CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, March 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. Discussion Items

1. 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. THE APPLICANT IS REQUESTING A DEFERRAL.**
2. Request from Paul LaGrone for Architectural Design Review approval of a 41,000 sq. ft. building addition within an SD-LI (Light industrial Special District) zone located at 971 Greenlick Court, being Tax Map 112 Parcel 10.08.
3. Request from Wes Baxter for revision to the Bear Creek Glen Townhomes subdivision, a previously approved Preliminary Plat, at Tax Map 72 Parcel 53 off Bear Creek Pike,
4. Request from WES Engineers & Surveyors for Preliminary and Final Plat approval to create two lots within a CD-2 and PUD District located off Nashville Highway and Columbia Rock Road at Tax Map 75 Parcel 8.02.

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

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

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

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

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

III. Other Business

IV. Public Comments

V. 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 February 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**

Chairperson Charlie Goatz called for the verbal roll call.

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

Absent Were:
Planning Commission Member, Dr. Christa Martin; 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 Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mr. Neal Scruggs, Staff Engineer; Mr. Douglas Toney, Assistant City Engineer.

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

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

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

Chairperson 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**

Mr. Goatz read the agenda item. Mayor Molder moved to approve the minutes, and Vice-Mayor McBroom seconded the motion. The motion to approve the minutes passed five to zero.

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

Chairperson Charlie Goatz read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order.

Consent

Item II.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.**

Chairperson Charlie Goatz read the consent item. Mr. Goatz moved to approve subject to technical comment, and Ms. Williams seconded the motion. The motion to approve passed five to zero.

Discussion Items

Item III.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.**

Chairperson Goatz read the agenda item. Mr. Glenn Harper, City Engineer, gave the details of the staff report. He discussed that the applicant did reach out to TDEC for a new driveway location. The applicant did meet the setback. The structure appears to be a two-bedroom home, and there was a new floor plan provided. The Commission can pull up the floor plan for review. The Planning Commission is the decision-making body for this exception.
Mr. Goatz asked staff to pull up the new plan. The plan is still showing two rooms. Vice-Mayor McBroom moved to approve. Mayor Molder seconded the motion. The discussion included an office is marked on the plan, one concern was the septic tank, the potential gravity feed, the other three lots, setting a precedence, something unique about this property, wastewater, meeting the one acre requirement, and the other properties will have to make sure septic is available.
Chairperson Goatz called for the vote. The vote was three to two with Ms. Williams and Mr. Goatz voting no. Mr. Goatz inquired, since the vote was three to two, would the motion pass.
Legal Counsel, Jake Hubbell, stated the Commission has a quorum, but per the bylaws, four concurrent votes are needed before the motion would pass. Mr. Goatz stated that it is three to two on this one, so it failed. Mr. Jake Hubbell stated, "per the by-laws."
Mayor Molder stated that it passed three to two, but it doesn't go to Council for

recommendation. He also asked if it has to go to the Council. Mr. Keltner stated that the Planning Commission is the Legislative body. Mr. Hubbell stated that he will look at it again, because he has the bylaws. Article 4, section 4 of the bylaws stated that four concurring votes of the Commission shall be required to approve final action on any matter. Although it passed by the number of the majority votes, per the bylaws, it states that (Planning Commission bylaws) the requirement is to have four votes to pass anything. Mr. Goatz stated, thank you for the clarification on that. Additional discussion included the by-laws, and not having the concurrent votes to pass that item.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Charles Rush gave the details of the staff report. On the City zone map there is an error.
Mr. Matthew Walsh, Honey Farm, discussed public buses, traffic issues, a traffic impact study, receiving a letter that they are at 93% water before building the houses, and needing to see a layout of what they are planning to build. Mr. Goatz stated that this is not an annexation plan, there is not a traffic impact study.
Mr. Patrick Carter, 809 S Main Street, was complimentary of staff. He stated that this is not a request for rezone or annexation. They are requesting a change from Rural to Suburban. They are requesting a map change, reflective of what the City's website shows.
Mr. Goatz discussed the rural countryside.
Mr. Keltner stated that Mr. Brass and his staff went back and looked at the previous plan, making sure the rural stayed the same.
Mr. Goatz discussed the more recent request to change the rural transition to a suburban neighborhood. He moved to deny based on the request not conforming.
Mr. Sloan seconded the motion, and stated that the Commission has to set a precedent. It hadn't been that long since the comp plan was set, and he further discussed it. The motion to deny passed five to zero.

Item III.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. THE APPLICANT IS REQUESTING A DEFERRAL.**

Mr. Goatz stated that the applicant requested another deferral. Mr. Keltner stated they are trying to reduce some of the deviations. They are in the re-submittal stage.
Mr. Goatz asked if there are any limitations on the deferral.
Legal stated he didn't think as long as they request it. The Vice-Mayor asked if the Commission was just to discuss that they are requesting a deferral. He asked if staff would determine if they need to go back to DRC.
Mr. Brass discussed re-reviewing the request. Mr. Goatz asked if deferred will it need

to be withdrawn next. Mr. Brass stated that will be staff recommendation, staff would have valid reason for the withdrawal.
Mr.Keltner stated that staff will basically letting the applicant know based on the modifications they have the options to withdraw, or come before this board where the recommendation will be that they go back through DRC or withdraw the application and start all over again. Because the deferral will automatically be placed on the next agenda. Mr. Brass stated that in this case it may be a completely different proposal. Mr. Sloan asked if the Commission had to take action. Mr. Goatz stated that the Commission had to take action on their request. Mr. Sloan moved to approve the deferral request, and Vice-Mayor McBroom seconded the motion. The motion to defer passed five to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Brass gave the details of the staff report. The applicant has removed the retaining wall out of lot 101. The three items that were of concern have been addressed. They have eliminated 7 total lots. Staff feel comfortable with this request moving forward.
Mr. Goatz stated that they addressed the concerns that were brought up last time. Mr. Brass stated that they are removing the retaining wall out of Lot 101. Mr. Keltner stated that they shortened it and took some landscaping out of it. Mr. Brass stated that the stormwater detention pond shortened the walking trail. Vice-Mayor McBroom stated that they did everything that the Commission requested. Mr. Brass stated that the three concerns were addressed. Mayor Molder moved to approve, Vice-Mayor McBroom seconded. Mr. Sloan asked if they were not required to do elevations. Mr. Brass stated, Meritage Homes brought the elevations in a previous PUD approval. It had an approval on it. Mr. Sloan stated that the Commission just doesn't have it as part of this request. Mr. Brass stated that it will be acknowledged at the permit stage. Mr. Goatz stated that it is a usually shaped lot. He asked for clarification on Lot 84 being a critical lot. Mr. Harper explained. The motion to approve passed five to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Jeremy Humphrey gave the details of the staff report. He stated that 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 the standards of the previous Zoning Ordinance (3638). The retaining walls were added with average heights ranging from 2.5' to 11.9'. Mr. Humphrey stated that this matches with consistency.
Mr. Goatz asked if the retaining walls, from a safety perspective, would fences be

required. Mr. Humphrey stated that they will be requirng, various safety mechanisms. Anything over four feet will be evaluated during the permit stage. He inquired about elevations. Mr. Humphrey stated correct, that was brought in a couple months ago. It will be evaluated at the permitting time for elevations. The discussion included conforming to what was previously approved. Mayor Molder moved to approve, and Mr. Sloan seconded the motion. Mr. Goatz asked the Mayor if it was subject to all technical comments. Mayor Molder stated correct. The motion to approve passed five to zero.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. The applicant seeks an alternative compliance deviation from the required 20 percent glazing on the secondary facade elevation. The Design Review approval is required because the project is located within a Special District.
Ms. Rachel Bovee was present to answer questions. Vice-Mayor McBroom moved to approve, and Mr. Sloan seconded the motion. The motion to approve passed four to one with Ms. Williams voting no.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner gave the details of the staff report. The request is for the creation of a lot to serve the existing Maury Regional Cancer Center. It creates a new property line enfronting Brookmeade right-of-way. Conditions for the motion is to include fire walls constructed on each side of the property line, or a party wall constructed on the property line, or party wall exception #2 in section 706.1.1, of the Building Code as long as: The aggregate area of Building Area 1 and Building Area 3 do not exceed the maximum area allowed. Recorded, dedicated access easements and contractual agreement permitting access by both parties per this section. A note to be placed on the plat referencing the access easements. Mr. Brass confirmed with Mr. Keltner that the applicants are aware of the conditions. They have 60 days from approval to record the final plat.
Mr. Goatz asked about subdiving this plot. Is it going to jeopardize the access to areas like Walmart area by the right of way access that goes behind the mall. Mr. Brass stated that it's a right-of-way for the collective use of all properties. All plats have to enfront a right-of-way for permitting purposes. Brookmeade is the right-of-way. Additional discussion included maintaining , shared access, no comments from CPWS, there are easement, and public lines on the property, fire truck, emergency access on the back side,owning the property, south of the line access, cross access, blanket access. Mr. Goatz stated that what we are doing now is creating a lot. Mr. Sloan asked if there is a drive at the back. Mr. Keltner stated that there is access. That was a part of the realignment on Brookmeade. Mr. Goatz moved to approve subject to the detailed

technical comments, inclusive to the Fire Marshal comments and the firewalls. Vice Mayor McBroom seconded the motion. Mayor Molder abstained. The motion to approve passed four to zero with Mayor Molder abstaining.

Item III.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.**

Mr. Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report.
Requested 8 deviations. 1. Lot width standards, 2. Frontage Buildout, 3. Max front setback, 4 Internal drive aisle width, 5 Freestanding Sign 6. Loading Space Location 7. access standard 8. Tree Preservation
Mr. Jason Hall, Civil Engineer for AutoZone, was present to answer questions.
Mr. Goatz asked the applicant to explain the variances, and when trucks arrived for clarification.
Mr. Hall stated one delivery a week non peek hours, he showed the delivery area on the screen. The trucks have limited space.
Mr. Goatz discussed the tree preservation, and the retaining wall behind it. Mr. Hall stated there are existing trees there, grading going on there, and he plans to preserve those.
Paul stated that they gave extra landscaping for the area. Mr. Robert that is correct.
Mr. Goatz discussed the monument sign request, the lot width, and the glazing.
Mr. Sloan stated that he noted in the glazing it had evergreen clear, and he asked for clarification.
Mr. Hall stated it was energy efficient. It is actually clear.
Mr. Brass asked Mr. Robert Archibald to share why there were two doors on the entