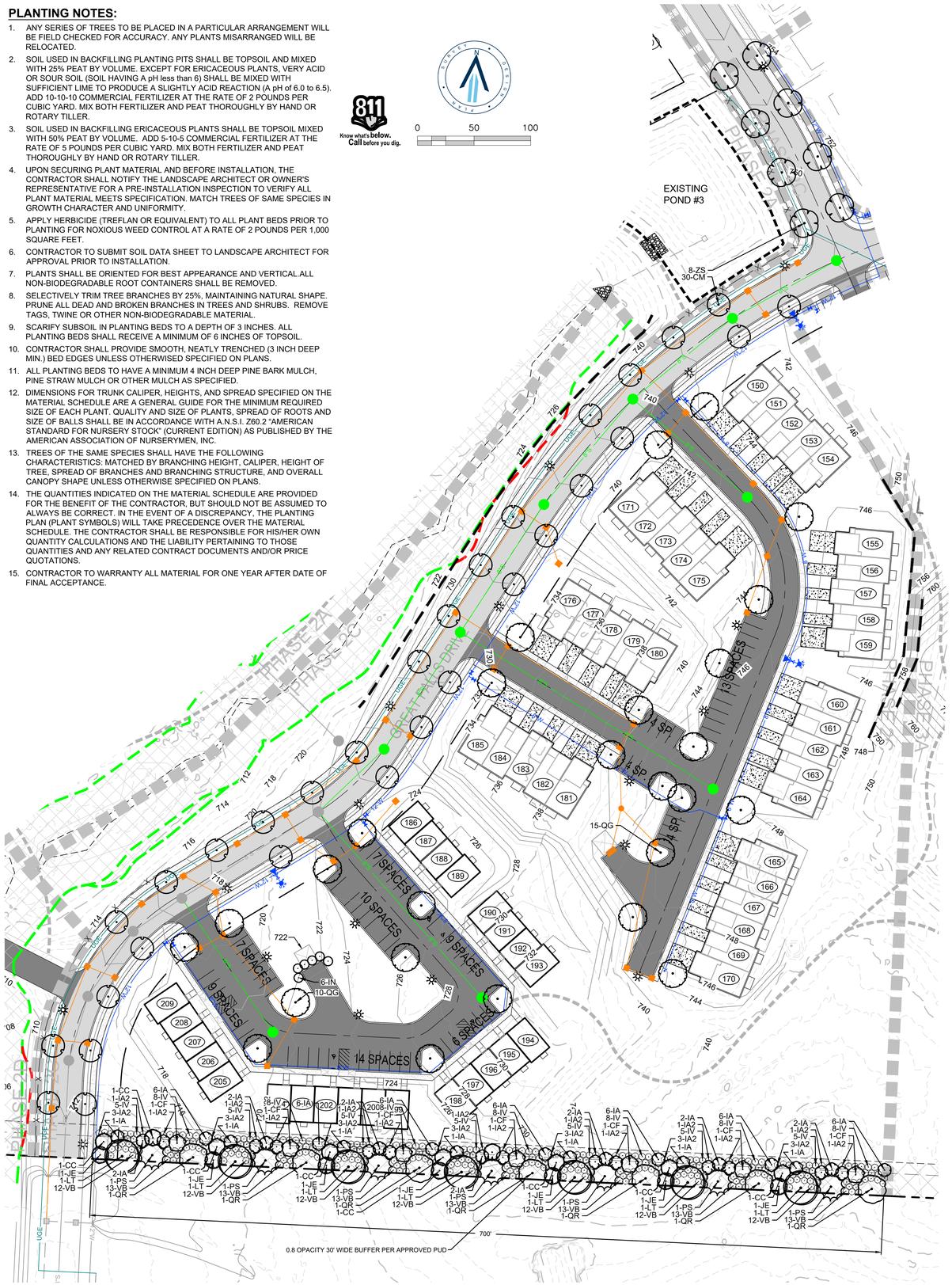



## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE | HEIGHT | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| CM | 30 | CARPINUS BETULUS FASTIGIATA | PYRAMIDAL HORNBEAM | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, 5' CLEAR TRUNK, STRONG CENTRAL LEADER, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| CC | 9 | CERCIS CANADENSIS | EASTERN REDBUD | DECIDUOUS | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, SINGLE STEM. MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| CF | 7 | CORNUS FLORIDA | FLOWERING DOGWOOD | DECIDUOUS | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, SINGLE STEM. MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| IA | 33 | ILEX OPACA | AMERICAN HOLLY | EVERGREEN | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| IN | 6 | ILEX X 'NELLIE R. STEVENS' | NELLIE R. STEVENS HOLLY | EVERGREEN | | 8` HT | | B&B, FULL TO BASE |
| JE | 7 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | EVERGREEN | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, MIN 4' SPREAD. FULL TO BASE. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| LT | 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, STRONG CENTRAL LEADER, 5' CLEAR TRUNK. ALL SIZES SHOWN ARE MINIMUMS AND MAY BE EXCEEDED. |
| PS | 7 | PINUS STROBUS | WHITE PINE | EVERGREEN | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| QG | 26 | QUERCUS BICOLOR `GREEN NOVA` | SUN BREAKER® SWAMP WHITE OAK | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, 5' CLEAR TRUNK, STRONG CENTRAL LEADER, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| QR | 7 | QUERCUS RUBRA | NORTHERN RED OAK | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, STRONG CENTRAL LEADER, 5' CLEAR TRUNK. ALL SIZES SHOWN ARE MINIMUMS AND MAY BE EXCEEDED. |
| ZS | 8 | ZELKOVA SERRATA | JAPANESE ZELKOVA | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, 5' CLEAR TRUNK, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE/HT | SPREAD | SPACING | REMARKS |
| SHRUBS | | | | | | | | |
| IA2 | 35 | ILEX VERTICILLATA 'NCIV1' | WINTERBERRY | DECIDUOUS | 24-30" HT. | | SEE PLANS | FULL CONTAINER - 3 GALLON MIN. 20% OF PLANTS TO BE MALE. EVENLY DISTRIBUTE MALE PLANTS. |
| IV | 91 | ITEA VIRGINICA | VIRGINIA SWEETSPIRE | DECIDUOUS | 24-30" HT. | | SEE PLANS | FULL CONTAINER - 3 GALLON MIN. |
| VB | 175 | VIBURNUM X 'BURKWOODII' | BURKWOOD VIBURNUM | EVERGREEN | 24-30" HT. | | SEE PLANS | FULL CONTAINER - 3 GALLON MIN. |

SPECIES SHOWN SUBJECT TO AVAILABILITY. CONTRACTOR TO CONFIRM ANY PROPOSED CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL. SUBSTITUTIONS MUST BE OF EQUIVALENT SIZE AND CLASSIFICATION.

### BUFFER PLANTING CALCULATIONS

0.8 OPACITY, 30' WIDE BUFFER REQUIRED

TOTAL BUFFER LENGTH PHASE 2C: 700'

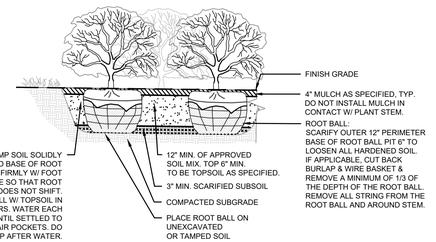
REQUIRED CANOPY TREES: 28
(4 PER 100 LF)
PROVIDED CANOPY TREES: 28 (MAX 25% SINGLE GENUS)

REQUIRED ACCENT TREES: 49
(7 PER 100 LF)
PROVIDED ACCENT TREES: 49 (MAX 67% SINGLE GENUS)

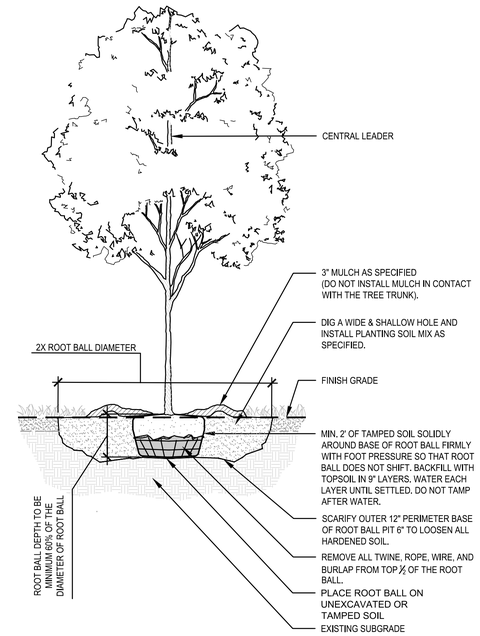
REQUIRED SHRUBS: 301
(43 PER 100 LF)
PROVIDED SHRUBS: 301 (MAX 58% SINGLE GENUS)

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

NOTES:
1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




SHRUB PLANTING
3/4" = 1'-0"




TYPICAL TREE PLANTING
3/8" = 1'-0"

RaganSmith
a PAPE-DAWSON company

TAYLOR LEWARON FISCHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 111 — 1/20/26

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##

Date: 2025.12.15

Approved By: JFV

Revisions:

| | | | |
|---|---|---|---|
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| - | - | - | |
| 1 | 2026.01.20 | PER STAFF COMMENTS | |

Drawing Title:

OVERALL LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\PHASE 2C\2C PLAN SHEETS\01 LANDSCAPE.DWG
PLOTTED BY TYLOR FISCHER ON 1/20/2026 2:28 PM
LAST UPDATED BY TFISCHER ON 1/20/2026 1:13 PM

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 MULTI-FAMILY/HORIZONTAL PROPERTY REGIME LOT FOR 60 TOWNHOME UNITS, 1 OPEN SPACE TRACT, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

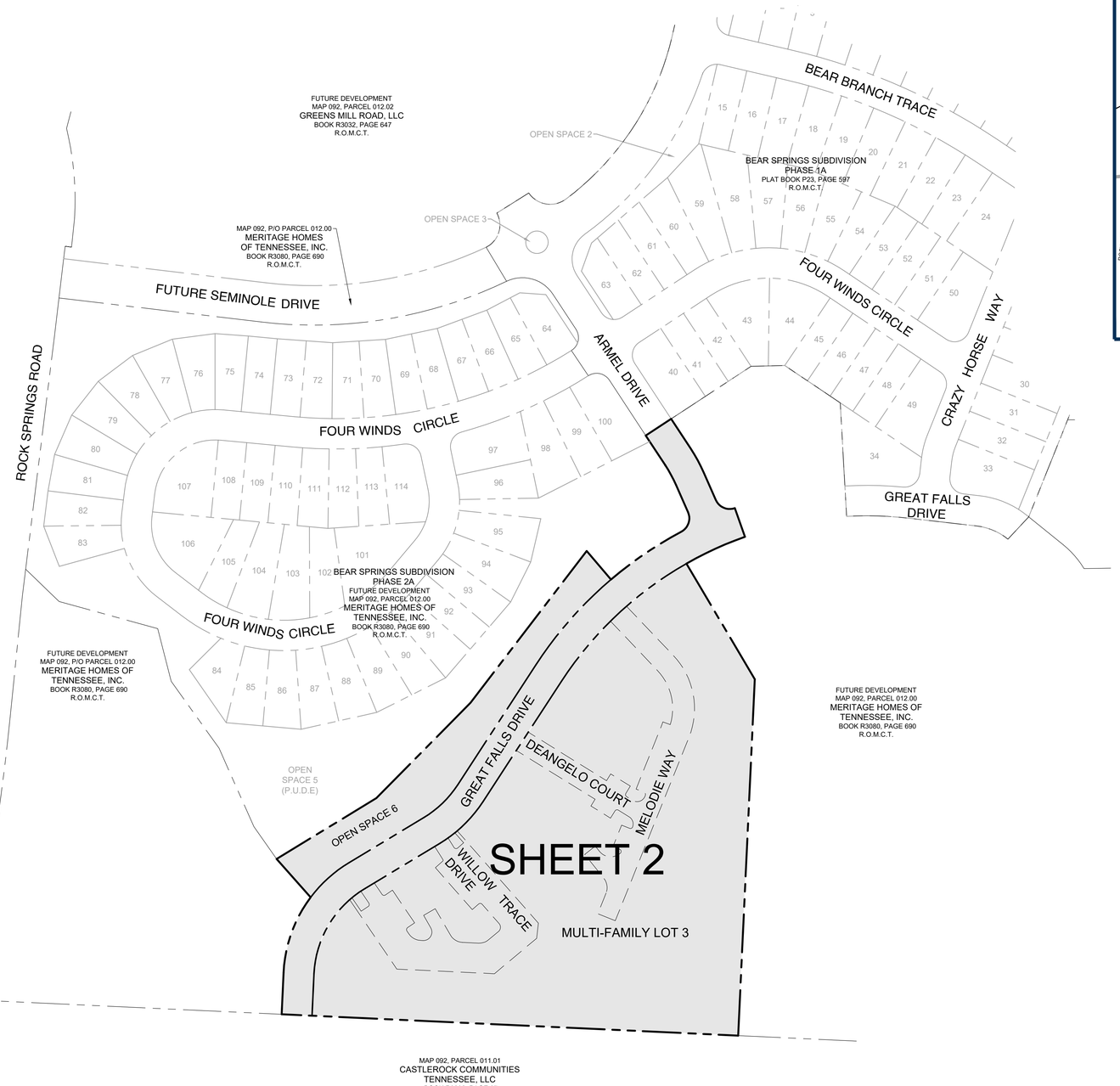
   STREET YARD: 22'
   SIDE YARD: 0' SHARED SIDE WALL, 20'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E (NOT PRINTED), WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.

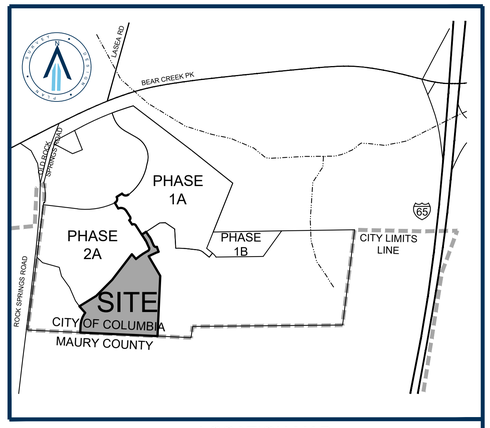
## PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TPG AG EHC III (MTH) MULTI STATE 2, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3080, PAGE 690, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.




LOCATION MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |

### SITE DATA TABLE

| | |
|---|---|
| LOT AREA | 7.77 ACRES± |
| OPEN SPACE AREA | 1.05 ACRES± |
| RIGHT-OF-WAY AREA | 1.51 ACRES± |
| TOTAL SITE AREA | 10.33 ACRES± |

TOTAL AREA = 450,184 SQUARE FEET OR 10.33 ACRES±


SURVEYOR
PAPE-DAWSON
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2A
MURFREESBORO, TN 37129
(615) 546-6050
chris.mabery@pape-dawson.com

OWNER/DEVELOPER
MERITAGE HOMES
OF TENNESSEE, INC.
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com


Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a PAPE-DAWSON company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
TENNESSEE
01/20/2026
TENNESSEE NO. 2483

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.12.15

Approved By: JFV

Revisions:

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| 1 | 2026.01.20 | PER STAFF COMMENTS |

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

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PLOTTED BY AMANDA REED ON 1/20/2026 3:39 PM LAST UPDATED BY AREED ON 1/20/2026 3:28 PM

## GENERAL NOTES

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9. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHD BRG | CHORD | TANGENT |
| C1 | 45.69' | 275.00' | 9°31'11" | S28°32'39"E | 45.64' | 22.90 |
| C2 | 37.42' | 25.00' | 85°45'07" | S66°39'38"E | 34.02' | 23.21 |
| C3 | 106.17' | 600.00' | 10°08'19" | S65°23'40"W | 106.03' | 53.22 |
| C4 | 133.26' | 223.00' | 34°14'23" | N19°47'26"E | 131.29' | 68.69 |
| C5 | 140.26' | 650.00' | 12°21'48" | N55°47'09"E | 139.99' | 70.40 |
| C6 | 37.42' | 25.00' | 85°45'07" | N19°05'30"E | 34.02' | 23.21 |
| C7 | 37.38' | 225.00' | 9°31'11" | N28°32'39"W | 37.34' | 18.74 |
| C8 | 285.27' | 600.00' | 27°14'30" | S46°42'15"W | 282.59' | 145.39 |
| C9 | 100.54' | 223.00' | 25°49'51" | S45°59'56"W | 99.69' | 51.14 |
| C10 | 169.82' | 173.00' | 56°14'37" | S30°47'33"W | 163.09' | 92.46 |
| C11 | 85.64' | 223.00' | 22°00'14" | N47°54'45"E | 85.12' | 43.35 |
| C12 | 77.99' | 173.00' | 25°49'51" | N45°59'56"E | 77.34' | 39.67 |
| C13 | 187.42' | 650.00' | 16°31'15" | N41°20'38"E | 186.77' | 94.37 |

## LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.D.A.E. — PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
- 123 — TOWNHOME UNIT NUMBER
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

## NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a PAPE-DAWSON company

CHRISTOPHER J. MABRY
LICENSED LAND SURVEYOR
TENNESSEE
2483
REGISTERED
01/20/2026
TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

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| 1 | 2026.01.20 | PER STAFF COMMENTS |

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

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PLOTTED BY AMANDA REED ON 12/22/2025 3:24 PM LAST UPDATED BY AREED ON 12/22/2025 3:23 PM

6-10-2022

# Maury County 911

**E-911 Street Addressing**
Crystal Gideon
**Telephone (931) 381-3190**

**2907 Cayce Ln**
**Columbia, TN 38401**
**Fax (931) 381-1828**

## SUBDIVISION ROAD NAME REQUEST

Date: June 9, 2022

Subdivision Name: Bear Springs

Business Name: Bear Springs, LLC

Owner's Name: Bear Springs, LLC c/o Mr. Andrew Ethridge

Address: 1718 General George Patton Dr., Brentwood, TN 37027

Telephone Number: (615) 499-9887 Fax/Email: aethridge@elg-tn.com

Surveyor: RaganSmith c/o Chris Mabery, RLS

Telephone Number: (615) 378-5236 Fax/Email: cmabery@ragansmith.com

Number of Lots in Subdivision: 65

Phase Number/Name: Phases 1A, 1B & 1C

Parcel I.D. (Tax Map) (Parcel):
Tax Map 092, Parcel 12.00

| Road Name | Approved | Disapproved |
|---|---|---|
| Armel Drive | ✓ | |
| Arthur Court | | ✓ |
| Barrett Drive | | ✓ |
| Bjorn Circle | ✓ | |
| Espen Trace | ✓ | |
| Gerben Way | | ✓ |
| Brady Way | ✓ | |
| Oberon Drive | | ✓ |
| Ailiyah Circle | | ✓ |
| Octavia Way | ✓ | |
| Seminole Drive | ✓ | |

| Road Name | Approved | Disapproved |
|---|---|---|
| Scout Way | | ✓ |
| Big Bear Circle | | ✓ |
| Blue Fox Lane | | ✓ |
| Big Sky Drive | | ✓ |
| Crazy Horse Way | ✓ | |
| Thunder Trace | ✓ | |
| Rising Sun Court | ✓ | |
| DeAngelo Court | ✓ | |
| Mountain Way | | ✓ |
| Great Falls Drive | ✓ | |
| Kayla Court | | ✓ |

| Road Name | Approved | Disapproved |
|---|---|---|
| Finn Street | | ✓ |
| Nolan Drive | | ✓ |
| Griffin Drive | ✓ | |
| Blakley Circle | | ✓ |
| Kingfish Court | ✓ | |
| Melodie Way | ✓ | |
| Garrison Lane | | ✓ |
| Zayne Drive | | ✓ |
| | | |
| | | |
| | | |

# Maury County 911

**E-911 Street Addressing**
Crystal Gideon
**Telephone (931) 381-3190**

**2907 Cayce Ln**
**Columbia, TN 38401**
**Fax (931) 381-1828**

## SUBDIVISION ROAD NAME REQUEST

Date: July 1, 2022

Subdivision Name: Bear Springs

Business Name: Bear Springs, LLC

Owner's Name: Bear Springs, LLC c/o Mr. Andrew Ethridge

Address: 1718 General George Patton Dr., Brentwood, TN 37027

Telephone Number: (615) 499-9887 Fax/Email: aethridge@elg-tn.com

Surveyor: RaganSmith c/o Chris Mabery, RLS

Telephone Number: (615) 378-5236 Fax/Email: cmabery@ragansmith.com

Number of Lots in Subdivision: 65

Phase Number/Name: Phases 1A, 1B & 1C

Parcel I.D. (Tax Map) (Parcel):
Tax Map 092, Parcel 12.00

| Road Name | Approved | Disapproved |
|---|---|---|
| Bear Branch Trace | ✓ | |
| Four Winds Circle | ✓ | |
| Everleigh Way | | ✓ |
| Willow Trace Drive | ✓ | |
| Harper Court | | ✓ |
| Bear Claw Court | | ✓ |
| | | |
| | | |
| | | |
| | | |
| | | |

PAPE–DAWSON

| | | | |
|---|---|---|---|
| TO: | City of Columbia Planning Commission | FROM: | Hunter Fred |
| | | DATE: | January 20, 2026 |
| | | REFERENCE: | 1449 Rock Springs Rd_Bear Springs 2C |
| | | JOB NUMBER: | 25-0461 |

Dear Members of the City of Columbia Planning Commission,

Thank you for your review and comments on the Final PUD and Preliminary Plat of Bear Springs 2C. Please find below our responses to the comments provided. We have addressed each item and adjusted where appropriate to align with the City of Columbia's planning goals and requirements.

**COMMENTS:**

**Planning**

1. The lead staff person is Jeremy Humphrey, Planner II. Please email directly at jhumphrey@columbiatn.gov with any questions or concerns.
   ACKNOWLEDGED
2. Please submit all responses in writing prior to re-submittal date.
   ACKNOWLEDGED
3. Retaining wall design and certification are subject to Engineering review.
   ACKNOWLEDGED
4. Better identify green dashes shown on C1.1 (unclear if retaining wall)
   ACKNOWLEDGED, GREEN DASHES REFER TO STREAM BUFFER OR AREA ADDED TO BUFFER, RED DASHES SHOW AREA REMOVED

**Duck River Electric Membership Corp**

5. DREMC will be the local power provider for Bear Springs Phase 2C. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations.
   ACKNOWLEDGED

**Police**

6. No comments provied.
   ACKNOWLEDGED

**City Attorney**

7. No comments provided.
   ACKNOWLEDGED

**Building**

8. No comment.
   ACKNOWLEDGED

**Maury County Schools**

9. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 SY 9-11th 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 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.
   ACKNOWLEDGED

**ATT**

10. ATT TO SERVE.
    ACKNOWLEDGED

**Engineering**

11. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way
    RETAINING WALL SECTIONS SUPPORTING ROW NOW REMOVED OR SHIFTED 10' AWAY FROM ROW
12. Retaining walls in single-family residential developments shall not exceed fifteen (15) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and fifteen (15) feet or stepped back six (6) feet where walls are less than (ten) feet in height.
    RETAINING WALL REVISED AS REQUESTED
13. No retaining wall shall be constructed to support or be within the angle of repose of single-family structures.
    ACKNOWLEDGED
14. Label contours.
    CONTOURS LABELED
15. Subject to TIS and Construction Plans
    ACKNOWLEDGED
16. Provide headwall or open-throated inlet between units 185/186.
    OPEN THROATED INLET PROVEDED AT REQUESTED LOCATION
17. Provide headwall or open-throated inlet between units 171/176.
    OPEN THROATED INLET PROVEDED AT REQUESTED LOCATION
18. E911 to approve road names
    ACKNOWLEDGED
19. Check retaining wall elevations by Phase 2D driveway.
    RETAINING WALL NO LONGER BEING USED NEAR 2D DRIVEWAY
20. Relocate storm inlets outside of driveways
    STORM INLETS RELOCATED AS REQUESTED
21. Subject to construction and maintenance of pond in Rock Spring Ph1A
    ACKNOWLEDGED

22. Slopes adjacent to sidewalks may require pedestrian guards. See TDOT MM-BPR-1.
    ACKNOWLEDGED
23. See ESS for dumpster pad dimensions and siting. See Zoning Ordinance for other details.
    ACKNOWLEDGED
24. Relocate wall at the end of Melodie Way to avoid being at the termination of the roadway and adjacent to dumpster pad.
    RETAINING WALL REMOVED AT END OF MELODIE WAY, DUMPSTER PAD LOCATION REVISED
25. Additional storm infrastructure is needed lots 190-204 within the parking lot area.
    STORM INFRASTRUCTURE NOW PROVIDED AT PARKING LOT AREA IN REQUESTED LOCATION
26. Confirm Road elevation/profile tie in to Rock Springs development is aligned.
    ACKNOWLEDGED, ELEVATION/PROFILE TIE IN CONFIRMED WITH ROCK SPRINGS DEVELOPMENT ENGINEER

**Fire**

27. No comments
    ACKNOWLEDGED

**Maury County E911**

28. Great Falls DR- Name is correct. Willow Trace Dr. Name is correct. Deangelo Ct. Name is correct. Melodie Way name is correct. Lot numbers can not change.
    ACKNOWLEDGED

**Columbia Power**

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

**Public Works**

30. For 231 townhomes, we recommend six 8-yard dumpsters with three times a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for townhome residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
    TWO 8-YARD DUMPSTERS PROVIDED WITHIN THIS PHASE
31. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS

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

ACKNOWLEDGED, DUMPSTER PADS AND ACCESS REVISED TO MEET GUIDELINES

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

7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need
a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck’s path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or

concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.
ACKNOWLEDGED, DUMPSTER PADS AND ACCESS REVISED TO MEET GUIDELINES

**Maury County Highway Dept.**

33. City of Columbia shall annex Rock Springs Road ROW and roadway to the limits of the proposed development; NEA property corner of Tax Map 092 Parcel 011.00.
ACKNOWLEDGED

**Columbia Water**

34. No comments.
ACKNOWLEDGED

**Atmos Energy**

35. No comments provided.
ACKNOWLEDGED

We look forward to continuing to work with you and staff as the review process moves forward.

Sincerely,

Hunter Fred | EIT II
PAPE-DAWSON
O: 615.244.8591 | D: 615.621.5319 | E: Hunter.Fred@pape-dawson.com

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

**ITEM NO.**
25-0461

**DESCRIPTION:** 1449 Rock Springs Rd_Bear Springs 2C

**COMMENTS:**

## Planning

1. The lead staff person is Jeremy Humphrey, Planner II. Please email directly at jhumphrey@columbiatn.gov with any questions or concerns.
2. Please submit all responses in writing prior to re-submittal date.
3. Retaining wall design and certification are subject to Engineering review.
4. Better identify green dashes shown on C1.1 (unclear if retaining wall)

## Duck River Electric Membership Corp

5. DREMC will be the local power provider for Bear Springs Phase 2C. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations.

## Police

6. No comments provied.

## City Attorney

7. No comments provided.

## Building

8. No comment.

**DEVELOPMENT SERVICES**
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## Maury County Schools

9. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 SY 9-11th 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 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.

## ATT

10. ATT TO SERVE.

## Engineering

11. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way
12. Retaining walls in single-family residential developments shall not exceed fifteen (15) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and fifteen (15) feet or stepped back six (6) feet where walls are less than (ten) feet in height.
13. No retaining wall shall be constructed to support or be within the angle of repose of single-family structures.
14. Label contours.
15. Subject to TIS and Construction Plans
16. Provide headwall or open-throated inlet between units 185/186.
17. Provide headwall or open-throated inlet between units 171/176.
18. E911 to approve road names
19. Check retaining wall elevations by Phase 2D driveway.
20. Relocate storm inlets outside of driveways
21. Subject to construction and maintenance of pond in Rock Spring Ph1A
22. Slopes adjacent to sidewalks may require pedestrian guards. See TDOT MM-BPR-1.
23. See ESS for dumpster pad dimensions and siting. See Zoning Ordinance for other details.
24. Relocate wall at the end of Melodie Way to avoid being at the termination of the roadway and adjacent to dumpster pad.
25. Additional storm infrastructure is needed lots 190-204 within the parking lot area.
26. Confirm Road elevation/profile tie in to Rock Springs development is aligned.

## Fire

27. No commnets

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FAX: (931) 560-1541

## Maury County E911

28. Great Falls DR- Name is correct. Willow Trace Dr. Name is correct. Deangelo Ct. Name is correct. Melodie Way name is correct. Lot numbers can not change.

## Columbia Power

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

## Public Works

30. For 231 townhomes, we recommend six 8-yard dumpsters with three times a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for townhome residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
31. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
DUMPSTER AND COMPACTOR STANDARDS
GENERAL
All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
GUIDELINES FOR DUMPSTERS
The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.

4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

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

## Maury County Highway Dept.

33. City of Columbia shall annex Rock Springs Road ROW and roadway to the limits of the proposed development; NEA property corner of Tax Map 092 Parcel 011.00.

## Columbia Water

34. No comments.

## Atmos Energy

35. No comments provided.

CITY OF
COLUMBIA
TENNESSEE

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

**Resubmittal Guidelines**

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

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

Please contact pkeltner@columbiatn.gov or msanders@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.

# FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

# BEAR SPRING PHASE 2C

MERITAGE HOMES

## CONTACTS


OWNER/DEVELOPER

*KRIS KEOWN*
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

*MARK MERRILL*
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

*TYLOR FISCHER*
RAGAN SMITH ASSOCIATES
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(615) 244-8591
TFISCHER@RAGANSMITH.COM

SEWER

*RYAN FILIPKOWSKI*
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rfilipkowski@columbiatn.com

ELECTRIC

*CAMERON ISLEY*
DUCK RIVER
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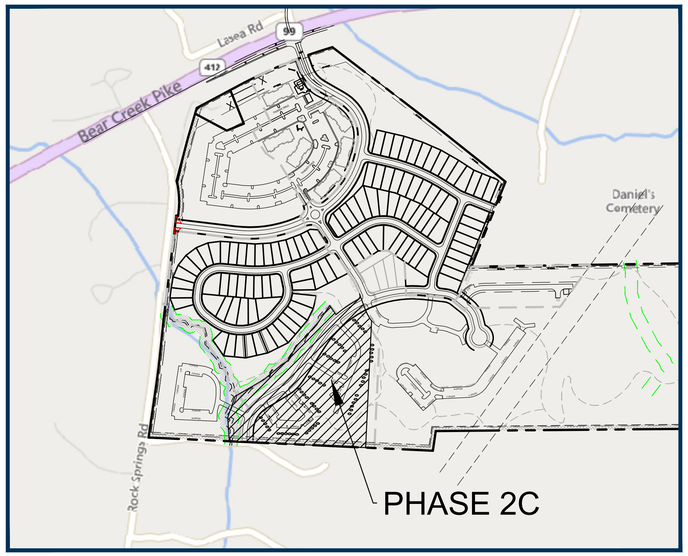
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM

WATER

*MATT* WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

GAS

*BRADY ARMSTRONG*
ATMOS ENERGY CORPORATION
KENTUCKY/MID-STATES DIVISION
FRANKLIN, TN
(615) 485-6377
bradie.armstrong@atmosenergy.com


LOCATION MAP
SCALE

## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL LAYOUT |
| C1.1 | ENLARGED LAYOUT |
| C2.0 | OVERALL GRADING & DRAINAGE |
| C2.1 | ENLARGED GRADING & DRAINAGE |
| U1.0 | OVERALL UTILITY |
| U1.1 | ENLARGED UTILITY |
| L1.0 | OVERALL LANDSCAPE |
| P1.0 | PRELIMINARY PLAT |
| P2.0 | PRELIMINARY PLAT |

**Parking Calculations**

| Units: | Townhouse (Garage/Driveway) | Townhouse (Surface Parked) |
|---|---|---|
| 1-BED: | 0 | 0 |
| 2-BED: | 0 | 0 |
| 3-BED: | 94 | 137 |
| | | |
| **Total Units:** | **94** | **137** |
| | | |
| **Total Parking Required:** | **188** | **274** |
| Ratio (Spaces/Unit): | 2 / Unit | 2 / Unit |
| **Total Parking Provided:** | **194 (+98 Garages)** | **352** |
| Surface Provided: | 62 | 352 |
| Garage Provided: | 94 | 0 |
| Driveway Provided: | 132 | 0 |
| Ratio (Spaces/Unit): | 3.06 | 2.57 |

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGENCY CLIENT
NO. 00114598
STATE OF TENNESSEE
12 15 2025

BEAR SPRING PHASE 2C
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.12.15
Approved By: JFV
Revisions:

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2C\2-PLAN SHEETS\PUD\2011 COVER.DWG
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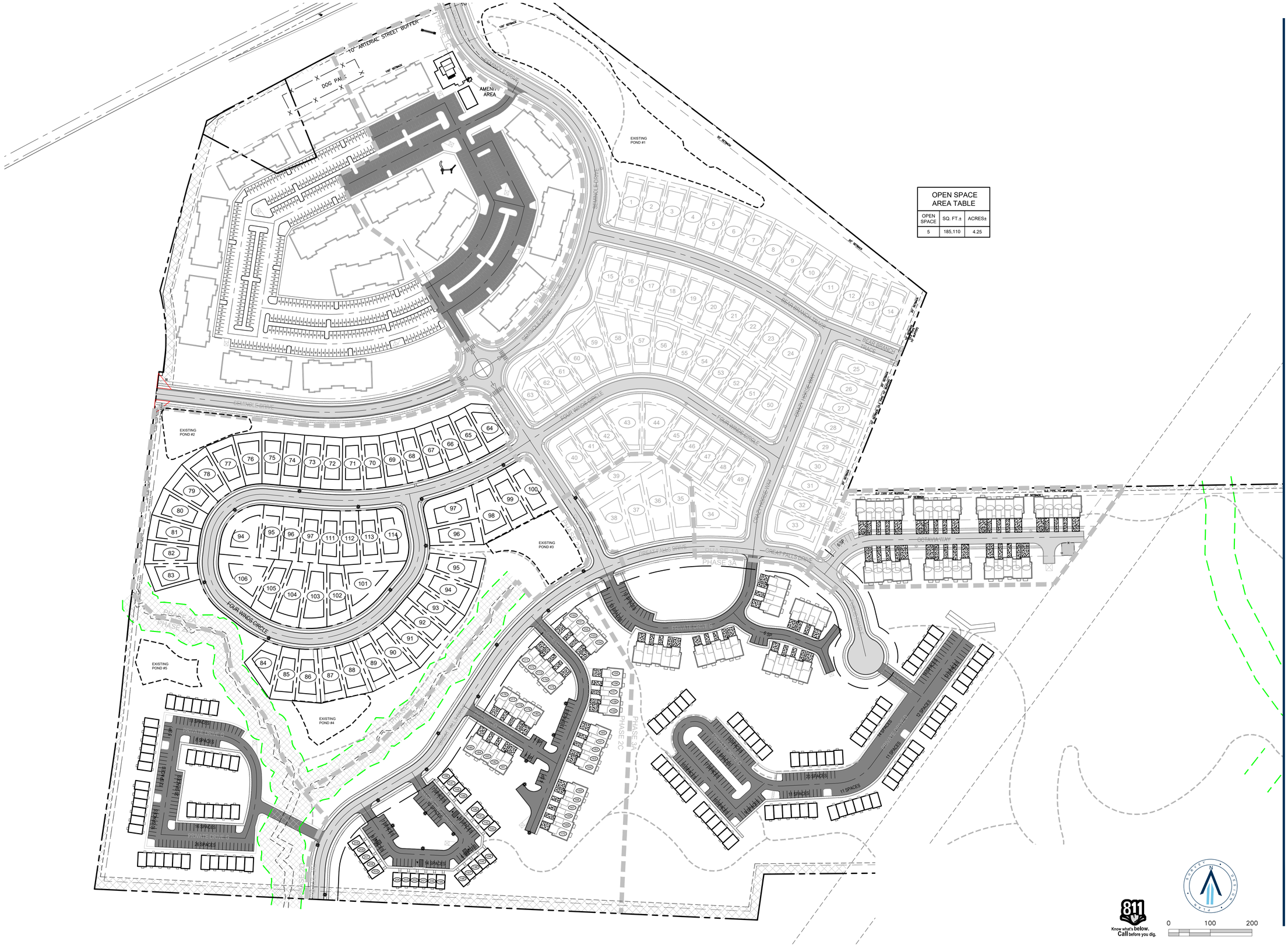


| OPEN SPACE AREA TABLE | | |
|---|---|---|
| OPEN SPACE | SQ. FT.± | ACRES± |
| 5 | 185,110 | 4.25 |

RaganSmith
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JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
12 15 2025

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

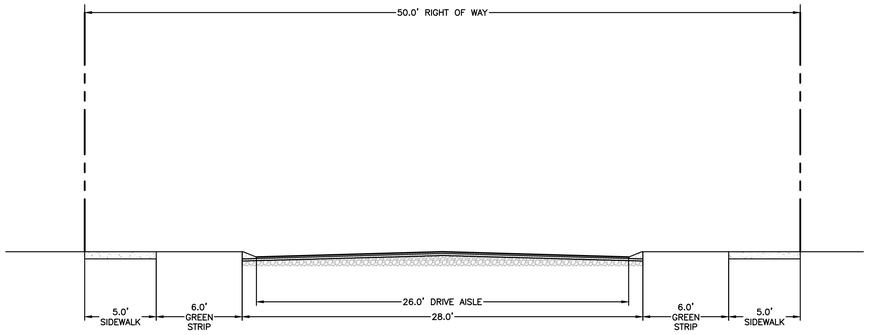
OVERALL LAYOUT

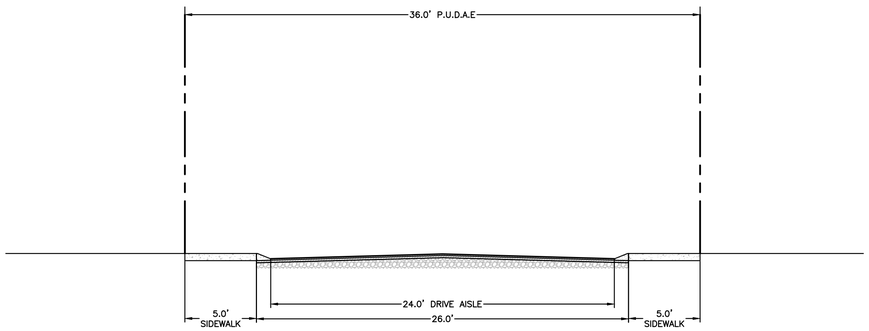
Drawing No.

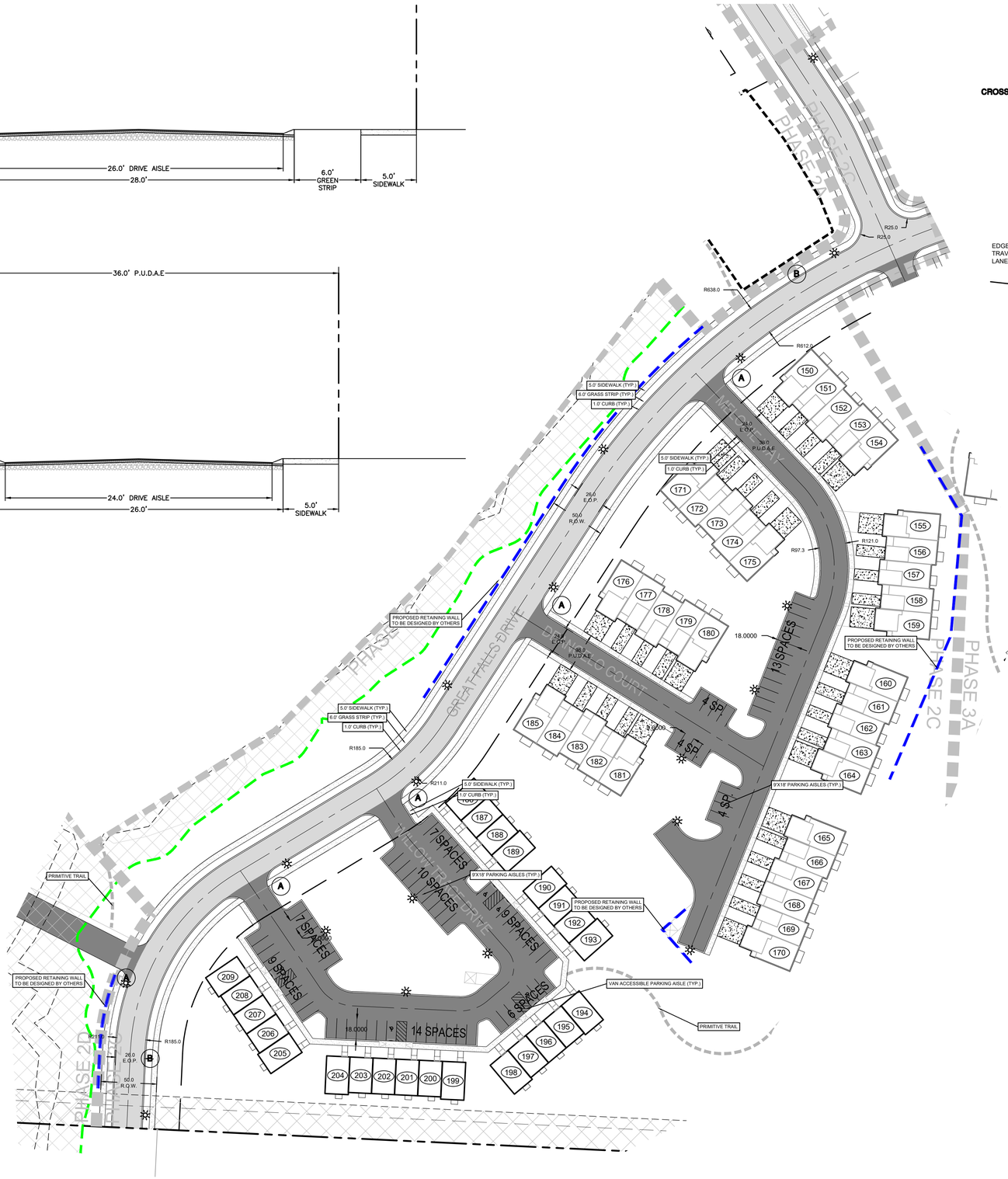
C1.0

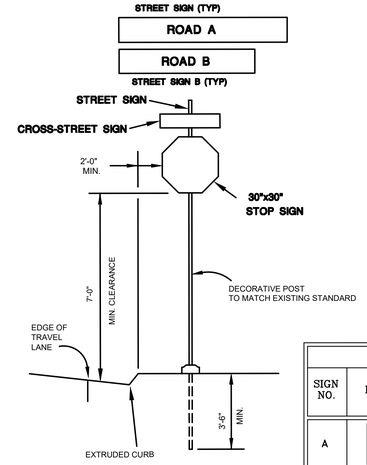
Project No.

21-0311




**TYPICAL SIGN DETAIL**
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

**NOTES:**

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.

## SITE LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE

## NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

**SIGN TABLE**

| SIGN NO. | LEGEND | SIZE | | SIGN | | | DESIGN | MIN. VERT. CLEARANCE (SEE DETAIL) |
|---|---|---|---|---|---|---|---|---|
| | | LENGTH | HEIGHT | COPY | BACKGROUND | MATERIAL | LENGTH | |
| A | STOP | 30" | 30" | WHITE | RED (REF.) | 0.080 SHEET ALUM. | H=12'-0" | 7'-0" |
| B | SPEED LIMIT 25 | 24" | 30" | BLACK | WHITE (REF.) | 0.080 SHEET ALUM. | H=12'-0" | 7'-0" |



**TYPICAL WALL SECTION**

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CURTISS
NO. 00114598
STATE OF TENNESSEE
12 15 2025

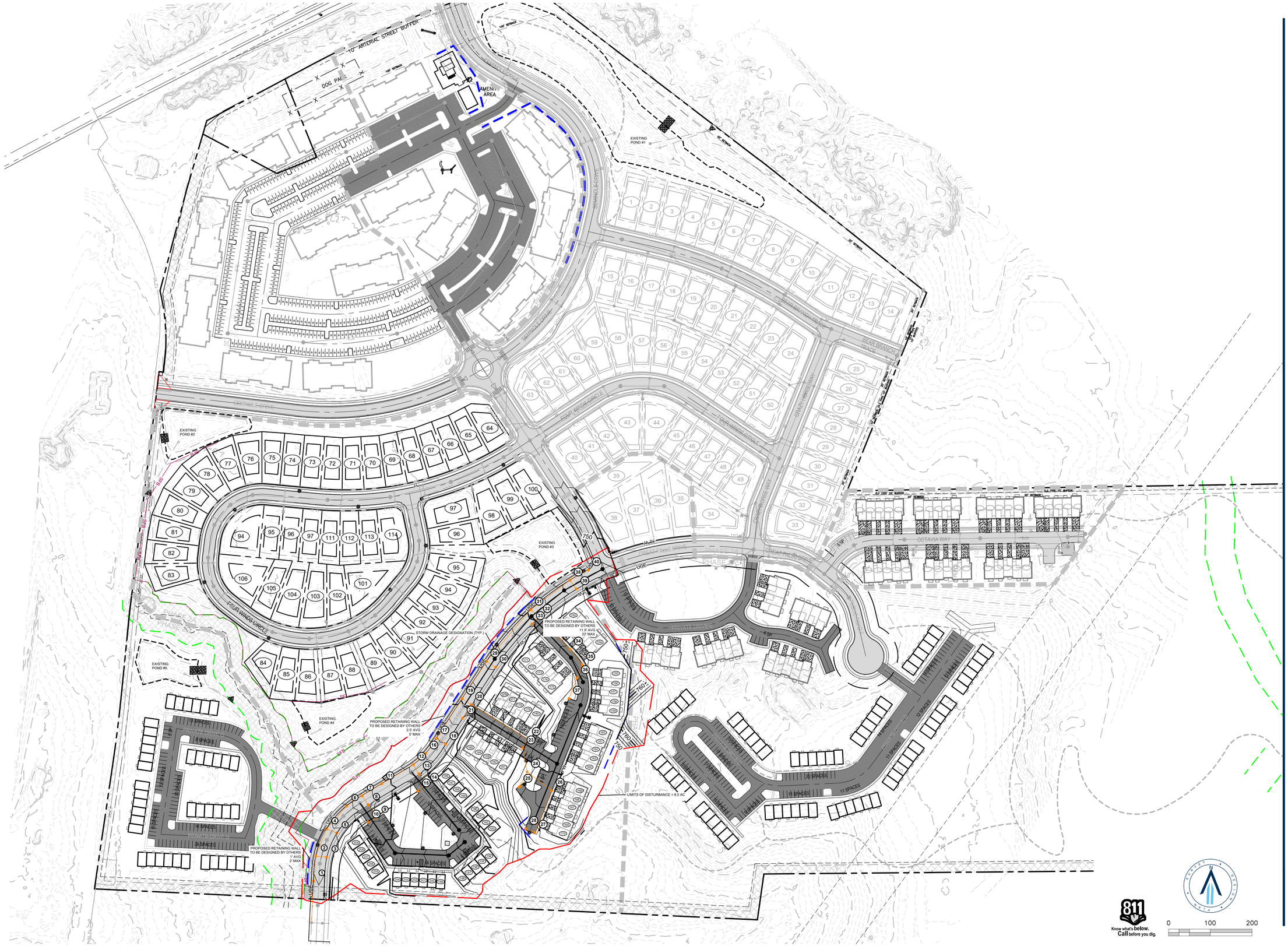
# BEAR SPRING PHASE 2C
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'
Date: 2025.12.15
Approved By: JFV
Revisions:

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311




RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 001114598
STATE OF TENNESSEE
12 15 2025

# BEAR SPRINGS PHASE 2C

FOR

## MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=100' |
| Date: | 2025.12.15 |
| Approved By: | JFV |
| Revisions: | |
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Drawing Title:

OVERALL GRADING & DRAINAGE

Drawing No.

C2.0

Project No.

21-0311

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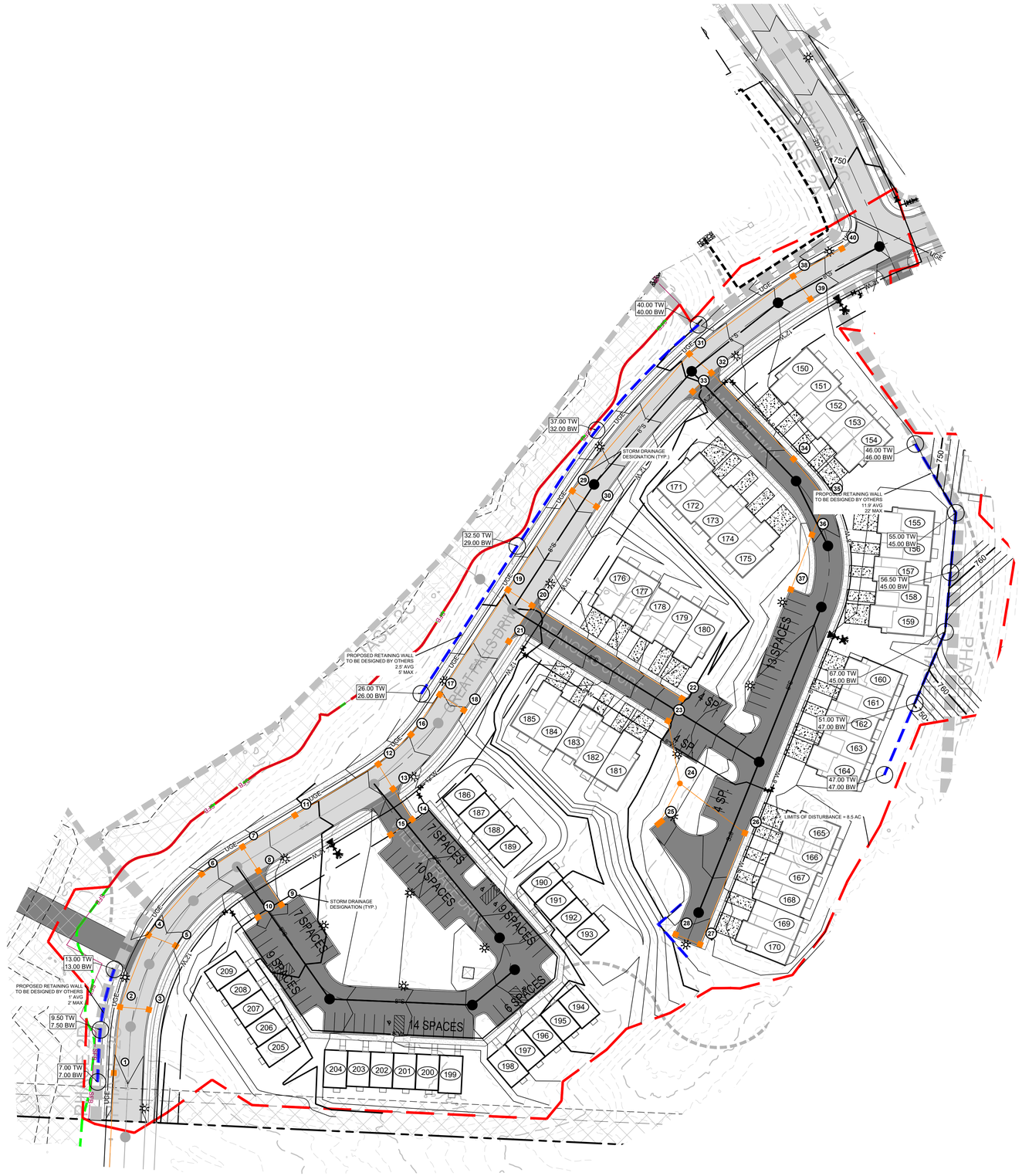


RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE: CUSTOMER
NO. 00114598
STATE OF TENNESSEE
12 15 2025

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=50' |
| Date: | 2025.12.15 |
| Approved By: | JFV |

Revisions:

Drawing Title:

ENLARGED GRADING & DRAINAGE

Drawing No.

C2.1

Project No.

21-0311

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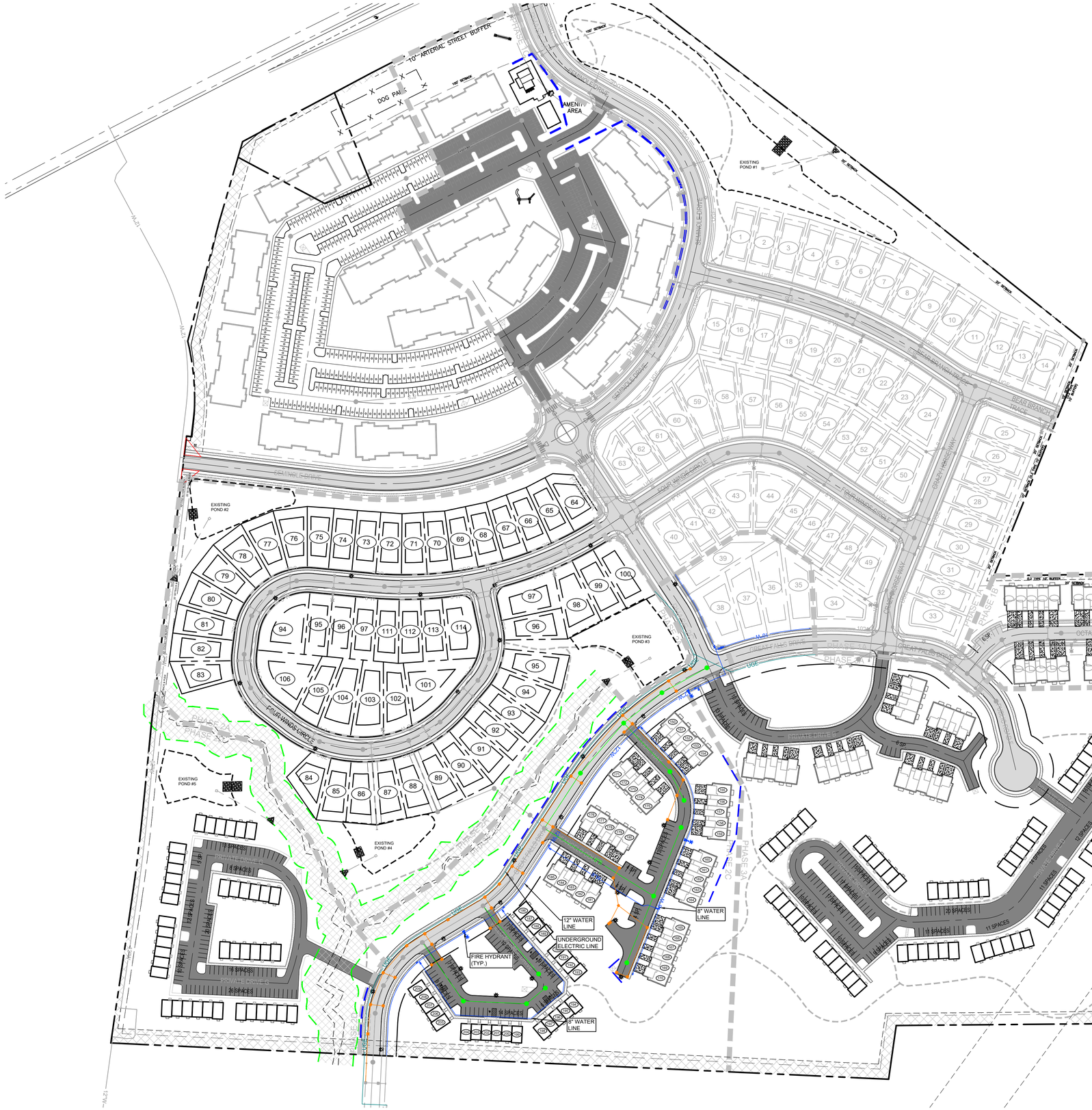
NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | SIAMESE CONNECTION |
| | STORM INLET |
| | STORM HEADWALL |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |





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a PAPE-DAWSON company


JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 001114592
STATE OF TENNESSEE
12 15 2025

# BEAR SPRINGS PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=100' |
| Date: | 2025.12.15 |
| Approved By: | JFV |
| Revisions: | - |

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

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NOTE:

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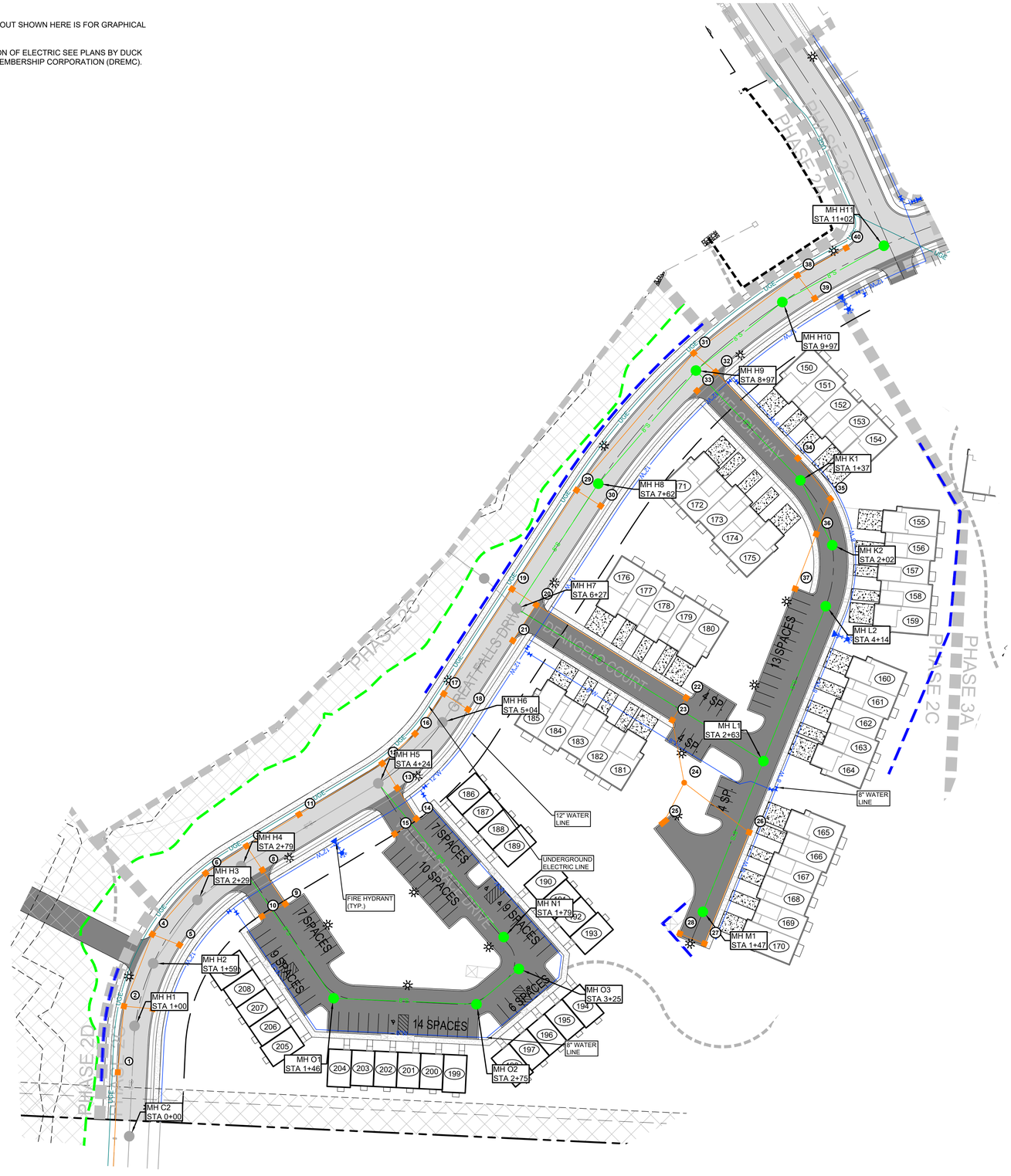
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).




**LEGEND**

| | |
|---|---|
| | STREET LIGHT |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | SIAMESE CONNECTION |
| | STORM INLET |
| | STORM HEADWALL |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |

Know what's below. Call before you dig.

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGE-CUB.RE
No. 001114.92
STATE OF TENNESSEE
12 15 2025

# BEAR SPRING PHASE 2C

FOR

## MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

- - -
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- - -

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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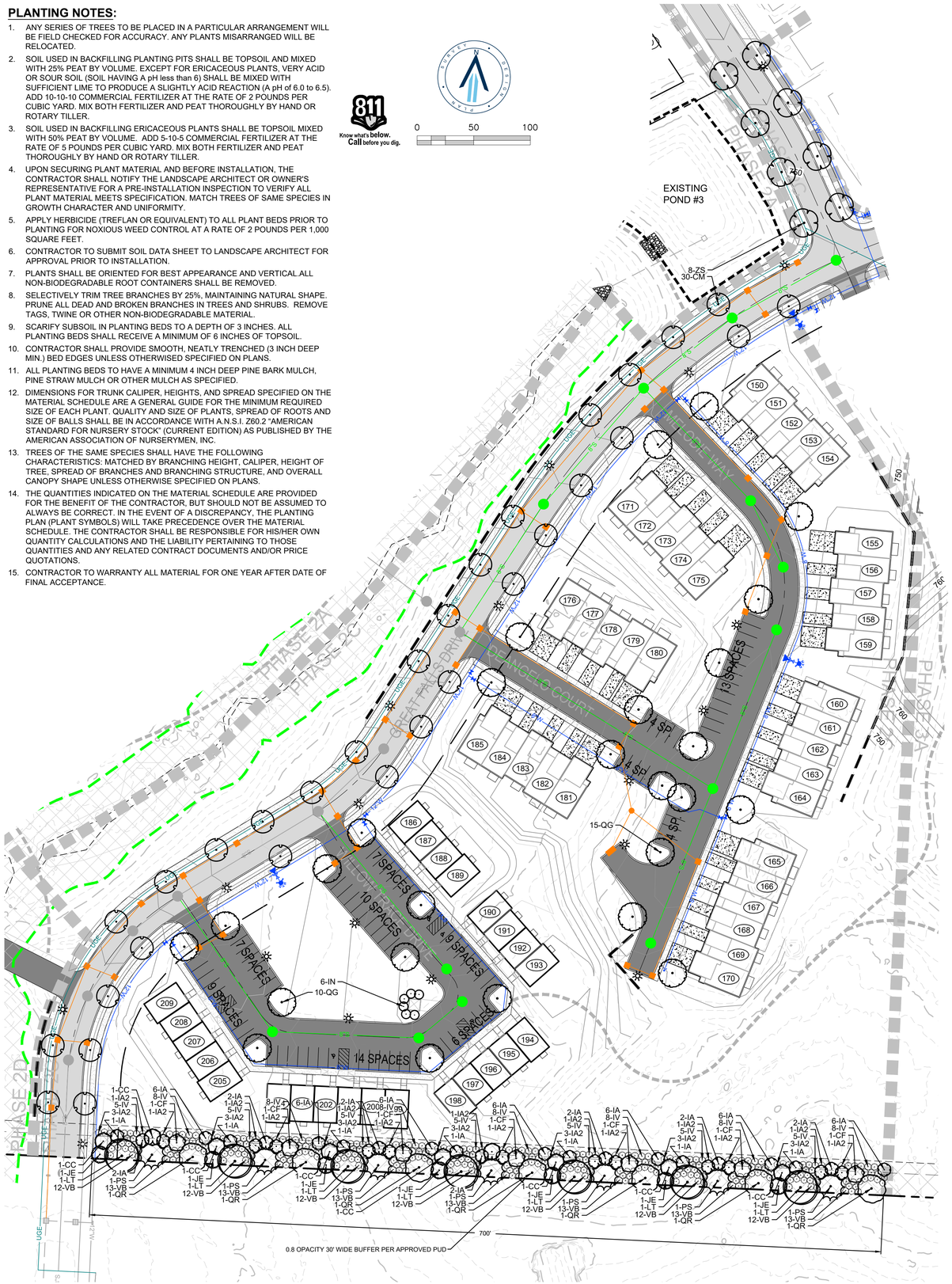
## PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME, EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR TO SUBMIT SOIL DATA SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL.ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP MIN.) BED EDGES UNLESS OTHERWISED SPECIFIED ON PLANS.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.2 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE UNLESS OTHERWISE SPECIFIED ON PLANS.
14. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
15. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.




## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE | HEIGHT | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| CM | 30 | CARPINUS BETULUS FASTIGIATA | PYRAMIDAL HORNBEAM | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, 5' CLEAR TRUNK, STRONG CENTRAL LEADER, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| CC | 9 | CERCIS CANADENSIS | EASTERN REDBUD | DECIDUOUS | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, SINGLE STEM. MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| CF | 7 | CORNUS FLORIDA | FLOWERING DOGWOOD | DECIDUOUS | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, SINGLE STEM. MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| IA | 33 | ILEX OPACA | AMERICAN HOLLY | EVERGREEN | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| IN | 6 | ILEX X 'NELLIE R. STEVENS' | NELLIE R. STEVENS HOLLY | EVERGREEN | | 8` HT | | B&B, FULL TO BASE |
| JE | 7 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | EVERGREEN | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, MIN 4' SPREAD. FULL TO BASE. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| LT | 7 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, STRONG CENTRAL LEADER, 5' CLEAR TRUNK. ALL SIZES SHOWN ARE MINIMUMS AND MAY BE EXCEEDED. |
| PS | 7 | PINUS STROBUS | WHITE PINE | EVERGREEN | 1.5" CAL. | 8` HT. MIN. | SEE PLANS | B&B, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| QG | 26 | QUERCUS BICOLOR `GREEN NOVA` | SUN BREAKER® SWAMP WHITE OAK | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, 5' CLEAR TRUNK, STRONG CENTRAL LEADER, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| QR | 7 | QUERCUS RUBRA | NORTHERN RED OAK | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, STRONG CENTRAL LEADER, 5' CLEAR TRUNK. ALL SIZES SHOWN ARE MINIMUMS AND MAY BE EXCEEDED. |
| ZS | 8 | ZELKOVA SERRATA | JAPANESE ZELKOVA | DECIDUOUS | 2" CAL. | 10-12` HT | SEE PLANS | B&B, 5' CLEAR TRUNK, MIN 4' SPREAD. ALL MEASUREMENTS NOTED ARE MINIMUMS AND MAY BE EXCEEDED. |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | TYPE | SIZE/HT | SPREAD | SPACING | REMARKS |
| SHRUBS | | | | | | | | |
| IA2 | 35 | ILEX VERTICILLATA 'NCIV1' | WINTERBERRY | DECIDUOUS | 24-30" HT. | | SEE PLANS | FULL CONTAINER - 3 GALLON MIN. 20% OF PLANTS TO BE MALE. EVENLY DISTRIBUTE MALE PLANTS. |
| IV | 91 | ITEA VIRGINICA | VIRGINIA SWEETSPIRE | DECIDUOUS | 24-30" HT. | | SEE PLANS | FULL CONTAINER - 3 GALLON MIN. |
| VB | 175 | VIBURNUM X 'BURKWOODII' | BURKWOOD VIBURNUM | EVERGREEN | 24-30" HT. | | SEE PLANS | FULL CONTAINER - 3 GALLON MIN. |

SPECIES SHOWN SUBJECT TO AVAILABILITY. CONTRACTOR TO CONFIRM ANY PROPOSED CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL. SUBSTITUTIONS MUST BE OF EQUIVALENT SIZE AND CLASSIFICATION.

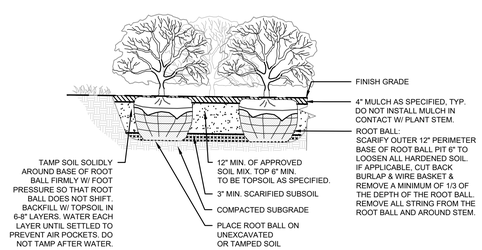
### BUFFER PLANTING CALCULATIONS

0.8 OPACITY, 30' WIDE BUFFER REQUIRED

TOTAL BUFFER LENGTH PHASE 2C: 700'

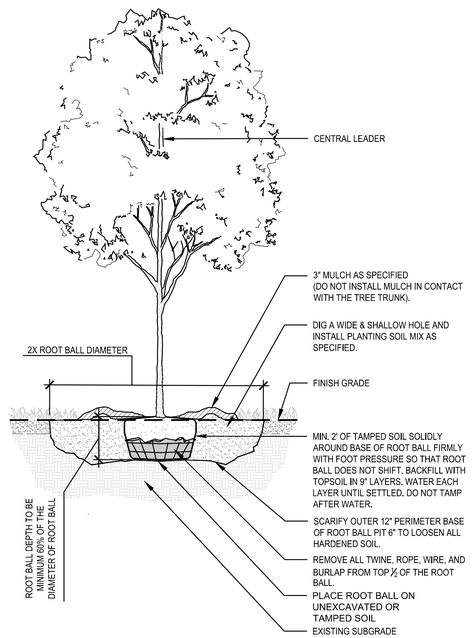
| | |
|---|---|
| REQUIRED CANOPY TREES: | 28 |
| (4 PER 100 LF) | |
| PROVIDED CANOPY TREES: | 28 (MAX 25% SINGLE GENUS) |
| REQUIRED ACCENT TREES: | 49 |
| (7 PER 100 LF) | |
| PROVIDED ACCENT TREES: | 49 (MAX 67% SINGLE GENUS) |
| REQUIRED SHRUBS: | 301 |
| (43 PER 100 LF) | |
| PROVIDED SHRUBS: | 301 (MAX 58% SINGLE GENUS) |

NOTES:
1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




SHRUB PLANTING
3/4" = 1'-0"

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




TYPICAL TREE PLANTING
3/8" = 1'-0"

RaganSmith
a PAPE–DAWSON company

TAYLOR LEWARON FISCHER REGISTERED TENNESSEE NO. 117 LANDSCAPE ARCHITECT 12/15/25

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

OVERALL LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

G:\2-0311\1-CIVIL ENGINEERING\PHASE 2C\2-PLAN SHEETS\01-LANDSCAPE.DWG
PLOTTED BY HUNTER FRED OK - 12/15/2025 3:27 PM - LAST UPDATED BY TFISCHER OK - 12/15/2025 2:54 PM

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 MULTI-FAMILY/HORIZONTAL PROPERTY REGIME LOT FOR 60 TOWNHOME UNITS, 1 OPEN SPACE TRACT, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

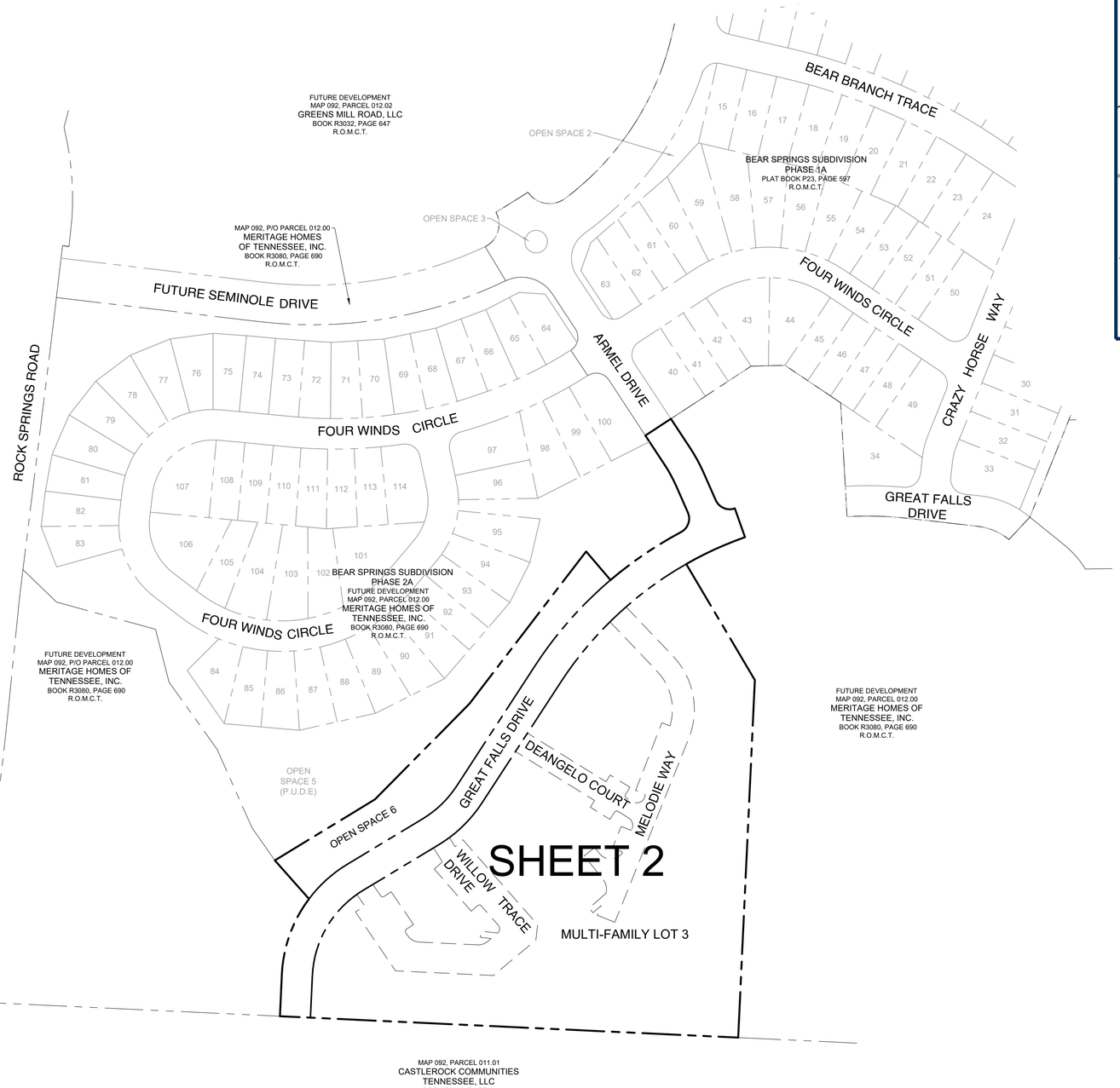
   STREET YARD: 22'
   SIDE YARD: 0' SHARED SIDE WALL, 20'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E (NOT PRINTED), WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.

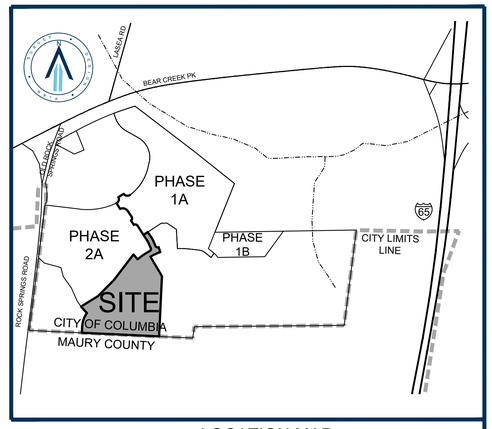
## PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TPG AG EHC III (MTH) MULTI STATE 2, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3080, PAGE 690, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.




LOCATION MAP
NOT TO SCALE

## SITE DATA TABLE

| | |
|---|---|
| LOT AREA | 7.77 ACRES± |
| OPEN SPACE AREA | 1.05 ACRES± |
| RIGHT-OF-WAY AREA | 1.51 ACRES± |
| TOTAL SITE AREA | 10.33 ACRES± |

TOTAL AREA = 450,184 SQUARE FEET OR 10.33 ACRES±

## LEGEND

| | |
|---|---|
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |


**SURVEYOR**
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

**OWNER/DEVELOPER**
MERITAGE HOMES
OF TENNESSEE, INC.
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com


Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a PAPE-DAWSON company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2483
12/17/2025
TENNESSEE NO. 2483

# BEAR SPRING PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.12.15

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311


G:\21-0311\SURVEY\PLAT\PRELIMINARY\PHASE 2C\21-0311_PHASE 2C PRELIMINARY PLAT.DWG
PLOTTED BY AMANDA REED ON: 12/15/2025 3:07 PM
LAST UPDATED BY AREED ON: 12/15/2025 3:22 PM

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 MULTI-FAMILY/HORIZONTAL PROPERTY REGIME LOT FOR 60 TOWNHOME UNITS, 1 OPEN SPACE TRACT, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.

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5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

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9. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHD BRG | CHORD | TANGENT |
| C1 | 45.69' | 275.00' | 9°31'11" | S28°32'39"E | 45.64' | 22.90 |
| C2 | 37.42' | 25.00' | 85°45'07" | S66°39'38"E | 34.02' | 23.21 |
| C3 | 106.17' | 600.00' | 10°08'19" | S65°23'40"W | 106.03' | 53.22 |
| C4 | 133.26' | 223.00' | 34°14'23" | N19°47'26"E | 131.29' | 68.69 |
| C5 | 140.26' | 650.00' | 12°21'48" | N55°47'09"E | 139.99' | 70.40 |
| C6 | 37.42' | 25.00' | 85°45'07" | N19°05'30"E | 34.02' | 23.21 |
| C7 | 37.38' | 225.00' | 9°31'11" | N28°32'39"W | 37.34' | 18.74 |
| C8 | 285.27' | 600.00' | 27°14'30" | S46°42'15"W | 282.59' | 145.39 |
| C9 | 100.54' | 223.00' | 25°49'51" | S45°59'56"W | 99.69' | 51.14 |
| C10 | 169.82' | 173.00' | 56°14'37" | S30°47'33"W | 163.09' | 92.46 |
| C11 | 85.64' | 223.00' | 22°00'14" | N47°54'45"E | 85.12' | 43.35 |
| C12 | 77.99' | 173.00' | 25°49'51" | N45°59'56"E | 77.34' | 39.67 |
| C13 | 187.42' | 650.00' | 16°31'15" | N41°20'38"E | 186.77' | 94.37 |

## LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- STORM PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.D.A.E. — PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
- 123 — TOWNHOME UNIT NUMBER
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

## NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a PAPE-DAWSON company

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2483
12/15/2025
TENNESSEE NO. 2483

# BEAR SPRINGS PHASE 2C

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.12.15

Approved By: JFV

Revisions:

Drawing Title:

PRELIMINARY PLAT

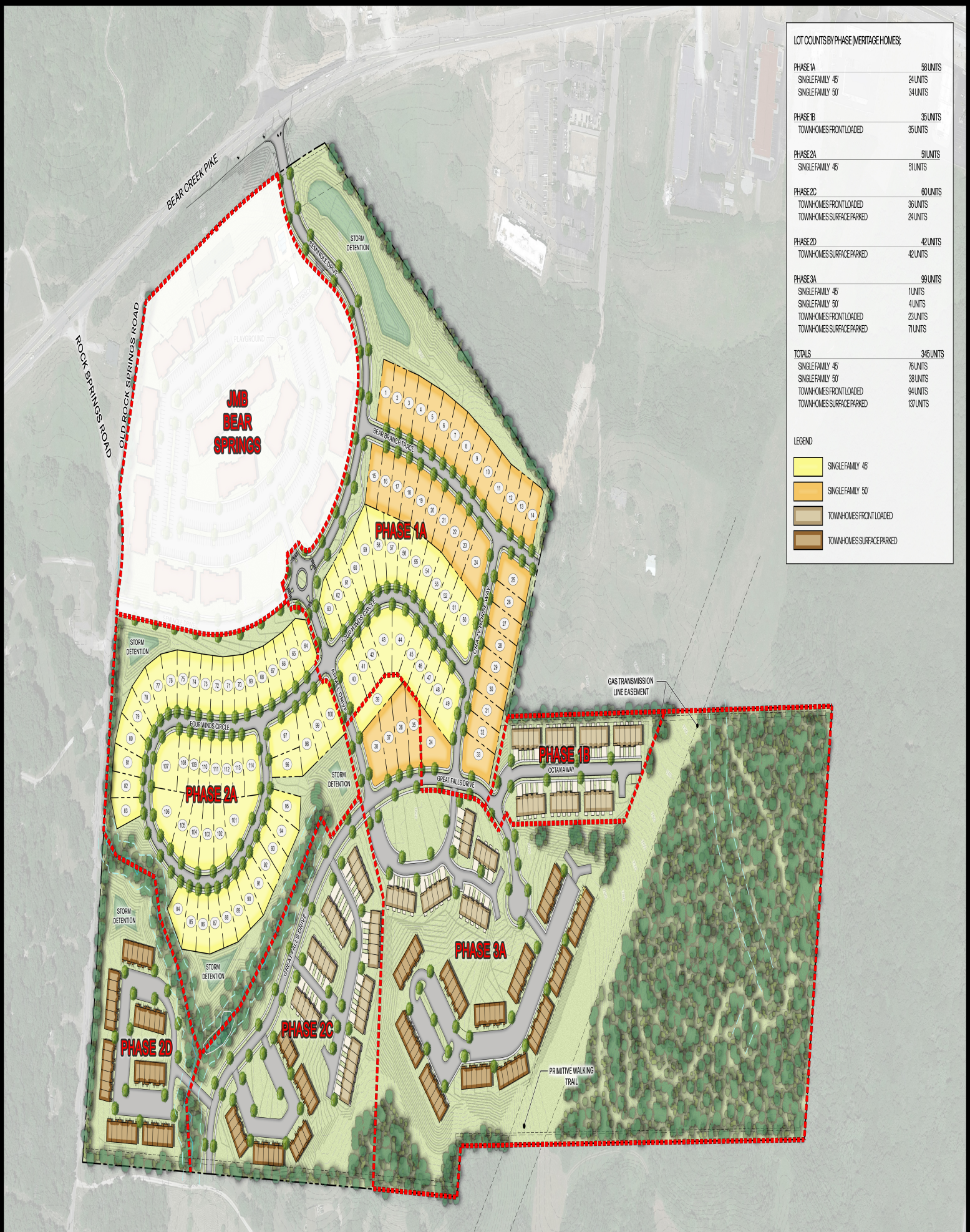
Drawing No.

P2.0

Project No.

21-0311

G:\21-0311\SURVEY\PLATS\PRELIMINARY\PHASE 2C\21-0311_PHASE 2C PRELIMINARY PLAT.DWG
PLOTTED BY AMANDA REED ON - 12/15/2025 2:29 PM
LAST UPDATED BY AREED ON - 12/15/2025 2:29 PM




RaganSmith

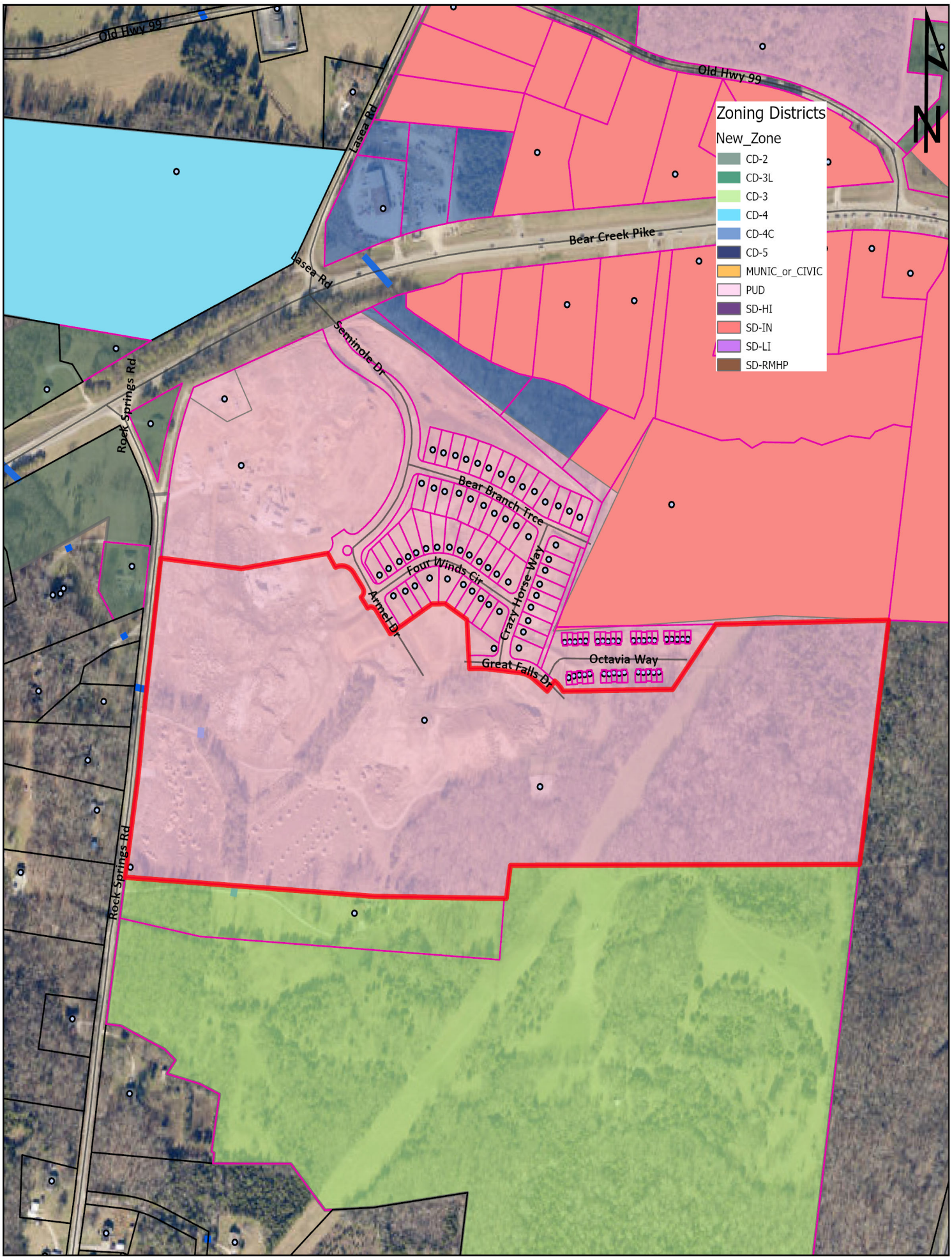
Meritage Homes LIFE BUILT BETTER.

# BEAR SPRINGS

## OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200




Case #25-0461
Rock Springs Rd.- Bear Springs PUD
Tax Map 92 Parcel 12, portion of

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Bear Springs - Phase 2C

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

**General**

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

**Lots and Land-Use**

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

**Structures**

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

CITY OF COLUMBIA
TENNESSEE

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

**Grading, Drainage, and Storm**

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

**Streets, Parking, and Pedestrian Elements**

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

**Landscaping, Open Space, and Amenities**

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

**Utilities**

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

CITY OF
COLUMBIA
TENNESSEE

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

| HUNTER FRED | Hunter Fred | 2025.12.15 |
|---|---|---|
| Print Name | Signature | Date |

6-10-2022

# Maury County 911

**E-911 Street Addressing**
Crystal Gideon
**Telephone (931) 381-3190**

**2907 Cayce Ln**
**Columbia, TN 38401**
**Fax (931) 381-1828**

## SUBDIVISION ROAD NAME REQUEST

Date: June 9, 2022

Subdivision Name: Bear Springs

Business Name: Bear Springs, LLC

Owner's Name: Bear Springs, LLC c/o Mr. Andrew Ethridge

Address: 1718 General George Patton Dr., Brentwood, TN 37027

Telephone Number: (615) 499-9887 Fax/Email: aethridge@elg-tn.com

Surveyor: RaganSmith c/o Chris Mabery, RLS

Telephone Number: (615) 378-5236 Fax/Email: cmabery@ragansmith.com

Number of Lots in Subdivision: 65

Phase Number/Name: Phases 1A, 1B & 1C

Parcel I.D. (Tax Map) (Parcel):
Tax Map 092, Parcel 12.00

| Road Name | Approved | Disapproved |
|---|---|---|
| Armel Drive | ✓ | |
| Arthur Court | | ✓ |
| Barrett Drive | | ✓ |
| Bjorn Circle | ✓ | |
| Espen Trace | ✓ | |
| Gerben Way | | ✓ |
| Brady Way | ✓ | |
| Oberon Drive | | ✓ |
| Ailiyah Circle | | ✓ |
| Octavia Way | ✓ | |
| Seminole Drive | ✓ | |

| Road Name | Approved | Disapproved |
|---|---|---|
| Scout Way | | ✓ |
| Big Bear Circle | | ✓ |
| Blue Fox Lane | | ✓ |
| Big Sky Drive | | ✓ |
| Crazy Horse Way | ✓ | |
| Thunder Trace | ✓ | |
| Rising Sun Court | ✓ | |
| DeAngelo Court | ✓ | |
| Mountain Way | | ✓ |
| Great Falls Drive | ✓ | |
| Kayla Court | | ✓ |

| Road Name | Approved | Disapproved |
|---|---|---|
| Finn Street | | ✓ |
| Nolan Drive | | ✓ |
| Griffin Drive | ✓ | |
| Blakley Circle | | ✓ |
| Kingfish Court | ✓ | |
| Melodie Way | ✓ | |
| Garrison Lane | | ✓ |
| Zayne Drive | | ✓ |
| | | |
| | | |
| | | |

# Maury County 911

**E-911 Street Addressing**
Crystal Gideon
**Telephone (931) 381-3190**

**2907 Cayce Ln**
**Columbia, TN 38401**
**Fax (931) 381-1828**

## SUBDIVISION ROAD NAME REQUEST

Date: July 1, 2022

Subdivision Name: Bear Springs

Business Name: Bear Springs, LLC

Owner's Name: Bear Springs, LLC c/o Mr. Andrew Ethridge

Address: 1718 General George Patton Dr., Brentwood, TN 37027

Telephone Number: (615) 499-9887 Fax/Email: aethridge@elg-tn.com

Surveyor: RaganSmith c/o Chris Mabery, RLS

Telephone Number: (615) 378-5236 Fax/Email: cmabery@ragansmith.com

Number of Lots in Subdivision: 65

Phase Number/Name: Phases 1A, 1B & 1C

Parcel I.D. (Tax Map) (Parcel):
Tax Map 092, Parcel 12.00

| Road Name | Approved | Disapproved |
|---|---|---|
| Bear Branch Trace | ✓ | |
| Four Winds Circle | ✓ | |
| Everleigh Way | | ✓ |
| Willow Trace Drive | ✓ | |
| Harper Court | | ✓ |
| Bear Claw Court | | ✓ |
| | | |
| | | |
| | | |
| | | |
| | | |

DocuSign Envelope ID: F5E19831-8A4C-4ED9-A700-CE75FE38FB60

# SECRETARY CERTIFICATE

## MERITAGE HOMES OF TENNESSEE, INC.

I, Malissia Clinton, do hereby certify that I am the duly appointed Executive Vice President – General Counsel and Secretary of Meritage Homes of Tennessee, Inc., an Arizona corporation (the "Company").

I also do hereby certify that Kris Keown is the duly appointed Vice President – Land Development for the Company and is authorized, by and on behalf of the Company to execute the following:

i. documents, contracts, and agreements relating to land planning and development, such as easements, declarations of covenants, conditions, and restrictions / condominium declarations, joint development agreements, development agreements, and contracts and agreements with contractors, subcontractors, vendors, and other third parties;

ii. general and other contracts and agreements (related to Officer's responsibilities) with vendors, service providers, and other third parties in the ordinary course of business.

Dated: 5/16/2024

By: DocuSigned by: Malissia Clinton 535357DEA32A45F...

Name: Malissia Clinton
Title: Executive Vice President – General Counsel and Secretary

BK/PG:R3080/690-696
25009810

| | |
|---|---|
| 7 PGS : WARRANTY DEED | |
| BECKY BUCHANAN 356262 - 25009810 | |
| 07/10/2025 - 01:04 PM | |
| VALUE | 5274504.90 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 19515.67 |
| RECORDING FEE | 35.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 19553.67 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

**This instrument prepared by and after recording return to:**

Biskind, Hunt & Semro, PLC,
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85258,
Attn: Neil D. Biskind

**CONSIDERATION CERTIFICATE**

STATE OF TENNESSEE )

COUNTY OF Williamson )

The actual consideration or value, whichever is greater for this transfer is $ 5,274,504.90

Affiant

Subscribed and sworn to before me this the 10 day of July, 2025.

Notary Public

My Commission Expires: 1 / 21 / 26

WILLIAMSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
KIMBERLY D. HICKS

**SPECIAL WARRANTY DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Meritage Homes of Tennessee, Inc.<br>18655 North Claret Drive<br>Suite 400<br>Scottsdale, AZ 85255 | Meritage Homes of Tennessee, Inc.<br>2555 Meridian Blvd., Suite 100<br>Franklin, TN 37067 | 092-012.00 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MERITAGE HOMES OF TENNESSEE, INC., an Arizona corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows, to wit:

**SEE EXHIBIT A ATTACHED HERETO**

Said property is transferred subject to: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which said tract or parcel of land is a portion, any matter shown on the plat of said tract or parcel of land referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of said tract or parcel of land.

This is unimproved property located in the residential development commonly known as Bear Springs in Maury County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE ON FOLLOWING PAGE]

EXECUTED this 7th day of July, 2025.

**GRANTOR**:

TPG AG EHC III (MTH) MULTI STATE 2, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, its Manager

STATE OF ARIZONA )
)
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me this 7th day of July, 2025, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)

ANGELA STATEN
Notary Public - Arizona
Maricopa County
Commission # 673493
My Comm. Expires Oct 10, 2028

## EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
(*Bear Springs, Tennessee*)

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and described as follows:

The southern portion of a certain parcel of land known as 1449 Rock Springs Road, Columbia, Maury County, Tennessee, said land being situated on the easterly side of Rock Springs Road, and said land being previously described along with the northerly portion in deed book R2797, page 1063, in the Register of Deeds Office of Maury County (R.O.M.C., TN.), and is more particularly bounded and described as follows:

BEGINNING at a found iron rod with a geographical position of TN SPC N: 475492.098 E: 1698823.803, said iron rod being in the easterly margin of said Rock Springs Road and the northwesterly corner of Castlerock Communities Tennessee, LLC Property. Found in deed book R3002, page 67, R.O.M.C., TN.;

THENCE following the easterly margin of said Rock Springs Road the following five courses, N08°22'29"E 299.44 feet to a point;

THENCE a curve with a radius of 3682.73 feet, an arc length of 170.71 feet, a chord bearing of N07°05'30"E, and a chord length of 170.70 feet to a found iron rod;

THENCE N05°43'29"E 201.11 feet to a found iron rod;

THENCE N07°02'29"E 425.28 feet to a point;

THENCE N06°46'57"E 132.87' feet to a found iron rod and cap stamped with RLS 1649;

THENCE leaving the margin of Rock Springs Road and following the line that will divide this property but is not yet of record the following two courses, S83°12'50"E 334.91 feet to a point;

THENCE a curve with a radius of 667.50 feet, an arc length of 371.83 feet, a chord bearing of N80°49'40"E, and a chord length of 367.04 feet to a point;

THENCE leaving the dividing line and following the southerly line of Willow Branch Partners, LLC. property, Of record in deed book R2964, page 726, R.O.M.C., TN., the following 19 courses, S31°01'51"E 65.32 feet to a point;

THENCE a curve with a radius of 60.00 feet, an arc length of 86.23 feet, a chord bearing of S74°28'48"E, and a chord length of 79.00 feet to a point;

THENCE S33°18'15"E 69.41 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.72 feet, a chord bearing of S12°12'13"W, and a chord length of 35.67 feet to a point;

THENCE S33°48'42"E 50.02 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.28 feet, a chord bearing of S78°18'15"E, and a chord length of 35.36' to a point;

THENCE S33°18'15"E 109.09 feet to a point;

THENCE N56°41'45"E 207.38 feet to a point;

THENCE N88°38'16"E 55.42 feet to a point;

THENCE S56°06'17"E 110.04 feet to a point;

THENCE S03°11'36"E 187.15 feet to a point;

THENCE a curve with a radius of 600.00 feet, an arc length of 101.85 feet, a chord bearing of S88°19'48"E, and a chord distance of 101.73 feet to a point;

THENCE S83°28'01"E 113.05 feet to a point;

THENCE a curve with a radius of 100.00 feet, an arc length of 56.71 feet, a chord bearing of S67°13'13"E, and a chord length of 55.95 feet to a point;

THENCE S50°58'25"E 77.11 feet to a point;

THENCE N39°01'35"E 50.00 feet;

THENCE a curve with a radius of 150.00 feet, an arc length of 51.71 feet, a chord bearing of S41°05'55"E, and a chord length of 51.45 feet to a point;

THENCE N89°09'09"E 458.49 feet to a point;

THENCE N35°59'40"E 307.26 feet to a point;

THENCE leaving the southerly line of said Willow Branch Partners, LLC. property, and following the southerly line of Blue River TN Properties, LLC. property, of record in deed book R2856, page 525, R.O.M.C., TN., and passing an Enbridge natural gas pipeline of record in Deed Book 433, Page 23, R.O.M.C., N89°04'56"E 709.94 feet to a found iron rod with a RLS cap number of 1649 laying next to it, said iron rod being the common corner between said Blue River TN Properties LLC. property to the northwest, King Land Investments, LLC. Property, of record in Deed Book R2607, Page 149, R.O.M.C. to the Northeast, and Holt, Mattie Lorene property, of record in Deed Book R1750, Page 61, R.O.M.C., to the southeast;

THENCE following the westerly line of said Holt, S07°14'22"W 935.35 feet to a found iron rod with a RLS cap number of 1335 where a fence intersection used to be, said iron rod being the

northeast corner of Castlerock Communities Tennessee, LLC. Property, of record in Deed Book R3002, Page 61, R.O.M.C., TN.;

THENCE following the north line of said Castlerock Communities Tennessee, LLC. Property, and passing through the same Enbridge natural gas pipeline, S89°29'25"W 1457.65 feet to a wooden stake where a fence post used to be;

THENCE following the west line of said Castlerock Communities Tennessee, LLC. Property, S08°05'52"W 110.99 feet to a found iron pipe, said pipe being the common corner to said Castlerock Communities Tennessee, LLC. Property, to the southeast and the same Castlerock Communities Tennessee, LLC. Property, however in Deed Book R3002, Page 67, R.O.M.C., TN., to the southwest;

THENCE following the north line of said Castlerock Communities Tennessee, LLC. Property, N87°19'36"W 1591.00 feet to the point of beginning. Containing 67.634 acres, more or less.

Being all of the property conveyed to TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, by Special Warranty Deed from Bear Springs, LLC, a Tennessee limited liability company, of record in Record Book 3047, Page 646, in the Register's Office of Maury County, Tennessee, dated February 12, 2025, and recorded on February 14, 2025.

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10 day of JULY, 2025.

K. Thomas Sidwell
Date: 7/10/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 10 day of JULY, 2025.

Notary Public
My Commission Expires: 1-21-26



# Jehovah's Witness Kingdom Hall/ Design Review, Alternative Compliance

| | | | |
|---|---|---|---|
| Project #: | 25-0465 | Location: | 2407 Precast Drive |
| Applicant: | Beacon Cont./ Rachel Bovee | Case Type(s): | Design Review |
| Staff Planner: | Austin Brass, AICP | Proposed Use: | Religious Facility |

## PROJECT SUMMARY

The applicant is requesting Design Review approval with Alternative Compliance for the exterior of a proposed one-story, 4,312-square-foot religious facility located at the northeast corner of Tom Hitch Parkway and Precast Drive. Specifically, the applicant seeks an alternative compliance deviation from the required 20 percent glazing on the secondary façade elevation and incorporating a decorative stone accent wall. Additionally, Design Review approval is required because the project is located within a Special District (*SD-Light-Industrial*), which mandates review and approval by the Architectural Design Review Commission

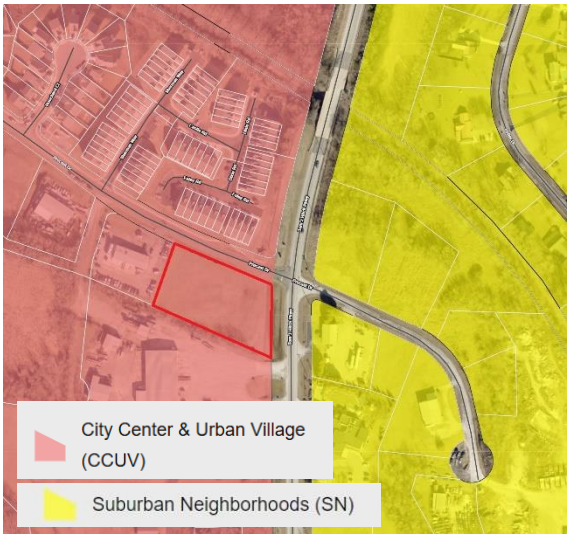
- This alternative compliance request is for design elevations only. Additional site standards have been reviewed and approved as an administrative site development plan.
- As a civic building within an SD-LI district, 20% front façade glazing is required. The applicant has proposed 23% glazing on the front façade.
- As a civic building with an SD-LI district, 20% secondary façade glazing is required on the building's secondary façade elevation fronting Precast Drive. The applicant has proposed no glazing on this elevation.
- This applicant has provided an additional architectural foundation cladding base and noted a stone veneer accent wall with trim on this elevation that add visual interest to this façade.
- The DRC reviewed this proposal at its January 2026 meeting. Staff review included standard comments. Full technical comments are provided in the agenda packet.
- The Planning Commission serving in its capacity as the Architectural Design Review Commission is the **Decision-Making Authority** for Design Review in an SD-LI District with Alternative Compliance.

## SITE INFORMATION

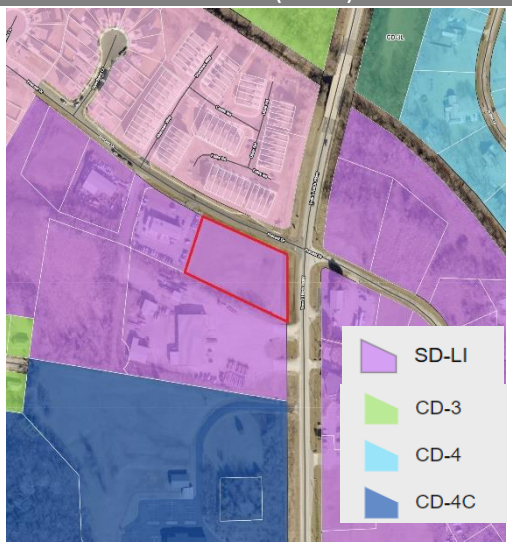
| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| SD-LI | Vacant | 4,312 SF Religious Facility | +/- 1.5 Acres |



FUTURE LAND USE MAP (CCVU)




ZONING MAP (SD-LI)



| SITE CONTEXT/ADJACENT PROPERTIES | | | |
|---|---|---|---|
| | Future Land Use | Zoning | Current Use |
| Subject Property | City Center & Urban Village | SD-LI | Vacant Lot |
| North | City Center & Urban Village | R-PUD | Townhome Residential |
| South | City Center & Urban Village | SD-LI | Transport Services |
| East | Suburban Neighborhoods | SD-LI | Bulk Fuel Services |
| West | City Center & Urban Village | SD-LI | Auto Repair |

## CONFORMITY WITH ZONING ORDINANCE

| (SD-LI) District Standards | | |
|---|---|---|
| **Design Standards:** | **Required** | **Proposed** |
| **Vertical Composition:** | Identifiable Base, Middle, & Cap | This structure has an identifiable base, middle, and cap. |
| **Façade Position & Façade Articulation:** | Main entrance at façade & position parallel to frontage line | The main entrance is at the façade and parallel to the frontage line (*Tom Hitch Parkway*) |
| **Façade Openings:** | 20 ft. or less spacing for windows/doors | All windows appear to be 20 ft or less with no blank facades. |
| **Façade Glazing/ Glazing Material:** | 20-60 % (50% for shopfront) Clear Glass | 23% on principal façade, none at secondary façade. Clear Glass |
| **Window Shape:** | Square or vertical proportions | All windows are square or vertical proportioned. |
| **Window Alignment:** | Upper floor windows and other features must be aligned with those of first floor | All windows align with no second floor proposed. |
| **Window Trim in 1st Layer:** | Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill | Elevations have window trim details. |
| **Shutters:** | Functional to cover half of window width/ shutter dogs | N/A |
| **Façade Window Sill Height:** | 5 ft. min above grade if residential | N/A (only applies to residential uses) |
| **Façade Variety:** | No façade may exist more than once on a block face or within view of same façade | This use proposed is a single site use that consists of one façade. |
| **Roof Type & Pitch:** | Hip/ Gable / Flat | Gable with 6-12 pitch |

| | | |
|---|---|---|
| **Primary Building Materials:** | Brick, Fiber Cement Board, Wood, Authentic Stucco over Masonry | Elevations consist of a primary façade material of cementitious lap siding, and stone. |
| **Foundation Cladding:** | Brick or Natural Stone | Foundation cladding indicated is stone |
| **Porch Pier/ Chimney Cladding:** | Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney | N/A |
| **Building Height:** | 4 stories max. | 1 story |

## REVIEW PROCESS

The Development Review Committee evaluated the proposed Design Review request at its January 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above. This review is subject to the standards and review criteria of the Zoning Ordinance per section **8.3.6** described below.

8.3.6 ARCHITECTURAL DESIGN REVIEW COMMISSION

A. Creation

1. There is hereby created the Architectural Design Review Commission for the purpose of reviewing Development applications that are subject to design review pursuant to this Ordinance.

2. As authorized by T.C.A. Section 6-54-133, the Columbia Municipal Planning Commission is designated the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

B. Design Standards In addition to the design standards incorporated in this ordinance, the Planning Commission may develop and adopt exterior appearance guidelines that are applicable throughout the city as well as exterior appearance guidelines that are applicable only to specified areas within the city.

C. Powers & Duties

1. The Architectural Design Review Commission shall be responsible for reviewing proposals for Site Development Plan, Building Permit, or Planned Unit Development approval for compliance with the applicable architectural design standards.

2. The Architectural Design Review Commission may approve alternative materials and methods of compliance which, in the determination of the Planning Commission, provide aesthetic value which meets or exceeds the prescribed standards.

3. The Zoning Administrator may approve alternative materials and methods of compliance with design standards for existing structures and Site Development Plans for which the Zoning Administrator is the Decision-Making Authority. The alternative means of compliance must provide aesthetic value which meets or exceeds the prescribed standards. The Zoning Administrator may refer any determination of alternative compliance to the Architectural Design Review Commission. Any property owner may appeal the Zoning Administrator's determination to the Architectural Design Review Commission. The appeal shall by written notice to the Zoning Administrator, stating: the guidelines at issue; the alternative compliance proposed; and, the owner's reasons for seeking relief from the guidelines. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements. D.

Appeals

Any property owner affected by the guidelines for exterior appearance may appeal a decision under those guidelines to the City Council. The appeal shall be by writing a notice to the Zoning Administrator stating: the guidelines at issue; the alternative compliance proposed; and the owner's reasons for seeking relief from the guidelines. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements.

## SAMPLE MOTIONS

**Approve:**

Move to approve the façade elevations with Alternative Compliance as presented and find that the design confirms to the applicable standards of the Zoning Ordinance per section 8.3.6, and [subject to remaining technical comments from staff & staff conditions of approval as listed].

**Approve with Conditions:**

Move to approve the façade elevations with alternative compliance as presented and find that design conforms to the applicable zoning ordinance, subject to the following conditions: [list any additional conditions of approval crafted by Planning Commission].

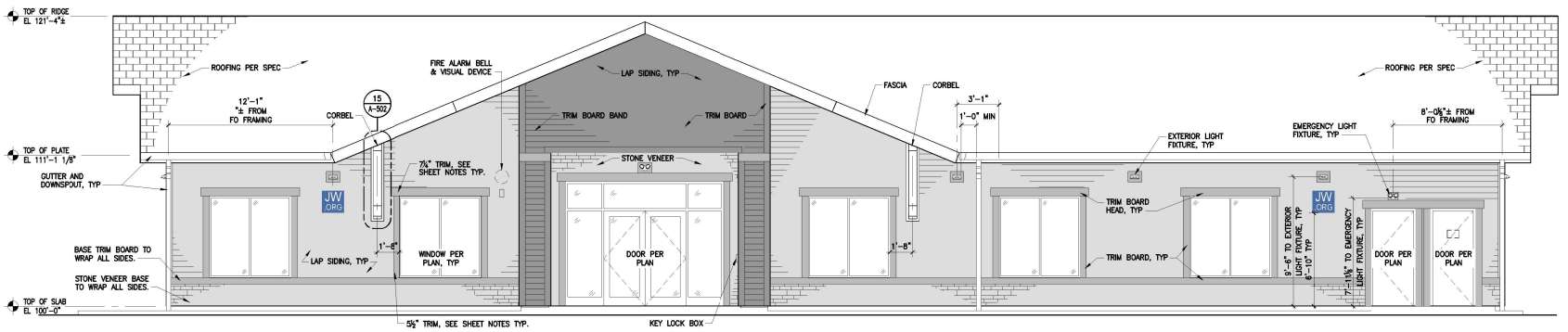
**Defer for Continued Review:**

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

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

**Deny:**

Move to find that the façade elevations with alternative compliance as presented does not conform to the applicable Zoning Ordinance, and deny the request due to [list specific deficiencies].




A ELEVATION – SOUTH

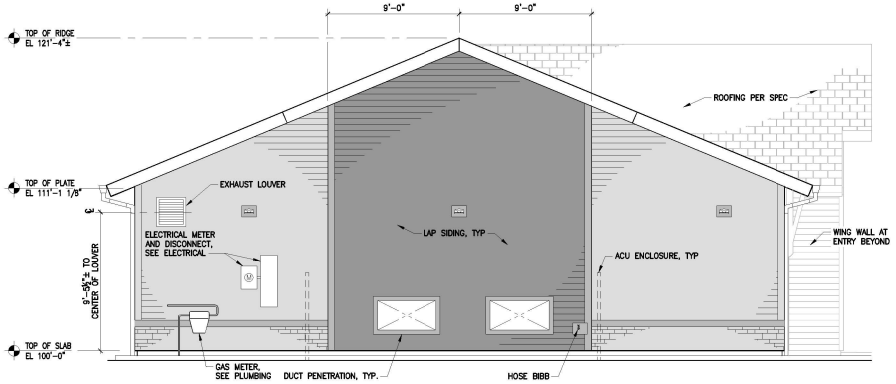
REF: 1/A-101

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



B PERSPECTIVE – SOUTH

NOT TO SCALE




C ELEVATION – WEST

REF: 1/A-101

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

D NOT USED

## GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. ALL LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL BOX.
3. PER CITY OF COLUMBIA ZONING ORDINANCE, TRIM AT ALL DOORS AND WINDOW HEADS ARE TO BE 1X7¼" TRIM BOARDS, AND SHALL EXTEND 2" BEYOND VERTICAL TRIM ON EACH SIDE. TRIM AT SILL AND JAMBS SHALL BE 1X5½" TRIM BOARDS. STANDARD 1X3½" TRIM BOARD TO BE UTILIZED AT NON DOOR & WINDOW CONDITIONS.
4. SEE SHEET A-506 FOR THE MECHANICAL ENCLOSURE ELEVATION.

## FINISH LEGEND

COLOR PACKAGE: STREAM

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

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

## EXTERIOR GLAZING

**SOUTH ELEVATION (TOM J HITCH PARKWAY)**
TOTAL AREA: 1,252 SQFT
GLAZING AREA: 287 SQFT (23%)

**WEST ELEVATION**
TOTAL AREA: 701 SQFT
GLAZING AREA: 0 SQFT (0%)

**NORTH ELEVATION**
TOTAL AREA: 1,034 SQFT
GLAZING AREA: 144 SQFT (14%)

**EAST ELEVATION (PRECAST DRIVE)**
TOTAL AREA: 701 SQFT
GLAZING AREA: 0 SQFT (0%)

**NOT FOR CONSTRUCTION**
THIS DRAWING PROVIDED FOR
**REVIEW AND APPROVAL**

CONSULTANTS

'20 JAN 28 PLANNING BOARD
'21 JUL 23 COMPLETENESS CHECK
'21 APR 23 PERMIT PREP

MARK | DATE | DESCRIPTION

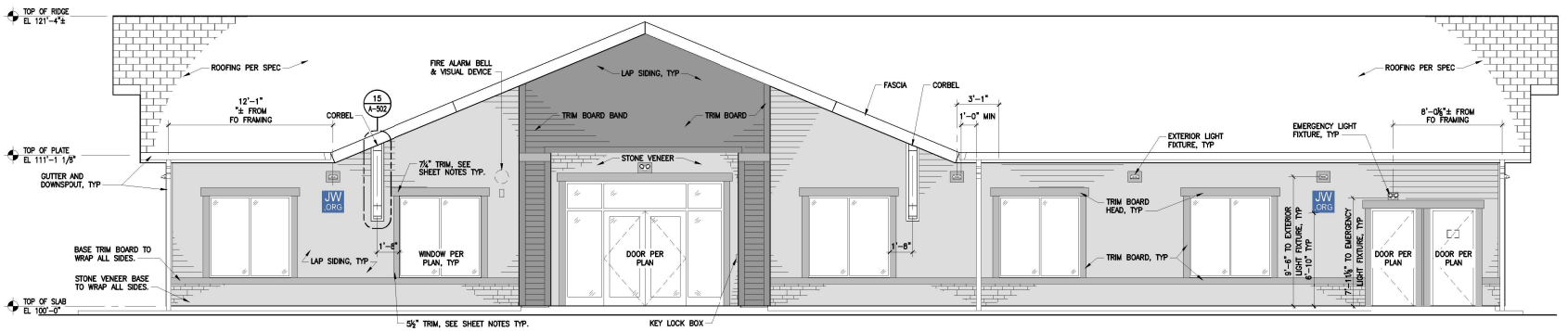
OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

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

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO.
1714

SHEET NO.
A-201

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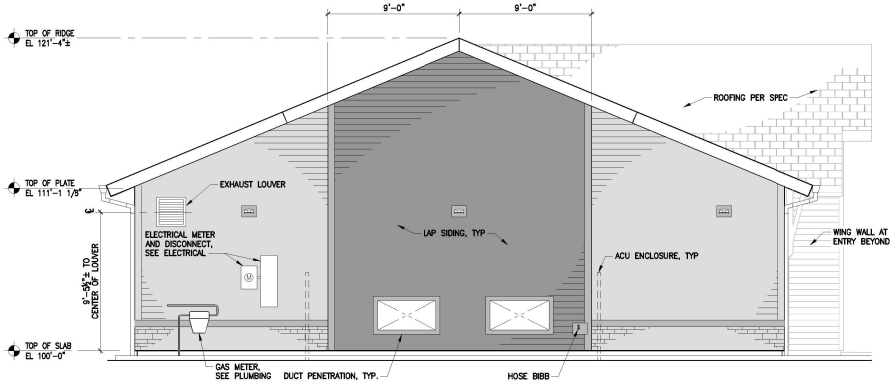


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THIS DRAWING PROVIDED FOR
**REVIEW AND APPROVAL**

CONSULTANTS

– 'XX JAN 26 PLANNING BOARD
– '11 JUL 25 COMPLETENESS CHECK
– '0 APR 25 PERMIT PREP

MARK | DATE | DESCRIPTION

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

PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 3840

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO.
1714

SHEET NO.
A-201

PLOTTED By: LDCfield
PLOT DATE: 19 Jan 26
DWG SIZE: D (22.00 x 34.00 in)
DWG NAME: C:\Users\LDCfield\Documents\Revit Local Files\1714_Columbia_Central_v23_LDCfield.rvt

Stantec Architecture Inc.
224 South Michigan Avenue, Suite 1400
Chicago IL 60604-2590

January 20, 2026

Project/File: 190300277

**Development Review Committee (City of Columbia Tennessee)**
700 North Garden Street
Columbia, TN 38401
Phone: (931)560-1560

Dear Development Committee Staff,

**Reference: (ITEM NO. 25-0465) Kingdom Hall – 2407 Precast Drive**
**Development Review Comments Report**

Dear Development Review Board,
Please see below for our meeting report per comments received dated 1/13/2026.

## Engineering

1. **No comments on ARC Design Review**

   **Response**: Acknowledged.

## Fire

2. **No comments**

   **Response**: Acknowledged.

## Planning

3. **Austin Brass, AICP will be the case planner for this review. Please have communication given directly to abrass@columbiatn.gov**

   **Response**: Acknowledged.

4. **As an SD-LI district design review is required as submitted with this application. Please indicate design standards of all elevations. As noted, a secondary frontage has a 20% glazing requirement.**

   **Response**: Information regarding design standards and how they are met are included on the attached elevations. Although adjustments were made to the main frontage along Tom J Hitch Parkway to meet the 20% glazing requirement, we cannot meet the requirement along the side street of Precast Drive. We are happy to offer alternative compliance with the materials provided along the required base as shown in the plans submitted with this response letter. However, as a place of worship, 20% glazing along this side would impact on the religious activities done within.

5. **Indicate facade glazing. 20% required for front and secondary elevations.**

Design with community in mind
Doing business as: Stantec Architecture and Engineering (NY) | Stantec Architecture P.C. (DC, MS, MO, NE) | For a list of our registered architects, please visit stantec.com/registeredarchitects.

**Response**: Please see response to comment #4.

6. **Alt Compliance would be requested for glazing not meeting requirement.**

   **Response**: We are happy to offer alternative compliance with the materials provided along the required base as shown in the plans submitted with this response letter.

7. **A base middle and cap is required.**

   **Response**: Will comply. Please see revised plans submitted with this response letter.

8. **Indicate ALT compliance that exceeds design elevations standards when not meeting 20% glazing requirement.**

   **Response**: Please see revised plans submitted with this response letter showing stone masonry base along with trim accent colors along the middle.

## Building

9. **No comments**

   **Response**: Acknowledged.

## Police

10. **No comments provided.**

    **Response**: Acknowledged.

## City Attorney

11. **No comments provided.**

    **Response**: Acknowledged.

## Atmos Energy

12. **No comments provided.**

    **Response**: Acknowledged.

## Maury County Schools

13. **No comment.**

    **Response**: Acknowledged.

## MAURY COUNTY E911

**Reference:** **Kingdom Hall - 500 East Main Street Plan Review Comments Response**

**14. 2407 Precast Drive was issued on 11-13-2025. Address was shared with agencies on 11-13-2025**

**Response**: Acknowledged.

## Columbia Power

**15. 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 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.**

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

**Response**: Acknowledged. We are working with Columbia power in line with connection.

## Public Works

**16. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized. If not utilizing trashcan service, please refer to the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines.**

**Response**: Acknowledged but not applicable. As noted on sheet C2-00 on the approved site plans, "Solid waste will be privately handled. Waste accumulated daily is from little to none and is disposed off-site by the patrons. No kitchens or daycare services will be part of the use of the building. No dumpster or municipal service is necessary."

*17.* **DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS**

*DUMPSTER AND COMPACTOR STANDARDS GENERAL*

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

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

*DUMPSTER PAD REQUIREMENTS*

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

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

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

*4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.*
*5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.*

**Response**: Acknowledged but not applicable. As noted on sheet C2-00 on the approved site plans, "Solid waste will be privately handled. Waste accumulated daily is from little to none and is disposed off-site by the patrons. No kitchens or daycare services will be part of the use of the building. No dumpster or municipal service is necessary."

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

**Response**: Acknowledged but not applicable. As noted on sheet C2-00 on the approved site plans, "Solid waste will be privately handled. Waste accumulated daily is from little to none and is disposed of off-site by the patrons. No kitchens or daycare services will be part of the use of the building. No dumpster or municipal service is necessary."

## Duck River Electric Membership Corp

**19. No comment.**

**Response**: Acknowledged.

## Maury County Highway Dept.

**Reference:** **Kingdom Hall - 500 East Main Street Plan Review Comments Response**

**20. No comment.**

**Response**: Acknowledged.

## Wastewater

**21. The connection manhole has two services; whichever service is not utilized by the owner shall be abandoned.**

**Response**: Acknowledged.

## Columbia Water

**22. No comment.**

**Response**: Acknowledged.

## ATT

**23. ATT Intends to serve.**

**Response**: Acknowledged.

Best regards,

**STANTEC ARCHITECTURE INC.**

**Brian Reno**
Principal / Architect
Phone: (312) 453-7095
brian.reno@stantec.com

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

**ITEM NO.**
25-0465

**DESCRIPTION:** JW Church Tom Hitch

**COMMENTS:**

## Engineering

1. No comments on ARC Design Review

## Fire

2. No comments

## Planning

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## Building

9. No comment.

## Police

10. No comments provided.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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11. No comments provided.

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20. No comments.

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21. The connection manhole has two services; whichever service is not utilized by the owner shall be abandoned.

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22. No comments.

## ATT

23. ATT Intends to serve.

**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.

# KINGDOM HALL

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




### VICINITY MAP




### PROJECT SUMMARY

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

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

**BUILDING INFORMATION**

| | |
|---|---|
| PROPERTY ID: | USA17586 |
| BUILDING ID: | B01 |
| JWCS CONSTRUCTION 3: | 1714 |
| NUMBER OF CONGREGATIONS: | 1 |
| NUMBER OF LANGUAGES: | 1 |
| BUILDING NOMINAL SIZE: | USA175 v3.0 |

**CIVIL**

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

### GENERAL NOTES

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

### ABBREVIATIONS

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

### CONTACT INFORMATION

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

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

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

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

### DRAWING INDEX


**GENERAL**
G-001 TITLE SHEET
G-002 CODE SUMMARY

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

**ARCHITECTURAL**
A-001 COVER SHEET
A-002 CODE COMPLIANCE DETAILS
A-003 CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN
A-004 CODE COMPLIANCE SIGNAGE PLAN
A-101 FLOOR PLAN
A-102 ENLARGED RESTROOM AND UTILITY PLAN
A-103 FINISH AND FURNITURE PLAN
A-104 REFLECTED CEILING PLAN
A-105 ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-203 INTERIOR ELEVATIONS
A-204 INTERIOR ELEVATIONS
A-205 INTERIOR ELEVATIONS
A-301 BUILDING SECTIONS
A-302 WALL SECTIONS
A-303 WALL SECTIONS
A-501 ENCLOSURE, FLASHING AND PENETRATION DETAILS
A-502 EXTERIOR DOOR AND WINDOW JAMB DETAILS
A-503 ROOF DETAILS
A-504 INTERIOR DETAILS
A-505 FLASHING SEQUENCE DETAILS
A-506 MECHANICAL ENCLOSURE PLAN, ELEVATIONS, AND DETAILS
A-601 DOOR, WINDOW AND WALL SCHEDULES AND LEGENDS

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P-101 WASTE, VENT AND CONDENSATE PLANS AND RISER
P-102 DOMESTIC WATER AND GAS PLANS AND RISERS

**MECHANICAL**
M-001 GENERAL NOTES AND SCHEDULES
M-101 MECHANICAL PLAN AND SECTION
M-102 MECHANICAL PLAN AND SECTION CONT.
M-501 DETAILS

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

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

**FIRE PROTECTION**
FP001 FIRE PROTECTION COVER SHEET
FP101 FIRE PROTECTION PLAN



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


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

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

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

SHEET TITLE:
TITLE SHEET

PROJECT No.
1714

SHEET No.
G-001


IMAGE: IMAGE: IMAGE: IMAGE: IMAGE: IMAGE:
XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF:
PLOT DATE: 18 Sep, 25 PLOTTED BY: Sandoval, Samuel
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## APPLICABLE BUILDING CODES

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

## OCCUPANCY CLASSIFICATION AND USE

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

## GENERAL BUILDING HEIGHTS AND AREAS

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

## TYPE OF CONSTRUCTION

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

## FIRE AND SMOKE PROTECTION FEATURES

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

## INTERIOR FINISHES

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

## FIRE PROTECTION AND LIFE SAFETY

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

## MEANS OF EGRESS

### OCCUPANT LOAD TABULATION (IBC 1004.5)

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

### EXIT WIDTH TABULATION (IBC 1005.3.2)

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

### EXITS AND DOORWAY CONFIGURATION (IBC 1006.2.1 & 1007.1.1)

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

### EXIT INFORMATION

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

### RAMPS (IBC 1012)

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

## ACCESSIBILITY

### ACCESSIBLE WHEELCHAIR SPACES (IBC 1108.2.2.1)

| SEATING CAPACITY | MINIMUM REQUIRED | PROVIDED |
|---|---|---|
| 175 | 5 | 6 |

## PLUMBING SYSTEMS

### OCCUPANT LOAD RATIO CALCUATION (IPC 403.1.1)

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

### PLUMBING FIXTURE TABULATION (IBC 2902.1 & IPC 403.1)

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

## BUILDING ENVELOPE REQUIREMENTS

| | |
|---|---|
| COUNTY LOCATED | MAURY |
| CLIMATE ZONE | 4A |

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

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

### ENVELOPE FENESTRATION REQUIREMENTS (IECC TABLE C402.4)

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


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


STN PROJECT #: 190300277

CONSULTANT:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| – | 5 SEP 25 | APP |
| – | 11 JUL 25 | COMPLETENESS CHECK |
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SHEET TITLE:
CODE SUMMARY

PROJECT No.
1714

SHEET No.
G-002


IMAGE: ### XREF: ### XREF: ### XREF

# KINGDOM HALL

## STRUCTURAL

### STATEMENT OF SPECIAL INSPECTIONS

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

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

### SYMBOLS LEGEND

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

### ABBREVIATIONS

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

### DRAWING INDEX


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


### BASIS OF DESIGN

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

### DESIGN LOADS

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

### GENERAL NOTES

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


STRUCTURAL ENGINEER

BRAD YOUNG & ASSOCIATES
345 POLLASKY
CLOVIS, CALIFORNIA 93612
(559)323-9600


BRAD YOUNG — STATE OF TENNESSEE — BYA# 25421

CONSULTANT:

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| – | 5 SEP 25 | APP |
| – | 11 JUL 25 | COMPLETENESS CHECK |
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SHEET TITLE:
COVER SHEET

PROJECT No.
1714

SHEET No.
S-001

IMAGE:
XREF:

PLOT DATE: 29 Aug 25 PLOTTED BY: BYACAD300
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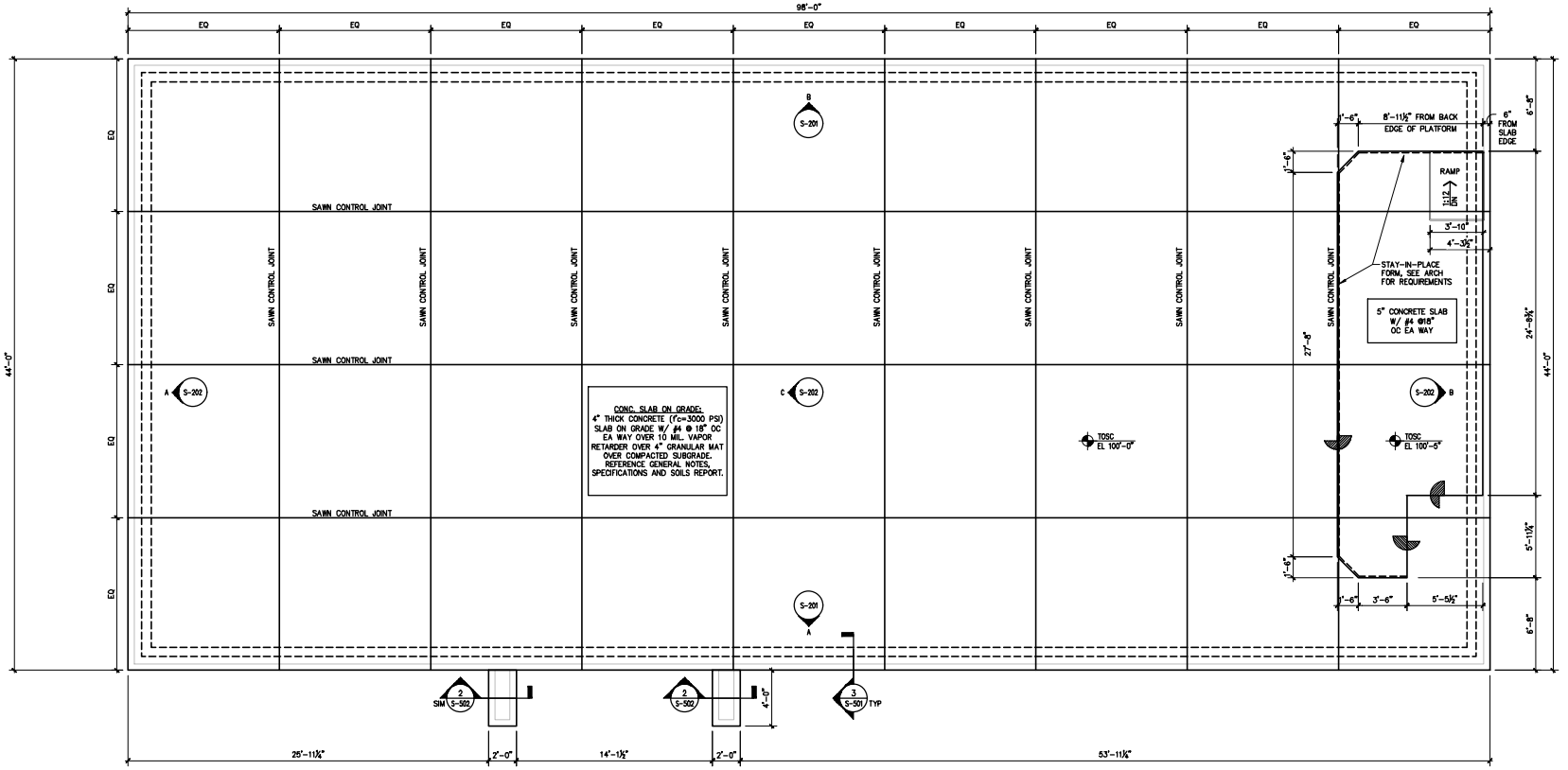


1 PLAN – FOUNDATION

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

## STRUCTURAL PLAN NOTES

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

## GENERAL SHEET NOTES

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

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PROJECT No. 1714

SHEET No. S-101

IMAGE:
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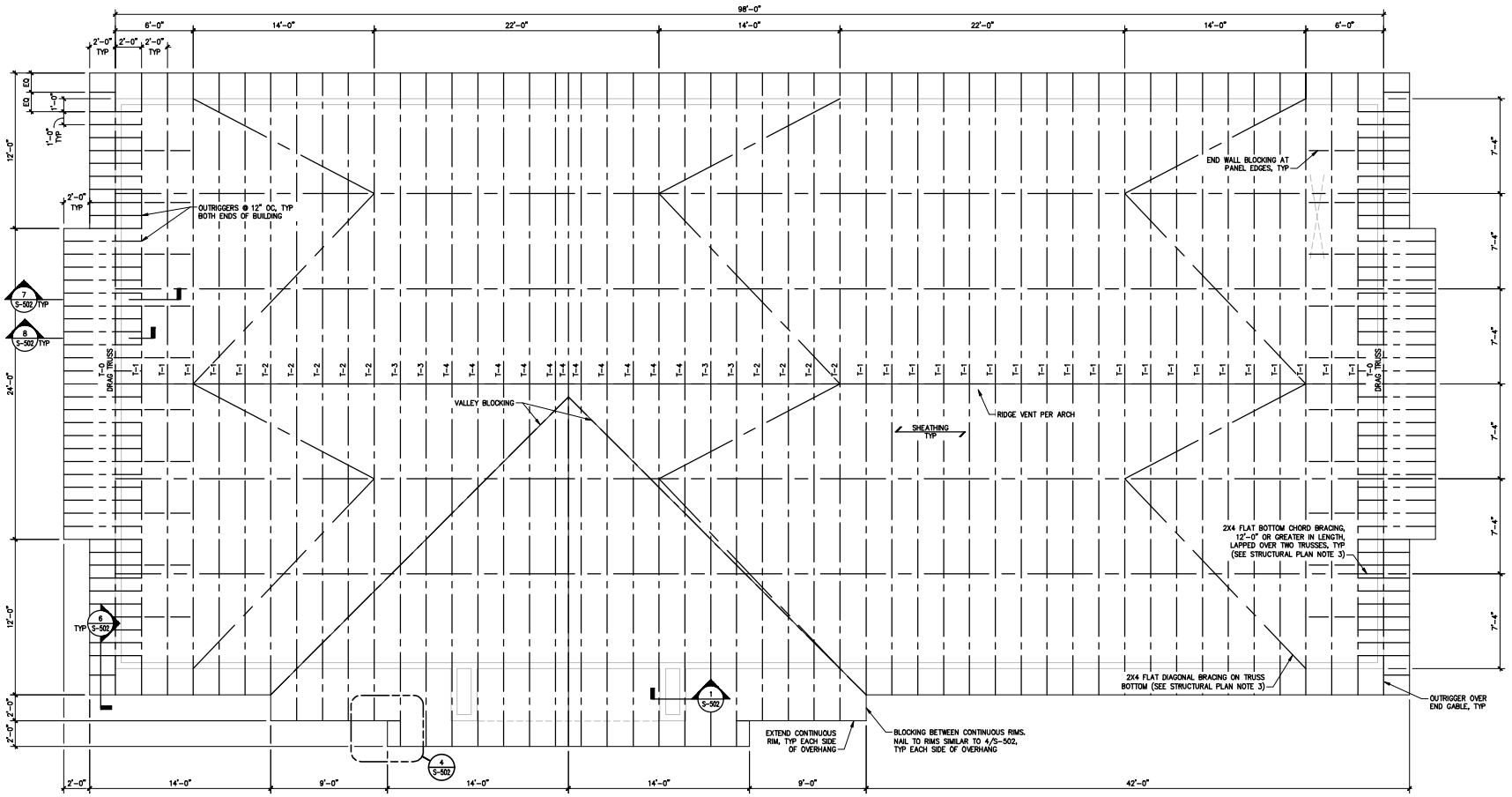


## 1 PLAN – ROOF FRAMING

1/4"=1'-0"

### STRUCTURAL PLAN NOTES

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

### GENERAL SHEET NOTES

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


STRUCTURAL ENGINEER

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SHEET TITLE:
**ROOF FRAMING PLAN**

PROJECT No.
1714

SHEET No.
S-102


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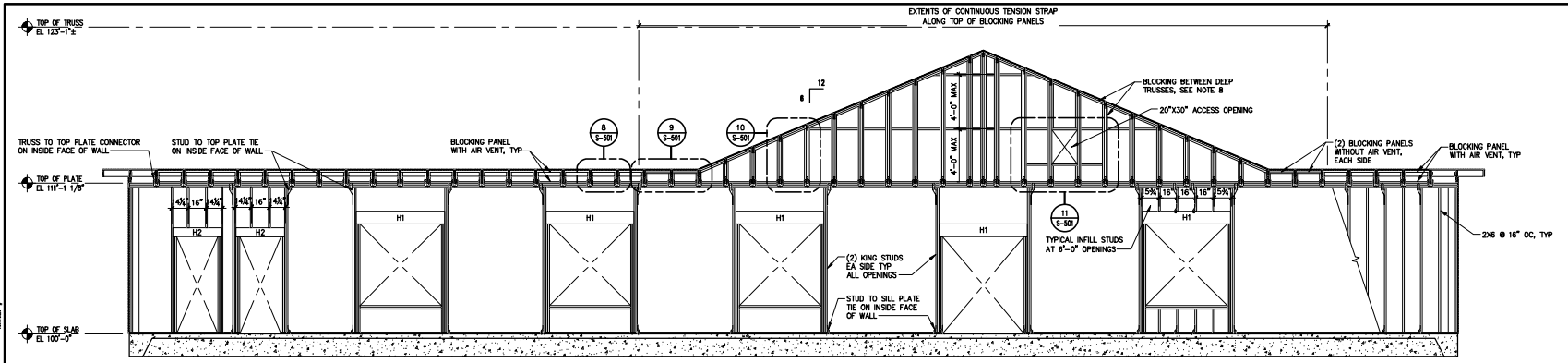
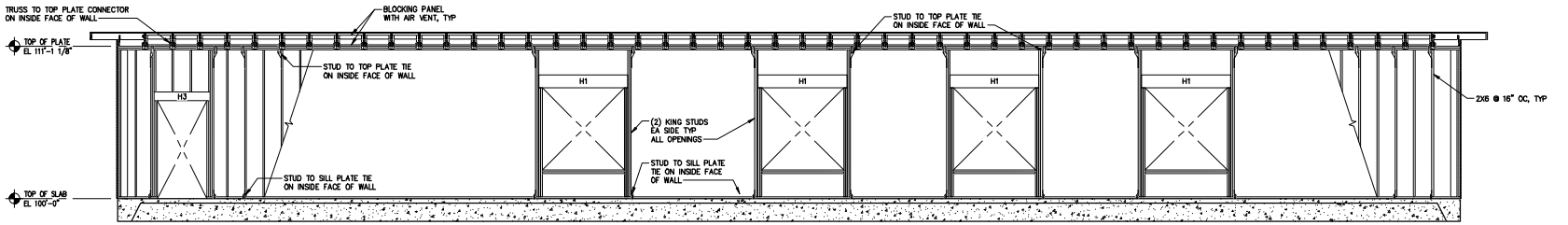



A ELEVATION – SOUTH SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

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




B ELEVATION – NORTH SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

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

## GENERAL SHEET NOTES

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

## HEADER SCHEDULE

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

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BRAD YOUNG REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

BY# 25421

CONSULTANT:

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

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

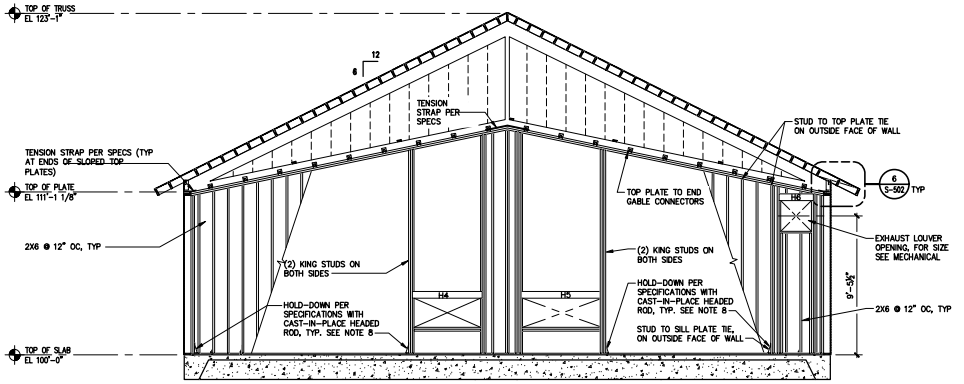
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE
FRAMING ELEVATIONS

PROJECT No.
1714

SHEET No.
S-201

IMAGE: # # #

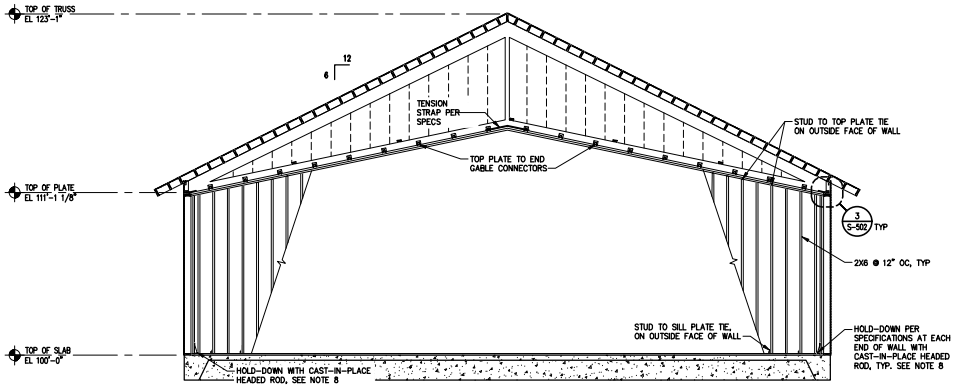



## A ELEVATION – WEST SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

1/4"=1'-0"

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

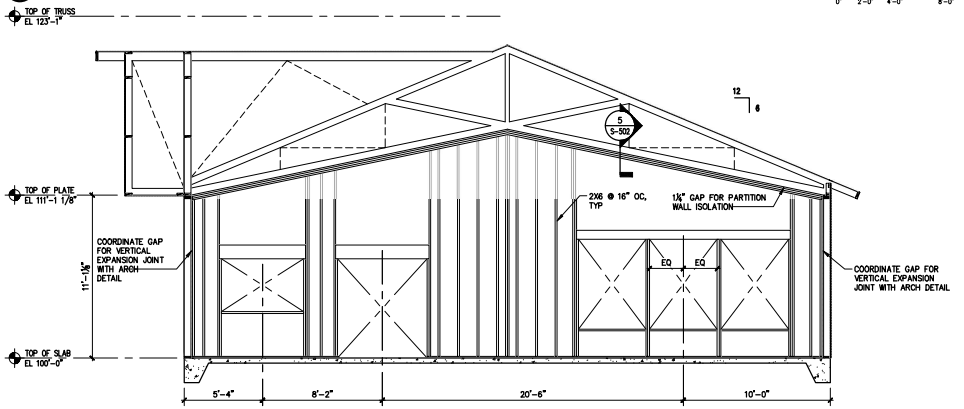



## B ELEVATION – EAST SHEAR WALL (INSIDE FACE)

REF: 1/ S-101

1/4"=1'-0"

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




## C ELEVATION – AUDITORIUM REAR WALL

REF: 1/ S-101

1/4"=1'-0"

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

## GENERAL SHEET NOTES

1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. REFER TO S-201 FOR HEADER SCHEDULE.
3. ALL WALL SHEATHING SHALL COVER AND BE ATTACHED TO UPPER TOP PLATE AND BOTTOM SILL.
4. SEE ARCH FOR EXTERIOR WALL TYPES. SHEAR WALLS TO BE BLOCKED. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES AND HOLD-DOWN STUDS, AND AT 12" OC AT INTERMEDIATE STUDS, U.O.N.
5. REFER TO SPECS FOR TIMBER CONNECTOR REQUIREMENTS. PROPRIETARY TIMBER CONNECTORS ARE IN ADDITION TO NAILING REQUIRED BY TIMBER NAILING SCHEDULE IN SPECIFICATIONS.
6. TOP PLATE SPLICES IN SLOPED ENDWALLS SHALL HAVE A MINIMUM OF (14) 12d COMMON NAILS EACH SIDE OF JOINTS IN UPPER PLATE. SPLICE OVERLAP LENGTH SHALL BE 5'-0" MIN.
7. PROVIDE STUD TO SILL PLATE OR STUD TO TOP PLATE TIE PER SPECIFICATIONS. ALIGN STUD TO SILL PLATE WITH STUD TO TOP PLATE TIE. PROVIDE STUD TO PLATE TIES AT EVERY OTHER STUD (TYP) INCLUDING AT INFILL STUDS OVER HEADERS, AND AT EACH KING STUD ADJACENT TO A JACK STUD.
8. HOLDOWN TO BE SIMPSON HDU2 WITH 5/8" DIAMETER F1554 GR.36 ALL THREAD ROD ANCHOR WITH 12" EMBEDMENT INTO FOOTING. USE 2-2x STUDS AT ALL HOLDOWN LOCATIONS. EDGE NAIL PLYWOOD TO STUDS WITH HOLDOWNS.
9. SEE ARCHITECTURAL DRAWINGS FOR ISOLATION DETAIL ALONG ENDS OF AUDITORIUM REAR WALL.
10. VERIFY ALL FRAMING DIMENSIONS FOR DUCT PENETRATIONS WITH MECHANICAL. FRAMING DIMENSIONS MAY VARY BASED ON MECHANICAL EQUIPMENT, DUCT AND INSULATION REQUIREMENTS.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|---|---|---|
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| – | 11 JUL 25 | COMPLETENESS CHECK |
| – | 18 APR 25 | PERMIT PREP |

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

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

SHEET TITLE:
**FRAMING ELEVATIONS**

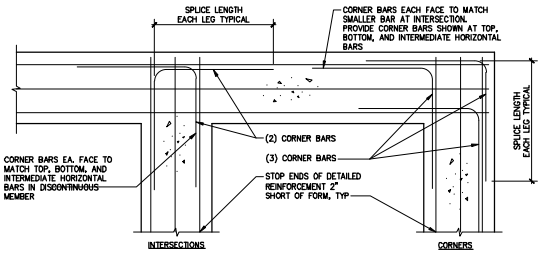
PROJECT No.
1714

SHEET No.
S-202


PLOT DATE: 29 Aug 25 (5:00:00 PM)
PLOTTED BY: BYACAD300
DRAWING SCALE: 1:1
FILE PATH: O:\drawings\2025\25421\DWG\190300277_S-201_ELEVATIONS.dwg

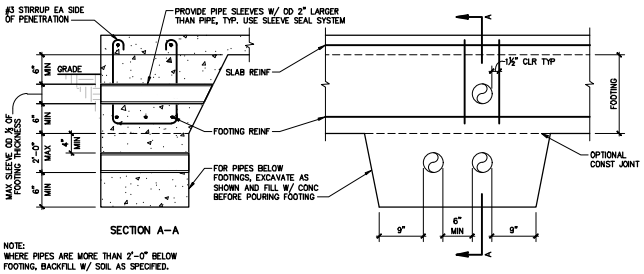
NOTES:

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




## 1 TYPICAL DETAIL – FOOTING REINFORCEMENT

NOT TO SCALE




SECTION A–A

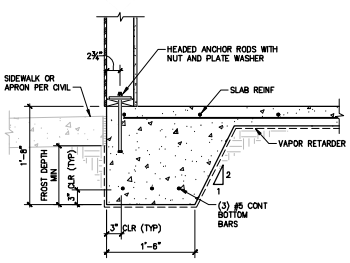
NOTE:
WHERE PIPES ARE MORE THAN 2'–0" BELOW FOOTING, BACKFILL W/ SOIL AS SPECIFIED.

## 2 TYPICAL DETAIL – PENETRATIONS THROUGH FOOTING

NOT TO SCALE

### GENERAL SHEET NOTES

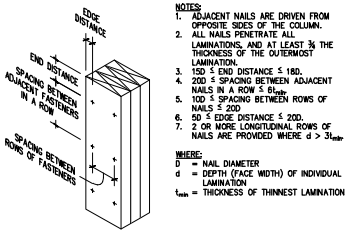
1. FOUNDATION ANCHORS SHALL BE INSTALLED 4" MIN AND 12" MAX FROM ENDS OF SILL PLATES. ALL ANCHORS, INCLUDING HOLD–DOWN ANCHORS SHALL BE CENTERED IN SILL PLATE.




## 3 TYPICAL DETAIL – FOUNDATION

REF: 1/S–101

NOT TO SCALE

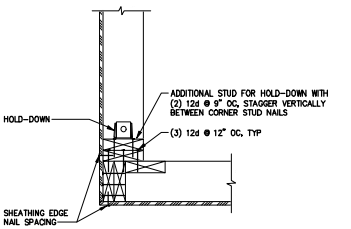



NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS PENETRATE ALL LAMINATIONS, AND AT LEAST ¾ THE THICKNESS OF THE OUTERMOST LAMINATION.
3. $15D \leq$ END DISTANCE $\leq 18D$.
4. $20D \leq$ SPACING BETWEEN ADJACENT NAILS IN A ROW $\leq 61_{t_{min}}$
5. $10D \leq$ SPACING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

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

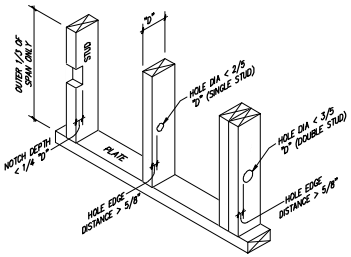
## 4 TYPICAL DETAIL – BUILT UP POST NAILING SCHEDULE

NOT TO SCALE



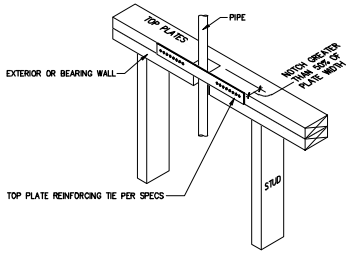

## 5 TYPICAL DETAIL – CORNER FRAMING

NOT TO SCALE



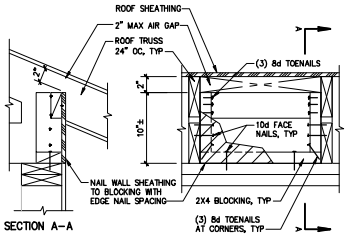

## 6 TYPICAL DETAIL – STUD NOTCHING AND BORING LIMITS

NOT TO SCALE




## 7 TYPICAL DETAIL – PENETRATION THROUGH TOP PLATE

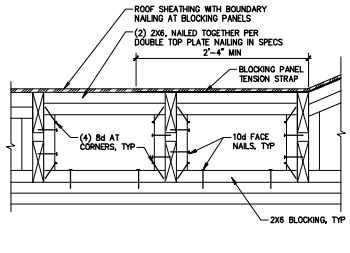
NOT TO SCALE




SECTION A–A

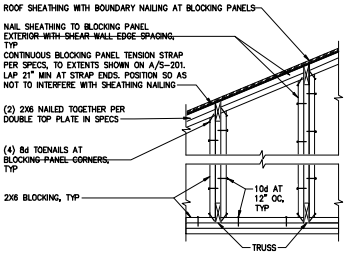
## 8 TYPICAL DETAIL – BLOCKING PANEL WITH AIR VENT

NOT TO SCALE




## 9 TYPICAL DETAIL – BLOCKING PANEL WITHOUT AIR VENT

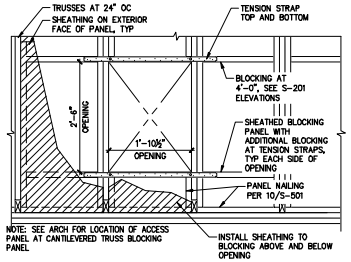
NOT TO SCALE




## 10 TYPICAL DETAIL – DEEP BLOCKING PANELS

REF: A/S–201

NOT TO SCALE




## 11 TYPICAL DETAIL – ACCESS OPENING IN BLOCKING PANEL

REF: A/S–201

NOT TO SCALE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|---|---|---|
| – | 5 SEP 25 | APP |
| – | 11 JUL 25 | COMPLETENESS CHECK |
| – | 18 APR 25 | PERMIT PREP |

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE

TYPICAL DETAILS

PROJECT No. 1714

SHEET No. S–501

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

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PLOT DATE: 29 Aug 25 PLOTTED BY: BYA-CAD300
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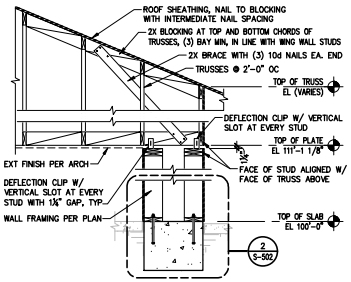


1 DETAIL – FRAMING @ WING WALL REF: 1/S-102

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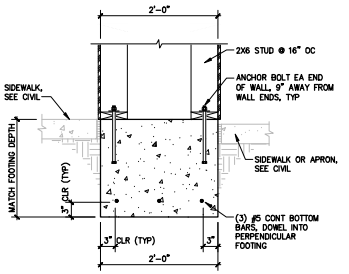
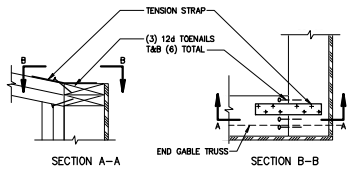



2 DETAIL – FOUNDATION AT WING WALL REF: 1/S-101

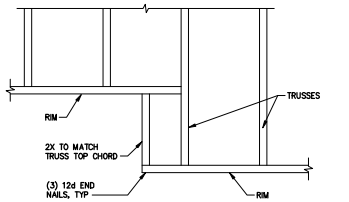
1"=1'-0" 0" 6" 1'-0" 2'-0"




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

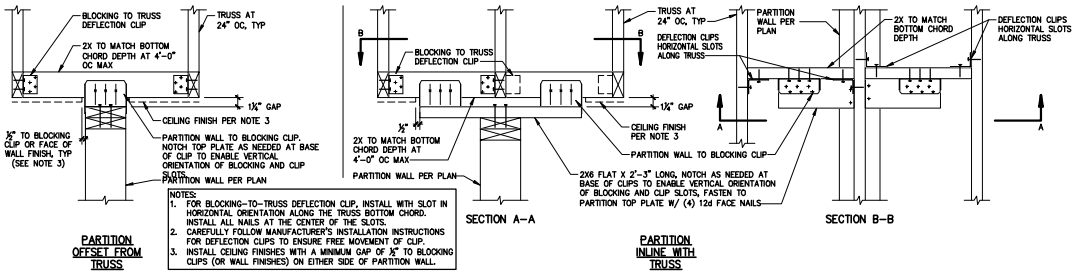
## GENERAL SHEET NOTES

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



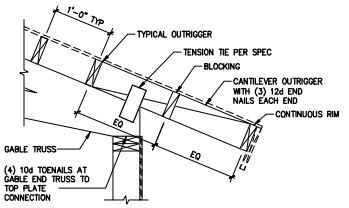

4 DETAIL – OVERHANG SHEATHING SUPPORT REF: 1/S-102

NOT TO SCALE




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

NOT TO SCALE




6 DETAIL – OUTRIGGER FRAMING AT CORNERS

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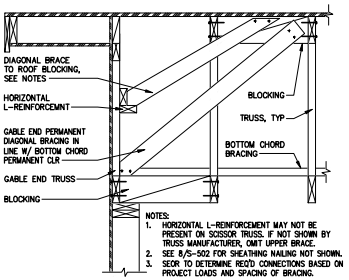
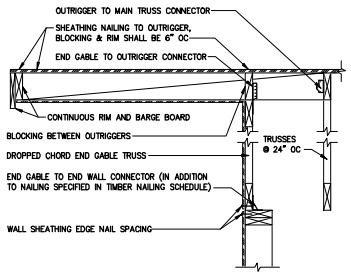



7 DETAIL – GABLE END TRUSS BRACING

NOT TO SCALE




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

NOT TO SCALE

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STATE OF CALIFORNIA
BY@ 25421
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| MARK | DATE | DESCRIPTION |
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1005 RED MILLS ROAD
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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FOUNDATION AND FRAMING DETAILS

PROJECT No.
1714

SHEET No.
S-502

IMAGE:
XREF:

PLOT DATE: 29 Aug 25 PLOTTED BY: BYACAD300
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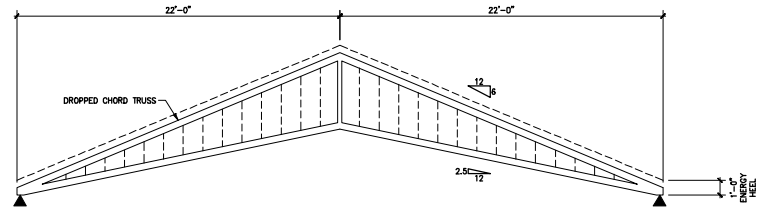


1 DETAIL – TRUSS TYPE T-0

REF: 1/ S-102

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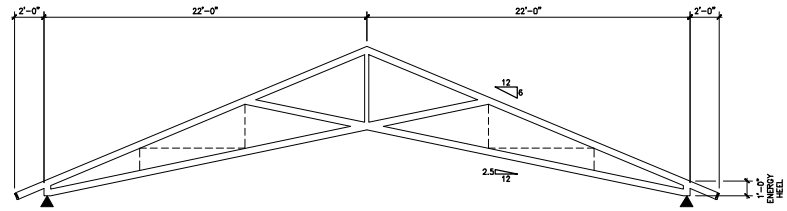
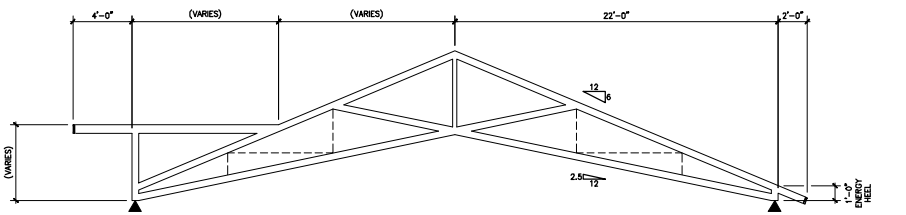



2 DETAIL – TRUSS TYPE T-1

REF: 1/ S-102

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




3 DETAIL – TRUSS TYPE T-2

REF: 1/ S-102

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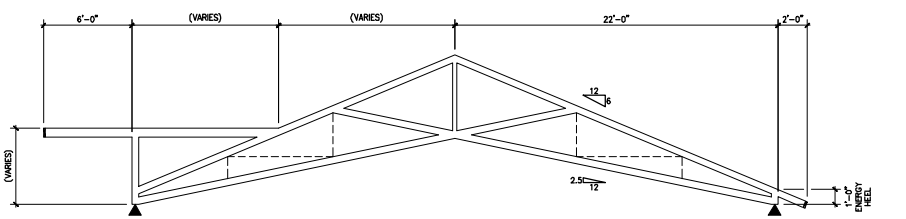


4 DETAIL – TRUSS TYPE T-3

REF: 1/ S-102

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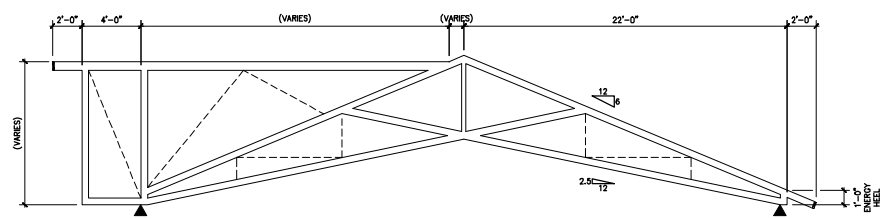


5 DETAIL – TRUSS TYPE T-4

REF: 1/ S-102

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

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BRADLEY B. YOUNG
STATE OF TENNESSEE
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CONSULTANT:

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

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

TIMBER TRUSS PROFILES

PROJECT No.

1714

SHEET No.

S-503

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

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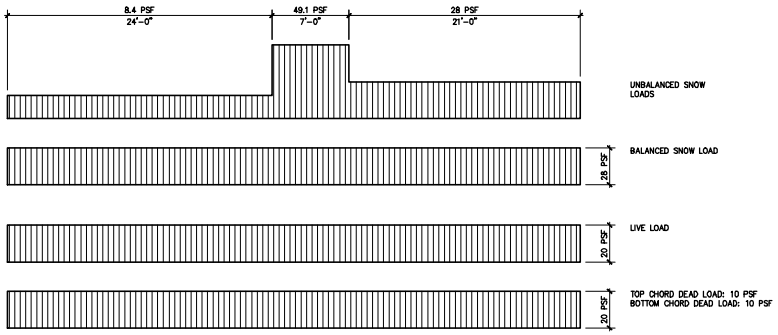
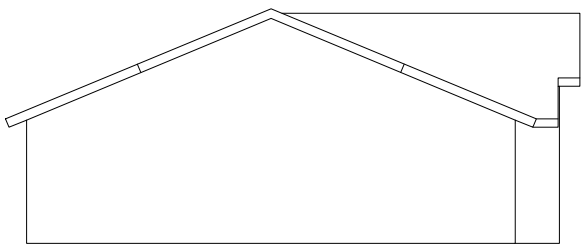
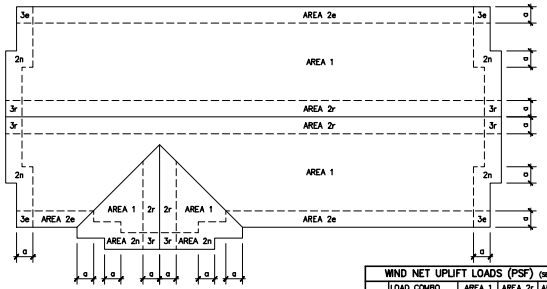


1 DETAIL – TRUSS GRAVITY LOAD DIAGRAM

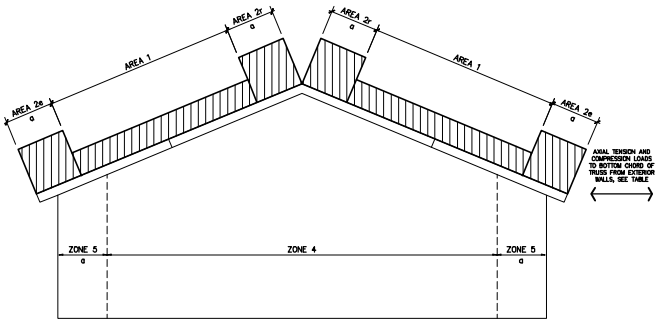
3/16"=1'-0" 0" 2'-0" 4'-0" 8'-0"




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

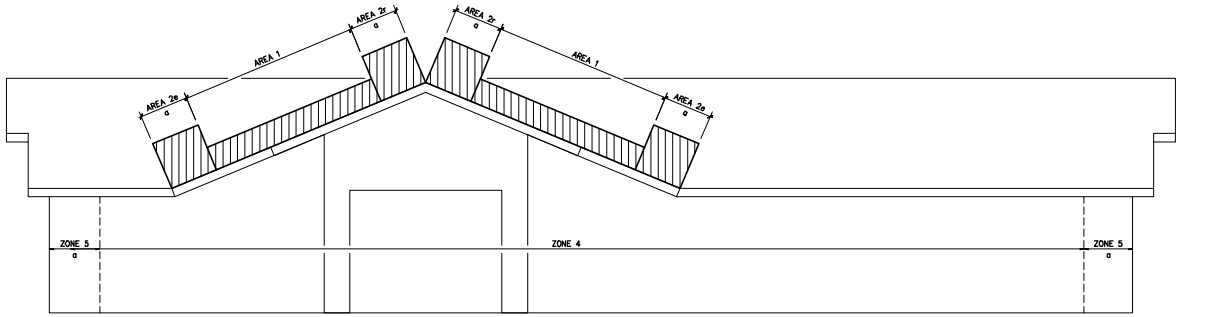
2 DETAIL – ROOF C&C WIND KEY PLAN

NOT TO SCALE




3 DETAIL – TRUSS TRANSVERSE WIND DIAGRAM

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




4 DETAIL – TRUSS LONGITUDINAL WIND LOAD DIAGRAM

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

## TRUSS LOADING DIAGRAM NOTES

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

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

* ALLOWABLE STRESS DESIGN
** LOAD AND RESISTANCE FACTOR DESIGN


STRUCTURAL ENGINEER

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

SHEET TITLE:

TIMBER TRUSS LOADING DIAGRAMS

PROJECT No. 1714

SHEET No. S-701

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

XREF: XREF: XREF: XREF: XREF: XREF:

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PLOT DATE: 29 Aug 25 PLOTTED BY: BYACAD300
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# KINGDOM HALL

## ARCHITECTURAL

### DRAWING INDEX


| | |
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| A-001 | COVER SHEET |
| A-002 | CODE COMPLIANCE DETAILS |
| A-003 | CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN |
| A-004 | CODE COMPLIANCE SIGNAGE PLAN |
| A-101 | FLOOR PLAN |
| A-102 | ENLARGED RESTROOM AND UTILITY PLAN |
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| A-105 | ROOF PLAN |
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| A-202 | EXTERIOR ELEVATIONS |
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| A-502 | EXTERIOR DOOR AND WINDOW JAMB DETAILS |
| A-503 | ROOF DETAILS |
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| A-505 | FLASHING SEQUENCE DETAILS |
| A-506 | MECHANICAL ENCLOSURE PLAN, ELEVATIONS AND DETAILS |
| A-601 | DOOR, WINDOW AND WALL SCHEDULES AND LEGENDS |


### ABBREVIATIONS

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

### SYMBOLS LEGEND

SECTION INDICATOR FULL

SECTION INDICATOR PARTIAL

ELEVATION INDICATOR (EXTERIOR)

ELEVATION INDICATOR (INTERIOR)

DETAIL CALL-OUT

NORTH ARROW

ELEVATION INDICATOR

SLOPE DIRECTION ARROW

PATH OF EGRESS

DOOR INDICATOR

WINDOW INDICATOR

WALL TYPE INDICATOR

SIGNAGE INDICATOR

-EXIT TYPE
-WIDTH
-ALLOWED CAPACITY
-ACTUAL LOAD

2X4 CEILING GRID

2X2 CEILING GRID

GYP BD CEILING

CEILING GRID ALIGNMENT

RETURN/TRANSFER GRILLE

EXHAUST GRILLE

SUPPLY DIFFUSER

SPEAKER

2X4 LIGHT FIXTURE

2X4 LIGHT FIXTURE WITH EMERGENCY BATTERY

2X2 LIGHT FIXTURE

1X4 LED STRIP FIXTURE

DOWN LIGHT

DOWN LIGHT, DIRECTIONAL

WALL MOUNTED LED

EMERGENCY REMOTE HEAD

2-HEAD EMERGENCY UNIT WITH BATTERY BACKUP

EXIT/EMERGENCY LIGHT COMBO WITH BATTERY BACKUP, CEILING MOUNTED

WIFI ACCESS POINT

COMBO CARBON MONOXIDE/SMOKE DETECTOR

CAMERA

FIRE EXTINGUISHER

KNOX BOX

CONCEALED SPRINKLER HEAD

UPRIGHT SPRINKLER HEAD

### BASIS OF DESIGN

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

### GENERAL NOTES

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


ARCHITECT

Stantec

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STN PROJECT #: 190300277


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

SHEET TITLE:

COVER SHEET

PROJECT No.

1714

SHEET No.

A-001


IMAGE:
IMAGE:
IMAGE:
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PLOT DATE: 28 Aug 25
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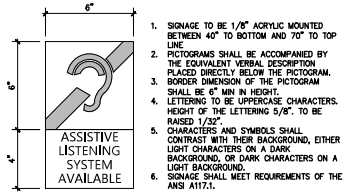
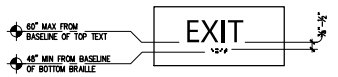



1. SIGNAGE TO BE 1/8" ACRYLIC MOUNTED BETWEEN 40" TO BOTTOM AND 70" TO TOP LINE.
2. PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
3. BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN IN HEIGHT.
4. LETTERING TO BE UPPERCASE CHARACTERS. HEIGHT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

## 1 DETAIL – ASSISTIVE LISTENING SIGNAGE

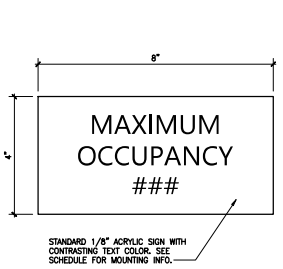
3"=1'-0" 0" 0'-2" 0'-4" 0'-8"




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

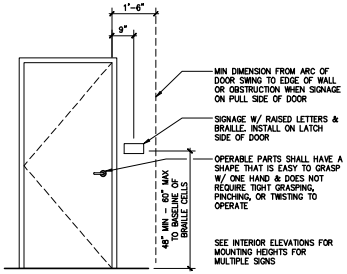
## 2 DETAIL – EXIT SIGNAGE

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



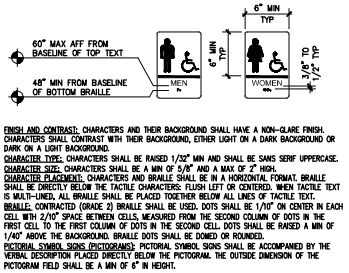

## 3 DETAIL – OCCUPANCY SIGN

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




## 4 DETAIL – DOOR HANDSET & ROOM ID SIGN

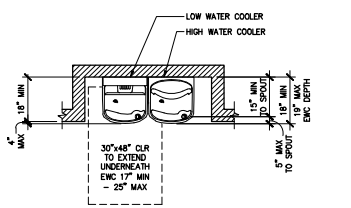
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"




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

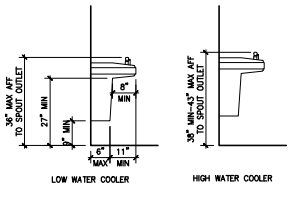
## 5 DETAIL – RESTROOM ID SIGNAGE

NOT TO SCALE



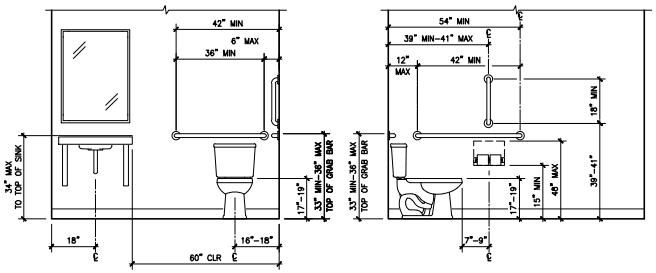

## 6 DETAIL – ELECTRIC WATER COOLER

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




## 7 DETAIL – ELECTRIC WATER COOLER ELEV

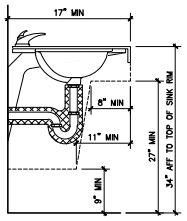
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"




## 8 DETAIL – GRAB BAR AND TOILET

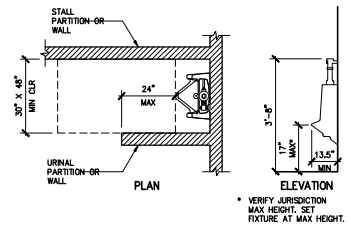
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"

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



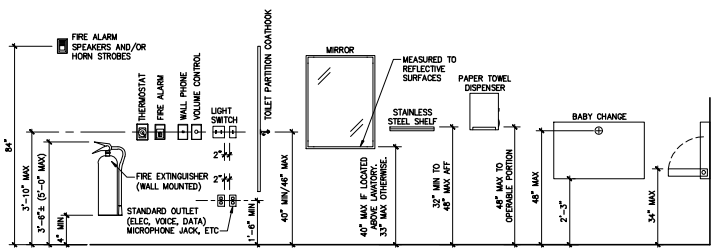

## 9 DETAIL – LAVATORY ELEVATION

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




## 10 DETAIL – CLEARANCE AT URINAL

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




## 11 DETAIL – TYPICAL ACCESSIBLE MOUNTING HEIGHTS

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

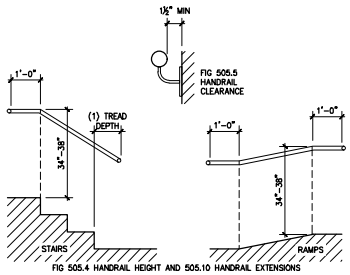
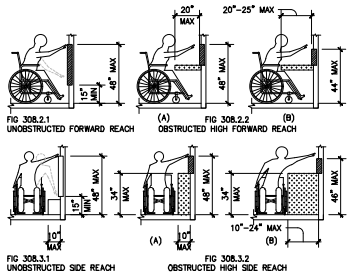



FIG 505.4 HANDRAIL HEIGHT AND 505.10 HANDRAIL EXTENSIONS

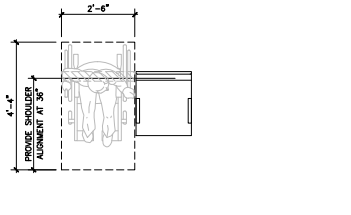
## 12 DETAIL – HANDRAIL HEIGHT AND CLEARANCE

NOT TO SCALE




## 13 DETAIL – ACCESSIBLE CLEARANCES & REACH

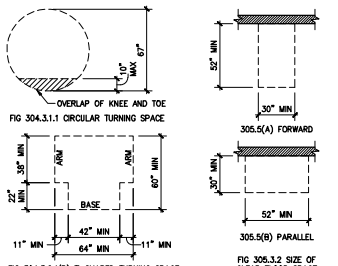
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"




WHEELCHAIR SPACE W/ COMPANION CHAIR

## 14 DETAIL – ACCESSIBLE SEATING

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

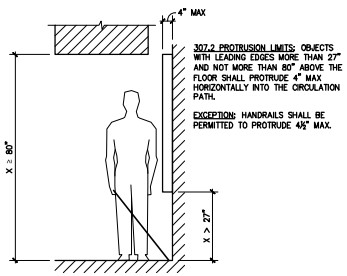






## 15 DETAIL – TYPICAL FLOOR CLEARANCES

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




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

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

## 16 DETAIL – PROTRUSION LIMITS

1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"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STN PROJECT #: 190300277

CONSULTANT:

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

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

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

SHEET TITLE:
CODE COMPLIANCE DETAILS

PROJECT No.
1714

SHEET No.
A–002


PLOT BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PLOT SCALE: 100.00 %
FILE PATH: \\us0279-ppfss01\workgroup\22277\resource\JEH WT Standards\JEH_WT_Columbia_TN\d_working_files\01_architecture\RVT\Bodies\###\Architectural\190300277_A-002_CODE_DETAILS.rvt
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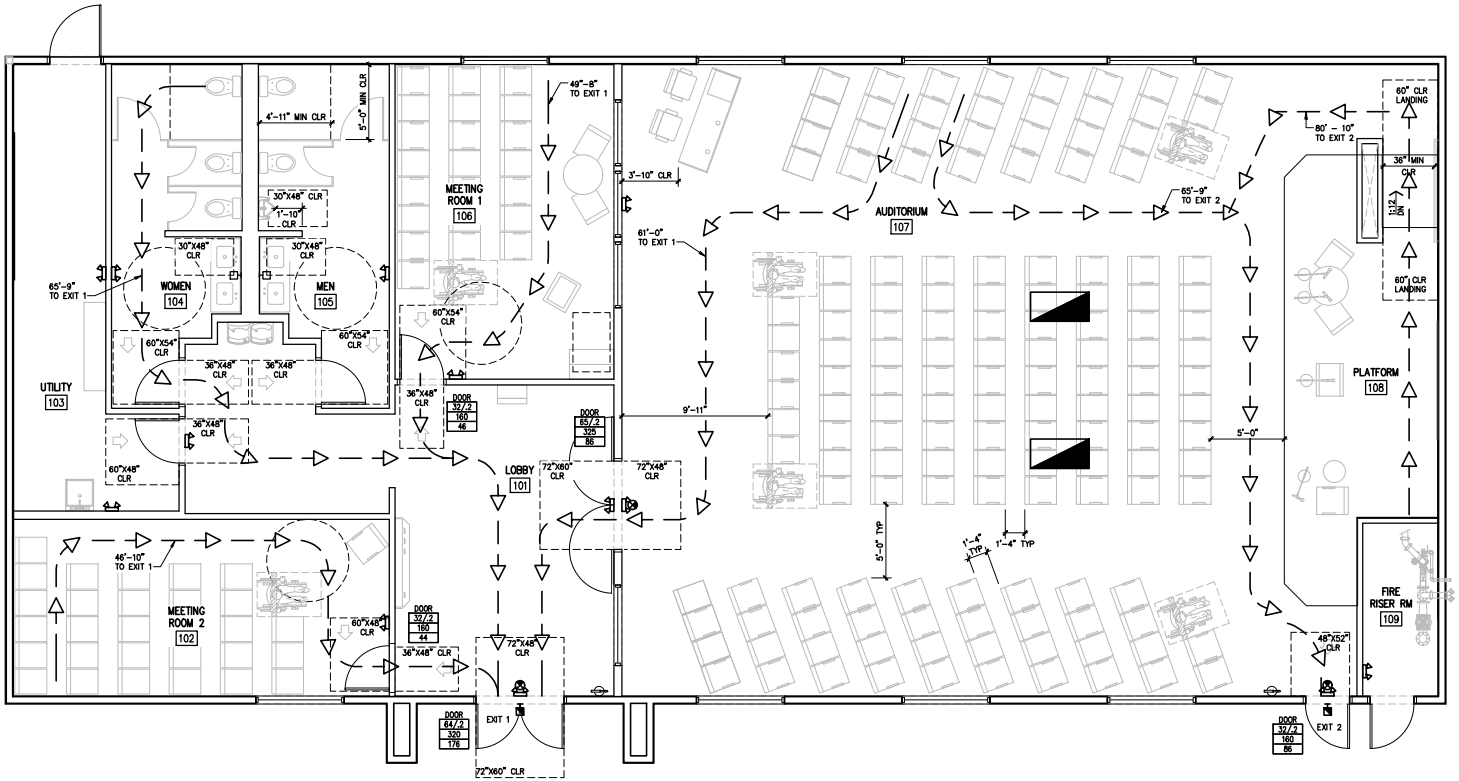


1 PLAN – EGRESS

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

## GENERAL SHEET NOTES

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

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CONSULTANT:

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| – | 18 APR 25 | PERMIT PREP |

OWNER:

JW CONGREGATION SUPPORT, INC
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WALLKILL, NY 12589-3283

PROJECT TITLE:

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

SHEET TITLE:

CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN

PROJECT No. 1714

SHEET No. A-003

PLOT DATE: 8 Sep 25 PLOTTED BY: Sandoval, Samuel
DWG SIZE: 1:1000 DSGN DRFT: ---
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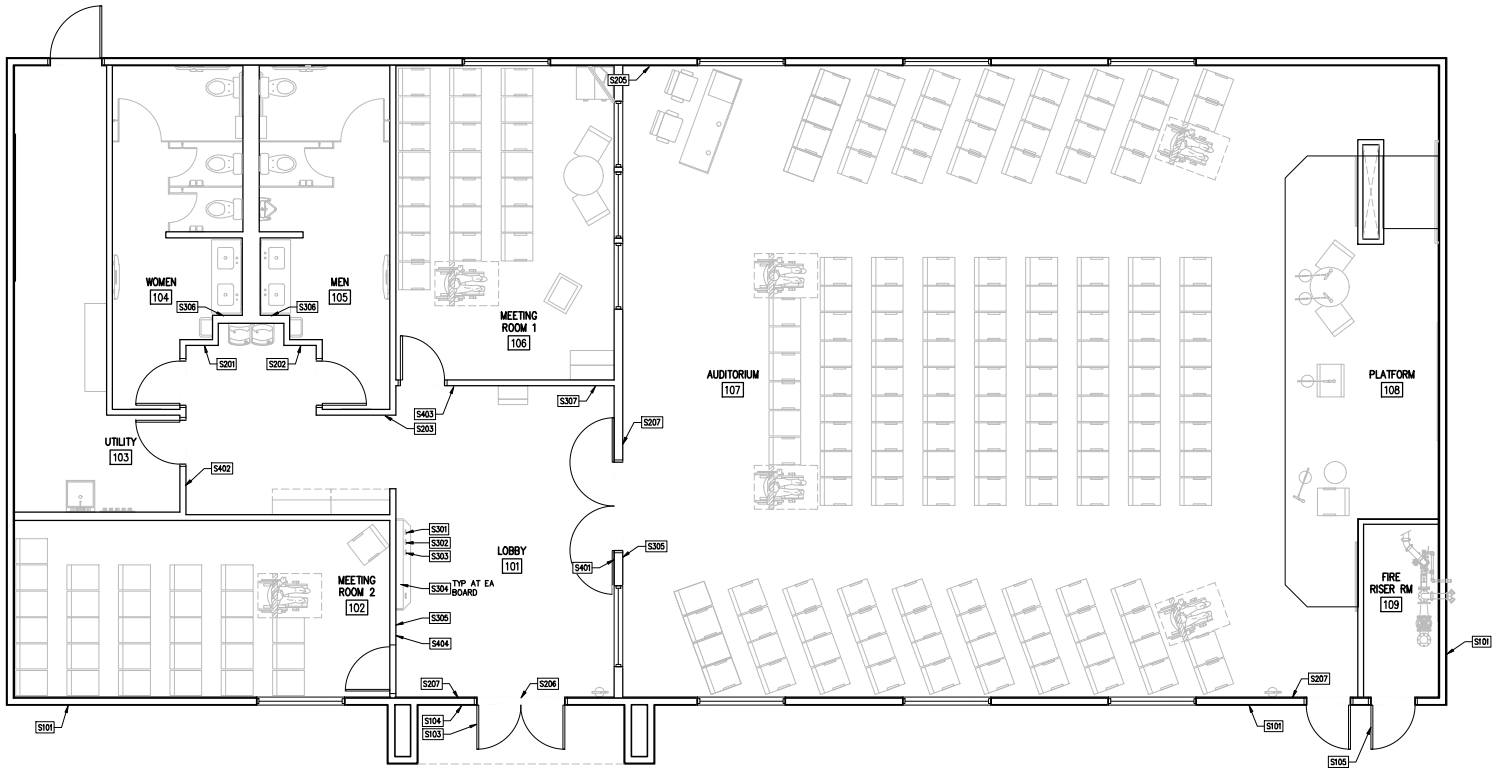


1 PLAN – CODE COMPLIANCE SIGNAGE

1/4"=1'-0"

## SIGNAGE SCHEDULE

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

* MOUNTING HEIGHTS ARE TO BOTTOM OF SIGN.

## GENERAL SHEET NOTES

1. SEE A–001 FOR SYMBOLS LEGEND.


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CONSULTANT:

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| – | 5 SEP 25 | APP |
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OWNER:
JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589–3283

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

SHEET TITLE:
CODE COMPLIANCE SIGNAGE PLAN

PROJECT No.
1714

SHEET No.
A–004


XREF: IMAGE:
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAPER SIZE: ANSI D (24.00in. x 36.00in.)
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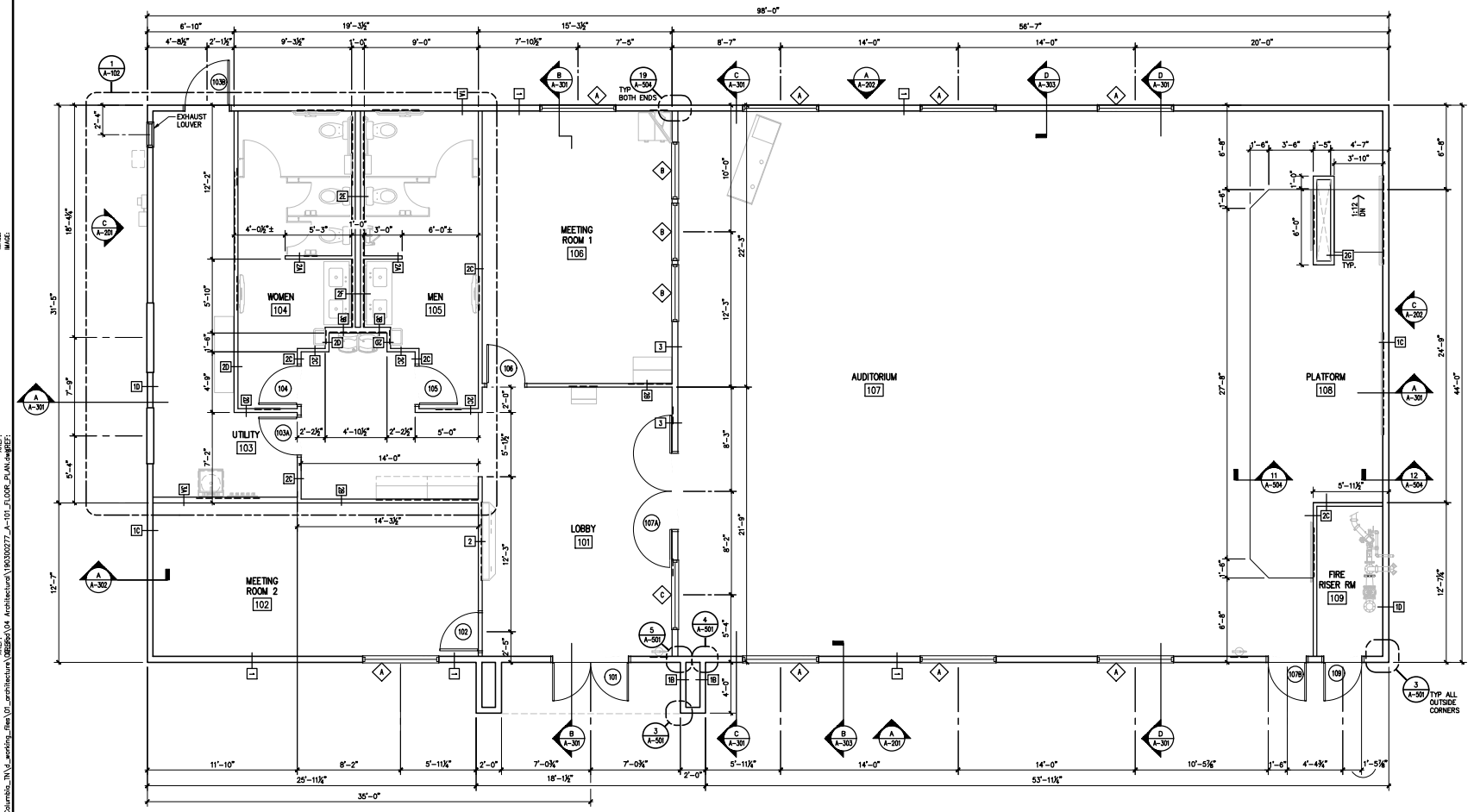


1 PLAN - FLOOR

1/4"=1'-0"

## SYMBOLS LEGEND

- - - - - - BLOCKING LOCATIONS

## GENERAL SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, OR TO CENTER OF DOOR OR WINDOW OPENING, UON.
2. ALL INTERIOR NON-BEARING PARTITIONS SHALL EXTEND FROM FLOOR TO BOTTOM OF TRUSS, UON.
3. ALL WALLS THAT HAVE A STUD CAVITY THAT EXCEEDS 10' IN EITHER THE HORIZONTAL OR VERTICAL DIRECTION SHALL RECEIVE FIRE BLOCKING.
4. FOR INFORMATION ON FINISHES, FIXTURES, FURNISHING AND EQUIPMENT SEE SHEET A-102 AND A-103.
5. FOR SCHEDULES AND LEGENDS FOR DOORS, WINDOWS, INTERIOR PARTITION HEADERS AND WALL TYPES, SEE A-601.
6. PROVIDE BLOCKING AS REQ'D FOR ALL CASEWORK, EQUIPMENT AND ACCESSORIES ATTACHED TO WALL. SEE FINISH PLANS FOR MORE INFORMATION.
7. ALL INTERIOR PARTITIONS ARE TO EXTEND FROM FLOOR TO UNDER THE BOTTOM CHORD OF ROOF FRAMING TRUSSES. TOP PLATE OF PARTITION SHALL PROVIDE CLEARANCE TO PROVIDE FOR TRUSS DEFLECTION AS SPECIFIED BY THE STRUCTURAL ENGINEER AND TRUSS MANUFACTURER. GYPSUM BOARD TO TERMINATE AT TOP PLATE.
8. TOP PLATE OF ALL INTERIOR PARTITIONS IS 1⅞" BELOW TOP PLATE OF ALL EXTERIOR WALL PLATES. DO NOT LAP TOP PLATES OF INTERIOR PARTITIONS WITH TOP PLATES OF EXTERIOR WALLS.
9. SEE A-003 FOR ALL REQUIRED ACCESSIBLE CLEAR FLOOR SPACE.
10. SEE A-001 FOR SYMBOLS LEGEND.


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1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

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

SHEET TITLE:
FLOOR PLAN

PROJECT No.
1714

SHEET No.
A-101


XREF: \\stn2279-pstnas01.workgroup.\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\4_working_files\01_architecture\Revit\04 Architecture\190300277_A-101_FLOOR_PLAN.dwg
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAPER SIZE: 24x36
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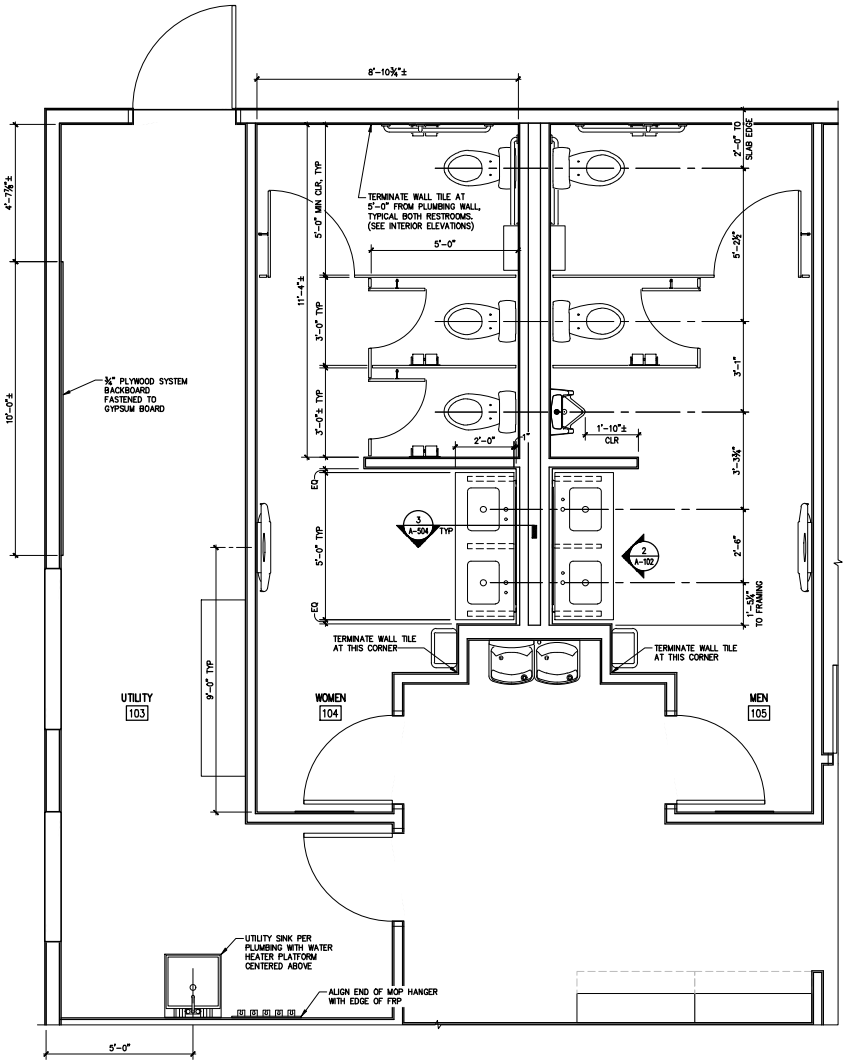
## GENERAL SHEET NOTES

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

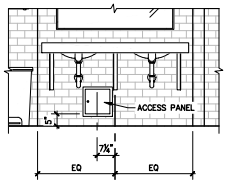



1 PLAN – ENLARGED UTILITY AND RESTROOMS

REF: 1/ A-101

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

TRUE NORTH




2 DETAIL – MEN'S PLUMBING ACCESS PANEL LOCATION

REF: 1/ A-102

1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"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STN PROJECT #: 190300277

CONSULTANT:

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| – | 5 SEP 25 | APP |
| – | 11 JUL 25 | COMPLETENESS CHECK |
| – | 18 APR 25 | PERMIT PREP |

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

ENLARGED RESTROOM AND UTILITY PLAN

PROJECT No.

1714

SHEET No.

A-102


IMAGE:
IMAGE:
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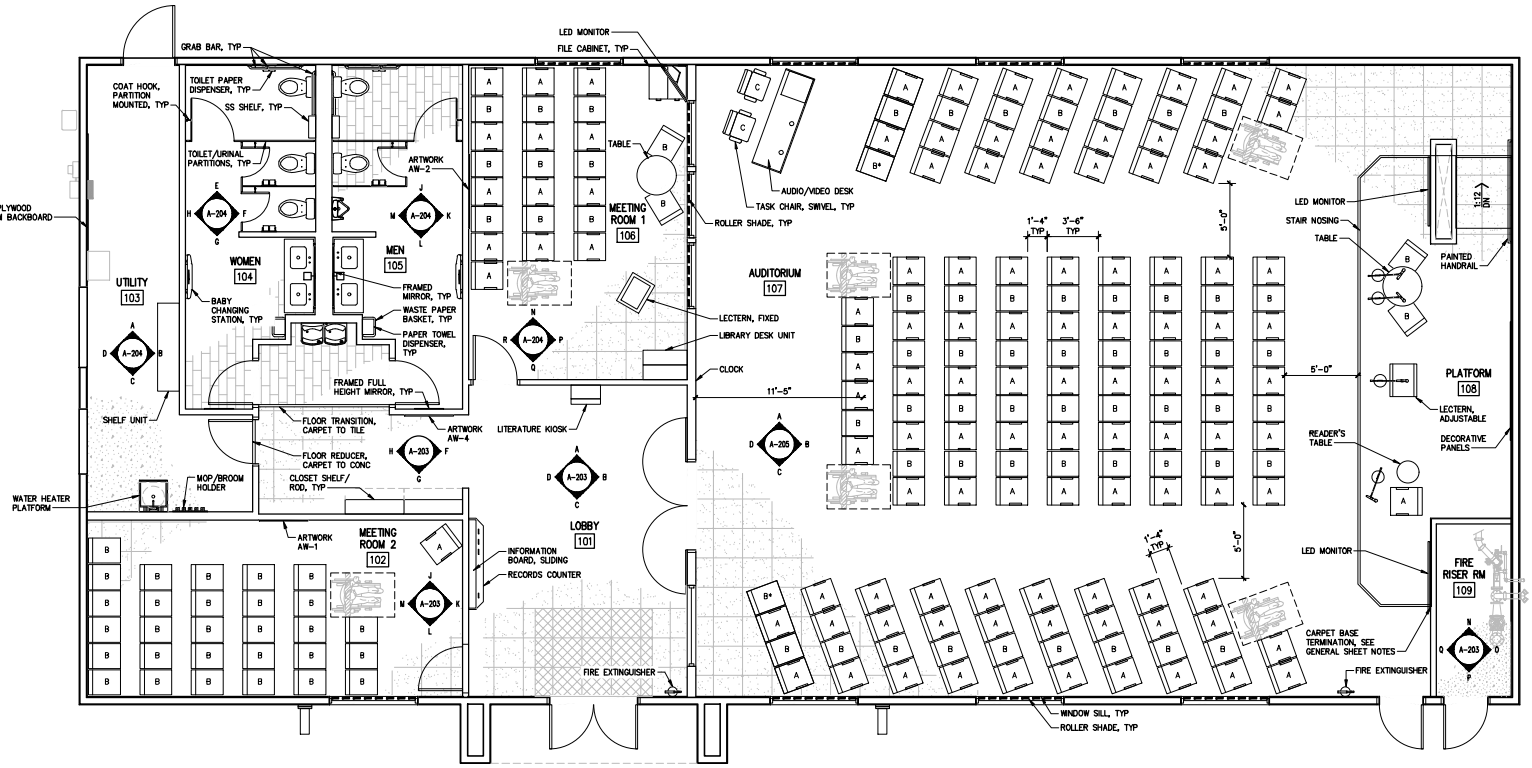


1 PLAN – FINISH

1/4"=1'-0"

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

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

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

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

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

## NOTES:

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

## GENERAL SHEET NOTES

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

## FLOORING LEGEND

CT–1 – CERAMIC TILE

CA–1 – CARPET TILE, PRIMARY

CA–2 – CARPET TILE, WALK–OFF

FC–1 – FINISHED CONCRETE


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STN PROJECT #: 190300277

CONSULTANTS:

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

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

SHEET TITLE:
FINISH AND FURNITURE PLAN

PROJECT No.
1714

SHEET No.
A–103


XREF: IMAGE: \\Vdo2279-pp\fs01\workgroup\2227\resource_JEH_WT Standards_JEH_WT_Columbia_TN\vt_working_files\01_architecture\Revit Book\04 Architecture\190300277_A–103_FINISH_PLAN.rvt
PLOT DATE: 28 Aug 25 PLOTTED BY: Sandoval, Samuel
PAPER SIZE: 24"x36" PLOTTED WITH: 1:1
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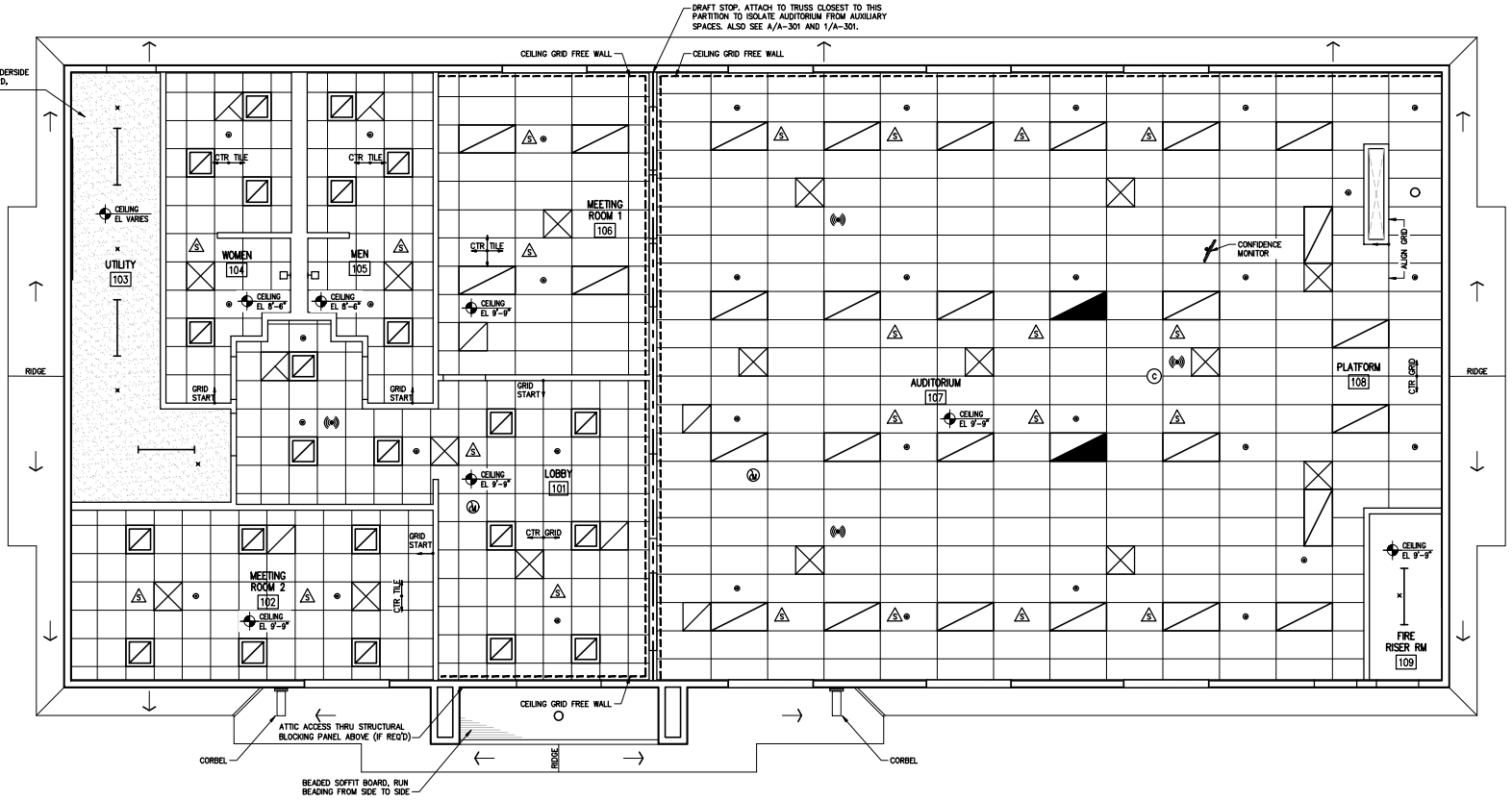
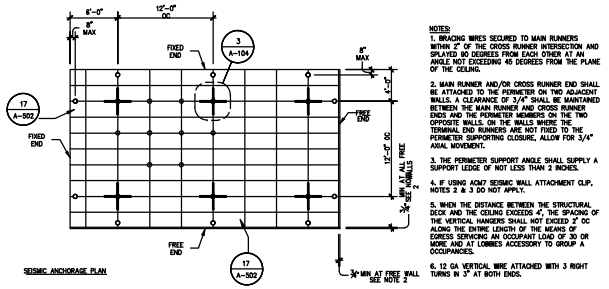


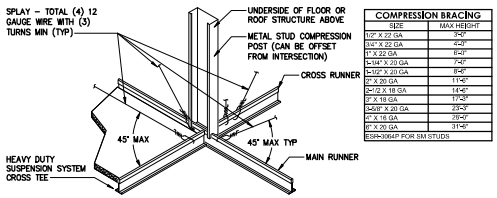

## 1 PLAN – REFLECTED CEILING

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




NOTES:
1. BRACING WIRES SECURED TO MAIN RUNNERS WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING.
2. MAIN RUNNER AND/OR CROSS RUNNER END SHALL BE ATTACHED TO THE PERIMETER ON TWO ADJACENT WALLS. A CLEARANCE OF 3/4" SHALL BE MAINTAINED BETWEEN THE MAIN RUNNER AND CROSS RUNNER ENDS AND THE PERIMETER MEMBERS ON THE TWO OPPOSITE WALLS. ON THE WALLS WHERE THE TERMINAL END RUNNERS ARE NOT FIXED TO THE PERIMETER SUPPORTING CLOSURE, ALLOW FOR 3/4" AXIAL MOVEMENT.
3. THE PERIMETER SUPPORT ANGLE SHALL SUPPLY A SUPPORT LEDGE OF NOT LESS THAN 2 INCHES.
4. IF USING ACM7 SEISMIC WALL ATTACHMENT CLIP, NOTES 2 & 3 DO NOT APPLY.
5. WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE CEILING EXCEEDS 4', THE SPACING OF THE VERTICAL HANGERS SHALL NOT EXCEED 2' OC ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS SERVICING AN OCCUPANT LOAD OF 30 OR MORE AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES.
6. 12 GA VERTICAL WIRE ATTACHED WITH 3 RIGHT TURNS IN 3" AT BOTH ENDS.

## 2 DETAIL – COMPRESSION STRUT ATTACHMENT

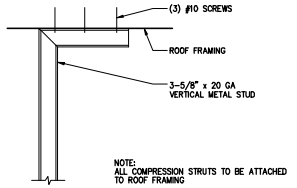



| COMPRESSION BRACING | |
|---|---|
| SIZE | MAX HEIGHT |
| 1/2" X 22 GA | 3'-0" |
| 3/4" X 22 GA | 5'-0" |
| 1" X 22 GA | 7'-0" |
| 1-1/4" X 20 GA | 7'-0" |
| 1-1/2" X 20 GA | 11'-0" |
| 2" X 20 GA | 11'-0" |
| 2-1/2 X 18 GA | 14'-0" |
| 3" X 18 GA | 17'-0" |
| 3-5/8" X 20 GA | 23'-0" |
| 4" X 18 GA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

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

## 3 DETAIL – WIRE SUPPORT ATTACHMENT (HIGH SEISMIC)

REF: 2/A-103 NOT TO SCALE




NOTE:
ALL COMPRESSION STRUTS TO BE ATTACHED TO ROOF FRAMING

## 4 DETAIL – COMPRESSION STRUT ATTACHMENT (HIGH SEISMIC)

NOT TO SCALE

## GENERAL SHEET NOTES

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

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STN PROJECT #: 190300277
CONSULTANT:

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

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

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

SHEET TITLE:
REFLECTED CEILING PLAN

PROJECT No.
1714

SHEET No.
A-104

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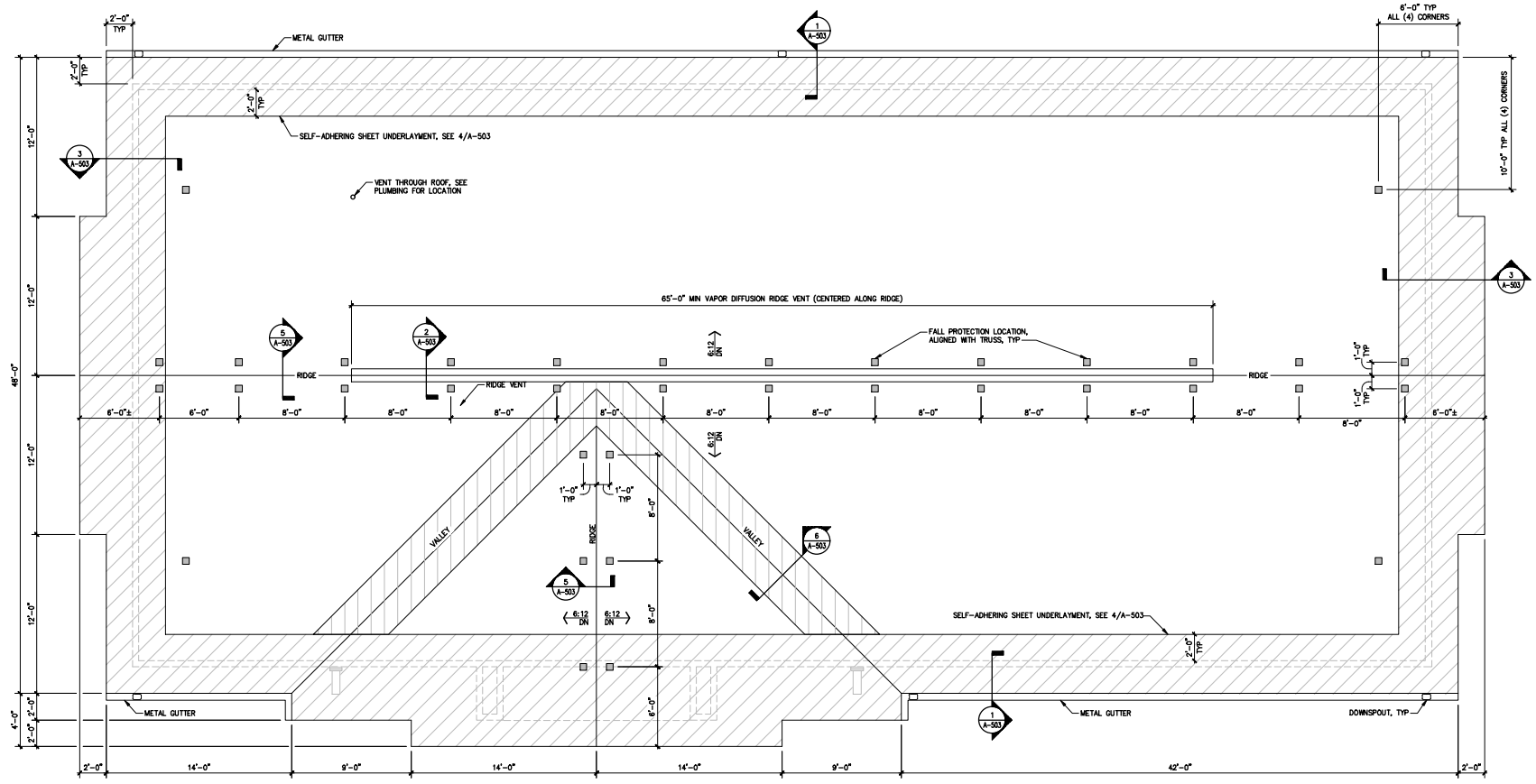


1 PLAN – ROOF

1/4"=1'-0"

## GENERAL SHEET NOTES

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

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


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

SHEET TITLE:
ROOF PLAN

PROJECT No.
1714

SHEET No.
A-105


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PLOT DATE: 28 Aug 25
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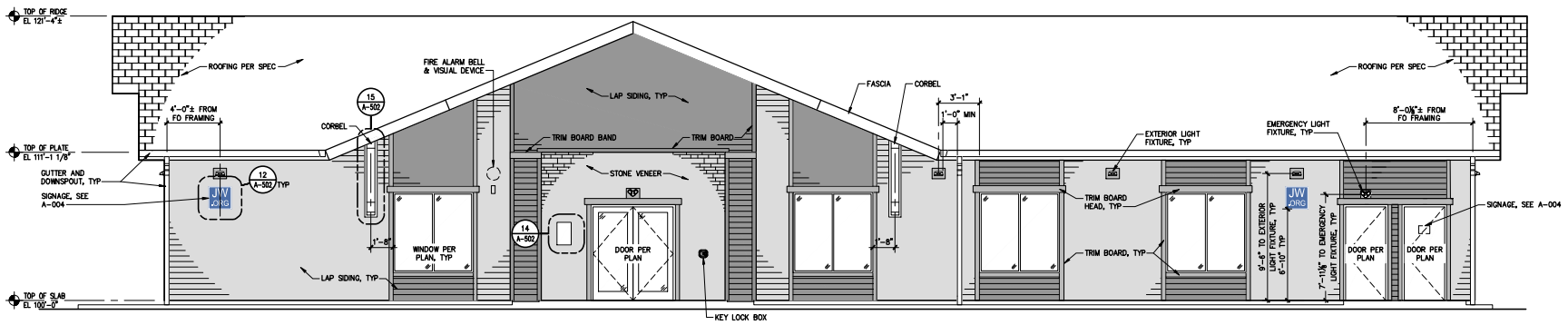



A ELEVATION – SOUTH

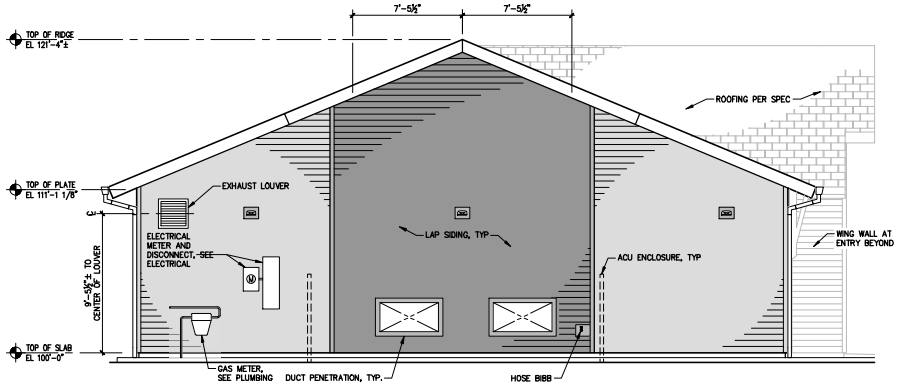
REF: 1/ A-101

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



B PERSPECTIVE – SOUTH

NOT TO SCALE




C ELEVATION – WEST

REF: 1/ A-101

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



D PERSPECTIVE – WEST

NOT TO SCALE

## GENERAL SHEET NOTES

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

## FINISH LEGEND

COLOR PACKAGE: STREAM

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

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

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CONSULTANT:

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|---|---|---|
| – | 5 SEP 25 | AFP |
| – | 11 JUL 25 | COMPLETENESS CHECK |
| – | 18 APR 25 | PERMIT PREP |

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

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-201

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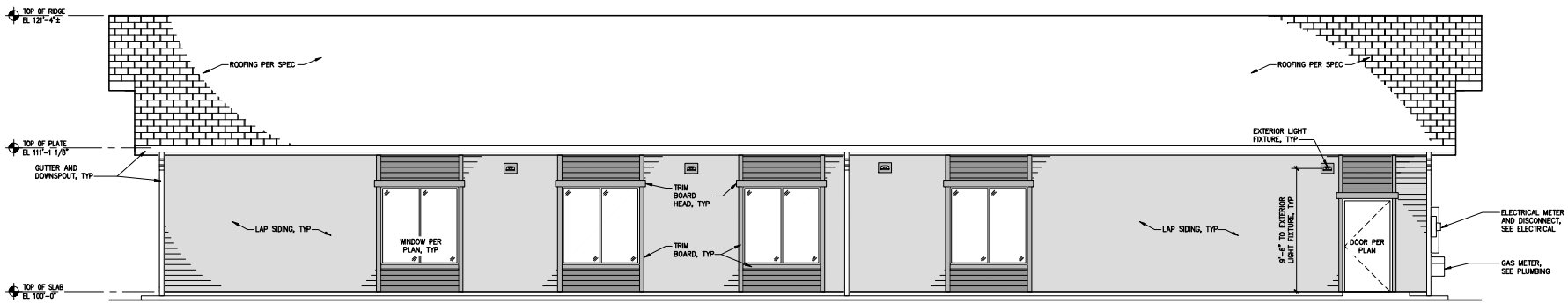



A ELEVATION – NORTH

REF: 1/ A-101

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



B PERSPECTIVE – NORTH

NOT TO SCALE

## GENERAL SHEET NOTES

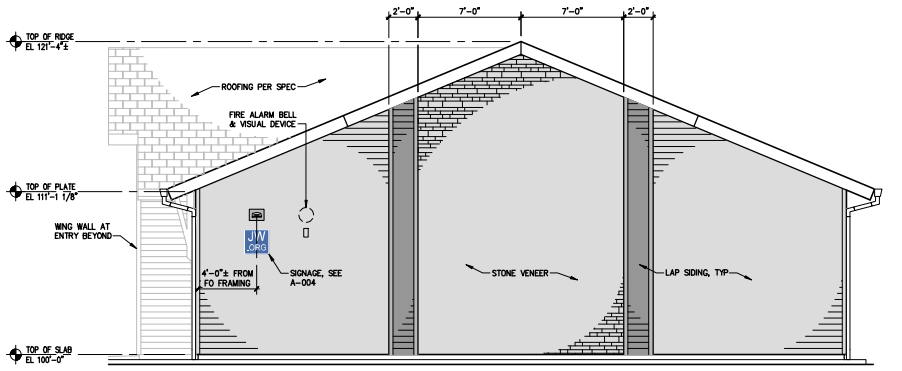
1. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.
2. ALL LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL BOX.
3. TRIM AT DOOR AND WINDOW HEAD TO BE 1X5½ TRIM BOARDS, AND SHALL EXTEND 2" BEYOND VERTICAL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

## FINISH LEGEND

COLOR PACKAGE: STREAM

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

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




C ELEVATION – EAST

REF: 1/ A-101

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



D PERSPECTIVE – EAST

NOT TO SCALE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CONSULTANT:


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

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

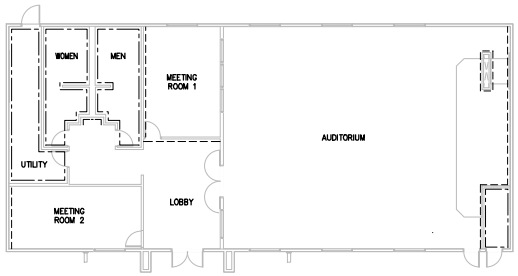
**EXTERIOR ELEVATIONS**

PROJECT No. 1714

SHEET No. A-202


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

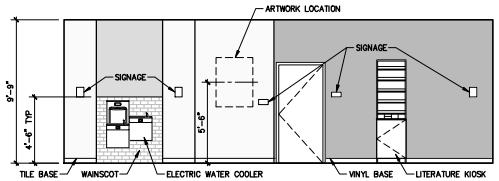
XREF:
XREF:
XREF:




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

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

1 PLAN – PAINT LOCATIONS
NOT TO SCALE




A ELEVATION – LOBBY REF: 1/A-103
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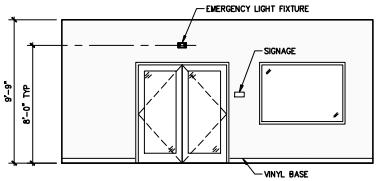


B ELEVATION – LOBBY REF: 1/A-103
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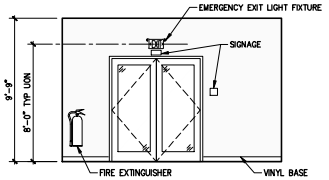


C ELEVATION – LOBBY REF: 1/A-103
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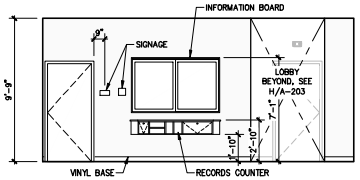


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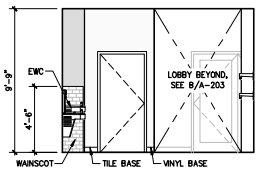


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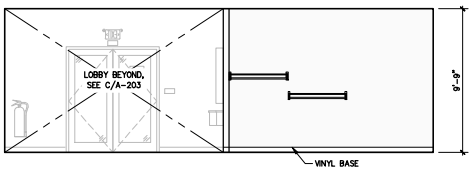


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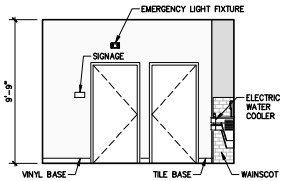


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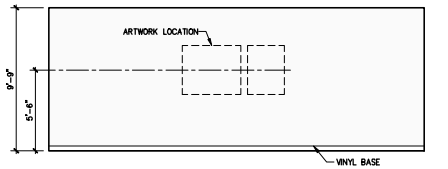


J ELEVATION – MTG RM 2 REF: 1/A-103
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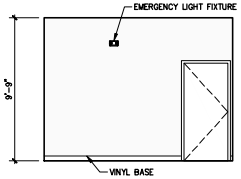


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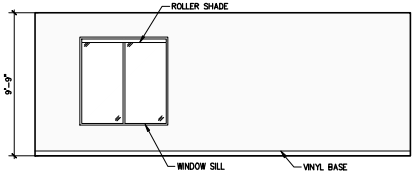


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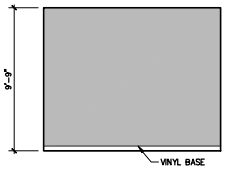


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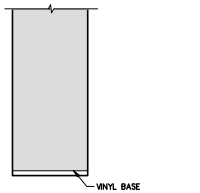


N ELEVATION – FIRE RISER RM REF: 1/A-103
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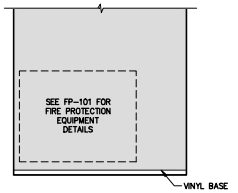


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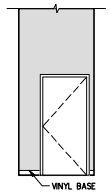


P ELEVATION – FIRE RISER RM REF: 1/A-103
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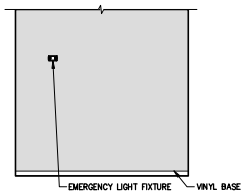


Q ELEVATION – FIRE RISER RM REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

## GENERAL SHEET NOTES

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

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STN PROJECT #: 190300277

CONSULTANT:

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

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

SHEET TITLE:
INTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-203

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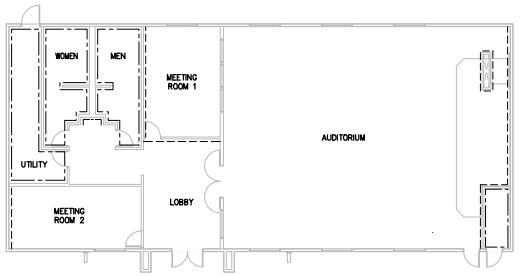
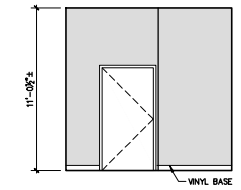


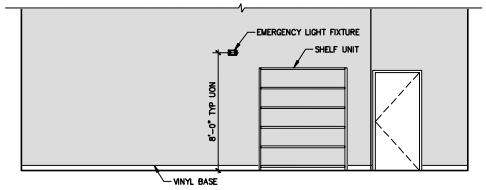

LEGEND:
PA-1 PRIMARY
PA-2 ACCENT
PA-3 SECONDARY

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

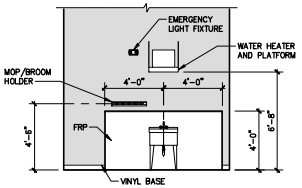
1 PLAN – PAINT LOCATIONS
NOT TO SCALE



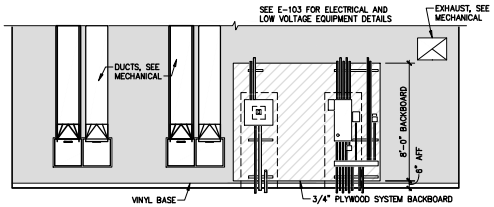

A ELEVATION – UTILITY REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



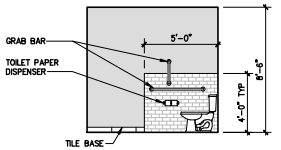

B ELEVATION – UTILITY REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



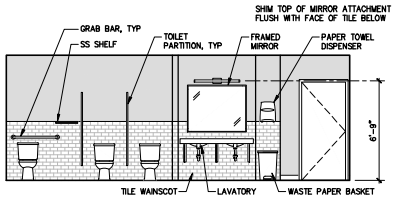

C ELEVATION – UTILITY REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



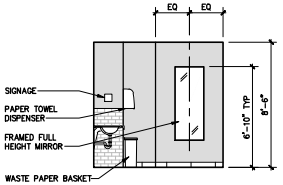

D ELEVATION – UTILITY REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



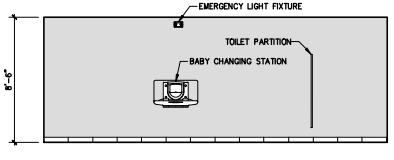

E ELEVATION – WOMEN REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"




F ELEVATION – WOMEN REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"




G ELEVATION – WOMEN REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

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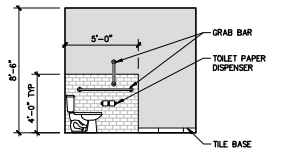
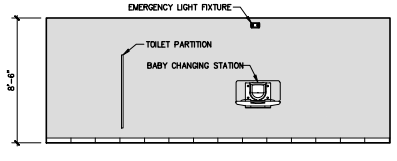



J ELEVATION – MEN REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

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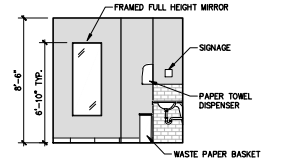
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

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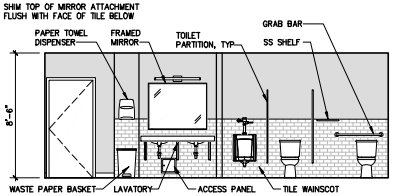
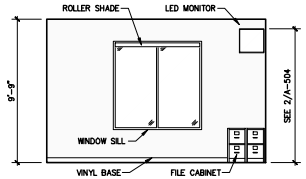
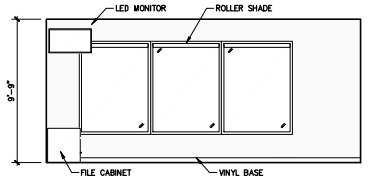
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



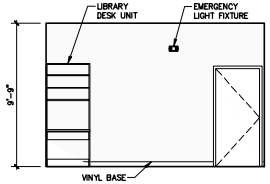

M ELEVATION – MEN REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



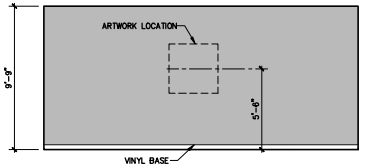

N ELEVATION – MTG RM 1 REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"




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




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




R ELEVATION – MTG RM 1 REF: 1/A-103
1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

## GENERAL SHEET NOTES

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

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(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

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

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

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

SHEET TITLE:
INTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-204

PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAGE SIZE: ARCH D
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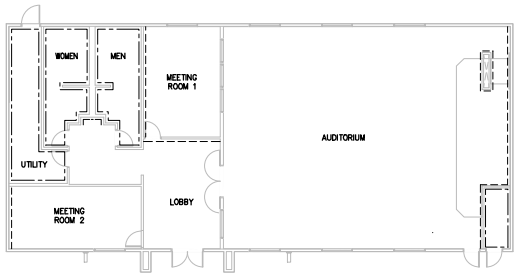
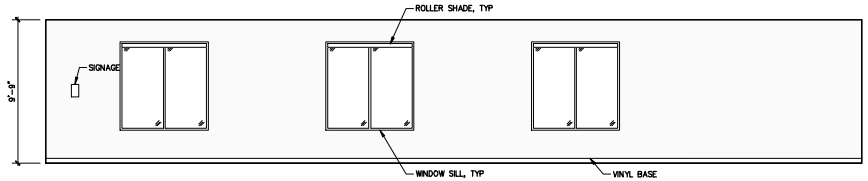



LEGEND:
PA-1 PRIMARY
PA-2 ACCENT
PA-3 SECONDARY

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

1 PLAN – PAINT LOCATIONS

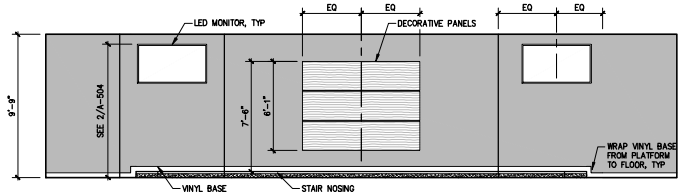
NOT TO SCALE




A ELEVATION – AUDITORIUM

REF: 1/A-103

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




B ELEVATION – AUDITORIUM

REF: 1/A-103

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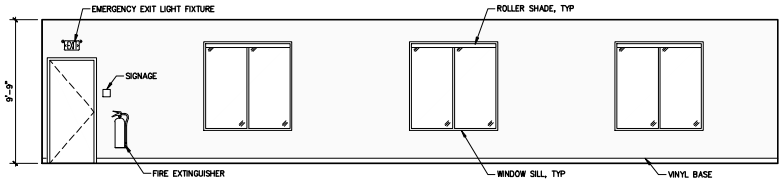
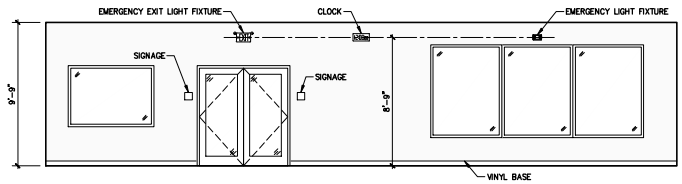



C ELEVATION – AUDITORIUM

REF: 1/A-103

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




D ELEVATION – AUDITORIUM

REF: 1/A-103

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

## GENERAL SHEET NOTES

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

ARCHITECT
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(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

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

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

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

SHEET TITLE:
INTERIOR ELEVATIONS

PROJECT No.
1714

SHEET No.
A-205

IMAGE:
XREF:
PLOT DATE: 28 Aug 25 PLOTTED BY: Sandoval, Samuel
PAGE SIZE: ARCH D (24.00in x 36.00in) PLOTTED AT: 1:1
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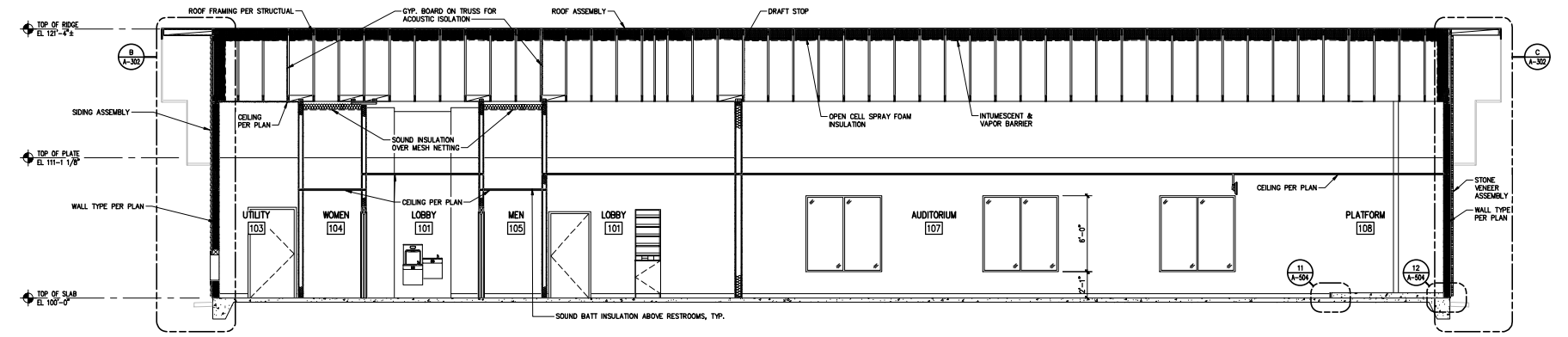


A SECTION – LONGITUDINAL

REF: 1/ A-101

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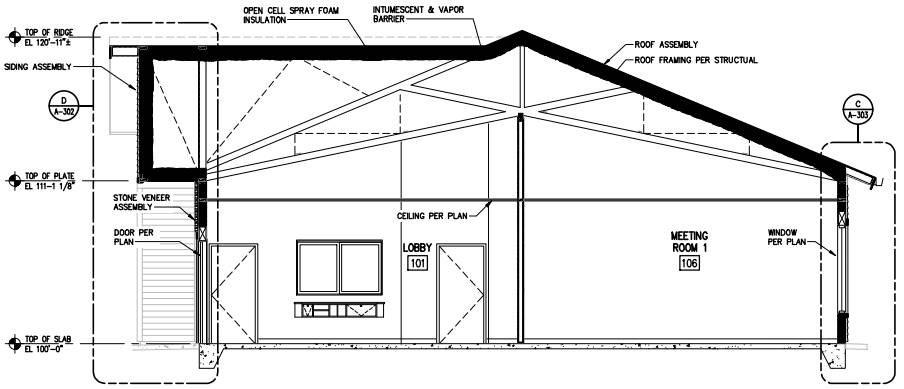


B SECTION – CROSS

REF: 1/ A-101

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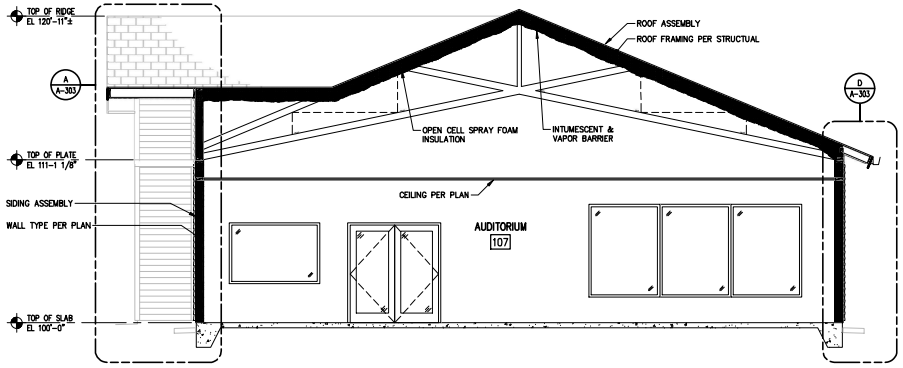


C SECTION – CROSS

REF: 1/ A-101

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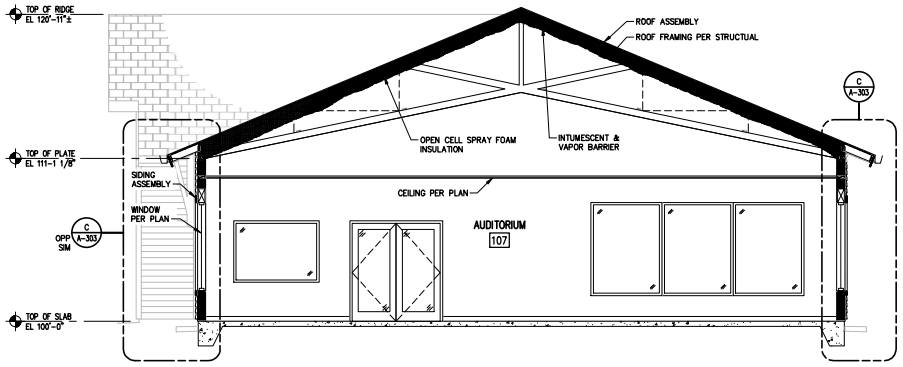


D SECTION – CROSS

REF: 1/ A-101

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

## GENERAL SHEET NOTES

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

ARCHITECT

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STN PROJECT #: 190300277

CONSULTANT:

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

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

BUILDING SECTIONS

PROJECT No. 1714

SHEET No. A-301

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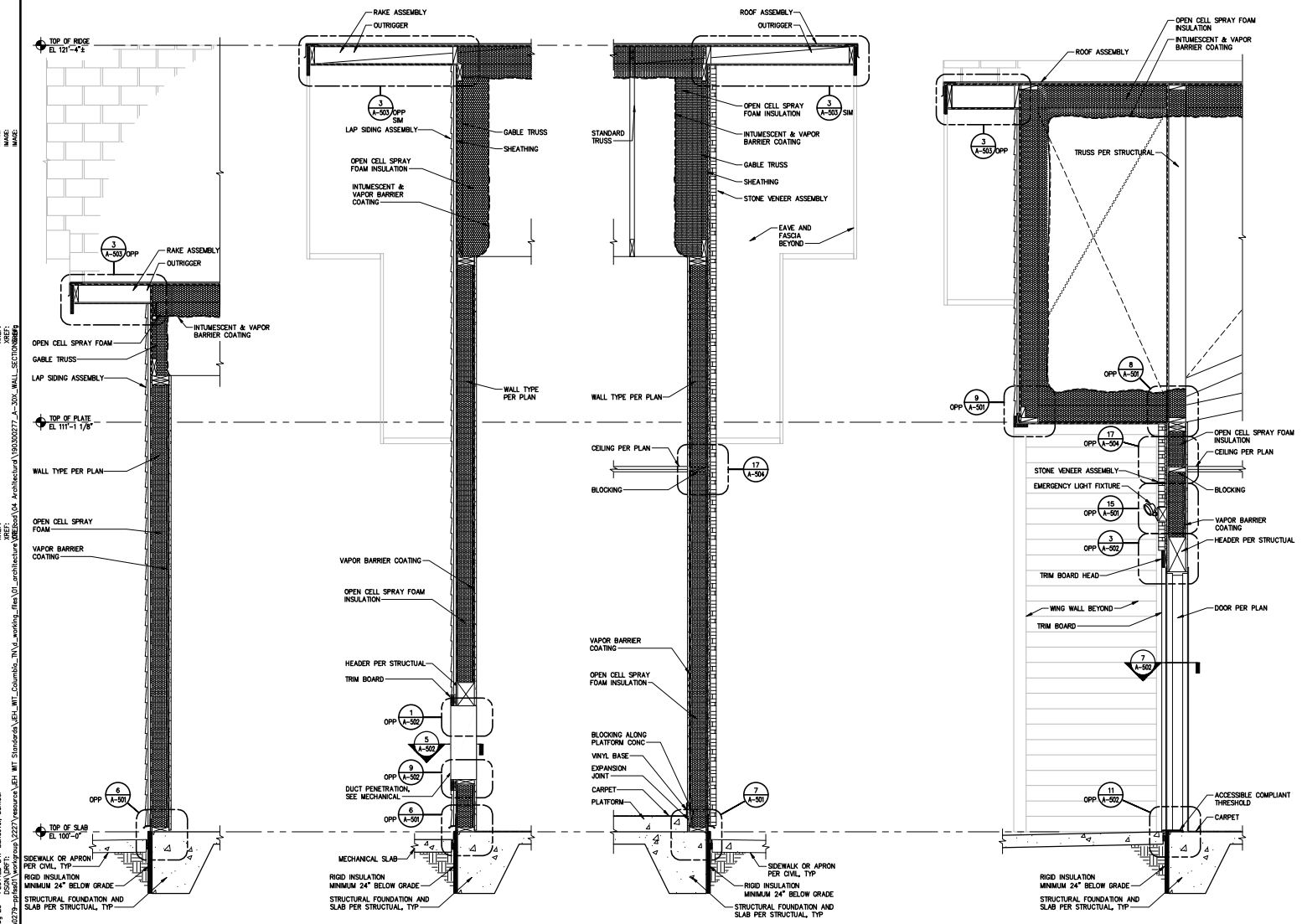
## GENERAL SHEET NOTES

1. SEE G-002 FOR ENVELOPE INSULATION R-VALUES.
2. SEE A-001 FOR SYMBOLS LEGEND.
3. SEE A-104 REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
4. SEE A-501 DOOR AND WINDOW SCHEDULES FOR ALL HEAD HEIGHTS.
5. TOP OF STRUCTURAL CONCRETE ELEVATION = 100'-0" = DATUM ELEVATION. SEE CIVIL ENGINEERING PLANS FOR BUILDING TOP OF FINISH FLOOR ELEVATION.





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STN PROJECT #: 190300277

CONSULTANT:

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

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

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

SHEET TITLE:
WALL SECTIONS

PROJECT No.
1714

SHEET No.
A-302


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PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
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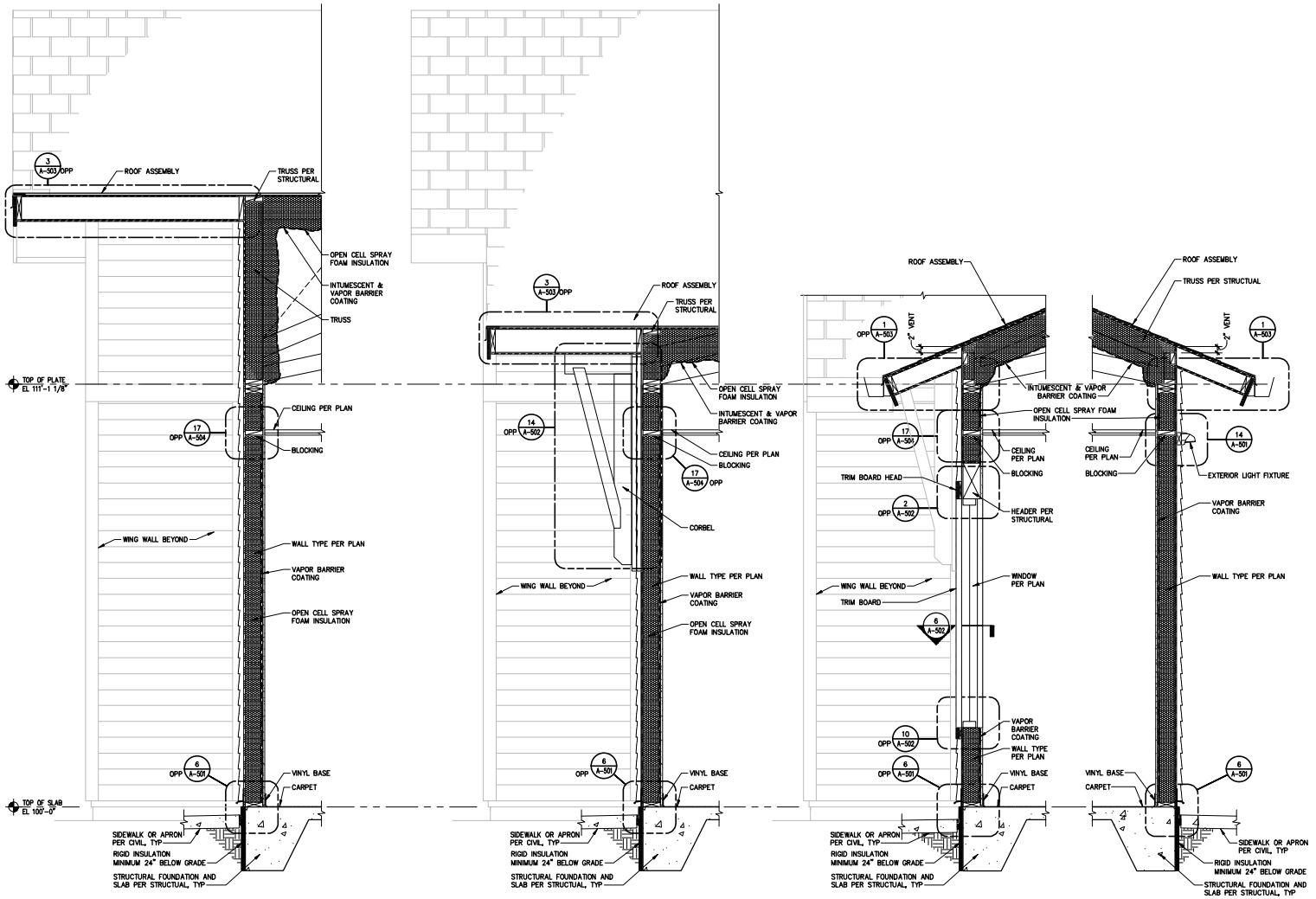
## GENERAL SHEET NOTES

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




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

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

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

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

ARCHITECT

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CHICAGO, IL 60604
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STN PROJECT #: 190300277

CONSULTANT:

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

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

WALL SECTIONS

PROJECT No. 1714

SHEET No. A-303

PLOTTED BY: Sandoval, Samuel
DSGN\DRFT: DSGN\DRFT
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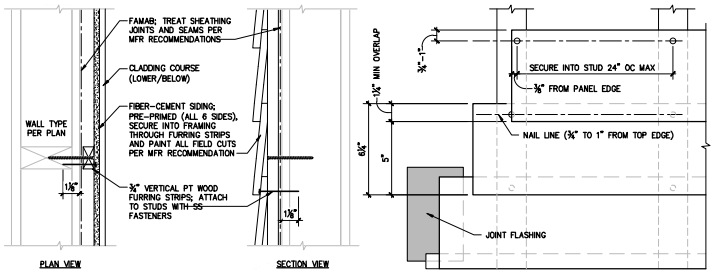
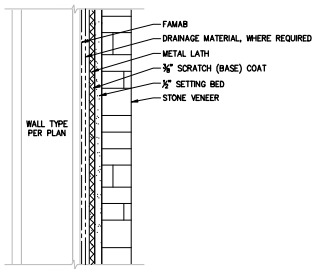
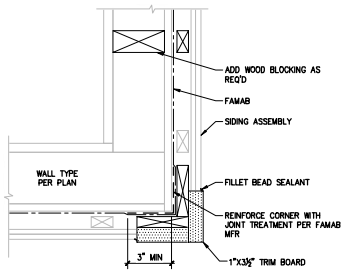



1 DETAIL – SIDING ASSEMBLY AND ATTACHMENT



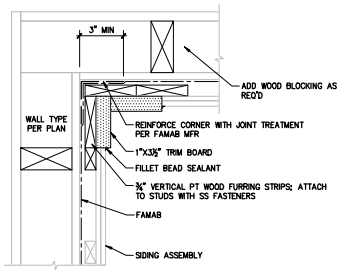

2 DETAIL – STONE VENEER ASSEMBLY



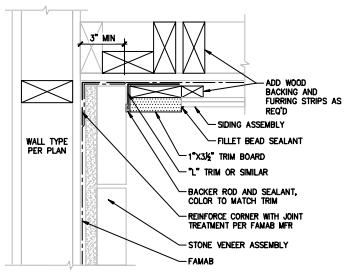

3 DETAIL – OUTSIDE CORNER, TYP REF: 1/ A-101

## GENERAL SHEET NOTES

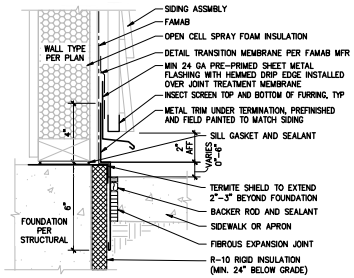
1. SEE A-101 & A-601 FOR WALL TYPE LOCATIONS, LEGEND, AND BUILDING ENVELOPE THERMAL REQUIREMENTS.
2. SEE A-505 FOR PIPE PENETRATION FLASHING SEQUENCE.
3. ALL HEAD AND TRANSITION FLASHING TO BE 24 GA FLASHING WITH HEMMED EDGE AND END DAMS, SET INTO SEALANT OVER REINFORCED TRANSITION MEMBRANE FLASHING.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



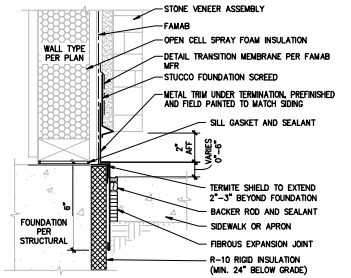

4 DETAIL – INSIDE CORNER, TYP REF: 1/ A-101



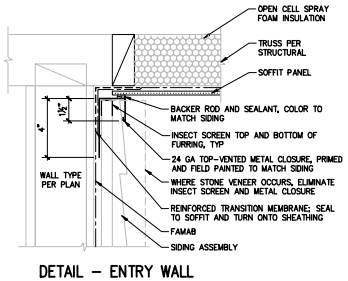

5 DETAIL – INSIDE CORNER AT STONE REF: 1/ A-101



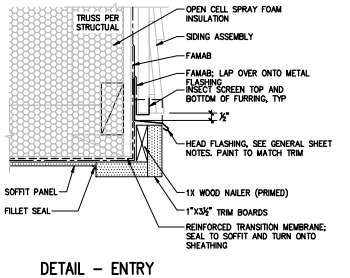

6 DETAIL – BASE OF WALL, TYP REF: A/ A-302



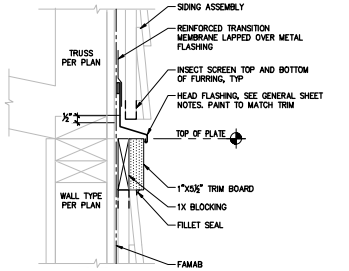

7 DETAIL – BASE OF WALL AT ENTRY REF: C/ A-302



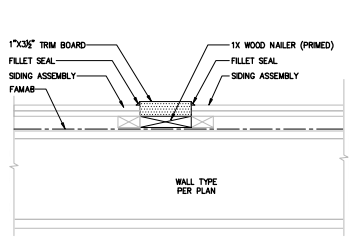

8 DETAIL – ENTRY WALL TO SOFFIT TRANSITION REF: D/ A-302



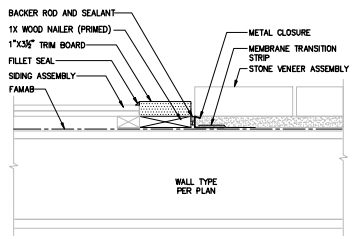

9 DETAIL – ENTRY SOFFIT OUTSIDE CORNER REF: D/ A-302



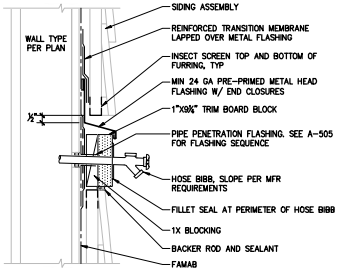

10 DETAIL – HORIZONTAL TRIM AT WING WALL



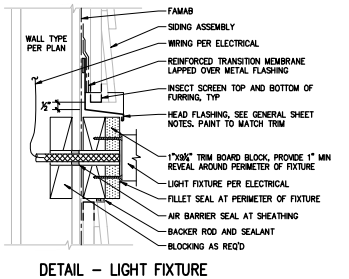

11 DETAIL – VERTICAL TRIM SIDING TO SIDING TRANSITION



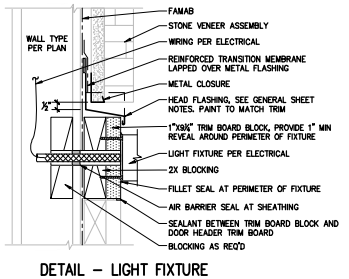

12 DETAIL – VERTICAL TRIM SIDING TO STONE TRANSITION



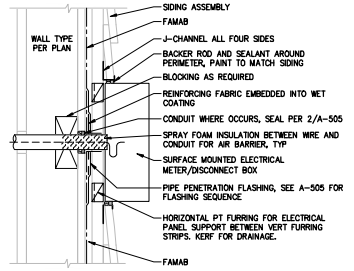

13 DETAIL – HOSE BIBB PENETRATION



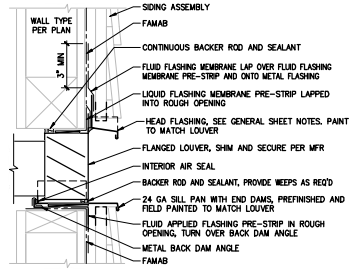

14 DETAIL – LIGHT FIXTURE PENETRATION AT SIDING REF: D/ A-303




15 DETAIL – LIGHT FIXTURE PENETRATION AT STONE VENEER




16 DETAIL – ELECTRICAL PENETRATION




17 DETAIL – LOUVER PENETRATION

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

STN PROJECT #: 190300277

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

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

SHEET TITLE:
ENCLOSURE, FLASHING AND PENETRATION DETAILS

PROJECT No.
1714

SHEET No.
A-501

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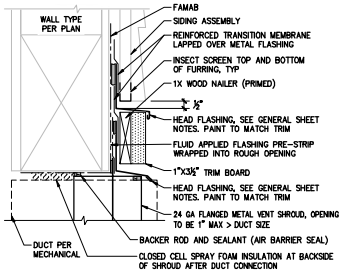
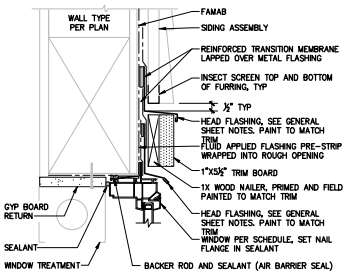
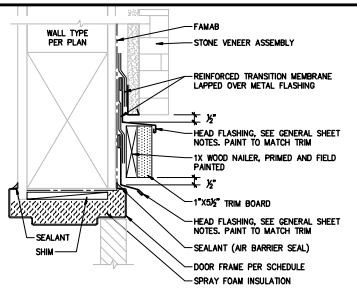


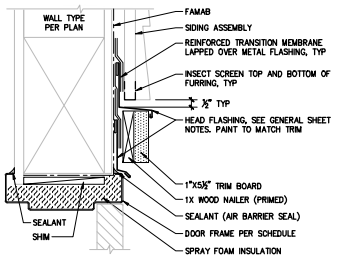

1 DETAIL – DUCT PENETRATION HEAD REF: B/ A-303



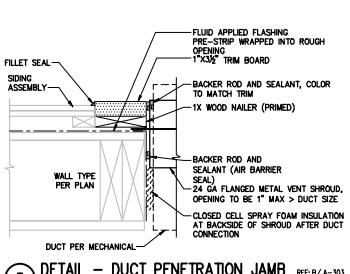

2 DETAIL – WINDOW HEAD REF: C/ A-303



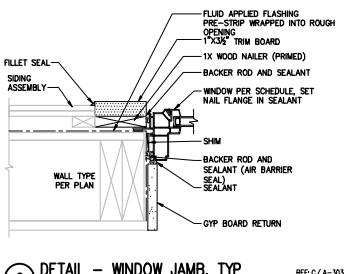

3 DETAIL – DOOR HEAD AT ENTRY REF: D/ A-302



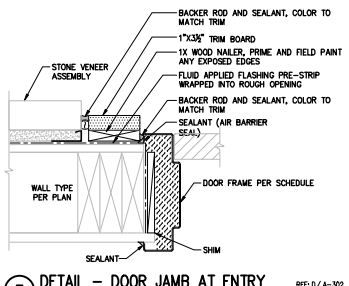

4 DETAIL – DOOR HEAD AT EXIT REF: D/ A-302



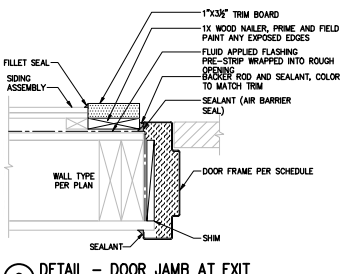

5 DETAIL – DUCT PENETRATION JAMB REF: B/ A-303



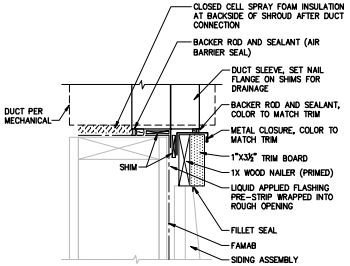

6 DETAIL – WINDOW JAMB, TYP REF: C/ A-303



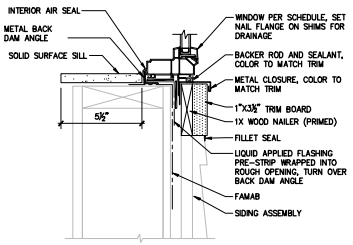

7 DETAIL – DOOR JAMB AT ENTRY REF: D/ A-302



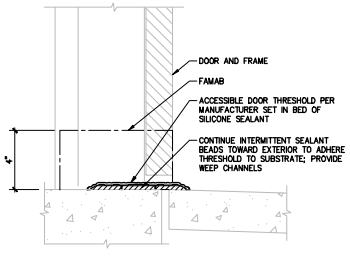

8 DETAIL – DOOR JAMB AT EXIT REF: D/ A-302



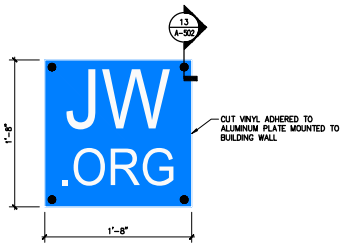

9 DETAIL – DUCT PENETRATION SILL REF: B/ A-303



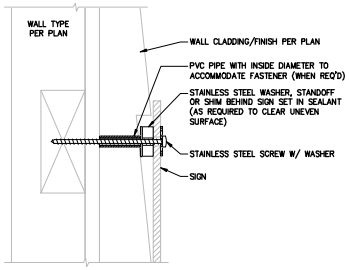

10 DETAIL – WINDOW SILL, TYP REF: C/ A-303



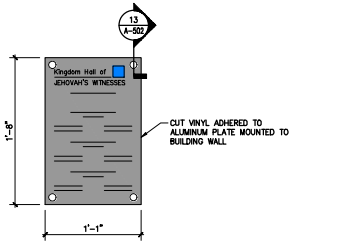

11 DETAIL – DOOR THRESHOLD REF: D/ A-302



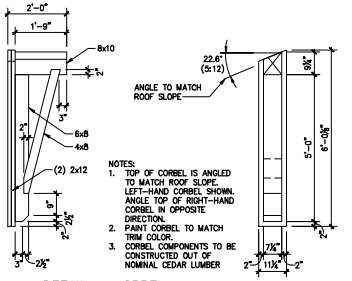

12 DETAIL – LOGO SIGN (S101) REF: 1/ A-201



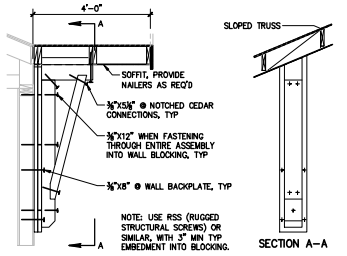

13 DETAIL – WALL SIGN ATTACHMENT REF: B/ A-502




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




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




## GENERAL SHEET NOTES

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

ARCHITECT
Stantec
STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
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CHICAGO, IL 60604
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STN PROJECT #: 190300277

CONSULTANT:

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

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

SHEET TITLE:
EXTERIOR DOOR AND WINDOW JAMB DETAILS

PROJECT No.
1714

SHEET No.
A-502

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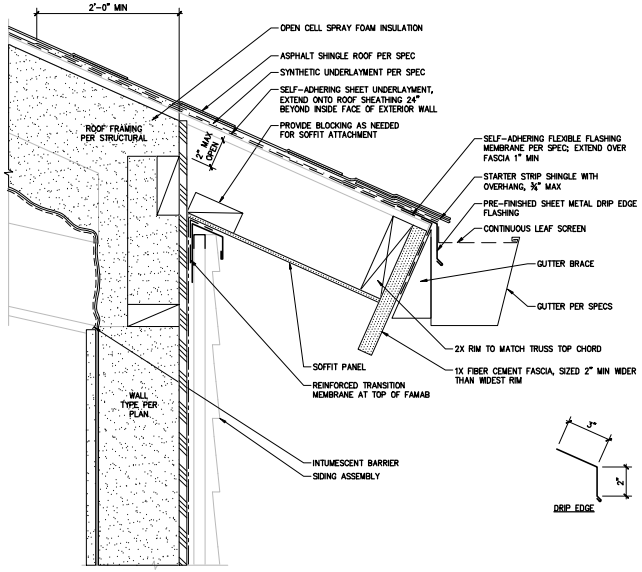
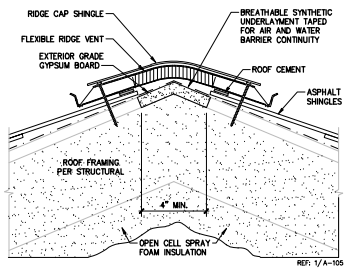
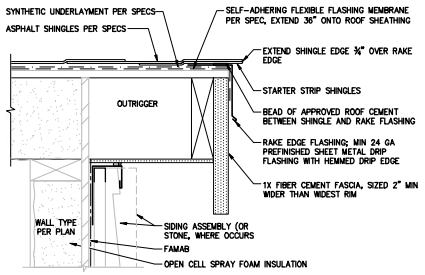


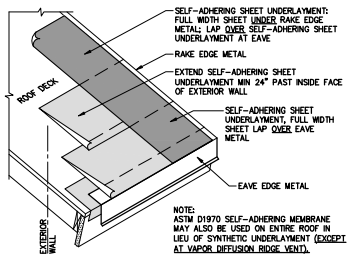

1 DETAIL – TYPICAL EAVE EDGE W/ GUTTER REF: 1/A-105



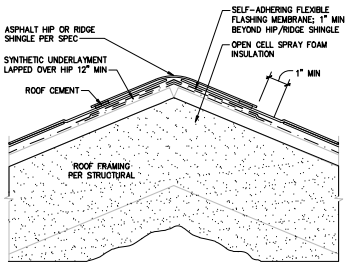

2 DETAIL – VAPOR DIFFUSION RIDGE VENT



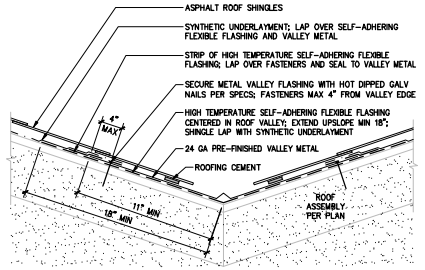

3 DETAIL – TYPICAL RAKE EDGE REF: A/A-302



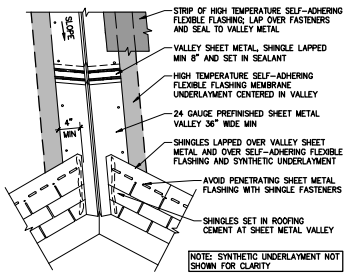

4 DETAIL – TYPICAL RAKE EDGE SELF-ADHERING SHEET UNDERLAYMENT



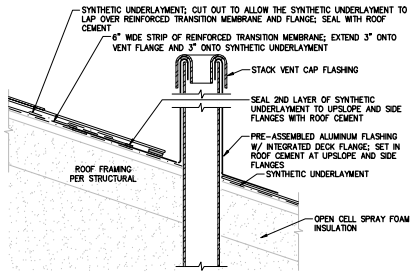

5 DETAIL – NON-VENTED RIDGE REF: 1/A-105



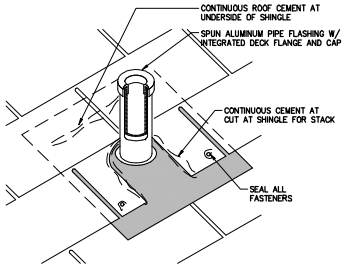

6 DETAIL – TYPICAL VALLEY FLASHING REF: 1/A-105




7 DETAIL – TYPICAL OPEN VALLEY FLASHING




8 DETAIL – TYPICAL PIPE PENETRATION




9 DETAIL – TYPICAL PIPE PENETRATION ISO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(312)554-1400


STN PROJECT #: 190300277

CONSULTANT:

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

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

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

SHEET TITLE:
ROOF DETAILS

PROJECT No.
1714

SHEET No.
A-503


PLOT DATE: 28 Aug 25
PLOTTED BY: Sandoval, Samuel
PAGE SETUP: ANSI D
DESCRIPTION:
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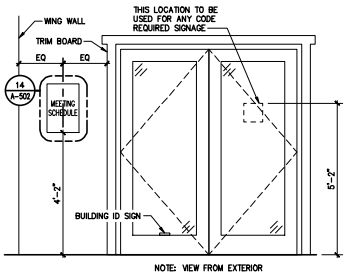
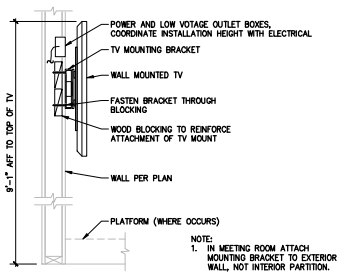
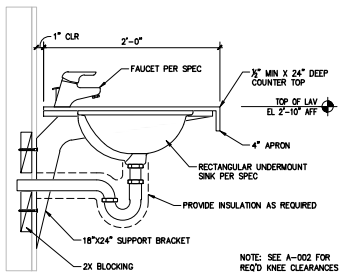


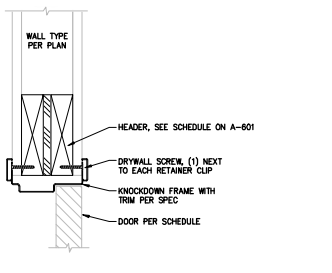

1 DETAIL – ENTRANCE SIGN LOCATIONS



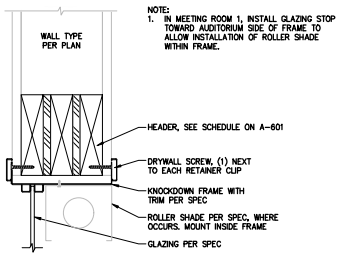

2 DETAIL – TV MOUNTING



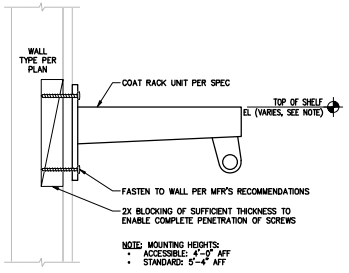

3 DETAIL – LAV ATTACHMENT REF: 1/ A-102



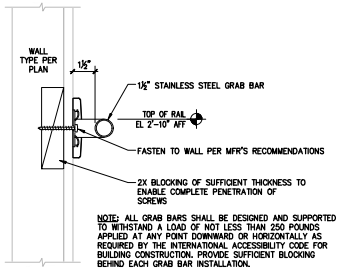

4 DETAIL – INTERIOR DOOR HEAD



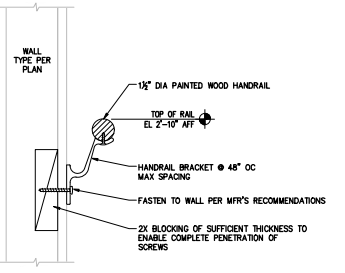

5 DETAIL – INTERIOR WINDOW HEAD



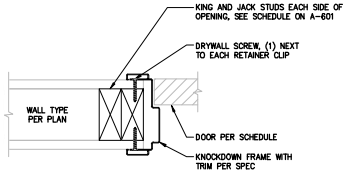

6 DETAIL – CLOSET SHELF/ROD MOUNTING



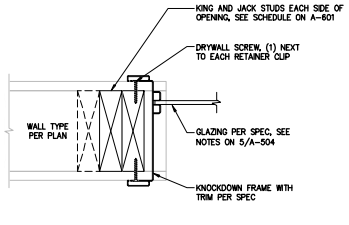

7 DETAIL – GRAB BAR ANCHORAGE



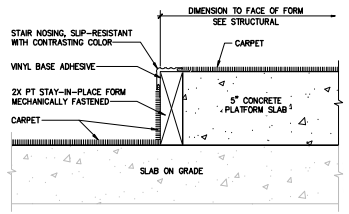

8 DETAIL – HANDRAIL AT RAMP



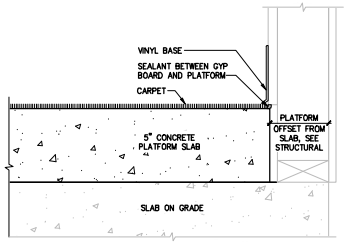

9 DETAIL – INTERIOR DOOR JAMB



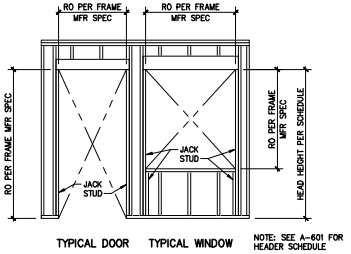

10 DETAIL – INTERIOR WINDOW JAMB



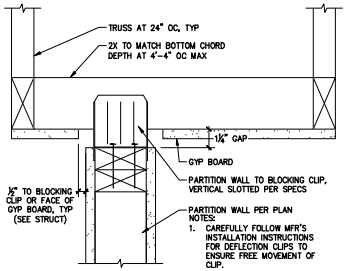

11 DETAIL – PLATFORM STEP EDGE REF: 1/ A-101



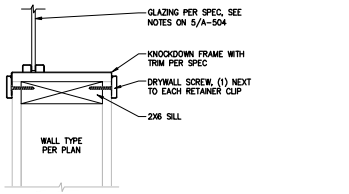

12 DETAIL – PLATFORM TO WALL SECTION REF: 1/ A-101



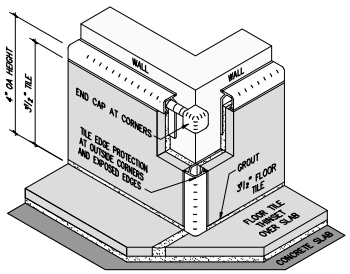

13 DETAIL – DOOR AND WINDOW FRAMING, TYP NOT TO SCALE



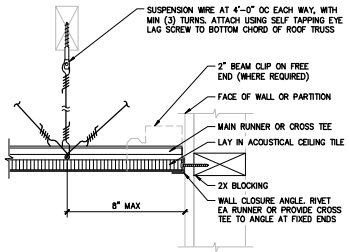

14 DETAIL – PARTITION WALL ISOLATION



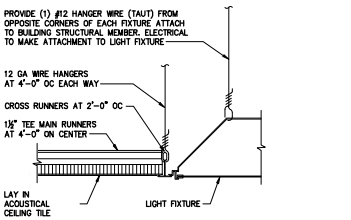

15 DETAIL – INTERIOR WINDOW SILL



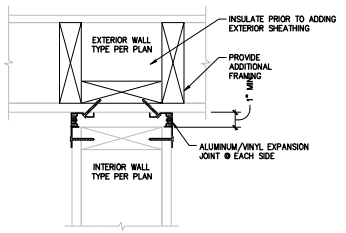

16 DETAIL – TILE BASE



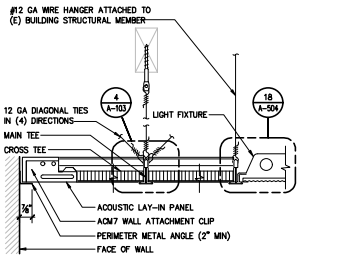

17 DETAIL – CEILING GRID SUSPENSION




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




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




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

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

STN PROJECT #: 190300277

CONSULTANT:

| MARK | DATE: | DESCRIPTION: |
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| – | 5 SEP 25 | AFP |
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| – | 18 APR 25 | PERMIT PREP |

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

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

SHEET TITLE:
INTERIOR DETAILS

PROJECT No.
1714

SHEET No.
A-504

XREF: IMAGE:
PLOTTED BY: Sandoval, Samuel
PLOT DATE: 28 Aug 25
PAGE SETUP: ANSI D
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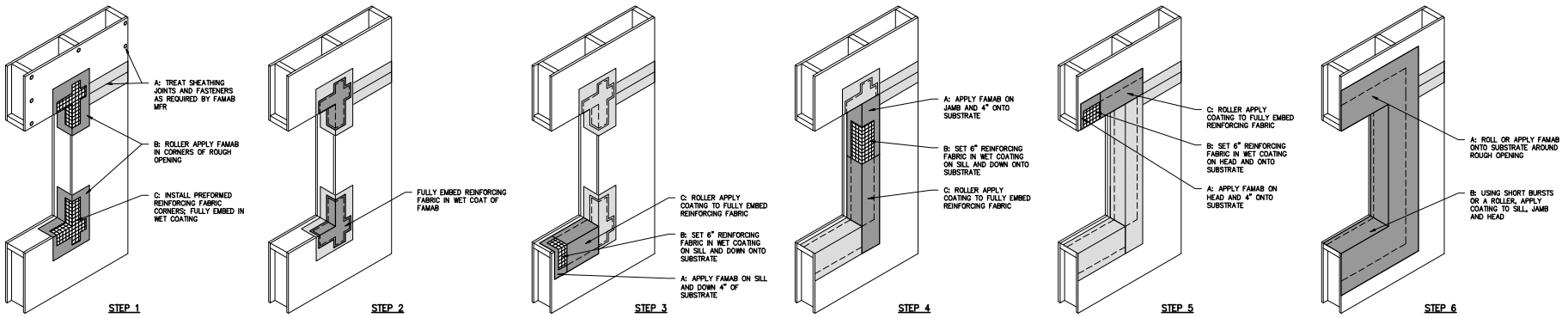
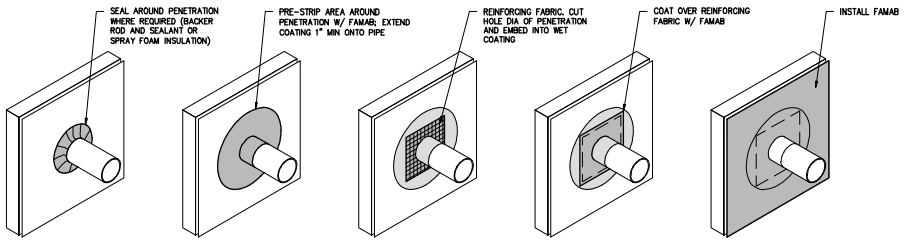



1 DETAIL – WINDOW FLASHING SEQUENCE

NOT TO SCALE



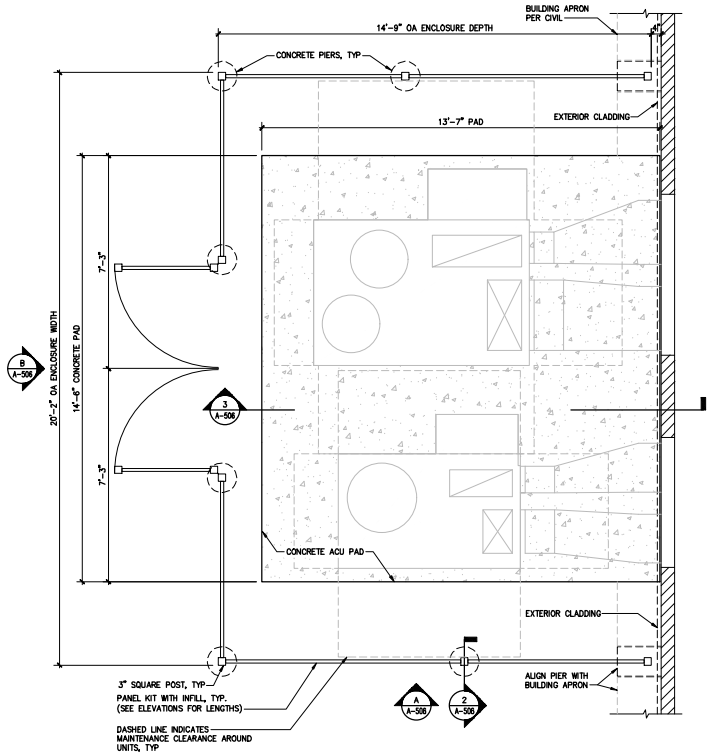

2 DETAIL – PIPE PENETRTAION FLASHING SEQUENCE

NOT TO SCALE

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

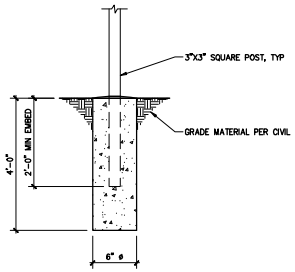
## GENERAL SHEET NOTES

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




1 PLAN – MECHANICAL ENCLOSURE

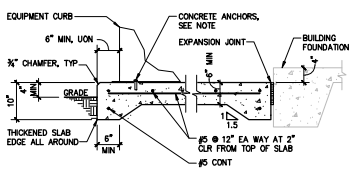
1/2"=1'-0" 0" 1'-0" 2'-0" 4'-0"




2 DETAIL – POST EMBEDMENT

REF: 1/A-506

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

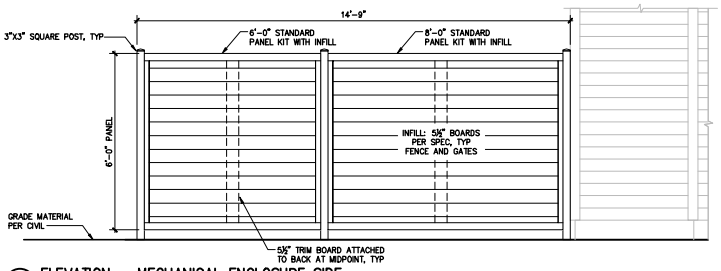



NOTE: WHEN ANCHORAGE TO CONCRETE IS REQUIRED, THE PAD THICKNESS SHALL BE THE MINIMUM REQUIRED FOR ANCHOR ROD INSTALLATION. ANCHOR ROD SIZE, SPACING, EMBEDMENT AND MINIMUM EDGE DISTANCE SHALL BE AS DETERMINED BY THE SEOR AND THE REQUIREMENTS OF THE EQUIPMENT BASE.

3 DETAIL – MECHANICAL PAD

REF: 1/A-506

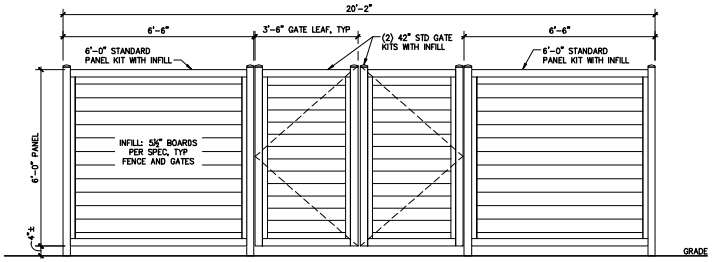
3/4"=1'-0" 0" 6" 1'-0" 2'-0"




A ELEVATION – MECHANICAL ENCLOSURE SIDE

REF: 1/A-506

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




B ELEVATION – MECHANICAL ENCLOSURE FRONT

REF: 1/A-506

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

ARCHITECT

Stantec

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

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1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

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

SHEET TITLE:

MECHANICAL ENCLOSURE PLAN, ELEVATIONS AND DETAILS

PROJECT No. 1714

SHEET No. A-506

PLOT DATE: 28 Aug 25 PLOTTED BY: Sandoval, Samuel
DWG SCALE: 1:1000 DSGN DRFT: Sandoval, Samuel
FILE PATH: \\us0279-ppfss01\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\d_working_files\01_architecture\Tech\04 Architectural\190300277_A-506_DETAILS_MECHANICAL.dwg

## DOOR SCHEDULE

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

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

## WINDOW SCHEDULE

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

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

## INTERIOR PARTITION HEADER SCHEDULE

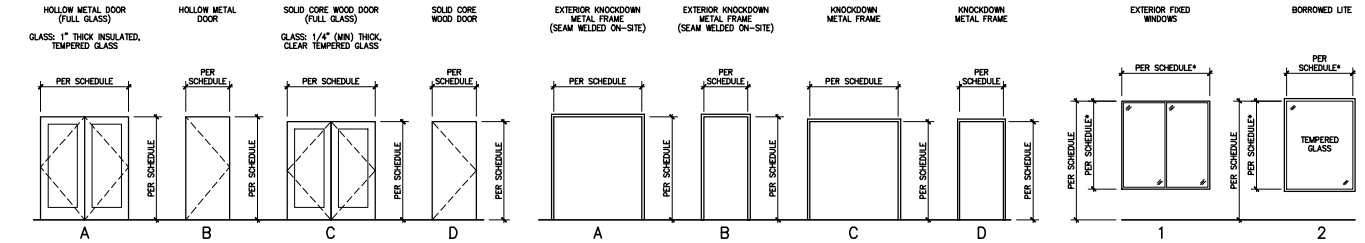
| SIZE | SPAN | NUMBER OF STUDS KING | NUMBER OF STUDS JACK |
|---|---|---|---|
| (2) 2X4 | 4'-1" | 1 | 1 |
| (2) 2X6 | 6'-1" | 1 | 1 |
| (3) 2X8 | 14'-4" | 2 | 1 |

## GENERAL SHEET NOTES

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

## CONSTRUCTION NOTES: SOUNDPROOFING

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




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

### 1 DETAIL – DOOR TYPE LEGEND

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

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

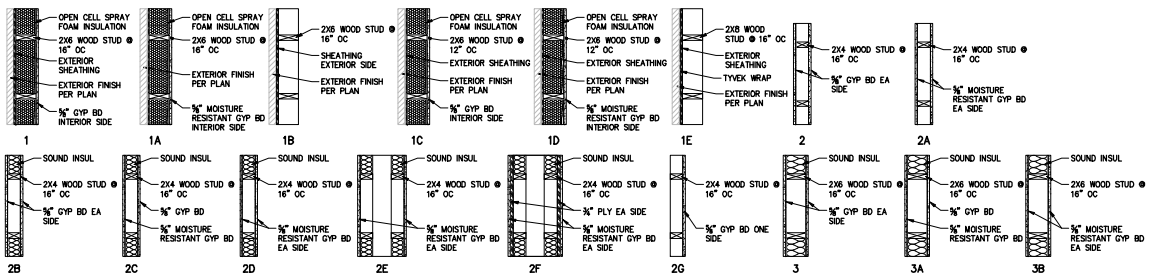
### 2 DETAIL – FRAME TYPE LEGEND

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

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

### 3 DETAIL – WINDOW TYPE LEGEND

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




### 4 DETAIL – WALL TYPE LEGEND

3/4"=1'-0" 0" 6" 1'-0" 2'-0"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STN PROJECT #: 190300277

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

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

SHEET TITLE:
DOOR, WINDOW AND WALL SCHEDULES AND LEGENDS

PROJECT No.
1714

SHEET No.
A-601


XREF: IMAGE: \\stn279-prfile01\workgroup\2227\resource\JEH WIT Standards\JEH_WIT_Columbia_TN\4_working_files\01_architecture\Revit\04 Architecture\190300277_A-601_SCHEDULES.dwg
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# KINGDOM HALL

## PLUMBING

### DRAWING INDEX


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


### BASIS OF DESIGN

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

### GENERAL NOTES

1. SEE ARCHITECTURAL DETAIL SHEETS FOR PENETRATION DETAILS.

### SYMBOLS LEGEND AND ABBREVIATIONS

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

### PLUMBING EQUIPMENT SCHEDULE

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

NOTES: ALL FIXTURES SHALL BE LEAD FREE.

### PLUMBING FIXTURE SCHEDULE

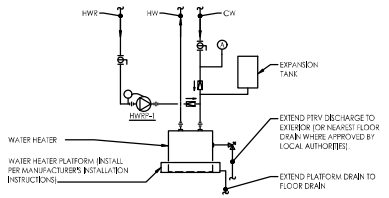
| TAG | ITEM | W | V | CW | HW | PRODUCT DESCRIPTION |
|---|---|---|---|---|---|---|
| EWC-1 | ELECTRIC WATER COOLER | 2' | 2' | 1/2" | - | WALL MOUNTED, ACCESSIBLE HI-LO WITH BOTTLE FILLER. PROVIDE WITH SUPPLY CONNECTION, ANGLE VALVE AND P-TRAP. |
| FD-1 | FLOOR DRAIN | 2' | 2' | - | - | 2" OUTLET WITH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

NOTES: ALL FIXTURES SHALL BE LEAD FREE.

### PLUMBING FIXTURE UNIT SCHEDULE

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

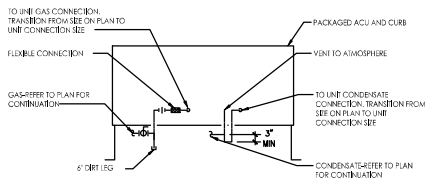
NOTES:
1. WATER SUPPLY AND DRAINAGE FIXTURE UNITS PER IPC
2. MINIMUM INCOMING WATER PRESSURE = 40 PSIG




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

1 DETAIL - WATER HEATER

NOT TO SCALE




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

2 DETAIL - ACU GAS AND CONDENSATE CONNECTION

NOT TO SCALE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| MARK | DATE | DESCRIPTION |
|---|---|---|
| - | 5 SEP 25 | AFP |
| - | 11 JUL 25 | COMPLETENESS CHECK |
| - | 18 APR 25 | PERMIT PREP |

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

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

SHEET TITLE
GENERAL NOTES SCHEDULES AND DETAILS

PROJECT No.
1714

SHEET No.
P-001


IMAGE:
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PLOT SCALE: 1:1.44
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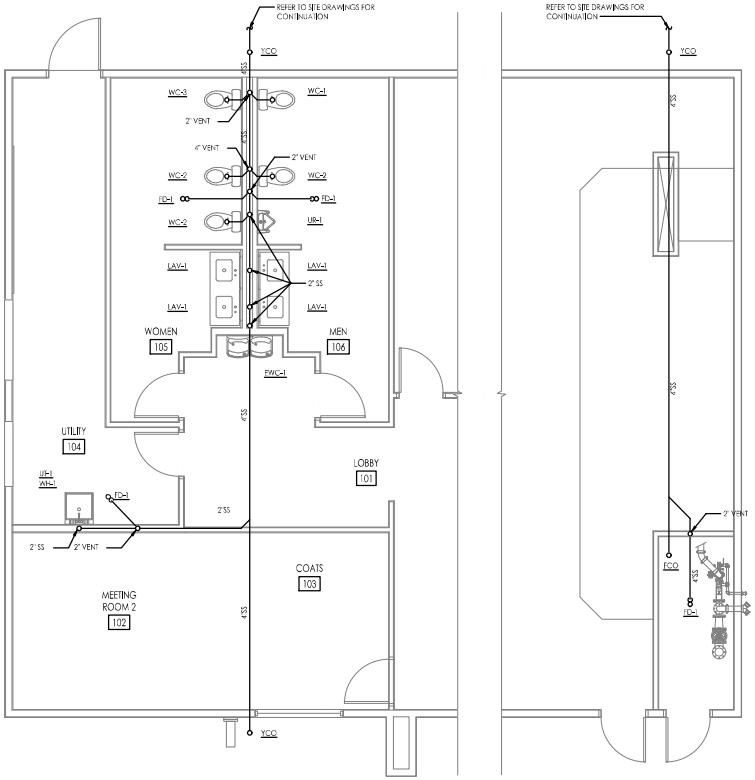
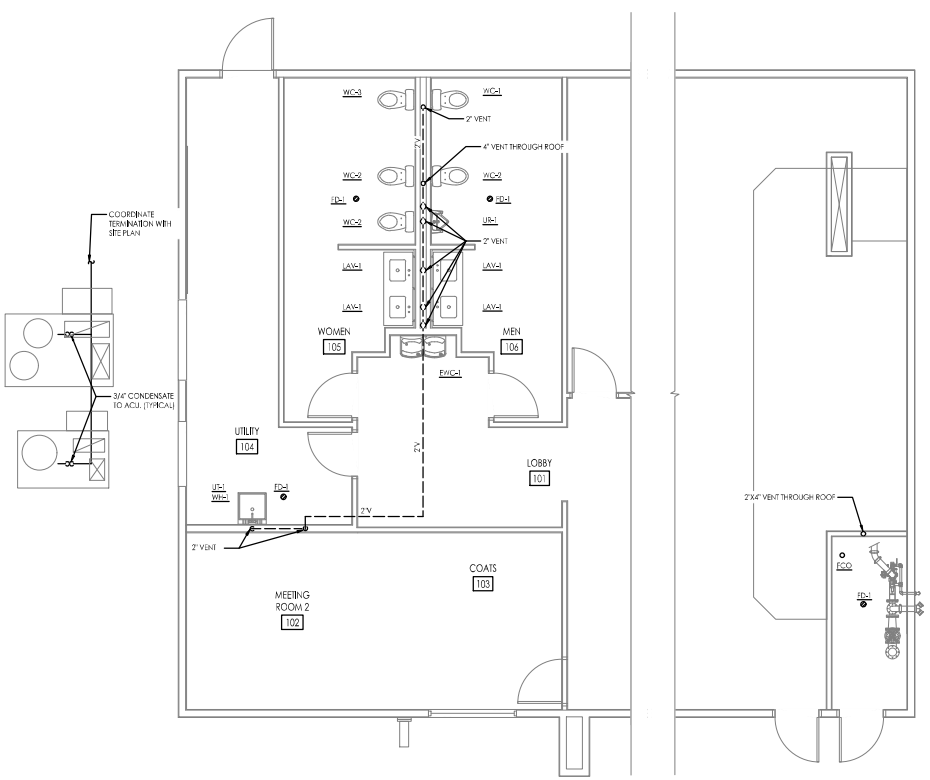
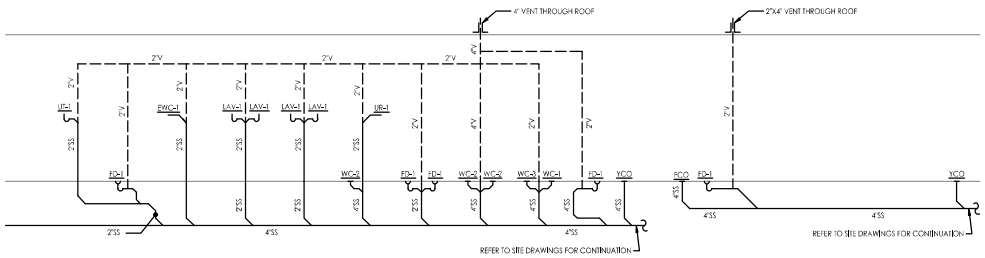



1 PARTIAL PLAN - UNDERGROUND WASTE AND VENT




2 PARTIAL PLAN - CONDENSATE, WASTE AND VENT




3 RISER DIAGRAM - WASTE AND VENT

NOT TO SCALE

## GENERAL SHEET NOTES

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

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

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

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

SHEET TITLE:
WASTE, VENT AND CONDENSATE PLANS AND RISER

PROJECT No.
1714

SHEET No.
P-101

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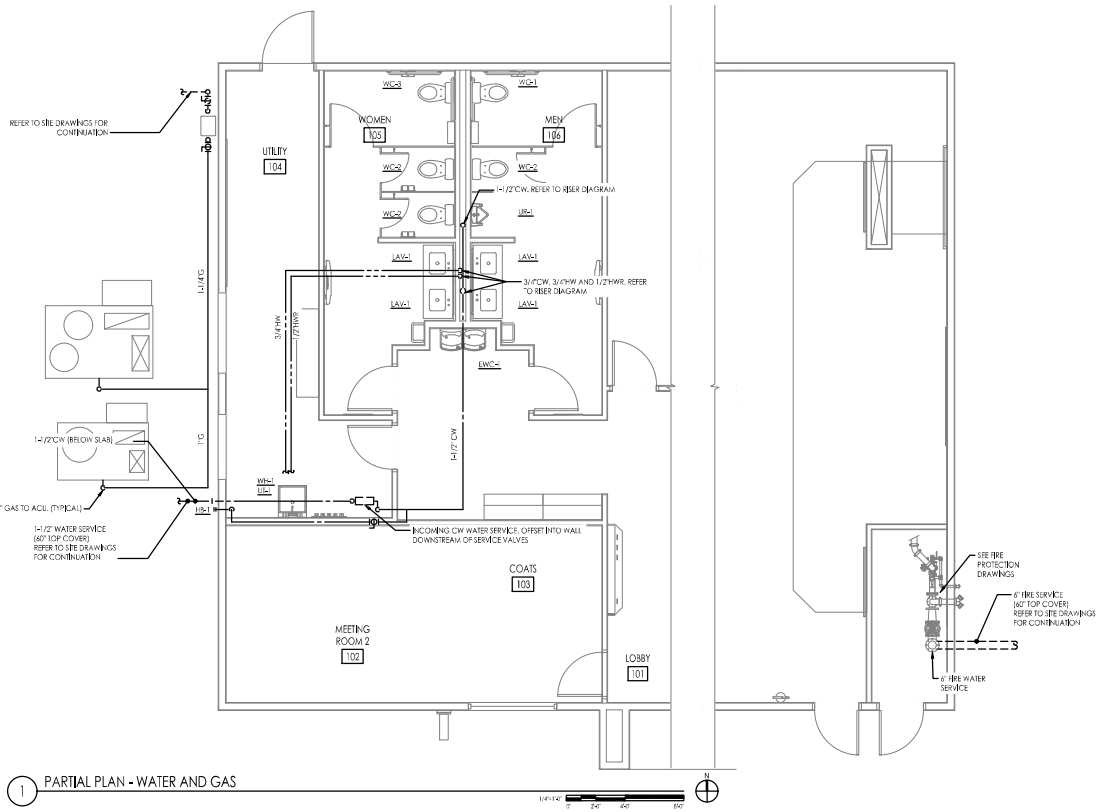
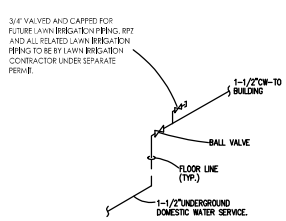
## GENERAL SHEET NOTES

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

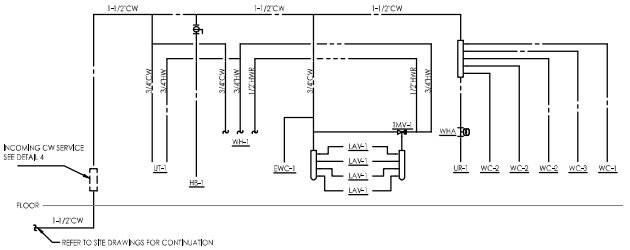



1 PARTIAL PLAN - WATER AND GAS



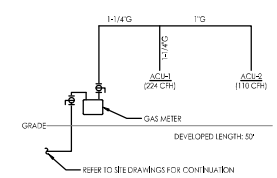

2 DOMESTIC WATER SERVICE PIPING DIAGRAM

NOT TO SCALE




3 RISER DIAGRAM - WATER

NOT TO SCALE




4 RISER DIAGRAM - GAS

NOT TO SCALE

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PROJECT TITLE:

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

SHEET TITLE:

DOMESTIC WATER AND GAS PLAN AND RISERS

PROJECT No.

1714

SHEET No.

P-102

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PLOT DATE: 5 Sep 25
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# KINGDOM HALL

## MECHANICAL

### AIR CONDITIONING UNIT SCHEDULE

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

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

### DIFFUSERS, REGISTERS, AND GRILLES

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

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

### POWER VENTILATOR SCHEDULE

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

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

### ACU-1 VENTILATION SCHEDULE

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

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

### ACU-2 VENTILATION SCHEDULE

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

NOTES:
TOTAL VOLUME= 15,871 DCV MIN (RESET)= 45 TOTAL SUPPLY= 1,900 250 278 435 350 600
1. COMPLIES WITH ASHRAE STANDARD 15: EVDC="etf x LFL x CF x Focc = 15,87 1 x 0.0185 x 0.5 x 1.0 = 146.8 LBS > Mmel = 14.0 LB! (TOTAL CHARGE).
2. HVAC UNIT PROVIDED WITH MANUFACTURER'S REFRIGERATION DETECTION, IS .ISTED AND LABELE) WITH UL AND COMPLIES W TH ASHRAE 15.
3. THE OCCUPANCY USED FOR VENTILATION CALCULATION IS BASED ON THE ACTUAL OCCUPANCY BY USING STATISTICAL DOCUMENTION FOR THIS LOCATION PER 2018 IMC 403.3.1.1 EXCEPTION.
4. THE MINIMUM FLOW RATE W LL OPERATE BASED ON THE ACTUAL NUMBER OF OCCUPANTS PRESENT PER 20 18 IMC 403.3.1.3.. FACTORY INSTALLED DCV SHAL.. PROVIDE OUTSIDE AIR BASED ON CO2 BETW EEN 500 PPM AND 2,000 PPM.
5. ACU-2 CODE REQUIRED OUTSIDE AIR IS 278 CFM. OUTSIDE AIR PROVIDED IS 435 CFM. MINIMUM DCV IS 65 CFM (AT RESET).
6. TRANSFER AIR PER IMC 402.3.2.2
7. EXHAUST FAN, FEX-1, TO RUN CONTINUOUSLY DURING OCCUPIED HOURS. FEX-1 "O OPERATE BY TINE CLOCK. SEE DEAIL 6 ON M-501.
8. CALCULATION METHODOLOGY BASED ON 2018 INTERNATIONAL MECHANICAL CODE.

### BUILDING PRESSURE SCHEDULE AT DCV MINIMUM OUTSIDE AIR

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

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

### BUILDING PRESSURE SCHEDULE AT CODE REQUIRED

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

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

### GENERAL SHEET NOTES

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

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

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

### ROUND DUCT BRANCH SIZE

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

### BUILDING PRESSURE SCHEDULE AT FULL ECONOMIZER

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

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

ELECTRIC CABINET HEATER ECH-1 (SERVES ROOM 110):
QMARK MODEL AWH15SF 1.5 KW WALL HEATER
120 VOLTS/10.12.5 AMPS, BUILT-IN THERMOSTAT. 25 BTUS.
WITH MANUFACTURERS OPTIONS:
SURFACE MOUNT KIT. DISCONNECT SWITCH.

### LOUVER SCHEDULE

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

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

### GENERAL SHEET NOTES

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

### GENERAL SHEET NOTES

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

### GENERAL SHEET NOTES

1. SEE ARCHITECTURAL DETAIL SHEETS FOR PENETRATION DETAILS.

### GENERAL SHEET NOTES

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

### GENERAL SHEET NOTES

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


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


STN PROJECT #: 190300277

CONSULTANT:
ACGi

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

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

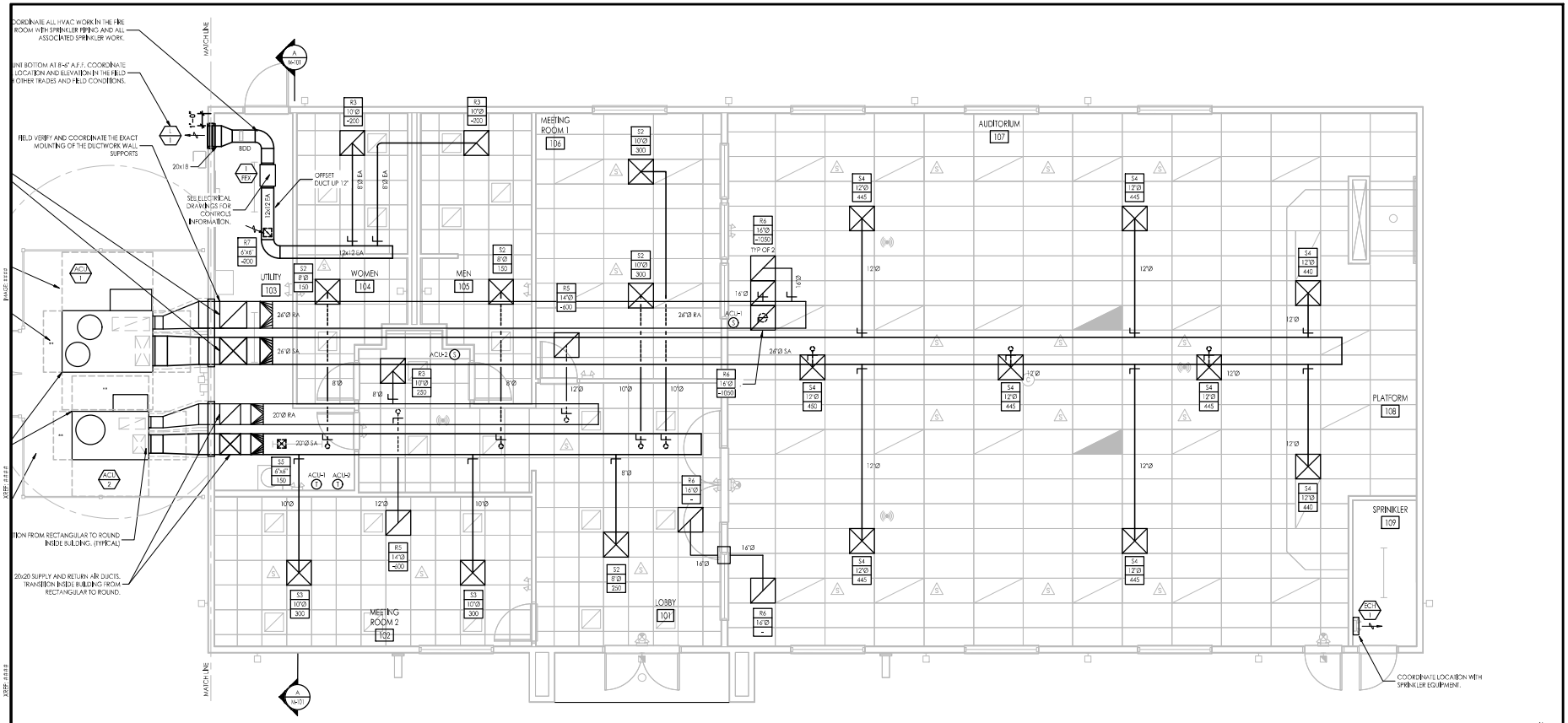
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
GENERAL NOTES AND SCHEDULES

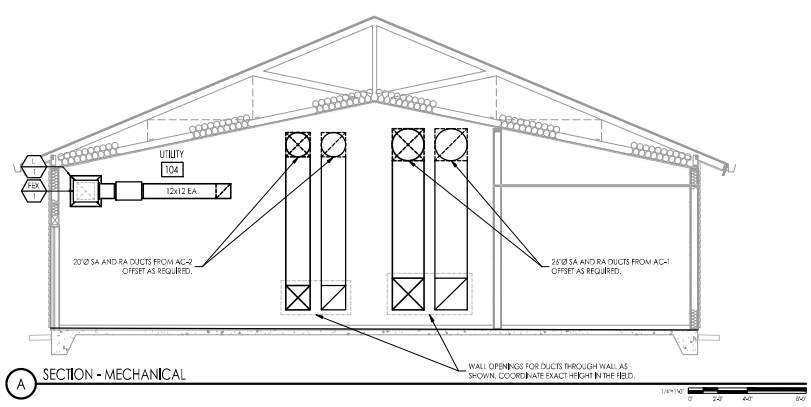
PROJECT NO:
1714

SHEET NO:
M-001


XREF #### XREF #### XREF ####




1 PLAN - MECHANICAL




A SECTION - MECHANICAL

## GENERAL SHEET NOTES

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


ARCHITECT
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STANTEC ARCHITECTURE, INC.
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CHICAGO, IL 60604
(312)554-1400
STN PROJECT #: 190300277


CONSULTANT:
ACGi

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

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

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

SHEET TITLE:
MECHANICAL PLAN AND SECTION

PROJECT No.
1714

SHEET No.
M-101

PLOT DATE: 17 Sep 25
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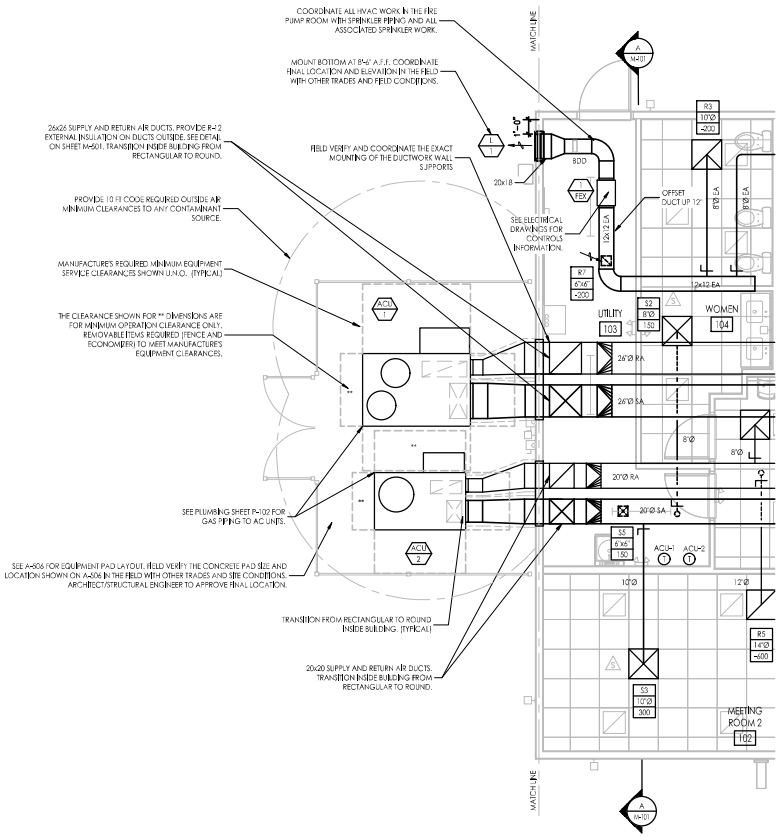
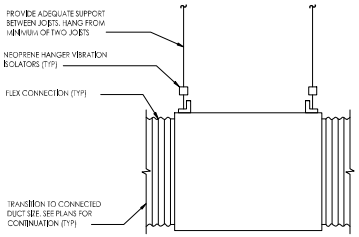
PLOTTED BY: Mike Malicky
DSGN VERIFY:




1 PLAN - MECHANICAL

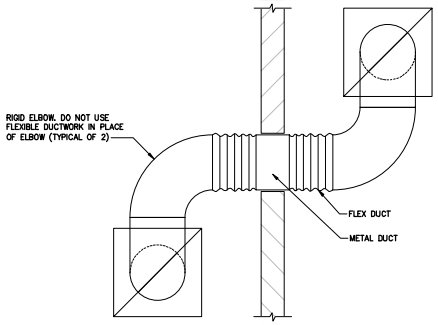
1/4" = 1'-0"

IMAGE ####
XREF ####
XREF ####
XREF




1 DETAIL - EXHAUST FAN

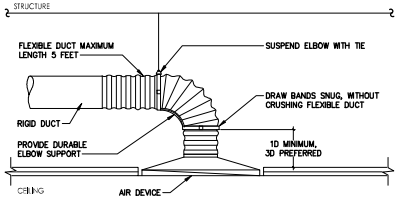
NOT TO SCALE




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

2 DETAIL - TRANSFER GRILLES

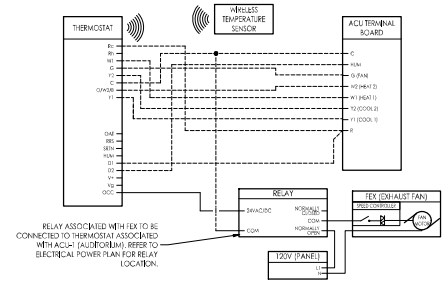
NOT TO SCALE




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

3 DETAIL - AIR DEVICE CONNECTIONS

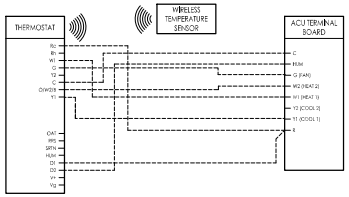
NOT TO SCALE




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

4 DETAIL - ACU-1 CONTROL WIRING

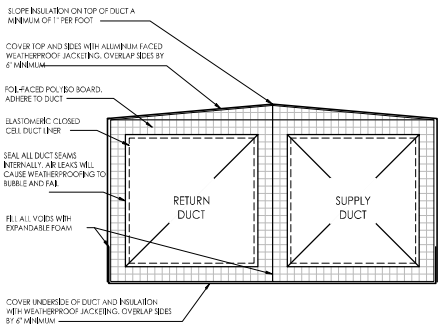
NOT TO SCALE




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

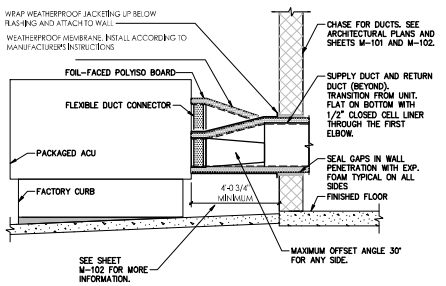
5 DETAIL - ACU-2 CONTROL WIRING

NOT TO SCALE




6 DETAIL - EXTERIOR DUCTWORK AT BUILDING ENTRANCE

NOT TO SCALE




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

7 DETAIL - PACKAGED ACU EXTERIOR DUCTWORK

NOT TO SCALE

**DEMAND CONTROL VENTILATION OPERATION:**

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

8 DEMAND CONTROL VENTILATION NOTES

NO SCALE

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

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

SHEET TITLE:
DETAILS

PROJECT NO.
1714

SHEET NO.
M-501

XREF ####
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PLOTTED BY: Mike Malicki
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# KINGDOM HALL

## ELECTRICAL

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### BASIS OF DESIGN

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

### AVIT CABLE SCHEDULE

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

### SYMBOLS LEGEND

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

### LIGHTING SCHEDULE

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

### GENERAL NOTES

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

### ABBREVIATIONS

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


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

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SHEET TITLE:

GENERAL NOTES AND SCHEDULES

PROJECT No.:

1714

SHEET No.:

E-001


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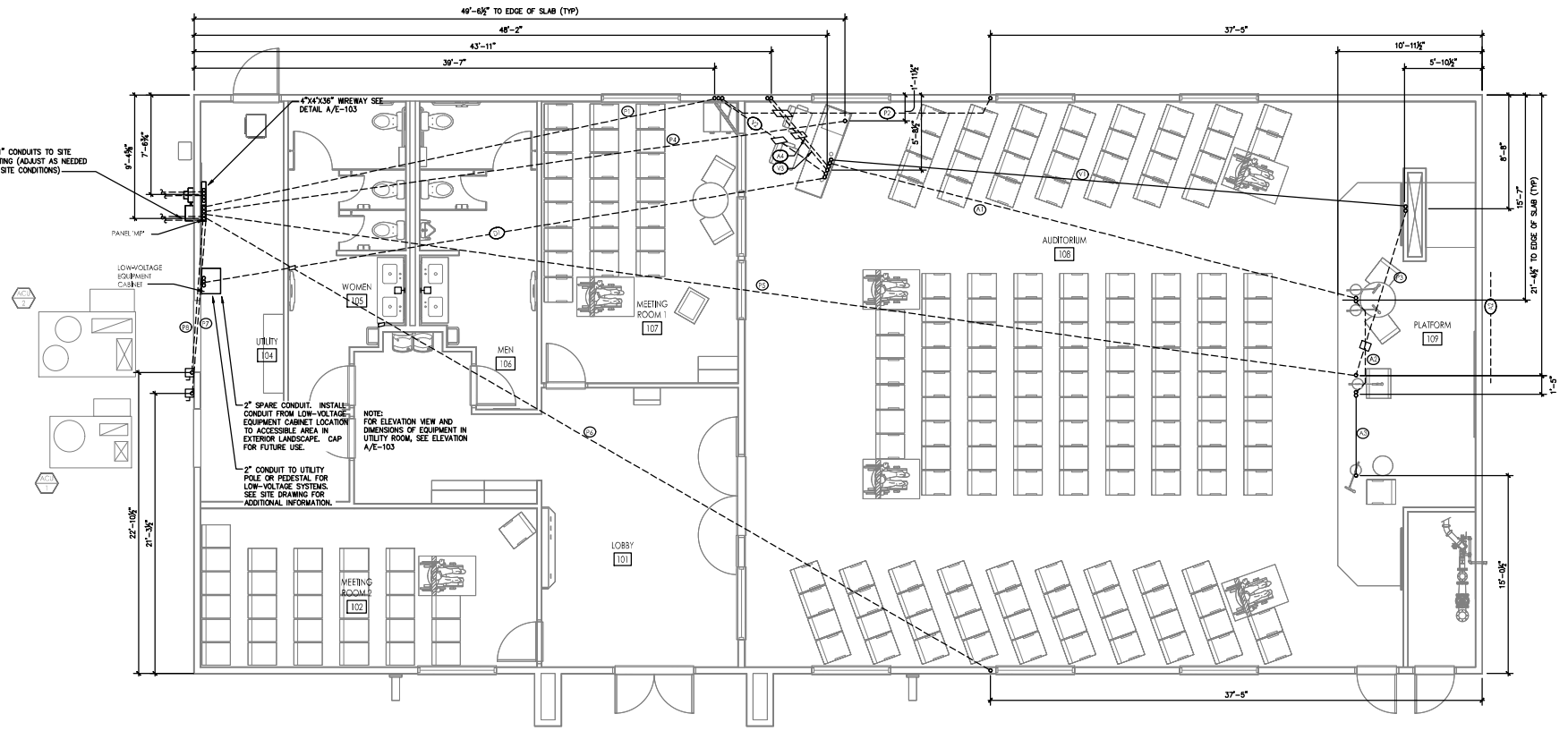


1 PLAN - UNDERGROUND

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

N

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

## GENERAL SHEET NOTES

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

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


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STN PROJECT #: 190300277

CONSULTANTS

ACGi

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

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

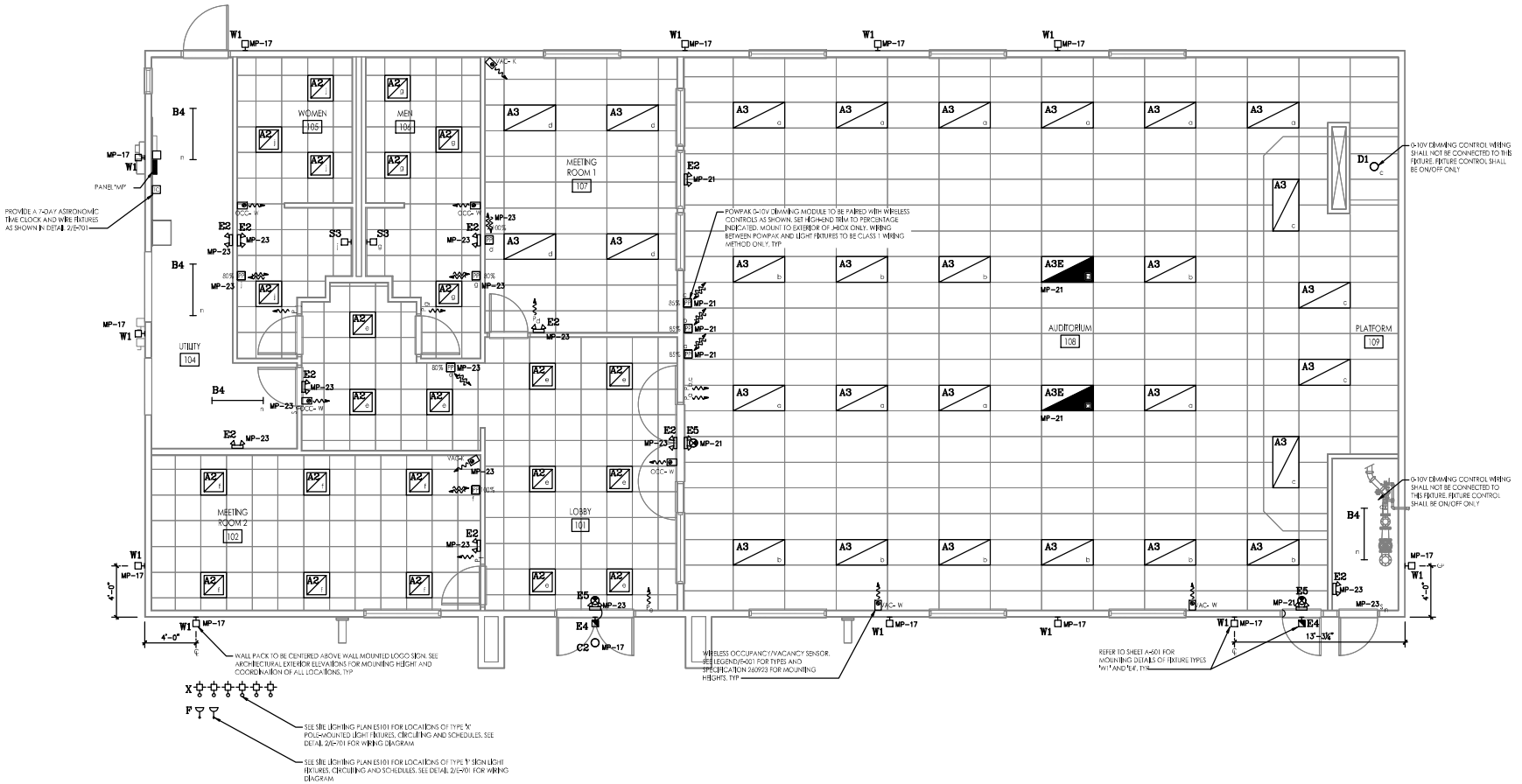
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
UNDERGROUND PLAN

PROJECT No.: 1714

SHEET No.: E-101


PLOTTED BY: Evod Baca
PLOT DATE: 9 Sep 25
PLOT SCALE: 1:100
FILE PATH: P:\Archived Projects\2025-50\CAD\05 Electrical\ 190300277_E-101_UNDERGROUND_Plot.rvt.dwg




1 PLAN - LIGHTING

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

## GENERAL SHEET NOTES

1. REFER TO INTERIOR AND EXTERIOR ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF ALL FIXTURES NOT INSTALLED AT THE REFLECTED CEILING PLAN LEVEL.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STN PROJECT #: 190300277

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

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

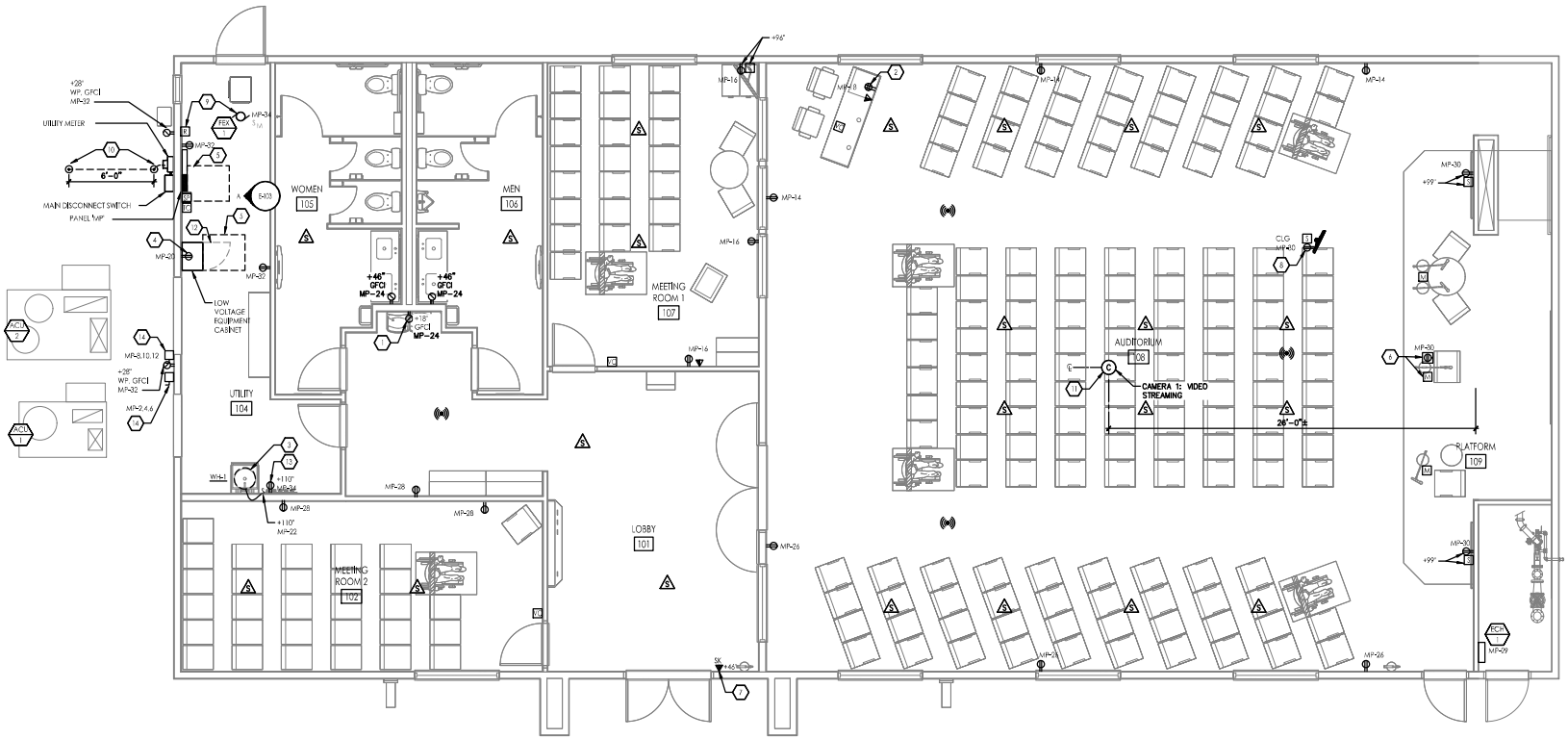
PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
LIGHTING PLAN

PROJECT No.
1714

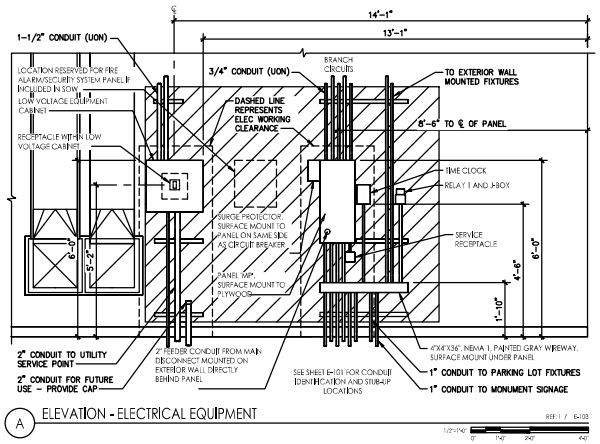
SHEET No.
E-102

PLOT DATE: 9 Sep 25
PLOTTED BY: Evod Ilipoa
DESIGN DEPT:
DWG SCALE: 1:48,000
FILE PATH: P:\Archived Projects\2025-20\CAD\07 Electrical\190300277_E-102_LIGHTING_PLAN.dwg




1 PLAN - POWER

1/4"=1'-0"




A ELEVATION - ELECTRICAL EQUIPMENT

REF'L / E-103

1/2"=1'-0"

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

## SHEET KEYNOTES

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

## GENERAL SHEET NOTES

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

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STN PROJECT #: 190300277

CONSULTANTS
ACGi

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

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

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

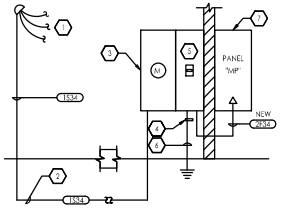
SHEET TITLE
POWER AND LOW VOLTAGE PLAN

PROJECT No.
1714

SHEET No.
E-103

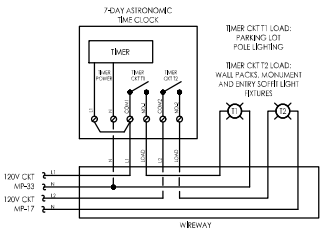
PLOTTED BY: David Bloss
PLOT DATE: 5 Sep 25
PLOT TIME: 4:46:45 PM
FILE PATH: P:\Archived Projects\2025-501 CAD\06 Electrical\ 190300277_E-103_POWER_PLAN.dwg

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




## DETAIL KEYNOTES

1. SEE SITE UTILITY PLAN FOR ROUTING OF CONDUIT AND EQUIPMENT LOCATION ON POWER POLE. OVERHEAD HIGH VOLTAGE CABLES TO PRIMARY SIDE OF POLE-MOUNTED TRANSFORMER SHALL BE PROVIDED BY UTILITY.
2. PROVIDE SERVICE ENTRANCE CONDUCTORS WITHIN SCHEDULE 40 PVC CONDUITS. LEAVE 6'-0" SLACK CONDUCTOR AT THE TRANSFORMER POLE. VERIFY WITH UTILITY WHO IS RESPONSIBLE TO PROVIDE LOAD SIDE LUGS AT POLE MOUNTED TRANSFORMER.
3. PROVIDE A 320 FEED THRU METER SOCKET MEETING THE LOCAL UTILITY REQUIREMENTS.
4. INCLUDE AN INTERSYSTEM BONDING TERMINATION DEVICE MOUNTED AT THE BOTTOM OF THE DISCONNECT ENCLOSURE FOR CONNECTION OF ALL TELECOMM. DEMARC POINTS.
5. PROVIDE A 22kAIC RATED 200/3 BREAKER IN A NEMA 3R ENCLOSURE. LABEL IT "MAIN DISCONNECT" AND BOND THE NEUTRAL PER THE GROUNDING DETAIL.
6. PROVIDE A GROUNDING ELECTRODE SYSTEM PER THE GROUNDING DETAIL ON THIS SHEET.
7. PANEL MP SHALL BE SERIES RATED WITH THE MAIN DISCONNECT BREAKER. REFER TO THE PANEL SCHEDULE FOR AIC RATING.




1 DETAIL - ONE-LINE RISER DIAGRAM

NOT TO SCALE

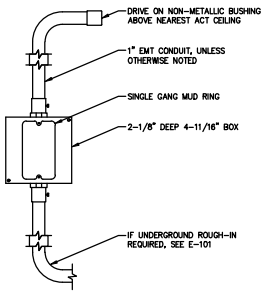
2 DETAIL - 7 DAY LIGHTING CONTROL

REF: I / E-102

NOT TO SCALE

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

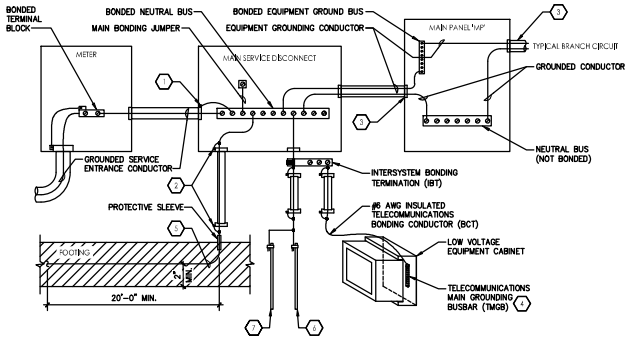
| NEC LOAD CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| | VA LOAD PER PHASE | | | CALCULATIONS | | |
| LOAD CODES | A | B | C | TOTAL VA | MULT./ DEMAND | VA LOAD |
| A = APPLIANCE/EQUIPMENT | 0 | 0 | 0 | 0 | - | 0 |
| C = COOLING ONLY | 9700 | 9700 | 9700 | 29100 | - | 29100 |
| H = HEATING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




3 DETAIL - LOW VOLTAGE ROUGH-IN

REF: E-001 E-103

NOT TO SCALE




4 DETAIL - MAIN SERVICE ENTRANCE GROUNDING

NOT TO SCALE

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

## DETAIL KEYNOTES

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

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

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

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

SCHEDULES, ONE-LINE RISER AND DETAILS

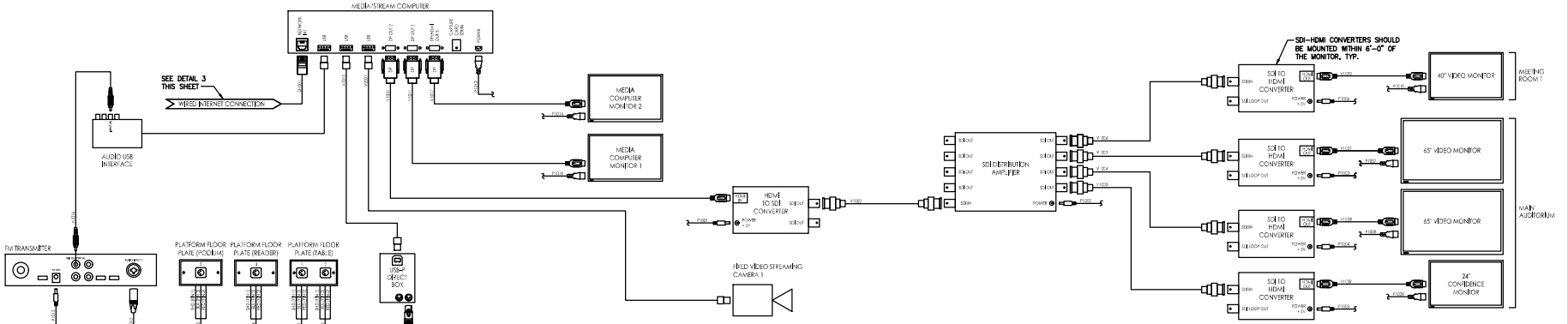
PROJECT NO.:

1714

SHEET NO.

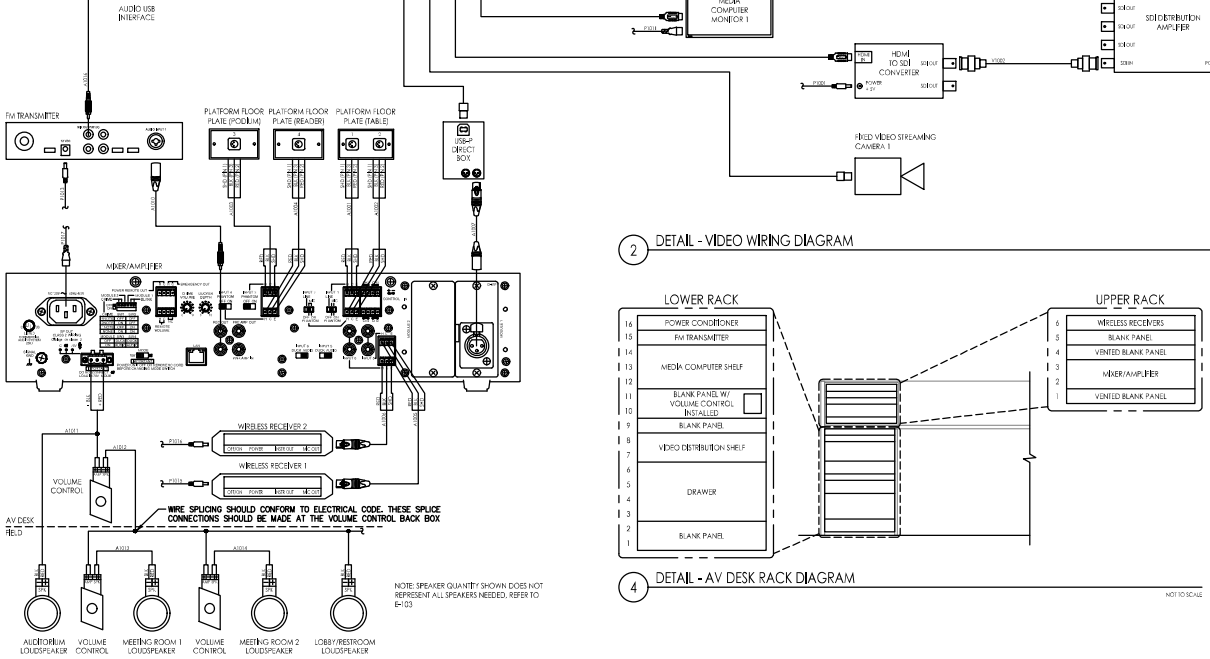
E-701


PLOT DATE: 5 Sep 25
PLOTTED BY: Evod Baca
FILE PATH: P:\Archived Projects\220-250\CAD\07 Electrical\190300277_E701_ONELINE.dwg




2 DETAIL - VIDEO WIRING DIAGRAM

NOT TO SCALE




1 DETAIL - AUDIO WIRING DIAGRAM

NOT TO SCALE

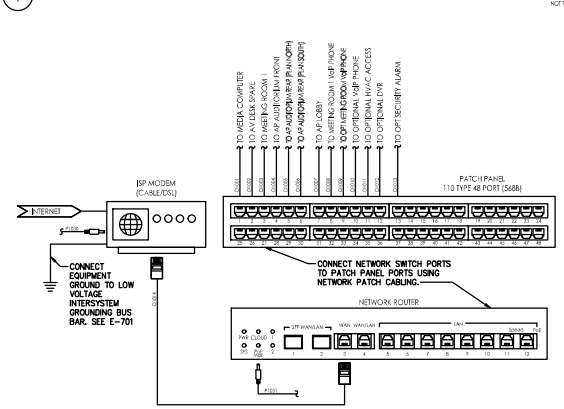



4 DETAIL - AV DESK RACK DIAGRAM

NOT TO SCALE

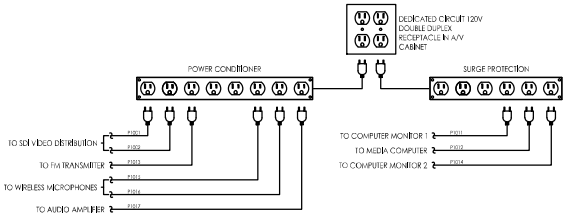
## GENERAL SHEET NOTES

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



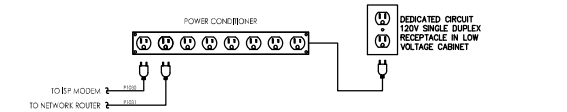

3 DETAIL - LOW VOLTAGE EQUIPMENT CABINET WIRING DIAGRAM

NOT TO SCALE




5 DETAIL - AV DESK POWER DISTRIBUTION

NOT TO SCALE




6 DETAIL - LOW VOLTAGE EQUIPMENT CABINET POWER DISTRIBUTION

NOT TO SCALE

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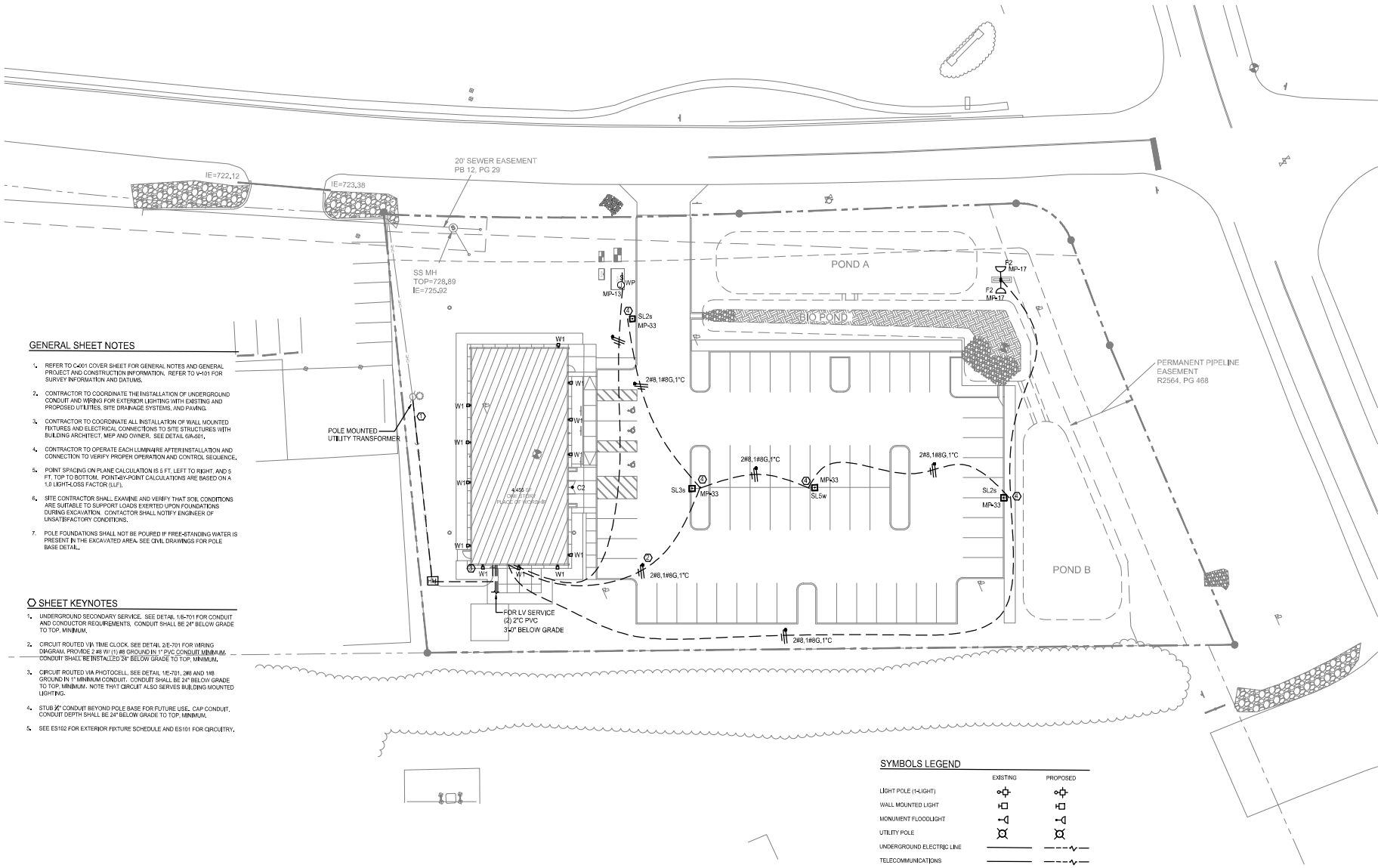
PROJECT TITLE
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE
AUDIO, VIDEO AND DATA WIRING DIAGRAMS

PROJECT No.
1714

SHEET No.
E-702

PLOT DATE: 5 Sep 25
PLOTTED BY: David Bloss
FILE NAME: ####
FILE Path: P:\Archived Projects\2025-501_CAD\07 Electrical\190300277_E-702_WIRING_DIAGRAMS.dwg
XREF: ####
IMAGE: ####




## GENERAL SHEET NOTES

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

## SHEET KEYNOTES

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

## SYMBOLS LEGEND

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

1 SITE PLAN

SCALE: 1"=20'-0"

ARCHITECT

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CONSULTANT:

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

OWNER:

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

PROJECT TITLE:

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

SHEET TITLE:

ELECTRICAL SITE PLAN

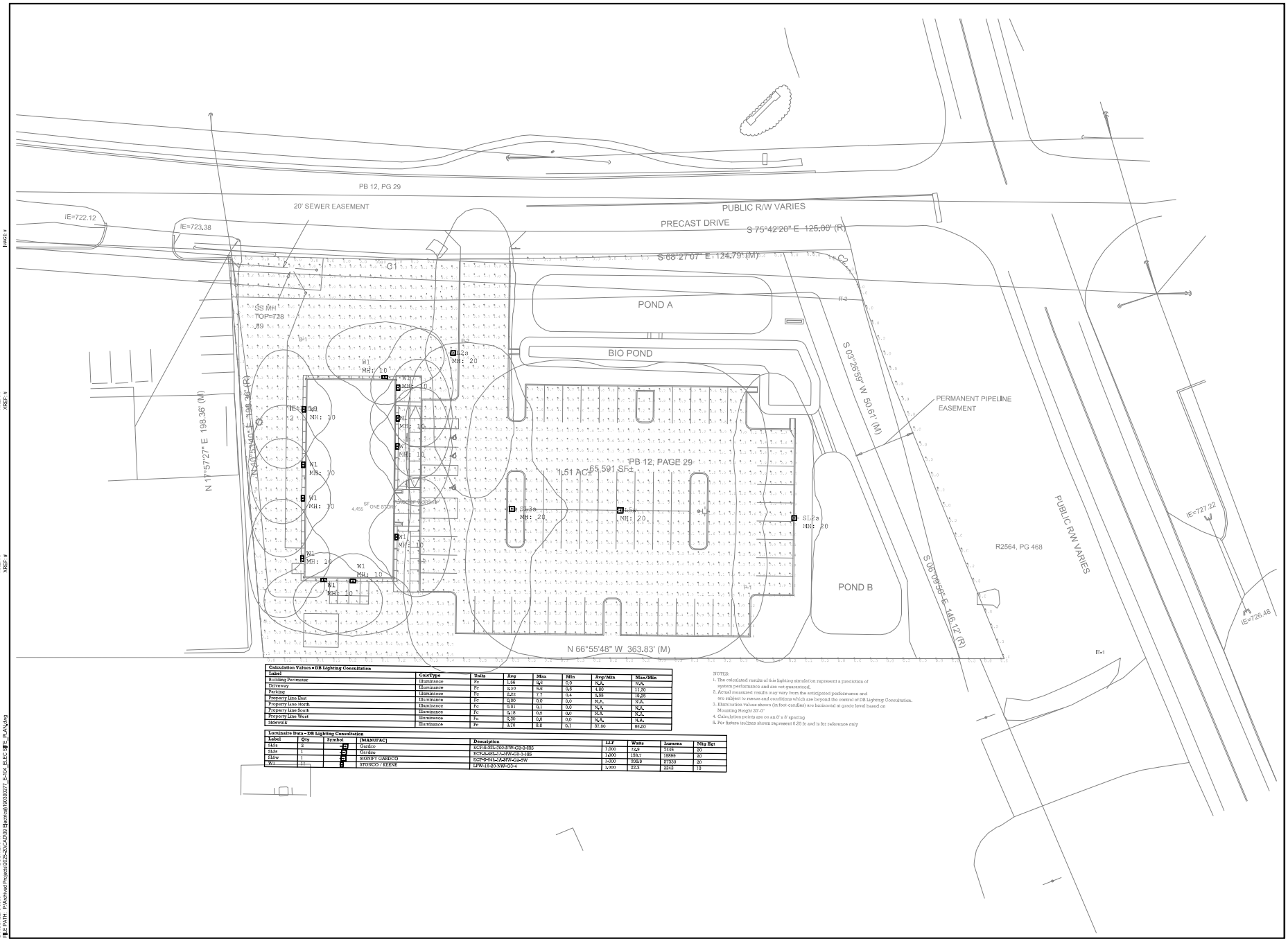
PROJECT No.

1714

SHEET No.

ES101

PLOTTED BY: Eyad Elijaq
DSGN/DRFT: CDS
PLOT DATE: 9 Sep 25
DIM/SCALE: 1:0000
FILE PATH: P:\Archived Projects\2025-20\CAD\09 Electrical\190300277_E-104_ELEC SITE_PLAN.dwg




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

| Luminaire Data - DB Lighting Consultation | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | Qty | Symbol | [MANUFAC] | Description | LLF | Watts | Lumens | Mtg Ht |
| SLEs | 2 | | Gardco | ECS-S-SEL-03-2-W-GS-3-HSS | 1.000 | 72.9 | 7145 | 20 |
| SLEs | 1 | | Gardco | ECS-S-SEL-07-NW-GS-3-HSS | 1.000 | 156.7 | 19899 | 20 |
| SLEw | 1 | | STONCO / KEENE | ECS-S-MD-07-NW-GS-5W | 1.000 | 308.9 | 37330 | 20 |
| W1 | 11 | | STONCO / KEENE | LPW-L1-40-NW-DS-4 | 1.000 | 33.3 | 4242 | 10 |

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination Values shown (in foot-candles) are horizontal at grade level based on Mounting Height 20'-0"
4. Calculation points are on an 8' x 8' spacing
5. For fixture isolines shown represent 0.25 fc and is for radiance only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PROJECT TITLE:
COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
ELECTRICAL
SITE PLAN
PHOTOMETRIC CALCS

PROJECT No.
1714

SHEET No.
ES102

IMAGE #
XREF #

PLOTTED BY: Eyad Elkaki
PLOT DATE: 9 Sep 25
PAPER SIZE: ISO B1
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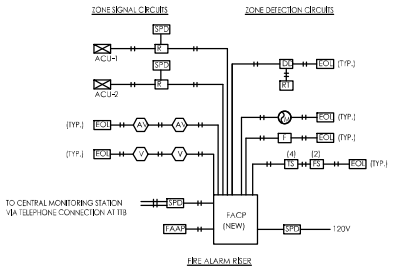
# KINGDOM HALL

## FIRE ALARM

### GENERAL SHEET NOTES

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




FIRE ALARM RISER
N.T.S.

### FIRE ALARM SYMBOLS

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

### FIRE ALARM NOTES

1. VISUAL AND AUDIBLE FIRE ALARM DEVICES SHALL BE INSTALLED AT THE SAME DISTANCE AFF. THEY SHALL BE INSTALLED BETWEEN 80" TO 96" AFF BUT NO CLOSER THAN 6" TO CEILING.
2. POWER BOOSTERS SHALL BE UTILIZED AS NECESSARY AND SHALL BE UL LISTED AND MEET THE INSTALLATION REQUIREMENTS OF NFPA 72.
3. DEVICE SUBSCRIPT, WHERE INDICATED, SHALL DENOTE CANDELA RATING.
4. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL JUNCTION BOXES PER CODE TO PERMIT EASE IN LONG WIRE PULLS.
5. ALL CONDUCTORS SHALL BE #14AWG WITH MINIMUM 3/4" CONDUIT AND PER MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE ALL AUXILARY COMPONENTS, HARDWARE, POWER CONNECTIONS AND WIRING AS REQUIRED FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM.
7. SYNCHRONIZE ALL FIRE ALARM STROBES WHERE TWO OR MORE ARE VISIBLE.
8. VERIFY REQUIRED FIRE ALARM SYSTEM TYPE WITH LOCAL FIRE MARSHAL AND PROVIDE COMPLETE CODE COMPLIANT, UL LABELED SYSTEM COVERAGE. FIRE MARSHAL MUST APPROVE ALL SHOP DRAWINGS AND SYSTEM OPERATION PRIOR TO OCCUPANCY.
9. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
10. SYSTEM SHALL HAVE PROVISIONS FOR 24-HOUR MONITORING OVER TELEPHONE LINES (OR VIA RADIO TRANSMITTER IF REQUIRED BY LOCAL JURISDICTION.)
11. DEVICE CANDELA RATING SHALL BE MINIMUM 15, PER ANSI A117.1.4.26 AND PER ADA REQUIREMENTS. AUDIBLE AND VISUAL DEVICES FOR FIRE ALARM SHALL COMPLY WITH THE NEW YORK ACCESSIBILITY CODE. FIRE ALARM SYSTEM DESIGN SHALL COMPLY WITH NEW YORK BUILDING CODE 2017, NFPA 101, NFPA 72 AND ALL LOCAL CODES.
12. SYSTEM SHALL BE ADDRESSABLE TYPE WITH BATTERY BACK-UP.
13. SYSTEM CIRCUITS SHALL BE TYPE A OR B WIRING PER NFPA 72
14. COORDINATE FACP LOCATIONS WITH OWNER PRIOR TO INSTALLATION.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STN PROJECT #: 190300277

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| – | 19 SEP 25 | AFP |
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| – | 25 APR 25 | PERMIT PREP |

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

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

SHEET TITLE:
FIRE ALARM COVER SHEET

PROJECT No.: 1714

SHEET No.: F-001


XREF ####
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PLOTTED BY: David Ilaco
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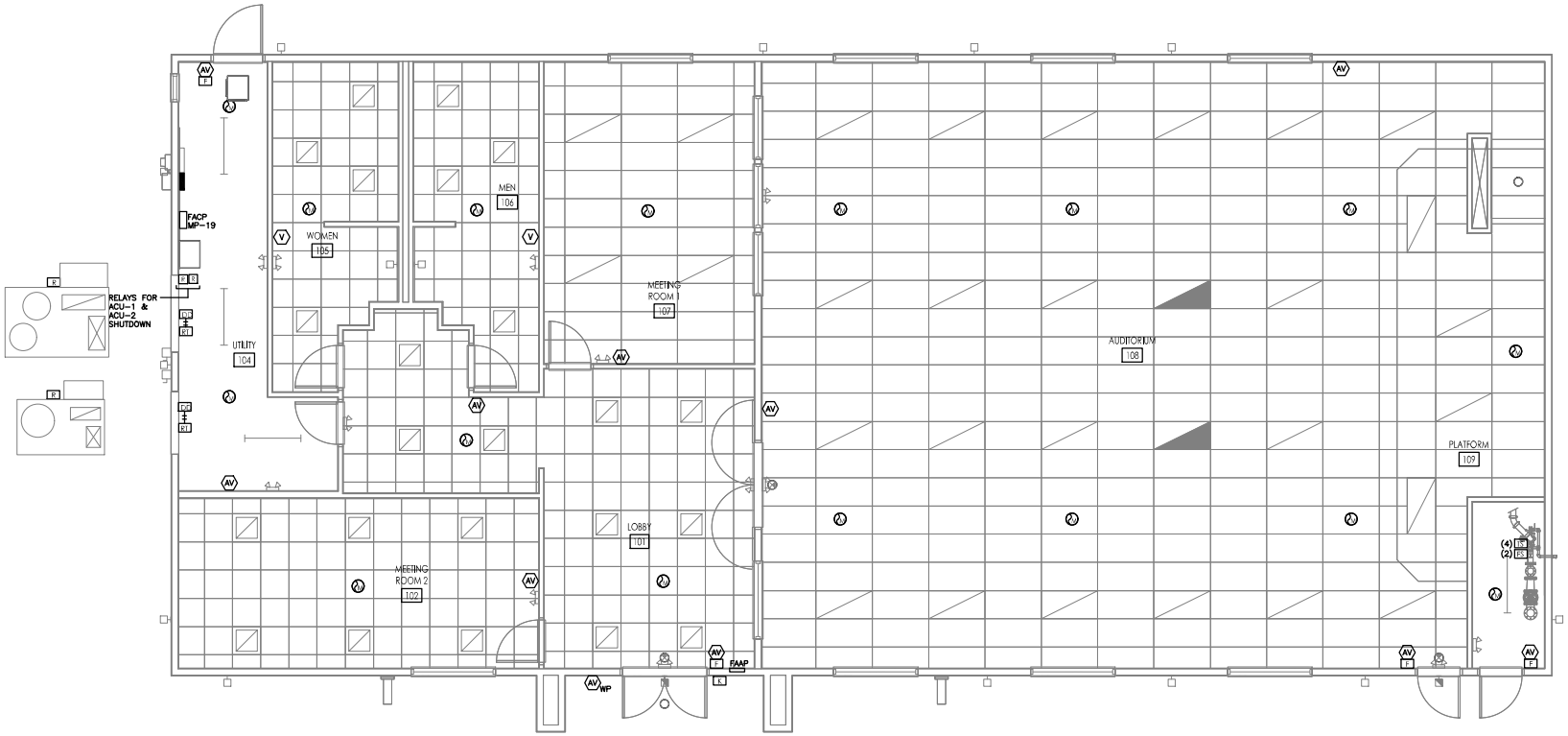


## GENERAL SHEET NOTES

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

1 PLAN - FIRE ALARM

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

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1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

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

SHEET TITLE:

FIRE ALARM PLAN

PROJECT No.

1714

SHEET No.

F-101

PLOT DATE: 5 Sep 25
DESIGN: ##### ##
PLOTTED BY: Evod Ilipoa
DESIGNER: ##### ##
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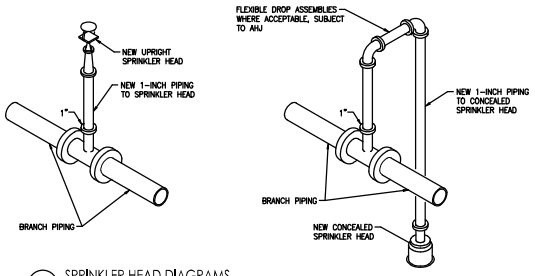
# KINGDOM HALL

## FIRE PROTECTION

### GENERAL SHEET NOTES

FP001 FIRE PROTECTION COVER SHEET
FP101 FIRE PROTECTION PLAN




3 SPRINKLER HEAD DIAGRAMS

NOT TO SCALE

### FIRE PROTECTION GENERAL NOTES

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

### SPRINKLER SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR IS RESPONSIBLE FOR SPLICING, PIPE SIZE, OFFSETS, CLEARANCES, VALVES, ELBOWS, HANGERS, ALL ACCESSORIES AND QUANTITIES FOR AL..

THIS CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE SPRINKLER SYSTEM PER NFPA AND LOCAL CODES

### FIRE PROTECTION MATERIALS

1. SPRINKLER MAINS AND BRANCHES:
   PIPE MATERIALS: BLACK STEEL, SCHEDULE 40 SPRINKLER PIPE, ASTM A 135. *NOTE: USE OF SCHEDULE 10 PIPE PREAPPOVED BY OWNER PRIOA TO SUBMITTING.*
   FITTING MATERIALS: 123 LB. STIEL SCREWED, WELDED OR VITAULIC.
2. SPRINKLER HEADS: FULLY CONCALED TYPE WITH CHROVE PLATED COVERS; UPRIGHT OR PENDANT AT AREAS WITHOUT CEILINGS.

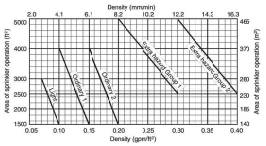



FIGURE 19.3.3.1.1 Density/Area Curves

Table 10.2.4.2.1(a) Protection Areas and Maximum Spacing of Sandard Pendent and Upright Spray Sprinklers for Light Hazard

| Construction Type | System Type | Maximum Protection Area ft² | Maximum Protection Area m² | Maximum Spacing ft | Maximum Spacing m |
|---|---|---|---|---|---|
| Noncombustible unobstructed | Hydraulically calculated | 225 | 20 | 15 | 4.6 |
| Noncombustible unobstructed | Pipe schedule | 200 | 18 | 15 | 4.6 |
| Noncombustible obstructed | Hydraulically calculated | 225 | 20 | 15 | 4.6 |
| Noncombustible obstructed | Pipe schedule | 200 | 18 | 15 | 4.6 |
| Combustible unobstructed with no exposed members | Hydraulically calculated | 225 | 20 | 15 | 4.6 |
| Combustible unobstructed with no exposed members | Pipe schedule | 200 | 18 | 15 | 4.6 |
| Combustible unobstructed with exposed members 5 ft (910 mm) or more on center | Hydraulically calculated | 225 | 20 | 15 | 4.6 |
| Combustible unobstructed with exposed members 5 ft (910 mm) or more on center | Pipe schedule | 200 | 18 | 15 | 4.6 |
| Combustible unobstructed with members less than 5 ft (910 mm) on center | All | 130 | 12 | 15 | 4.6 |
| Combustible obstructed with exposed members 5 ft (910 mm) or more on center | All | 168 | 16 | 15 | 4.6 |
| Combustible obstructed with members less than 5 ft (910 mm) on center | All | 130 | 12 | 15 | 4.6 |
| Combustible concealed spaces in accordance with 10.2.6.1.4 | All | 120 | 11 | 15 parallel to the slope<br>10 perpendicular to the slope* | 4.6 parallel to the slope<br>3.6 perpendicular to the slope* |

*See 10.2.6.1.4.4.

4 NFPA 13 SPRINKLER PROTECTION AREA & DENSITY CHARTS

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STN PROJECT #: 190300277

CONSULTANTS

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PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:
FIRE PROTECTION COVER SHEET

PROJECT No.: 1714

SHEET No.: FP001


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PLOTTED: 9 Sep 25
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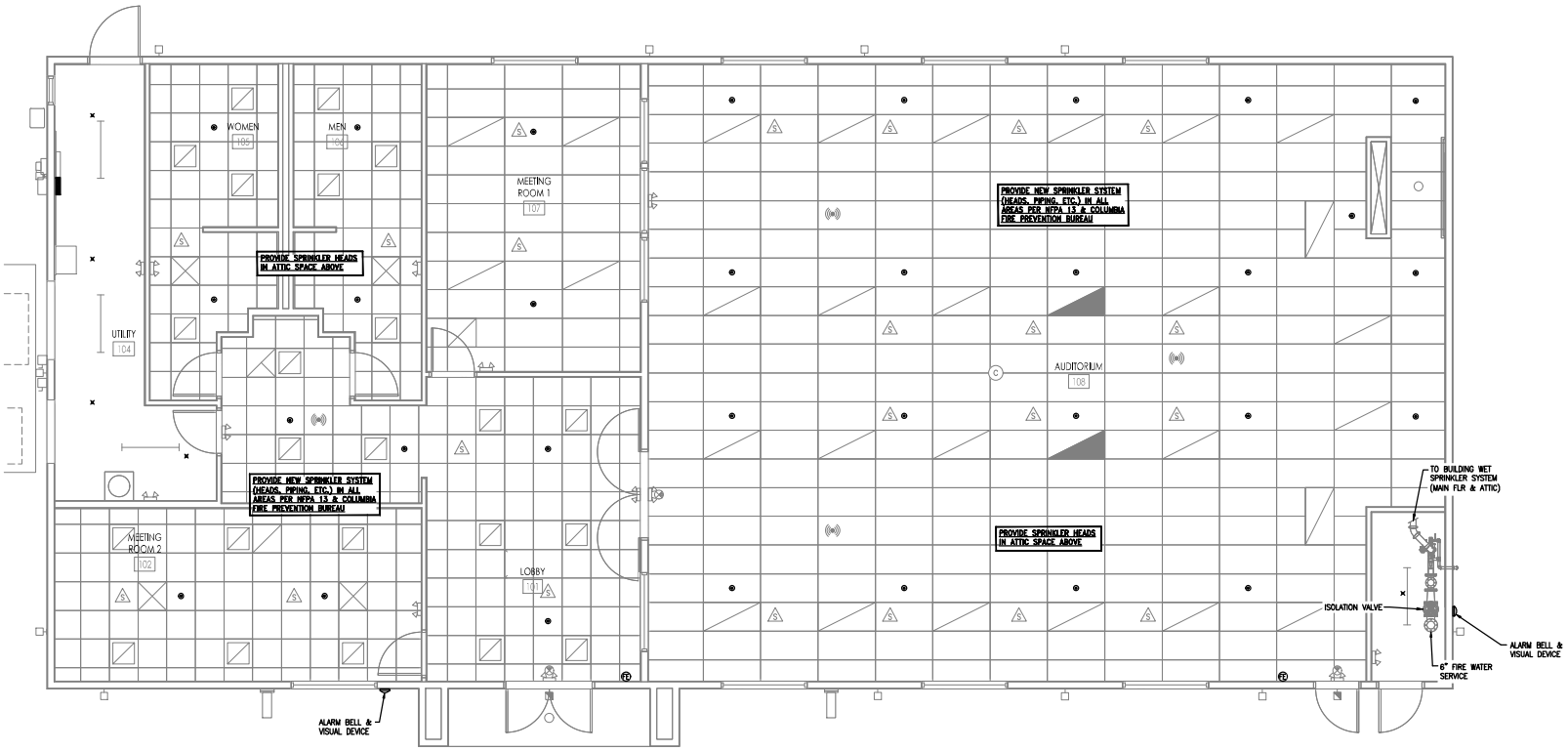


1 PLAN - FIRE PROTECTION

1/4"=1'-0" 0' 2'-0" 4'-0" 8'-0"

NOTE: SPRINKLER HEADS SHOWN ARE FOR DIAGRAMMATIC PURPOSES ONLY. FINAL COUNT SHALL BE DETERMINED BY HYDRAULIC CALCULATIONS AND ALL-TRADE COORDINATION DURING SHOP DRAWING SUBMITTALS. NO CONSIDERATION OR REMUNERATION OF CONTRACT PRICING WILL BE GIVEN TO CONTRACTOR IF HIS PRICING IS BASED ON DESIGN SPRINKLER HEAD COUNT

FIRE PROTECTION CONTRACTOR TO PROVIDE SIGNED AND SEALED FIRE PROTECTION DRAWINGS AND CALCULATIONS FROM A TENNESSEE REGISTERED FIRE PROTECTION ENGINEER

SYMBOL LIST

- NEW CONCEALED SPRINKLER HEAD
- NEW UPRIGHT SPRINKLER HEAD
- FE NEW BRACKET MOUNT FIRE EXTINGUISHER

ARCHITECT

Stantec

STANTEC ARCHITECTURE, INC.
224 S MICHIGAN AVE
SUITE 1400
CHICAGO, IL 60604
(312)554-1400

STN PROJECT #: 190300277

CONSULTANT:

ACGi

| MARK | DATE | DESCRIPTION |
|---|---|---|
| – | 5 SEP 25 | AFP |
| – | 11 JUL 25 | COMPLETENESS CHECK |
| – | 16 APR 25 | PERMIT PREP |

OWNER:

JW CONGREGATION SUPPORT, INC
1005 RED MILLS ROAD
WALLKILL, NY 12589-3283

PROJECT TITLE:

COLUMBIA KINGDOM HALL OF JEHOVAH'S WITNESSES
PRECAST DR & TOM J HITCH PARKWAY, COLUMBIA, TN 38401

SHEET TITLE:

FIRE PROTECTION PLAN

PROJECT No.

1714

SHEET No.

FP101

PLOT DATE: 9 Sep 25
PLOTTED BY: Evod Ilipoa
DESIGN DRAFT:
CAD SCALE: 1:48,000
FILE PATH: P:\Archived Projects\2025-20\CAD\Fire Protection\190300277_FP-101_FIRE_PROTECTION_PLAN.dwg

# KINGDOM HALL

## PRECAST DR AND TOM J HITCH PKWY

### GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON PLANS WAS TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR TOM J HITCH PKWY COLUMBIA, TN 38401", PREPARED BY KENNETH A. BAU WITH LICENSE NUMBER 2019, DATED 11/05/2024.
2. THE SUBJECT PROPERTY IS ENTIRELY LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47119C0285E.

### LIST OF APPROVALS

### CONTACT INFORMATION

APPLICANT:JWCS
NAME:JOSH MODGLIN
PHONE:678-551-9634
ADDRESS:1005 RED MILLS ROAD, WALLKILL, NY 12589

CIVIL ENGINEER: KIMLEY-HORN
NAME:PHILIP NEAL, PE
PHONE:615-564-2711
ADDRESS:10 LEA AVE, NASHVILLE, TN 37210

SURVEYOR:YOUNG-HOBBS AND ASSOCIATES
NAME:KENNETH A. BAU
PHONE:931-645-2624
ADDRESS:1202 CROSSLAND AVE., CLARKSVILLE, TN 37040

LANDSCAPE ARCHITECT: KIMLEY-HORN
NAME: SPENCER SANDERS
PHONE: 615-314-5679
ADDRESS: 10 LEA AVE, NASHVILLE, TN 37210

GEOTECHNICAL ENGINEER: INTERTEK PSI
NAME:DEVON GWABA, PE
PHONE: (615) 244-8990
ADDRESS:751 SOUTH 5TH STREET, NASHVILLE, TN 37206

### DRAWING INDEX

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### GENERAL CONSTRUCTION NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CITY OF COLUMBIA AND ALL OTHER GOVERNING AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO PROJECT.
3. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS RELATED TO THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DISPOSING OF ANY SOIL FROM THE SITE TO CONFIRM QUANTITY AND REASON FOR NEEDING TO EXPORT EXCESS SOIL.
4. CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT BOUNDARY AND AREAS DIRECTLY ADJOINING THE WORK IN THE PUBLIC RIGHT-OF-WAY. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, FENCES AND OTHER EXISTING IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OR GOVERNING AUTHORITIES REQUIREMENTS. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, DURING AND UPON COMPLETION OF THE JOB, SHALL BE AS GOOD AS THE CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROMPTLY CLEAN MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING STREETS FROM THE PROJECT SITE.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER PRIOR TO COMMENCING THE WORK.
6. SPECIFICATIONS HAVE BEEN PROVIDED FOR THIS PROJECT. THE SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENT PACKAGE AND CONTAIN INFORMATION NOT FOUND IN THE CONSTRUCTION DRAWINGS. SPECIFICATIONS SHOULD BE THOROUGHLY REVIEWED PRIOR TO PROCUREMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

### ZONING STATISTICS AND PARKING SUMMARY

| | |
|---|---|
| TOTAL PARCEL AREA: | ±65,591 SF (±1.51 AC) |
| ADDRESS: | TOM J HITCH PKWY-PRECAST DR, COLUMBIA, TN 38401 |
| PARCEL ID #: | 114-01828-000 |
| ZONING: | SD-LI, SPECIAL DISTRICT (LIGHT INDUSTRIAL) |
| CURRENT USE: | VACANT |
| PROPOSED USE: | PLACE OF WORSHIP |
| PROPOSED IMPERVIOUS COVER: | ±28,700 SF = 44% |
| SETBACKS:<br>FRONT:<br>SIDE:<br>REAR: | <br>40'<br>NONE<br>NONE |
| REQUIRED PARKING (AHJ): | 1 SPACE PER EVERY 3 SEATS<br>175 SEATS / 3 = 59 SPACES |
| DESIRED PARKING (DEVELOPER): | 1 SPACE FOR EVERY3 SEATS<br>175 SEATS / 3 = 59 SPACES |
| PROPOSED PARKING: | 56 REGULAR SPACES<br>3 HIC SPACES<br>TOTAL = 59 SPACES |

### ESTIMATED QUANTITY SUMMARY TABLE

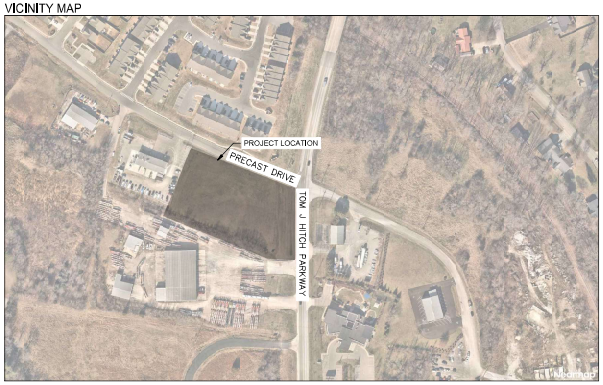
| DESCRIPTION | |
|---|---|
| CAR PAVEMENT AREA | ±21,245 SQ.FT. |
| PEDESTRIAN PAVEMENT AREA | ±1,860 SQ.FT. |
| CURB/CURB & GUTTER LENGTH | ±980 FT. |
| LANDSCAPE QUANTITIES | SEE LANDSCAPE PLAN |
| UTILITY QUANTITIES | SEE UTILITY PLAN |
| EARTHWORK VOLUMES (IN PLACE VOLUMES) | ±340 CY OF CUT. , ±2,530 CY OF FILL. , NET 2,193 CY OF FILL |
| LIGHTING & WIRING QUANTITIES | SEE ELECTRICAL PLAN |
| DRAINAGE STRUCTURES | SEE DRAINAGE PLAN |
| TOPSOIL | AVG 3" EXISTING: 807 CY<br>PROPOSED 6": ±850 CY NEEDED<br>ADJUST DEPTH TO BALANCE |
| UNSUITABLE MATERIAL TO EXPORT | QUANTITY NOT AVAILABLE |

TABULATED QUANTITIES ARE ESTIMATED FOR THE OWNER'S COST CONTROL PURPOSES AND DO NOT GUARANTEE ACTUAL MATERIAL QUANTITIES.

### CONSTRUCTION NOTICE NOTES

1. CONTRACTOR SHALL NOTIFY THE TOWN, CITY, OR COUNTY AT LEAST 72 HOURS PRIOR TO WORKING IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENTS OR CONNECTING TO STREET, DRAINAGE, WATER OR WASTEWATER FACILITIES.
2. CONTRACTOR SHALL NOTIFY TENNESSEE DEPARTMENT OF TRANSPORTATION AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY STREET. (IF NEEDED)
3. CONTRACTOR SHALL NOTIFY COLUMBIA POWER & WATER SYSTEMS (CPWS) AT LEAST 72 HOURS PRIOR TO CONNECTING TO ANY PUBLIC WATER FACILITY. (IF NEEDED)
4. CONTRACTOR SHALL NOTIFY COLUMBIA POWER & WATER SYSTEMS (CPWS) AT LEAST 72 HOURS PRIOR TO WORKING IN ANY PUBLIC ELECTRIC FACILITIES. (IF NEEDED)
5. CONTRACTOR SHALL NOTIFY ATMOS ENERGY AT LEAST 72 HOURS PRIOR TO WORKING IN ANY PUBLIC GAS FACILITIES. (IF NEEDED)
6. CONTRACTOR SHALL NOTIFY TENNESSEE DEPARTMENT OF EROSION CONTROL HAVING JURISDICTION WITH NOTICE OF COVERAGE AT LEAST 48 HOURS PRIOR TO DISTURBING ANY SOIL ON THE SITE. (IF NEEDED)

### VICINITY MAP

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CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN FIRM #11755

**NOT FOR CONSTRUCTION**
THIS DRAWING PROVIDED ONLY FOR
**REVIEW AND APPROVAL**

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| A | 15 SEP 2025 | PERMIT RESUBMITTAL |
| A | 11 JUL 2025 | PERMIT RESUBMITTAL |
| A | 18 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
COVER

PROJECT No.
118749000 / 1714

SHEET No.
C0-00

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DRAWING SCALE: 1:1000 DRAWING SHEET: -
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs--tn--columbia\4-CADD\plansheets\C0-00 COVER.dwg

## CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   D. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   E. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   F. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND THE CITY OF COLUMBIA FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   G. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   H. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   I. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   J. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   K. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   L. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   M. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   N. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   P. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   Q. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   R. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   S. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   T. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

## DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

## SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

## EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   B. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   C. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   D. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   E. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   F. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

## CLEARING AND GRUBBING:

   A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

   B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

   C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

   D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

   E. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

## GRADING NOTES:

   A. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

   B. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

   O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

   P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

## STORM SEWER NOTES:

1. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

2. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

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Main: (615) 564-2701 | www.kimley-horn.com
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CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN STATE #115258

**NOT FOR CONSTRUCTION**
THIS DRAWING PROVIDED ONLY FOR
**REVIEW AND APPROVAL**

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|---|---|---|
| A | 15 SEP 2025 | PERMIT RESUBMITTAL |
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| A | 16 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:

JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:

JWCS
COLUMBIA, TN
TOM J HITCH PRKWY
& PRECAST DRIVE

SHEET TITLE:

GENERAL NOTES

PROJECT No.
118749000 / 1714

SHEET No.
C0-01

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DRAWING SCALE: 1:1000 PRODUCT: -
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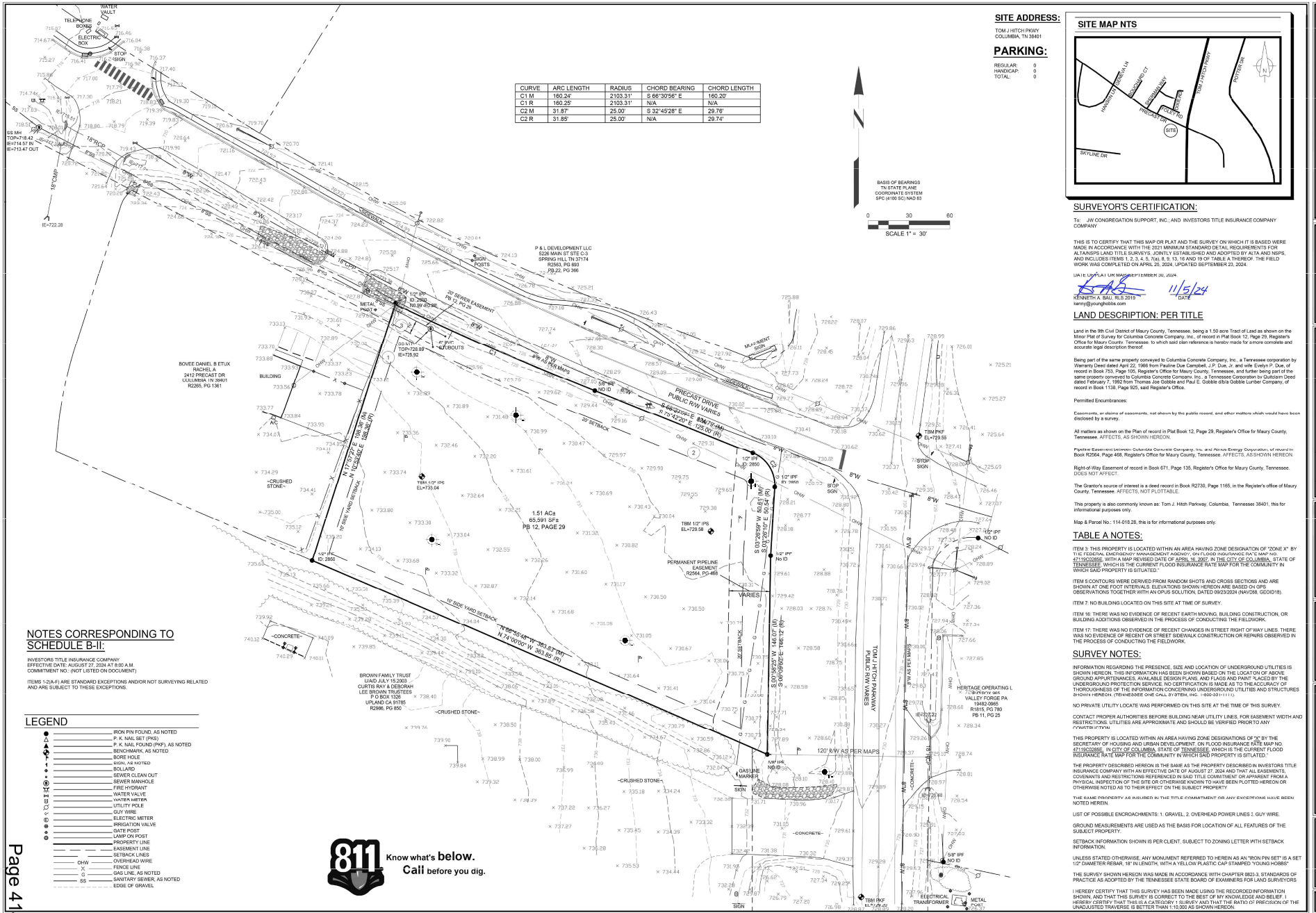



| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C1 M | 160.24' | 2103.31' | S 66°30'56" E | 160.20' |
| C1 R | 160.25' | 2103.31' | N/A | N/A |
| C2 M | 31.87' | 25.00' | S 32°45'28" E | 29.76' |
| C2 R | 31.85' | 25.00' | N/A | 29.74' |

BASIS OF BEARINGS TN STATE PLANE COORDINATE SYSTEM SPC (4100 SC) NAD 83

0 30 60
SCALE 1" = 30'

## NOTES CORRESPONDING TO SCHEDULE B-II:

INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 27, 2024 AT 8:00 A.M.
COMMITMENT NO.: (NOT LISTED ON DOCUMENT)

ITEMS 1-2(A-F) ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

## LEGEND

- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- P. K. NAIL FOUND (PKF), AS NOTED
- BENCHMARK, AS NOTED
- BORE HOLE
- SIGN, AS NOTED
- BOLLARD
- SEWER CLEAN OUT
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- IRRIGATION VALVE
- GATE POST
- LAMP ON POST
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OHW OVERHEAD WIRE
- FENCE LINE
- G GAS LINE, AS NOTED
- SS SANITARY SEWER, AS NOTED
- EDGE OF GRAVEL

811 Know what's below. Call before you dig.

## SITE ADDRESS:

TOM J HITCH PKWY
COLUMBIA, TN 38401

## PARKING:

REGULAR: 0
HANDICAP: 0
TOTAL: 0

## SITE MAP NTS




## SURVEYOR'S CERTIFICATION:

To: JW CONGREGATION SUPPORT, INC.; AND INVESTORS TITLE INSURANCE COMPANY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2024. UPDATED SEPTEMBER 23, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 30, 2024.

KENNETH A. BAU, RLS 2019 — DATE 11/5/24
kenny@younghobbs.com

## LAND DESCRIPTION: PER TITLE

Land in the 9th Civil District of Maury County, Tennessee, being a 1.50 acre Tract of Lad as shown on the Minor Plat of Survey for Columbia Concrete Company, Inc., of record in Plat Book 12, Page 29, Register's Office for Maury County Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Columbia Concrete Company, Inc., a Tennessee corporation by Warranty Deed dated April 22, 1986 from Pauline Due Campbell, J.P. Due, Jr. and wife Evelyn P. Due, of record in Book 753, Page 105, Register's Office for Maury County, Tennessee, and further being part of the same property conveyed to Columbia Concrete Company, Inc. a Tennessee Corporation by Quitclaim Deed dated February 7, 1992 from Thomas Joe Gobble and Paul E. Gobble d/b/a Gobble Lurber Company, of record in Book 1138, Page 925, said Register's Office.

Permitted Encumbrances:

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

All matters as shown on the Plan of record in Plat Book 12, Page 29, Register's Office for Maury County, Tennessee. AFFECTS, AS SHOWN HEREON.

Pipeline Easement between Columbia Concrete Company, Inc. and Atmos Energy Corporation, of record in Book R2564, Page 468, Register's Office for Maury County, Tennessee. AFFECTS, AS SHOWN HEREON.

Right-of-Way Easement of record in Book 671, Page 135, Register's Office for Maury County, Tennessee. DOES NOT AFFECT.

The Grantor's source of interest is a deed record in Book R2730, Page 1165, in the Register's office of Maury County, Tennessee. AFFECTS, NOT PLOTTABLE.

This property is also commonly known as: Tom J. Hitch Parkway, Columbia, Tennessee 38401, this for informational purposes only.

Map & Parcel No.: 114-018.28, this is for informational purposes only.

## TABLE A NOTES:

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION OF "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47119C0285E, WITH A MAP REVISED DATE OF APRIL 16, 2007, IN THE CITY OF COLUMBIA, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

ITEM 5 CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 09/23/2024 (NAVD88, GEOID18).

ITEM 7: NO BUILDING LOCATED ON THIS SITE AT TIME OF SURVEY.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

## SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAG AND PAINT "LACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 47119C0285E, IN CITY OF COLUMBIA, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN INVESTORS TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 27, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

LIST OF POSSIBLE ENCROACHMENTS: 1. GRAVEL, 2. OVERHEAD POWER LINES 3. GUY WIRE.

GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

SETBACK INFORMATION SHOWN IS PER CLIENT. SUBJECT TO ZONING LETTER WITH SETBACK INFORMATION.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS"

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.


YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com


KENNETH A. BAU, REGISTERED LAND SURVEYOR, STATE OF TENNESSEE, NO. 2019, AGRICULTURE, SURVEYOR, PROFESSIONAL, 11/5/24

KENNETH A. BAU, RLS
kenny@younghobbs.com

| No. | Date | Revision |
|---|---|---|


Kimley»Horn
Kimley Horn and Associates, Inc.
1001 WARRENVILLE RD
SUITE 350
LISLE, IL 60532


# ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

BRYANT, FRANK
121 WOODWARD HILLS PL
BRENTWOOD TN 37027
R2730, PAGE 1165
PB 12, PAGE 29

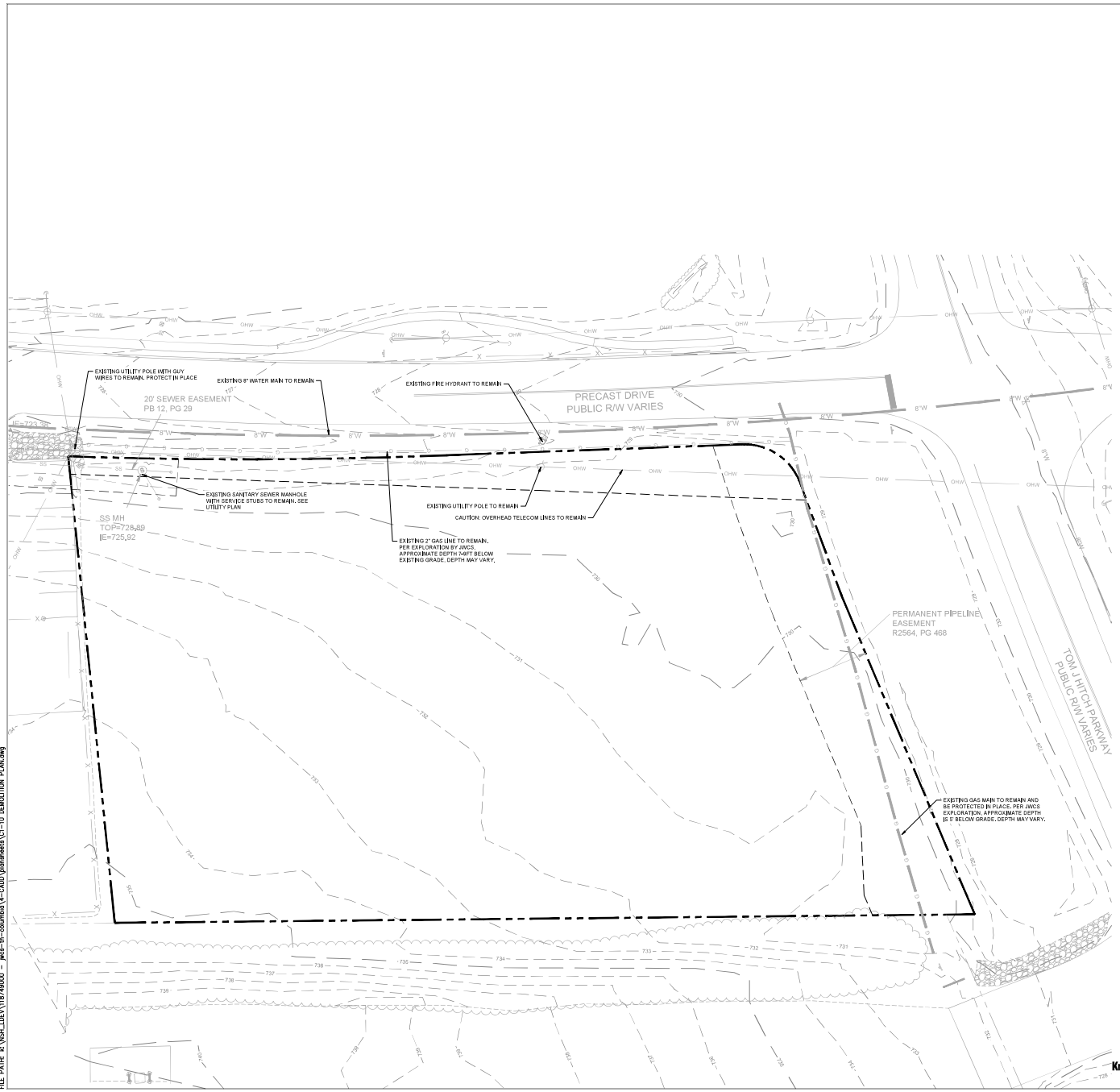
MAP/PARCEL 114-018.28

**JWCS COLUMBIA, TN**

CITY OF COLUMBIA
MAURY COUNTY,
TENNESSEE

| | |
|---|---|
| DRAWN BY: | CLH,KAB |
| APPROVED BY: | KAB |
| DATE: (FIELD) | 09/23/2024 |
| DATE: (OFFICE) | 09/30/2024 |
| YHA PRO. # | 138-24 |

SHEET 1 OF 1




**EXISTING UTILITIES NOTE**

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

**CAUTION!**

**EXISTING OVERHEAD AND UNDERGROUND UTILITIES**

**SEE DEMOLITION NOTES, SHEET C0-01.**

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

811 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

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10 Lea Avenue, Suite 400, Nashville, TN 37210
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CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP H. NEAL, JR., P.E.
TN PE #111926

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| | 11 JUL 2025 | PERMIT RESUBMITTAL |
| | 18 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

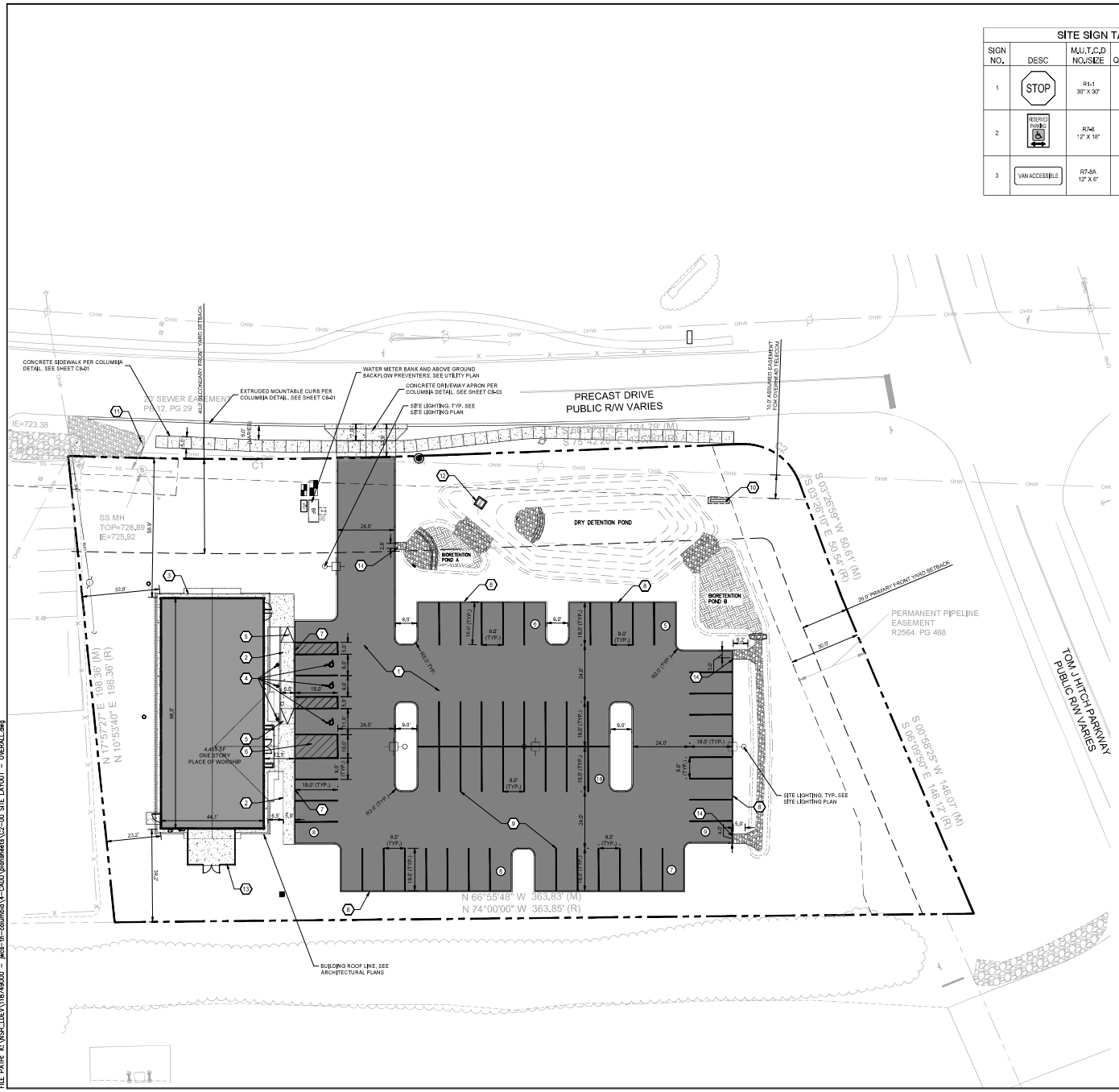
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
DEMOLITION PLAN

PROJECT No.
118749000 / 1714

SHEET No.
C1-10

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DIMSCALE: 0.0000 DSGN\DRFT: ---
FILE PATH: k:\NSH_LDEV\118749000 - jwcs-tn-columbia\4-CADD\plansheets\C1-10 DEMOLITION PLAN.dwg




## SITE SIGN TABLE

| SIGN NO. | DESC | M.U.T.C.D NO./SIZE | QTY | COLOR* |
|---|---|---|---|---|
| 1 | STOP | R1-1 30" X 30" | 0 | LEGEND: RED-RETROREFLECTIVE BACKGROUND: WHITE-RETROREFLECTIVE |
| 2 | RESERVED PARKING | R7-8 12" X 18" | 3 | LEGEND: GREEN-RETROREFLECTIVE BACKGROUND: WHITE-RETROREFLECTIVE SYMBOL BACKGROUND: BLUE-RETROREFLECTIVE |
| 3 | VAN ACCESSIBLE | R7-8A 12" X 6" | 1 | LEGEND: GREEN-RETROREFLECTIVE (OR BLACK) BACKGROUND: WHITE-RETROREFLECTIVE |

## GENERAL SHEET NOTES

1. REFER TO COVER SHEET AND C0-01 FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO SURVEY FOR INFORMATION AND DATUMS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ( MOST RECENT EDITION AS REVISED) AND AS REQUIRED BY THE CITY OF COLUMBIA, DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.
7. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
8. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.

## SYMBOLS LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY BOUNDARY | | |
| BUILDING SETBACK | | |
| BUILDING | | |
| EDGE OF PAVEMENT | | |
| CURB | | |
| SIGN | | |
| WHEEL STOP | | |
| ACCESSIBLE PARKING | | |
| LIGHT POLE (1-LIGHT) | | |
| HYDRANT | | |
| UTILITY POLE | | |
| PARKING SPACE COUNT | | (#) |

## SHEET KEYNOTES

1. INSTALL ASPHALT PAVEMENT, SEE ASPHALT PAVEMENT SECTION, DETAIL 7/C8-02.
2. CONSTRUCT SIDEWALK CONCRETE PAVEMENT, SEE DETAIL 9/C8-01.
3. INSTALL 18" WIDE CONCRETE EDGE, SEE DETAIL 8/C8-02.
4. ACCESSIBLE SIGNAGE AND STRIPING PER ANJ STANDARDS, SEE DETAILS 2, 3, 4, AND 5, SHEET C8-01
5. HANDICAP RAMP, TYPE 2. SEE DETAIL 10/C8-01.
6. 10'x18' STRIPED PEDESTRIAN ACCESS, SEE DETAIL 3/C8-01.
7. INSTALL 5" VERTICAL TURNDOWN SIDEWALK PAVEMENT, FLUSH AT ADA SPACES. SEE DETAIL 9/C8-01.
8. 5" VERTICAL REVEAL CURB, TAPERED TO FLUSH AT ENDS. SEE DETAIL 7/C8-01.
9. 4" WIDE TRAFFIC WHITE STRIPING, TYP. SEE DETAIL 9/C8-01
10. MONUMENT SIGN, SEE 11/C8-02 FOR DETAIL.
11. CONSTRUCT CONCRETE HEADWALL, SEE GRADING AND DRAINAGE PLAN.
12. CONSTRUCT OUTLET CONTROL STRUCTURE, SEE GRADING AND DRAINAGE PLAN.
13. CONSTRUCT MECHANICAL EQUIPMENT PAD AND MECHANICAL ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
14. CURB CUT, WIDTH VARIES.

## PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

## POND LEGEND

- MEDIA SURFACE
- STONE

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, PLS, # 1391-24 DATED 11/05/2024.

GRAPHIC SCALE IN FEET
0 10 20 40

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TN LIC# 117502

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| A | 31 JUL 2025 | PERMIT RESUBMITTAL |
| A | 16 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE LAYOUT - OVERALL

PROJECT No.
118749000 / 1714

SHEET No.
C2-00

PLOT DATE: 15 Sep 25 PLOTTED BY: Neal, Philip
DRAWING SCALE: 1" = 50.0000' PROJECT NO.: 118749000
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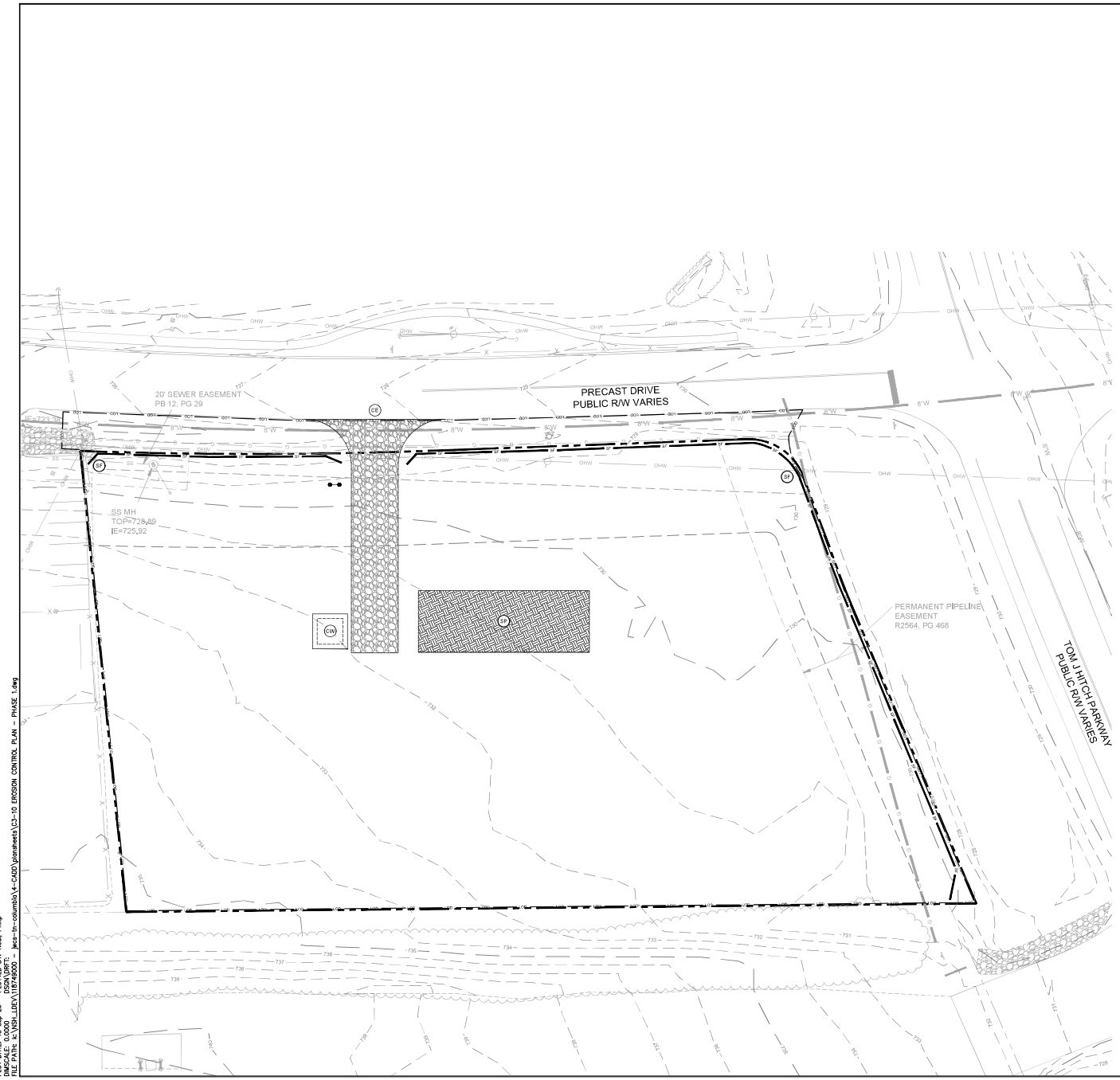


## EROSION CONTROL LEGEND

- OUTLET PROTECTION - REFER TO DETAIL SHEET 8/C8-02
- SILT FENCE - REFER TO DETAIL SHEET 8/C8-02
- EROSION EELS - REFER TO DETAIL SHEET 8/C8-03
- CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET 4/C8-03
- EROSION CONTROL MATTING - CONTECH LANDLOK 52 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET 3/C8-02
- CONSTRUCTION EXIT - REFER TO DETAIL SHEET 10/C8-02
- TEMPORARY STABILIZATION - REFER TO DETAIL SHEET 6/C8-03
- PERMANENT STABILIZATION - REFER TO DETAIL SHEET 7/C8-03
- STOCKPILE LOCATION
- LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

## EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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CIVIL ENGINEER
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PHILIP M. NEAL, JR., P.E.
TN PE #117926

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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

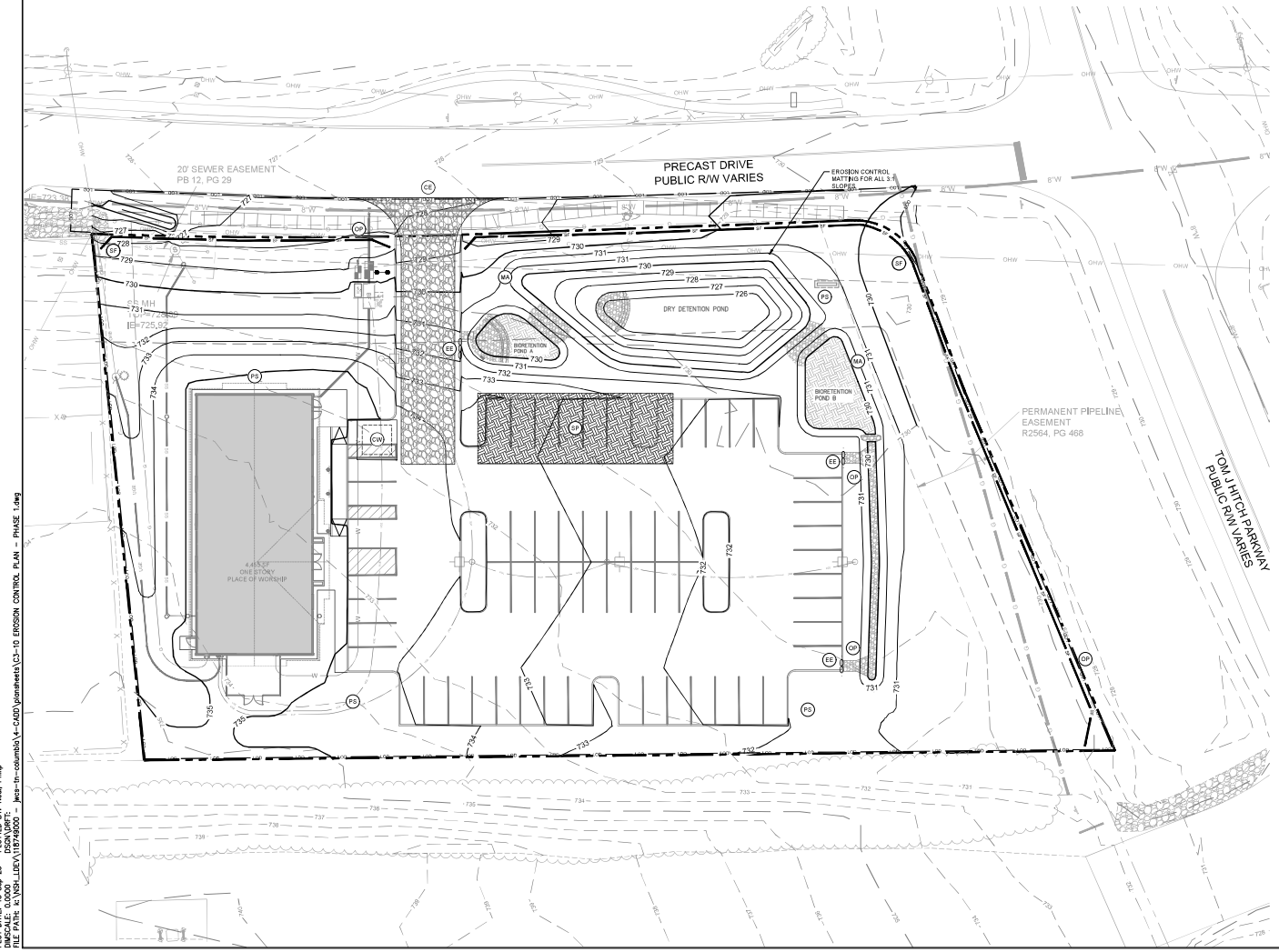
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
EROSION CONTROL PLAN - PHASE 1

PROJECT No.
118749000 / 1714

SHEET No.
C3-10

PLOT DATE: 15 Sep 25 PLOTTED BY: Neal, Philip
DRAWING SCALE: 1" = 30' DESIGNED BY: -
FILE PATH: k:\NSH_LDEV\118749000 - _jwcs-tn--columbia\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg




## EROSION CONTROL LEGEND

| | | |
|---|---|---|
| | OP | OUTLET PROTECTION - REFER TO DETAIL SHEET 8/C8-02 |
| | SF | SILT FENCE - REFER TO DETAIL SHEET 8/C8-02 |
| | EE | EROSION EELS - REFER TO DETAIL SHEET 8/C8-03 |
| | CW | CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET 4/C8-03 |
| | MA | EROSION CONTROL MATTING - CONTECH LANDLOK 52 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET 3/C8-02 |
| | CE | CONSTRUCTION EXIT - REFER TO DETAIL SHEET 10/C8-02 |
| | TS | TEMPORARY STABILIZATION - REFER TO DETAIL SHEET 6/C8-03 |
| | PS | PERMANENT STABILIZATION - REFER TO DETAIL SHEET 7/C8-03 |
| | SP | STOCKPILE LOCATION |
| | LOD | LIMITS OF DISTURBANCE |
| | | CONSTRUCTION SIGN |

## EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY, DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

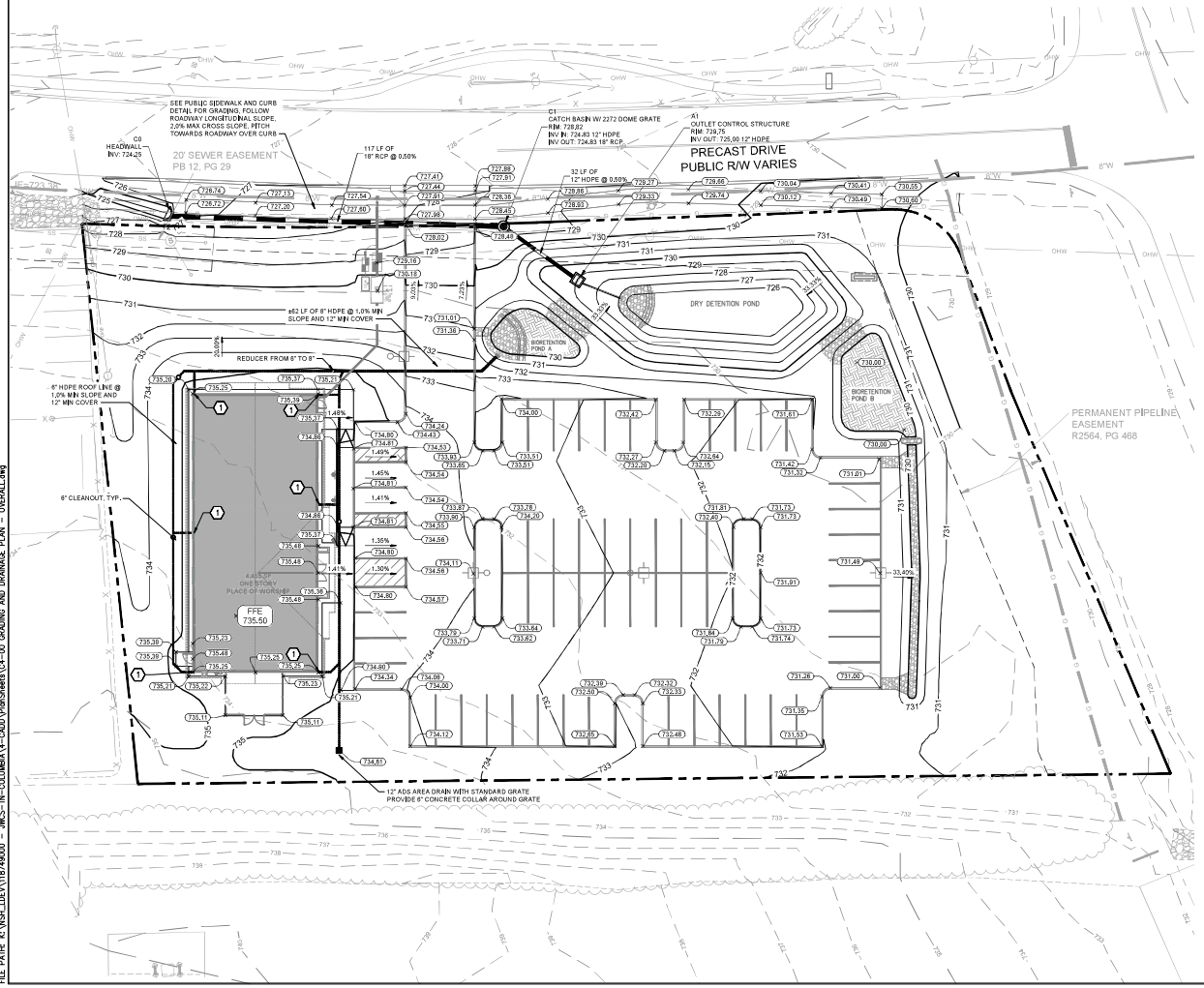
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
EROSION CONTROL PLAN - PHASE 2

PROJECT No.
118749000 / 1714

SHEET No.
C3-20

PLOT DATE: 15 Sep 25 PLOTTED BY: Neal, Philip
DRAWING SCALE: 1" = 20.0000' PROJECT NO.: 118749000
FILE PATH: s:\WSH_LDEV\118749000 - _jwcs--tn--columbia\14-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg




## GENERAL EARTHWORK NOTES

1. FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS, PLEASE REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY INTERTEK PSI, DATED OCT 17, 2024. IN CASE A NOTE ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.
2. PRIOR TO COMMENCEMENT OF GRADING OR FILL PLACEMENT, ANY MISCELLANEOUS TRASH, DEBRIS, OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SITE. CLEARING AND GRUBBING OF ALL TREES (INCLUDING REMOVAL OF ANY ASSOCIATED ROOT SYSTEMS) AND VEGETATION DESIGNATED FOR REMOVAL SHOULD BE PERFORMED.
3. TOPSOIL SHOULD BE STRIPPED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS, BASED ON THE GEOTECHNICAL INVESTIGATION, THE SITE CONTAINS APPROXIMATELY 2 - 4 INCHES OF TOPSOIL. AT THIS TIME, WE ANTICIPATE THAT THE TOPSOIL CAN BE USED IN PROPOSED LANDSCAPED AREAS. THE REUSE OF THE ONSITE TOPSOIL SHOULD BE EVALUATED BY A QUALIFIED LANDSCAPE ARCHITECT WITH REGARDS TO NUTRIENT LEVELS, GRAIN SIZE, PH, ETC. TOPSOIL DEEMED UNSUITABLE FOR REUSE SHOULD BE PROPERLY DISPOSED IN AREAS NOT REQUIRING STRUCTURAL FILL. CONFIRM WITH ENGINEER OF RECORD BEFORE EXPORTING MATERIAL OFFSITE (IF REQUIRED).
4. ANY FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS AND ABANDONED UTILITIES THAT ARE ENCOUNTERED BENEATH PROPOSED BUILDINGS SHOULD BE COMPLETELY REMOVED. FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS SHOULD BE CUT TO A MINIMUM OF 3 FEET BELOW PROPOSED SUBGRADE LEVELS IN PROPOSED PAVEMENT AND LANDSCAPE AREAS.
5. EXISTING UTILITIES THAT CONFLICT WITH NEW CONSTRUCTION SHOULD BE REMOVED FROM PROPOSED BUILDING FOOTPRINT AREA. EXISTING UTILITIES LOCATED OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED OR ABANDONED IN PLACE BY COMPLETE FILLING WITH GROUT. EXCAVATIONS MADE TO REMOVE FOUNDATION ELEMENTS OR UTILITIES SHOULD BE BACKFILLED WITH APPROVED COMPACTED FILL AS DESCRIBED IN THE ENGINEERED FILL SECTION OF THE GEOTECHNICAL REPORT.
6. ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHOULD BE DEMOLISHED IN THEIR ENTIRETY.
7. ALL CLEARING AND STRIPPING ACTIVITIES SHOULD BE PERFORMED IN STRICT ACCORDANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS. ALL SITE DEMOLITION AND SITE PREPARATION WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS.
8. ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.
9. CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING RECOMMENDATIONS AS MAY BE NEEDED BASED ON ACTUAL CONDITIONS ENCOUNTERED ONSITE THAT MAY DIFFER FROM WHAT WAS ENCOUNTERED DURING THE INVESTIGATION.

## SHEET KEYNOTES

1. ROOF DRAIN LEADERS. SEE DETAIL SHEET C4-03.

## GENERAL GRADING NOTES

1. REFER TO C0-01 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO C1-00 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
3. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO TENNESSEE ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:
   A. PARKING AND LOADING AREAS - MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.
   B. ACCESSIBLE ROUTES - MAXIMUM SLOPE OF 1:20 (5%) IN THE DIRECTION OF TRAVEL, MAXIMUM CROSS SLOPE OF 1:50 (2%).
   C. BUILDING ENTRANCES AND EXITS - AT ALL LOCATIONS 5'X5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
4. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE, ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADING. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.
5. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS OR TO THE PUBLIC R.O.W. THE DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO SURROUNDING PROPERTIES.
6. ALL ELEVATIONS AT CURBS REFER TO BOTTOM OF CURB ELEVATION.

## SYMBOLS LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CONTOUR-MAJOR | 95 | 95 |
| CONTOUR-MINOR | 92 | 92 |
| TOP OF BANK | | |
| SPOT GRADE | 735.48 | 735.48 |
| FINISHED FLOOR ELEVATION | FFE 735.50 | FFE 735.50 |
| DIRECTION OF WATER FLOW | | |
| DOWN SPOUT | DS | DS |
| CATCH BASIN - NO CURB PIECE | | |
| RIP RAP APRON | | |
| BIORETENTION POND | | |
| HEADWALL | | |
| SURVEY BENCHMARK | | |

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
GRADING AND DRAINAGE PLAN - OVERALL

PROJECT No.
118749000 / 1714

SHEET No.
C4-00

PLOT DATE: 15 Sep 25 PLOTTED BY: Neal, Philip
PLOT NAME: C4-00 - JWCS - TN - COLUMBIA V4 - C4OD.dwg
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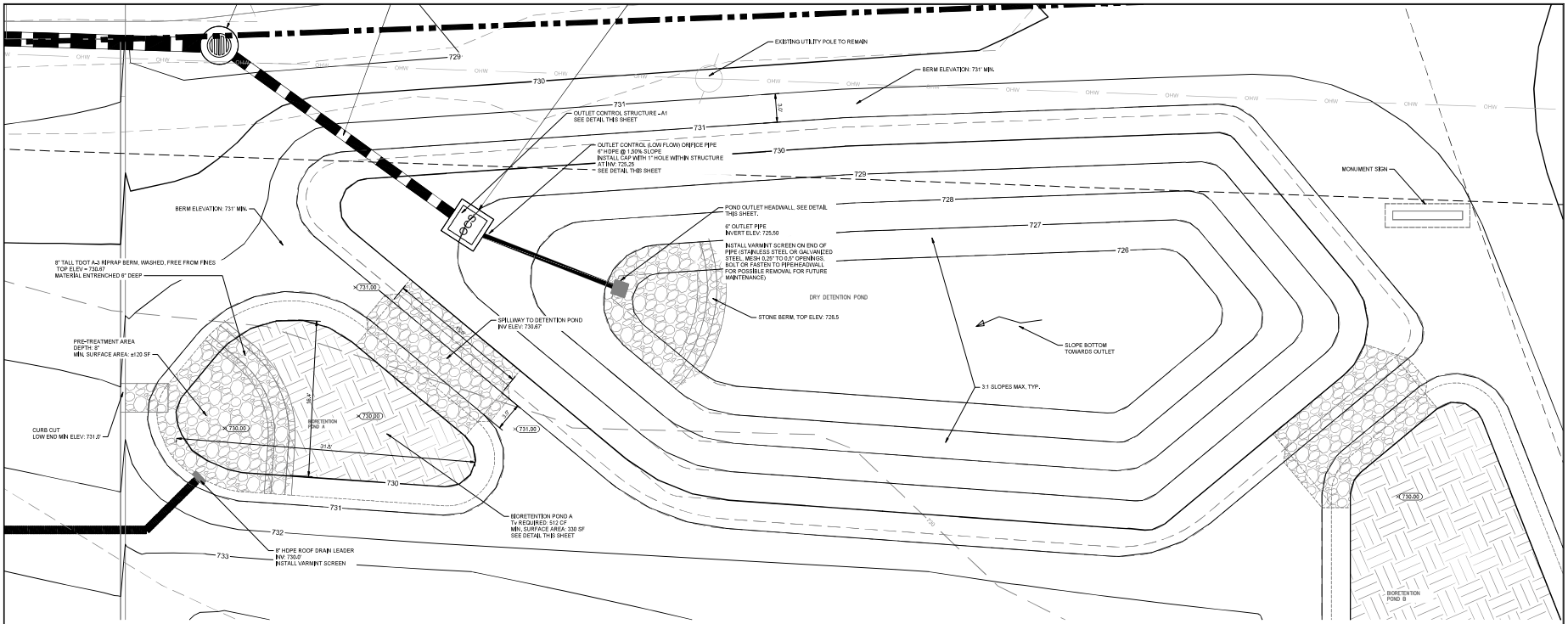


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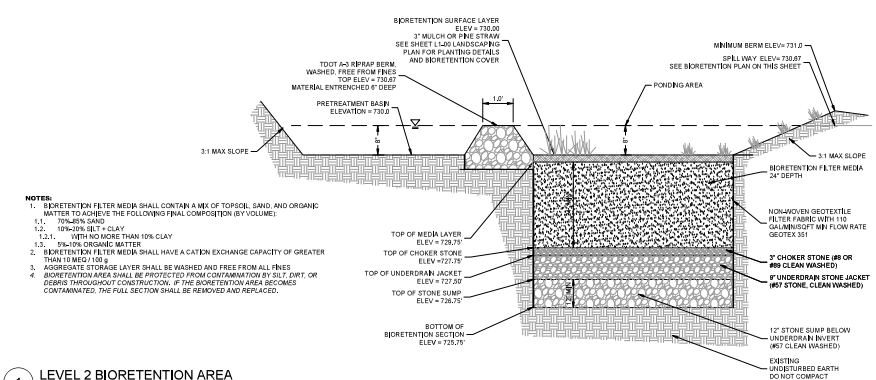
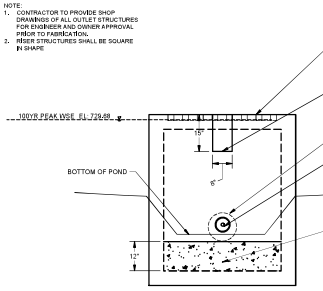



**NOTES:**
1. BIORETENTION FILTER MEDIA SHALL CONTAIN A MIX OF TOPSOIL, SAND, AND ORGANIC MATTER TO ACHIEVE THE FOLLOWING FINAL COMPOSITION (BY VOLUME):
   1.1. 70%-85% SAND
   1.2. 10%-20% SILT + CLAY
      1.2.1. WITH NO MORE THAN 10% CLAY
   1.3. 5%-10% ORGANIC MATTER
2. BIORETENTION FILTER MEDIA SHALL HAVE A CATION EXCHANGE CAPACITY OF GREATER THAN 10 MEQ / 100 g
3. AGGREGATE STORAGE LAYER SHALL BE WASHED AND FREE FROM ALL FINES
4. *BIORETENTION AREA SHALL BE PROTECTED FROM CONTAMINATION BY SILT, DIRT, OR DEBRIS THROUGHOUT CONSTRUCTION. IF THE BIORETENTION AREA BECOMES CONTAMINATED, THE FULL SECTION SHALL BE REMOVED AND REPLACED.*

1 LEVEL 2 BIORETENTION AREA
NOT TO SCALE




2 POND OUTLET CONTROL STRUCTURE - A1
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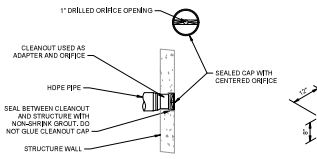
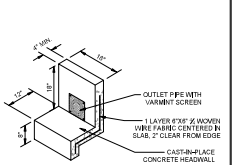
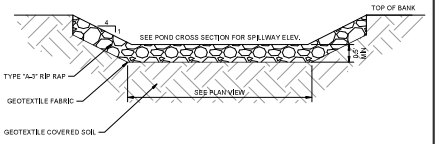



3 LOW FLOW ORIFICE AT A1
NOT TO SCALE




4 POND OUTLET HEADWALL
NOT TO SCALE




5 SPILLWAY
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JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
GRADING AND DRAINAGE PLAN - BIO POND A ENLARGEMENT

PROJECT No.
118749000 / 1714

SHEET No.
C4-10

PLOTTED BY: Johnson, Mary
PLOT DATE: 15 Sep 25
PLOT SCALE: 1:50.000
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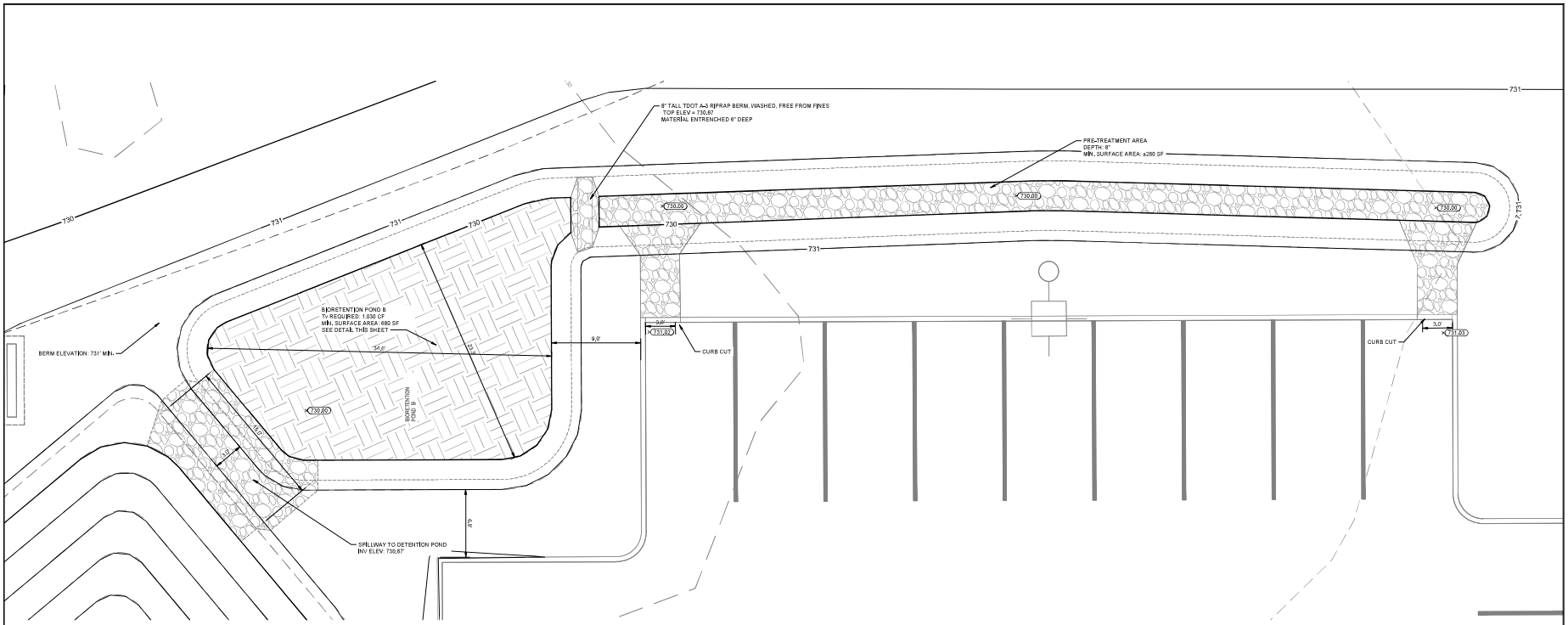


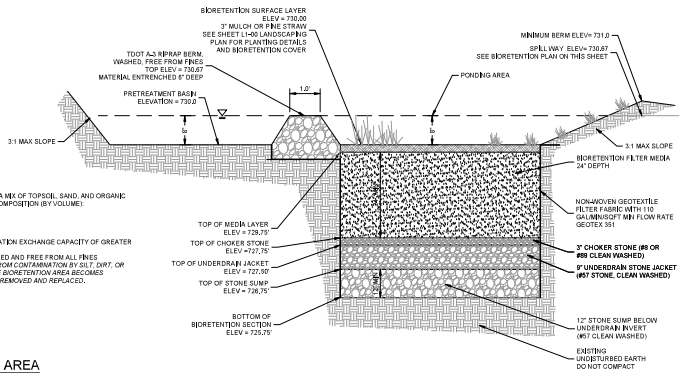


**NOTES:**

1. BIORETENTION FILTER MEDIA SHALL CONTAIN A MIX OF TOPSOIL, SAND, AND ORGANIC MATTER TO ACHIEVE THE FOLLOWING FINAL COMPOSITION (BY VOLUME):
   - 1.1. 70%-85% SAND
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1 LEVEL 2 BIORETENTION AREA
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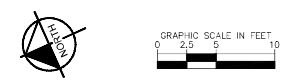


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GRADING AND DRAINAGE PLAN - BIO POND B ENLARGEMENT

PROJECT No.
118749000 / 1714

SHEET No.
C4-11

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DISCIPLINE: 0.0000 DSGN/DRFT: 0.0000
FILE PATH: K:\NSH_LDEV\118749000 - jwcs-tn-columbia\4-CADD\plansheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg

| UTILITY SUMMARY TABLE | |
|---|---|
| DESCRIPTION | LENGTH |
| WATER | |
| 1-1/2" WATER LINE | 198 FT. |
| 6" C900 PVC | 48 FT. |
| 6" DIP | 30 FT |
| STORM WATER | |
| 6" HDPE | 360 FT |
| 8" HDPE | 60 FT |
| 12" HDPE | 32 FT |
| 18" RCP | 120 FT |
| SANITARY SEWER | |
| 4" PVC | 136 FT. |
| GAS LINE | |
| 3/4" | 195 FT. |
| ELECTRICAL CONDUIT | |
| SEE ES101 | |

NOTE: ALL UTILITY QUANTITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.

## LIST OF CONTACTS FOR UTILITY COMPANIES

1. WATER
   COLUMBIA POWER AND WATER SERVICES: CONTACT: CALEB MORPHEW, CALEB.MORPHEW@CPWS.COM, AND 931-38
2. SEWER
   COLUMBIA WASTEWATER: CONTACT: DONNIE BOSHERS DBOSHERS@COLUMBIATN.GOV, AND 931-560-1001
3. ELECTRIC
   COLUMBIA POWER AND WATER SERVICES: CONTACT: BART ANDERSON, BART.ANDERSON@CPWS.COM AND 931-388-4833
4. GAS
   ATMOS ENERGY: CONTACT: BLAKE DAVIS, BLAKE.DAVIS@ATMOSENERGY.COM, 866-332-8887

## SHEET KEYNOTES

1. 6" C900 PVC FIRE CONNECTION TO BUILDING WITH 36" MIN. COVER, SEE MEP PLANS FOR CONTINUATION
2. 1½" PEX WATER LINE TO BUILDING WITH 30" MIN. COVER, SEE MEP PLANS FOR CONTINUATION.
3. FIRE AND DOMESTIC WATER METER AND ABOVE GROUND BACKFLOWS WITH HEATED ENCLOSURE, COORDINATE POWER FOR HEATER NEEDED FROM BUILDING PANEL WITH ELECTRICAL.
4. WATER TAP CONNECTION VIA 8"X8"X6" CUT-IN TEE AND VALVE. CONTRACTOR TO VERIFY EXISTING WATER MAIN LOCATION, SEE DETAILS ON SHEET C8-04
5. ±136 LF OF 4" SDR-35 PVC AT 2.00% MIN. SLOPE
6. SEWER SERVICE CONNECTION AT EXISTING 6" PVC STUBOUT.
7. SANITARY SEWER CLEANOUT, TYP. AT LEAST ONE TO BE DUAL DIRECTION, SEE DETAILS 4 AND 5, SHEET C8-02.
8. 4" ELECTRICAL CONDUIT FROM TRANSFORMER TO METER. COORDINATE INSTALLATION WITH CPWS.
9. PROPOSED POLE MOUNTED TRANSFORMER AT NEW POLE. SEE CPWS DESIGN AND COORDINATE INSTALLATION WITH CPWS.
10. LIGHT POLE ON CONCRETE BASE, SEE DETAIL 9, C8-03 AND ELECTRICAL PLAN SHEETS FOR POLE HEIGHT, ELECTRICAL ROUTING SHOWN IS SCHEMATIC AND FOR GENERAL REFERENCE ONLY. SEE SITE ELECTRICAL PLAN IN ELECTRICAL PLANS.
11. STORM SEWER, SEE SHEET C4-00 FOR MORE INFORMATION.
12. 3/4" GAS LINE CONNECTION W/METER

## SANITARY SEWER CONSTRUCTION NOTES

1. SANITARY SEWER CONSTRUCTION AND TESTING SHALL BE IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE COLUMBIA WASTEWATER DEPARTMENT.
2. SPECIFICATIONS:
   A. FOR PVC PIPES LESS THAN 8 FT DEEP:
      USE 4" PVC SDR-35 IN ACCORDANCE WITH ASTM D3034 WITH RUBBER GASKET JOINTS PER ASTM D3212 INSTALLED IN ACCORDANCE WITH ASTM D2321. SANITARY SEWER BEDDING WITHIN FIVE (5) FEET OF THE BUILDING SHALL BE BEDDED AND BACKFILLED WITH STRUCTURAL FILL.
   B. FOR PVC PIPES DEEPER THAN 8 FT DEEP:
      USE TYPE PSM SDR-26 PVC PIPE
      USE DUCTILE IRON PIPE IN ACCORDANCE WITH ANSI/AWWA A21.50/C151, FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53,C153, RUBBER GASKET IN ACCORDANCE WITH ANSI/AWWA A21.11/C111 AND CEMENT MORTAR LINING IN ACCORDANCE WITH ANSI/AWWA A21.4/C104
3. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. COLUMBIA WASTEWATER DEPARTMENT SEWER CONSTRUCTION "SEWER USE ORDINANCE NO.41-53" (LATEST PRINTING) AND THE CITY REQUIREMENTS.
4. ALL CLEANOUTS THAT ARE PLACED WITHIN PAVING OR SIDEWALK AREAS SHALL BE INSTALLED WITH A NON-SKID, TRAFFIC RATED, SEALED METAL COVER SET FLUSH WITH THE FINISHED PAVING ELEVATION.
5. THE MINIMUM DEPTH OF COVER REQUIRED FOR ALL SANITARY SEWERS AND LATERALS SHALL BE 3 FEET.
6. THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.

## GAS CONSTRUCTION NOTES

1. THE MINIMUM DEPTH OF COVER FOR ALL UNDERGROUND GAS CONDUIT SHALL BE 3 FEET
2. GAS LINE SHALL BE MADE OF POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2315 (PE 4710)

## UTILITY TRENCH NOTES

1. EXCAVATION AND SHORING REQUIREMENTS FOR ALL OPEN EXCAVATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF OSHA 29 CFR 1926, SUBPART P.
2. SOILS USED TO BACKFILL UTILITY TRENCHES SHALL BE FREE OF DELETERIOUS MATERIAL AND EXCESSIVE AMOUNTS OF SILT. NATIVE SOILS OR SOILS MEETING STRUCTURAL FILL REQUIREMENTS MAY BE USED FOR BACKFILLING OF UTILITY TRENCHES UNLESS OTHERWISE PROHIBITED BY PLANS AND OTHER SPECIFICATIONS REFERENCED ELSEWHERE.
3. TRENCH BACKFILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES AND MECHANICALLY COMPACTED TO THE REQUIRED MOISTURE/DENSITY REQUIREMENTS.
4. SOILS USED TO BACKFILL UTILITIES LOCATED BENEATH BUILDINGS, UNDERNEATH PAVEMENT OR OTHER STRUCTURAL UNITS SHALL BE COMPACTED AT MOISTURE CONTENTS WITHIN THE RANGE OF THE OPTIMAL MOISTURE CONTENT (OMC) TO 4% ABOVE OMC, INCLUSIVE, AND TO AT LEAST 98% OF THE MAX DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST, ASTM D698, ALTERNATIVELY, CEMENT-STABILIZED SAND MAY BE USED FOR UTILITY BACKFILL.
5. EXCEPT UNDER PAVEMENT, BUILDING, OR AS OTHERWISE REQUIRED FOR THE PROJECT, TRENCH BACKFILL ABOVE THE PIPE ZONE MAY BE NATIVE MATERIAL. NATIVE MATERIAL BACKFILL SHALL BE PLACED IN LOOSE LIFTS OF LESS THAN EIGHT (8) INCHES COMPACTED TO A DENSITY OF NINETY (90) PERCENT, STANDARD PROCTOR, MAXIMUM DRY DENSITY. WITH MOISTURE WITHIN 3 PERCENT OF OPTIMUM.
6. SOILS USED TO BACKFILL UTILITIES LOCATED IN LANDSCAPED OR GRASSED AREAS SHALL BE COMPACTED AT MOISTURE CONTENTS IN THE RANGE OF 3% BELOW TO 4% ABOVE OMC, INCLUSIVE, AND TO AT LEAST 92% OF THE MAX DRY DENSITY AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST, ASTM 698.
7. ALL UTILITY TRENCHES SHALL BE EXCAVATED AND BACKFILLED WHILE THE TRENCH IS DRY, EXCAVATION AND BACKFILLING OPERATIONS SHOULD CEASE DURING RAIN OR SNOW EVENTS THAT WOULD CAUSE THE SOIL TO EXCEED THE MAXIMUM MOISTURE CONTENT.
8. CONTRACTOR SHALL PROVIDE ANY DEWATERING FOR UTILITY INSTALLATION, IF REQUIRED.

## SYMBOLS LEGEND

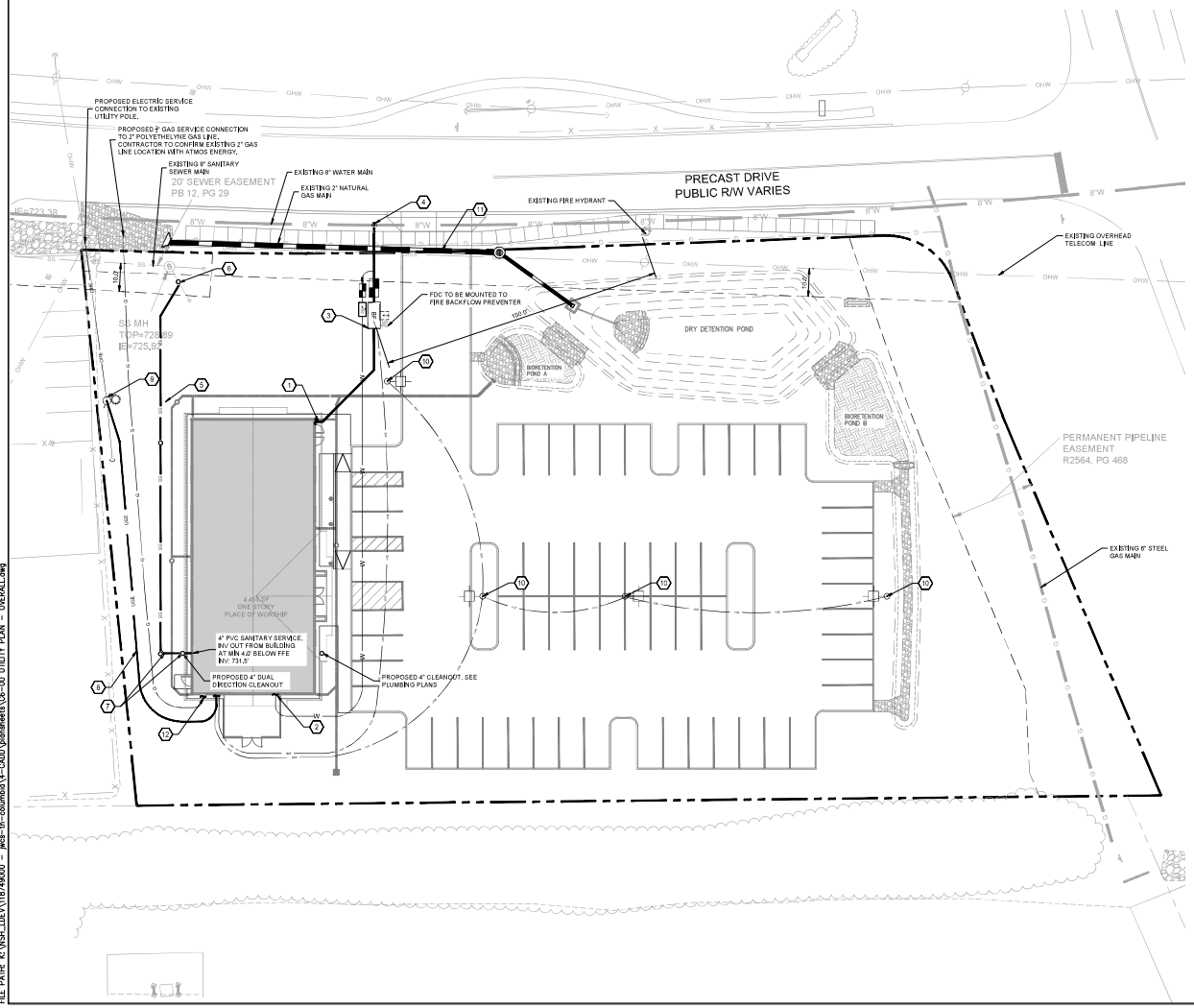
| | EXISTING | PROPOSED |
|---|---|---|
| STORM SEWER | | |
| SANITARY SEWER | SS | SS |
| UNDERGROUND ELECTRIC LINE | UGE | UGE |
| OVERHEAD ELECTRIC LINE | OHE | OHE |
| GAS LINE | G | G |
| GAS METER | | |
| TELECOMMUNICATIONS | OHW | OHW |
| WATER LINE | W | W |
| CLEANOUT | | |
| WATER METER | | |
| WATER VALVE | | |
| HYDRANT | | |
| UTILITY POLE | | |
| LIGHT POLE | | |

## GENERAL UTILITY NOTES

1. REFER TO C0-00 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO C1-00 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR IS NOTIFIED THAT EXISTING UTILITIES ARE PRESENT AND UTILITY INFORMATION SHOWN ON THE PLANS HAVE BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES WITHIN PROJECT LIMITS TO PREVENT DAMAGE OR IDENTIFY IF ADJUSTMENTS ARE NEEDED, CONTRACTOR SHALL NOTIFY ALL UTILITIES RELATED TO THE PROJECT AT LEAST 3 DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOT PROCEED WITH WORK IN AREAS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES, FOR UTILITY MARKOUT, CALL TN-811.
4. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO CONFIRM EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED.
5. CONTRACTOR MUST VERIFY ALL EXISTING WATER, SEWER, AND STORMWATER INFRASTRUCTURE WITHIN THE PROPERTY AND PUBLIC RIGHT-OF-WAY BEFORE ORDERING STRUCTURES OR CONNECTING TO EXISTING LINES. CONFIRMATION MUST INCLUDE ALL HORIZONTAL AND VERTICAL LOCATIONS.
6. UNLESS OTHERWISE NOTED, MAINTAIN 6 INCHES OF VERTICAL CLEARANCE (MINIMUM) AT CROSSINGS BETWEEN ALL UNDERGROUND CONDUITS.
7. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL CONDUIT SPECIFICATIONS

## WATER UTILITY NOTES

1. WATER CONSTRUCTION NOTES SHALL APPLY TO THE ON-SITE, DOMESTIC AND FIRE SYSTEMS FROM FIVE FEET OUTSIDE THE BUILDING TO THE METER OR SERVICE CONNECTION.
2. ALL WATER LINE CONSTRUCTION AND TESTING SHALL CONFORM TO THE REQUIREMENTS OF COLUMBIA POWER AND WATER SERVICES (CPWS).
3. SEPARATION DISTANCES FOR ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CPWS "STANDARD SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION" (LATEST PRINTING).
4. ALL WATER LINES SHALL BE CONSTRUCTED ABOVE SANITARY SEWERS AT ALL CROSSINGS, ALL WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 10 FEET FROM SEWER LINES, WHEN POTABLE WATER LINES PASS UNDERNEATH SEWER LINES, AN EIGHTEEN-FOOT LONG, CONTINUOUS JOINT OF WATER LINE SHALL BE CENTERED AT ALL CROSSINGS WITH SANITARY SEWERS.
5. SPECIFICATIONS:
   DOMESTIC WATER SERVICE:
   3/4" TO 2" - USE PEX TUBING IN ACCORDANCE WITH ASTM F876 AND F877.
   PRIVATE FIRE SERVICE:
   <4" - USE PVC SDR21 IN ACCORDANCE WITH ASTM D2241, WITH RUBBER GASKETS MEETING ASTM F477 WITH A MINIMUM PRESSURE RATING OF 150 PSI
   4"-12" - USE PVC1N ACCORDANCE WITH AWWA C900. JOINTS MEETING ASTM F3139 AND GASKETS MEETING F477
   3" TO 12" - USE DUCTILE IRON PIPE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI/AWWA A21.50/C151. FITTINGS MEETING ANSI/AWWA A21.53/C153, WITH RUBBER GASKETS MEETING ANSI/AWWA A21.11/C111. PIPING SHALL USE CEMENT MORTAR LINING MEETING THE REQUIREMENTS OF AWWA C153 AND C104.
6. WATER LINE CONSTRUCTION SHALL INCLUDE BEDDING AND CONCRETE THRUST BLOCKING IN ACCORDANCE WITH THE DETAILS.
7. WATER LINES WITHIN FIVE (5) FEET OF THE BUILDING SHALL BE BEDDED AND BACKFILLED USING STRUCTURAL FILL. WATER LINES BEYOND FIVE (5) FEET FROM THE BUILDING AND 4" IN DIAMETER OR GREATER SHALL BE BEDDED AND BACKFILLED PER DETAIL 2/C8-02.
8. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER AND ENGINEER.
9. GATE VALVE SHALL CONSISTS OF ALL PIPE, VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPURTENANCES COMPRISING A COMPLETE WORKING UNIT.
10. ALL COMPONENTS OF THE WATER SYSTEM SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE CPWS. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH CPWS SPECIFICATIONS.
11. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR PRESSURE TEST AGAINST ANY COUNTY/CITY INSTALLED VALVES OR FITTINGS.




GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC., WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, P.L.S. #2019 DATED 11/05/2024

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KIMLEY-HORN AND ASSOCIATES INC.
PHILIP D. NEAL, JR, P.E.
TN PE #117502

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| A | 31 JUL 2025 | PERMIT RESUBMITTAL |
| A | 16 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
UTILITY PLAN - OVERALL

PROJECT No.
118749000 / 1714

SHEET No.
C6-00

PLOT DATE: 15 Sep 25 PLOTTED BY: Neal, Philip
DRAWING SCALE: 1" = 30.0000' DESIGNED BY: -
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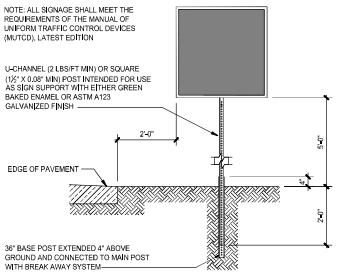
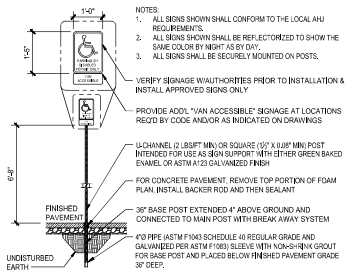
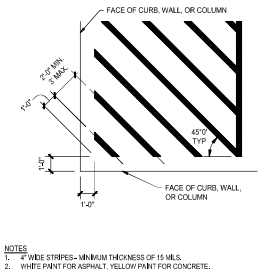


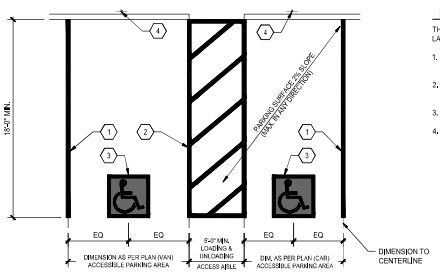

1 DETAIL - SIGNAGE, TYP




2 DETAIL - ACCESSIBLE PARKING SIGN




3 DETAIL - DIAGONAL STRIPING (TYP)

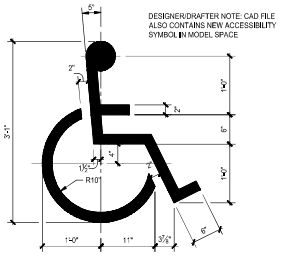



4 DETAIL - ACCESSIBLE PARKING STRIPING

## DETAIL KEYNOTES

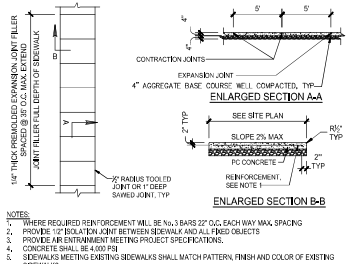
THIS DETAIL CONTAINS TYPICAL SPECIFICATIONS. CONSULT PLAN FOR ACTUAL LAYOUT OF PAVEMENT MARKING AND SIGNS.

1. PARKING AREA SHALL BE MARKED BY 4" WIDE BORDER, COLOR SHALL BE PER LOCAL AHJ REQUIREMENTS. APPLIES TO BOTH SIDES OF ACCESS AISLE AT DOUBLE PARKING STALLS"
2. ACCESS AISLE SHALL BE MARKED BY 4" WIDE BORDER, WITHIN BORDER HATCHED LINES 36" O.C. MAX, SHALL BE PAINTED COLOR CONTRASTING WITH PARKING SURFACE PER LOCAL AHJ REQUIREMENTS.
3. INTERNATIONAL SYMBOL OF ACCESS PAVEMENT MARKING, SEE DETAIL 5/C-501
4. ACCESSIBLE PARKING SIGN, SEE SEPARATE DETAIL 2/C-501



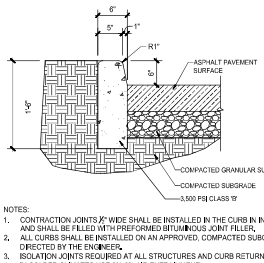

DETAIL - INTERNATIONAL SYMBOL OF ACCESSIBILITY

5



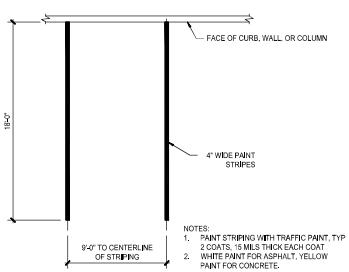

NOTES:
1. WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 22" O.C. EACH WAY MAX. SPACING
2. PROVIDE ½" ISOLATION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS
3. PROVIDE AIR ENTRAINMENT MEETING PROJECT SPECIFICATIONS.
4. CONCRETE SHALL BE 4,000 PSI
5. SIDEWALKS MEETING EXISTING SIDEWALKS SHALL MATCH PATTERN, FINISH AND COLOR OF EXISTING SIDEWALKS.

6 DETAIL - CONCRETE SIDEWALK



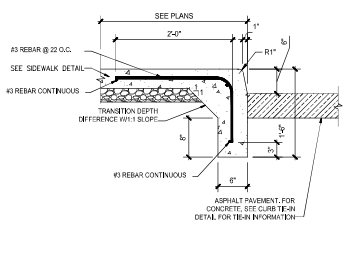

NOTES:
1. CONTRACTION JOINTS ⅜" WIDE SHALL BE INSTALLED IN THE CURB IN INTERVALS OF 10 FEET AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
2. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE, WHERE DIRECTED BY THE ENGINEER.
3. ISOLATION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS.
4. IN COLDER CLIMATES USE 3%-6% AIR ENTRAINMENT.

7 DETAIL - VERTICAL CONCRETE CURB



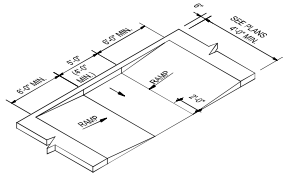

NOTES:
1. PAINT STRIPING WITH TRAFFIC PAINT, TYP 2 COATS, 15 MILS THICK EACH COAT
2. WHITE PAINT FOR ASPHALT, YELLOW PAINT FOR CONCRETE.

8 DETAIL - PARKING STRIPING

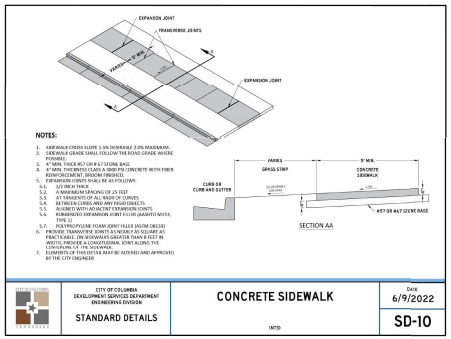


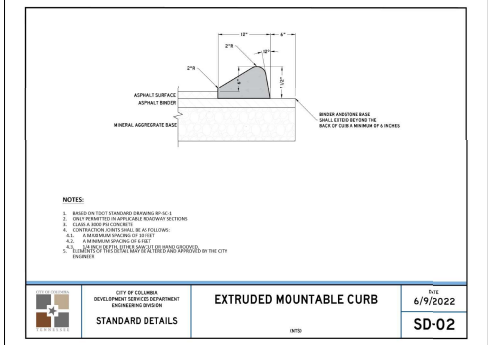

9 DETAIL - SIDEWALK TURNDOWN WITH INTEGRATED CURB

NOTES:
1. THE CROSS SLOPE OF A CURB RAMP SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 2%.
2. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, AND GUTTERS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).
3. THE MAXIMUM LONGITUDINAL SLOPE ON CURB RAMP IS 8.33% (6% PREFERRED).
4. WHERE A PEDESTRIAN WALKWAY CROSSES THE CURB RAMP, THE SIDE FLARES SHOULD NOT EXCEED A SLOPE OF 10% MEASURED PARALLEL TO THE CURB LINE.




10 DETAIL - CURB RAMPS

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TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

PROJECT No.
118749000 / 1714

SHEET No.
C8-01

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
PROJECT NO: 118749000 DRAWING NO: C8-01
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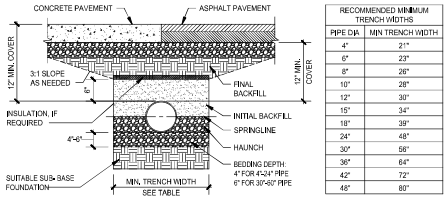
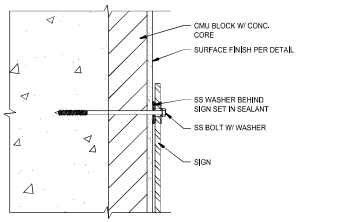



| RECOMMENDED MINIMUM TRENCH WIDTHS | |
|---|---|
| PIPE DIA | MIN TRENCH WIDTH |
| 4" | 21" |
| 6" | 23" |
| 8" | 26" |
| 10" | 28" |
| 12" | 30" |
| 15" | 34" |
| 18" | 39" |
| 24" | 48" |
| 30" | 56" |
| 36" | 64" |
| 42" | 72" |
| 48" | 80" |

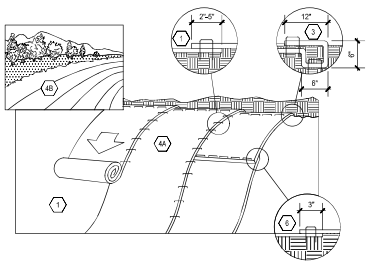
DESCRIPTION OF CLASSES:
CLASS I ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN GRADED WITH LITTLE OR NO FINES (1/4" TO 1 1/2" IN SIZE).
CLASS II CLEAN, COARSE-GRAINED MATERIAL, SUCH AS GRAVEL, COARSE SANDS AND GRAVEL/SAND MIXTURES (1 1/2" MAXIMUM IN SIZE).
CLASS III COARSE GRAINED MATERIAL WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN 50% OF THE CLASS III MATERIAL (1/2" MAXIMUM SIZE).

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED. SLOPING THE SIDES OF THE TRENCH AT 3:1 SHOULD BE PERFORMED WHEN NECESSARY TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING AND HAUNCHING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. PLACE AND CONSOLIDATE TO PREVENT VERTICAL AND LATERAL DISPLACEMENT OF THE PIPE. WHERE OPEN GRADED MATERIAL IS USED FOR BEDDING, THE SAME MATERIAL SHALL ALSO BE USED FOR HAUNCHING.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. FINAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III UNDER ALL SIDEWALK, PARKING AND PAVED AREAS. PLACE IN LOOSE LIFTS NOT TO EXCEED 8" AND MECHANICALLY COMPACT TO A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D698.

1 DETAIL - SEWER PIPE TRENCH

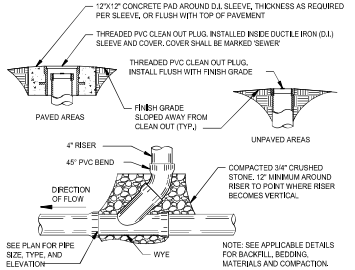



2 DETAIL - EXTERIOR SIGN ATTACHMENT

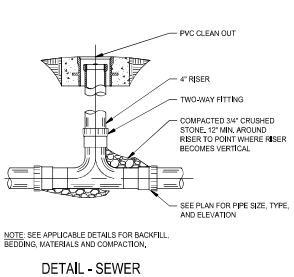



3 DETAIL - EROSION CONTROL BLANKET

DETAIL KEYNOTES
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. RECP SHALL BE NORTH AMERICAN GREEN S75 OR APPROVED EQUAL.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
4. ROLL THE RECPS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPS TYPE.
6. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTH GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPS.

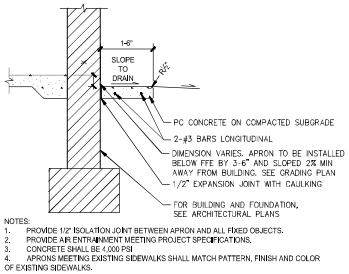



4 DETAIL - SEWER CLEANOUT




NOTE: SEE APPLICABLE DETAILS FOR BACKFILL, BEDDING, MATERIALS AND COMPACTION.

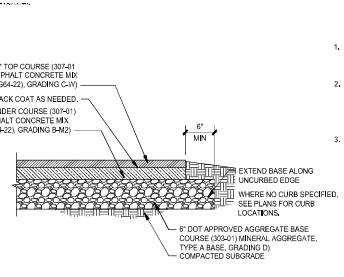
5 DETAIL - SEWER CLEANOUT (DUAL DIRECTION)




NOTES:
1. PROVIDE 1/2" ISOLATION JOINT BETWEEN APRON AND ALL FIXED OBJECTS.
2. PROVIDE AIR ENTRAINMENT MEETING PROJECT SPECIFICATIONS.
3. CONCRETE SHALL BE 4,000 PSI
4. APRONS MEETING EXISTING SIDEWALKS SHALL MATCH PATTERN, FINISH AND COLOR OF EXISTING SIDEWALKS.

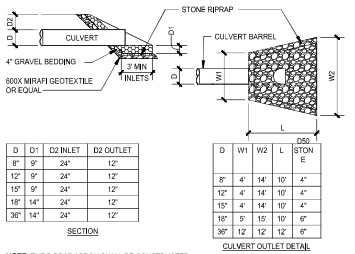
6 DETAIL - CONCRETE APRON

NOT TO SCALE




1. THE PAVEMENT SECTION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE GEOTECHNICAL REPORT FOR PAVEMENT SECTION DETAILS.
2. ALL SUBGRADE PREPARATION MUST ADHERE TO THE GEOTECHNICAL SPECIFICATIONS OUTLINED IN THE PROJECT'S GEOTECHNICAL REPORT. CONTRACTOR SHALL VERIFY COMPLIANCE PRIOR TO BASE INSTALLATION.
3. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE MOST RECENT EDITION OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

7 DETAIL - ASPHALT PAVEMENT




| D | D1 | D2 INLET | D2 OUTLET |
|---|---|---|---|
| 8" | 9" | 24" | 12" |
| 12" | 9" | 24" | 12" |
| 15" | 9" | 24" | 12" |
| 18" | 14" | 24" | 12" |
| 36" | 14" | 24" | 12" |

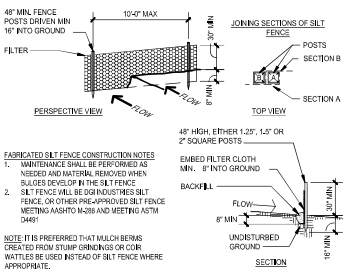
SECTION

| D | W1 | W2 | L | STONE |
|---|---|---|---|---|
| 8" | 4' | 14' | 10' | 4" |
| 12" | 4' | 14' | 10' | 4" |
| 15" | 4' | 14' | 10' | 4" |
| 18" | 5' | 15' | 10' | 6" |
| 36" | 12' | 12' | 12' | 6" |

CULVERT OUTLET DETAIL
PLAN VIEW

NOTE: THE RIPRAP APRON SHALL BE CONSTRUCTED WITH NO CROSS SLOPE ALONG ITS LENGTH

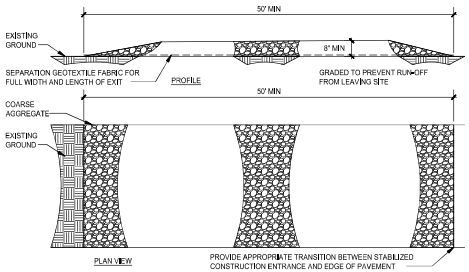
8 DETAIL - RIPRAP APRON




FABRICATED SILT FENCE CONSTRUCTION NOTES
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SILIGES DEVELOP IN THE SILT FENCE.
2. SILT FENCE WILL BE DIGI INDUSTRIES SILT FENCE, OR OTHER PRE-APPROVED SILT FENCE MEETING AASHTO M-288 AND MEETING ASTM D4491

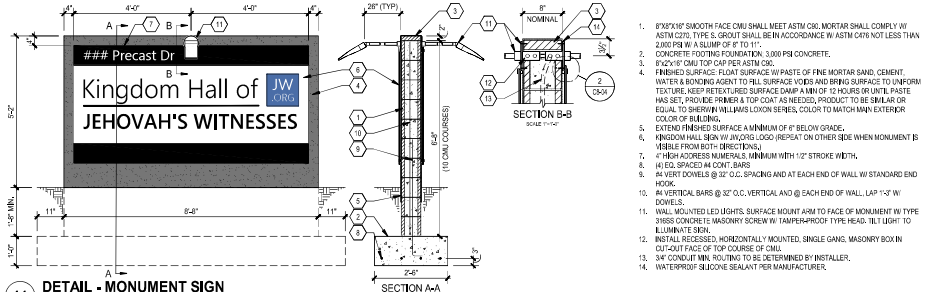
NOTE: IT IS PREFERRED THAT MULCH BERMS CREATED FROM STUMP GRINDINGS OR COIR WATTLES BE USED INSTEAD OF SILT FENCE WHERE APPROPRIATE.

9 DETAIL - SILT FENCE




CONSTRUCTION ENTRANCE/EXIT NOTES:
1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL COORDINATE LOCATION WITH AGENCIES.
8. STONE SIZE - AASHTO DESIGNATION #43, SIZE NO. 1 (3½" TO ½"), USE CRUSHED STONE.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

10 DETAIL - STABILIZED CONSTRUCTION ENTRANCE




1. 8"X8"X16" SMOOTH FACE CMU SHALL MEET ASTM C90. MORTAR SHALL COMPLY W ASTM C270, TYPE S. GROUT SHALL BE IN ACCORDANCE W/ ASTM C476 NOT LESS THAN 2,000 PSI W/ A SLUMP OF 8" TO 11".
2. CONCRETE FOOTING FOUNDATION. 3,000 PSI CONCRETE.
3. 8"x2"x16" CMU TOP CAP PER ASTM C90.
4. FINISHED SURFACE: FLOAT SURFACE W/ PASTE OF FINE MORTAR SAND, CEMENT, WATER & BONDING AGENT TO FILL SURFACE VOIDS AND BRING SURFACE TO UNIFORM TEXTURE. KEEP RETEXTURED SURFACE DAMP A MIN OF 12 HOURS OR UNTIL PASTE HAS SET. PROVIDE PRIMER & TOP COAT AS NEEDED, PRODUCT TO BE SHILAR OR EQUAL TO SHERWIN WILLIAMS LOXON SERIES, COLOR TO MATCH MAIN EXTERIOR COLOR OF BUILDING.
5. EXTEND FINISHED SURFACE A MINIMUM OF 6" BELOW GRADE.
6. KINGDOM HALL SIGN W/ JW.ORG LOGO (REPEAT ON OTHER SIDE WHEN MONUMENT IS VISIBLE FROM BOTH DIRECTIONS.)
7. 6" HIGH ADDRESS NUMERALS. MINIMUM WITH 1/2" STROKE WIDTH.
8. (4) EQ. SPACED #4 CONT. BARS
9. #4 VERT DOWELS @ 32" O.C. SPACING AND AT EACH END OF WALL W/ STANDARD END HOOK.
10. #4 VERTICAL BARS @ 32" O.C. VERTICAL AND @ EACH END OF WALL. LAP 1'-3" W/ DOWELS.
11. WALL MOUNTED LED LIGHTS. SURFACE MOUNT ARM TO FACE OF MONUMENT W/ TYPE 316SS CONCRETE MASONRY SCREW W/ TAMPER-PROOF TYPE HEAD. TILT LIGHT TO ILLUMINATE SIGN.
12. INSTALL RECESSED, HORIZONTALLY MOUNTED, SINGLE GANG, MASONRY BOX IN CUT-OUT FACE OF TOP COURSE OF CMU.
13. 3/4" CONDUIT MIN. ROUTING TO BE DETERMINED BY INSTALLER.
14. WATERPROOF SILICONE SEALANT PER MANUFACTURER.

11 DETAIL - MONUMENT SIGN

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Main: (615) 564-2701 | www.kimley-horn.com
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CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP N. NEAL, JR., P.E.
TN LIC #115258

NOT FOR CONSTRUCTION
THIS DRAWING PROVIDED ONLY FOR REVIEW AND APPROVAL

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| A | 15 SEP 2025 | PERMIT RESUBMITTAL |
| A | 01 JUL 2025 | PERMIT RESUBMITTAL |
| A | 18 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

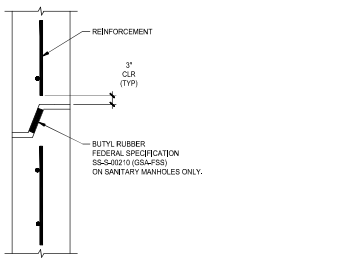
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

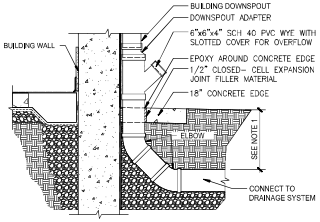
PROJECT No.
118749000 / 1714

SHEET No.
C8-02

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DRAWING NAME: C8-02 SITE DETAILS.dwg
FILE PATH: K:\NSH_LDEV\118749000 - jwcs--tn--columbia\04-CADD\plansheets\C8-02 SITE DETAILS.dwg

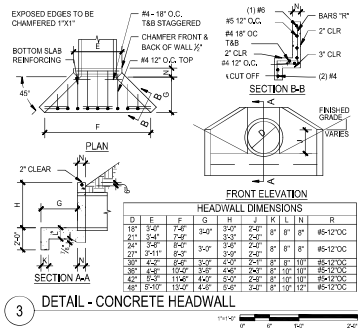



1 DETAIL - MANHOLE JOINT




NOTE: SEE SHEET C8-02 FOR TRENCH DETAILS AND PIPE COVER REQUIREMENTS

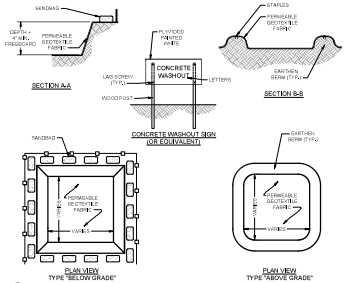
2 DETAIL - DOWNSPOUT GUTTER TO DRAINAGE SYSTEM



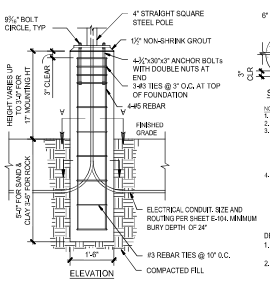

HEADWALL DIMENSIONS

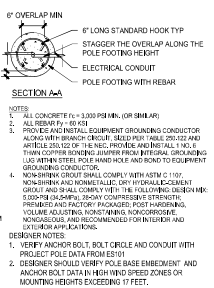
| D | E | F | G | H | J | K | L | N | R |
|---|---|---|---|---|---|---|---|---|---|
| 18" | 3'-0" | 7'-6" | 3'-0" | 3'-0" | 2'-6" | 8" | 8" | 8" | #5-12"OC |
| 21" | 3'-6" | 7'-6" | | 3'-3" | 2'-6" | | | | |
| 24" | 3'-6" | 8'-0" | 3'-0" | 3'-6" | 2'-7" | 8" | 8" | 8" | #5-12"OC |
| 27" | 3'-11" | 8'-3" | | 3'-9" | 2'-7" | | | | |
| 30" | 4'-3" | 8'-6" | 3'-0" | 4'-3" | 2'-7" | 8" | 8" | 10" | #5-12"OC |
| 36" | 4'-6" | 11'-0" | 3'-6" | 4'-6" | 2'-8" | 8" | 10" | 10" | #5-12"OC |
| 42" | 5'-3" | 11'-6" | 4'-0" | 5'-0" | 2'-8" | 8" | 10" | 12" | #5-12"OC |
| 48" | 5'-10" | 11'-6" | 4'-3" | 5'-6" | 3'-4" | 8" | 10" | 12" | #5-12"OC |

3 DETAIL - CONCRETE HEADWALL




4 CONCRETE WASHOUT AREA (TCP-01)
NOT TO SCALE




NOTES:
1. ALL CONCRETE f'c = 3,000 PSI MIN. (OR SIMILAR)
2. ALL REBAR Fy = 60 KSI
3. PROVIDE AND INSTALL EQUIPMENT GROUNDING CONDUCTOR ALONG WITH BRANCH CIRCUIT, SIZED PER TABLE 250-122 AND ARTICLE 250.122 OF THE NEC, PROVIDE AND INSTALL 1 NO. 6 THWN COPPER BONDING JUMPER FROM INTEGRAL GROUNDING LUG WITHIN STEEL POLE HAND HOLE AND BOND TO EQUIPMENT GROUNDING CONDUCTOR.
4. NON-SHRINK GROUT SHALL COMPLY WITH ASTM C 1107 NON-SHRINK AND NONMETALLIC, DRY HYDRAULIC-CEMENT GROUT AND SHALL COMPLY WITH THE FOLLOWING DESIGN MIX: 5,000-PSI (34.5-MPa), 28-DAY COMPRESSIVE STRENGTH; PREMIXED AND FACTORY PACKAGED; POST-HARDENING, VOLUME ADJUSTING, NONSTAINING, NONCORROSIVE, NONGASEOUS, AND RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.

DESIGNER NOTES:
1. VERIFY ANCHOR BOLT, BOLT CIRCLE AND CONDUIT WITH PROJECT POLE DATA FROM ES101
2. DESIGNER SHOULD VERIFY POLE BASE EMBEDMENT AND ANCHOR BOLT DATA IN HIGH WIND SPEED ZONES OR MOUNTING HEIGHTS EXCEEDING 17 FEET.
3. HEIGHT VARIES UP TO 3'-0" IF WITHIN 3' OF CAR.

5 DETAIL - LIGHT POLE

| LATE WINTER/EARLY SPRING PLANTING | |
|---|---|
| SPECIES | RATE (LB/ACRE) |
| RYE | 120 |

**SEEDING DATES**

| | |
|---|---|
| EAST | ABOVE 2500 FEET: FEB. 15 - MAY 15<br>BELOW 2500 FEET: FEB. 1 - MAY 1 |
| MIDDLE | JAN. 1 - MAY 1 |
| WEST | DEC. 1 - APR. 15 |

**MAINTENANCE**
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

| FALL PLANTING | |
|---|---|
| SPECIES | RATE (LB/ACRE) |
| OATS | 30 |
| WINTER WHEAT | 30 |

**SEEDING DATES**

| | |
|---|---|
| EAST | AUG. 15 - DEC. 15 |
| MIDDLE | AUG. 15 - DEC. 30 |
| WEST | AUG. 15 - DEC. 30 |

**MAINTENANCE**
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

| SUMMER PLANTING | |
|---|---|
| SPECIES | RATE (LB/ACRE) |
| OATS | 60 |
| BROWN TOP MILLET | 30 |

**SEEDING DATES**

| | |
|---|---|
| EAST | MAY 15 - AUG. 15 |
| MIDDLE | MAY 1 - AUG. 15 |
| WEST | APR. 15 - AUG. 15 |

**MAINTENANCE**
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

| ALL SEASON NOTES |
|---|
| **SOIL AMENDMENTS**<br>FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER. |
| **MULCH**<br>APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL. |

NOTES:
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

6 TEMPORARY STABILIZATION (TCP-19)
NOT TO SCALE

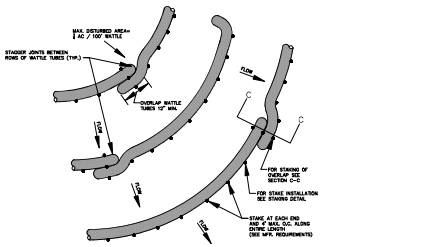
| LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS | | |
|---|---|---|
| PREFERRED RATE/MIX (LB/AC PLS) | SEEDING DATES | |
| | *BEST* | *MARGINAL* |
| 15 BROWNTOP MILLET (NURSE CROP)<br>5 LITTLE BLUESTEM<br>2 SWITCH GRASS<br>2 TALL DROPSEED<br>5 SIDEOATS GRAMMA<br>2 BLACK-EYED SUSAN<br>2 PARTRIDGE PEA<br>1 GREYHEADED CONEFLOWER | AUG. 25 - SEP. 15<br>FEB. 15 - MAY 30 | SEP. 15 - OCT. 25<br>MAR. 21 - MAY 30 |

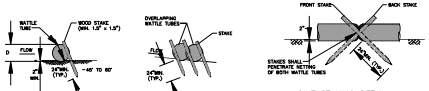
| LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP | | |
|---|---|---|
| PREFERRED RATE/MIX (LB/AC PLS) | SEEDING DATES | |
| | *BEST* | *MARGINAL* |
| 15 BROWNTOP MILLET (NURSE CROP)<br>5 PURPLETOP<br>5 LITTLE BLUESTEM<br>5 VIRGINIA WILD RYE<br>2 BLACK-EYED SUSAN<br>2 PARTRIDGE PEA<br>1 GREYHEADED CONEFLOWER | AUG. 25 - SEP. 15<br>FEB. 15 - MAY 30 | SEP. 15 - OCT. 25<br>MAR. 21 - APR. 15 |

| HIGH MAINTENANCE AREAS - LAWNS, ETC. | | |
|---|---|---|
| PREFERRED RATE/MIX (LB/AC PLS) | SEEDING DATES | |
| | *BEST* | *MARGINAL* |
| 15 BROWNTOP MILLET (NURSE CROP)<br>2 PARTRIDGE PEA<br>45 RED FESCUE<br>45 HARD FESCUE<br>25 CHEWING FESCUE | AUG. 30 - OCT. 15 | FEB. 15 - APR. 15 |

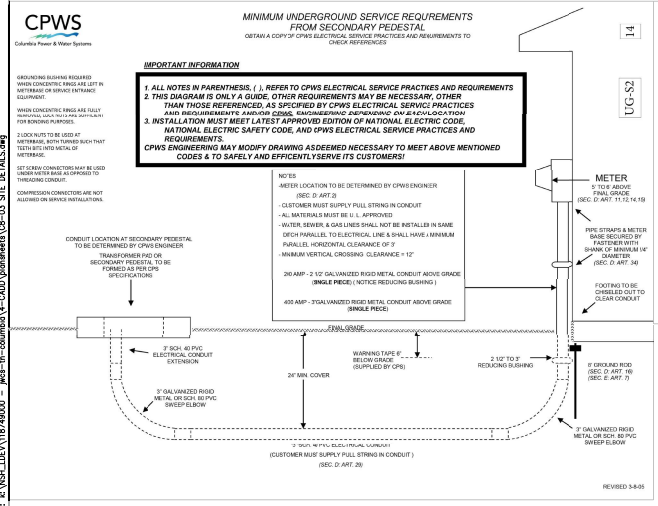
NOTES:
1. MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.

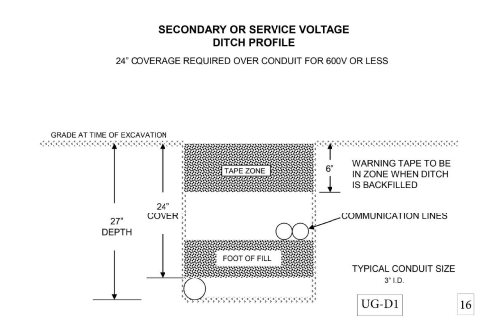
7 PERMANENT STABILIZATION (TCP-19)
NOT TO SCALE

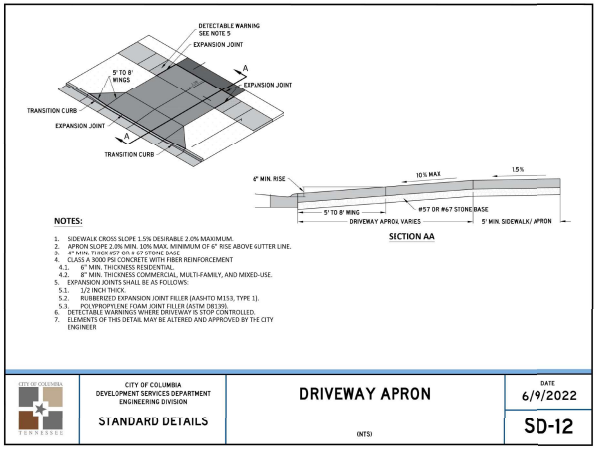



8 EROSION EELS (TCP-14)
NOT TO SCALE




NOTES:
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR #67 STONE BASE.
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   4.1. 6" MIN. THICKNESS RESIDENTIAL.
   4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK.
   5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

DRIVEWAY APRON
(NTS)

DATE 6/9/2022
SD-12

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com
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CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP N. NEAL, JR., P.E.
TN LIC #115260

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| A | 15 SEP 2025 | PERMIT RESUBMITTAL |
| B | 31 JUL 2025 | PERMIT RESUBMITTAL |
| C | 18 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:
JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALKILL, NY 12589

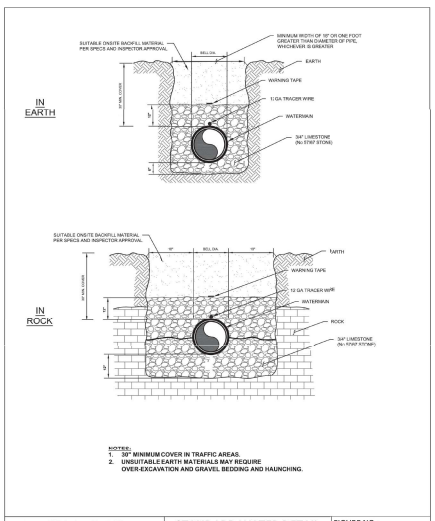
PROJECT TITLE:
JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

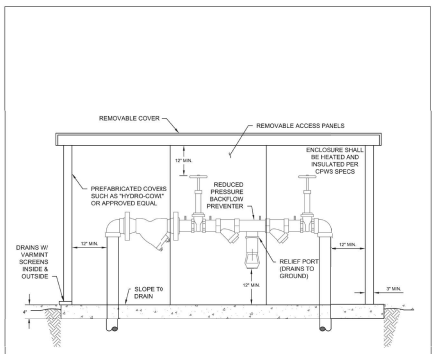
PROJECT No.
118749000 / 1714

SHEET No.
C8-03

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
PROJECT NO.: 118749000 PROJECT TYPE: _
FILE PATH: G:\VSH_LDEV\118749000 - _jwcs-tn-columbia\14-CADD\plansheets\C8-03 SITE DETAILS.dwg

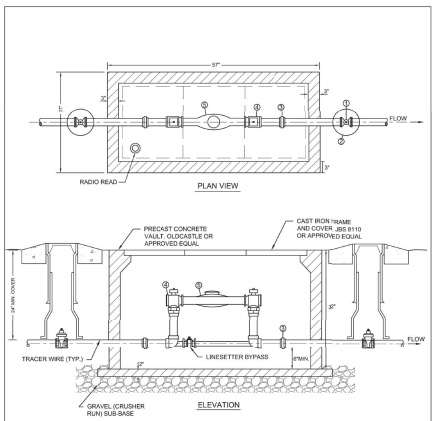



| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | WATER LINE LAYING CONDITIONS IN ROCK OR EARTH | CWS-1 |




NOTES:
1. COVERS SHALL HAVE AN ALUMINUM LINING WITH HIGH PERFORMANCE CLOSED CELL INSULATION WHICH WILL NOT READILY ABSORB WATER.
2. THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE TYPE OF OUTSIDE FINISH IS OPTIONAL WITH OWNER.
3. PROVIDE 120V GFCI OUTLET

| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | BACKFLOW PREVENTER - OUTDOOR INSTALLATION (DOUBLE DETECTOR CHECK BACKFLOW PREVENTER) | CWS-20 |

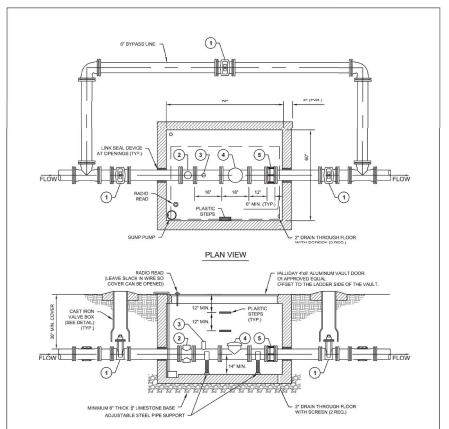



KEY NOTES

① 2" GATE VALVE
② VALVE BOX
③ 2" UNION
④ FORD MODEL #V-BB 77-12B-11-77 METER SETTER
⑤ MASTER METER OCTAVE ULTRASONIC FLOW METER

NOTES:
1. PRECAST VAULT TO COMPLY WITH ASTM C-857 & C-858.
2. TRACER WIRE TO EXTEND TO METER.

| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | 2" METER SETTING | CWS-15 |




KEY NOTES

① 6" MJ GATE VALVE
② COMPACT STRAINER (OPTIONAL)
③ 2" TEST PORT ASSEMBLY (BRASS) w/ 2" RISER, 2" BALL VALVE & 2" PLUG
④ MASTER METER OCTAVE ULTRASONIC FLOW METER
⑤ DISMANTLING JOINT

NOTES:
1. SUMP PUMP TO BE MINIMUM 1 H.P. MYERS MC1033 (OR APPROVED EQUAL) AS MANUFACTURED BY PENTAIR W/ FLOAT SWITCH. CONTRACTOR TO ENSURE SUMP DIAMETER IS LARGE ENOUGH TO ACCOMODATE PUMP.
2. PROVIDE ADEQUATE SITE DRAINAGE AWAY FROM VAULT. CPWS MAY REQUIRE SUMP PUMP IF ADEQUATE DRAINAGE CAN NOT BE MET.
3. IF VAULT IS LOCATED IN TRAFFIC OR SIDEWALK AREA, PROVIDE HATCH WITH H-20 LOAD RATING.
4. PRE-CAST VAULT TO COMPLY WITH ASTM C-857 & C-858
5. TRACER WIRE TO EXTEND TO METER.

| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | 6" ULTRASONIC METER VAULT | CWS-17 |

| LENGTH TO BE RESTRAINED (L) | | | | | | | |
|---|---|---|---|---|---|---|---|
| PIPE SIZE | HORIZONTAL BENDS | | | | VERTICAL OFFSETS 45° BENDS | | VALVES OR DEAD ENDS |
| | 11.25° | 22.5° | 45° | 90° | UPPER | LOWER | |
| 6" | 3 FT | 6 FT | 13 FT | 30 FT | 23 FT | 4 FT | 66 FT |
| 8" | 4 FT | 8 FT | 16 FT | 38 FT | 30 FT | 6 FT | 86 FT |
| 10" | 5 FT | 9 FT | 19 FT | 45 FT | 36 FT | 7 FT | 103 FT |
| 12" | 6 FT | 11 FT | 22 FT | 53 FT | 43 FT | 8 FT | 121 FT |
| 16" | 7 FT | 14 FT | 28 FT | 66 FT | 55 FT | 10 FT | 154 FT |
| 20" | 8 FT | 16 FT | 33 FT | 79 FT | 66 FT | 13 FT | 186 FT |
| 24" | 8 FT | 16 FT | 33 FT | 79 FT | 77 FT | 15 FT | 204 FT |

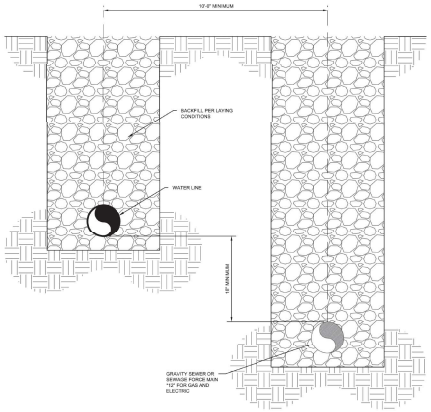
| TEES | | |
|---|---|---|
| RUN | BRANCH | L |
| 4" | 4" | F.O. |
| 4" | 6" | 10' |
| | <6" | F.O. |
| 8" | 8" | 29' |
| | <8" | F.O. |
| 10" | 10" | 45' |
| | 8" | 13' |
| | <8" | F.O. |
| 12" | 12" | 62' |
| | 10" | 32' |
| | <8" | F.O. |
| 16" | 16" | 94' |
| | 12" | 39' |
| | 10" | 5' |
| | <10" | F.O. |
| 20" | 20" | 125' |
| | 16" | 70' |
| | 12" | 14' |
| | <12" | F.O. |
| 24" | 24" | 124' |
| | 20" | 84' |
| | 16" | 36' |
| | <16" | F.O. |

F.O. = FITTING ONLY

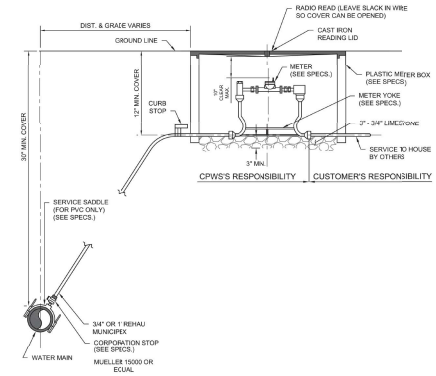
| REDUCERS | |
|---|---|
| SIZE | L |
| 6x4 | 34' |
| 8x6 | 36' |
| 8x4 | 62' |
| 10x8 | 60' |
| 10x6 | 63' |
| 12x10 | 38' |
| 12x8 | 64' |
| 16x12 | 66' |
| 16x10 | 92' |
| 20x18 | 35' |
| 20x16 | 66' |
| 20x12 | 117' |
| 24x20 | 50' |
| 24x18 | 80' |
| 24x16 | 101' |

NOTES:
1. PIPE TO BE INSTALLED IN TRENCH AS PER LINE LAYING CONDITION DETAIL.
2. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED AND SHALL BE PROVIDED WITH MECHANICAL JOINT THRUST RESTRAINTS AT ALL DIRECTION CHANGES, SIZE CHANGES, AND DEAD ENDS. ALL CONNECTIONS TO EXISTING PIPE SHALL BE MADE WITH RETAINER GLANDS.
3. MECHANICAL JOINT RESTRAINTS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ASTM A536 - STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS.
4. CONTRACTOR SHALL FURNISH AND INSTALL MECHANICAL JOINT RESTRAINTS WITH ALL HARDWARE AND ACCESSORIES AS REQUIRED BY THE MANUFACTURER FOR PROPER INSTALLATION.
5. CONTRACTOR SHALL PROVIDE THE IERIES/MODEL OF JOINT RESTRAINT AS REQUIRED FOR THE PIPE SIZE, MATERIAL, AND FLANGED FITTING SHOWN ON THE PLANS.
6. RESTRAINT LENGTH CALCULATIONS WERE PERFORMED UNDER THE FOLLOWING CONDITIONS: PVC PIPE MATERIAL, GM SOIL TYPE, 1.5 SAFETY FACTOR, TYPE 3 TRENCH, 2.5 FT BURY DEPTH, 150 PSI TEST PRESSURE.

| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | PIPE JOINT RESTRAINT SCHEDULE | CWS-4 |




| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | UTILITY SEPARATION | CWS-3 |




NOTES:
1. SERVICES UNDER ROADWAY ARE TO BE INSTALLED INSIDE 3" DIA. SCH 40 PVC CARRIER PIPE, FROM A POINT 1' BEYOND CORPORATION STOP TO WITHIN 1' OF METER BOX, OR AS DIRECTED/APPROVED BY INSPECTOR.
2. TAP TO BE MADE ON SIDE OF WATER MAIN WITH FORD OR MUELLER CORPORATION STOP.
3. FOR 3/4" & 1" MUNICIPEX CONNECTIONS, ONLY PLASTICS INSERTS ARE PERMITTED.
4. FOR 2" CONNECTIONS, ONLY STAINLESS STEEL INSERTS ARE PERMITTED.
5. TRACER WIRE TO EXTEND TO METER.

| CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL | FIGURE NO.: |
|---|---|---|
| | STANDARD SETTING FOR SERVICE METER | CWS-14 |

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COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:
SITE DETAILS

PROJECT No.
118749000 / 1714

SHEET No.
C8-04

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
PLOT SCALE: 1.0000 '= 1.0000 '
FILE PATH: K:\NSH_LDEV\118749000 - jwcs--tn--columbia\14--CADD\plansheets\C8--04 SITE DETAILS.dwg

## PLANT SCHEDULE

| SYMBOL | CODE | | BOTANICAL NAME | COMMON NAME | SPACING | SIZE | ROOT | CONDITION |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| | AA | 7 | ACER RUBRUM 'AUTUMN FLAME' | AUTUMN FLAME RED MAPLE | AS SHOWN | 2" CAL.; 8'-10' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |
| | QP | 3 | QUERCUS PHELLOS | WILLOW OAK | AS SHOWN | 2" CAL.; 8'-10' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |
| UNDERSTORY TREES | | | | | | | | |
| | CV | 8 | CHIONANTHUS VIRGINICUS | WHITE FRINGE TREE | AS SHOWN | 2" CAL.; 8'-10' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |
| | CF | 6 | CORNUS FLORIDA | FLOWERING DOGWOOD | AS SHOWN | 2" CAL.; 8'-10' MIN. HT. | B&B | STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED |

| SYMBOL | CODE | | BOTANICAL NAME | COMMON NAME | SPACING | SIZE | ROOT | CONDITION | SPACING |
|---|---|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | | | |
| | AE | 159 | ABELIA X 'EDWARD GOUCHER' | EDWARD GOUCHER ABELIA | 4' O.C. | 36" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS | 48" o.c. |
| | IG | 111 | ILEX GLABRA | INKBERRY HOLLY | 4' O.C. | 36" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS | 48" o.c. |
| | VM2 | 34 | VIBURNUM CARLESII 'SMVCB' | SPICE BABY™ KOREANSPICE VIBURNUM | 4' O.C. | 18" MIN. HT. | 5 GAL. | MATCHED, FULL, FREE OF WEEDS | 48" o.c. |
| DECIDUOUS SHRUBS | | | | | | | | | |
| | IVL | 11 | ITEA VIRGINICA 'LITTLE HENRY' TM | LITTLE HENRY VIRGINIA SWEETSPIRE | AS SHOWN | 30" MIN. HT. | 3 GAL. | MATCHED, FULL | 36" o.c. |
| ORNAMENTAL GRASSES | | | | | | | | | |
| | MC | 20 | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | REGAL MIST MUHLY GRASS | AS SHOWN | 18" MIN. HT. | 1 GAL. | FULL; FREE OF WEEDS | 36" o.c. |
| | PV | 17 | PANICUM VIRGATUM 'SHENANDOAH' | SHENANDOAH SWITCHGRASS | AS SHOWN | 30" MIN. HT. | 3 GAL. | FULL; FREE OF WEEDS | 24" o.c. |
| PERENNIALS | | | | | | | | | |
| | AT | 23 | ASCLEPIAS TUBEROSA | BUTTERFLY MILKWEED | AS SHOWN | 1 GAL. | CONT | FULL; FREE OF WEEDS | 24" o.c. |
| GROUND COVERS | | | | | | | | | |
| | JW | 1,105 SF | JUNIPERUS HORIZONTALIS 'WILTONII' | BLUE RUG JUNIPER | 48" O.C. | 1 GAL. | CONT. | MATCHED, FULL, FREE OF WEEDS | 48" o.c. |
| SOD/SEED | | | | | | | | | |
| | SEED | 25,447 SF | SEED | TALL FESCUE SEED MIX | - | - | SEED | - | |

## LANDSCAPE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | JWCS COLUMBIA, TN |
| PROPERTY ADDRESS: | TOM J HITCH PKWY+PRECAST DR COLUMBIA, TN 38401 |
| MAP AND PARCEL ID: | MAP 114 PARCEL 01826.000 |
| EXISTING ZONING: | SD-LI SPECIAL DISTRICT (LIGHT INDUSTRIAL) |
| EXISTING LAND USE: | VACANT |
| PROPOSED LAND USE: | PLACE OF WORSHIP |
| SITE AREA (AC): | ±65,591 SF (1.51 ACRES) |
| BUILDING AREA (SF): | 4,455 SF |
| BUILDING PERMIT: | TBD |
| GRADING PERMIT: | TBD |

## LANDSCAPE REQUIREMENTS

**REQUIRED STREET BUFFERS:**
ONE TREE PER 50 FT OF FRONTAGE:

| | | | |
|---|---|---|---|
| NORTH FRONTAGE: | (1 TREE / 50 LF) X 290 LF = 6 | 6 REQUIRED | 6 PROVIDED |
| EAST FRONTAGE: | (1 TREE / 50 LF) X 215 LF = 4.3 | 5 REQUIRED | 5 PROVIDED |

FRONTAGE SHALL BE BUFFERED WITH A CONTINUOUS HEDGE ROW OF SHRUBS AT A MINIMUM HEIGHT OF THREE (3) FEET

**INTERIOR PARKING AREAS:**
A MINIMUM OF 1 TREE PER PARKING ISLAND SHALL BE INSTALLED.
REQUIRED: 11 TREE(S)
PROVIDED: 12 TREE(S)

**PERIMETER PARKING SCREENING:**
PARKING AREAS ADJACENT TO A PUBLIC R.O.W. PARKING AREA SCREENING IS REQUIRED. PARKING LOTS AND PARKING AREAS SHALL BE SCREENED FROM THE FRONTAGE AND CIVIC SPACE BY A CONTINUOUS HEDGE AT A MINIMUM OF THREE (3) HEIGHT AT INSTALLATION.

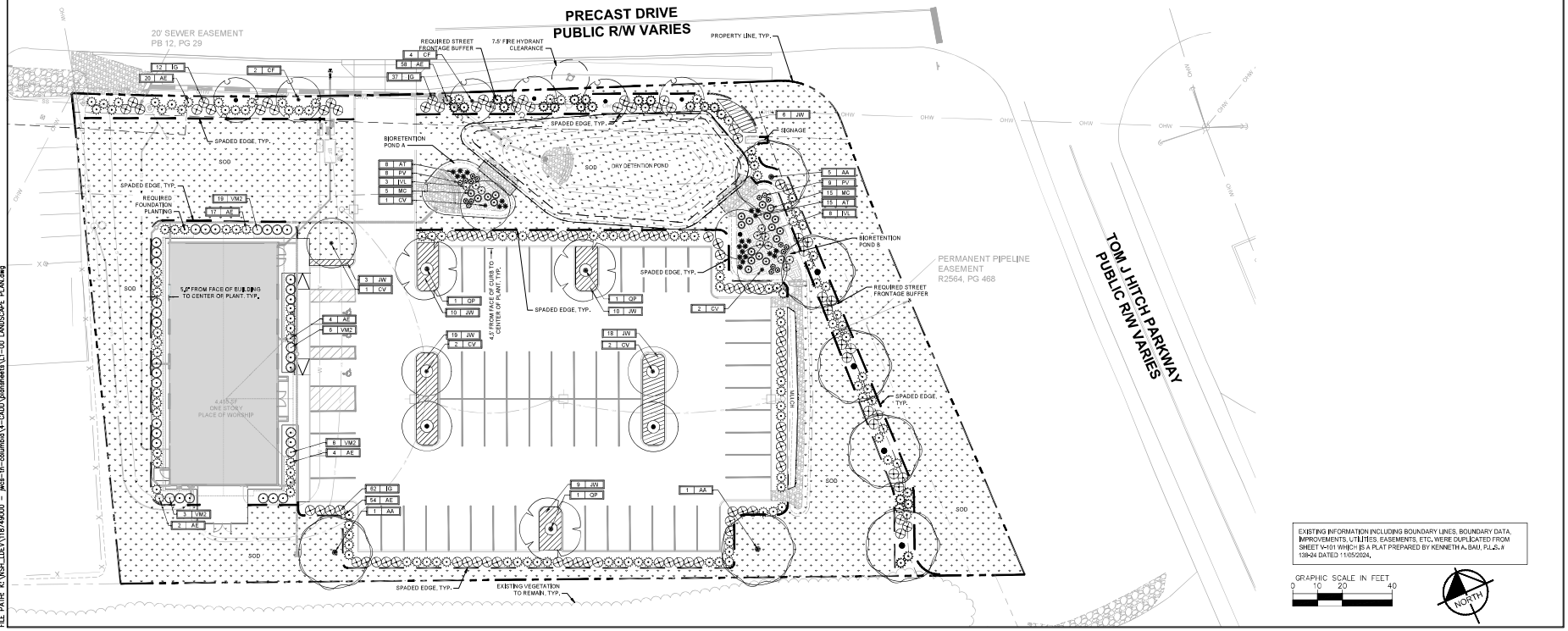
## BIORETENTION REQUIREMENTS

**A** **BIORETENTION AREA A:**
BIORETENTION SIZE: 330 SF
TREES REQUIRED (1 TREE PER 400 SF): 1
TREES PROVIDED: 1

**B** **BIORETENTION AREA B:**
BIORETENTION SIZE: 760 SF
TREES REQUIRED (1 TREE PER 400 SF): 2
TREES PROVIDED: 2

ALL BIORETENTION AREAS ARE TO MEET TENNESSEE PERMANENT STORMWATER MANAGEMENT AND DESIGN GUIDANCE FOR BIORETENTION PLANTING, SPECIFICATIONS AND CONSTRUCTION.

TREE, SHRUB, AND HERBACEOUS PLANT PALETTE:
PLANT SPACING MUST BE SUFFICIENT TO ENSURE THE PLANT MATERIAL ACHIEVES 80% COVER IN THE PROPOSED PLANTING AREAS WITHIN A 3-YEAR PERIOD.
- PLANT ONE TREE PER 400 SQUARE FEET
- SHRUBS A MINIMUM OF 30 INCHES HIGH
- PLANT GROUND COVER AT 12 TO 18 INCHES ON-CENTER; PLANT CONTAINER-GROWN PLANTS AT 18 TO 24 INCHES ON-CENTER, DEPENDING ON THE INITIAL PLANT SIZE AND HOW LARGE IT WILL GROW.




EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC, WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY KENNETH A. BAU, PLS, # 139-24 DATED 11/05/2024.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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JAMES OWEN HARRIS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 391
9/19/25

CONSULTANT:
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
PHILIP HENRY, JR, P.E.
TN LIC #117502

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SHEET TITLE:
LANDSCAPE PLAN

PROJECT No.
118749000 / 1714

SHEET No.
L1-00

PLOT DATE: 15 Sep 25 PLOTTED BY: Johnson, Mary
DRAWING SCALE: 1" = 20'-0"
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs-tn-columbia\4-CAD\plansheets\L1-00 LANDSCAPE PLAN.dwg

## GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SAMPLE SIZE |
|---|---|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER, IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND, CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE. WATER TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS. FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE, UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS, AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS, PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY, ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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JAMES OWEN HARRIS
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 001
9/15/25

CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN PE 2017049

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THIS DRAWING PROVIDED ONLY FOR

**REVIEW AND APPROVAL**

| MARK | DATE: | DESCRIPTION: |
|---|---|---|
| A | 15 SEP 2025 | PERMIT RESUBMITTAL |
| A | 31 JUL 2025 | PERMIT RESUBMITTAL |
| A | 18 APR 2025 | INITIAL PERMIT SUBMITTAL |

OWNER:

JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:

JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:

LANDSCAPE NOTES

PROJECT No.
118749000 / 1714

SHEET No.
L1-50

PLOT DATE: 15 Sep 25 PLOTTED BY: Usher, Lauren
PLOT SCALE: 0.0000 '= 1.0000 ' DWG NAME: L1-50 LANDSCAPE NOTES AND DETAILS.dwg
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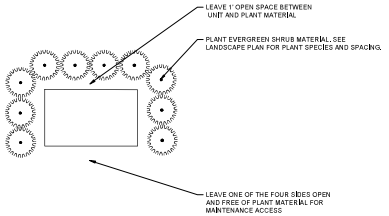
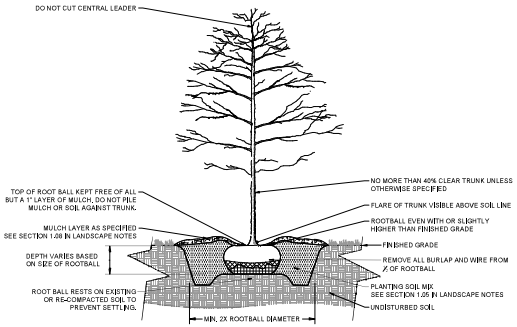


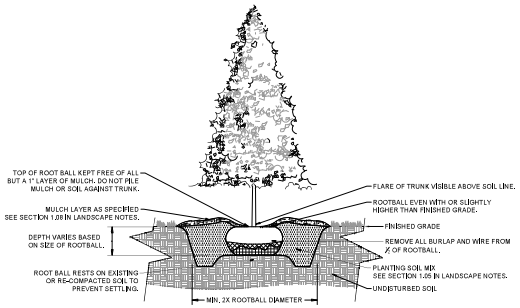

1 TYPICAL SERVICE SCREENING DETAIL

NOT TO SCALE




2 B&B TREE PLANTING

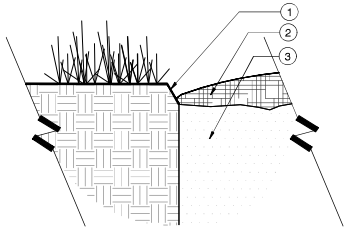
NOT TO SCALE




4 EVERGREEN TREE PLANTING

NOT TO SCALE

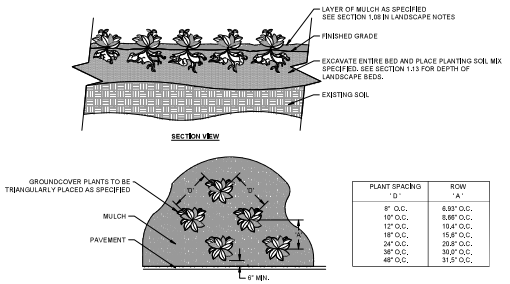
1. SPADED LANDSCAPE BED EDGE
2. 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3. PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES




5 SPADED EDGE

1 1/2" = 1'-0"

KHA-LA-NO-JWCS-05

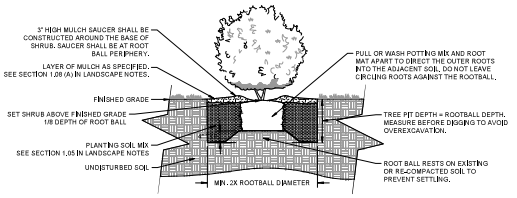



| PLANT SPACING 'D' | ROW 'A' |
|---|---|
| 8" O.C. | 6.93" O.C. |
| 10" O.C. | 8.66" O.C. |
| 12" O.C. | 10.4" O.C. |
| 18" O.C. | 15.8" O.C. |
| 24" O.C. | 20.8" O.C. |
| 36" O.C. | 30.0" O.C. |
| 48" O.C. | 31.5" O.C. |

NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

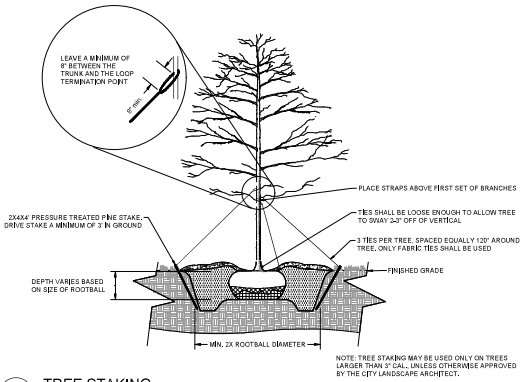
6 GROUNDCOVER PLANTING

NOT TO SCALE




7 CONTAINER SHRUB PLANTING

NOT TO SCALE




NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

8 TREE STAKING

NOT TO SCALE

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No. 2107
4/15/25

CONSULTANT:

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PHILIP N. NEAL, JR., P.E.
TN PE #117649

**NOT FOR CONSTRUCTION**

THIS DRAWING PROVIDED ONLY FOR **REVIEW AND APPROVAL**

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|
| 4 | 15 SEP 2025 | POINT RESUBMITTAL |
| 3 | 11 JUL 2025 | POINT RESUBMITTAL |
| 2 | 16 APR 2025 | INITIAL POINT SUBMITTAL |

OWNER:

JW CONGREGATION SUPPORT, INC.
900 RED MILLS RD
WALLKILL, NY 12589

PROJECT TITLE:

JWCS
COLUMBIA, TN
TOM J HITCH PRKWY & PRECAST DRIVE

SHEET TITLE:

LANDSCAPE DETAILS

PROJECT No.
118749000 / 1714

SHEET No.
L1-51

PLOT DATE: 15 Sep 25 PLOTTED BY: Usher, Lauren
PLOT SCALE: 0.0000' PROJECT: _
FILE PATH: K:\NSH_LDEV\118749000 - _jwcs-tn-columbia\4-CADD\plansheets\L1-50 LANDSCAPE NOTES AND DETAILS.dwg

P/u Rachel Boree

DOCUMENT PREPARED BY:

Name: Philip Neal, PE

Company: Kimbley-Horn and Associates, Inc.
10 Lea Avenue, Suite 400

Address: Nashville, TN 37210

*After recording return copy to City of Columbia, Development Services*

BK/PG: R3111/683-691
25016986

9 PGS AL AGREEMENT
BECKY BATCH 366273 11/10/2025 - 10:22 AM

| | |
|---|---|
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 45.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 47.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

# INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: 114-018.28
Project Name: KINGDOM HALL OF JEHOVAH'S WITNESSES - COLUMBIA

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R3033, Page(s) 282.

THIS AGREEMENT, made this 19th day of November, 20 25, by and between JW CONGREGATION SUUPPORT, INC. hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S).

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expenses after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through

appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the CITY resulting from negligence in the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide.

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The easements for stormwater control facilities are depicted in Exhibit A attached to this AGREEMENT and made a part thereof. Exhibit shall be recorded with this AGREEMENT.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name KEITH KALLQUIST
Title TREASURER
Signature [signature]

Owner JW Congregation Support, Inc.
Address 1005 Red Mills Rd
City, State ZIP Wallkill, NY 12589

ATTEST BY OWNER(S):

Print Name Daniel B. Williams
Title Assistant Secretary
Signature [signature]

Owner JW Congregation Support, Inc.
Address 1005 Red Mills Rd
City, State ZIP Wallkill, NY 12589

STATE OF New York
COUNTY OF Ulster

Before me, Janessa L. Meraz of the state and county mentioned, personally appeared Keith Kallquist; Daniel B. Williams, with whom I am personally acquainted and who acknowledged that ~~he/she~~ They JM executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 6th day of November, 20 25.

[signature]
Notary Public

My Commission Expires: 09/03/27

JANESSA L. MERAZ
NOTARY PUBLIC STATE OF NEW YORK
No. 01ME6397351
Qualified in Orange County
My Commission Expires 09-03-2027

JANESSA L. MERAZ NOTARY PUBLIC STATE OF NEW YORK

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : R Neil Scruggs

STATE OF TENNESSEE COUNTY
OF MAURY

Before me, Liz Bermudez of the state and county mentioned, personally appeared Neil Scruggs, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 19th day of November, 20 25.

Liz Bermudez
Notary Public
My Commission Expires: 5/21/2029

LIZ BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

# Long Term Maintenance Plan

## JWCS Columbia, TN

Tom J Hitch Pkwy & Precast Dr
Columbia, TN 38401

**Prepared For:**

**JW Congregation Support, INC.**
900 Red Mills Rd
Wallkill, NY 12589

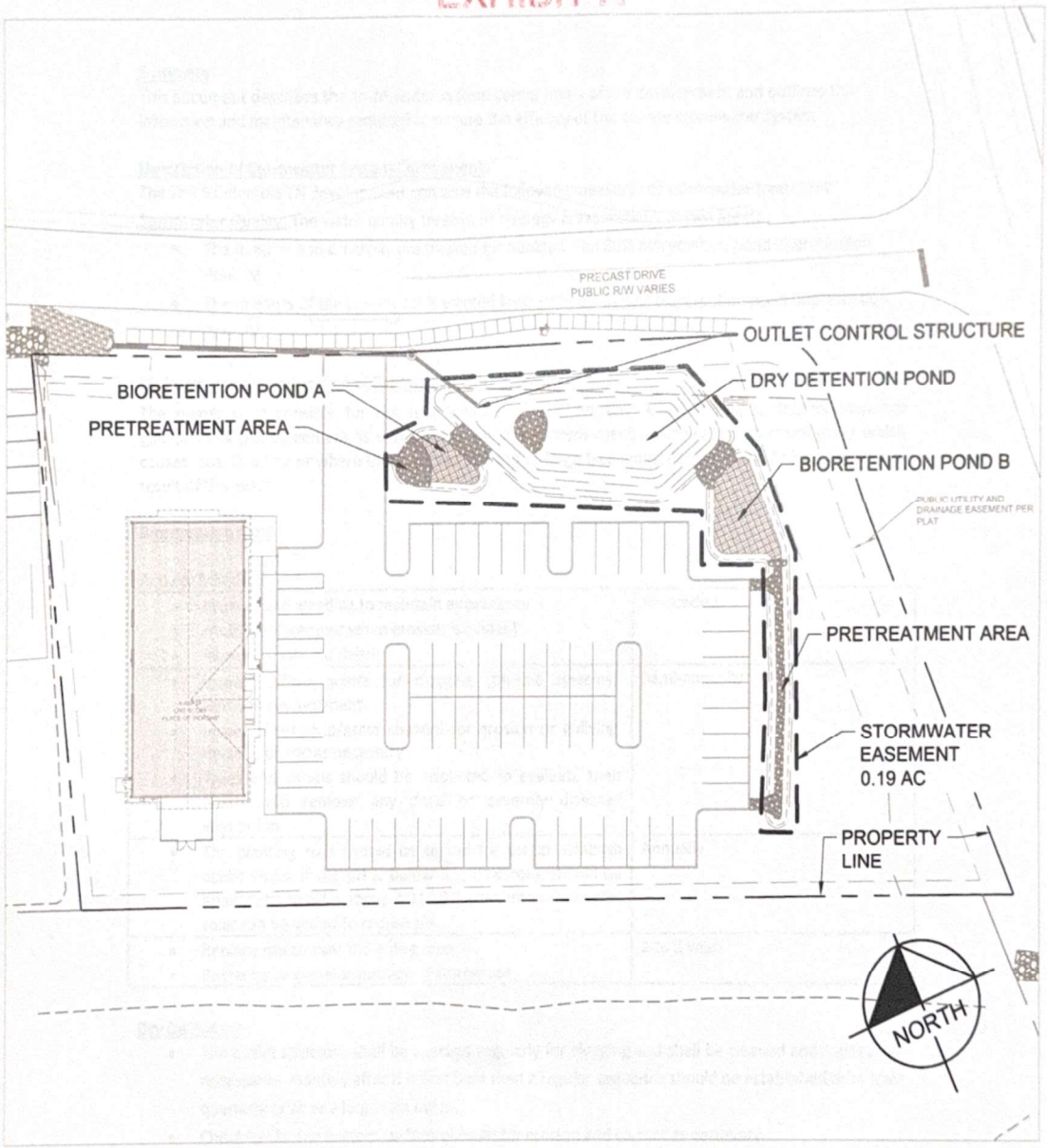
**Prepared By:**

Kimley»Horn

10 Lea Avenue, Ste 400
Nashville, Tennessee 37210

October 2025

# EXHIBIT A




GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn

JWCS KINGDOM HALL - COLUMBIA, TN

STORMWATER EASEMENT EXHIBIT

**Summary**

This document describes the stormwater system components of the development and outlines the inspection and maintenance required to ensure the efficacy of the on-site stormwater system.

**Description of Stormwater System Components**

The JWCS Columbia TN development contains the following measures of stormwater treatment:

Stormwater Quality: The water quality treatment strategy is separated into two areas:

- The building and driveway are treated for quality by an 80% bioretention pond (Bioretention Pond A).
- The majority of the parking lot is treated for quality by an 80% bioretention pond (Bioretention Pond B).

**Maintenance and Inspection of Stormwater Sensitive Areas**

The owner is responsible for the maintenance of the property and adhering to the maintenance guidelines of this agreement as noted below. A major storm event is defined as any storm event which causes local flooding or where there are fallen trees or large tree limbs, debris, or road obstructions as a result of the event.

**Bioretention Pond**

Activity Schedule

| | |
|---|---|
| • Pruning and weeding to maintain appearance<br>• Mulch replacement when erosion is evident<br>• Remove trash and debris | As needed |
| • Inspect inflow points for clogging (off-line systems). Remove any sediment<br>• Inspect filter strip/grass channel for erosion or gullying. Re-seed or sod as necessary<br>• Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation | Semi-annually |
| • The planting soils should be tested for pH to establish acidic levels. If the pH is below 5.2, limestone should be applied. If the pH is above 7.0 to 8.0, then iron sulfate plus solar can be added to reduce pH | Annually |
| • Replace mulch over the entire area<br>• Replace pea gravel diaphragm if warranted | 2 to 3 years |

**Dry Detention**

- The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
- Check banks and bottom surface of basin for erosion and correct as necessary.
- Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
- This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.

- Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 6 inches.
- Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
- Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
- Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.

A checklist, which further indicates what should be evaluated during inspections, is included with this document.

**Pollutant Disposal**

All trash and pollutants should be removed from the site and deposited in a landfill. Leaves and other organic materials can be deposited or composted.

**Schematic of BMP Locations**

A schematic site plan showing BMP locations is attached to this document.

**Contact/Responsible Parties**

All maintenance and inspections shall be the responsibility of the property owner. In the interim construction period, maintenance and inspections shall be the responsibility of the general contractor.

After construction is complete, maintenance contact is:

**Name:** _____

**Company:** _____

**Phone:** _____

**Email:** _____

## Stormwater Management Inspection/ Maintenance Form

*To be kept on site*

Project Name: JWCS Columbia, TN
Project Location: Tom J Hitch Prkwy & Precast Dr
Owner/Legal Entity: JW Congregation Support INC.
Telephone: 646-763-4828
E-Mail:

| Date | Item Inspected | Inspector | Observation & Remarks |
|---|---|---|---|
| | | | |
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Kimley»Horn

JWCS KINGDOM HALL - COLUMBIA, TN

VICINITY MAP

DRAWING NOT TO SCALE

# 800 N James M. Campbell Blvd Preliminary/Final Plat

| | | | |
|---|---|---|---|
| Project #: | 25-0459 | Location: | Map 100E Parcels 029.00 |
| Applicant: | Allen O'Leary, PE | Case Type(s): | Preliminary/ Final Plat |
| Staff Planner: | Austin Brass, AICP | Proposed Use: | Parcel for Maury Regional Medical |

## PROJECT SUMMARY

The applicant requests approval of a Preliminary & Final Plat for the creation of a lot to serve the existing Maury Regional Cancer Center. The subdividing of the lot is from the existing overall Columbia Mall Site.

- The purpose of this Preliminary & Final Plat is to subdivide an area into one 200' wide lot. This lot has frontage from an existing right-of-way (*Brook Meade Drive*).
- There is no letter of credit or surety associated with this Final Plat due to no public infrastructure being created.
- The Final Plat is required to be recorded within 60 days of Planning Commission approval.
- That fire rated wall of existing structure be verified or constructed before signature of final plat in adherence to the 2024 IBC when utilizing a zero-lot line within the subdivision of the lot.
- The DRC reviewed this proposal at its January 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for this Preliminary & Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

## SITE INFORMATION

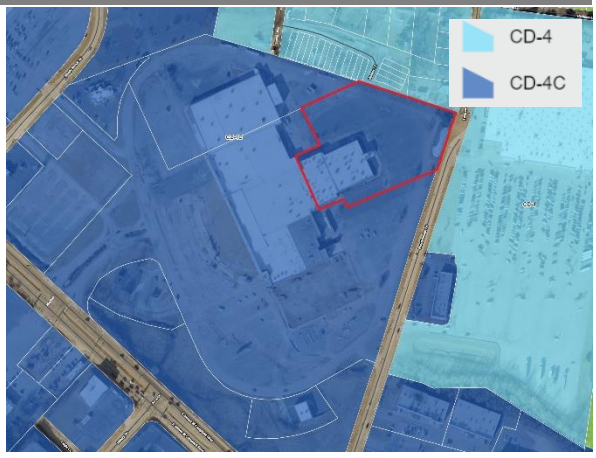
| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| CD-4C | Maury Regional Cancer Center | Continuance of Existing Use | +/- 5.5 acres |



FUTURE LAND USE MAP (*City Center & Urban Village)*



ZONING MAP (*CD-4C*)



| SITE CONTEXT/ADJACENT PROPERTIES | | | |
|---|---|---|---|
| | Future Land Use | Zoning | Current Use |
| Subject Property | City Center & Urban Village | CD-3 | Medical Services |
| North | City Center & Urban Village | CD-4 | Residential |
| South | City Center & Urban Village | CD-3 | Commercial |
| East | City Center & Urban Village | CD-4 | Commercial |
| West | City Center & Urban Village | CD-3 | Commercial |

## CONFORMITY WITH ZONING ORDINANCE

This Preliminary & Final Plat conforms to the standards of the Zoning Ordinance within a CD-4C district with a 200' lot width maximum and setback standards.

## REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary & Final Plat at its January 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final & Preliminary Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*

*3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

*A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*

*1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*

*2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*

*3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.*

*B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

*Staff recommends approval of FPL 25-0459 with the following conditions:*

1. *That final plat be recorded at the Register of Deeds within sixty (60) days of Planning Commission approval per 2.3.5, Final Action of the City of Columbia Subdivision Regulations.*
2. ***That fire rated wall of existing structure be verified or constructed before signature of final plat in adherence to the 2024 IBC when utilizing a zero-lot line within the subdivision of the lot.***
3. *Approval subject to any technical comments as listed.*

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

## SAMPLE MOTIONS

**Approve:**

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff & staff conditions of approval as listed].

**Approve with Conditions:**

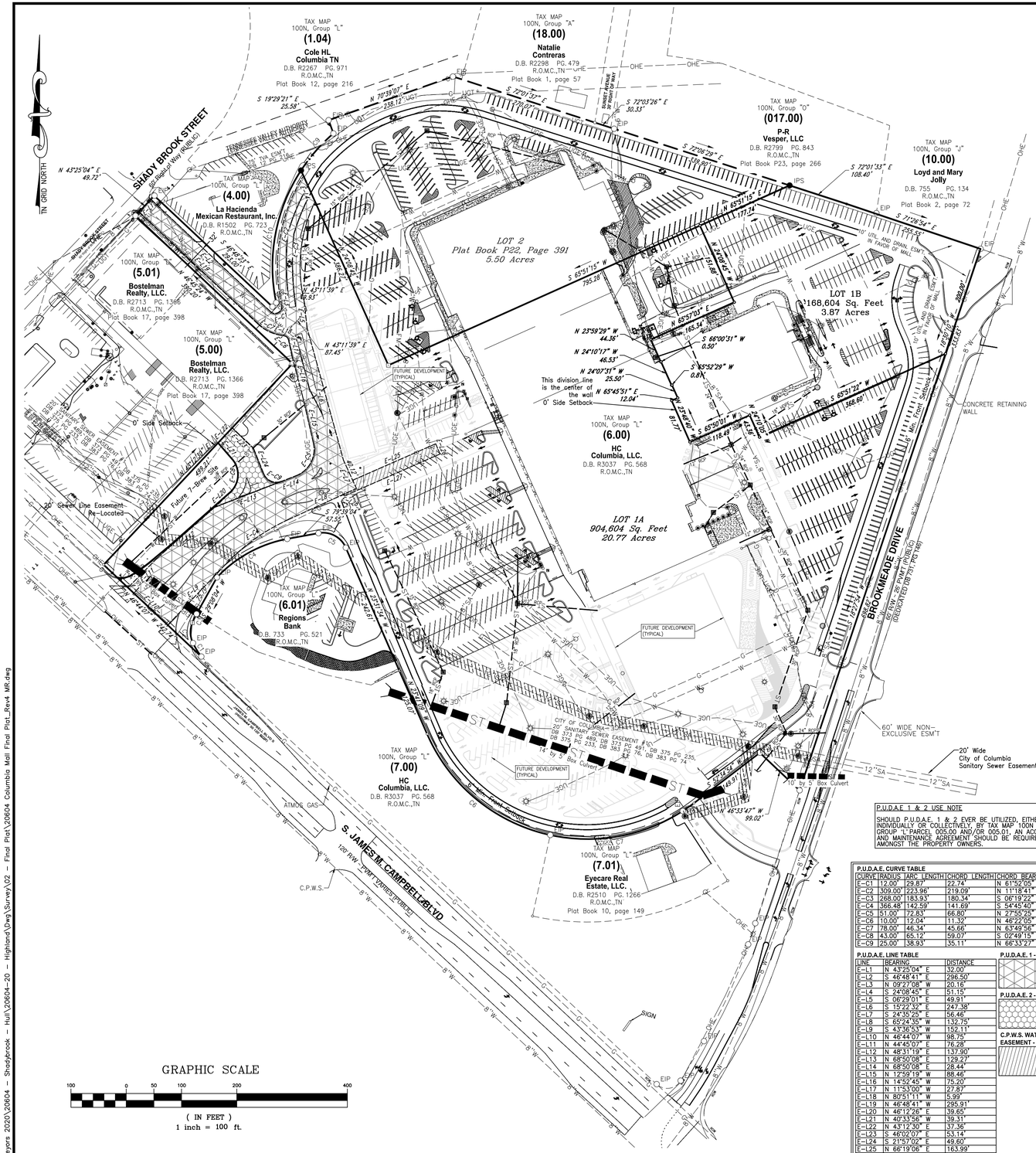
Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list any additional conditions of approval crafted by Planning Commission].

**Defer for Continued Review:**

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

**Deny:**

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].




**P.U.D.A.E. CURVE TABLE**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| E–C1 | 12.00' | 29.87' | 22.74' | N 61°52'05" E | 142°38'26" |
| E–C2 | 309.00' | 223.96' | 219.09' | N 11°18'41" E | 41°31'37" |
| E–C3 | 268.00' | 183.93' | 180.34' | S 06°19'22" W | 39°19'18" |
| E–C4 | 366.48' | 142.59' | 141.69' | S 54°45'40" W | 22°17'34" |
| E–C5 | 51.00' | 72.83' | 66.80' | N 27°55'25" E | 81°49'27" |
| E–C6 | 10.00' | 12.04' | 11.32' | N 46°22'05" W | 68°58'10" |
| E–C7 | 78.00' | 46.34' | 45.66' | N 63°49'56" W | 34°02'29" |
| E–C8 | 43.00' | 65.12' | 59.07' | S 02°49'15" W | 86°46'22" |
| E–C9 | 25.00' | 38.93' | 35.11' | N 66°33'27" W | 89°12'49" |

**P.U.D.A.E. LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| E–L1 | N 43°25'04" E | 32.00' |
| E–L2 | S 46°48'41" E | 296.50' |
| E–L3 | N 09°27'08" W | 20.16' |
| E–L4 | S 24°08'45" E | 51.15' |
| E–L5 | S 06°29'01" E | 49.91' |
| E–L6 | S 15°22'32" E | 247.38' |
| E–L7 | S 24°35'25" E | 56.46' |
| E–L8 | S 65°24'35" W | 132.75' |
| E–L9 | S 43°36'53" W | 152.11' |
| E–L10 | N 46°44'07" W | 98.75' |
| E–L11 | N 44°45'07" E | 76.28' |
| E–L12 | N 48°31'19" E | 137.90' |
| E–L13 | N 68°50'08" E | 129.27' |
| E–L14 | N 68°50'08" E | 28.44' |
| E–L15 | N 12°59'19" W | 88.46' |
| E–L16 | N 14°52'45" W | 75.20' |
| E–L17 | N 11°53'00" W | 27.87' |
| E–L18 | N 80°51'11" W | 5.99' |
| E–L19 | N 46°48'41" W | 295.91' |
| E–L20 | N 46°12'26" E | 39.65' |
| E–L21 | N 40°33'56" W | 39.31' |
| E–L22 | N 43°12'30" E | 37.36' |
| E–L23 | S 46°02'07" E | 53.14' |
| E–L24 | S 21°57'02" E | 49.60' |
| E–L25 | N 66°19'06" E | 163.99' |
| E–L26 | S 23°07'57" E | 20.00' |
| E–L27 | S 66°17'49" W | 187.69' |
| E–L28 | N 69°19'17" W | 4.72' |

P.U.D.A.E. 1 - HATCHING

P.U.D.A.E. 2 - HATCHING

C.P.W.S. WATERLINE EASEMENT - HATCHING

**CURVE TABLE**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 145.00' | 29.06' | 29.01' | N 31°37'32" W | 11°29'03" |
| C2 | 45.00' | 37.80' | 36.70' | N 01°38'26" W | 48°07'50" |
| C3 | 145.00' | 17.61' | 17.60' | N 25°29'50" E | 6°57'32" |
| C4 | 233.22' | 147.41' | 144.97' | N 61°16'02" E | 36°12'52" |
| C5 | 45.00' | 60.36' | 55.94' | S 62°01'44" E | 76°51'11" |
| C6 | 316.28' | 299.13' | 288.11' | S 50°37'21" E | 54°11'21" |
| C7 | 316.82' | 250.02' | 243.58' | S 79°43'59" W | 45°12'52" |
| C8 | 316.82' | 25.03' | 25.02' | N 54°53'45" E | 4°31'33" |
| C9 | 318.00' | 89.09' | 88.80' | N 41°10'42" E | 16°03'05" |
| C10 | 318.00' | 249.77' | 243.40' | N 10°39'06" E | 45°00'07" |
| C11 | 268.00' | 202.22' | 197.46' | N 04°22'02" E | 43°13'58" |

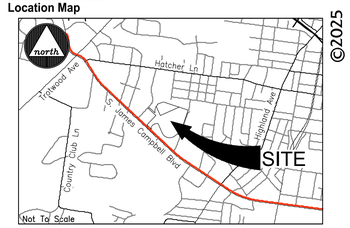
**Legend**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| EIP | Iron Rod/Pipe Found | Fire Hydrant | Area Drain | Gas Valve | Handicap Parking | Adjoining Property Line | Edge of Water | Overhead Electric Line |
| IPS | Iron Rod Set | Water Meter | Cable Manhole | Light Pole | Bollard | Subject Property Line | Ditch / Creek Centerline | Overhead Telephone Line |
| ECM | Concrete Monument Existing | Water Valve | Electric Manhole | Power Pole | Water Spigot | Easement Line | Minor Contour Line | Underground Utility Line |
| MAG | Mag Nail | Water Reducer | Telephone Manhole | Telephone Pole | Mailbox | Building Setback Line | Index Contour Line | Underground Cable Line |
| | Fence Post | Post Indicator Valve | Water Manhole | Guy Pole | Evergreen Tree | Centerline | Gas Line | Underground Electric Line |
| | T–Post | Clean Out | Electric Meter | Power Pole | Deciduous Tree | Edge of Pavement | Sanitary Sewer Line | Underground Telephone Line |
| | Bench Mark | Sanitary Sewer Manhole | Electric Riser | Guy Wire | Bush | Edge of Gravel | Water Line | Forced Main Line |
| | Stake Found | Storm Sewer Manhole | Cable Riser | Flag Pole | | Fence Line | Storm Sewer Line | City of Columbia Sewer Line Easement |
| | | Curb Inlet | Telephone Riser | Sign | | Landscape | Overhead Utility Line | |
| | | Catch Basin | Gas Meter | Parking Block | | Woods / Tree line | Overhead Cable Line | |

**Surveyor's Notes**

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, GNSS distances measured are ground distances.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 100N, Group "L" Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book P8, Page 126, Plat Book P22, Page 391
9. Deed reference: Book R3037, Page 568
10. Bearings based on: Tennessee State Plane, NAD 83(2011).
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re–certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0285, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

**Location Map**

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**PURPOSE NOTE:**
The purpose of this plat subdivide Lot 1 into 2 seperate parcels.

PARCEL NUMBER:
TAX MAP 100N, GROUP "L", PARCEL 006.00

DEED BOOK:
R3037, PAGE 568

PARCEL ADDRESS:
800 S JAMES M CAMPBELL BLVD

EXISTING ZONING:
CD–4C

BUILDING SETBACKS:
FRONT – 6' MIN, 40' MAX
SIDE – 0' MIN
REAR – 3' MIN OR 15' MIN FROM CL OF REAR ALLEY

ACREAGE OF PARCEL:
±24.64 ACRES

PROPERTY OWNER:
HC COLUMBIA LLC
73 WHITE BRIDGE ROAD
SUITE 103 #230
NASHVILLE, TN 37205

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R3037, Page 568, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — HC Columbia, LLC, a Tennessee limited liability company, Wyatt Woeltje, Principal

## CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date — Maury County E-911 Columbia, Tennessee

## CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date — Director of Wastewater Department Columbia, Tennessee

## CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled 2nd Revision Lot 1 - 800 S. James M. Campbell Blvd has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems Columbia, Tennessee

## CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date — City Engineer Columbia, Tennessee

## CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date — Secretary, Planning Commission Columbia, Tennessee

## SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

1/20/26 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

Register of Deed Recording Stamp

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — AGRICULTURE, SC — 1987 — TENNESSEE NO. 1987


WES Engineers & Surveyors
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com


WES ENGINEERS & SURVEYORS

Client: HC COLUMBIA, LLC.
73 WHITE BRIDGE ROAD, SUITE 103 #230
NASHVILLE, TN 37205
WYATT WOELTJE

| REVISIONS | DATE |
|---|---|
| DRC–Staff Comments | 1/20/2026 |

Drawn: | Checked: AO | Approved: | Date: 11–24–2025

Job. no. 20604-20 | Scale: | Vertical: 1"=100' | Horizontal:

# FINAL PLAT

3RD REVISION LOT 1 - 800 S. JAMES M. CAMPBELL BLVD
COLUMBIA, TN (MAURY COUNTY)

1 of 1

FILE: z:\WES_Engineers_Surveyors 2020\20604 - Shadybrook – Hull\20604–20 – Highland\Dwg\Survey\02 – Final Plat\20604 Columbia Mall Final Plat_Rev4 MR.dwg

BK/PG: R2728/640-656
21008834

| | |
|---|---|
| 17 PGS:AL-RESTRICTIONS | |
| JANE BATCH: 247656 | 04/22/2021 - 10:00 AM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 85.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 87.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Prepared by and Return to:

Wayne Grovenstein
Hull Property Group, LLC
1190 Interstate Parkway
Augusta, Georgia 30909

STATE OF TENNESSEE

COUNTY OF MAURY

# DECLARATION OF EASEMENTS AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS AND RESTRICTIONS ("Declaration") is made and entered into this 20 day of April, 2021 ("Effective Date"), by H/S COLUMBIA, LLC, a Georgia limited liability company ("Declarant").

W I T N E S S E T H:

WHEREAS, Declarant owns fee title to the property in Maury County, Tennessee, described on Exhibit "A-1" attached hereto (the "Mall Property"); and

WHEREAS, Declarant also owns fee title to the outparcel property in Maury County, Tennessee, described on Exhibit "A-2" attached hereto (the "Outparcel"); and

WHEREAS, prior to the date of this Declaration, the Mall Property and the Outparcel (together, the "Property") were under common ownership and operated as a unified shopping center; and

WHEREAS, Declarant has caused "Minor Plat 800 S. James Campbell Blvd for H/S Columbia, LLC" dated April 14, 2021, to be prepared by Allen B. O'Leary (the "Subdivision Plat"). Promptly after the recording of this Declaration, the Subdivision Plat shall be recorded in the Register's Office of Maury County, Tennessee; and

WHEREAS, "parcel" refers to each of Mall Property and Outparcel; and

WHEREAS, after the date of this Declaration, Declarant intends to convey title in the Outparcel (the recipient is "Outparcel Owner"), and Declarant intends to retain ownership of all or a portion of the

Mall Property (for so long as Declarant or its designee owns any portion of the Mall Property and thereafter the owner of the largest subportion of the Mall Property shall be "Mall Owner"); and

WHEREAS, the parties desire to enter into this Declaration to provide for the unified and harmonious operation of the Property.

NOW, THEREFORE, in consideration of the benefits to be derived therefrom and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and intending to be bound, Declarant, for itself, its successors in title and assigns, does hereby declare, establish, grant, convey, impose and provide as follows:

1. Recital Paragraphs. The recital paragraphs above are incorporated herein as if rewritten below in their entirety.

2. Permitted Use. The Outparcel shall only be used for retail operations consistent with a first-class retail shopping center and for no other purpose whatsoever. The Outparcel shall not be used in violation of the other tenant exclusives listed on **Exhibit "B"** or any of the title exceptions and tenant leases recorded before September 21, 2020.

3. Easements.

a. Access Easements.

(1) Declarant hereby grants and creates in favor of Outparcel a non-exclusive perpetual easement on and over all driveways and sidewalks that may be located from time to time on the Mall Property for pedestrian and vehicular access between the public streets and highways and Outparcel, and Declarant reserves over Outparcel in favor of Mall Property a non-exclusive perpetual easement on and over all driveways and sidewalks that may be located from time to time on the Outparcel for pedestrian and vehicular access between the public streets and highways and Mall Property.

(2) In addition, there is a specific area for vehicular and pedestrian ingress and egress from Outparcel over the Mall Property shown on the Subdivision Plat and labeled "50' Access Easement for Lot 2" (shown in Exhibit A-3, the "Subdivision Access Easement").

(3) No fences, barricades or other obstructions shall be constructed between the Mall Property and Outparcel that would materially restrict the use or enjoyment of the access easements set forth herein.

(4) The owner of the Mall Property and Outparcel each shall have the right and privilege, in its discretion, to maintain traffic control on said non-exclusive easement located on its parcel and may erect speed bumps, traffic signs or signals, or any other device (including the designating and establishing of new traffic lanes) it reasonably deems necessary for traffic control. The owners of the Mall Property and Outparcel shall also each have the right to make changes in the location of all or any portion of the roads and drives, including the Subdivision Access Easement, that may be located on its parcel so long as the point of connection for the access between the Mall Property and Outparcel is not materially impaired.

(5) The foregoing access easements may be used and enjoyed by the owners, tenants or occupants of each parcel and their respective officers, employees, agents, customers, visitors, licensees and invitees.

(6) The parking spaces to the southwest of the building on the Outparcel are angle striped. In connection with or in anticipation of the development of the Mall Property to the southwest and east of the Outparcel, at its own expense, the owner of the Mall Property may elect to seal coat over and restripe the parking spaces on the Outparcel to the southwest of the building as 90° spaces at its own expense, provided that such shall be reasonably completed in consultation and cooperation with the Outparcel Owner as reasonably expeditiously as possible, and the owner of the Mall Property shall take reasonable precautions to limit the interference with access to any business on the Outparcel.

b. Party Wall Agreement. The property line between the southeastern edge of the Outparcel and the Mall Property runs through a column line supporting the building on the Outparcel and the building on the Mall Property. As the owner of the Mall Property, Declarant reserves the right and option to disconnect from, upgrade, or otherwise modify the northwestern wall on the Mall Property and reserves unto itself a construction and support easement ten feet inside the Outparcel (including inside the building) for the purpose of modifying, maintaining and installing from time to time the columns, beams, footers, foundations, wall or other elements between and/or shared by the parcels (the "Party Easement"). At such times as Declarant intends to modify the columns, beams, footers, foundations, wall or other elements within the Party Easement, Declarant shall notify the Owner of the Outparcel of the time when the work is intended to be performed at the expense of Declarant and to coordinate the temporary relocation of any furniture, fixtures, equipment or merchandise within the Party Easement area at the cost of Declarant and, if the work would be expected to produce a significant amount of dust or debris, to install appropriate barriers at Declarant's expense.

The parties recognize that the building on the Mall Property may remain connected to the buildings on the Outparcel and that the buildings on the Mall Property may be disconnected from or reattached to the buildings on the Outparcel. In its maintenance and construction endeavors on the Mall Property, the Mall Owner shall take all precautions necessary maintain the integrity of the wall within the easement area as a support for (and wall of) the building on the Outparcel. In its maintenance and construction endeavors on the Outparcel, Outparcel Owner shall take all precautions necessary maintain the integrity of the wall within the easement area as a support for (and wall of) the building on the Mall Property.

In the event a party's modification of the wall causes damage to the other parcel owner's building, the owner performing the modification shall repair the building. All construction work shall be performed in a good and workmanlike manner in accordance with all applicable laws, regulations and ordinances, and in accordance with all plans and specifications therefor. All such work shall be performed diligently and continuously and must be completed within one (1) year after commencement.

c. Utility Easements.

(1) Declarant hereby grants and creates in favor of Outparcel a non-exclusive perpetual easement over the remainder of the Property for connection to and use and maintenance of all water, sewer, gas, electric and telecommunications lines and for stormwater drainage ("Utilities") currently located on, over or under the remainder of the Property and Declarant reserves over Outparcel a non-exclusive perpetual easement over Outparcel for connection to and use and maintenance of Utilities.

(2) The owner of each parcel may dedicate the portion of said easements located on its tract to the utility providers or government authorities. The owner of each parcel may relocate any such Utilities existing on its parcel from time to time so long as such work is done in a commercially reasonable manner so as not unduly to interfere with the business operations on the Mall Property and/or Outparcel.

(3) Any connection by an owner (the "grantee owner") to the Utilities on a parcel shall be made with the prior consent of the owner of such parcel ("granting owner"), which consent shall not be unreasonably withheld, conditioned or delayed, and shall be completed in a commercially reasonable manner so as not unduly to interfere with the business operations of the granting owner, and shall be done at the sole cost and expense of the grantee owner. Within seventy-two (72) hours of completion of any connection to the Utility lines or maintenance of the Utility lines, the grantee owner shall return any disturbed ground to its pre-disturbed condition. All persons or entities performing any work on the grantor owner's property shall carry general liability and worker's compensation insurance in such amounts as shall be reasonably acceptable to the grantor owner and the grantee owner shall provide the grantor owner with certificates of insurance naming the grantor owner as an additional insured prior to the commencement of any such work.

d. Temporary Closures. Each of Declarant and Outparcel Owner shall have the absolute right and privilege to reconfigure its parcel, including removing, adding and reconfiguring any buildings on its parcel (subject to the other provisions of this Declaration). Such parties shall have the absolute right and privilege to close any non-exclusive easement area for a consecutive twenty-four (24) hour period each calendar year for maintenance and repair or for the purpose of preventing any claim of dedication of roads or streets being made by the public, governmental body or any other persons, business or entity on the said non-exclusive easement. Such parties shall have the absolute right and privilege to block portions of its parcel to make the necessary repairs or improvements on the non-exclusive easement at other reasonable times; provided, however, each party shall make reasonable efforts to not interfere with the regular business operations on any other owner's parcel.

e. No Dedication or Merger. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Mall Property or Outparcel to the general public, or for any public use or purpose whatsoever. Unless a document is recorded to explicitly effect such a merger, there shall be no merger of the easements, covenants and restrictions created by this instrument by reason of the fact that the same person or entity may be the holder of the burdened property and the benefited property.

f. No Charge. No charges of any type shall be made to or collected by either Declarant or Outparcel Owner or their successors and assigns, or their tenants, employees, contractors, deliverymen, agents, customers, invitees, licensees, and assigns for the right to use all or any portion of the easement areas on its parcel. The foregoing shall not include rents or contributions which such parties may charge its tenants or licensees pursuant to the terms of their respective occupancy agreements.

g. Pylon Sign. The Outparcel Owner has been using the pylon sign on the Mall Property owned by Declarant adjacent to the driveway from the Mall Property to South James W. Campbell Boulevard pursuant to License Agreement dated June 20, 2018, between Declarant and Outparcel Owner (the "License Agreement"). By accepting title to the Outparcel, Outparcel Owner has agreed that the payment obligation in Section 10 of the License Agreement is deleted without further action of the parties. Subject to government regulations, Outparcel Owner may erect and maintain at its sole cost and expense, a new pylon sign for Outparcel Owner's exclusive use on the "Sign Parcel" (described in Exhibit A-4) on the Mall Property, and Declarant grants a conditional non-exclusive perpetual easement for the installation of a single tenant pylon sign with a height not to exceed 20 feet above the finished elevation (as of the Effective Date) and a sign area (calculated in the manner used by the government authorities) not to exceed 100 square feet on the Sign Parcel (the "Outparcel Pylon"). Outparcel Owner shall submit construction drawings for the sign and structure of the Outparcel Pylon to Mall Owner for review and modification prior to any installation. With acceptable construction details, the configuration shown on the Outparcel Pylon sign drawing attached hereto as Exhibit C-1 would be acceptable. Outparcel Owner is granted reasonable access over the Mall Property to such area for construction and maintenance of the Outparcel Pylon.

4. Prohibited Uses. Except to the extent permitted by the leases of the Outparcel tenants as of September 21, 2020, the Outparcel Owner must obtain the prior written approval of the Mall Owner (but not the approval of said Mall Owner's lender) of any other proposed use of Outparcel, respectively, and in no event shall the Mall Owner be required to permit or be reasonable in denying the use of Outparcel for any of the following uses:

a. Any establishment creating a public or private nuisance;
b. any establishment creating a noise or sound that is objectionable due to intermittence, heat, frequency, shrillness or loudness; or
c. any establishment creating an obnoxious odor (the smell of roasting coffee or cooking food shall not be considered an obnoxious odor); or
d. any establishment creating a noxious, toxic, caustic, or corrosive fuel or gas; or
e. any establishment creating a dust, dirt, or fly ash in excessive quantities; or
f. any establishment creating an unusual fire, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives of fireworks; or
g. any assembling, manufacturing, distilling, refining, smelting, agriculture, or mining operation; or
h. any mobile home or trailer court, hotel or motel, labor camp, junk yard, stock yard, animal raising or veterinary hospital (notwithstanding the foregoing, the temporary use of construction trailers during period of construction, reconstruction or maintenance shall be permitted); or
i. any drilling for or removal of subsurface substances; or
j. any dumping, disposing, incinerating or reduction of garbage or refuse (exclusive of garbage compactors located in the rear of any building); or
k. any funeral establishments or mortuaries, automobile lots, gasoline station, car wash or automobile fender or body repair shops; or
l. any outdoor circuses, carnival, amusement park, outdoor public meetings, or commercial laundry plants; or
m. any unsightly or unscreened garbage or trash receptacle or accumulations of garbage or trash; or
n. any truck, trailer, or R.V. sales, leasing, display, wash or repair; or
o. any establishment selling or exhibiting pornographic materials or providing "adult" entertainment; or
p. any dance hall, discoteque, or flea market; or
q. any massage parlor, tattoo parlor or piercing parlor; or
r. auction or bankruptcy sale; or
s. any bowling alley, skating or roller rink, or pool or billiard establishment; or
t. a facility for the overnight boarding of animals; or
u. any gun shop or shooting gallery; or
v. any residential use, including but not limited to living quarters, sleeping apartments or lodging rooms; or
w. any theater; or
x. any auditorium, meeting hall, ballroom, day care facility, school, library or other place of public assembly; or
y. any agency, department or bureau of any governmental authority or unemployment agency, service or commission;
z. any cocktail lounge, bar, disco or night club or a restaurant which derives more than forty percent (40%) of its sales from alcoholic beverages; or

aa. any bingo or similar games of chance or off-track betting, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; or

bb. any video game or amusement arcade, except as an incidental part of another primary business; or

cc. any temporary or seasonal stores which sell holiday (including without limitation, Christmas and/or Halloween) themed décor, decorations, costumes, artificial Christmas trees, Christmas lights, Christmas ornaments, and/or holiday themed party goods including, without limitation, the following stores: Spirit Halloween stores, Always Christmas stores, and similar operations; or

dd. any second hand store, close-out store, dollar store, pawn shop, check-cashing business, payday loan or auto title loan business, auction house, or flea market; or

ee. a so-called "head shop", vape shop, marijuana dispensary or pain management clinic.

ff. a gas station or convenience store.

gg. a dry cleaner or laundromat.

hh. a daycare.

ii. a dialysis center or medical office.

5. Loitering Prohibited. Outparcel Owner shall not allow loitering of any kind on their parcels or the easement areas on the other parcel, including but not limited to the congregating of unaccompanied minors, and individuals who are or appear to be involved with any "gang" or "gang" related activities. Each owner shall be responsible for providing security on its parcel. In the event either owner fails to prevent the existence of such loitering or gang activities, each owner retains an easement over the other parcel to exclude any prohibited person or group from the other parcel, including via police check, police action, or court action.

6. Construction Limitations. Prior to commencement of any modification of the building on the Outparcel, a site plan and building elevations showing all four sides of the building and landscaping plans shall be submitted to Mall Owner for review and approval. Any buildings, pylon or monument signs on Outparcel shall be subject to the following requirements: (i) no building or improvements shall exceed one (1) story in height, or twenty-five feet (25') in height, inclusive of architectural features, (ii) the building on Outparcel shall not exceed 75,200 square feet, (iii) the front line of the building shall not extend to the southwest more the five feet beyond the southwestern building line of the building existing on September 1, 2020; (iv) all exterior elevations of the building to be constructed on the Outparcel and any modifications thereto shall be architecturally consistent and harmonious with the buildings constructed on the Mall Property and shall be "finished" on all sides (e.g., brick on three sides and metal building on the rear is not acceptable); (v) proper screening shall be used to continuously cover any HVAC units and/or trash compactors, including a screen wall to hide utilities on the rear of the building, including parapets on all sides of the building and a masonry trash enclosure; and (vi) in the event the Outparcel is used for any use other than vehicle sales, the Outparcel shall contain at least 225 parking spaces.

7. Maintenance and Repair.

a. Buildings and Improvements. Outparcel owner shall maintain, repair and replace the buildings and improvements on the Outparcel so that the same is in good order, condition and repair. In the event of a casualty to the buildings and improvements on the Outparcel, the Outparcel Owner shall either commence to repair and restore the same within sixty (60) days after the date of the casualty and completion of the adjustment with the insurance company (but in all events Outparcel owner shall commence restoration within ninety (90) days after receipt by Buyer of applicable insurance proceeds but regardless of insurance proceeds within one hundred fifty (150) days of the date of the casualty) and

diligently prosecute such repair or restoration to completion or raze and remove such damaged buildings or improvements. At any time that no buildings are located on the Outparcel, the Outparcel Owner shall maintain the Outparcel either as a paved and lighted Common Area, or in an unpaved condition covered with grass and kept free of weeds and trash.

b. Common Areas. For purposes of this Declaration, the "Common Area" shall mean all portions of the Property which are not improved with buildings, and shall include, without limitation, any sidewalks, curbs, landscaping, parking area, exterior amenities such as benches and planters, exterior lighting, and access areas. Each owner shall keep and maintain, or cause to be kept and maintained, those portions of the Common Area located on its respective parcel (i) in a good, clean, sightly, sanitary and orderly condition and repair, including, but not limited to, maintaining directional signs, markers, lines, parking area surfaces (including resurfacing, stripe painting and the removal of standing water and mud and dirt therefrom), landscaped areas (including replacing shrubs and other landscaping as shall be necessary, and keeping said areas at all times adequately irrigated, weeded, fertilized, planted, neatly pruned and trimmed), common utility facilities, and lighting and removing rubbish and other refuse and debris; (ii) in compliance with all applicable laws, including, without limitation, the Americans with Disabilities Act. The Outparcel owner shall trim, prune and thin-out any trees and other landscaping located in the Common Area on its Outparcel in a manner which maximizes visibility of, and increases the sight lines to, the storefronts, signage and improvements on the other parcel.

c. Cost. Each owner shall bear the cost of performing its obligations set forth in this Section in connection with the Common Area located on its parcel without contribution from the owner of the other parcel in the Property except that if a repair is required due solely to the negligence or willful misconduct of the owner of the other parcel in the Property or its employees, agents or contractors, the owner of such other parcel shall reimburse the repairing party for the reasonable cost incurred to make such repair, within thirty (30) days after receipt of the repairing party's invoice and reasonable supporting documentation.

d. Self-Help. In the event the Mall Owner agrees to perform (or designate a third party to perform) all of the obligations set forth in Subsection b above with respect to an Outparcel, as provided above, and if such Mall Owner thereafter fails to perform such obligations, and if such failure continues for more than thirty (30) days after the Outparcel Owner notifies the Mall Owner of such failure (if such failure is not capable of being cured within thirty (30) days, then provided the failing Mall Owner promptly commences to cure within such thirty (30) day period, then the thirty (30) day period shall be extended to the reasonable time necessary to cure the failure), or immediately and without notice and cure in the event of an emergency, then the Outparcel Owner may (but shall not be obligated to) cure such failure on behalf of the failing Mall Owner, and to be reimbursed by the failing Mall Owner for the reasonable costs of cure within thirty (30) days after receipt of Outparcel Owner's invoice and reasonable supporting documentation.

e. In the event Outparcel Owner fails to perform its obligations in this Section, and if such failure continues for more than thirty (30) days after the Mall Owner notifies the failing Outparcel Owner of such failure (if such failure is not capable of being cured within thirty (30) days, then provided the failing Outparcel Owner promptly commences to cure within such thirty (30) day period, then the thirty (30) day period shall be extended to the reasonable time necessary to cure the failure), or immediately and without notice and cure in the event of an emergency, then the Mall Owner may (but shall not be obligated to) cure such failure on behalf of the failing Outparcel Owner, and to be reimbursed by the failing Outparcel Owner for the reasonable costs of cure within thirty (30) days after receipt of the Mall Owner's invoice and reasonable supporting documentation.

8. Insurance Requirements. Commencing with the date of this Declaration, Outparcel Owner shall, at its own expense, maintain or cause to be maintained comprehensive general public liability insurance against claims for personal injury or death and property damage occurring upon, in or about the Outparcel, and such insurance shall afford protection to the limit of not less than Three Million Dollars ($3,000,000.00) combined single limit for any one occurrence, which limit can be achieved by a combination of primary and umbrella/excess liability policies.

9. Hazardous Substances. Neither Outparcel Owner nor Declarant, shall (nor permit its occupants to) incorporate, use, manufacture, store, transport, or dispose of on, under, about or from its Outparcel or the Mall Property, or any part thereof, any Hazardous Substances, nor permit any material containing any Hazardous Substances to be incorporated into its parcel other than as permitted by applicable Environmental Laws. Each owner and its occupants shall at all times and in all respects comply with all Environmental Laws applicable to its parcel and its use of the parcel. No owner shall (nor permit its occupants to) cause its parcel to be in violation of any applicable Environmental Laws, or to do or fail to anything that would subject the Outparcel or the Mall Property to any remedial obligations under such Environmental Laws. Notwithstanding anything to the contrary contained herein, each owner or its occupants may, in compliance with all applicable Environmental Laws, use any ordinary and customary materials containing Hazardous Substances reasonably required to be used in the normal course of its business, so long as such use does not expose either property to any risk of contamination or damage or expose the other owner to any liability therefor. "Hazardous Substance" means any asbestos, any petroleum product or byproduct or fraction thereof, any natural gas, natural gas liquids, liquefied natural gas, and synthetic gas, any formaldehyde, any polychlorinated biphenyls (PCBs), toxic mold, medical waste or biohazardous substances and any other substance, material or waste which is deemed to be hazardous, dangerous, toxic or a pollutant under any Environmental Laws and/or is or becomes regulated at any time by any Governmental Authority. "Environmental Laws" shall include the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §§ 9601 et seq.), the Hazardous Materials Transportation Act (49 U.S.C. §§ 1801 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. §§ 6901 et seq.), the Toxic Substances Control Act (15 U.S.C. §§ 2601 et seq.), the Clean Air Act (42 U.S.C. §§ 7401 et seq.), and the Federal Water Pollution Control Act (33 U.S.C. §§ 1251 et seq.) and analogous State laws, all as presently in effect and as the same may hereafter be amended, any regulations promulgated pursuant to any of the foregoing, and any other present or future laws, statutes, ordinances, rules, regulations, orders, directives or requirements of any Governmental Authority relating to Hazardous Substances or any environmental, health or safety issues.

10. Easements, Restrictions and Covenants to Run with Land. The easements hereby granted, along with the restrictions and covenants of each party, shall perpetually run with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors, and assigns, including, but without limitation, all subsequent owners of the Mall Property and Outparcel and all persons claiming under them.

11. Notices. Any notice required or permitted to be given under this Declaration shall be in writing and shall be deemed to have been sent upon hand delivery or deposit, delivery charges prepaid, with a receipted courier service (e.g., FedEx) or upon deposit in the United States Mail as Certified Mail, Return Receipt Requested, postage prepaid, and addressed to the party being notified at the address given below (or such other address which any party may designate for itself from time to time hereafter by written notice to the other parties) and shall be deemed to have been received upon receipt or attempted delivery or refusal as verified by the delivery receipt:

| Declarant: | Outparcel Owner: |
|---|---|
| H/S Columbia, LLC | EC Columbia Powersports, LLC |

Attention: James M. Hull
1190 Interstate Parkway
Augusta, Georgia 30909

Attn: Edward Collier, Jr.
2179 South Berry Chapel Road
Franklin, Tennessee 37069

12. Miscellaneous.

a. Covenants Running with the Land; Term. The covenants and agreements contained herein, whether affirmative or negative in nature, shall be construed as covenants and not as conditions, and to the fullest extent legally possible all such covenants shall run with the land. This Declaration shall run to the benefit of, and shall be binding upon, the owners of any portion of the Property and their respective heirs, executors, administrators, successors and assigns.

b. No Joint Venture or Partnership. Nothing contained in this Declaration shall be construed to make any owner a partner or joint venturer with any other owner or to render any owner liable for the debts or obligations of another owner, except as expressly provided for in this Declaration.

c. No Third Party Beneficiaries. This Declaration is made for the exclusive benefit of the owners of any portion of the Property and their respective heirs, executors, administrators, successors and assigns, and not for any third person. Nothing in this Declaration, either express or implied, is intended to confer upon any person, other than an owner of any portion of the Property (and its occupants, where applicable) and their respective heirs, executors, administrators, successors and assigns, any rights or remedies under or by reason of this Declaration.

d. Captions. The headings herein are for convenience and reference only and in no way define or limit the scope and content of this Declaration or in any way affect its provisions.

e. Laws of Tennessee and Partial Invalidity. This Declaration shall be governed by and construed in accordance with the laws of the state of Tennessee. If any provision or portion of this Declaration, or the application thereof to any person or circumstance shall, to any extent be invalid or unenforceable, the remainder of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

f. Counterparts. This Declaration may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

g. Gender and Name. All terms contained herein shall be construed, whenever the context of this Declaration so requires, so that the singular number shall include the plural, and the plural the singular, and the use of any gender shall include all genders.

h. Transfer and Release. In the event a party ("Transferor") conveys fee interest ownership in a portion of the Mall Property ("Transferred Parcel") to an unrelated third party ("Transferee"), the Transferor shall be relieved of all liability and obligations to perform the covenants and obligations of this Declaration pertaining to the Transferred Parcel which accrue from and after the date of the transfer, and the Transferee shall be deemed to have assumed the liability and obligations to perform such covenants and obligations pertaining to the Transferred Parcel which accrue from and after the date of the Transfer.

i. Breach Shall Not Defeat a Mortgage. Breach of any of the covenants or restrictions contained in this Declaration shall not defeat or render invalid the lien of any mortgage made in good faith, but all of the foregoing provisions, restrictions, and covenants shall be binding and effective against any owner who acquires title by foreclosure or trustee's sale or by deed in lieu of foreclosure or trustee's sale;

provided, however, that any such owner who acquires title by foreclosure or trustee's sale or by deed in lieu of foreclosure or trustee's sale shall take title free of any liens created or provided for hereunder, though otherwise subject to the provisions hereof.

j. No Merger. There shall be no merger of any of the provisions of this Declaration, notwithstanding that title to one or more parcels within the Mall Property may be held by the same entity. In the event that there is more than one entity which owns a portion of the Mall Property, the "Mall Owner" shall be Developer or its designee for so long as they own any interest in the Property and thereafter the entity owning the largest subportion of the Mall Property.

(Signature Block on Next Page)

IN WITNESS WHEREOF, the Declarant has executed this Declaration the day and year first above written.

Declarant:

H/S COLUMBIA, LLC, a Georgia
limited liability company
By: H/S Columbia Manager, Inc., a
Georgia corporation
Its: Manager

By: _____
Name: James M. Hull
Its: President

STATE OF GEORGIA )
) ACKNOWLEDGEMENT
COUNTY OF RICHMOND )

This 20 day of April, 2021, personally came before me James M. Hull, as President of H/S Columbia Manager, Inc., a Georgia corporation, the Manager of H/S Columbia, LLC, a Georgia limited liability company, who, being by me duly sworn, says that he is the President of said corporation, the Manager of H/S Columbia, LLC, and that the foregoing instrument was signed and sealed by him on behalf of the corporation. And the said James M. Hull acknowledged that the writing was the voluntary act and deed of said limited liability company.

Subscribed to and sworn before me this 20 day of April, 2021.

_____ (L.S.)
Notary Public, State of Georgia
My commission expires: 7/6/2021

LAURIE UNDERWOOD
NOTARY
PUBLIC
COLUMBIA COUNTY, GA

_____
Witness 1

**EXHIBIT A-1**

Mall Property

All that tract or parcel of land, lying and being in Columbia, Maury County, Tennessee, described as follows*:

All of the parcel labeled "Lot 1 1,073,207.8 Sq. Feet 24.64 Acres" on "Minor Plat 800 S. James Campbell Blvd for H/S Columbia, LLC" dated April 14, 2021, prepared by Allen B. O'Leary and to be recorded in the Register's Office of Maury County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the north margin of South James M. Campbell Boulevard and being the southernmost corner of Davinco, Inc., and also being the southwest corner of the herein described tract (the POINT OF BEGINNING).
From the POINT OF BEGINNING, thence with Davinco, Inc. (leaving the north margin of South James M. Campbell Boulevard) N 43° 12' 30" E 499.21 feet;
thence N 46° 45' 24" W 390.24 feet;
thence N 43° 25' 04" East 49.72 feet;
thence S 46° 48' 23" E 293.00 feet;
thence N 43° 11' 39" E 9.93 feet;
thence along a curve to the right with a central angle of 45° 00' 07", a radius of 318.00 feet, an arc length of 249.77 feet and a chord bearing and distance of N 10° 39' 06" E 243.40 feet;
thence S 24° 08' 45" E 386.27 feet;
thence N 65° 51' 15" E 795.28 feet;
thence S 72° 01' 33" E 108.40 feet;
thence S 71° 26' 54" E 255.55 feet;
thence S 18° 30' 10" W 333.83 feet;
thence S 18° 27' 54" W 698.82 feet;
thence N 46° 33" 47" W 99.02 feet;
thence S 52° 34' 54" W 149.91 feet;
thence along a curve to the right with a central angle of 4° 31' 33", a radius of 316.82 feet, an arc length of 25.03 feet and a chord bearing and distance of S 54° 53' 45" W 25.02 feet;
thence along a curve to the right with a central angle of 45° 12' 52", a radius of 316.82 feet, an arc length of 250.02 feet and a chord bearing and distance of S 79° 43' 59" W 243.58 feet;
thence along a curve to the right with a central angle of 54° 11' 21", a radius of 316.28 feet, an arc length of 299.13 feet and a chord bearing and distance of N 50° 37' 21" W 288.11 feet;
thence N 23° 41' 09" W 125.07 feet;
thence N 23° 31' 34" W 242.61 feet;
thence along a curve to the left with a central angle of 76° 51' 11", a radius of 45.00 feet, an arc length of 60.36 feet and a chord bearing and distance of N 62° 01' 44" W 55.94 feet;
thence S 79° 39' 04" W 57.55 feet;
thence along a curve to the left with a central angle of 36° 12' 52", a radius of 233.22 feet, an arc length of 147.41 feet and a chord bearing and distance of S 61° 16' 02" W 144.97 feet;
thence S 29' 08' 04" W 75.70 feet;
thence along a curve to the left with a central angle of 6° 57' 32", a radius of 145.00 feet, an arc length of 17.61 feet and a chord bearing and distance of S 25° 29' 50" W 17.60 feet;
thence along a curve to the left with a central angle of 48° 07' 50", a radius of 45.00 feet, an arc length of 37.80 feet and a chord bearing and distance of S 01° 38' 26" E 36.70 feet;

thence along a curve to the left with a central angle of 11° 29' 03", a radius of 145.00 feet, an arc length of 29.06 feet and a chord bearing and distance of S 31° 37' 32" E 29.01 feet to a point in the north margin of South James M. Campbell Boulevard;
thence N 46° 44' 07" W 242.74 feet along the north margin of South James M. Campbell Boulevard to the POINT OF BEGINNING.

The Mall Property contains approximately 24.64 acres, more or less.

*Once the Subdivision Plat has been recorded, any discrepancy between the description of the Mall Property herein and the Mall Property (Lot 1) shown on the Subdivision Plat shall be resolved in favor of the Mall Property (Lot 1) shown on the Subdivision Plat.

**EXHIBIT A-2**

Outparcel

All that tract or parcel of land, lying and being in Columbia, Maury County, Tennessee, described as follows:

All of the parcel labeled "Lot 2 239,762.0 Sq. Feet 5.50 Acres" on "Minor Plat 800 S. James Campbell Blvd for H/S Columbia, LLC" dated April 14, 2021, prepared by Allen B. O'Leary and to be recorded in the Register's Office of Maury County, Tennessee, and more particularly described as follows*:

Beginning at an iron pin in the north margin of South James M. Campbell Boulevard and being the southernmost corner of Davinco, Inc.;
thence with Davinco, Inc. (leaving the north margin of South James M. Campbell Boulevard) N 43° 12' 30" E 499.21 feet;
thence N 46° 45' 24" W 390.24 feet;
thence N 43° 25' 04" East 49.72 feet;
thence S 46° 48' 23" E 293.00 feet;
thence N 43° 11' 39" E 9.93 feet;
thence along a curve to the right with a central angle of 45° 00' 07", a radius of 318.00 feet, an arc length of 249.77 feet and a chord bearing and distance of N 10° 39' 06" E 243.40 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING, thence along a curve to the right with a central angle of 16° 03' 05", a radius of 318.00 feet, an arc length of 89.09 feet and a chord bearing and distance of N 41° 10' 42" E 88.80 feet;
thence N 19° 29' 21" W 25.58 feet;
thence N 70° 39' 07" E 238.12 feet;
thence S 72° 01' 37" E 270.07 feet;
thence S 72° 03' 26" E 30.33 feet;
thence S 72° 06' 29" E 330.90 feet;
thence S 65° 51' 15" W 795.28 feet;
thence N 24° 08' 45" W 386.27 feet to the POINT OF BEGINNING.

The Outparcel contains approximately 5.50 acres, more or less.

*Once the Subdivision Plat has been recorded, any discrepancy between the description of the Outparcel herein and the Outparcel (Lot 2) shown on the Subdivision Plat shall be resolved in favor of the Outparcel (Lot 2) shown on the Subdivision Plat.

## EXHIBIT A-3

Subdivision Access Easement

The "Subdivision Access Easement" is located in the area of land on the Mall Property shown on the Subdivision Plat labeled "50' Access Easement for Lot 2" and is described as follows:

Beginning at an iron pin in the north margin of South James M. Campbell Boulevard and being the southernmost corner of Davinco, Inc.;
thence with Davinco, Inc. (leaving the north margin of South James M. Campbell Boulevard) N 43° 12' 30" E 499.21 feet;
thence N 46° 45' 24" W 49.00 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING thus established, thence N 46° 45' 24" W 341.20 feet;
thence N 43° 25' 04" E 49.72 feet;
thence S 46° 48' 23" E 293.00 feet;
thence N 43° 11' 39" E 9.93 feet;
thence along a curve to the right with a central angle of 45° 00' 07", a radius of 318.00 feet, an arc length of 249.77 feet and a chord bearing and distance of N 10° 39' 06" E 243.40 feet;
thence S 24° 08' 45" E 61.00 feet;
thence along a curve to the left with a central angle of 43° 13' 58", a radius of 268.00 feet, an arc length of 202.22 feet and a chord bearing and distance of S 04° 22' 02" W 197.46 feet;
thence S 43° 11' 39" W 87.45 feet to the POINT OF BEGINNING.

The Subdivision Access Easement area contains approximately 0.73 acres, more or less.

From the Subdivision Plat:

**Line Table**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 43°16'02" E | 30.00' |
| L2 | N 43°07'12" E | 20.00' |
| L3 | S 46°47'43" E | 15.03' |
| L4 | S 43°12'17" W | 20.00' |
| L5 | N 46°47'43" W | 15.00' |

**Curve Table**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 145.00' | 29.06' | 29.01' | N 31°37'32" W | 11°29'03" |
| C2 | 45.00' | 37.80' | 36.70' | N 01°38'26" W | 48°07'50" |
| C3 | 145.00' | 17.61' | 17.60' | N 25°29'50" E | 6°57'32" |
| C4 | 233.22' | 147.41' | 144.97' | N 61°16'02" E | 36°12'52" |
| C5 | 45.00' | 60.36' | 55.94' | S 67°01'44" E | 76°51'11" |
| C6 | 316.28' | 299.13' | 288.11' | S 50°37'21" E | 54°11'21" |
| C7 | 316.82' | 250.02' | 243.56' | S 79°43'59" W | 45°12'52" |
| C8 | 316.82' | 25.03' | 25.02' | N 54°53'45" E | 4°31'33" |
| C9 | 318.00' | 89.09' | 88.80' | N 41°10'42" E | 16°03'05" |
| C10 | 318.00' | 249.77' | 243.40' | N 10°39'06" E | 45°00'07" |
| C11 | 268.00' | 202.22' | 197.46' | N 04°22'02" E | 43°13'58" |

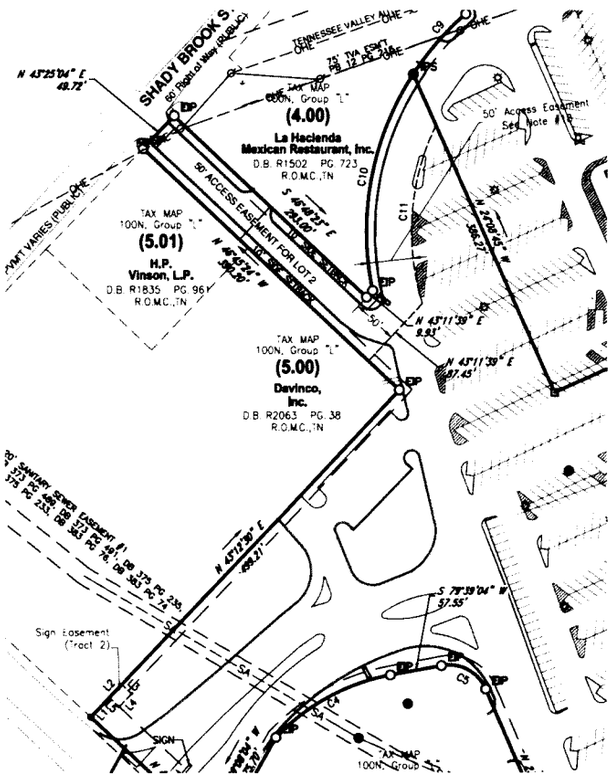


**EXHIBIT A-4**

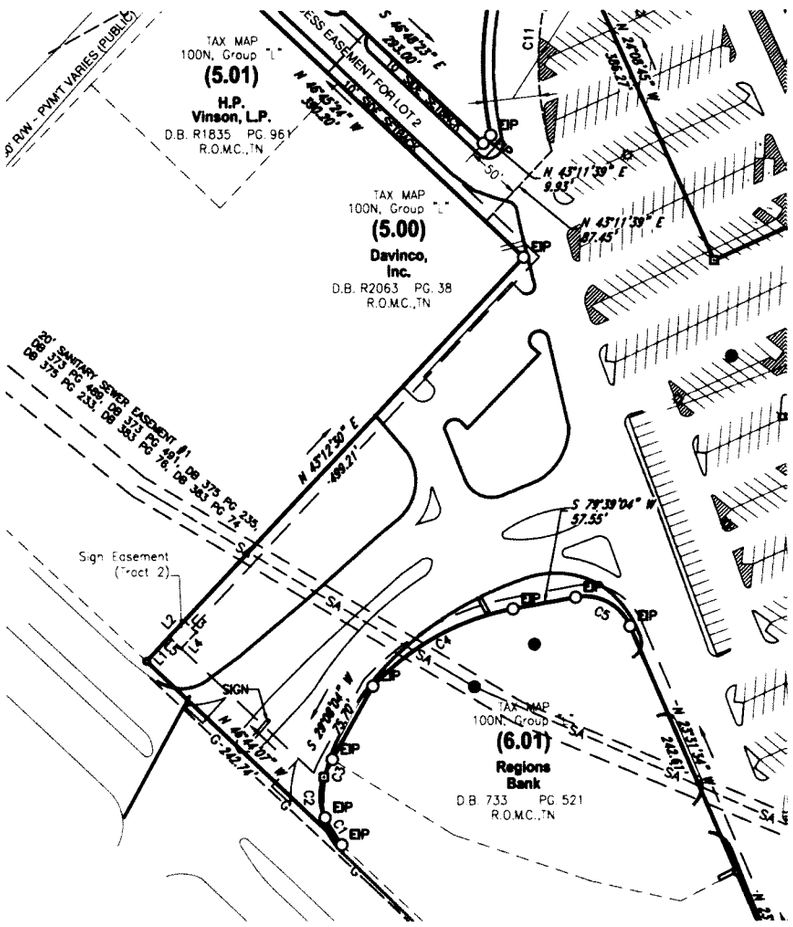
Sign Parcel

The "Sign Parcel" is described as the area of land on the Mall Property shown on the Subdivision Plat labeled "Sign Easement (Tract 2)" with its southwest corner located N 43° 16' 02" E 30.00 feet from the westernmost intersection point of the Mall Property and South James M. Campbell Boulevard - the POINT OF BEGINNING. From the POINT OF BEGINNING, thence N 43° 07' 12" E 20.00 feet; thence S 46° 47' 43" E 15.03 feet; thence S 43° 12' 17" W 20.00 feet; thence N 46° 47' 43" W 15.00 feet back to the POINT OF BEGINNING.

From the Subdivision Plat:

**Line Table**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 43°16'02" E | 30.00' |
| L2 | N 43°07'12" E | 20.00' |
| L3 | S 46°47'43" E | 15.03' |
| L4 | S 43°12'17" W | 20.00' |
| L5 | N 46°47'43" W | 15.00' |



## EXHIBIT B

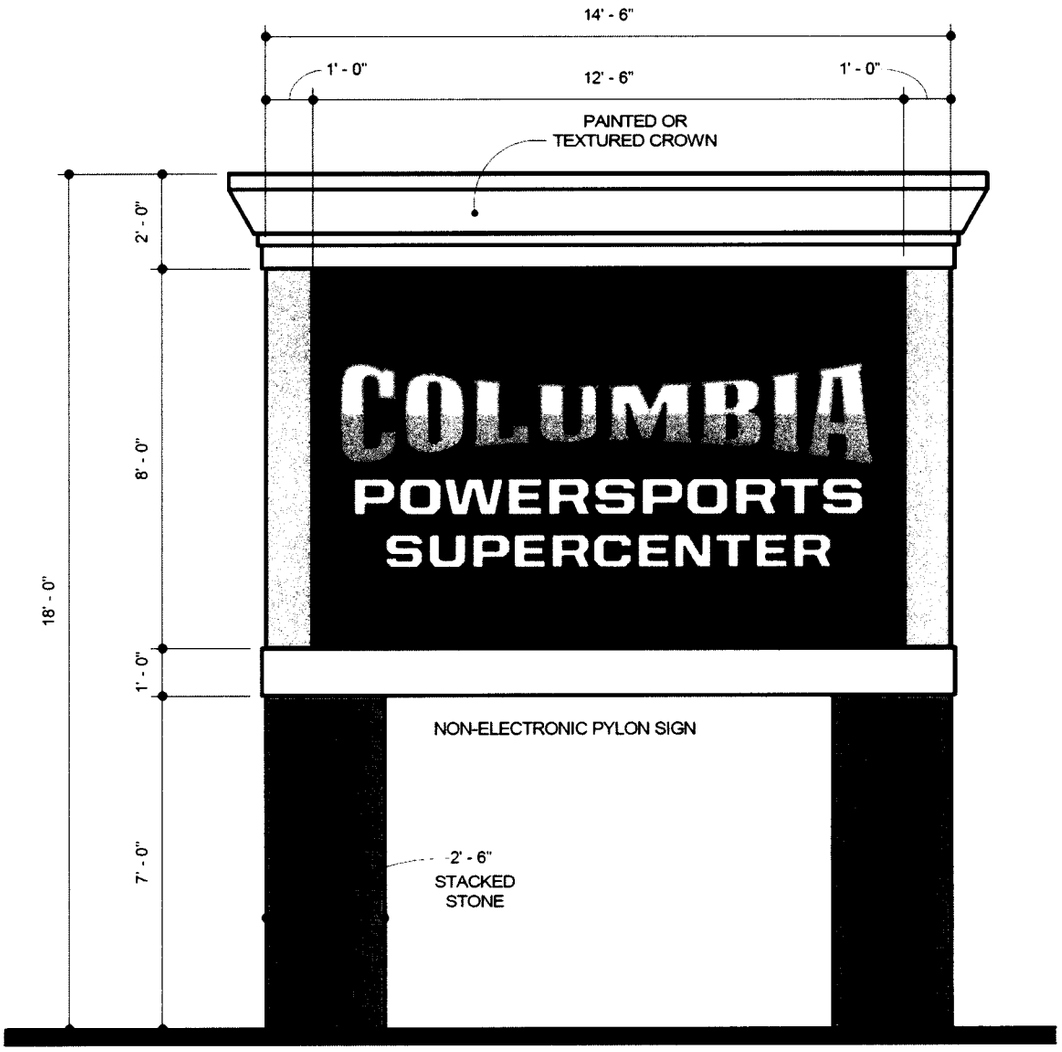
Other Tenant Exclusives

**MAURY REGIONAL HOSPITAL**

No other space within the Shopping Center shall be used as a Diagnostic Center, Oncology Center, or Surgical Center (the "Tenant Restriction"). "Diagnostic Center" is defined as a radiology center (for x-ray, MRI or similar imaging) or a blood and other fluid lab specifically for testing as the principal business but shall not include a medical practice or practice group that also has x-ray or other labs for use of the patients of the practice group. "Oncology Center" is defined as a purpose-built chemotherapy or radiology treatment facility that takes patient referrals from other practices or an oncology practice that treats its own patients but does not include general practices that take oncology patients as an incidental part of the practice. "Surgical Center" is defined as a medical facility with surgical suites for in-patient and/or out-patient surgery but shall not exclude a medical practice from performing minor invasive procedures within their offices. The Tenant Restriction shall not limit or prohibit the operation of general or specialized medical practices, including for family medicine, pediatrics, geriatrics, orthopedics, ear/nose/throat, sports medicine, etc.

**EXHIBIT C-1**

Outparcel Pylon



January 20, 2026

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: Project Name: Revision Lot 1 – 800 S James M Campbell, Final Plat
City of Columbia Staff Review Submittal

On behalf of HC Columbia, LLC, the owner of lot 1 containing the proposed Lots and Easements, WES Engineers & Surveyors would like to re-submit this Final Plat to the City of Columbia for Planning Commission approval. Items area addressed below in RED.

ITEM NO.
25-0459

DESCRIPTION: 800 S James Campbell Mall

Fire

1. No comments

Engineering

2. Establish cross access easement(s) to adjoining properties and through existing property.
   The current REA covers cross access and has been included for your reference.

Building

3. No comment.

Police

4. No comment provided.

City Attorney

5. No comment provided.

Maury County Schools

6. No comment.

ATT

7. ATT INTENDS TO SERVE.
   Noted

Planning

8. Austin Brass, AICP will be the lead planner for this review. Noted
9. Please indicate on plat the front, rear, and side setbacks. As noted, a side setback has a zero foot setback with a 3 foot setback from rear lot line.
   Setbacks have been shown, noted, and labeled on the plat

Maury County E911

10. If any addresses are needed go to Maury911.org for application.
    Addresses are to remain the same.

Columbia Power

11. 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.
    Noted

Wastewater

12. Plat needs to be updated with the on-site newly-installed and dedicated Sanitary Sewer infrastructure and easements completed by 7-Brew.
    The newly installed sewer line and revised easement has been shown on the Final Plat.

Public Works

13. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
14. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW)

collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex.

City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.

6. Gates must be unlocked and open for collection.

Public Works comments are noted and have been conveyed to the developer of the project.

Duck River Electric Membership Corp

16. No comments.

Maury County Highway Dept.

17. No comment.

Columbia Water

18. No comments.

Atmos Energy

19. No comments provided.

If you have any questions or comments on this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

**ITEM NO.**
25-0459

**DESCRIPTION:** Maury Regional_800 S James Campbell

**COMMENTS:**

## Fire

1. No comments

## Engineering

2. Establish cross access easement(s) to adjoining properties and through existing property.

## Building

3. No comment.

## Police

4. No comment provided.

## City Attorney

5. No comment provided.

## Maury County Schools

6. No comment.

## ATT

7. ATT INTENDS TO SERVE.

## Planning

8. Austin Brass, AICP will be the lead planner for this review.
9. 1. Please indicate on plat the front, rear, and side setbacks. As noted, a side setback has a zero foot setback with a 3 foot setback from rear lot line.

## Maury County E911

10. If any addresses are needed go to Maury911.org for application.

## Columbia Power

11. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
    .Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

## Wastewater

12. Plat needs to be updated with the on-site newly-installed and dedicated Sanitary Sewer infrastructure and easements completed by 7-Brew.

## Public Works

13. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
14. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

15. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

## Duck River Electric Membership Corp

16. No comments.

CITY OF COLUMBIA TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

## Maury County Highway Dept.

17. No comment.

## Columbia Water

18. No comments.

## Atmos Energy

19. No comments provided.

**Resubmittal Guidelines**

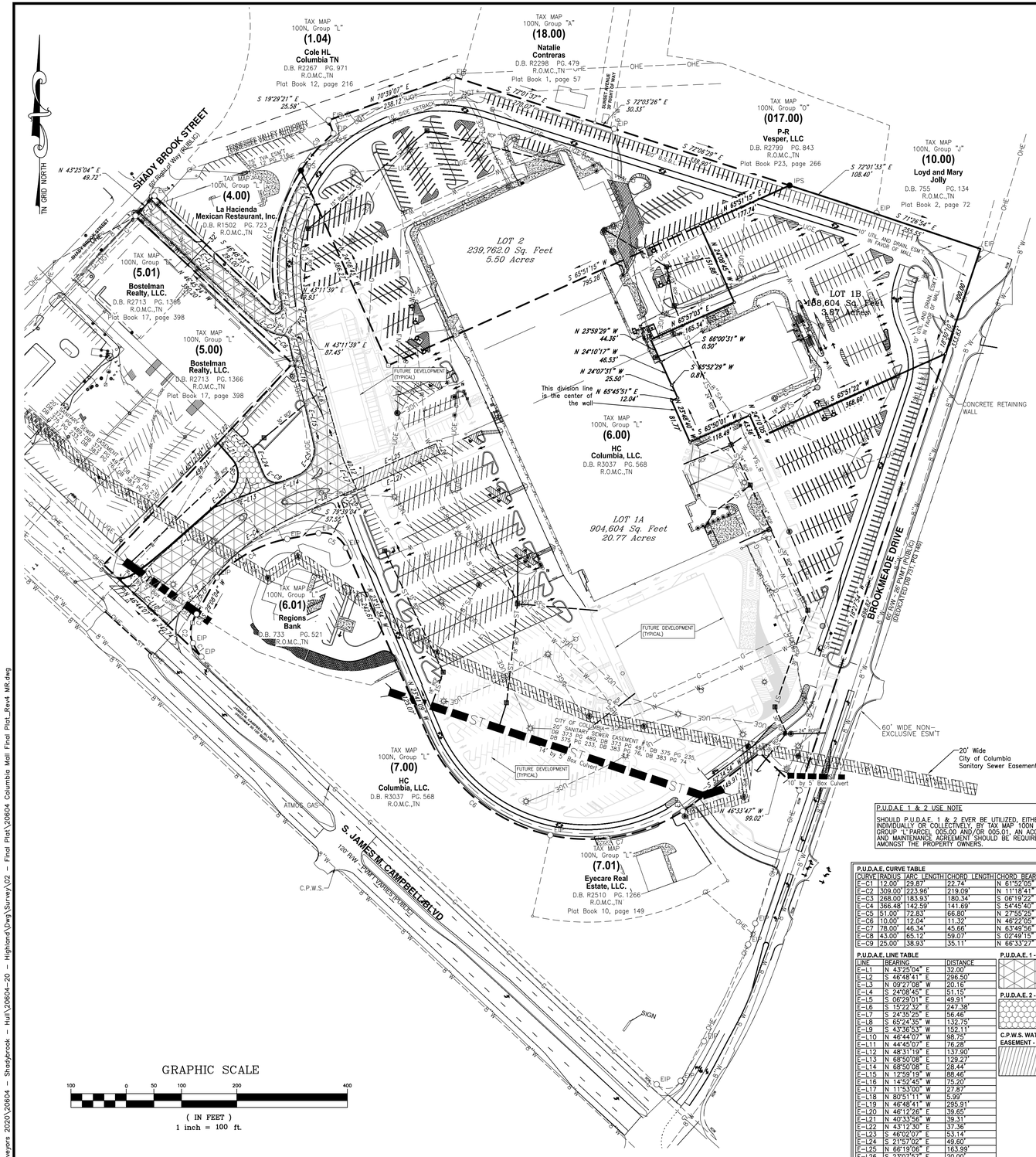
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

**NOTE:** All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )

1 inch = 100 ft.

**P.U.D.A.E. 1 & 2 USE NOTE**

SHOULD P.U.D.A.E. 1 & 2 EVER BE UTILIZED, EITHER INDIVIDUALLY OR COLLECTIVELY, BY TAX MAP 100N GROUP "L" PARCEL 005.00 AND/OR 005.01, AN ACCESS AND MAINTENANCE AGREEMENT SHOULD BE REQUIRED AMONGST THE PROPERTY OWNERS.

**P.U.D.A.E. CURVE TABLE**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| E–C1 | 12.00' | 29.87' | 22.74' | N 61°52'05" E | 142°38'26" |
| E–C2 | 309.00' | 223.96' | 219.09' | N 11°18'41" E | 41°31'37" |
| E–C3 | 268.00' | 183.93' | 180.34' | S 06°19'22" W | 39°19'18" |
| E–C4 | 366.48' | 142.59' | 141.69' | S 54°45'40" W | 22°17'34" |
| E–C5 | 51.00' | 72.83' | 66.80' | N 27°55'25" E | 81°49'27" |
| E–C6 | 10.00' | 12.04' | 11.32' | N 46°22'05" W | 68°58'10" |
| E–C7 | 78.00' | 46.34' | 45.66' | N 63°49'56" W | 34°02'29" |
| E–C8 | 43.00' | 65.12' | 59.07' | S 02°49'15" W | 86°46'22" |
| E–C9 | 25.00' | 38.93' | 35.11' | N 66°33'27" W | 89°12'49" |

**P.U.D.A.E. LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| E–L1 | N 43°25'04" E | 32.00' |
| E–L2 | S 46°48'41" E | 296.50' |
| E–L3 | N 09°27'08" W | 20.16' |
| E–L4 | S 24°08'45" E | 51.15' |
| E–L5 | S 06°29'01" E | 49.91' |
| E–L6 | S 19°29'21" E | 247.38' |
| E–L7 | S 24°35'25" E | 56.46' |
| E–L8 | S 65°24'35" W | 132.75' |
| E–L9 | S 43°36'53" W | 152.11' |
| E–L10 | N 46°44'07" W | 98.75' |
| E–L11 | N 44°45'07" E | 76.28' |
| E–L12 | N 48°31'19" E | 137.90' |
| E–L13 | N 68°50'08" E | 129.27' |
| E–L14 | N 68°50'08" E | 28.44' |
| E–L15 | N 12°59'19" W | 88.46' |
| E–L16 | N 14°52'45" W | 75.20' |
| E–L17 | N 11°53'00" W | 27.87' |
| E–L18 | N 80°51'11" W | 5.99' |
| E–L19 | N 46°48'41" W | 295.91' |
| E–L20 | N 46°12'26" E | 39.85' |
| E–L21 | N 40°33'56" W | 39.31' |
| E–L22 | N 43°12'30" E | 37.36' |
| E–L23 | S 46°02'07" E | 53.14' |
| E–L24 | S 21°57'02" E | 49.60' |
| E–L25 | N 66°19'06" E | 163.99' |
| E–L26 | S 23°07'57" E | 20.00' |
| E–L27 | S 66°17'49" W | 187.69' |
| E–L28 | N 69°19'17" W | 4.72' |

**P.U.D.A.E. 1 - HATCHING**

**P.U.D.A.E. 2 - HATCHING**

**C.P.W.S. WATERLINE EASEMENT - HATCHING**

**CURVE TABLE**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 145.00' | 29.06' | 29.01' | N 31°37'32" W | 11°29'03" |
| C2 | 45.00' | 37.80' | 36.70' | N 01°38'26" W | 48°07'50" |
| C3 | 145.00' | 17.61' | 17.60' | N 25°28'50" E | 6°57'32" |
| C4 | 233.22' | 147.41' | 144.97' | N 61°16'02" E | 36°12'52" |
| C5 | 45.00' | 60.36' | 55.94' | S 62°01'44" E | 76°51'11" |
| C6 | 316.28' | 299.13' | 288.11' | S 50°37'21" E | 54°11'21" |
| C7 | 316.82' | 250.02' | 243.58' | S 79°43'59" W | 45°12'52" |
| C8 | 316.82' | 25.03' | 25.02' | N 54°53'45" E | 4°31'33" |
| C9 | 318.00' | 89.09' | 88.80' | N 41°10'42" E | 16°03'05" |
| C10 | 318.00' | 249.77' | 243.40' | N 10°39'06" E | 45°00'07" |
| C11 | 268.00' | 202.22' | 197.46' | N 04°22'02" E | 43°13'58" |

**Legend**

- EIP Iron Rod/Pipe Found
- IPS Iron Rod Set
- ECM Concrete Monument Existing
- MAG Mag Nail
- Fence Post
- T–Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush
- Adjoining Property Line
- 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
- City of Columbia Sewer Line Easement
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

PARCEL NUMBER:
TAX MAP 100N, GROUP "L", PARCEL 006.00

DEED BOOK:
R3037, PAGE 568

PARCEL ADDRESS:
800 S JAMES M CAMPBELL BLVD

EXISTING ZONING:
CD–4C

BUILDING SETBACKS:
FRONT – 6' MIN, 40' MAX
SIDE – 0' MIN
REAR – 3' MIN OR 15' MIN FROM CL OF REAR ALLEY

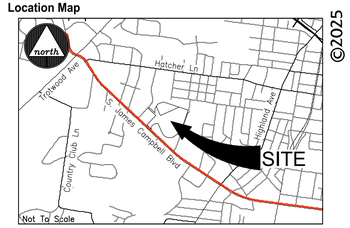
ACREAGE OF PARCEL:
±24.64 ACRES

PROPERTY OWNER:
HC COLUMBIA LLC
73 WHITE BRIDGE ROAD
SUITE 103 #230
NASHVILLE, TN 37205

**Surveyor's Notes**

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, GNSS distances measured are ground distances.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 100N, Group "L" Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book P8, Page 126, Plat Book P22, Page 391
9. Deed reference: Book R3037, Page 568
10. Bearings based on: Tennessee State Plane, NAD 83(2011).
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re–certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0285, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

**Location Map**




**PURPOSE NOTE:**
The purpose of this plat subdivide Lot 1 into 2 seperate parcels.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R3037, Page 568, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — HC Columbia, LLC, a Tennessee limited liabilty company, Wyatt Woeltje, Principal

**CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES**

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date — Maury County E-911 Columbia, Tennessee

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date — Director of Wastewater Department Columbia, Tennessee

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled 2nd Revision Lot 1 - 800 S. James M. Campbell Blvd has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems Columbia, Tennessee

**CERTIFICATE OF COMPLIANCE**

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date — City Engineer Columbia, Tennessee

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date — Secretary, Planning Commission Columbia, Tennessee

**SURVEYOR'S CERTIFICATION (TENNESSEE)**

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

12/15/25 — Date
Allen B. O'Leary — Allen B. O'Leary
TN RLS #1987 — Number

Register of Deed Recording Stamp




WES Engineers & Surveyors
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

©2025

ENGINEERS & SURVEYORS

Client
HC COLUMBIA, LLC.
73 WHITE BRIDGE ROAD, SUITE 103 #230
NASHVILLE, TN 37205
WYATT WOELTJE

| REVISIONS | DATE |
|---|---|
| DRC–Staff Comments | 6–16–25 |

# FINAL PLAT

## 3RD REVISION LOT 1 - 800 S. JAMES M. CAMPBELL BLVD

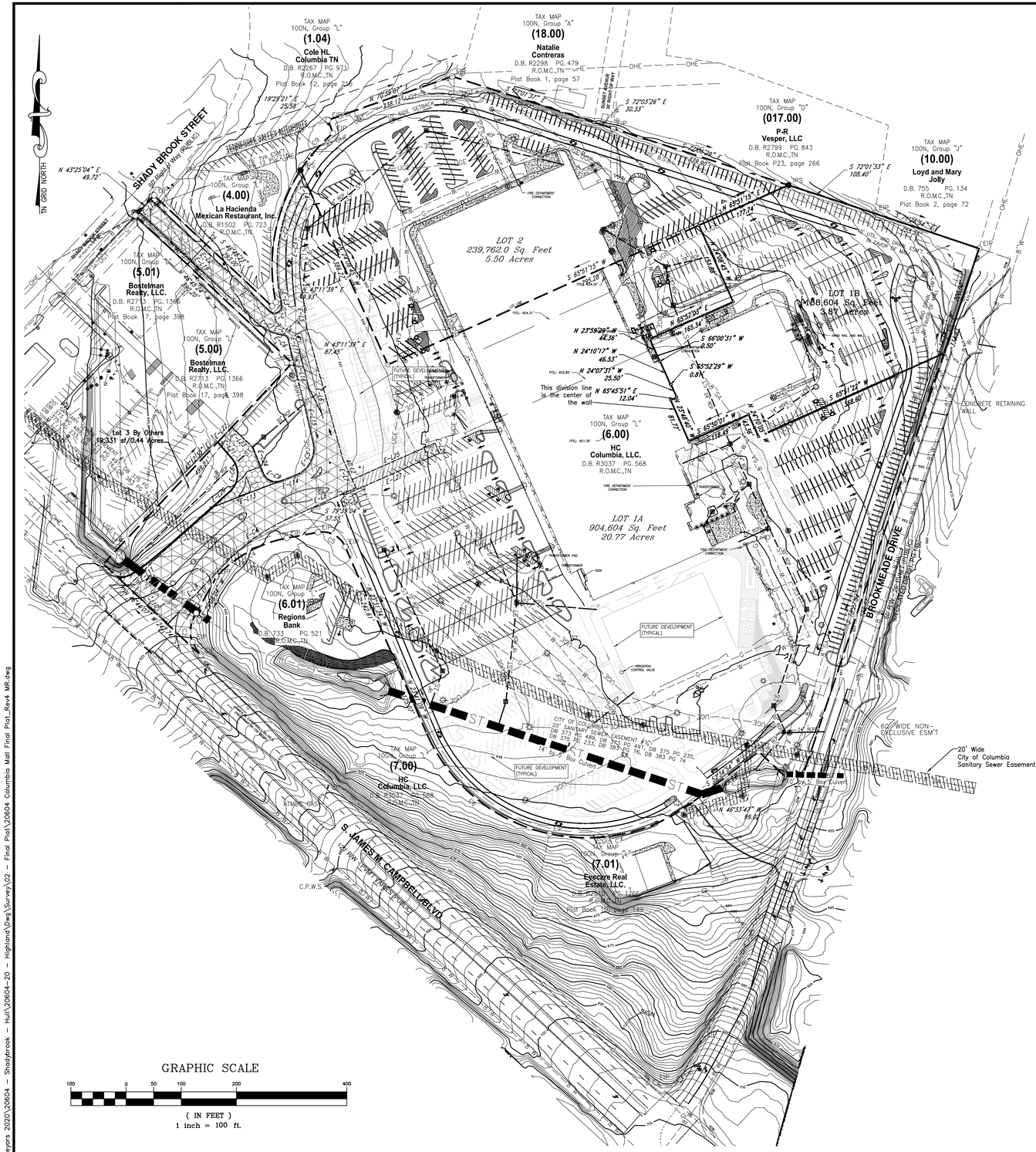
COLUMBIA, TN (MAURY COUNTY)

Drawn: | Checked: AO | Approved: | Date: 11–24–2025

Job. no. 20604-20 | Scale: | Vertical: | Horizontal: 1"=100'

1 of 1

FILE: J:\WES_Engineers_Surveyors 2020\20604 – Shadybrook – Hull\20604–20 – Highland\Dwg\Survey\02 – Final Plat\20604 Columbia Mall Final Plat_Rev4 MR.dwg


TN GRID NORTH
TAX MAP 100N, Group "L" (1.04) Cole HL Columbia TN D.B. R2267 PG. 971 R.O.M.C.,TN Plot Book 12, page 246
TAX MAP 100N, Group "A" (18.00) Natalie Contreras D.B. R2298 PG. 479 R.O.M.C.,TN Plot Book 1, page 57
TAX MAP 100N, Group "O" (017.00) P-R Vesper, LLC D.B. R2799 PG. 843 R.O.M.C.,TN Plot Book P23, page 266
TAX MAP 100N, Group "J" (10.00) Loyd and Mary Jolly D.B. 755 PG. 134 R.O.M.C.,TN Plot Book 2, page 72
SHADY BROOK STREET
TENNESSEE VALLEY AUTHORITY
TAX MAP 100N, Group "L" (4.00) La Hacienda Mexican Restaurant, Inc. D.B. R1502 PG. 723 R.O.M.C.,TN
TAX MAP 100N, Group "L" (5.01) Bostelman Realty, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plot Book 17, page 398
TAX MAP 100N, Group "L" (5.00) Bostelman Realty, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plot Book 17, page 398
Lot 3 By Others 18,331 sf/0.44 Acres
LOT 2 239,762.0 Sq. Feet 5.50 Acres
LOT 1B 148,604 Sq. Feet 3.41 Acres
LOT 1A 904,604 Sq. Feet 20.77 Acres
This division line is the center of the wall
TAX MAP 100N, Group "L" (6.00) HC Columbia, LLC. D.B. R3037 PG. 568 R.O.M.C.,TN
TAX MAP 100N, Group "L" (6.01) Regions Bank D.B. 733 PG. 521 R.O.M.C.,TN
TAX MAP 100N, Group "L" (7.00) HC Columbia, LLC. D.B. R3037 PG. 568 R.O.M.C.,TN
TAX MAP 100N, Group "L" (7.01) Evecare Real Estate, LLC. D.B. R2799 PG. 1266 R.O.M.C.,TN Plot Book 70, page 149
BROOKMEADE DRIVE
S. JAMES M. CAMPBELL BLVD.
CONCRETE RETAINING WALL
60' WIDE NON-EXCLUSIVE ESM'T
20' Wide City of Columbia Sanitary Sewer Easement
CITY OF COLUMBIA SEWER EASEMENT #1 20' SANITARY SEWER EASEMENT DB 373 PG 489, DB 375 PG 233, DB 383 PG 74, DB 375 PG 491, DB 375 PG 235, DB 383 PG 74
FUTURE DEVELOPMENT (TYPICAL)
FUTURE DEVELOPMENT (TYPICAL)
IRRIGATION CONTROL VALVE
FIRE DEPARTMENT CONNECTION
TRANSFORMER PAD
SIGN
C.P.W.S. WATERLINE EASEMENT
N 43°25'04" E 49.72'
S 19°29'21" E 25.58'
N 70°58'09" E 138.12'
S 42°01'37" E
S 72°03'26" E 30.33'
S 72°01'33" E 108.40'
S 29°26'26" E
N 69°51'15" E 177.74'
S 20°58'54" E 292.56'
S 65°51'15" W 95.78'
N 65°51'15" E 12.04'
N 23°59'29" W 44.36'
N 24°10'17" W 46.53'
N 24°07'31" W 25.50'
S 66°00'31" W 0.50'
S 65°52'29" W 0.81'
N 65°57'05" E 165.34'
S 65°57'05" W 118.45'
N 24°02'55" W 42.95'
S 65°57'05" W 168.60'
N 37°54'40" W 91.77'
N 43°11'39" E 87.45'
S 79°39'04" W 57.55'
N 46°33'47" W 99.82'
S 43°11'39" W 87.45'
S 46°48'41" E 296.50'
N 43°11'39" E 87.45'
N 46°48'41" W 295.91'
S 43°11'39" W 87.45'
N 43°11'39" E

None

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Columbia Mall - Revision 3

*This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.*

## General

- ☒ Name of development
- ☒ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☒ Plan sealed by a design professional licensed in the State of Tennessee.
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☒ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- ☒ Parcel identification, owner, and deed and plat references of adjoining properties
- ☐ N/A Proposed phasing and timetable for all phases of development
- ☐ N/A Traffic Impact Study, as required.
- ☐ N/A The substance of all existing and proposed covenants, easements, or other restrictions.

## Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☐ N/A A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☐ N/A Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

## Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- ☐ N/A Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☐ N/A Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☐ N/A Location, type, and size of proposed signs
- ☐ N/A Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

**Grading, Drainage, and Storm**

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ☐ Location and dimension of aquatic buffer zones
- N/A ☐ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- N/A ☐ Identification of all critical lots

**Streets, Parking, and Pedestrian Elements**

- ☒ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- N/A ☐ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- N/A ☐ Summary of all provided and required parking

**Landscaping, Open Space, and Amenities**

- N/A ☐ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- N/A ☐ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- N/A ☐ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- N/A ☐ Any amenity features and structures for private or public benefit.
- N/A ☐ Location, dimension, and materials of fences and walls
- N/A ☐ Tree Canopy retention

**Utilities**

- ☒ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- N/A ☐ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

CITY OF
COLUMBIA
TENNESSEE

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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:**

| Alex O'Leary | | 12/15/25 |
|---|---|---|
| Print Name | Signature | Date |

# 2500 Cayer Ln. Lot 8A
# Preliminary PUD Master Plan

| | | | |
|---|---|---|---|
| **Project #:** | 25-0454 | **Location:** | Tax 2500 Cayer Ln Lot 8A |
| **Applicant:** | AutoZone Development, LLC | **Case Type(s):** | Site Dev.-Prelim. PUD |
| **Staff Planner:** | Robert Archibald, Principal Planner | **Proposed Use:** | Commercial |

## PROJECT SUMMARY

The applicant requests approval of a Site Development Plan and revised Preliminary PUD Master Plan to permit a 6,894-square-foot retail building and related site improvements on Lot 8A of Beechcroft Plaza. The 0.83-acre property is zoned PUD and subject to a previously approved Preliminary Master Plan; however, due to the lot configuration, the proposed development does not conform and requires approval of a revised plan.

*The following bullet points list requested deviations that do not comply with the PUD-MU standards of the Zoning Ordinance. Please see applicant response to deviations list in attachments.*

- A PUD-MU district establishes a maximum lot or building site width of 180 feet and a minimum width of 15 feet at the right-of-way. The subject property is an existing lot of record that received Final Plat approval with approximately 15.21 feet of frontage along Nashville Highway and 342.46 feet along Cayer Lane. As platted, the lot does not align with the current minimum and maximum width standards of the district.
- The PUD-MU district requires a minimum of 60 percent frontage buildout for building facades within a building site. The applicant has requested a deviation from this requirement, indicating a proposed frontage buildout of approximately 31 percent along Cayer Lane and 0 percent along Nashville Highway.
- The PUD-MU district limits the maximum front setback at a secondary frontage (Nashville Highway) to 20 feet. Due to the irregular configuration of the existing lot of record, the applicant has requested a deviation to allow a setback of approximately 155 feet along Nashville Highway, while meeting the 20-foot maximum setback along the primary frontage at Cayer Lane.
- District standards allow a maximum driveway width of 24 feet. The applicant is requesting a deviation to accommodate delivery-truck maneuverability. The deviation is limited to the northwest corner of the building, where a maximum driveway width of 28 feet is proposed. All other internal drives on the site meet the required 24-foot width.
- The PUD-MU district does not permit freestanding signs. The applicant has submitted a deviation request to allow installation of a monument sign with a maximum height of 10 feet and a maximum sign area of 50 square feet.

- A loading space is required per the PUD-MU standards following the standards outlined in Table 4.3.14.B of the Zoning Ordinance. The applicant requests a deviation to locate the loading space in the shared drive as noted on the site plan.
- Access Management standards limit the site to one full access point. The applicant requests a deviation to allow one direct access point to Cayer Lane (west side of the site) and one access to the proposed shared drive for delivery purposes. Engineering has indicated support for the access closest to Nashville Highway being limited to exit-only movements.
- A tree preservation plan is required for a Development Plan per the Zoning Ordinance. The applicant requests a deviation from this standard due to site constraints, including a retaining wall at the northeast corner of the site and a shared access point serving the adjacent lot. Zoning standards would otherwise require a minimum retention of 26% of the existing tree canopy where existing canopy coverage is less than 20% of the total site area. The applicant has provided justification for this request in the Plan Deviations submittal.
- Any approval should be conditioned on the timely submittal of "As-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is the **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.K of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

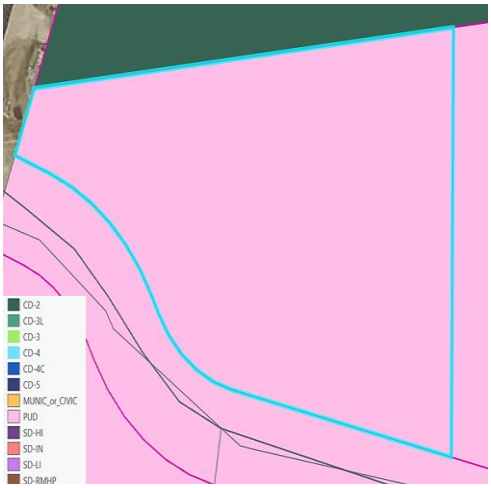
## SITE INFORMATION

| CURRENT ZONING | EXISTING USE | EXISTING IMP. | LAND AREA |
|---|---|---|---|
| PUD-MU | Mixed-Use | Commercial Construction | +/- 0.83 |




| FUTURE LAND USE MAP | ZONING MAP |
|---|---|



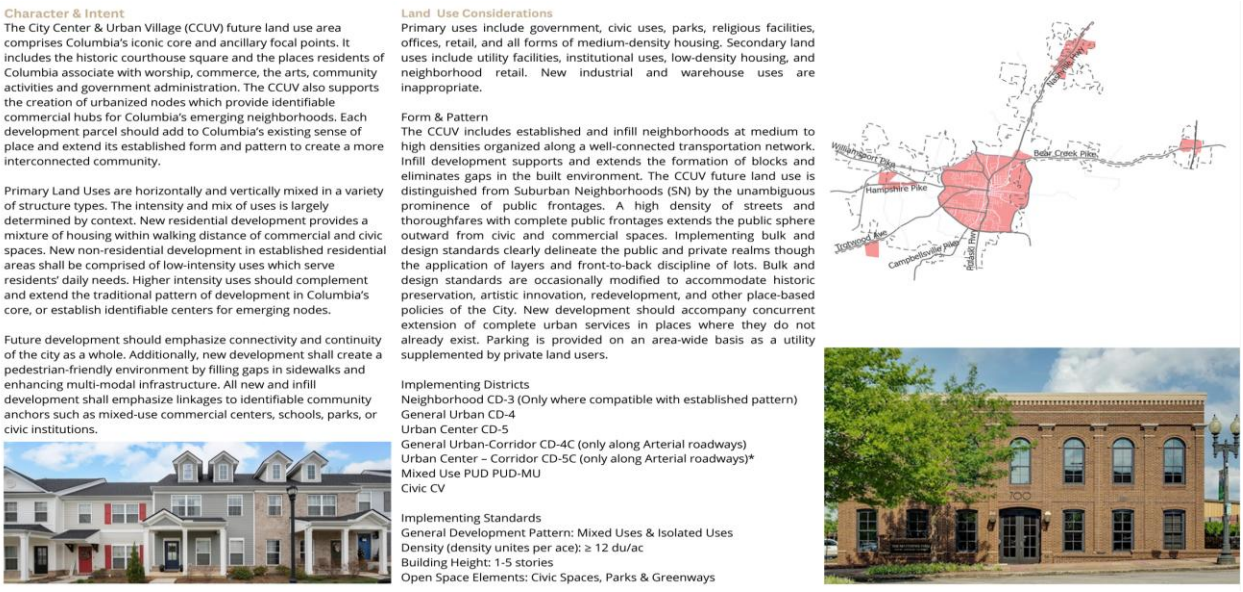




SITE CONTEXT/ADJACENT PROPERTIES

| | Future Land Use | Zoning | Current Use |
|---|---|---|---|
| Subject Property | CCUV | PUD-MU | Vacant |
| North | CCUV | CD-2 | Commercial |
| South | CCUV | PUD-MU | Commercial |
| East | CCUV | PUD-MU | Vacant |
| West | CCUV | PUD-MU | Retail |

## CONSISTENCY WITH CONNECT COLUMBIA

**City Center Urban Village:** The zoning is consistent with the future land use map. The future land use of both parcels is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by PUD and CV districts, as well as the CD-4 and CD-5-character districts. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.



Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

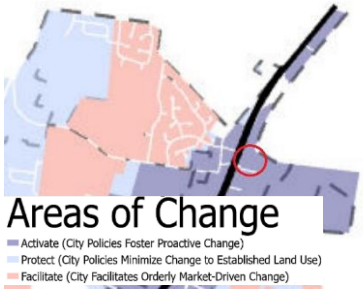
Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



## AREAS OF CHANGE POLICY

Connect Columbia established the Areas of Change Policy designation for the subject site as *Activate*. This classification calls for *Proactive Change* in areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community. (Connect Columbia p. 32).




## CONFORMITY WITH ZONING ORDINANCE

**Landscaping/Tree Preservation:**

Staff notes that the site development plan meets internal landscaping standards for parking lot islands and frontage landscaping. However, a deviation from the tree preservation requirement has been requested by the applicant. Existing conditions indicate minimal tree canopy, primarily at the northeast corner of the lot. Under the Zoning Ordinance, sites with less than 20% existing tree canopy are required to retain at least 26% of the canopy. Staff acknowledges that the applicant's request is based on significant grade changes across the site and the need for a retaining wall in the northeast corner, which limits the ability to preserve existing trees in that area.

**Loading Space:**

The Zoning Ordinance limits site parking to a maximum of 50% of the required standard. For a retail use, one space is required per 500 square feet of gross floor area. The applicant proposes 16 parking spaces, which satisfies the minimum requirement and does not exceed the maximum allowed for the proposed 6,894-square-foot structure.

A loading space is also required under Section 4.3.14 of the Zoning Ordinance. The applicant has requested a deviation to utilize a 10' x 50' portion of the shared access on the east side of the site, citing an infrequent delivery schedule during non-peak hours.

Staff notes that the Location, Design & Access criteria for loading spaces include specific standards, three of which are of particular concern:

8. Loading facilities may not obstruct areas required for emergency access, including fire lanes.
10. Required dimensions of loading spaces shall not include any access or entrance to, or exits from, such spaces.
14. Off-street loading areas shall be screened in accordance with Section 4.3.11.

While staff recognizes the site's limited space for a full loading area, the Planning Commission should consider these ordinance requirements in conjunction with the applicant's requested deviation.

Staff prepared the tables below to illustrate how the proposed development complies with the bulk and design standards of the Zoning Ordinance. **Table 1** summarizes the applicable bulk standards for a PUD-MU character district. **Table 2** outlines the applicable design standards pursuant to Section 4.3.1-M of the Zoning Ordinance within the PUD-MU District.

| **Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards** | | |
|---|---|---|
| **Bulk Standards:** | **Required** | **Proposed** |
| **Minimum Lot/ Building Site Width Minimum and Maximum:** | 18 ft. min/ 180 ft. max | Nashville Hwy Frontage – 15.21 feet<br>Cayer Lane Frontage – 342.46 feet |
| **Lot/Building Enfrontment:** | Facades must have main entrance in principle of building frontage | The façade of the building enfronts a vehicular Thoroughfare (Cayer Ln) |
| **Building Height:** | 2 stories minimum<br>**Subject to adjacent uses in PUD MU per Planning Commission* | 1 story |
| **Frontage Buildout:** | 60% minimum | 31% buildout – Cayer Ln<br>0% buildout - Nashville Hwy. |
| **Setbacks:** | **Principal Buildings**<br>**Front:** – 0-20 ft.<br>**Secondary Frontage:** 0-20 ft.<br>**Side:** – 0' attached, 10 ft-24ft.<br>**Rear:** NR. | **Front:** – 20 ft.<br>**Secondary Frontage:** - 155 ft.<br>**Side:** - 24 ft +<br>**Rear:** NR |

| **Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards** |
|---|

| Design Standards: | Required | Proposed |
|---|---|---|
| **Main Entrance:** | Main Entrance must be in Façade of Principal Frontages. | Main entrance enfronts a defined street section (Cayer Lane) |
| **Vertical Composition:** | Identifiable Base, Middle, & Cap | The facade includes a defined base, middle, and cap. |
| **Façade Position & Façade Articulation:** | Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings. | The principal frontage is parallel to the frontage. The façade frontage along Cayer Lane incorporates two defined entrances, varying cornice heights, changes in materials, and stacked accent utility brick to visually differentiate the building massing, consistent with the appearance of two or more adjacent buildings. |
| **Façade Openings:** | 20 ft. or less spacing for windows/doors | Proposed windows and/or doors are not spaced 20' apart. |
| **Façade Glazing:** | 20-60 % non-shopfront, 50% for shopfront | 21% non-shopfront façade (left side wall), 57% shopfront (front wall), 54% shopfront (right wall) |
| **Window Shape:** | Square or vertical proportions | All windows are square or vertical proportioned |
| **Window Alignment:** | Upper floor windows and other features must be aligned with those of first floor | All windows are ground level with exception to window dormer elements within visible roofline. |
| **Window Types:** | Single-hung, double-hung, casement. | All windows adhere to the window type standards as described. |
| **Window Glazing Material:** | Clear | All windows proposed to be clear glass. |
| **Window Trim in 1st Layer:** | Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill | Elevations contain window trim and rowlock and soldier course around window areas where brick is used as a façade material. |
| **Shutters:** | Functional to cover half of window width/ shutter dogs | Shutters are not proposed on windows. |
| **Façade Windowsill Height:** | 5 ft. min above grade (residential only) | N/A (*Commercial uses do not have this requirement*) |
| **Façade Variety:** | No façade may exist more than once on a block face or within view of same façade | The block face consists of two facades that differ slightly with window and door placement and materials. |
| **Roof Type & Pitch:** | Hip/ Gable/ Flat | Flat |

| | | |
|---|---|---|
| **Primary Building Materials:** | Brick, Fiber Cement Board, Wood, Authentic stucco over masonry | All elevations indicate a primary façade material of brick, fiber-cement board, and stone. |
| **Foundation Cladding:** | Brick or Natural Stone | Brick |
| **Building Colors:** | Up to 3 colors, including the natural color of any allowed materials, but excluding trim color. | Does not exceed 3 colors. |

## REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.K of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

**8.5.21.B Master PUD Development Plan Approval**

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

> Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council 's first making formal, written findings regarding each of the items listed in Section 8.5.21 B.2 and that the proposed Development, such applications, and approvals:
>
> a. conforms to all applicable standards and requirements of this Ordinance,
>
> b. would be compatible with other Development permitted under all applicable provisions of this Ordinance.
>
> c. will not significantly interfere with the use and enjoyment of other land in the vicinity.
>
> d. adequately conserve woodland and the protect water courses from erosion and siltation.
>
> e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and
>
> f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

**8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan**
Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to reach a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.Q)

## SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its January 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Architectural Design**: Planning staff requested revisions related to architectural design. The applicant has revised the plans to incorporate the requested changes.
- **Access Management**: Engineering reviewed access management and noted that the site is limited to one access point. The applicant has submitted a deviation request addressing this standard, which is included in the Plan Deviations submittal within the Commission's packet.
- **Fire**: Fire staff advised the applicant that the building will be required to be fully sprinkled or, alternatively, the applicant must complete the water system improvements identified by CPWS in the water letter.
- **Water Service**: CPWS issued a water availability letter on December 3, 2025, which remains valid through June 3, 2026.

## SAMPE MOTIONS

**Approve:**

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.K**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

**Approve Subject to Conditions:**

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.K**, **8.5.18** and **8.5.19** of the City of

Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

**Deny:**

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.K**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

**Defer:**

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

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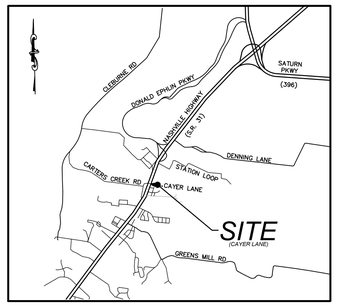


Location Map
SCALE: N.T.S.

# AutoZone

# Site Construction Drawings

## Proposed

# AutoZone Store #10682
## Cayer Lane
## Columbia, Maury County, TN 38401

| Contents: | |
|---|---|
| C0.0 | COVER SHEET |
| 1 OF 2 | ALTA SURVEY / EXISTING CONDITIONS |
| 2 OF 2 | ALTA SURVEY / EXISTING CONDITIONS |
| C0.1 | CONSTRUCTION NOTES AND LEGEND |
| D1.0 | SITE DEMOLITION PLAN |
| C1.0 | SITE PLAN |
| C1.A | SITE DETAILS |
| C1.1 | GRADING PLAN |
| C1.2 | DRAINAGE PLAN |
| C1.3 | SITE UTILITIES PLAN |
| C1.4 | EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC) |
| C1.5 | DETAILS |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE NOTES AND DETAILS |
| PH-1 | PHOTOMETRIC PLAN |

Applicant / Developer:

AutoZone Development, LLC
c/o Wade Davis
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8701

Property Owner:

AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

Architect:

AutoZone Development, LLC
c/o: George Callow
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8705

Civil Engineer:

Prism Engineering & Design Group, LLC
c/o: Jason L. Hall, PE
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299
(502) 491-8891 Ext. 1

Date:
December 9, 2025

*UTILITY CONTACT INFORMATION*

ELECTRIC PROVIDER
COLUMBIA POWER & WATER SYSTEM
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COLUMBIA, TN 38401
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MATT.WHEELER@CPWS.COM

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WATER SERVICE
COLUMBIA POWER & WATER SYSTEM
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TDOT
REGION 3 - DISTRICT 39
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BELFAST, TN 37109
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SANITARY SEWER
CITY OF COLUMBIA
WASTEWATER DPT
1244 TREATMENT PLANT ROAD
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STORM WATER
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PLANNING DEPARTMENT
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PE PROJ. # 225005-E1

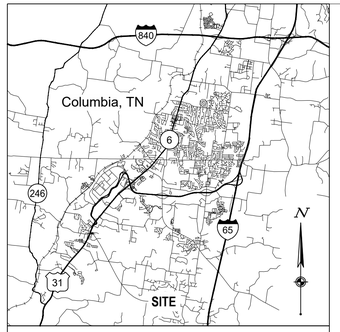
REVISIONS
1 2 3 4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
COVER SHEET

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120975 STATE OF TENNESSEE
01.12.26

12/09/25
57N2R
C0.0




VICINITY MAP - NOT TO SCALE

LAT / LONG: 35.710855° / -86.973728°

## TOPOGRAPHIC LEGEND

- Power / Telephone Pole
- Light Pole
- Electric Box (Access)
- Air Conditioner
- Gas Meter
- Cleanout
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Catch Basin (Round)
- Yard Drain
- End Storm Drain
- #### Structure Number
- Downspout
- Fire Hydrant
- Auto-Sprinkler
- Water Valve
- Monitoring Well
- Bollard
- Post
- Double Curb Inlet
- Sign
- Bush
- Deciduous Tree
- Pine Tree
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer
- Handrail

## SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Found Iron Pin as Described
- ◌ - Railroad Spike Found
- ● - Railroad Spike Set
- ▣ - Monument Found as Described
- ◬ - PK Nail/Mag Nail Found

Fnd. (F) - Found
Usd. (U) - Used
Obs. (O) - Observed
Rec. (R) - Deed
Calc. (C) - Calculated
TCN - Top Cut Notch

## EXHIBIT "A" LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Maury, State of Tennessee, and described as follows:

Situate in the third (3rd) civil district of Maury County, Tennessee, East of and adjacent to U.S. Highway 31, and being more particularly described as follows: beginning at an iron pin set in the East R.O.W. of U.S. Highway 31, said iron pin being the Northwest corner of DINO ROBERTS HOMES as recorded in Deed Book R1424, Page 104, Romct and being the southwestcorner of the tract being described; thence leaving DINO ROBERTS HOMES with said East R.O.W. North 17 degrees, 41 minutes, 57 seconds East 322.05 feet to an iron pin set, said iron pin being in the South margin of Mud Lane, said iron pin being the northwestcorner of the tract being described, thence leaving said East R.O.W. with said South margin of Mud Lane and a fence North 79 degrees, 35 minutes, 27 seconds East 418.80 feet to an iron pin set, North 77 degrees, 11 minutes, 29 seconds East 50.19 feet to a 24 "hackberry tree, South 87 degrees, 30 minutes, 28 second East 1023.64 feet to an iron pin found, said iron pin being the Northern most Northwest corner of Robert Wright as recorded in Deed Book 1169, Page 30, Romct, and being the Northeast corner of the tract being described; thence leaving said South margin of Mud Lane with Wright and continuing with said fence South 32 degrees, 37 minutes, 39 seconds West 453.50 feet to an iron pin found, South 62 degrees, 40 minutes, 58 seconds West 78.51 feet to an iron in found, South 81 degrees, 38 minutes, 40 seconds West 303.81 feet to an iron pin found, said iron pin being the Westernmost Northwest corner of Wright and the Northeast corner of said DINO ROBERTS HOMES: thence leaving Wright with said DINO ROBERTS HOMES and continuing with said fence South 85 degrees, 14 minutes, 00 seconds West 193.10 feet to a fence post, North 80 degrees, 32 minutes, 03 seconds West, passing an iron pin found at 426.56 feet, in all 784.82 feet to the Point of Beginning.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed by the following, all of record in the register's office of Maury County, Tennessee: 1. Deed to BEECHCROFT PLAZA, Llc, a Tennessee limited liability company, in Book R2036, Page 979; 2. Deed to BEECHCROFT PLAZA, Llc, a Tennessee limited liability company, in Book R2041, Page 1004; and 3. Deed to BEECHCROFT PLAZA, Llc, a Tennessee limited liability company, in Book R2376, Page 406.

Being the same property conveyed to Bell Group, llc, a Tennessee limited liability company, by deed from Charles Raines and Phil B. Cayer, of record in Book R2833, Page 86, in the Register'S Office of Maury County, Tennessee.

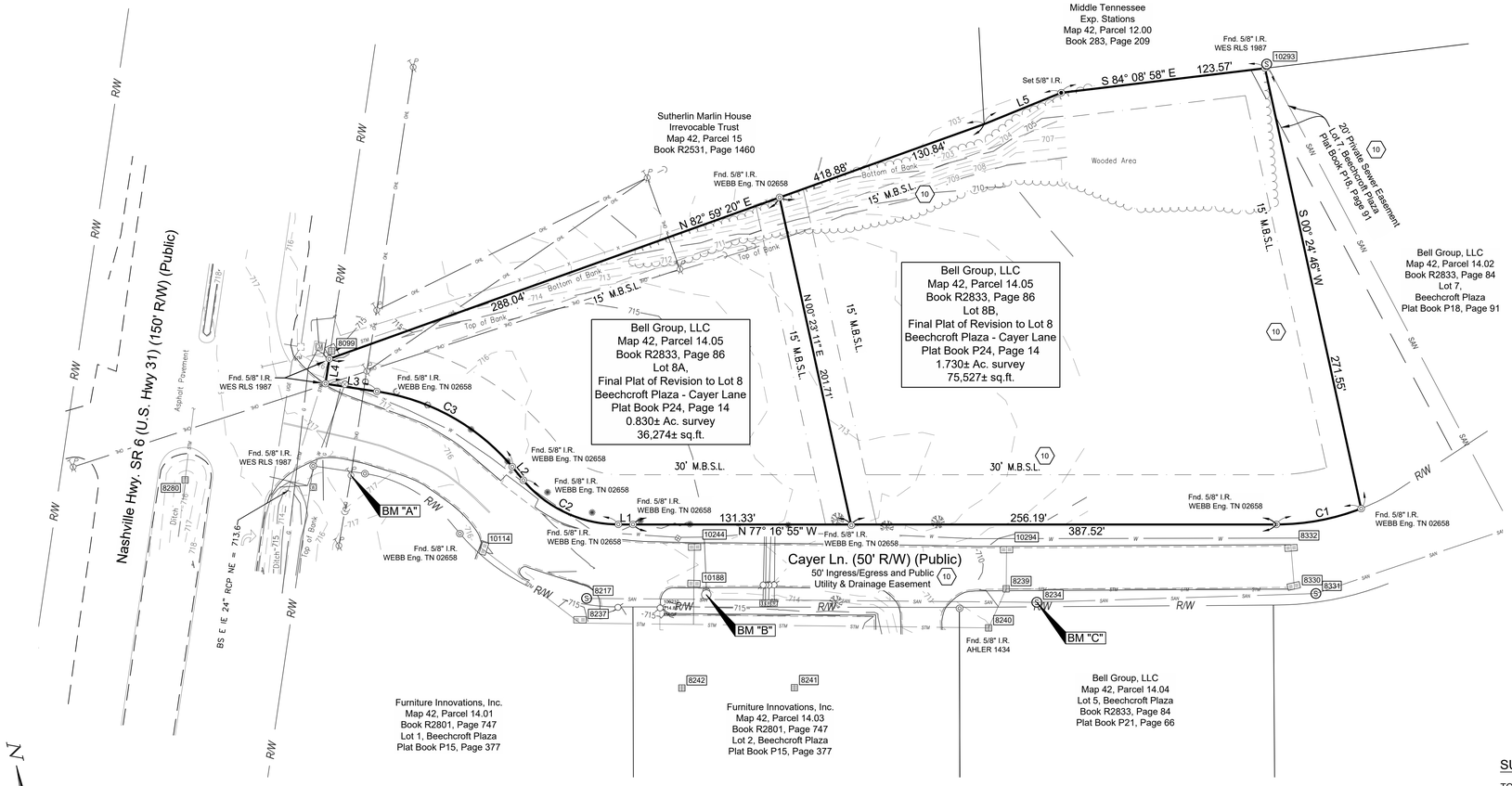
## SCHEDULE B - SECTION II

Items 1 - 9 are not within the purview of the surveyor.

10. All matters shown on plat(s) of record in Plat Book P15, Page 377; Plat Book P18, Page 91; Plat Book P21, Page 66; and Plat Book P23, Page 166, in the Register's Office of Maury County, Tennessee. AS SHOWN AND NOTED ON SURVEY.
11. Matters contained in Deed of recorded in Book R1424, Page 104, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
12. Matters contained in Deed of recorded in Book R1548, Page 358, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
13. Terms and provisions of Storm Water Detention Agreement, by and between Charles Raines and Phil B. Cayer, which expression includes executors, heirs, administrators, assigns or other successors in title and City of Columbia, Tennessee, of record in Book R1851, Page 260, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
14. Matters contained in Deed of recorded in Book R2036, Page 979, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
15. Matters contained in Deed of recorded in Book R2041, Page 1004, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
16. Matters contained in Deed of recorded in Book R2376, Page 406, in the Register's Office of Maury County, Tennessee. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
17. Terms and provisions of Inspection and Maintenance Agreement of Private Stormwater Management Facilities, by and between Derek Bell and City of Columbia, Tennessee, of record in Book R2988, Page 1171, in the Register's Office of Maury County, Tennessee. ITEM IS NOT WITHIN THE PURVIEW OF THE SURVEYOR.
18. That portion of the land embraced within the bounds of any public road or thoroughfare. ITEMS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
19. Rights of parties in possession not shown by the Public Records. ITEM IS NOT WITHIN THE PURVIEW OF THE SURVEYOR.

## SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title Insurance Company, Commitment Number NCS-1240196-MICH and bearing an effective date of November 10, 2024 at 7:30 a.m.
2. Direct access to the subject parcel is available via Cayer Lane & Nashville Highway (U.S. Highway 31), public rights of way. No roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Areas of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Numbers 47119C0180E, effective date: 04/16/2007 published by the Federal Emergency Management Agency.
5. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
6. There was no observed evidence of this site being used as a landfill at the time of this survey.
7. There was no observed evidence of this site being used as a cemetery at the time of this survey.
8. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
9. The surveyed property is contiguous with the adjoining parcels along their common boundaries without strips, gaps, gores or overlaps.
10. There were no significant observations at the time of this survey.
11. A field delineation of wetlands survey was not conducted at the time of survey.
12. A zoning report was not provided to the surveyor at the time of survey.




### BASIS OF BEARINGS

NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations

40' 0 40'
GRAPHIC SCALE (IN FEET)

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 21° 29' 45" | 139.00' | 52.15' | N87° 54' 15"W, 51.84' |
| C2 | 49° 37' 51" | 75.00' | 64.97' | N52° 15' 34"W, 62.95' |
| C3 | 41° 35' 19" | 131.29' | 95.30' | N48° 11' 34"W, 93.22' |

| LINE TABLE | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N77° 16' 55"W | 8.98' |
| L2 | N26° 54' 12"W | 10.59' |
| L3 | N68° 44' 56"W | 31.29' |
| L4 | N21° 29' 33"E | 15.21' |
| L5 | N80° 35' 22"E | 50.19' |

### BENCHMARK

DATUM: NAVD 88

BM "A": YELLOW MAG SPIKE IN POWER POLE
ELEVATION 718.49'

BM "B": "TCN" IN BOLT OF FIRE HYDRANT
ELEVATION 715.72'

BM "C": "TCN" EAST RIM OF SEWER MANHOLE
ELEVATION 708.82'

### UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

### SURVEYOR'S CERTIFICATION:

TO: AutoZone Development, LLC, Bell Group, LLC, a Tennessee Limited Liability Company, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 30, 2024.

Date of Plat or Map July 17, 2025

December 11, 2025
William J. Huffman — Date
Tennessee License No. 1754
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Email: huffman@cesoinc.com

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
TENNESSEE No. 1754

BELL GROUP, LLC

# ALTA/NSPS LAND TITLE SURVEY

2501 CAYER LN.
MAURY COUNTY, COLUMBIA, TN 38401

Revisions / Submissions

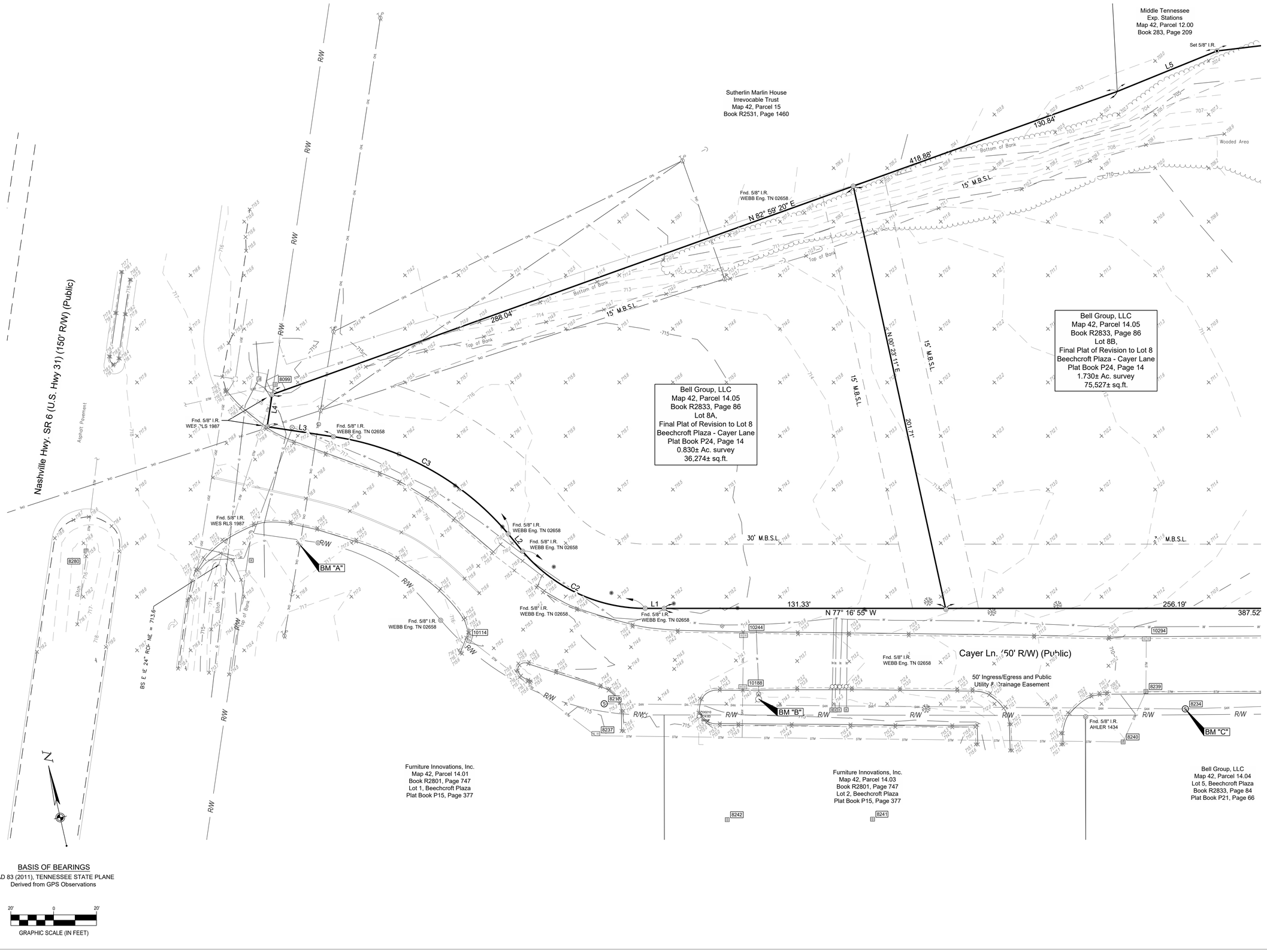
| ID | Description | Date |
|---|---|---|

© 2024 CESO, INC.

| | |
|---|---|
| Project Number: | 765817 |
| Scale: | 1" = 40' |
| Drawn By: | KJA |
| Checked By: | WJH |
| Date: | 07/17/2025 |
| Issue: | Final |

Drawing Title:
**ALTA/NSPS Land Title Survey**

**1 of 2**

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WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
TENNESSEE No. 1754

BELL GROUP, LLC

# ALTA/NSPS LAND TITLE SURVEY

2501 CAYER LN.
MAURY COUNTY, COLUMBIA, TN 38401

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

© 2024 CESO, INC.

| | |
|---|---|
| Project Number: | 765817 |
| Scale: | 1" = 20' |
| Drawn By: | KJA |
| Checked By: | WJH |
| Date: | 07/17/2025 |
| Issue: | Final |

Drawing Title:
**ALTA/NSPS Land Title Survey**

**2 of 2**

© COPYRIGHT 2025

## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, CONTROLS, TECHNIQUES, SEQUENCES, PROCEDURES FOR THIS PROJECT.THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE THE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK. ALL WORK SHALL BE PERFORMED IN A SAFE AND REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES.
2. CONTRACTOR SHALL MAINTAIN TEMPORARY BARRICADES, FENCES AND BRIDGES AROUND EXCAVATED AREAS, WITH WARNING SIGNS AND/OR LIGHTS AS REQUIRED BY CODE, TO PROTECT PUBLIC AND WORKERS FROM INJURY DURING WORK UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL COMPLY WITH THE U.S. DEPT. OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1979 HOURS AND SAFETY STANDARDS ACT (P.L. 91–54). DURING ALL PHASES OF THIS PROJECT (INCLUDING EXCAVATIONS OR TRENCHING). THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AT ALL TIMES.
4. CONTRACTOR SHALL COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION CONCERNING SAFETY ISSUES IN ADDITION TO THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
7. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION; ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 18 FEET, OR AS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
9. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
10. ALL EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE EXCAVATION TO SUBGRADE ELEVATIONS, REGARDLESS OF THE CHARACTER OF MATERIALS ENCOUNTERED DURING EXCAVATION.
11. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, CONTRACTOR SHALL HAVE COMPACTION TESTS PERFORMED TO DETERMINE THAT THE AMOUNT OF COMPACTION ACHIEVED MEETS OR EXCEEDS THE COMPACTION REQUIREMENTS ESTABLISHED FOR THE PROJECT. TEST LOCATIONS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE FILL AREA WITH AT LEAST ONE TEST PER 10,000 SQ. FT. A MINIMUM OF 3 TESTS SHOULD BE TAKEN PER LIFT REGARDLESS OF THE FILL AREA. TESTING SHALL BE COORDINATED WITH THE GEOTECHNICAL ENGINEER.
12. ALL SLOPES SHALL BE STABILIZED AS SOON AS CONSTRUCTION OPERATIONS ALLOW.
13. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, COMPACTION OF THE BACKFILL OF ALL UTILITY/PIPE TRENCHES SHALL BE TO THE DENSITY OF 98% OF STANDARD PROCTOR (MAXIMUM DRY DENSITY PER ASTM D698). BACKFILL MATERIALS SHALL BE FREE FROM FOREIGN DEBRIS. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D698). FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASUREMENT. FILL MATERIAL SHALL BE WITHIN ±2 PERCENT OF OPTIMUM MOISTURE CONTENT WHEN COMPACTION OPERATIONS ARE PERFORMED.
14. EXCESS EXCAVATED CUT MATERIALS, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED OR DIRECTED.
15. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLING NECESSARY TO CONDUCT THE REQUIRED SOIL TESTING. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY, UNLESS NOTED OR DIRECTED OTHERWISE.
16. WHEN BLASTING IS REQUIRED, THE CONTRACTOR SHALL COMPLY FULLY WITH THE PROVISIONS OF THE LAWS AND REGULATIONS GOVERNING EXPLOSIVES AND BLASTING, AS WELL AS THE TDOT CONSTRUCTION AND MATERIAL SPECIFICATIONS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHOULD NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD AND THOSE SHOWN ON THESE PLANS.
18. ALL SPOT ELEVATIONS ON THE PLANS ARE TO FINISHED GRADE, UNLESS NOTED OTHERWISE.
19. THE PERFORMANCE OF THE WORK INDICATED SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY PERMITS INDICATING COMPLIANCE HAVE BEEN OBTAINED, AS REQUIRED.
20. UNLESS NOTED OTHERWISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL, DISRUPTION OF SERVICE, INSTALLATION, ETC. OF EXISTING OR PROPOSED UTILITY SERVICES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR ANY AND ALL EXPENSES TO REMOVE, RELOCATE, AND/OR MODIFY, IN ANYWAY, ALL KNOWN AND UNKNOWN SUBDRAINS AND UTILITIES, PUBLIC OR PRIVATE. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY WHOSE RESPONSIBILITY IS TO REMOVE, RELOCATE, AND/OR MODIFY SUCH UTILITIES, EXISTING OR PROPOSED BY THESE PLANS OR FUTURE UTILITIES PROPOSED BY OTHERS. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNER FOR VERIFICATION OF ANY UTILITY RELOCATIONS.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
22. UNLESS NOTED OTHERWISE, ALL TOPSOIL SHALL BE REMOVED WITHIN THE CONSTRUCTION LIMITS UNLESS INSTRUCTED OTHERWISE BY THE OWNER. THE CONTRACTOR SHALL STOCKPILE TOPSOIL NECESSARY TO PLACE A MINIMUM 6 INCHES OF TOPSOIL IN GRASS AREAS AND 12 INCHES OF TOPSOIL IN ALL LANDSCAPE AREAS. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE INSTRUCTED BY THE OWNER.
23. IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION THE CONTRACTOR SHALL NOTIFY THE OWNER TO SEEK THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AS TO THE EXTENT OF REMOVAL REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
24. THE CONTRACTOR SHALL PROVIDE POSITIVE AND ADEQUATE DRAINAGE FROM ALL AREAS OF THE PROJECT AT ALL TIMES, AND SHALL NOT CREATE A NUISANCE FOR OR ON ADJACENT PROPERTIES.
25. ALL PIPE LENGTHS BETWEEN STRUCTURES ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE ALONG A HORIZONTAL PLANE.
26. ALL STORM SEWERS SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
27. IF SPECIFIED, REINFORCED CONCRETE PIPE SHALL MEET TDOT SPECIFICATIONS.
28. WHERE HDPE PIPE IS SPECIFIED, THE CONTRACTOR SHALL PROVIDE ADS N–12 PRO–LINK ST PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT. THE PIPE SHALL HAVE A GASKETED BELL AND SPIGOT COUPLING SYSTEM THAT PROVIDES A SOILTIGHT UNION. NYLOPLAST STRUCTURES, IF SPECIFIED, SHALL BE AS MANUFACTURED BY NYLOPLAST–ADS, A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT.
29. ALL PIPING SHALL BE INSTALLED ON A STABLE FOUNDATION TO MAINTAIN PROPER LINE AND GRADE.
30. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
31. THE BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL UP TO 12 INCHES ABOVE THE PIPE SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR IN LIFTS NOT TO EXCEED 8 INCHES.
32. HAUNCHING PROVIDES A SUBSTANTIAL AMOUNT OF THE PIPE SUPPORT. THE HAUNCHING MATERIAL (CRUSHED STONE OR AS NOTED ON THE DRAWINGS) SHALL BE WORKED UNDER THE PIPE HAUNCHES BY HAND USING SHOVELS TO COMPLETELY WORK AND COMPACT THE MATERIAL UNDER THE PIPE.
33. THE INITIAL BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE.
34. A MINIMUM TWELVE (12) INCH DEPTH OF COVER OVER ALL STORM SEWER IS REQUIRED. A MINIMUM SIX (6) INCH ENCLOSED CLASS A CONCRETE ENCASEMENT WITH A MINIMUM PROJECTION INTO THE PAVEMENT STRUCTURE FOR ANY PIPE WITH REDUCED COVER IS REQUIRED.
35. UNLESS OTHERWISE NOTED IN THESE PLANS, ALL DITCHES, DETENTION AREAS AND DISTURBED AREAS WITHIN PUBLIC RIGHTS OF WAY SHALL BE PROPERLY GRADED, FERTILIZED, SEEDED AND LINED WITH A TEMPORARY EROSION CONTROL BLANKET, SUCH AS A SUPERIOR EXCELSIOR S–2 BLANKET OR AN APPROVED EQUIVALENT. ALL DISTURBED AREAS SHALL BE RESTORED PER THE PLANS.
36. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED TO 12 INCHES ABOVE THE TOP OF CURB, UNLESS NOTED OTHERWISE.
37. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP PLANS.
38. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT DEPOSITION OFFSITE. ALL DISTURBED AREAS SHALL HAVE PERMANENT GRASS COVER ESTABLISHED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
39. SIDEWALK GRADE AT ACCESSIBLE RAMPS SHALL NOT EXCEED A 12:1 (8.33%) SLOPE, CROSS SLOPE SHALL NOT EXCEED 2% (50:1). ALL RAMPS SHALL HAVE DETECTABLE WARNINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF AS–BUILT COMPLIANCE WITH ADA REQUIREMENTS.
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS 19, LLC, DATED JANUARY 15, 2025.
41. FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE TENNESSEE UTILITIES PROTECTION SERVICE AT 1–800–351–1111 OR 811 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
42. ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) – LATEST EDITION.
43. SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
44. THE LAND SURVEY DOCUMENTS FOR THIS PROJECT WERE PROVIDED BY THE CLIENT. ENGINEER HAS NOT FIELD VERIFIED THE SURVEY INFORMATION. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.

## LEGEND

SEE ALTA SURVEY FOR EXISTING CONDITIONS LEGEND

| | |
|---|---|
| OHE&T | PROPOSED OVERHEAD ELECTRIC AND TELEPHONE LINES |
| UGE&T | PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE SERVICE LINES |
| G | PROPOSED GAS SERVICE LINE |
| W | PROPOSED WATER SERVICE LINE |
| SAN | PROPOSED SANITARY SEWER |
| 501 | PROPOSED CONTOUR |
| 500 | PROPOSED INDEX CONTOUR |
| | LIMITS OF DISTURBANCE |
| | PROPOSED STORM SEWER |
| STM | PROPOSED STORM SEWER |
| SF | SILT FENCE |
| | DRAINAGE BOUNDARY |
| | INLET PROTECTION |
| SCE | STABILIZED CONSTRUCTION ENTRANCE |
| | DRAINAGE FLOW DIRECTION |
| 1070.88TC 1070.38TP | PROPOSED SPOT ELEVATION |
| JB | JUNCTION BOX |
| CB | CATCH BASIN |
| T/G | TOP OF GRATE |
| I.E. | INVERT ELEVATION |
| HDPE | HIGH DENSITY POLYETHYLENE |
| TC | TOP OF CURB |
| TP | TOP OF PAVEMENT |
| SW | TOP OF SIDEWALK |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| FL | FLOWLINE |
| FG | FINISHED GRADE |
| TG | TOP OF GRATE |
| HP | HIGH POINT |
| | PROPOSED YARD HYDRANT |
| | PROPOSED CLEANOUT |
| | PROPOSED SITE LIGHTING |
| 77 | PROPOSED KEYNOTE |
| | PROPOSED WATER METER |

REVISIONS

| 1 | 4 |
|---|---|
| 2 | 5 |
| 3 | 6 |

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
TN 38401

CONSTRUCTION NOTES AND LEGEND

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE 01.16.26

12/09/25

57N2R

C0.1

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
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FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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PE PROJ. # 225005-E1

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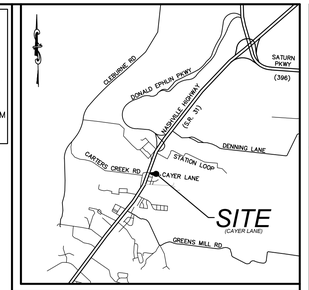
## DEMOLITION NOTES

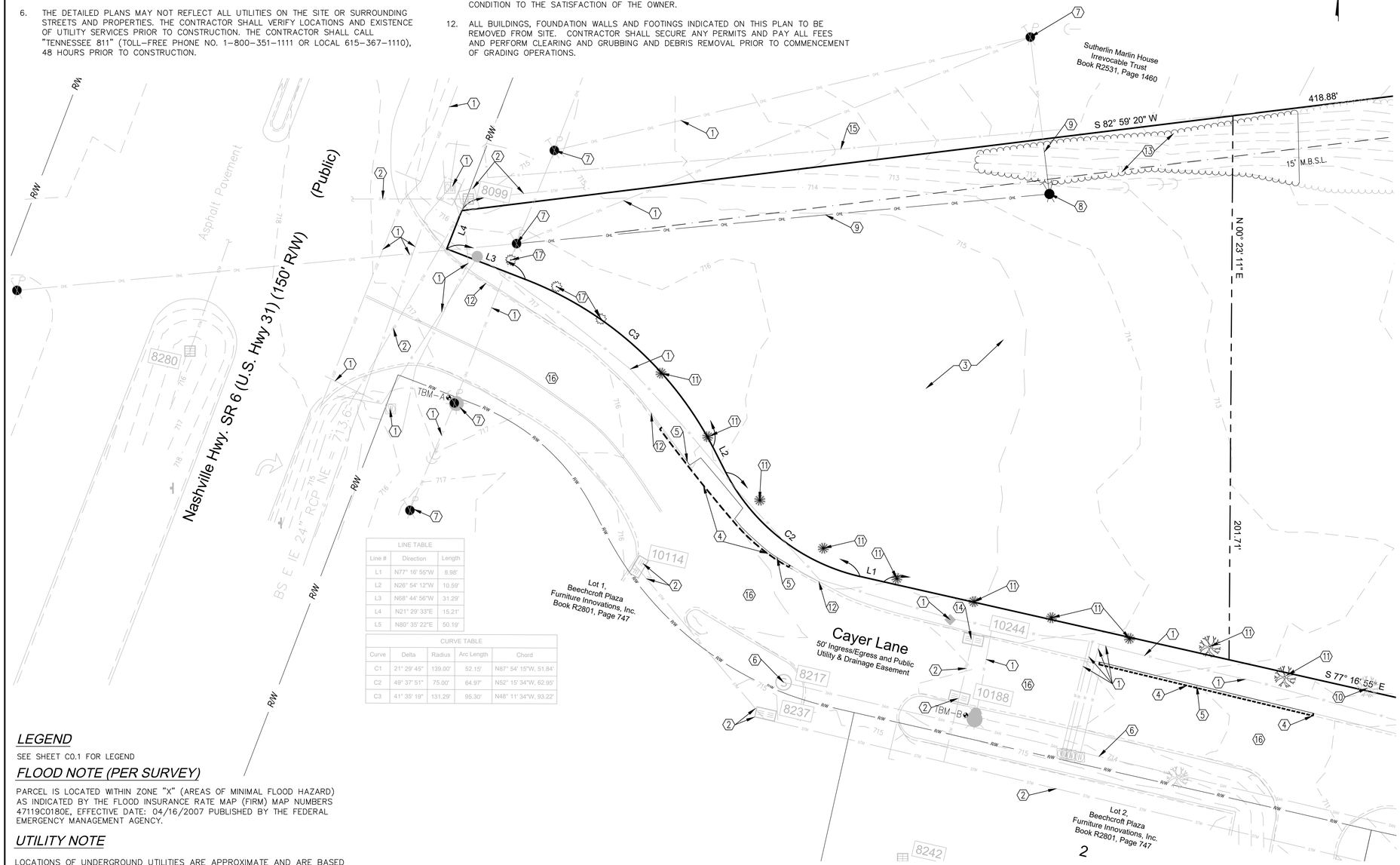
1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "TENNESSEE 811" (TOLL–FREE PHONE NO. 1–800–351–1111 OR LOCAL 615–367–1110), 48 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
14. SITE DEMOLITION SHALL INCLUDE DEMOLITION WORK AND SITE PREPARATION WORK DETAILED IN THE GEOTECHNICAL REPORT, INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY FOUNDATION UNDERCUTTING AND REMOVAL OF EXISTING FILL, AS DETAILED IN THE GEOTECHNICAL REPORT.

### BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




*Vicinity Map*
Not To Scale




| LINE TABLE | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N77° 16' 55"W | 8.98' |
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| L3 | N68° 44' 56"W | 31.29' |
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| CURVE TABLE | | | | |
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| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 21° 29' 45" | 139.00' | 52.15' | N87° 54' 15"W, 51.84' |
| C2 | 49° 37' 51" | 75.00' | 64.97' | N52° 15' 34"W, 62.95' |
| C3 | 41° 35' 19" | 131.29' | 95.30' | N48° 11' 34"W, 93.22' |

## KEYNOTES

1. EXISTING UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION.
2. EXISTING STORM SEWER/STRUCTURE TO REMAIN, PROTECT DURING CONSTRUCTION, AS NECESSARY.
3. PREPARE SITE PER PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT.
4. SAWCUT EDGE OF EXISTING PAVEMENT ALONG LIMITS OF PROPOSED ACCESS DRIVE.
5. REMOVE CURB TO LIMITS SHOWN.
6. EXISTING SANITARY/SEWER STRUCTURE TO REMAIN. PROTECT DURING CONSTRUCTION
7. EXISTING UTILITY POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
8. EXISTING UTILITY POLE TO BE RELOCATED. COORDINATE WORK WITH UTILITY COMPANY BEFORE ANY RELOCATION. SEE UTILITIES PLAN , SHEET C1.3.
9. RELOCATE EXISTING OVERHEAD ELECTRIC. COORDINATE WORK WITH UTILITY COMPANY.
10. EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
11. EXISTING TREE TO BE REMOVED.
12. EXISTING CURB TO REMAIN. PROTECT DURING CONSTRUCTION.
13. EXISTING VEGETATION TO BE REMOVED TO LIMITS SHOWN.
14. EXISTING STORM SEWER STRUCTURE TO BE MODIFIED TO ACCOMMODATE PROPOSED CONNECTION. SEE DRAINAGE PLAN, SHEET C1.2.
15. EXISTING FENCE TO REMAIN. PROTECT DURING CONSTRUCTION.
16. EXISTING PAVEMENT TO REMAIN. PROTECT DURING CONSTRUCTION.
17. EXISTING SHRUB TO BE REMOVED.

## LEGEND
SEE SHEET C0.1 FOR LEGEND

## FLOOD NOTE (PER SURVEY)
PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## UTILITY NOTE
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## UTILITY PROTECTION NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB–CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL–FREE PHONE NO. 1–800–351–1111 OR LOCAL 615–367–1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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PE PROJ. # 225005.E1

REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
SITE DEMOLITION PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120378 STATE OF TENNESSEE 01.10.26

12/09/25
57N2R
D1.0

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## GENERAL NOTES

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF TENNESSEE.

## BULK AREA REQUIREMENTS

| | | |
|---|---|---|
| LOCATION: CAYER LANE, COLUMBIA, TN 38401 | | |
| PARCEL ID: 042 01405 000 | | |
| ZONE: PUD-MU | | |
| USE: RETAIL – AUTO PARTS SALES (ENTIRE PARCEL; 0.83± ACRES) | | |
| ITEM | REQUIREMENTS | PROVIDED |
| MINIMUM LOT AREA | -- | 0.832 AC. (36,242 S.F.) |
| MINIMUM LOT FRONTAGE | -- | 342.2 FT. |
| MINIMUM FRONT SETBACK (BUILDING) | 20 FT. | 20.0 FT. |
| MINIMUM SIDE SETBACK (BUILDING) | 10-24 FT. | N/A |
| MINIMUM REAR SETBACK (BUILDING) | NR | 20 FT. |
| MAXIMUM BUILDING HEIGHT | 35 FT. | 23 FT. |

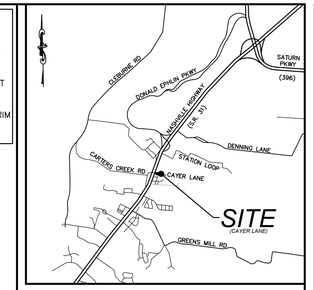
## PARKING INFORMATION

| ITEM | REQUIREMENTS | PROVIDED |
|---|---|---|
| BUILDING SIZE | -- | 6,894 S.F. |
| PARKING REQUIRED | 1 SP. PER 500 S.F. = 14 SPACES OF GROSS FLOOR AREA, | 16 SPACES |
| MIN. PARKING DIM. | 9 FT. X 18 FT. | 9 FT. X 18 FT. |
| MIN. DRIVEWAY WIDTH | 24' (MIN.) | 24 FT (MIN.) |
| ACCESSIBLE SPACES | 1 SPACE | 1 SPACE |
| LOADING SPACE | 1 SPACE (10 FT. X 50 FT.) | 1 SPACE |

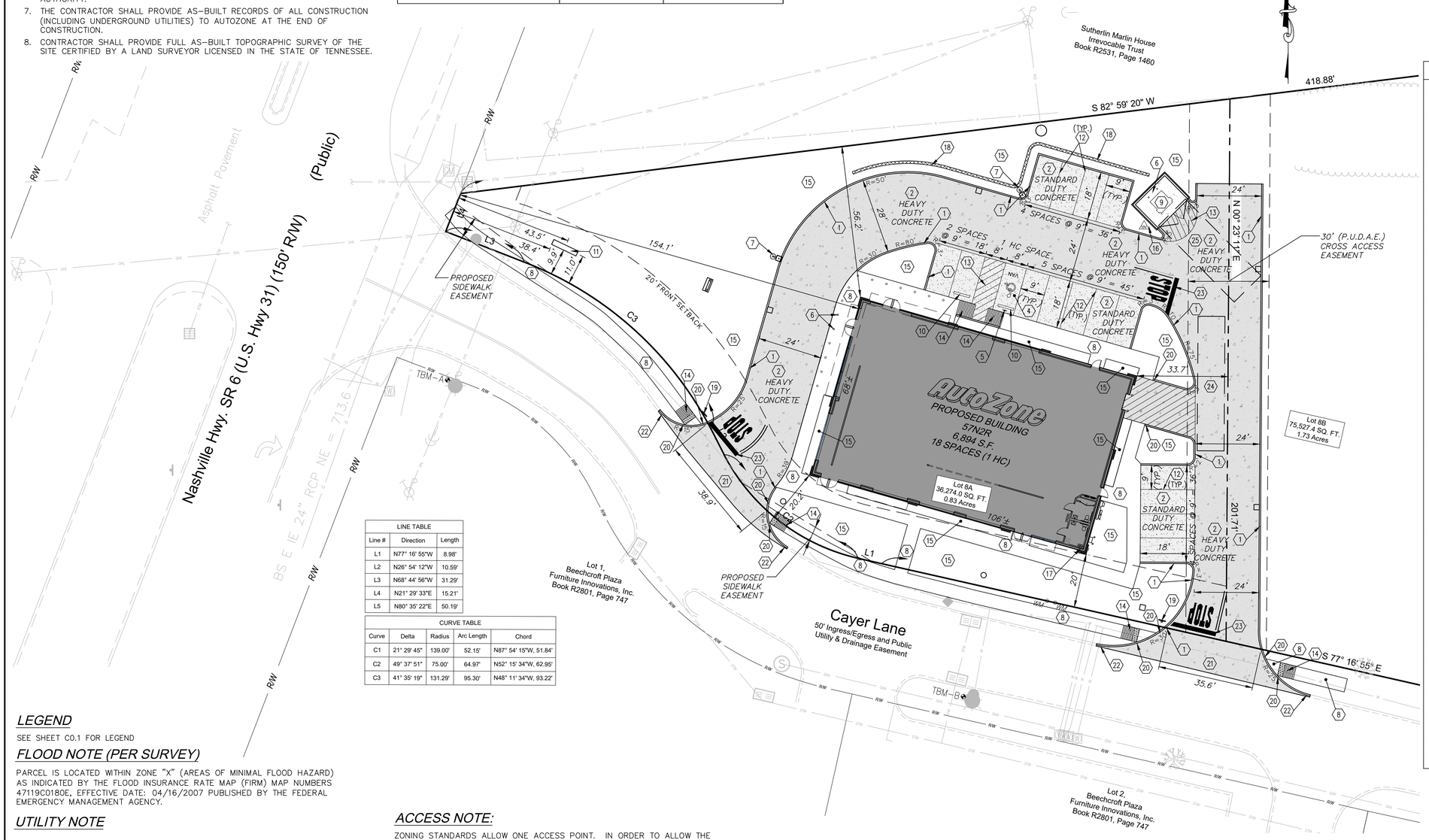
## BENCHMARK

DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




Vicinity Map
Not To Scale

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## KEYNOTES

1. CONCRETE CURB – SEE DETAILS 1 & 2/C1.A.
2. CONCRETE PAVING – SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS – SEE DETAILS 21 & 22/C1.A MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
3. ASPHALT PAVING – SEE DETAIL 5/C1.A G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING
4. HANDICAP PARKING AREA – SEE DETAILS 6 & 7/C1.A.
5. HANDICAP PARKING SIGN – SEE DETAIL 12/C1.A.
6. PIPE GUARD – SEE DETAILS 14, 15 & 16/C1.A.
7. CONCRETE LIGHT POLE BASE – SEE DETAIL 13/C1.A. LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
8. CONCRETE SIDEWALK – SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
9. DUMPSTER LAYOUT – 6' BRICK ENCLOSURE W/ GATES – SEE DETAILS 8, 9, 10 & 11/C1.A.
10. 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
11. MONUMENT SIGN. 10' HEIGHT, 50 S.F. MAX. SEE SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT).
12. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
13. 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
14. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%).
15. NEW LANDSCAPE AREA – PROVIDE SOD AND 3" TOPSOIL – SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
16. PROPOSED YARD HYDRANT. COORDINATE LOCATION WITH MEP PLANS.
17. INTERNAL ROOF DRAIN LEADER TO CONNECT TO STORM SEWER. SEE DRAINAGE PLAN AND ARCHITECTURAL PLANS.
18. RETAINING WALL. WALL MATERIAL SHALL BE STAINED ON STAMPED CONCRETE OR SPLIT FACE BLOCK. SEE STRUCTURAL DRAWINGS.
19. STOP SIGN – SEE DETAIL 25/C1.A
20. TAPER CURB TO FLUSH.
21. NEW CURB CUT & APPROACH PER LOCAL CODES & SPECS.
22. NEW CONCRETE CURB & GUTTER TO MEET ALL LOCAL & STATE D.O.T. REQUIREMENTS.
23. STOP BAR (THERMOPLASTIC) – SEE DETAIL 26/C1.A.
24. LOADING SPACE (10' X 50').
25. 14' X 40' CLEAR DUMPSTER ACCESS APPROACH.

## LEGEND

SEE SHEET C0.1 FOR LEGEND

## FLOOD NOTE (PER SURVEY)

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## ACCESS NOTE:

ZONING STANDARDS ALLOW ONE ACCESS POINT. IN ORDER TO ALLOW THE AUTOZONE DELIVERY TRUCK TO SAFELY ENTER AND EXIT THE SITE, APPROVAL OF ONE DIRECT ACCESS CONNECTION (TWO-WAY TRAFFIC) TO CAYER LANE (WEST SIDE OF SITE) AND ONE ACCESS CONNECTION (TWO-WAY TRAFFIC) TO THE PROPOSED SHARED ACCESS DRIVE (EAST SIDE OF SITE) IS REQUESTED. THIS ACCESS REQUEST IS CONSISTENT WITH OTHER LOTS ALONG CAYER LANE. THE PROPOSED WESTERN ACCESS POINT IS POSITIONED AT THE LOCATION OF THE EXISTING DRIVEWAY TURNOUT THAT CURRENTLY EXISTS FOR THE SITE. ADDITIONALLY, THE PROPOSED WESTERN ACCESS POINT IS ALIGNED WITH THE EXISTING TWO-WAY ACCESS POINT LOCATED ON THE SOUTH SIDE OF CAYER LANE. THE PROPOSED ACCESS AT THE EAST SIDE OF THE SITE IS A SHARED ACCESS DRIVE, WHICH WILL BE SHARED BY BOTH LOT 8A AND LOT 8B.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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REVISIONS

| | | | |
|---|---|---|---|
| 1 | 01/14/26 REVISED PER AGENCY | 4 | 5 | 6 |
| 2 | | | |
| 3 | | | |

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
SITE PLAN
TN 38401

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120978 STATE OF TENNESSEE 01.14.26

12/09/25
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C1.0

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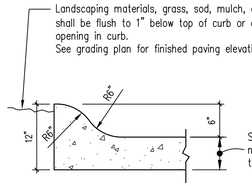
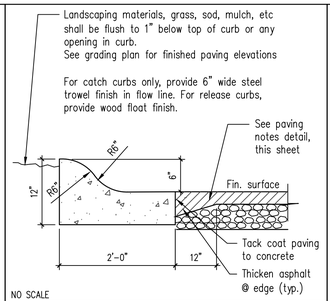



NO SCALE

1 TYPICAL ROLL-OVER CURB




NO SCALE

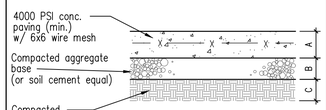
2 ROLL-OVER CURB at ASPHALT PAVING

3 NOT USED

DIMENSION & TYPE

| Concrete Section | A | B | C |
|---|---|---|---|
| Standard Duty | 6" | 5" | see note |
| Heavy Duty | 6" | 5" | see note |
| | | | |

NOTE: Compacted subgrade should be as specified in soils report.




NOTE: PAVEMENT DESIGN PROVIDED BY OTHERS.

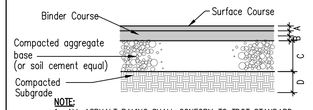
NO SCALE

4 CONCRETE PAVING SECTION

DIMENSION & TYPE

| Asphalt Section | A | B | C | D |
|---|---|---|---|---|
| Drive Aisle / Parking Areas | 1.5" | 2.5" | 8" | see note |
| | | | | |
| | | | | |

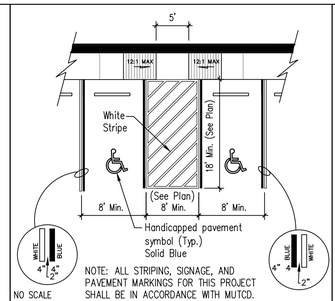
NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.




NOTE:
1. ALL ASPHALT PAVING SHALL CONFORM TO TDOT STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. COMPACTED AGGREGATE BASE SHALL CONFORM TO TDOT STANDARD SPECIFICATIONS.
3. PAVEMENT DESIGN PROVIDED BY OTHERS.

NO SCALE

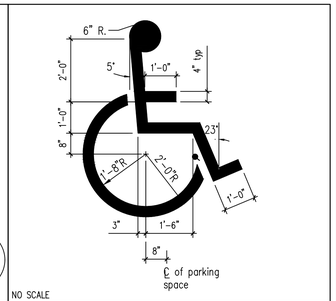
5 ASPHALT PAVING SECTION




NOTE: ALL STRIPING, SIGNAGE, AND PAVEMENT MARKINGS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH MUTCD.

NO SCALE

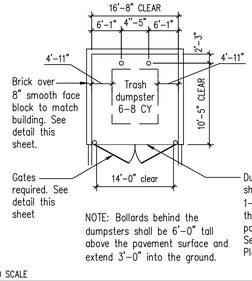
6 HANDICAP PARKING DETAIL




NO SCALE

7 INT'L BARRIER FREE SYMBOL

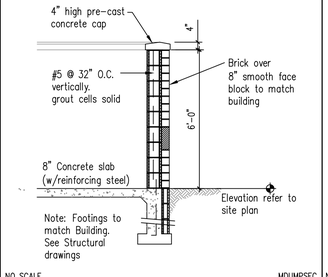
See Photometric Plan




NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

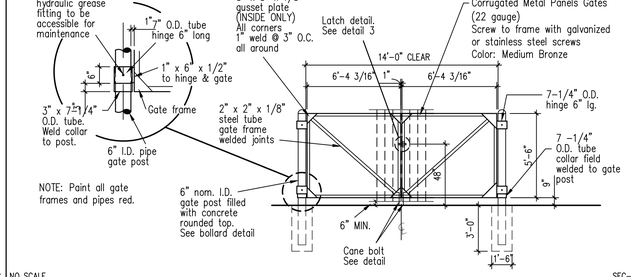
NO SCALE SEC-C17M

8 BRICK DUMPSTER LAYOUT




NO SCALE MDUMPSEC

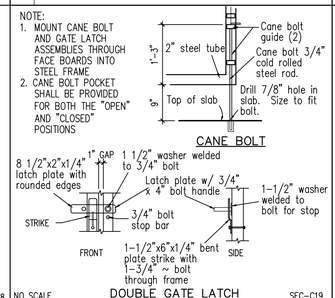
9 BRICK WALL DUMPSTER SECTION




NO SCALE SEC-C18

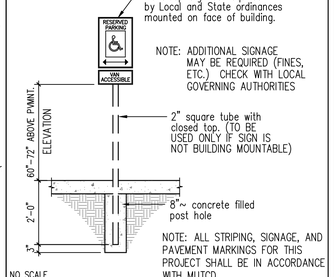
10 GATE DETAIL FOR DUMPSTER ENCLOSURE

NOTE:
1. MOUNT CANE BOLT AND GATE LATCH ASSEMBLIES THROUGH FACE BOARDS INTO STEEL FRAME
2. CANE BOLT POCKET SHALL BE PROVIDED FOR BOTH THE "OPEN" AND "CLOSED" POSITIONS




NO SCALE SEC-C19

11 GATE LATCH / BOLT DETAILS



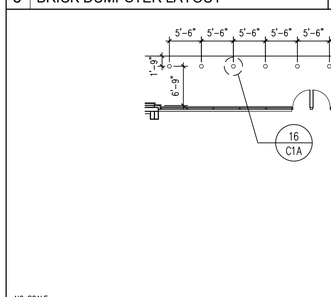

NO SCALE

12 TYPICAL HANDICAP SIGN



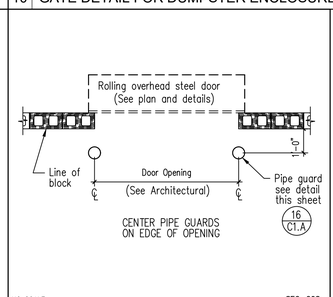

NO SCALE SEC-C13

13 TYPICAL LIGHT POLE



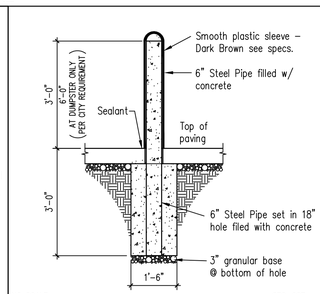

NO SCALE

14 BOLLARD LAYOUT PLAN



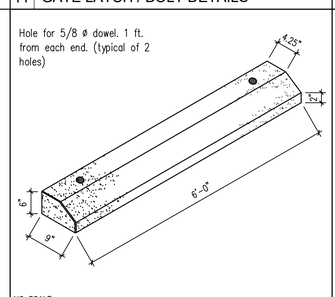

NO SCALE SEC-C08

15 PIPE GUARD @ ROLL-UP DOOR



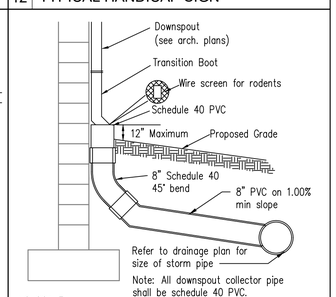

NO SCALE SEC-C07

16 TYPICAL PIPE GUARD SECTION



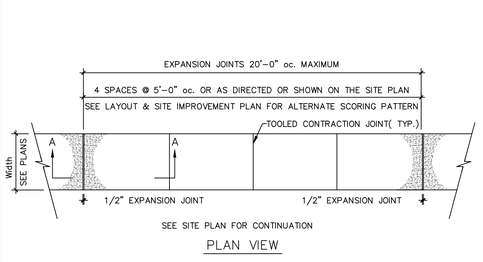

NO SCALE

17 WHEEL STOP DETAIL

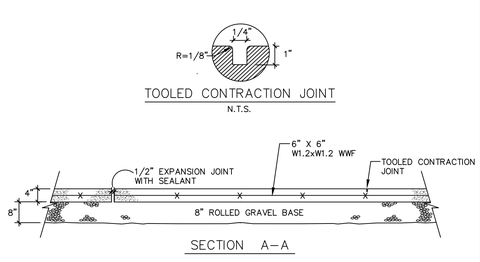



NO SCALE

18 DOWNSPOUT DETAIL



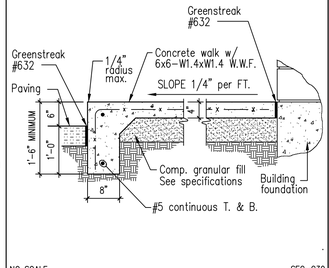

PLAN VIEW




SECTION A–A

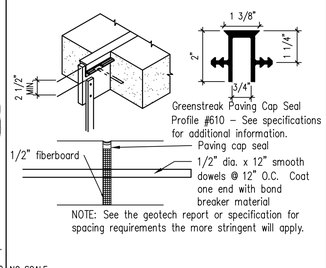
NO SCALE

19 CONCRETE SIDEWALK



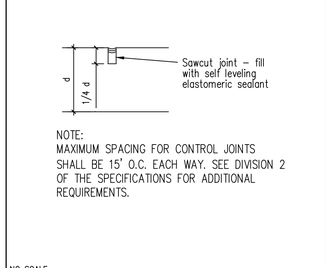

NO SCALE SEC-C30

20 TYPICAL WALK SECTION




NO SCALE

21 TYPICAL EXPANSION JOINT

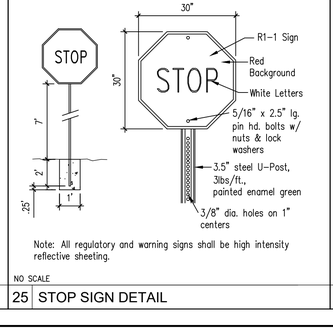



NO SCALE

22 TYPICAL CONTROL JOINT

For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

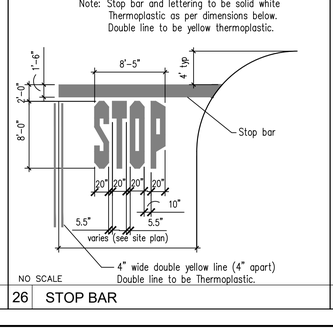
23 FROST DEPTH NOTES




Note: All regulatory and warning signs shall be high intensity reflective sheeting.

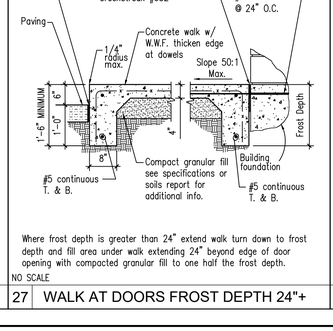
NO SCALE

25 STOP SIGN DETAIL




NO SCALE

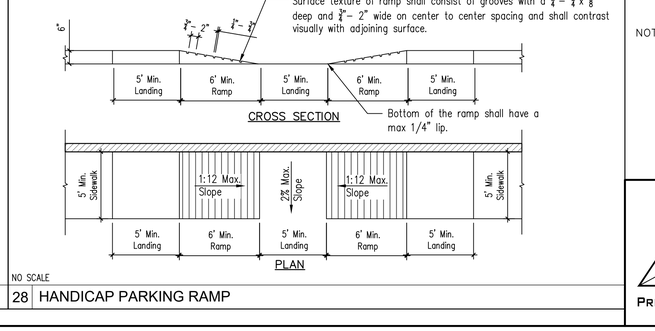
26 STOP BAR




Where frost depth is greater than 24" extend walk turn down to frost depth and fill area under walk extending 24" beyond edge of door opening with compacted granular fill to one half the frost depth.

NO SCALE

27 WALK AT DOORS FROST DEPTH 24"+




NO SCALE

28 HANDICAP PARKING RAMP

NOTE: DETAILS SHOWN ON THIS SHEET WERE PROVIDED BY AUTOZONE AND ARE INCLUDED IN THESE PLANS FOR INFORMATIONAL PURPOSES. PRISM ENGINEERING DOES NOT CERTIFY OR ASSUME RESPONSIBILITY FOR THESE DETAILS.

Tennessee811

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PRISM ENGINEERING

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Fax: (502) 491-8898
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REVISIONS

| 1 | 2 | 3 |
|---|---|---|
| 4 | 5 | 6 |

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
TN 38401

SITE DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120978 STATE OF TENNESSEE
01.14.26

12/09/25

57N2R

C1.A

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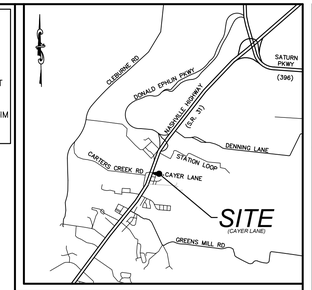
## GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
4. ALL GRASS/LAWN AREAS SHALL BE GRADED TO DRAIN.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
6. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
7. AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE INSTALLED, MAINTAINED AND REPORTS MAINTAINED PER ALL LOCAL, STATE, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
8. ALL EXISTING CASTINGS THAT ARE TO REMAIN SHALL BE ADJUSTED TO GRADE.
9. ALL ADA RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP OF ALL RAMPS. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

### BENCHMARK
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




Vicinity Map
Not To Scale




### LEGEND
SEE SHEET C0.1 FOR LEGEND

### FLOOD NOTE (PER SURVEY)
PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### UTILITY NOTE
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

### UTILITY PROTECTION NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

| LINE TABLE | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N77° 16' 55"W | 8.98' |
| L2 | N26° 54' 12"W | 10.59' |
| L3 | N68° 44' 56"W | 31.29' |
| L4 | N21° 29' 33"E | 15.21' |
| L5 | N80° 35' 22"E | 50.19' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 21° 29' 45" | 139.00' | 52.15' | N87° 54' 15"W, 51.84' |
| C2 | 49° 37' 51" | 75.00' | 64.97' | N52° 15' 34"W, 62.95' |
| C3 | 41° 35' 19" | 131.29' | 95.30' | N48° 11' 34"W, 93.22' |

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
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FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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REVISIONS
1 2 3 4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
GRADING PLAN

Owner / Developer:
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Memphis, Tennessee 38103
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120278 STATE OF TENNESSEE
12-12-25

12/09/25
57N2R
C1.1

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## GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES, SERVICE LINES, AND STORM SEWERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
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8. A PERMANENT STAND OF GRASS MUST BE MAINTAINED ON ALL PONDS (TOPS, SLOPES, AND BOTTOMS).
9. STABILIZATION OF CONVEYANCE CHANNELS IS TO BE COMPLETED WITHIN 7 DAYS OF CHANNEL CONSTRUCTION.

## STORM STRUCTURE DATA TABLE

| STRUCTURE | DESCRIPTION |
|---|---|
| EX 1-1 | CORE DRILL EXISTING STRUCTURE TO ACCOMMODATE 18" PIPE CONNECTION. |
| MH 1-2 | PRECAST CONCRETE STRUCTURE WITH SOLID LID - NEENAH R-1760-A OR APPROVED EQUAL. |
| CB 1-3 | PRECAST CONCRETE STRUCTURE WITH NEENAH R-3433 GRATE OR APPROVED EQUAL. |
| CB 1-4 | PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL. |
| CB 1-5 | PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL. |
| MH 2-1 | PRECAST CONCRETE STRUCTURE WITH SOLID LID - NEENAH R-1760-A OR APPROVED EQUAL. |
| CB 2-2 | PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL. |
| CB 2-3 | PRECAST CONCRETE STRUCTURE WITH NEENAH R-3157-1 GRATE OR APPROVED EQUAL. |
| HDWL 3-1 | PRECAST CONCRETE HEADWALL. SEE DETAIL SHEET C1.5 |

## DRAINAGE CHART

| PIPE NO. | $Q_{10}$ (C.F.S.) | V AVG. (F.P.S.) | LENGTH (FEET) | SIZE (INCHES) | SLOPE (%) | Q FULL (C.F.S.) | $Q_{100}$ (C.F.S.) |
|---|---|---|---|---|---|---|---|
| P1 | 2.90 | 3.01 | 16.0 | 18" HDPE | 1.00 | 11.38 | 4.66 |
| P2 | 1.71 | 2.49 | 60.3 | 18" HDPE | 1.00 | 11.35 | 2.83 |
| P3 | 0.45 | 1.47 | 56.5 | 18" HDPE | 1.00 | 11.33 | 0.95 |
| P4 | 0.27 | 1.49 | 88.5 | 18" HDPE | 1.00 | 11.34 | 0.57 |
| P5 | 1.19 | 2.08 | 79.4 | 18" HDPE | 1.00 | 11.35 | 1.83 |
| P6 | 1.19 | 2.55 | 71.3 | 18" HDPE | 1.00 | 11.35 | 1.83 |
| P7 | 0.86 | 2.13 | 84.4 | 18" HDPE | 1.00 | 11.35 | 1.34 |
| P8 | 0.00 | 0.25 | 25.0 | 18" HDPE | 5.00 | 25.44 | 0.00 |

NOTE: n = 0.012 FOR HDPE PIPE

**BENCHMARK**
DATUM: NAVD 88

SITE - BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS - BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
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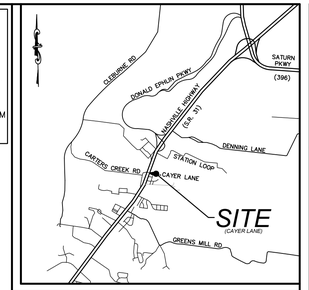
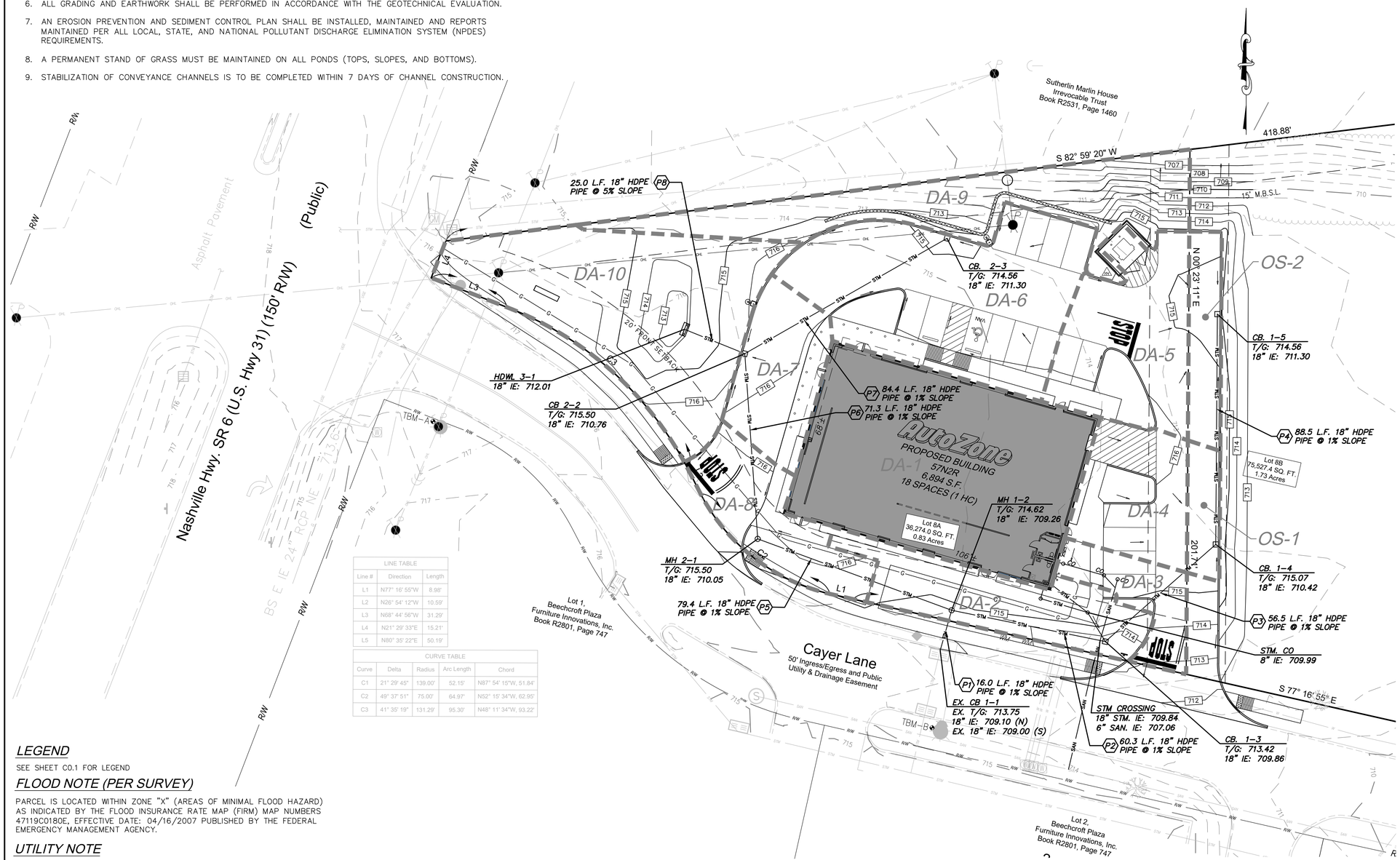



*Vicinity Map*
*Not To Scale*

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## LEGEND

SEE SHEET C0.1 FOR LEGEND

## FLOOD NOTE (PER SURVEY)

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Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

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REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
DRAINAGE PLAN

Owner / Developer:
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123 South Front Street, 3rd Floor
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 129378 STATE OF TENNESSEE 01.10.26

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## UTILITY NOTES

**GENERAL**
1. CONTRACTOR IS RESPONSIBLE FOR COMPLETION AND SUBMITTAL OF THE SERVICE APPLICATION FOR EACH UTILITY SERVICE PRIOR TO STARTING CONSTRUCTION, INCLUDING TEMPORARY ELECTRIC SERVICE. CONTRACTOR TO VERIFY INSPECTION REQUIREMENTS AND LEAD TIMES WITH EACH UTILITY PRIOR TO START OF CONSTRUCTION.
2. ALL PAVEMENT, CURBS, SIDEWALKS, LANDSCAPING AND OTHER DISTURBED EXISTING FEATURES SHALL BE RESTORED BY THE CONTRACTOR.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITIES WITH ARCHITECTURAL AND MEP PLANS.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION, REMOVAL, RELOCATION AND CONSTRUCTION OF ALL UTILITIES FOR THIS PROJECT, UNLESS NOTED OTHERWISE.
6. GENERAL CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
7. CONTRACTOR SHALL COORDINATE ANY AND ALL NECESSARY INSPECTIONS REQUIRED BY UTILITIES PROVIDERS.

**SANITARY SEWER SERVICE**
1. COORDINATE THE LOCATION AND INSTALLATION OF THE SANITARY SEWER.
2. FURNISH AND INSTALL SANITARY SEWER PIPE, CLEANOUTS, FITTINGS AND APPURTENANCES NECESSARY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC, NSF APPROVED, ASTM D 3034 LATEST REVISION, SDR 35, ELASTOMERIC GASKET JOINTS. GASKETS SHALL MEET ASTM F477 FOR ELASTOMERIC SEAL.
4. SEWER CONSTRUCTION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SEWER PRIOR TO CONSTRUCTION. NEW SEWER SERVICE LINE TO BE CONSTRUCTED AT 1.2% MINIMUM SLOPE.
6. CONTRACTOR SHALL COORDINATE WITH THE CITY UTILITY TO LOCATE THE EXISTING SANITARY SEWER STUB FOR THIS LOT. CONTRACTOR SHALL ABANDON THE EXISTING SANITARY SEWER STUB PER CITY UTILITY REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY.

**GAS SERVICE**
1. COORDINATE THE LOCATION AND INSTALLATION OF THE GAS FACILITIES.
2. GAS UTILITY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.
3. CONTRACTOR RESPONSIBLE FOR FINISHED GRADING AND RESTORATION OF DISTURBED AREAS.

**WATER SERVICE/IRRIGATION**
1. COORDINATE THE LOCATION AND INSTALLATION OF THE WATER SERVICE LINE.
2. FURNISH AND INSTALL WATER PIPE, FITTINGS, HYDRANTS, VALVES AND ALL OTHER APPURTENANCES IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND STATE/LOCAL REGULATIONS, INCLUDING FROST DEPTH REQUIREMENTS.
3. WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND OF THE SIZE NOTED ON THE DRAWINGS.
4. A MINIMUM OF 24" VERTICAL AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY LOCATION OF PROPOSED YARD HYDRANT WITH THE SITE PLAN AND MEP PLANS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH UTILITY REQUIREMENTS. CONTRACTOR TO COORDINATE ALL INSPECTIONS WITH UTILITY.
7. CONTRACTOR TO COORDINATE WITH THE WATER UTILITY FOR WATER PIT AND METER. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, INCLUDING BUT NOT LIMITED TO THE WATER TAPS, SERVICE LINES, METER VAULTS, METER SETTERS AND INCIDENTALS.
8. MINIMUM COVER IS 36" MEASURED FROM SURFACE ELEVATION TO TOP OF PIPE.

**ELECTRIC SERVICE**
1. COORDINATE THE LOCATION AND INSTALLATION OF THE ELECTRIC FACILITIES TO PROVIDE 120/208/3 PHASE SERVICE.
2. PROVIDE ELECTRIC SERVICE INCLUDING ALL CONDUIT, TRENCHING, BACKFILLING, SERVICE CABLE, METER BASE, AND COORDINATION WITH UTILITY COMPANY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE AND INSTALL 2-4" CONDUIT AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO PROVIDE TEMPORARY ELECTRIC SERVICE AS NECESSARY
4. THERE SHALL BE 12" OF SEPARATION BETWEEN THE ELECTRIC CONDUITS AND THE TELECOMMUNICATIONS CONDUITS, UNLESS NOTED OTHERWISE.
5. ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
6. ALL CONDUITS SHALL BE CAPPED AND HAVE PULLSTRING INSTALLED.

**FIRE SERVICE**
1. COORDINATE THE LOCATION AND INSTALLATION OF THE FIRE SERVICE LINE, AS NECESSARY. SEE KEYNOTES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR, AT A MINIMUM, EXCAVATING AND EXPOSING THE EXISTING WATER LINE TO BE TAPPED, INSTALLING THE TAPPING SLEEVE AND VALVE ASSEMBLY, PRESSURE TESTING THE TAPPING SLEEVE (WITH UTILITIES SUPERVISION) AND INSTALLATION OF THE FIRE SERVICE LINE, VAULT AND FDC. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL PIPE, FITTINGS VALVES AND ALL APPURTENANCES NECESSARY IN ACCORDANCE WITH UTILITIES STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL COORDINATE ALL INSTALLATION AND TESTING WITH UTILITY.
4. ALL WORK SHALL CONFORM TO THE FIRE SPRINKLER PLANS. DESIGN BY OTHERS. FIRE SERVICE SHOWN ON THIS PLAN IS FOR DESIGN INTENT PURPOSES ONLY.

## UTILITY CONTACT INFORMATION

**ELECTRIC PROVIDER**
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833
MATT WHEELER, PE
MATT.WHEELER@CPWS.COM

**GAS SERVICE**
ATMOS ENERGY
810 NASHVILLE HWY
COLUMBIA, TN 38401
931-388-9136

**WATER SERVICE**
COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833
MATT WHEELER, PE
MATT.WHEELER@CPWS.COM

**TDOT**
REGION 3 – DISTRICT 39
2099 FAYETTEVILLE HWY
BELFAST, TN 37109
931-270-5030

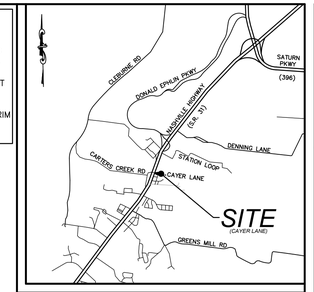
**SANITARY SEWER**
CITY OF COLUMBIA
WASTEWATER DEPT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931-560-1001
RYAN FILIPKOWSKI
RFILIPKOWSKI@COLUMBIATN.GOV

**STORM WATER**
CITY OF COLUMBIA
PUBLIC WORKS DEPT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931-388-8650
JEFF RIGGINS
JRIGGINS@COLUMBIATN.GOV

**PLANNING DEPARTMENT**
CITY OF COLUMBIA
DEVELOPMENT DEPT
700N GARDEN STREET
COLUMBIA, TN 38401
931-560-1560
MELISSA SANDERS
MSANDERS@COLUMBIATN.GOV

**BENCHMARK**
DATUM: NAVD 88

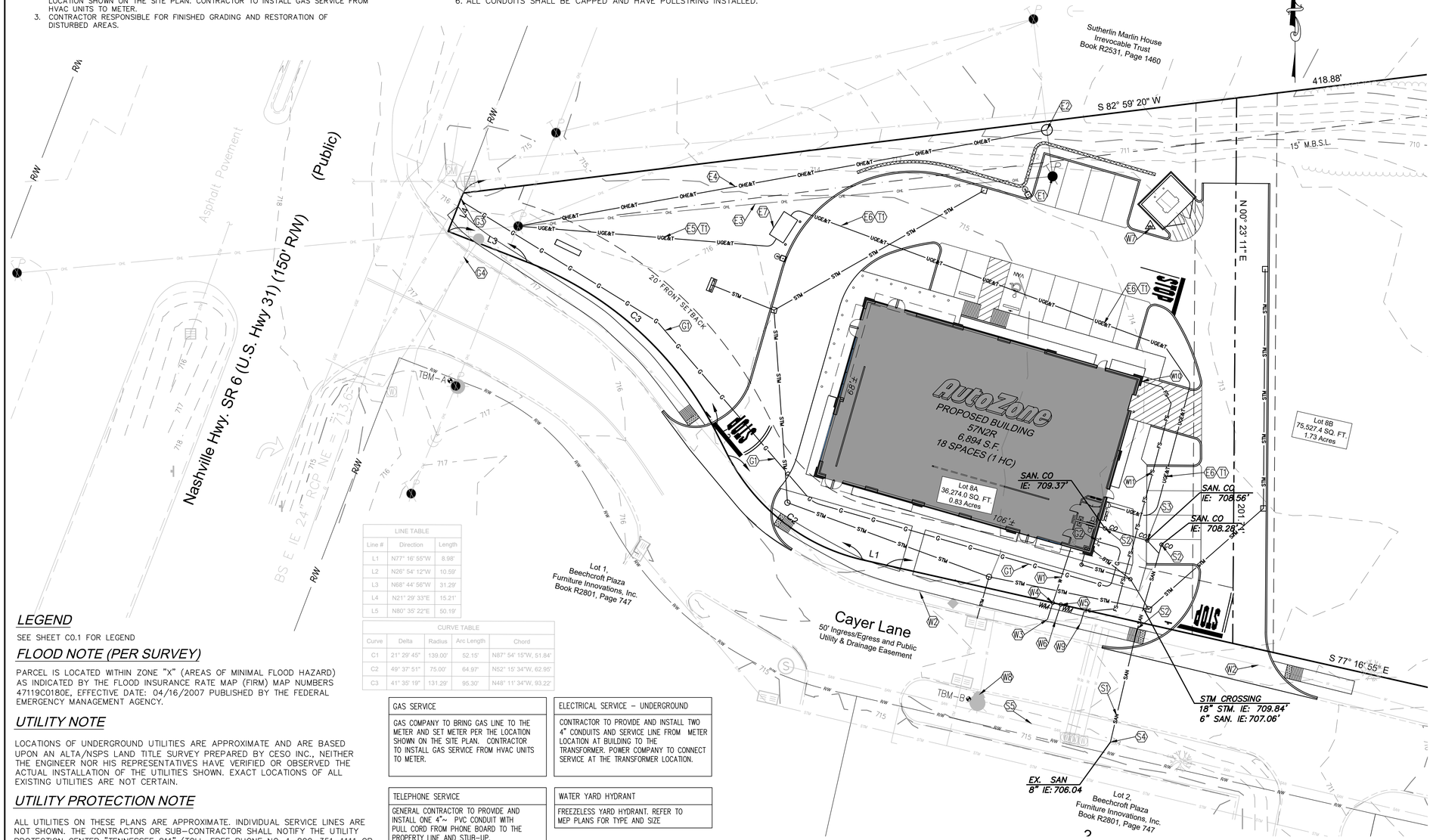
SITE – BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS – BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
– BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




*Vicinity Map*
*Not To Scale*

## KEYNOTES

- G1 GAS SERVICE LINE (BY UTILITY).
- G2 GAS METER (SET BY UTILITY, PLUMBING BY CONTRACTOR).
- G3 SERVICE LINE TAP ON EXISTING GAS MAIN (BY UTILITY).
- G4 EXISTING GAS MAIN. SHOWN PER SURVEY.
- W1 DOMESTIC WATER SERVICE LINE , 1" TYPE "K" COPPER SERVICE LINE ( BY CONTRACTOR). SEE UTILITY NOTES.
- W2 EXISTING WATER MAIN. SHOWN PER SURVEY.
- W3 1" DOMESTIC WATER TAP (BY COLUMBIA POWER & WATER SYSTEMS (CPWS))
- W4 PROPOSED 1" DOMESTIC WATER METER. COORDINATE ALL WORK WITH UTILITY (INSTALLED BY CPWS).
- W5 PROPOSED 1" IRRIGATION METER . COORDINATE WITH UTILITY. ( INSTALLED BY CPWS)
- W6 PROPOSED 1" IRRIGATION WATER TAP ( BY CPWS).
- W7 PROPOSED FREEZELESS YARD HYDRANT TO BE FED BY BUILDING WATER SUPPLY BACKFLOW PREVENTION ( BY CONTRACTOR). SEE MEP DRAWINGS.
- W8 EXISTING FIRE HYDRANT.
- W9 FIRE SERVICE TAP. COORDINATE WITH UTILITY. (FIRE DESIGN BY OTHERS).
- W10 FIRE DEPARTMENT CONNECTION. (FIRE DESIGN BY OTHERS).
- W11 FIRE SERVICE LINE. (FIRE DESIGN BY OTHERS).
- E1 RELOCATE EXISTING UTILITY POLE TO DESIGNATED LOCATION. COORDINATE WITH UTILITY FOR RELOCATION AND INSTALLATION.
- E2 PROPOSED LOCATION FOR RELOCATED UTILITY POLE AND POLE MOUNTED TRANSFORMER. COORDINATE WITH UTILITIES.
- E3 RELOCATE EXISTING OVERHEAD UTILITY LINES. COORDINATE WITH UTILITIES.
- E4 PROPOSED LOCATION FOR RELOCATED OVERHEAD UTILITY LINE. COORDINATE WITH UTILITIES.
- E5 UNDERGROUND PRIMARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
- E6 UNDERGROUND SECONDARY ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR). COORDINATE WITH UTILITY.
- E7 PROPOSED PAD MOUNTED TRANSFORMER. COORDINATE WITH UTILITY.
- S1 89.0 L.F. SANITARY SEWER SERVICE LINE, 6" PVC AT 1.2% MINIMUM SLOPE (BY CONTRACTOR), SEE UTILITY NOTES.
- S2 ONE-WAY CLEANOUT – SEE DETAIL SHEET C1.6.
- S3 TWO-WAY CLEANOUT – SEE DETAIL SHEET C1.6.
- S4 EXISTING 8" SANITARY SEWER MAIN.
- S5 CONNECT TO EXISTING SANITARY SEWER LINE (BY CONTRACTOR). FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- T1 4" PVC CONDUIT FOR TELEPHONE SERVICE.




| LINE TABLE | | |
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| Line # | Direction | Length |
| L1 | N77° 16' 55"W | 8.98' |
| L2 | N26° 54' 12"W | 10.59' |
| L3 | N68° 44' 56"W | 31.29' |
| L4 | N21° 29' 33"E | 15.21' |
| L5 | N80° 35' 22"E | 50.19' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 21° 29' 45" | 139.00' | 52.15' | N87° 54' 15"W, 51.84' |
| C2 | 49° 37' 51" | 75.00' | 64.97' | N52° 15' 34"W, 62.95' |
| C3 | 41° 35' 19" | 131.29' | 95.30' | N48° 11' 34"W, 93.22' |

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

## LEGEND

SEE SHEET C0.1 FOR LEGEND

## FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

## UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

| GAS SERVICE | ELECTRICAL SERVICE – UNDERGROUND |
|---|---|
| GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER. | CONTRACTOR TO PROVIDE AND INSTALL TWO 4" CONDUITS AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE TRANSFORMER. POWER COMPANY TO CONNECT SERVICE AT THE TRANSFORMER LOCATION. |
| **TELEPHONE SERVICE** | **WATER YARD HYDRANT** |
| GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 4"~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PROPERTY LINE AND STUB-UP. | FREEZELESS YARD HYDRANT. REFER TO MEP PLANS FOR TYPE AND SIZE |

Tennessee 811

REVISIONS

| | | | |
|---|---|---|---|
| 1 | 01/14/26 REVISED PER AGENCY | 4 | 5 | 6 |
| 2 | | | |
| 3 | | | |

N O R T H

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401

SITE UTILITIES PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120978 STATE OF TENNESSEE 01.14.26

12/09/25

57N2R

C1.3

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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## EPSC INSPECTION AND MAINTENANCE SCHEDULE

1. THE CONTRACTOR IS REQUIRED TO CONDUCT INSPECTIONS OF ALL EPSC MEASURES AND PERFORM ANY MODIFICATIONS, MAINTENANCE OR REPAIRS AS NECESSARY, EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF EACH STORM EVENT THAT PRODUCES 0.5 INCHES OR MORE OF PRECIPITATION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED ONCE PERIMETER CONTROLS HAVE BEEN INSTALLED; AT THE COMPLETION OF CLEARING AND GRADING; WHEN ON-SITE TEMPORARY EROSION CONTROLS ARE INSTALLED; AND AT THE COMPLETION OF FINAL GRADING AND GROUND STABILIZATION.
2. RECORDS OF THESE INSPECTIONS MUST BE KEPT ON SITE AT ALL TIMES FOR REVIEW BY THE APPROPRIATE COMPLIANCE ENFORCEMENT AGENCY. RECORDS SHALL BE KEPT ON THE SELF-INSPECTION FORM WITH APPROVED CONSTRUCTION DRAWINGS.
3. ALL MEASURES SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL SUCH MEASURES ARE NO LONGER REQUIRED FOR A PARTICULAR PHASE OF WORK OR THE DISTURBED AREAS HAVE BEEN STABILIZED.
4. ALL EPSC MEASURES (SILT FENCE, SEDIMENT TRAPS, SEDIMENT BASINS, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSPECTED TO ENSURE THAT THEY ARE INSTALLED PER THE PLAN AND ARE OPERATING PROPERLY.
5. ALL TEMPORARY AND FINAL STABILIZATION MEASURES SHALL BE INSPECTED FOR ADEQUACY. ANY SEEDED AREAS THAT BECOME THIN OR BARE SHALL BE RE-SEEDED PER THE PLANS. ALL AREAS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
6. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND SEDIMENT BASINS WHEN THE SEDIMENT ACCUMULATION HAS REDUCED THE DESIGN CAPACITY BY FIFTY PERCENT.
7. SEDIMENT SHALL BE REMOVED FROM ALL OTHER CONTROLS WHEN THE SEDIMENT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE CONTROL MEASURE.
8. ALL WORK SHALL BE WITHIN THE LIMITS OF THE APPROVED PLANS. IF MODIFICATIONS TO THE PLANS ARE REQUIRED, THE CHANGES SHALL BE IMPLEMENTED WITHIN 48 HOURS OF THE INSPECTION INDICATING A DEFICIENCY.
9. ALL RECORDS OF THE STORMWATER POLLUTION PREVENTION PROGRAM MUST BE KEPT FOR AT LEAST 3 YEARS AFTER THE PERMIT HAS BEEN TERMINATED, IF APPLICABLE.
10. THE EROSION CONTROL BMPs SHOWN ON THIS PLAN ARE INTENDED TO BE THE MINIMUM NECESSARY TO PREVENT SEDIMENT DEPOSITION OFFSITE. CONTRACTOR TO PROVIDE ADDITIONAL CONTROL MEASURES, AS NECESSARY TO PREVENT SEDIMENT DEPOSITION OFFSITE.

## EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED ACCORDING TO PLANS AND SHALL MEET THE DESIGN CRITERIA SET FORTH BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC AND PRIVATE ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

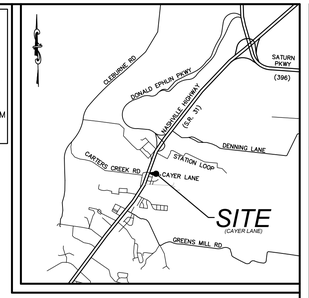
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

## EPSC PHASING NOTES

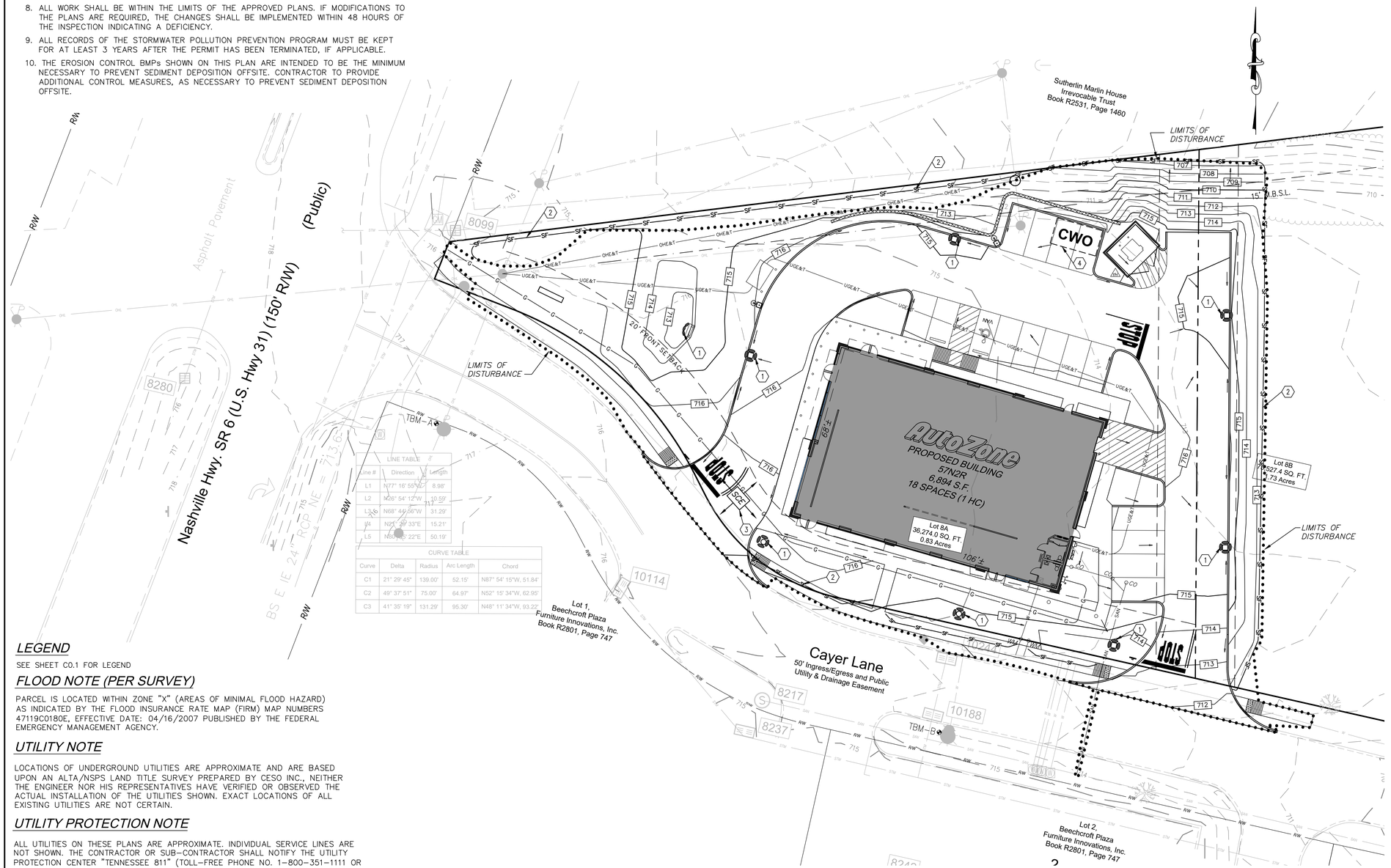
1. SILT FENCE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED CONCURRENT WITH SITE DEMOLITION ACTIVITIES.
3. STOCKPILE AREAS, IF USED, SHALL HAVE PERIMETER SILT FENCE AND SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
4. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTION OF BUILDING, UTILITIES, STORM DRAINAGE, AND PARKING AREAS.
5. CONTRACTOR SHALL INSTALL STORM DRAINAGE SYSTEM AND PROVIDE INLET PROTECTION AS STORM SEWER CONSTRUCTION PROGRESSES.
6. CONTRACTOR SHALL INSTALL SUBBASE AND PAVEMENT FOR THE PARKING AREA.
7. CONTRACTOR SHALL COMPLETE SITE GRADING AND IMPROVEMENTS.
8. CONTRACTOR SHALL STABILIZE THE SITE BEFORE REMOVING ANY OF THE EROSION CONTROL MEASURES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

### BENCHMARK
DATUM: NAVD 88

SITE – BM "A"; YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS – BM "B"; "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
– BM "C"; "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




*Vicinity Map*
*Not To Scale*

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### KEYNOTES
1. STONE BAG INLET PROTECTION – SEE DETAILS.
2. SILT FENCE – SEE DETAILS.
3. CONSTRUCTION ENTRANCE – SEE DETAILS.
4. CONCRETE WASHOUT AREA – SEE DETAILS.

### GENERAL NOTES
1. AREA OF SOIL DISTURBANCE: 0.99 ACRES. (43,097 S.F.)
2. SEE SHEET C1.5 FOR CONSTRUCTION DETAILS.
3. SEE SHEET L1.0 FOR FINAL STABILIZATION PLAN.

### EPSC LEGEND
- 501 — EXISTING CONTOUR
- 500 — EXISTING INDEX CONTOUR
- 541 — PROPOSED CONTOUR
- 545 — PROPOSED INDEX CONTOUR
- LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE (SEE DETAILS)
- SCE — CONSTRUCTION ENTRANCE
- STONE BAG INLET PROTECTION
- CWO — CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION

### LEGEND
SEE SHEET C0.1 FOR LEGEND

### FLOOD NOTE (PER SURVEY)
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Tennessee811

GRAPHIC SCALE IN FEET
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1 INCH = 20 FEET

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
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OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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PE PROJ. # 225005-E1

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REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
EROSION PREVENTION AND SEDIMENT CONTROL PLAN
TN 38401

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL
REGISTERED ENGINEER
AGRICULTURE
PROJECT
No. 120975
STATE OF TENNESSEE
01.12.26

12/09/25
57N2R
C1.4

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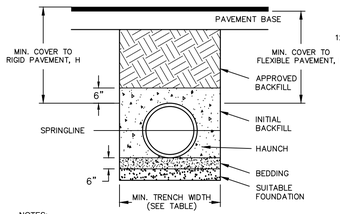
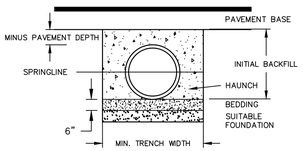
## STANDARD TRENCH DETAIL
NTS




## MINIMUM COVER FOR TRAFFIC APPLICATIONS
NTS




## MINIMUM COVER FOR NON-TRAFFIC APPLICATIONS
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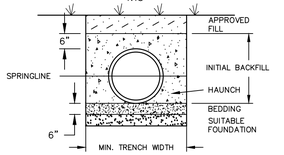
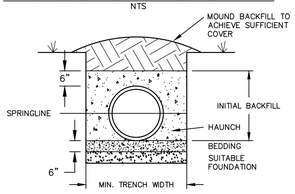



## MINIMUM COVER FOR CONSTRUCTION TRAFFIC
NTS




NOTES:
1. CORRUGATED PLASTIC PIPE FOR STORM WATER CONVEYANCE SHALL BE DUAL WALL HIGH-DENSITY POLYETHYLENE (HDPE) MANUFACTURED ACCORDING TO ASTM F2306 OR AASHTO M252, LATEST EDITIONS.

2. ALL HDPE PIPE SHALL BE INSTALLED PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION. CONTACT LOCAL MANUFACTURING REPRESENTATIVE FOR ADDITIONAL INSTALLATION GUIDANCE.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE.

4. BEDDING: STANDARD BEDDING MATERIAL SHALL BE A CLASS I (A1 or A3), CRUSHED AGGREGATE, AND INSTALLED AT THE DEPTH NOTED.

5. INITIAL BACKFILL: STANDARD BEDDING MATERIAL SHALL BE A CLASS I (A1 or A3), CRUSHED AGGREGATE. BACKFILL SHALL EXTEND NOT LESS THAN 6-INCHES ABOVE THE PIPE UNLESS APPROVED BY ENGINEERING.

6. BEDDING AND BACKFILL MATERIAL SHALL BE FREE OF DEBRIS, BOULDERS, AND FROZEN LUMPS. MAXIMUM DIAMETER OF BACKFILL AGGREGATE IS 1.5-INCHES.

7. BACKFILL MATERIAL IS TO BE PLACED IN 6-INCH LIFTS AND CHECKED INTO THE HAUNCH AREA TO ENSURE MAXIMUM CONTACT WITH THE PIPE.

8. IN THE CASE HIGH GROUNDWATER, THE TRENCH SHALL BE DEWATERED ACCORDING TO THE SPECIFICATIONS. BEDDING AND BACKFILL MATERIAL SHALL BE OPEN GRADED TO FACILITATE DRAINAGE. WHERE DIRECTED BY THE ENGINEER, THE PERIMETER OF THE TRENCH SHALL BE WRAPPED IN AN APPROVED GEOTEXTILE FABRIC.

9. WHERE DIRECTED BY THE ENGINEER, THE MINIMUM TRENCH WIDTHS SHALL BE INCREASED WHERE IN-SITU SOILS ARE UNSUITABLE; SUCH AS SOFT CLAYS OR LOOSE SANDS. (SEE CHART)

10. DURING CONSTRUCTION, PREVENT DAMAGE TO THE PIPE OR ENCASEMENT BY ENSURING ADEQUATE COVER. (SEE CHART)

11. THE CONTRACTOR IS REQUIRED TO CONDUCT A PRE-CONSTRUCTION MEETING WITH MANUFACTURER'S REPRESENTATIVE PRIOR TO INSTALLATION. MANUFACTURER'S REPRESENTATIVE IS ENCOURAGED TO MAKE PERIODIC VISITS DURING INSTALLATION.

## MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS PER AASHTO SECTION 30

| PIPE DIA. | SURFACE LIVE LOADING CONDITION | | |
|---|---|---|---|
| | H-25 or HS-25 | CONSTRUCTION LOAD / AXLE (25 TON) | (75 TON) |
| 12" - 48" | 12" | 24" | 48" |
| 60" | 24" | 24" | 48" |

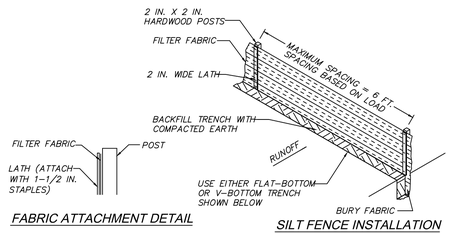
## RECOMMENDED MINIMUM TRENCH WIDTHS PER ASTM D2321 & AASHTO SECTION 30

| PIPE DIA. | MIN. TRENCH WIDTH | |
|---|---|---|
| (I.D.) | GOOD SOIL | POOR SOIL |
| 10" | 30" (2'-6") | 42" (3'-6") |
| 12" | 32" (2'-8") | 44" (3'-8") |
| 15" | 34" (2'-10") | 48" (4'-0") |
| 18" | 37" (3'-1") | 56" (4'-8") |
| 24" | 48" (4'-0") | 64" (5'-4") |
| 30" | 56" (4'-8") | 72" (6'-0") |
| 36" | 64" (5'-4") | 82" (6'-10") |
| 42" | 72" (6'-0") | 96" (8'-0") |
| 48" | 80" (6'-8") | 106" (8'-10") |
| 60" | 96" (8'-0") | 116" (9'-8") |

## RECOMMENDED MINIMUM / MAXIMUM BURIAL DEPTHS PER AASHTO LRFD DESIGN SPECIFICATIONS SECTION 12

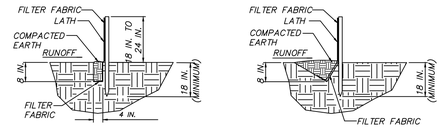
| PIPE DIA. | MIN/MAX BURIAL DEPTH |
|---|---|
| (I.D.) | (FT.) |
| 4-6" | 1.0' / 20' |
| 8-10" | 1.0' / 19' |
| 12-18" | 1.0' / 19' |
| 24-30" | 1.0' / 15' |
| 36-42" | 1.0' / 15' |
| 48-60" | 1.0' / 14' |

## *STANDARD DRAWING DETAILS FOR HDPE STORM PIPE INSTALLATION*
*NO SCALE*




*FABRIC ATTACHMENT DETAIL*

*SILT FENCE INSTALLATION*

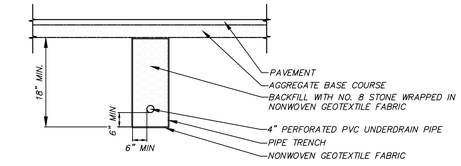



*FLAT-BOTTOM TRENCH DETAIL*

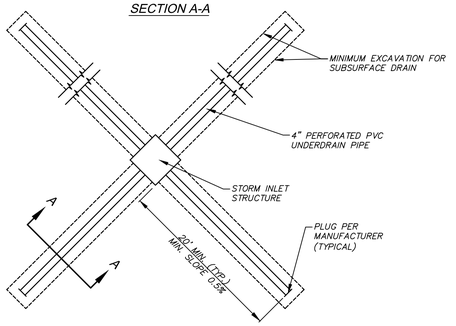
*V-SHAPED TRENCH DETAIL*

*NOTE:*
*ALL SILT FENCE SHALL MEET TDOT SPECIFICATIONS FOR CONSTRUCTION AND MATERIAL.*

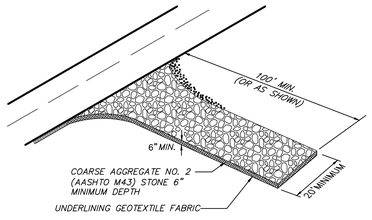
## *SILT FENCE*
*NO SCALE*




*SECTION A-A*



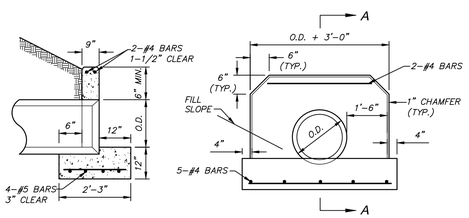

## *SUBSURFACE DRAIN*
*NO SCALE*




*INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.*

*DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.*

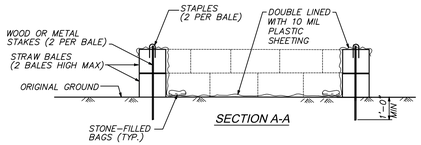
## *STABILIZED CONSTRUCTION ENTRANCE*
*NO SCALE*



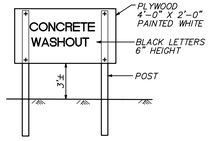

*SECTION A-A* *ELEVATION*

*NOTES:*
*1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.*
*2. REINFORCING STEEL SHALL BE PER TDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.*
*3. FOR USE WITH 24" PIPE OR SMALLER (CIRCULAR OR NON-CIRCULAR)*

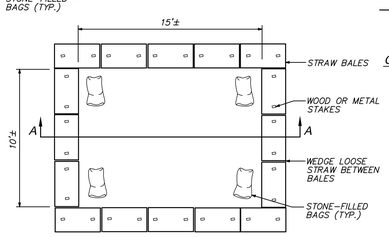
## *STANDARD HEADWALL*
*NO SCALE*



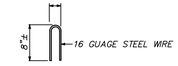

*SECTION A-A*




*CONCRETE WASHOUT SIGN DETAIL*




*PLAN*




*STAPLE DETAIL*

*NOTES:*

*1. ON GRADE WASHOUT AREA SHOWN. A BELOW GRADE PIT OF EQUIVALENT SIZE MAY BE USED IN LIEU OF THE ON GRADE OPTION.*

*2. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE AND WASHOUT PITS SHALL BE SITUATED A MINIMUM OF TWENTY FIVE (25) FEET FROM THEM.*

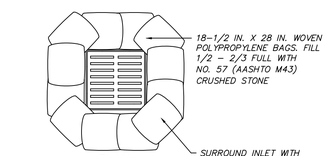
*3. SURFACE RUNOFF GENERATED FROM UPSLOPE AREAS SHALL BE DIVERTED AWAY FROM BELOW-GRADE WASHOUT PITS SO AS NOT TO FLOW INTO THEM.*

*4. THE WASHOUT PIT SHALL BE INSPECTED FREQUENTLY TO INSURE THE LINER IS INTACT.*

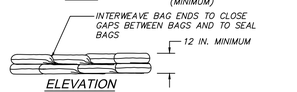
*5. ONCE 75% OF THE ORIGINAL VOLUME OF THE WASHOUT PIT IS FILLED OR IF THE LINER IS TORN, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF ONCE IT IS COMPLETELY HARDENED.*

*6. ONCE THE WASHOUT PIT IS NO LONGER NEEDED, ENSURE ALL WASHOUT MATERIAL HAS COMPLETELY HARDENED, THEN REMOVE AND PROPERLY DISPOSE OF ALL MATERIALS.*

## *TEMPORARY CONCRETE WASHOUT AREA*
*NO SCALE*




*PLAN*




*ELEVATION*

*NOTE: THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.*

## *STONE BAG INLET PROTECTION*
*NO SCALE*

| REVISIONS | | | |
|---|---|---|---|
| 1 | 2 | 3 | |
| 4 | 5 | 6 | |

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120918 STATE OF TENNESSEE
01.10.26

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TN 38401

C1.5

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| PLANTING SCHEDULE | | | | |
|---|---|---|---|---|
| QUANTITY | KEY | BOTANICAL NAME | COMMON NAME | SIZE / REMARKS |
| TREES | | | | |
| 8 | NS | Nyssa Sylvatica | Blackgum | 2"Caliper, 8'min. ht. |
| 6 | MA | Magnolia Acuminata | Cucumber tree | 2"Caliper, 8'min. ht. |
| SHRUBS | | | | |
| 69 | BM | Buxus Microphylla 'Winter Gem' | Winter Gem Boxwood | 3' o.c., 24" min. ht |
| 55 | JV | Juniperus Virginiana 'Grey Owl' | Grey Owl Juniper | 3' o.c., 24" min. ht |

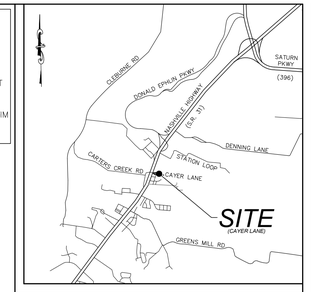
## LEGEND

PROPOSED TREES

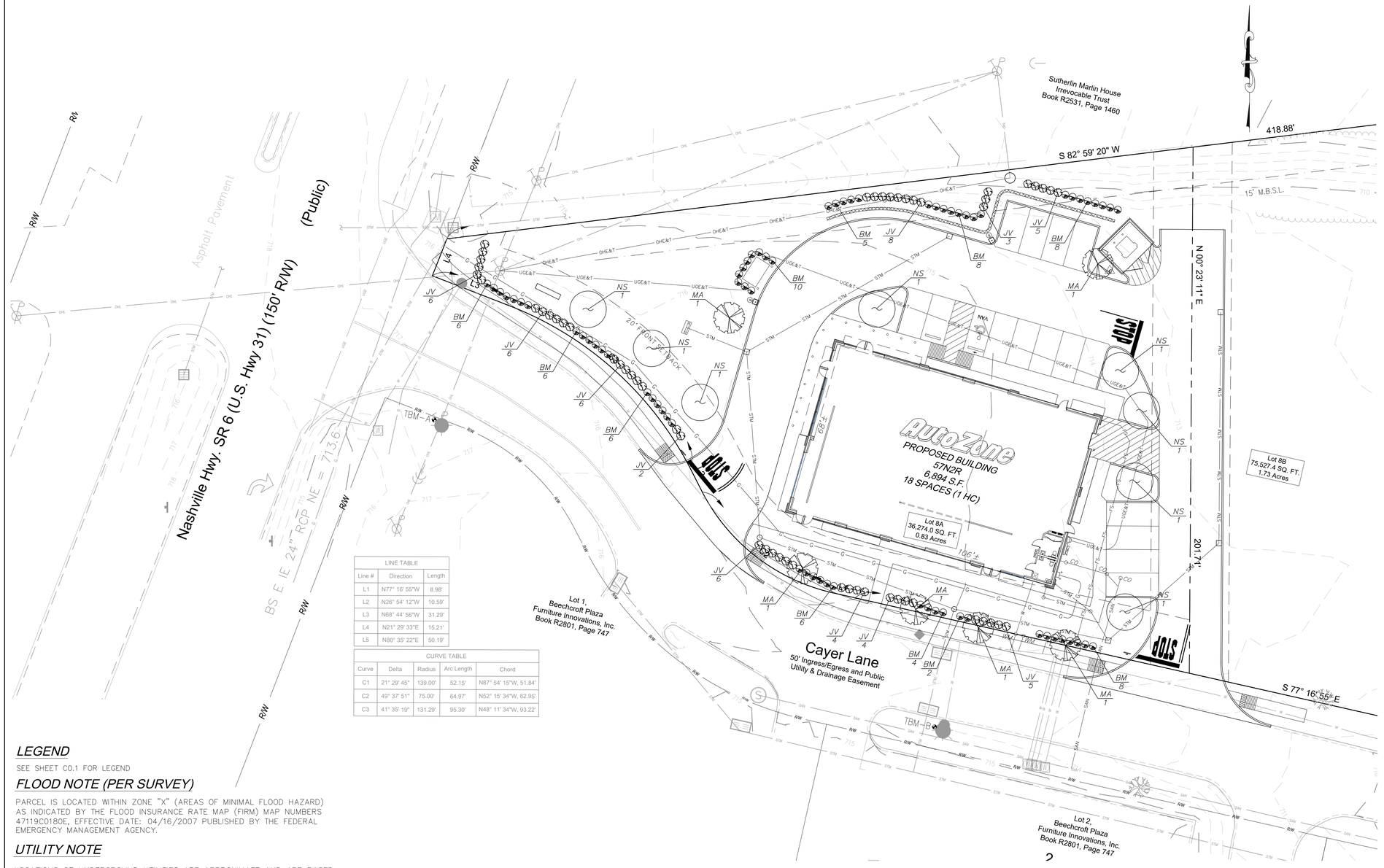
PROPOSED SHRUB

**BENCHMARK**
DATUM: NAVD 88

SITE – BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
TBMS – BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
– BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




*Vicinity Map*
Not To Scale




| LINE TABLE | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N77° 16' 55"W | 8.98' |
| L2 | N26° 54' 12"W | 10.59' |
| L3 | N68° 44' 56"W | 31.29' |
| L4 | N21° 29' 33"E | 15.21' |
| L5 | N80° 35' 22"E | 50.19' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 21° 29' 45" | 139.00' | 52.15' | N87° 54' 15"W, 51.84' |
| C2 | 49° 37' 51" | 75.00' | 64.97' | N52° 15' 34"W, 62.95' |
| C3 | 41° 35' 19" | 131.29' | 95.30' | N48° 11' 34"W, 93.22' |

## LANDSCAPING REQUIREMENTS

INTERIOR REQUIREMENTS
REQUIRED:
1 LANDSCAPE ISLAND / 10 PARKING SPACES
EACH ROW OF PARKING MUST TERMINATE WITH A LANDSCAPE ISLAND
1 TREE / LANDSCAPE ISLAND
PROVIDED: (16 PARKING SPACES)
4 LANDSCAPE ISLANDS
6 TREES

VEHICLE USE AREA
REQUIRED:
1 TREE / 2000 SF OF PARKING AREA
PROVIDED: (11,896 SF OF VUA)
7 TREES

STREET SCREENING
REQUIRED:
CONTINUOUS HEDGE ROW (EVERGREEN)
1 TREE / 50 LF OF FRONTAGE
PROVIDED: (342 LF OF FRONTAGE)
7 TREES

## LEGEND

SEE SHEET C0.1 FOR LEGEND

## FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

## UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

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Fax: (502) 491-8898
www.prism-civil.com
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PE PROJ. # 225005-E1

REVISIONS
1 2 3
4 5 6

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
LANDSCAPE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. HALL
REGISTERED ENGINEER
AGRICULTURE
No. 120918
STATE OF TENNESSEE
01-12-26

12/09/25

57N2R

L1.0

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## GENERAL LANDSCAPING NOTES

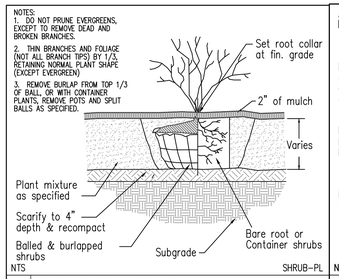
1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH ALUMINUM EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR LATEST VERSION.
4. ANY LANDSCAPE AREAS DISTURBED BY CONSTRUCTION SHALL BE SCARIFIED TO A DEPTH OF 2", GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., SCARIFY AREA, RE–SEED AND FERTILIZE. ALL R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
5. LANDSCAPE ISLANDS SHALL BE CONSTRUCTED PER "LANDSCAPE ISLAND" DETAIL, THIS SHEET. A MINIMUM OF 30" OF TOPSOIL SHALL BE PROVIDED.
6. THE CONTRACTOR SHALL PROVIDE A WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
7. ALL PLANT MATERIALS TO RECEIVE PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
8. IRRIGATION TO EXTEND TO PROPERTY LINES. ALL LANDSCAPE PLANTINGS SHALL RECEIVE IRRIGATION.
9. INSTALL PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. ALL SLEEVES SHALL BE AS NOTED ON THE IRRIGATION PLANS.
10. TURF NOTES: SELECT LOW MAINTENANCE HYBRID TURF FROM LOCAL GROWER. TEST SOIL FOR PROPER PH FOR SELECT SOD. AMEND SOIL WITH ORGANIC MATERIAL, FERTILIZER, AND FINISH GRADE. STAGGER ALL SOD SEAMS, FILL ANY GAPS WITH SAND, WATER, AND ROLL SMOOTH. CONTRACTOR TO REPLACE ANY DEAD SOD WITHIN ONE GROWING SEASON.
11. ALL GRASS AREAS TO BE SOD.
12. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES.
13. CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
14. PRIOR TO INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO A SATISFACTORY MANNER.
15. IF APPLICABLE, EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE TO ACCEPTABLE NURSERY INDUSTRY PROCEDURES, AS WELL AS CITY STANDARDS.
16. IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES, LIGHTS, OR CROWD EXISTING PLANT MATERIAL, NOTIFY THE OWNER TO CONSULT ON THE ADJUSTMENTS OF ANY PLANT LOCATIONS.
17. ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BEDS. BARK MULCH TO BE SHREDDED HARDWOOD, DARK IN COLOR. MULCH BED SHALL BE 3" TO 4" THICKNESS
18. SOD ALL DISTURBED AREAS, THAT ARE NOT LANDSCAPED AS INDICATED ON PLAN.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY WITH A (1) YEAR MATERIAL AND LABOR WARRANTY FOR ALL.
20. ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND CITY. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
21. IF ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE, ACCEPT THE PLAN TO BE CORRECT.
22. TOPSOIL MUST BE BACKFILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREAS.
23. IF STAKING MATERIALS ARE USED, STAKING SHOULD BE REMOVED AFTER ONE GROWING SEASON.
24. ALL UTILITY BOXES, SERVICE AREAS, MECHANICAL EQUIPMENT, DUMPSTERS, AND SIMILAR ELEMENTS SHALL BE SCREENED PER CITY REQUIREMENTS.
25. ALL LANDSCAPE CONSTRUCTION SHALL BE PERFORMED PER THE APPROVED LANDSCAPE PLAN AND ALL CITY REGULATIONS.

## STANDARD TREE SPECIFICATIONS

1. FOR PROPERTIES THAT ARE LOCATED WITHIN ANY GATEWAY DESIGN OVERLAY (GDO) AREA:
   - ORNAMENTAL TREES –4FT CLEAR TRUNK EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –5FT CLEAR TRUNK, SINGLE–STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –5FT CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
   - "MATCHED"MEANS TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE. THIS INFORMATION SHOULD BE SPECIFIED ON THE LANDSCAPE PLAN IN THE PLANTING NOTES OR OTHER SIMILAR CONSPICUOUS AREA.
2. FOR ALL OTHER AREAS OF THE CITY:
   - ORNAMENTAL TREES –4FT CLEAR TRUNK, FULL CANOPY.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –5FT CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, AND FULL CANOPY.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –5FT CLEAR TRUNK, FULL CANOPY.
3. FOR ALL STREET TREES: (MUST BE APPROVED PRIOR TO INSTALLATION. CONTACT UED AT 615–895–8059 TO SCHEDULE INSPECTION.)
   - CANOPY TREES THAT ARE NORMALLY GROWN WITH A SINGLE STRAIGHT CENTRAL LEADER. (OAKS, POPLARS, MAPLES, ETC.) –7FT CLEAR TRUNK, SINGLE–STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
   - CANOPY TREES THAT ARE NORMALLY GROWN WITHOUT A SINGLE STRAIGHT CENTRAL LEADER. (ZELKOVA, PRINCETON ELM, ETC.) –7FT CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
   - ORNAMENTAL TREES –4FT CLEAR TRUNK EVENLY BRANCHED, FULL SYMMETRICAL CROWN, STREET TREE QUALITY, MATCHED.
4. ADDITIONAL INFORMATION:
   - MULTI–TRUNK TREES SHALL BE HAVE A MINIMUM NUMBER OF 3 CANES AND A MINIMUM CALIPER OF 3/4" PER EACH CANE.
   - ALL PLANT MATERIALS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSI Z60.1–2004 OR LATEST VERSION.

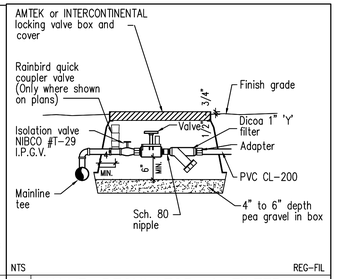
**BENCHMARK**
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'



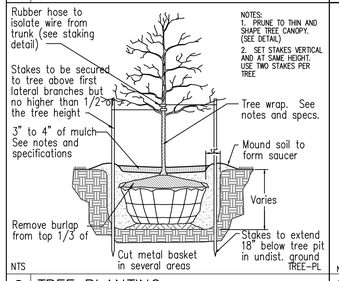

NTS SHRUB–PL

1 SHRUB PLANTING



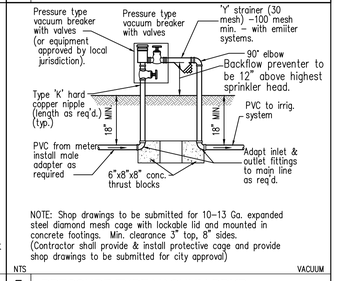

NTS REG–FIL

4 VALVE, REGULATOR, & FILTER




NTS TREE–PL

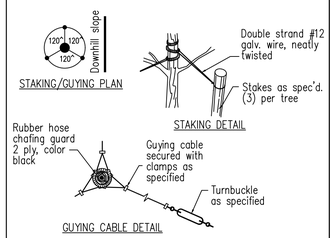
2 TREE PLANTING




NOTE: Shop drawings to be submitted for 10–13 Ga. expanded steel diamond mesh cage with lockable lid and mounted in concrete footings. Min. clearance 3" top, 8" sides. (Contractor shall provide & install protective cage and provide shop drawings to be submitted for city approval)

NTS VACUUM

5 PRESSURE TYPE VACUUM BRKR.




NTS STAKING

3 TREE STAKING AND GUYING

## GENERAL IRRIGATION NOTES

1. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
2. IRRIGATION SYSTEM TO EXTEND FROM SERVICE LOCATION AT CONTROLS LOCATED AT THE BUILDING, THEN TO ALL LANDSCAPE AREA ON SITE. A DOUBLE CHECK VALVE BACKFLOW PREVENTER IS REQUIRED.
3. INSTALL 1 1/2" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
4. CONTRACTOR TO COORDINATE WITH WATER UTILITY REGARDING LOCATION AND CONSTRUCTION OF WATER SERVICE FOR IRRIGATION SYSTEM.

REVISIONS

| 1 | 2 | 3 |
|---|---|---|
| 4 | 5 | 6 |

AutoZone Store No. 10682
CAYER LANE
COLUMBIA TN 38401
LANDSCAPE NOTES AND DETAILS

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120934 STATE OF TENNESSEE
01.12.26

12/09/25

57N2R

L1.1

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
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# D-Series Size 1
## LED Area Luminaire

Buy American

Catalog Number

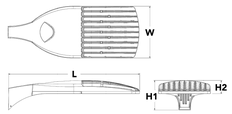
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

| | |
|---|---|
| **EPA:** | 1.01 ft² (0.09 m²) |
| **Length:** | 33" (83.8 cm) |
| **Width:** | 13" (33.0 cm) |
| **Height H1:** | 7-1/2" (19.0 cm) |
| **Height H2:** | 3-1/2" |
| **Weight (max):** | 27 lbs (12.2 kg) |




### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

**EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX1 LED**

| Series | LEDs | Color temperature | Distribution | | Voltage | Mounting |
|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics**<br>P1 P4[7] P7[7]<br>P2 P5[7] P8<br>P3 P6[7] P9[7]<br>**Rotated optics**<br>P10[2] P12[2]<br>P11[2] P13[2,3] | 30K 3000 K<br>40K 4000 K<br>50K 5000 K | T1S Type I short (Automotive)<br>T2S Type II short<br>T2M Type II medium<br>T3S Type III short<br>T3M Type III medium<br>T4M Type IV medium<br>TFTM Forward throw medium | T5VS Type V very short[3]<br>T5S Type V short[3]<br>T5M Type V medium[3]<br>T5W Type V wide[3]<br>BLC Backlight control[4]<br>LCCO Left corner cutoff[4]<br>RCCO Right corner cutoff[4] | MVOLT[1]<br>XVOLT (277V-480V)[5,6]<br>120[1]<br>208[1]<br>240[1]<br>277[1]<br>347[1,4]<br>480[1,4] | **Shipped included**<br>SPA Square pole mounting<br>RPA Round pole mounting[10]<br>WBA Wall bracket[1]<br>SPUMBA Square pole universal mounting adaptor[11]<br>RPUMBA Round pole universal mounting adaptor[9]<br>**Shipped separately**<br>KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[11] |

| Control options | | Other options | | Finish (required) | |
|---|---|---|---|---|---|
| **Shipped installed**<br>NLTAIR2 nLight AIR generation 2 enabled[13]<br>PIRHN Network, high/low motion/ambient sensor[14]<br>PER NEMA twist-lock receptacle only (controls ordered separate)[15]<br>PERS Five-pin receptacle only (controls ordered separate)[15,16]<br>PER7 Seven-pin receptacle only (controls ordered separate)[15,16]<br>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]<br>DS Dual switching[18,19,20] | PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]<br>PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]<br>PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]<br>PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]<br>FAO Field adjustable output[20,21] | **Shipped installed**<br>HS House-side shield[22]<br>SF Single fuse (120, 277, 347V)[1]<br>DF Double fuse (208, 240, 480V)[1]<br>L90 Left rotated optics[2]<br>R90 Right rotated optics[2]<br>HA 50°C ambient operations[1]<br>BAA Buy America(n) Act Compliant<br>**Shipped separately**<br>BS Bird spikes[10]<br>EGS External glare shield | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum<br>DWHGXD Textured white<br>DSSTXD Textured sandstone | |





# D-Series Size 1
## LED Wall Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

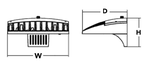
### Specifications

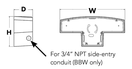
**Luminaire**

| | | | |
|---|---|---|---|
| **Width:** | 13-3/4" (34.9 cm) | **Weight:** | 12 lbs (5.4 kg) |
| **Depth:** | 10" (25.4 cm) | | |
| **Height:** | 6-3/8" (16.2 cm) | | |

**Back Box (BBW, E20WC)**

| | | | |
|---|---|---|---|
| **Width:** | 13-3/4" (34.9 cm) | **BBW Weight:** | 5 lbs (2.3 kg) |
| **Depth:** | 4" (10.2 cm) | **E20WC Weight:** | 10 lbs (4.5 kg) |
| **Height:** | 6-3/8" (16.2 cm) | | |




### Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

### Ordering Information

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

**DSXW1 LED**

| Series | LEDs | Drive Current | Color temperature | Distribution | Voltage | Mounting | Control Options |
|---|---|---|---|---|---|---|---|
| DSXW1 LED | 10C 10 LEDs (one engine)<br>20C 20 LEDs (two engines)[1] | 350 350 mA<br>530 530 mA<br>700 700 mA<br>1000 1000 mA (1 A)[1] | 30K 3000 K<br>40K 4000 K<br>50K 5000 K<br>AMBPC Amber phosphor converted | T2S Type II Short<br>T2M Type II Medium<br>T3S Type III Short<br>T3M Type III Medium<br>T4M Type IV Medium<br>TFTM Forward Throw Medium | MVOLT[1,2]<br>120[1]<br>208[1]<br>240[1]<br>277[1]<br>347[1,4]<br>480[1,4] | **Shipped included**<br>(blank) Surface mounting bracket<br>BBW Surface-mounted back box (for conduit entry)[11] | **Shipped included**<br>PE Photoelectric cell, button type[6]<br>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)<br>PIR 180° motion/ambient light sensor, <15' mtg ht[5,7]<br>PIRH 180° motion/ambient light sensor, 15-30' mtg ht[5,7]<br>PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,7]<br>PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,7]<br>E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9] |

| Other Options | | | Finish (required) | | | | |
|---|---|---|---|---|---|---|---|
| **Shipped installed**<br>SF Single fuse (120, 277 or 347V)[3,10]<br>DF Double fuse (208, 240 or 480V)[3,10]<br>HS House-side shield[12]<br>SPD Separate surge protection[12] | **Shipped separately**[12]<br>BSW Bird-deterrent spikes<br>VG Vandal guard<br>DDL Diffused drop lens | | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White | DSSTXD Sandstone<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum | | DWHGXD Textured white<br>DSSTXD Textured sandstone | |

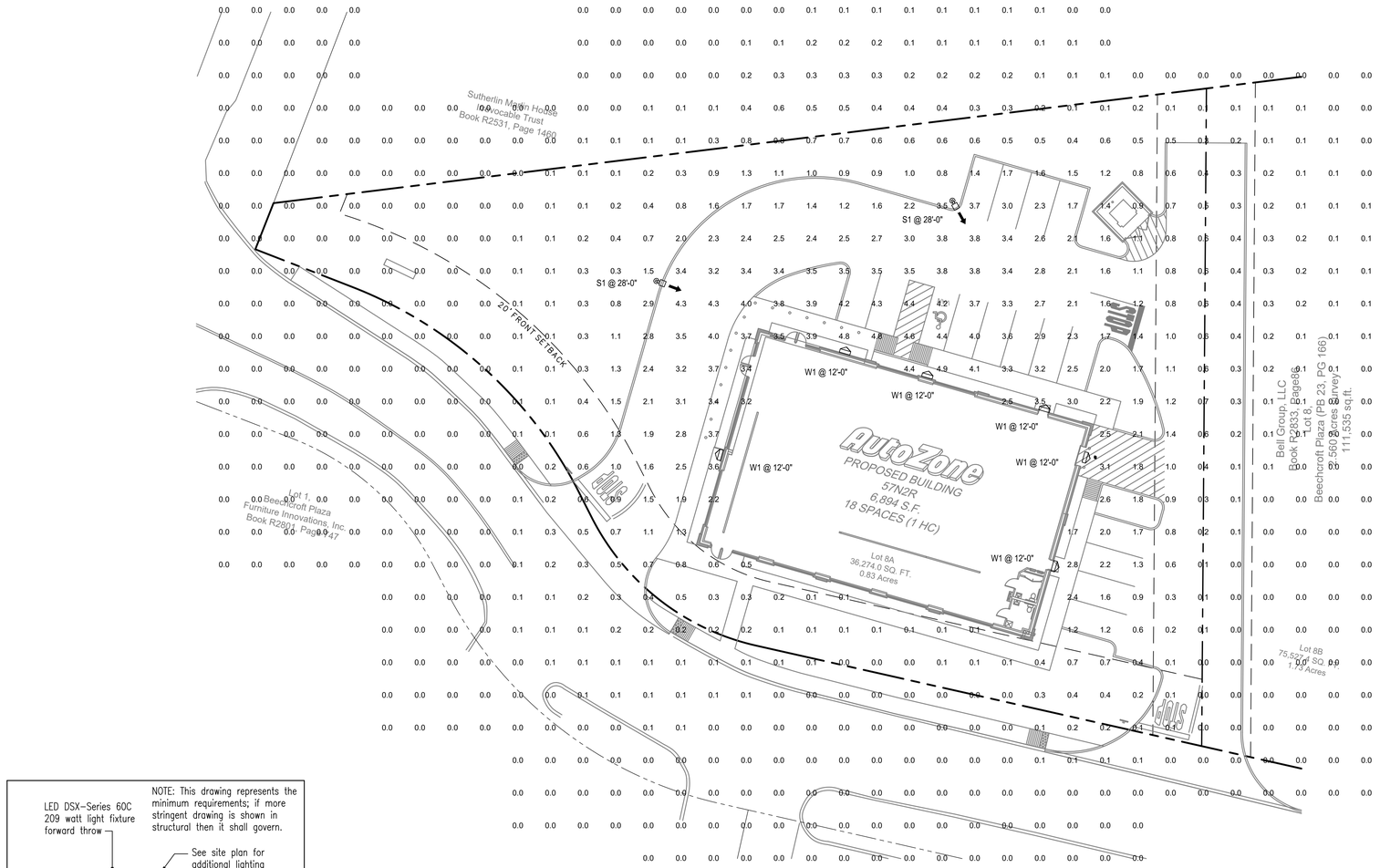
### Accessories

*Ordered and shipped separately.*

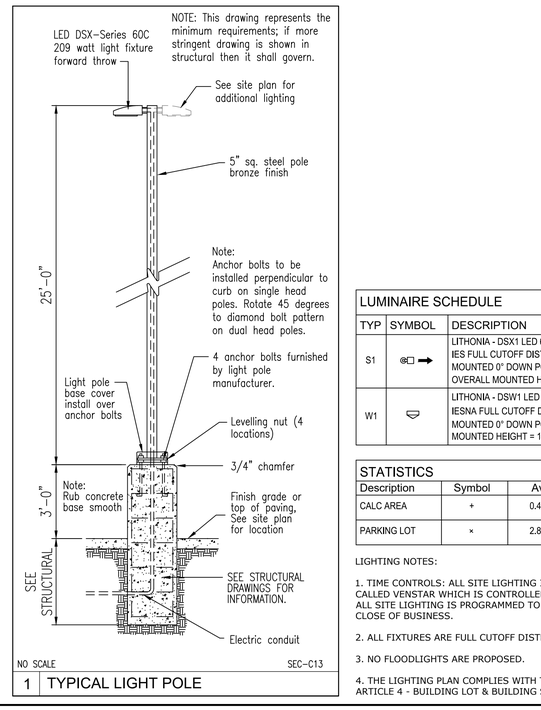
| | |
|---|---|
| DSXWH S U | House-side shield (one per light engine) |
| DSXWBSW U | Bird-deterrent spikes |
| DSXWTVG U | Vandal guard accessory |

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.






Plan View
Scale - 1" = 20ft




1 TYPICAL LIGHT POLE

| LUMINAIRE SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| TYP | SYMBOL | DESCRIPTION | LAMP | LUMENS | LLF | QTY |
| S1 | | LITHONIA - DSX1 LED 60C P8 40K T3M MVOLT w/ HS<br>IES FULL CUTOFF DISTRIBUTION<br>MOUNTED 0° DOWN POSITION<br>OVERALL MOUNTED HEIGHT = 28'-0" | LED - 209 WATTS | ABSOLUTE | 0.95 | 2 |
| W1 | | LITHONIA - DSW1 LED 10C 40K T4M MVOLT<br>IESNA FULL CUTOFF DISTRIBUTION<br>MOUNTED 0° DOWN POSITION<br>MOUNTED HEIGHT = 12'-0" | LED - 40 WATTS | ABSOLUTE | 0.95 | 6 |

| STATISTICS | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| CALC AREA | + | 0.4 fc | 4.9 fc | 0.0 fc | N:A | N:A |
| PARKING LOT | × | 2.8 fc | 4.6 fc | 1.2 fc | 3.8:1 | 2.3:1 |

LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES. ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 30 MINUTES AFTER THE CLOSE OF BUSINESS.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ 0° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

4. THE LIGHTING PLAN COMPLIES WITH THE PROVISIONS OF THE ZONING ORDINANCE - CITY OF COLUMBIA, TN - ARTICLE 4 - BUILDING LOT & BUILDING SITE STANDARDS - SECTION 4.3.17 - PRIVATE LIGHTING STANDARDS.

NOTE: PHOTOMETRIC PLAN PROVIDED BY AUTOZONE.

PE PROJ. # 225005-E1

REVISIONS

| 1 | 2 | 3 |
|---|---|---|
| 4 | 5 | 6 |

AutoZone Store No. 10682
CAYER LANE
COLUMBIA
PHOTOMETRIC PLAN
TN 38401

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

12/09/25

57N2R

PH-1

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| PLANTING SCHEDULE | | | | |
|---|---|---|---|---|
| QUANTITY | KEY | BOTANICAL NAME | COMMON NAME | SIZE / REMARKS |
| TREES | | | | |
| 8 | NS | Nyssa Sylvatica | Blackgum | 2"Caliper, 8'min. ht. |
| 6 | MA | Magnolia Acuminata | Cucumber tree | 2"Caliper, 8'min. ht. |
| SHRUBS | | | | |
| 99 | BM | Buxus Microphylla 'Winter Gem' | Winter Gem Boxwood | 3' o.c., 24" min. ht |
| 71 | JV | Juniperus Virginiana 'Grey Owl' | Grey Owl Juniper | 3' o.c., 24" min. ht |

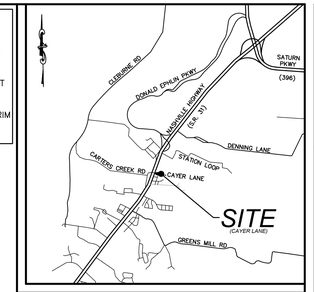
## LEGEND

PROPOSED TREES

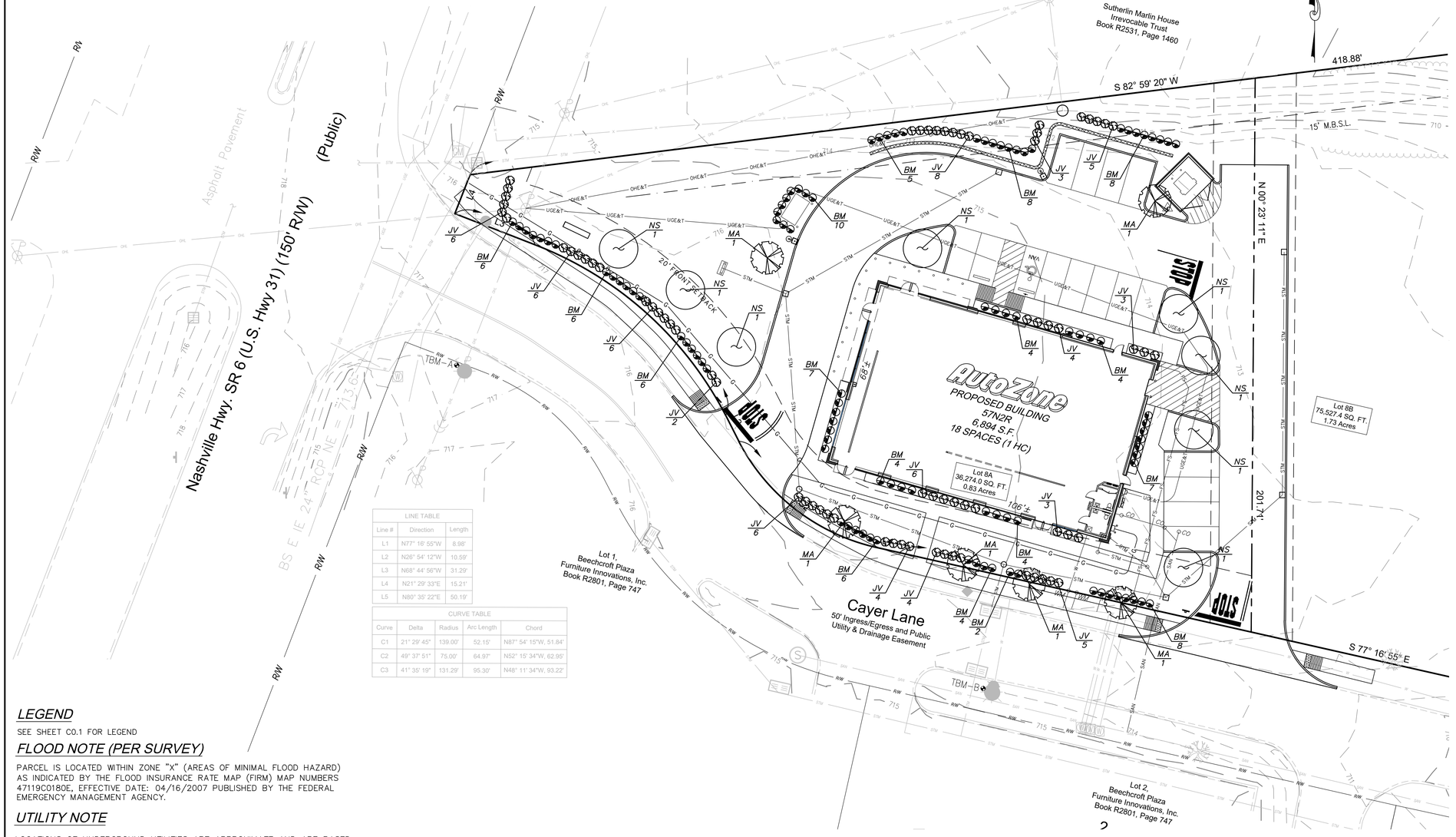
PROPOSED SHRUB

**BENCHMARK**
DATUM: NAVD 88

SITE TBMS
- BM "A": YELLOW MAG SPIKE IN POWER POLE. ELEVATION=718.49'
- BM "B": "TCN" IN BOLT OF FIRE HYDRANT. ELEVATION=715.72'
- BM "C": "TCN" EAST RIM OF SEWER MANHOLE. ELEVATION=708.82'




*Vicinity Map*
*Not To Scale*




| LINE TABLE | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N77° 16' 55"W | 8.98' |
| L2 | N26° 54' 12"W | 10.59' |
| L3 | N68° 44' 56"W | 31.29' |
| L4 | N21° 29' 33"E | 15.21' |
| L5 | N80° 35' 22"E | 50.19' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | Delta | Radius | Arc Length | Chord |
| C1 | 21° 29' 45" | 139.00' | 52.15' | N87° 54' 15"W, 51.84' |
| C2 | 49° 37' 51" | 75.00' | 64.97' | N52° 15' 34"W, 62.95' |
| C3 | 41° 35' 19" | 131.29' | 95.30' | N48° 11' 34"W, 93.22' |

## LANDSCAPING REQUIREMENTS

INTERIOR REQUIREMENTS
REQUIRED:
1 LANDSCAPE ISLAND / 10 PARKING SPACES
EACH ROW OF PARKING MUST TERMINATE WITH A LANDSCAPE ISLAND
1 TREE / LANDSCAPE ISLAND
PROVIDED: (16 PARKING SPACES)
4 LANDSCAPE ISLANDS
6 TREES

VEHICLE USE AREA
REQUIRED:
1 TREE / 2000 SF OF PARKING AREA
PROVIDED: (11,896 SF OF VUA)
7 TREES

STREET SCREENING
REQUIRED:
CONTINUOUS HEDGE ROW (EVERGREEN)
1 TREE / 50 LF OF FRONTAGE
PROVIDED: (342 LF OF FRONTAGE)
7 TREES

FOUNDATION PLANTINGS
REQUIRED:
1 SHRUB PER 10 LF OF BUILDING FACADE

NORTH FACADE = 106'±
REQUIRED: 106' / 1 SHRUB / 10 LF = 11 SHRUBS
PROVIDED: 15 SHRUBS

SOUTH FACADE = 106'±
REQUIRED: 106' / 1 SHRUB / 10 LF = 11 SHRUBS
PROVIDED: 17 SHRUBS

WEST FACADE = 68'±
REQUIRED: 68' / 1 SHRUB / 10 LF = 7 SHRUBS
PROVIDED: 7 SHRUBS

EAST FACADE = 68'±
REQUIRED: 68' / 1 SHRUB / 10 LF = 7 SHRUBS
PROVIDED: 7 SHRUBS

## LEGEND

SEE SHEET C0.1 FOR LEGEND

## FLOOD NOTE (PER SURVEY)

PARCEL IS LOCATED WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 47119C0180E, EFFECTIVE DATE: 04/16/2007 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CESO INC., NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

## UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TENNESSEE 811" (TOLL-FREE PHONE NO. 1-800-351-1111 OR LOCAL 615-367-1110), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Tennessee811

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
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PE PROJ. # 225005-E1

REVISIONS

| | | | |
|---|---|---|---|
| 1 | 02/02/26 REVISED PER AGENCY REVIEW | 4 | |
| 2 | | 5 | |
| 3 | | 6 | |

AutoZone Store No. 10682
2503 CAYER LANE
COLUMBIA TN 38401
LANDSCAPE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-8701 FAX: (901) 495-8969
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JASON L. HALL REGISTERED ENGINEER AGRICULTURE No. 120978 STATE OF TENNESSEE
02-02-26

12/09/25

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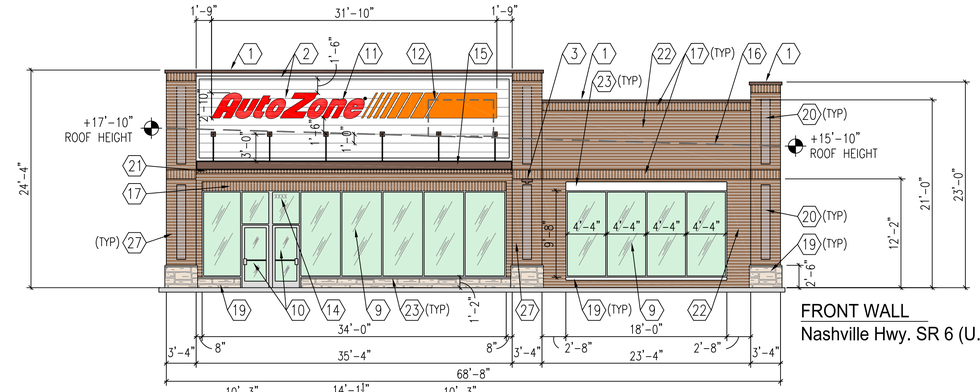
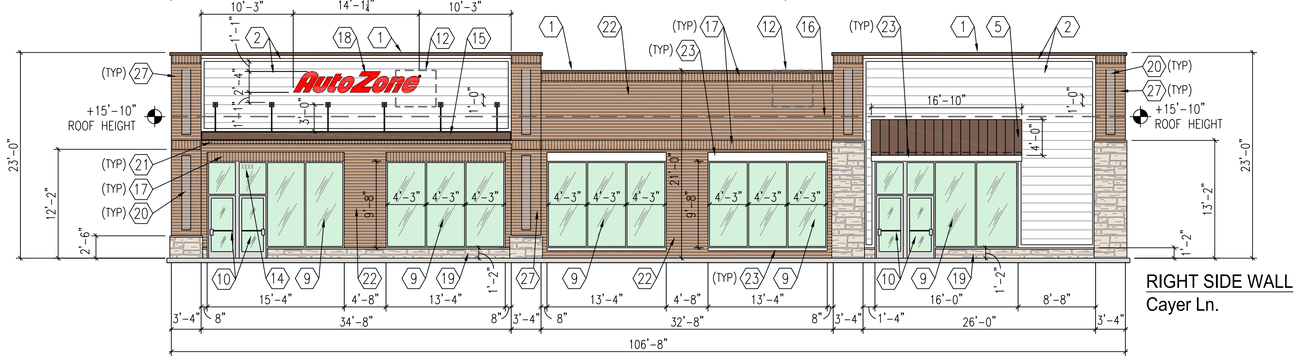
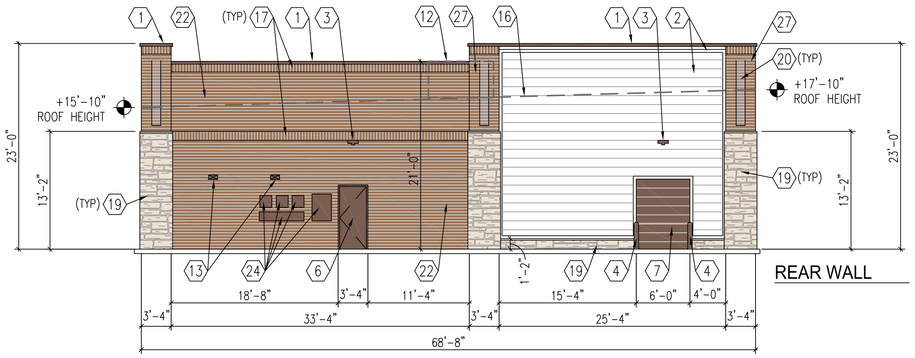


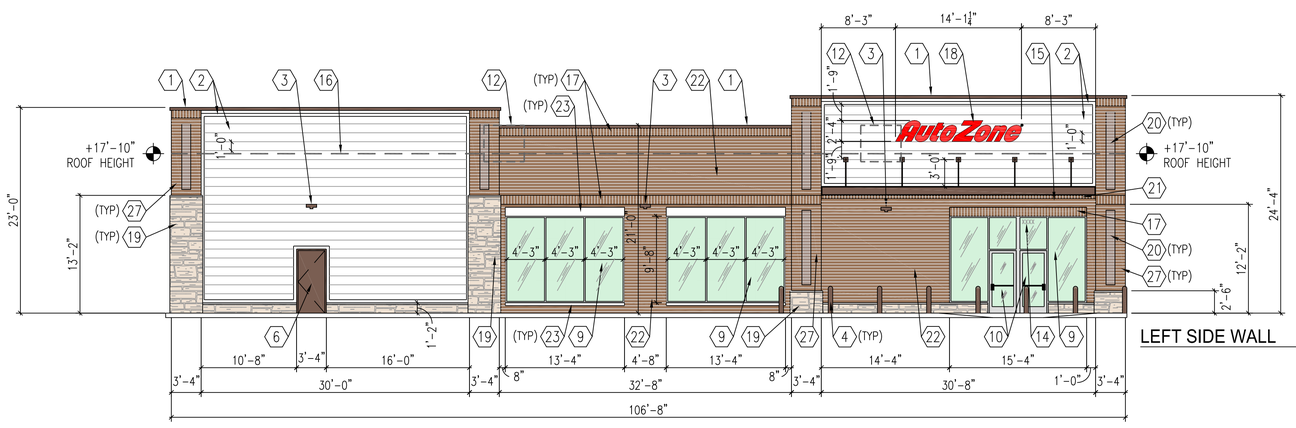

FRONT WALL
Nashville Hwy. SR 6 (U.S. Hwy 31)




RIGHT SIDE WALL
Cayer Ln.




REAR WALL




LEFT SIDE WALL

1/8" = 1'-0"

1 | EXTERIOR ELEVATIONS

| CITY OF COLUMBIA, TN – TITLE 14, CH. 2 ZONING ORDINANCE – ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS – TABLE 4.3.1-M DISTRICT STANDARDS – PLANNED UNIT DEVELOPMENT – MIXED USE, PG 161: | | |
|---|---|---|
| FAÇADE GLAZING<br>• NON-SHOPFRONT 20% – 60% OF TOTAL GROUND FLOOR FAÇADE AREA<br>• SHOPFRONT: MIN. 50% OF TOTAL GROUND FLOOR FAÇADE AREA | | |
| SHOPFRONT MIN. 50%<br>ELEVATION: FRONT | SQ.FT. | PROVIDED % |
| TOTAL SURFACE AREA | 904 | |
| TOTAL GLAZING | 511 | 57% |
| | | |
| SHOPFRONT MIN. 50%<br>ELEVATION: RIGHT SIDE WALL | SQ.FT. | PROVIDED % |
| TOTAL SURFACE AREA | 1491 | |
| TOTAL GLAZING | 798 | 54% |
| | | |
| NON-SHOPFRONT 20% – 60%<br>ELEVATION: LEFT SIDE WALL | SQ.FT. | PROVIDED % |
| TOTAL SURFACE AREA | 1988 | |
| TOTAL GLAZING | 414 | 21% |

ROOF HEIGHT

GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 | GENERAL NOTES

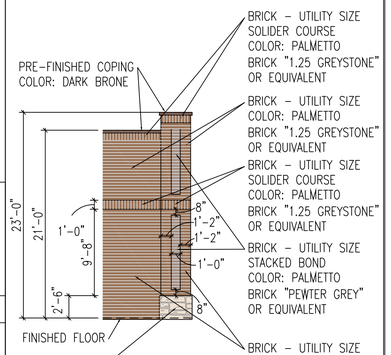
SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 | SIGNAGE NOTES – BUILDING

1. PRE-FINISHED ALUMINUM COPING: DARK BRONZE
2. JAMES HARDIE PLANK SIDING – SELECT CEDARMILL COLOR: ARCTIC WHITE 4" TRIM FROM MANUFACTURE COLOR: SW #7005 PURE WHITE
3. WALL MOUNTED LIGHT FIXTURE DARK BRONZE FINISH
4. PIPE GUARD WITH DARK BROWN SLEEVE
5. 3'-0" DEPTH 4'-0" HEIGHT BERRIDGE STANDING SEAM METAL AWNING COLOR: DARK BRONZE
6. PAINT MAN DOOR & METAL FRAMES – DARK BRONZE FINSH
7. DO NOT PAINT OVERHEAD DOOR PAINT ANGLES DARK BRONZE
8. NOT USED
9. ALUMINUM STOREFRONT – EVERGREEN CLEAR GLASS WINDOWS WITH CLEAR ANODIZED ALUMINUM FINISH
10. CLEAR GLASS AND ALUMINUM DOORS – CLEAR ANODIZED FINISH
11. FRONT WALL SIGN – 34" R.S. RED CHANNEL LETTERS
12. HVAC UNITS SCREENED BEHIND PARAPET WALL
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS – 6" WHITE REFLECTIVE NUMBERS
15. 3'-0" DEPTH 3'-0" HEIGHT METAL FLAT AWNING COLOR: DARK BRONZE
16. BOND BEAM AT ROOF LINE
17. BRICK – UTILITY SIZE SOLDIER COURSE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
18. LEFT WALL AND RIGHT WALL SIGN – 28" RED CHANNEL LETTERS
19. STONE VENEER: COUNTRY LEDGESTONE – ECHO RIDGE
20. STACKED ACCENT UTILITY BRICK – (¾" RECESSED) COLOR: PALMETTO BRICK – PEWTER GREY OR EQUIVALENT
21. BRICK – UTILITY SIZE ROWLOCK COURSE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
22. BRICK – UTILITY SIZE COLOR: PALMETTO BRICK – 1.25 GREYSTONE OR EQUIVALENT
23. SOLID CONCRETE BLOCK CAP COLOR: SW #7005 "PURE WHITE"
24. ELECTRICAL EQUIPMENT
25. NOT USED
26. NOT USED
27. 3'-4" WIDE BRICK PILASTER (4" PROJECTION)

1/8" = 1'-0" AWNO1N

2 | ELEVATION KEY NOTES




ARGOS BRICK MORTAR
COLOR: SAVANNAH IVORY

PALMETTO BRICK
CONTACT: RON SPURLIN – RSpurlin@brick.com

1/8" = 1'-0" AWE01

3 | EXTERIOR WALL COLOR SCHEME

| REVISIONS | | | |
|---|---|---|---|
| 1 | 2 | 3 | |
| 4 | 5 | 6 | |

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

COLOR ELEVATION

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW REGISTERED ARCHITECT No. 17910 STATE OF TENNESSEE

09-12-25

57N2-R

CE-1

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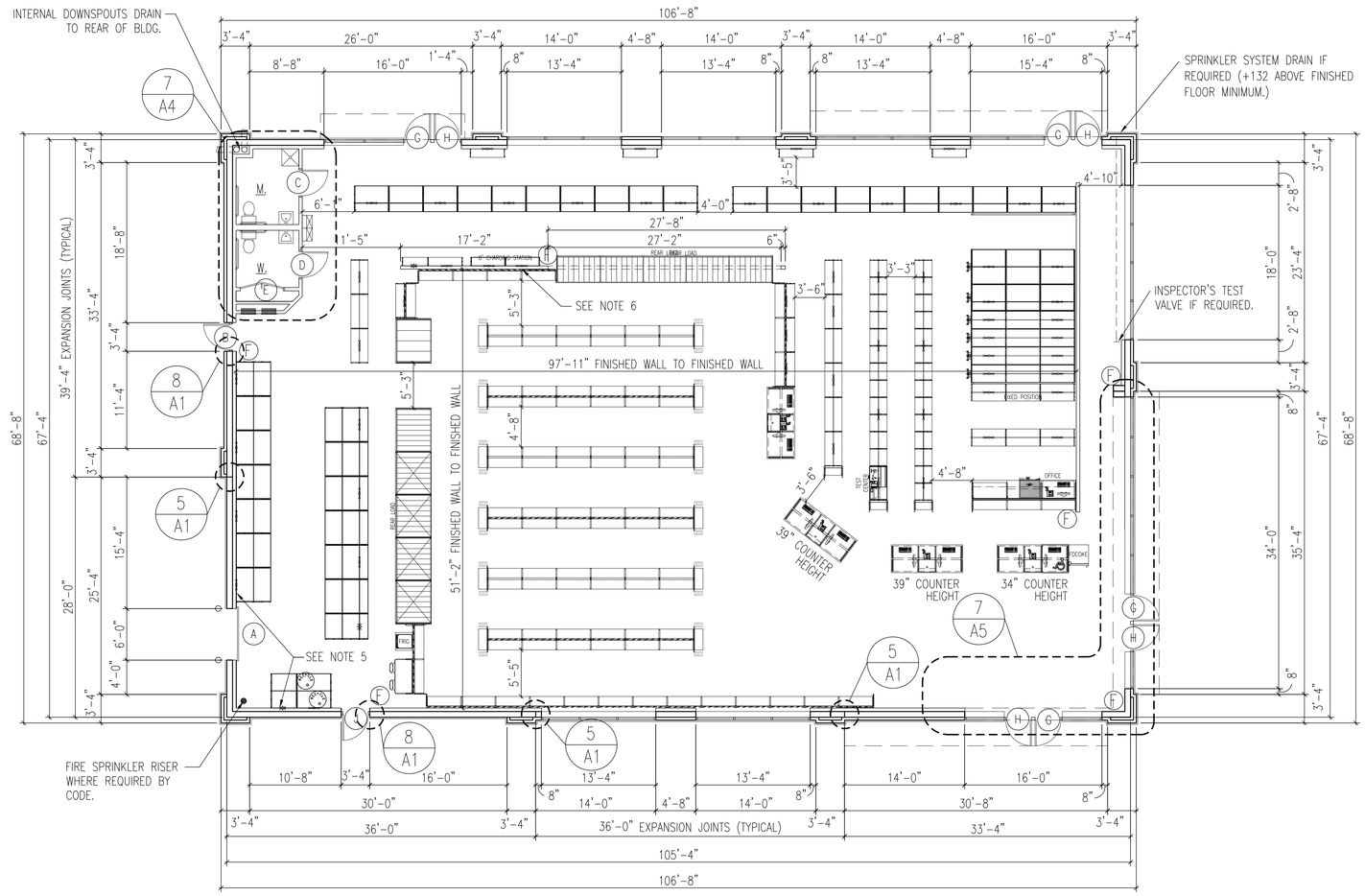
NOTE: ALL STRUCTURAL ELEMENTS ARE TO BE LOCATED FROM DIMENSIONS ON THE STRUCTURAL DRAWINGS.




1/8" = 1'-0"

## 1 | FLOOR PLAN

1. REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
2. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
3. INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
4. SEE SHEET P2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
5. INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE METAL STUDS WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. PROVIDE "J" MOLD WHERE PLYWOOD AND GYPSUM BOARD MEET. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
6. INSTALL TWO 4' x 8' SHEETS OF BLACK FRP VERTICALLY BEHIND BATTERY RACK. SEE SECTION 09986 OF THE SPECIFICATIONS AND INTERIOR ELEVATIONS ON SHEET A-4.
7. SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0" AFN01

## 2 | FLOOR PLAN NOTES

| LOCATION | FLOOR | | BASE | | WALLS | | CLG. | | REM. |
|---|---|---|---|---|---|---|---|---|---|
| | SEALED CONCRETE | VINYL TILE | VINYL | QUARRY TILE | GYPSUM BOARD | FIBER REINFORCED PANELS | METAL DECK | GYPSUM BOARD | |
| SALES AREA | | ● | ● | | ● | | ● | | |
| REST ROOMS | ● | | ● | | | ● | | ● | |

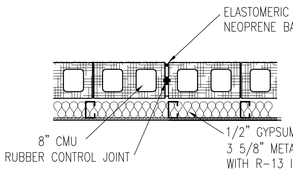
3/16" = 1'-0" AFC01

## 3 | ROOM FINISH SCHEDULE

| MK | SIZE | TYPE | FRAME | JAMB DETAIL | HEAD DETAIL | ADA / EXIT HARDWARE (SEE SECTION 08700 OF THE SPECIFICATIONS) |
|---|---|---|---|---|---|---|
| A | 6'-0" x 8'-0" | STEEL OVERHEAD ROLL-UP | STEEL ANGLE | 8/A1 | 6&7/A1 | |
| B | 3'-0" x 7'-0" x 1-3/4" | HOLLOW METAL | HOLLOW METAL | 8/A1 | 8/A1 | DETEX PUSH BAR WITH INTEGRAL SOUNDER |
| C | 3'-0" x 6'-8" x 1-3/4" | SOLID CORE WOOD UNDERCUT DOOR 1" | HOLLOW METAL | 8/A1 | 8/A1 | LEVER HANDLE PRIVACY SETS, CLOSER: LCN #P4041, PLATED FINISH US 26D, CLOSER IS PARALLEL ARM AND MOUNTS ON PUSH SIDE OF DOOR |
| D | 3'-0" x 6'-8" x 1-3/4" | SOLID CORE WOOD UNDERCUT DOOR 1" | HOLLOW METAL | 8/A1 | 8/A1 | LEVER HANDLE PRIVACY SETS, CLOSER: LCN #P4041, PLATED FINISH US 26D, CLOSER IS PARALLEL ARM AND MOUNTS ON PUSH SIDE OF DOOR |
| E | 2'-6" x 6'-8" x 1-3/4" | SOLID CORE WOOD PAIR REQUIRED | HOLLOW METAL | 8/A1 | 8/A1 | UNDERCUT DOOR 1" (PAIR REQUIRED) |
| G | 3'-0" x 7'-0" x 1-3/4" | GLASS & ALUMINUM SEE SHEET A-5 | ALUMINUM | SEE MANUFACTURER'S SHOP DRAWINGS | | SELF CLOSERS MOUNTED ON THE INSIDE OF BUILDING, CYLINDER LOCKS (KEY OPERATION EXTERIOR AND THUMB TURN INTERIOR), PUSH BARS AND PULLS, SIGN OVER EACH EXIT DOOR TO READ AS FOLLOWS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" 1" HIGH WHITE LETTERS. |
| H | 3'-0" x 7'-0" x 1-3/4" | GLASS & ALUMINUM SEE SHEET A-5 | ALUMINUM | SEE MANUFACTURER'S SHOP DRAWINGS | | |
| J | 3'-0" x 7'-0" x 1-3/4" | HOLLOW METAL | HOLLOW METAL | 8/A1 | 8/A1 | DETEX PUSH BAR WITH INTEGRAL SOUNDER |

3/32" = 1'-0" ADC01

## 4 | DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES

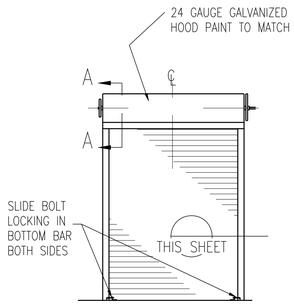



NOTE: SEE STRUCTURAL DRAWINGS FOR EXPANSION JOINT DIMENSIONAL LOCATION AND REINFORCING REQUIREMENTS

3/4" = 1'-0" AFS01

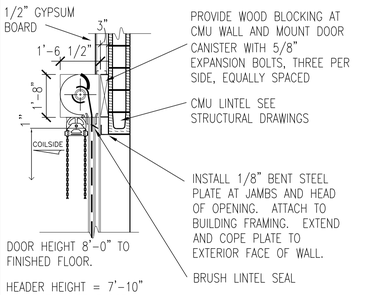
## 5 | EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED



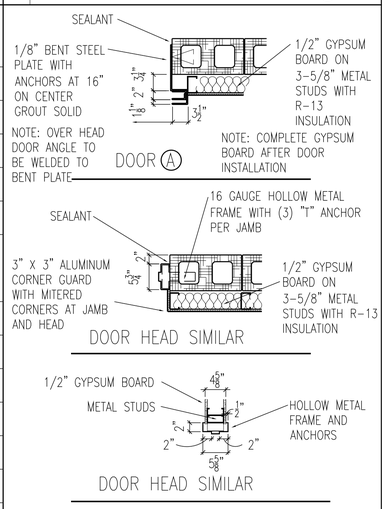

## 6 | OVERHEAD DOOR ELEVATION

NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE




5/16" = 1'-0" ADS01

## 7 | OVERHEAD DELIVERY DOOR Ⓐ




3/4" = 1'-0" ADS02

## 8 | JAMB DETAILS

REVISIONS

| 1 | 2 | 3 |
|---|---|---|
| 4 | 5 | 6 |

AutoZone Store No. 10682
2501 CAYER LANE
COLUMBIA TN 38401

# FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW REGISTERED ARCHITECT AGRICULTURE CHATTANOOGA No. 17,610 STATE OF TENNESSEE

09-12-25

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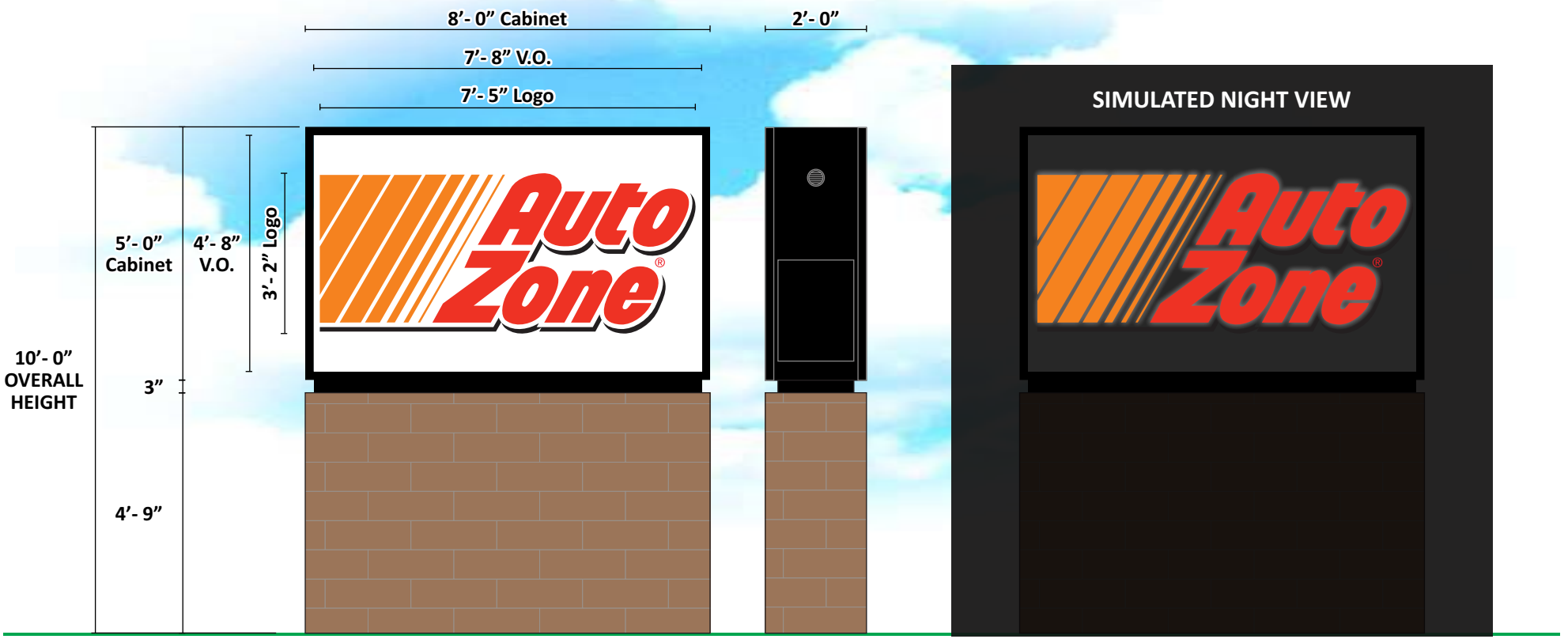
A1




**ILLUMINATED DOUBLE FACE MONUMENT:**

- Aluminum Cabinet Construction Painted Gloss Black
- 2” Retainers Face Side Painted Gloss Black
- Routed Aluminum Faces with Push-Thru Acrylic & Vinyl First Surface.
- 3” Reveal Painted Gloss Black
- Brick - Utility Size, Color - Palmetto Brick - 1.25 Greystone (CMU with brick veneer)
- 40 Square Feet

Note:General Contractor to provide steel pole (painted white), dig footer, pour concrete to include pad (if applicable), set pole, provide & install base. Sign vendor to provide double-face cabinet and install on pole.

**AUTOZONE COLORS:**

| 3M 3630-143 POPPY RED PMS 485C | 3M 3630-44 ORANGE PMS 165 | 3M 3630-22 BLACK PMS BlackC | 3M 3660M MATTE OVERLAMINATE |
|---|---|---|---|

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| | | | | |
|---|---|---|---|---|
| **CLIENT:** AUTOZONE | **STORE NO:** 10682 | **REV:** 01/16/26 JAS | **REV:** | **REV:** |
| **LOCATION:** COLUMBIA, TENNESSEE | **DATE:** 12/16/2025 | **REV:** | **REV:** | **REV:** |
| **ACCOUNT REP:** DON WATSON | **DRAWN BY:** JR | **REV:** | **REV:** | **REV:** |
| **DRAWING NO:** AZ#10682 COLUMBIA, TN-MONUMENT EXHIBIT | | | | |

**EXHIBIT APPROVED BY:**

Store Development

123 S. Front St., 3rd Floor Memphis, TN 38103
(901) 495-8701, Fax (901) 495-8969
E-mail: wade.davis@autozone.com

(AutoZone Development Review)

# Letter of Response

January 20, 2026

City of Columbia Development Review Committee Meeting

RE: TN10682 - Columbia Development Review Comments – Item #25-0454
2501 Cayer Lane, Columbia, TN 38401

**The following are responses to the Planning Review 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.*
    a. **Response: Acknowledged.**
2. 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 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.*
    a. **Response: Acknowledged.**
3. Comment: *Add surveyor's signature to ALTA.*
    a. **Response: Acknowledged. Please see Signed and Sealed ALTA.**
4. Comment: *Notate PUD-MU on C.1 as the Zoning.*
    a. **Response: Bulk area requirements table on sheet C1.0 has been revised accordingly.**
5. Comment: *A facade greater than 100' in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Facade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Facade elements, and (2) is composed with a defined center and edges. Please revise elevations or request a deviation for non-compliance.*

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a. **Response: Acknowledged. Please see revised CE-1.**

6. Comment: *Maximum finished floor level for non-residential is 48". Please revise elevations to show compliance.*
   a. **Response: Per Robert Archibald, comment is a mistake in review. Comment is no longer applicable.**
7. Comment: *Clear glass is required for all Elevations.*
   a. **Response: Acknowledged. Please see revised CE-1.**
8. Comment: *Window Trim in 1st Layer: A minimum 4" trim with sill and top plate if siding surrounds window; soldier course above lintel and rowlock course below sill if brick or stone surrounds windows. Please revise elevations to show compliance.*
   a. **Response: Acknowledged. Please see revised CE-1.**
9. Comment: *A 12"-24" knee wall is required for Shopfront Frontages.*
   a. **Response: Acknowledged. Please see revised CE-1.**
10. Comment: *Permitted building materials for exterior cladding are as follows: Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry. You have proposed "synthetic stucco" and a "decorative foam cornice". Please revise elevation materials to show compliance with the standard.*
    a. **Response: Acknowledged. Please see revised CE-1.**
11. Comment: *The monument sign will require a separate building permit at time of review. Additionally, internal illumination is allowed for sign letters and insignias only.*
    a. **Response: Acknowledged. Please see Signage Exhibit.**

**The following are responses to the Engineering Review comments:**

12. Comment: *Provide 4 foot minimum grass strip between back of curb and sidewalk. Sidewalk may be located on private lot frontage, where encompassed in an easement.*
    a. **Response: The sidewalk location has been revised to provide the requested 4 foot strip. A proposed sidewalk easement has been added to encompass the two areas of encroachment onto the AZ property. See revised site plan, sheet C1.0.**
13. Comment: *Show storm pond outlet location.*
    a. **Response: Per Douglas Toney, comment has been withdrawn. Comment is no longer applicable.**

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14. Comment: *Access Management would limit this site to a 1 full access point. This variance would need to be stated on the plans. Engineering would support the access closest to Nashville Highway as an exit only.*
    a. **Response: The variance is being requested to allow both access points as two-way traffic. The variance request for this item has been added to the site plan.**

**The following are responses to the Fire Review comments:**

15. Comment: *You will either have to sprinkle the building or do the water improvements CPWS mentions in their water letter. Please show on the plans, either the proposed FDC location, you must have a fire hydrant within 100 feet of the FDC or show the proposed water line connection.*
    a. **Response: Acknowledged. The building will be sprinkled please see sheet A1.**

**The following are responses to the Building Review comments:**

16. Comment: *No comments.*
    a. **Response: Acknowledged.**

**The following are responses to the Police Review comments:**

17. Comment: *No comments provided.*
    a. **Response: Acknowledged.**

**The following are responses to the City Attorney Review comments:**

18. Comment: *No comments provided.*
    a. **Response: Acknowledged.**

**The following are responses to the Maury County Schools Review comments:**

19. Comment: *No Comment.*
    a. **Response: Acknowledged.**

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**The following are responses to the ATT Review comments:**

20. Comment: *ATT INTENDS TO SERVE.*

    a. **Response: Acknowledged.**

**The following are responses to the Public Works Review comments:**

21. Comment:

*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 load-bearing 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. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.*

***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*

Store Development

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*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.*

a. **Response: The dumpster pad and enclosure have been revised to meet the City requirements. See revised site plan, sheet C1.0 and revised dumpster details on sheet C1.A.**

**The following are responses to the Maury County E911 Review comments:**

22. Comment: *Address has not been issued for a lot 8A. To apply go to Maury 911.org to submit new address application.*

a. **Response: The address request has been made.**

**The following are responses to the Duck River Electric Membership Corp Review comments:**

23. Comment: *No comment.*

a. **Response: Acknowledged.**

Store Development

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**The following are responses to the Columbia Power Review comments:**

24. 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.*
    a. **Response: Acknowledged. Will provide load information as soon as possible.**
25. Comment: *Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.*
    a. **Response: Acknowledged.**

**The following are responses to the Wastewater Review comments:**

26. Comment: *The existing sanitary sewer service tap for the subject property may be upstream of the point on the main called out on the plans.*
    a. **Response: The location of any existing sanitary sewer stubs is not known at this time. A note has been added to the site utilities plan, sheet C1.3 instructing the contractor to locate and abandon any existing sanitary sewer stubs per city requirements.**
27. Comment: *If the owner does not utilize the existing tap for the subject property, the owner will be required to abandon that tap.*
    ***a.*** **Response: The location of any existing sanitary sewer stubs is not known at this time. A note has been added to the site utilities plan, sheet C1.3 instructing the contractor to locate and abandon any existing sanitary sewer stubs per city requirements.**

**The following are responses to the Maury County Highway Dept. Review comments:**

28. Comment: *No Comment.*
    ***a.*** **Response: Acknowledged.**

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**The following are responses to the Atmos Energy Review comments:**

29. Comment: *No comments provided.*
    - ***a.*** **Response: Acknowledged.**

**The following are responses to the Columbia Water Review comments:**

30. Comment: *A water availability letter was issued on December 3, 2025, it remains valid until June 3, 2026. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter is the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.*
    - ***a.*** **Response: Acknowledged.**

If you have any questions or comments regarding the enclosures or need additional information, please feel free to contact me. Thank you for your assistance.

Regards,

AutoZone Inc.

*Wade Davis*

Wade Davis
Project Manager, Pre-Construction
AutoZone Store Development
901-495-8701
wade.davis@autozone.com

CITY OF COLUMBIA TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

**ITEM NO.**
25-0454

**DESCRIPTION:** 2500 Cayer Lane AutoZone Store

**COMMENTS:**

## Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Add surveyor's signature to ALTA.
4. Notate PUD-MU on C.1 as the Zoning.
5. A facade greater than 100' in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Facade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Facade elements, and (2) is composed with a defined center and edges. Please revise elevations or request a deviation for non-compliance.
6. Maximum finished floor level for non-residential is 48". Please revise elevations to show compliance.
7. Clear glass is required for all Elevations
8. Window Trim in 1st Layer: A minimum 4" trim with sill and top plate if siding surrounds window; soldier course above lintel and rowlock course below sill if brick or stone surrounds windows. Please revise elevations to show compliance.
9. A 12"-24" knee wall is required for Shopfront Frontages
10. Permitted building materials for exterior cladding are as follows: Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry. You have proposed "synthetic stucco" and

a "decorative foam cornice". Please revise elevation materials to show compliance with the standard.

11. The monument sign will require a separate building permit at time of review. Additionally, internal illumination is allowed for sign letters and insignias only.

## Engineering

12. Provide 4 foot minimum grass strip between back of curb and sidewalk. Sidewalk may be located on private lot frontage, where encompassed in an easement.
13. Show storm pond outlet location.
14. Access Management would limit this site to a 1 full access point. This variance would need to be stated on the plans. Engineering would support the access closest to Nashville Highway as an exit only.

## Fire

15. You will either have to sprinkle the building or do the water improvements CPWS mentions in their water letter. Please show on the plans, either the proposed FDC location, you must have a fire hydrant within 100 feet of the FDC or show the proposed water line connection.

## Building

16. No comments.

## Police

17. No comments provided.

## City Attorney

18. No comments provided.

## Maury County Schools

19. No Comment.

## ATT

20. ATT INTENDS TO SERVE.

CITY OF COLUMBIA TENNESSEE

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## Public Works

21. 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 load-bearing 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.
Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.

**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.
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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 E911

22. Address has not been issued for a lot 8A. To apply go to Maury 911.org to submit new address application.

## Duck River Electric Membership Corp

23. No comment.

## Columbia Power

24. 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.
25. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

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## Wastewater

26. The existing sanitary sewer service tap for the subject property may be upstream of the point on the main called out on the plans.
27. If the owner does not utilize the existing tap for the subject property, the owner will be required to abandon that tap.

## Maury County Highway Dept.

28. No Comment.

## Atmos Energy

29. No comments provided.

## Columbia Water

**30.** A water availability letter was issued on December 3, 2025, it remains valid until June 3, 2026. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter is the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

**Resubmittal 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.

CITY OF
COLUMBIA
TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

**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.

## Requested Plan Deviations

**Property Owner**: Bell Group, LLC
**Applicant**: AutoZone Development, LLC
**Location**: Cayer Lane, Lot 8A of Beechcroft Plaza
**Engineer**: Prism Engineering & Design Group, LLC
**Proposed Request**: Approval of Preliminary PUD Master Plan

### Plan Deviations

The applicant proposes to construct a 6,894 SF retail building and related site improvements on Lot 8A of Beechcroft Plaza. The lot is 0.83 acres, zoned PUD, and is subject to a previously approved Preliminary Planned Unit Development Master Plan, but due to the lot configuration, the proposed project cannot conform to the current Preliminary Master Plan approval. The following is a summary of the areas of deviation from the Zoning Ordinance.

**1. Lot Frontage Width**

District standards require that the minimum lot width be 18 feet. The existing lot width is 15.21 feet along Nashville Highway. This is an existing condition. Additionally, the frontage length along Cayer Lane is 342.46 feet, which exceeds the maximum allowable width of 180 feet. This is also an existing condition.

**2. Minimum Frontage Buildout**

District standards require that the minimum frontage buildout shall be 60%. The frontage length along Cayer Lane is 342.46 feet, with a proposed building façade length of 106 feet. Due to the irregular geometry of the existing lot, the proposed building provides frontage buildout of 31% along Cayer Lane and 0% buildout along Nashville Road.

**3. Maximum Principal Setback**

District standards allow a maximum principal setback of 20 feet. Due to the irregular geometry of the existing lot, the proposed setback from Nashville Highway is approximately 155 feet. The building setback along Cayer Lane is 20 feet, as shown on the site plan.

**4. Maximum Drive Width**

District standards allow a maximum driveway width of 24 feet. In order to allow the AutoZone delivery truck to safely enter and exit the site, the maximum driveway width at the property line exceeds the allowable width of 24 feet. Internal drive aisles are designed at 24 feet, except in areas where delivery truck maneuvering requires a slightly expanded drive aisle width (ie. Drive aisle width of 28 feet at the northwest corner of the building).

**5. Freestanding Sign**

Freestanding signage is not permitted by the zoning district. Approval a monument sign is requested. Proposed monument sign height is 10 feet, with a maximum area of 50 SF.

**6. Loading Space**

Zoning standards require one loading space. AutoZone has one delivery per week during non-peak hours. The loading space is provided as noted on the site plan. Due to the infrequent delivery schedule, approval is requested to allow the loading space to be located within the shared drive along the east side of the site.

**7. Access Points**

Zoning standards allow one access point. In order to allow the AutoZone delivery truck to safely enter and exit the site, approval of one direct access to Cayer Lane (west side of site) and one access to the proposed shared access drive (east side of site) is requested.

**8. Tree Canopy Retention**

Zoning standards require 26% retention of existing tree canopy for sites where existing tree canopy is less than 20% of the total area. The small amount of existing tree canopy on site is located at the Northeast corner of the lot. Due to the large grade change from the South to the North, the required shared access drive, and the required retaining wall, it is impossible to preserve the existing vegetation.

**Statement of Compliance**
**With the Applicable Guidelines and Policies of the**
**Connect Columbia Comprehensive Plan**

**Property Owner**: Bell Group, LLC
**Applicant**: AutoZone Development, LLC
**Location**: Cayer Lane, Lot 8A of Beechcroft Plaza
**Engineer**: Prism Engineering & Design Group, LLC
**Proposed Request**: Approval of Preliminary PUD Master Plan

## Connect Columbia Compliance

### Introductory Statement

The applicant proposes to construct a 6,894 SF retail building and related site improvements on Lot 8A of Beechcroft Plaza. The lot is 0.83 acres, zoned PUD, and is subject to a previously approved Preliminary Planned Unit Development Master Plan, but due to the lot configuration, the proposed project cannot conform to the current Preliminary Master Plan approval.

Columbia's comprehensive plan – *Connect Columbia*, serves to provide vision and policy for future development within the community. The proposed project is located within the City Center & Urban Village future land use area. The following is a summary of the conformity of the proposed project with the comprehensive plan.

### Land Use

As recommended by the comprehensive plan, retail development and the creation of urbanized hubs within the City Center & Urban Village future land use area is encouraged, with industrial and warehouse uses being discouraged. AutoZone proposes to construct a 6,894 SF retail facility at this location, which is supported by the comprehensive plan.

### Connectivity

As recommended by the comprehensive plan, development within the City Center & Urban Village future land use area should include connectivity and continuity by providing pedestrian and multi-modal improvements and infrastructure. The project proposes to enhance pedestrian connectivity in the area through the installation of new sidewalk along the north side of Cayer Lane, along with a sidewalk connection from the frontage sidewalk to the building. For vehicular connectivity, a shared access drive is proposed along the shared lot line of Lot 8A and Lot 8B. The shared access will allow vehicles to access both lots from this access point. The project also proposes a vehicular access point from Cayer Lane at the west side of the proposed building, allowing for adequate vehicular circulation around the site.

**Form and Pattern**

As recommended by the comprehensive plan, the future land use encourages infill development that eliminates gaps in the existing neighborhood. The existing lot is a vacant parcel that fronts along Nashville Highway (US 31) and is bounded on all sides by existing commercial development. The development of this lot allows an expansion of retails sales in the neighborhood, while utilizing existing public infrastructure, including public utilities and the existing local street network. As noted, AutoZone proposes to construct access points along Cayer Lane, with no new connections proposed to the existing principal arterial roadway (US 31). The comprehensive plan discourages the installation of driveways along principal roadways and encourages that property access should be from the local roadway network.

In summary, the proposed project is an investment in Columbia's future, with improvements that enhance the neighborhood and the overall community, which moves the city forward and another step closer to fulfilling the goals and objectives of the comprehensive plan.

December 3, 2025

Mr. Jason Hall
Prism Engineering & Design Group
2309 Watterson Trail, Suite 200
Louisville, KY 40299
*Sent via email:* Jason@prism-civil.com

**RE:** **Water Availability Letter** Expires: 6/03/2026
AutoZone #10682
Cayer Lane at Nashville Highway
Tax Map & Parcel 042 01405000
*Columbia, TN*

Dear Mr. Hall:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a 7,381 square foot single-story auto parts store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Available fire flow capacity at the site with current infrastructure is up to 1,500 gpm
    - Addition of a 12-inch connection across Nashville Highway/HWY 31 would increase fire flow capacity to 2,500 gpm
- Commercial service meters require backflow prevention devices.

- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.
- Assumed water meters are listed below based on preliminary description of project. Actual meter count and sizes will be verified during the Design Review process.
    - One (1) ¾" Service Meters
    - One (1) 1" Landscape Irrigation Meter
    - One (1) 4" Fire Service Meter
- The above request translates to a 4.2 Single Family Unit (SFU) flow demand equivalent.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval if required).

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval (if TDEC review required).
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this*

*Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

| New Water Service Fees | SFUs | Total |
|---|---|---|
| $1,500 + 370 per SFU | 4.2 | **$3,054** |

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
    - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.
    - Please see CPWS website for schedule of impact fees and timing of planned fee escalations.
    - Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

| Impact Fees and Meter Costs | Number | $ / Unit | Total |
|---|---|---|---|
| ¾" Service Meter Cost | 1 | $540 | $540 |
| 1" Landscape Irrigation Meter Cost | 1 | $710 | $710 |
| 4" Fire Meter Cost | 1 | Current Price | Deferred |
| Current Impact Fee for ¾" Service Meter | 1 | $5,500 | $5,500 |
| Current Impact Fee for 1" Service Meter | 1 | $9,200 | $9,200 |
| Estimate of Impact and Meter Fees = | | | **$15,950** |

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Wade Davis, AutoZone
Bart Anderson, CPWS
File 25-027

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 2, 2025

Randy Gaddis
Prism Engineering and Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, KY 40299
randy@prism-civil.com

Re: Beechcroft Plaza Lot 8A off Cayer Lane
Being Tax map 42, Parcel 14.05

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

**COLUMBIA POWER & WATER SYSTEMS**

Trevor Gilmer
Manager of Power Operations

kw

# Columbia Fire & Rescue

## Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 06/17/2025
Name: Jason L. Hall
Phone: (502) 491-8891
Email: Jason@Prism-Civil.com
Address/Parcel ID: 042-01405-000
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: V-B
Enclosed Area (ft²): 7,381

---

## FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

**Water System Demand without Sprinkler Credit**

*Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 2,250 gpm Duration: 2 hours

*Fire Hydrant Location and Distribution (International Fire Code Appendix C)*

Minimum number of hydrants: 2

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

**Water System Demand with Sprinkler Credit**

*Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 2 hours

*Fire Hydrant Location and Distribution (International Fire Code Appendix C)*

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/17/2025

**Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply**

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 June 2025

Jason Hall
Prism Engineering & Design Group, LLC
2309 Watterson Trail, Suite 200
Louisville, TN 40299

RE: 042 01405 000, Cayer Ln, Columbia, TN 38401; AutoZone

Jason,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donald J. Boshers - Ryan Filipkowski

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

PRISM ENGINEERING
2309 WATTERSON TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898

**Vehicle Peak Trips Memo**

**To:** Columbia Development Services
ATTN: Robert Archibald
700 N Garden Street
Columbia, TN 38401

**From:** Nick West
Prism Engineering & Design Group, LLC
2309 Watterson Trail
Suite 200
Louisville, KY 40299

**Re:** AutoZone Store #10682
Cayer Lane
Columbia, TN 38401

**Date:** December 12, 2025

---

A trip generation analysis was performed for the proposed AutoZone retail store using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

The analysis utilized Land Use Code 843 – Automobile Parts Sales. Based on the proposed gross floor area of the store, the calculated peak-hour vehicle trips are as follows:

- Weekday PM Peak Hour: 41 total trips
- Weekend Peak Hour: 63 total trips

The projected peak-hour trips fall below the threshold requiring a formal traffic impact study. Therefore, based on the ITE 12th Edition trip generation rates, no traffic impact study is required for this development.

If you have any questions or need any additional information, please do not hesitate to call me at (502) 888-3211 or email: Nick@Prism-Civil.com

**Nick West, EIT**
**Prism Engineering & Design Group, LLC**
2309 Watterson Trail, Suite 200
Louisville, Kentucky 40299

(502) 888-4392 Phone
(502) 491-8898 Fax
Nick@Prism-Civil.com

# Automobile Parts Sales
(843)

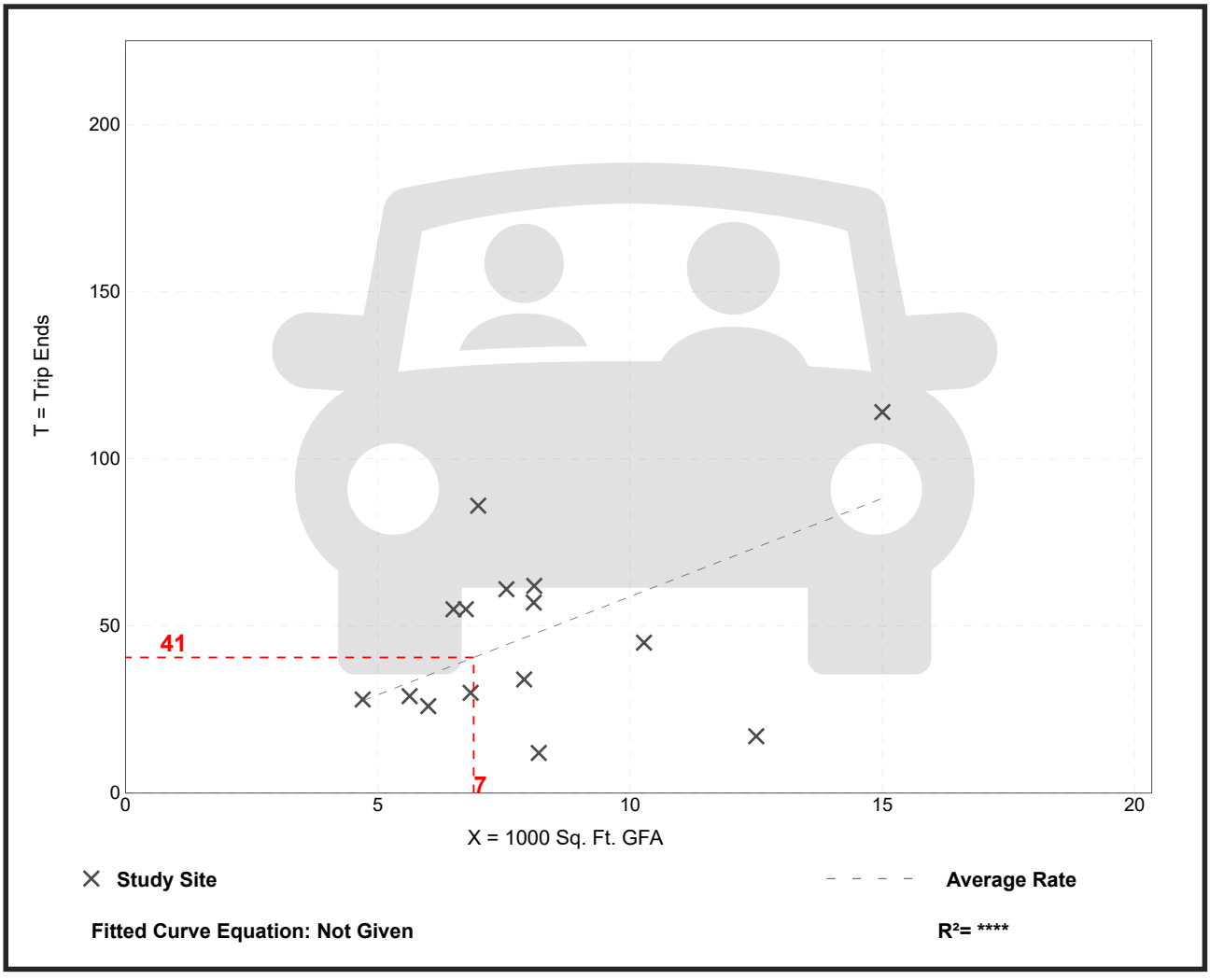
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**PM Peak Hour of Generator**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 5.88 | 1.36 - 12.30 | 2.94 |

## Data Plot and Equation




*Trip Gen Manual,* 12th Edition ● Institute of Transportation Engineers

# Automobile Parts Sales
(843)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Saturday, Peak Hour of Generator**

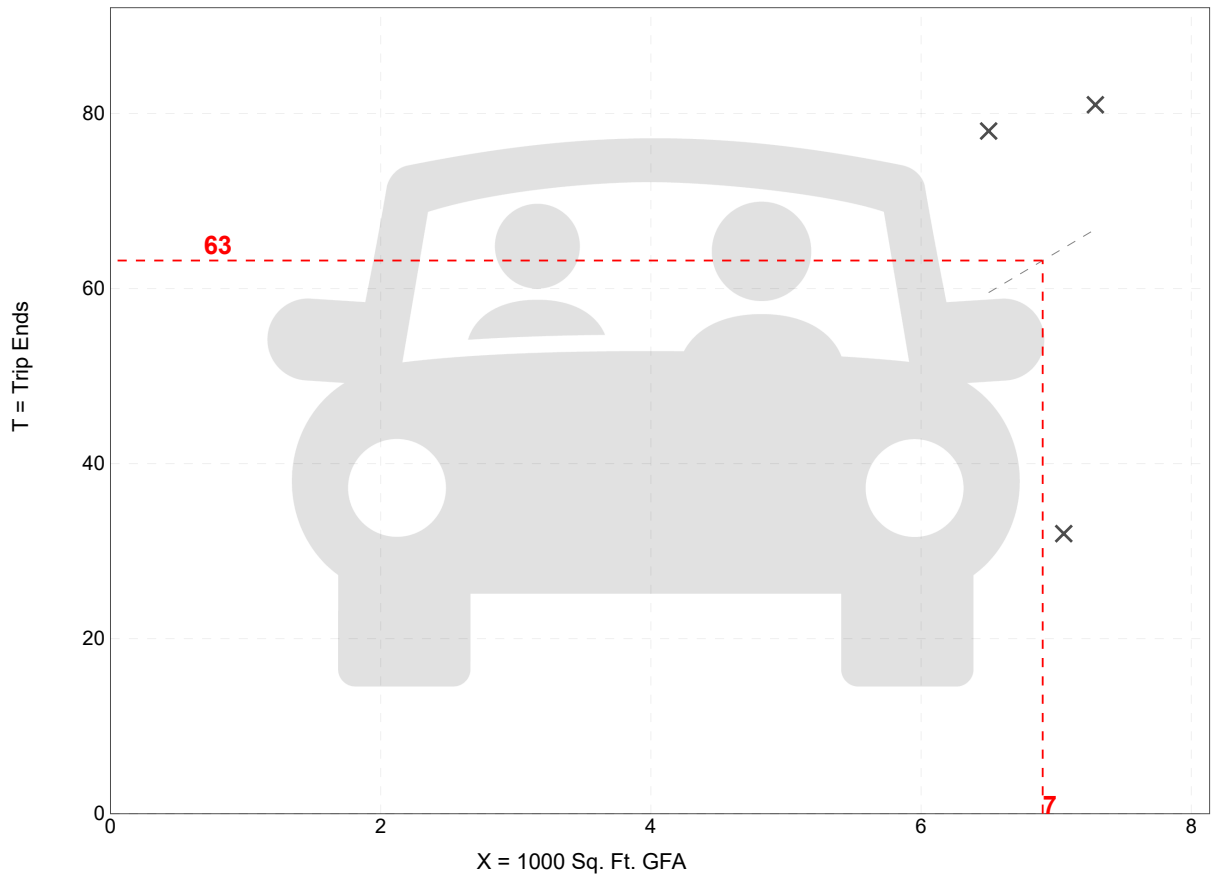
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.16 | 4.54 - 12.00 | 4.08 |

## Data Plot and Equation

***Caution – Small Sample Size***




**Fitted Curve Equation: Not Given**

**$R^2$= ******

*Trip Gen Manual,* 12th Edition ● Institute of Transportation Engineers

**"AS-SURVEYED" DESCRIPTION**

Bell Group, LLC
Map 42, Parcel 14.05
Lot 8A - Revision to Lot 8, Beechcroft Plaza – Cayer Lane
Plat Book P24, Page 14
Columbia, Maury County, Tennessee

Situated in the 3rd Civil District of Maury County, Tennessee, bounded on the south by the northerly margin of Cayer Lane, bounded on the west by the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6), and further identified as being Lot 8A on the Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane recorded in Plat Book P24, Pg 14 (ROMC), and being more particularly described as follows:

**Beginning** at an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being located at the intersection of the northerly margin of Cayer Lane, and the easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6); Thence with said easterly margin of said Nashville Highway (U.S. Hwy. 31/S.R. 6), N 21° 29’ 33” E a distance of 15.21 feet to an 5/8 inch Iron Rod found (WES RLS 1987), said Iron Rod being the northwest corner of the Property described herein; Thence leaving said easterly margin of Nashville Highway (U.S. Hwy. 31/S.R. 6) with a common line with Sutherlin Marlin House Irrevocable Trust, N 82° 59’ 20” E a distance of 288.04 feet to an 5/8 inch Iron Rod found (WEBB Eng TN 02658), said Iron Rod being the northeast corner of the Property described herein; Thence with a common line with Lot 8B on said Final Plat of Revision to Lot 8 Beechcroft Plaza-Cayer Lane, S 00° 23’ 11” W a distance of 201.71 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) in said northerly margin of said Cayer Lane, said Iron Rod being the southeast corner of the Property described herein; Thence with said northerly margin of said Cayer Lane the following five (5) courses: 1) Thence N 77° 16’ 55” W a distance of 140.31 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658), passing an 5/8 inch Iron Rod found (WEBB Eng. TN 02658) at a distance of 131.33 feet; 2) Thence along a curve to the right having a radius of 75.00 feet, a length of 64.97 feet, and a chord bearing and distance of N 52° 15’ 34” W, 62.95 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 3) Thence, N 26° 54’ 12” W a distance of 10.59 feet to an Iron Rod found (Webb Eng TN 02658); 4) Thence along a curve to the left having a radius of 131.29 feet, a length of 95.30 feet, and a chord bearing and distance of N 48° 11’ 34” W, 93.22 feet to an 5/8 inch Iron Rod found (WEBB Eng. TN 02658); 5) Thence, N 68° 44’ 56” W a distance of 31.29 feet to the **Point of Beginning.** Containing 36,274 sq.ft. or 0.830 Acres, more or less.

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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: AutoZone Store No. 10682

*This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.*

## General

- [x] Name of development - Sheet C0.0
- [x] Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone - Sheet C0.0
- [x] Plan sealed by a design professional licensed in the State of Tennessee. - All sheets
- [x] North Arrow, legend, and site vicinity map - North Arrow (All sheets), Legend Sheet C0.1, Vicinity Map C0.0
- [x] Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft. - Graphic Scale is 1"=20'. See plan sheets.
- [x] Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- [x] Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum - ALTA/NSPS Land Title Survey (1of2)
- [x] All property boundaries, existing easements, and encumbrances - ALTA/NSPS Land Title Survey
- [x] Parcel identification, owner, and deed and plat references of adjoining properties - ALTA/NSPS Land Title Survey
- [x] Proposed phasing and timetable for all phases of development - Sheet C1.4
- N/A [ ] Traffic Impact Study, as required. - Project is below the threshold. See ITE Memo.
- [x] The substance of all existing and proposed covenants, easements, or other restrictions. - Easements shown on ALTA Survey. No covenants are known for this lot.

## Lots and Land-Use

- [x] The size of total property to be developed in square feet and acres - Sheet C1.0
- [x] Lot numbers of all proposed lots, with dimensions, locations, and square footage - Sheet C1.0
- [x] A tabulation of the land area to be devoted to various uses and activities and overall densities. - Sheet C1.0
- [x] Typical lot layout depicting proposed setbacks, yards, and easements, where applicable - Sheet C1.0

## Structures

- [x] Location and approximate dimensions of all existing and proposed structures. - Sheet C1.0
- [x] Location of all earth retaining structures, with approximate top and bottom of wall elevations. - Sheet C1.1
- [x] Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable - Sheet C1.0
- [x] Location, type, and size of proposed signs - Sheet C1.0
- [x] Approximate height, bulk, and the utilization of structures including activities and the number of living units. - Sheet C1.0

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**Grading, Drainage, and Storm**

- [x] Existing conditions and contours at vertical intervals of not more than two (2) feet - ALTA/NSPS Land Title Survey
- [x] General proposed contours at vertical intervals of not more than two (2) feet - Sheet C1.1
- [x] FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones - ALTA/NSPS Land Title Survey
- [ ] N/A Location and dimension of aquatic buffer zones
- [x] General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices. - Sheet C1.2
- [ ] N/A Identification of all critical lots

**Streets, Parking, and Pedestrian Elements**

- [ ] N/A Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- [ ] N/A Proposed connections to existing and proposed streets (including classification) located outside the development
- [ ] N/A Proposed improvements as identified in the Traffic Impact Study, as required
- [x] Existing and proposed sidewalks, trails, and other pedestrian elements - Sheet C1.0
- [x] Existing and proposed on-street and off-street parking and loading areas - Sheet C1.0
- [x] Summary of all provided and required parking - Sheet C1.0

**Landscaping, Open Space, and Amenities**

- [x] Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas - Sheet L1.0
- [x] Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features. - Sheet L1.0
- [ ] N/A The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- [ ] N/A Any amenity features and structures for private or public benefit.
- [x] Location, dimension, and materials of fences and walls - Retaining wall shown on C1.0.
- [x] Tree Canopy retention - Sheet L1.0

**Utilities**

- [x] General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities. - Sheet C1.3
- [x] Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements. - Availability letters provided with submittal material.

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**PUD Specific Items**

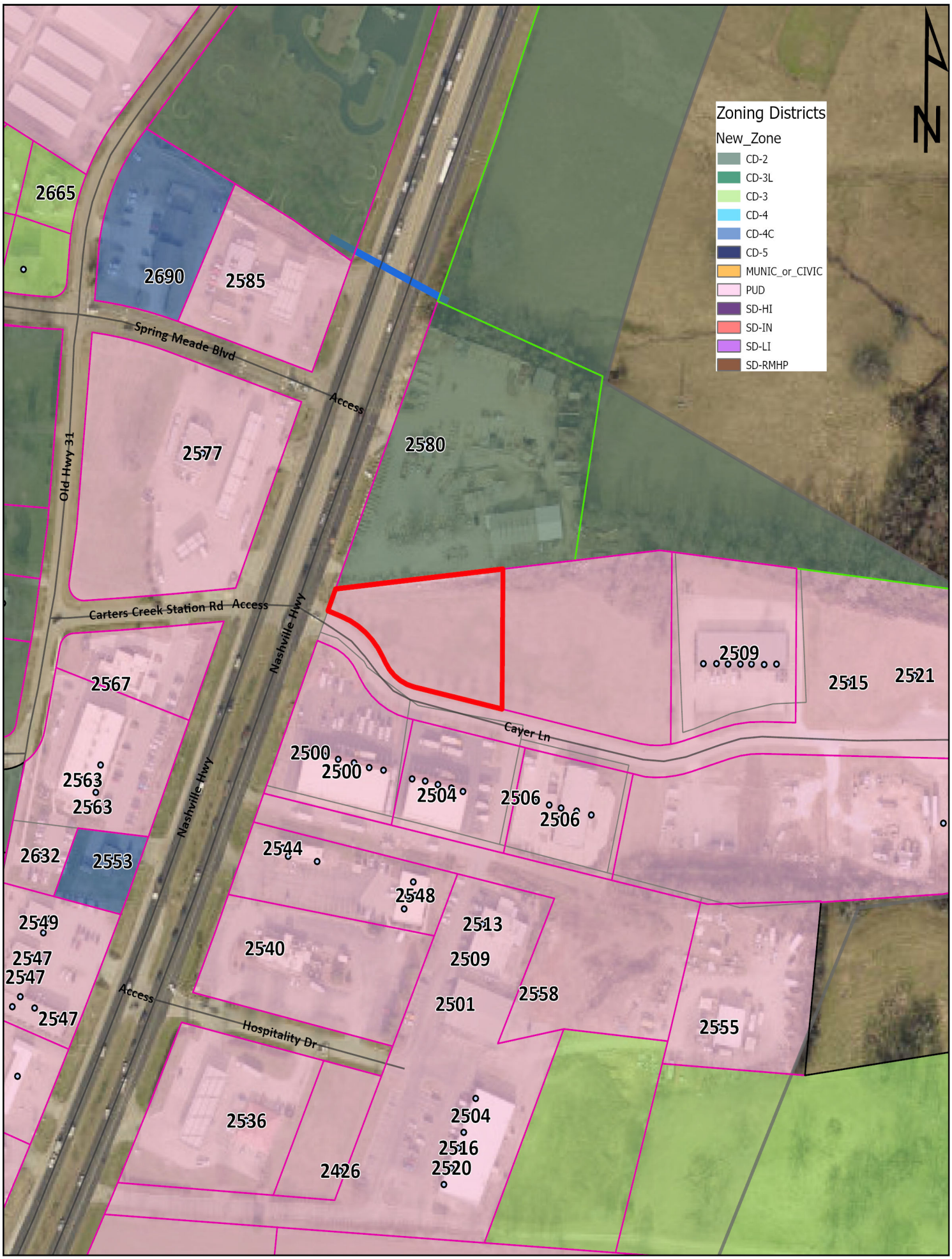
- [x] List of all deviations from PUD Standards requested - See PUD statement
- [x] The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- [x] Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed. - Sheet C1.0
- [x] The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- [x] Exterior lighting plan. - Sheet PH-1

*If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.*

**Checklist Completed By:**

| Nick West | | 12/12/25 |
|---|---|---|
| Print Name | Signature | Date |

Rev. 2/7/2024




Case #25-0454
Cayer Lane - Beechcroft Plaza PUD
Tax Map 42 Parcel 14.05

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov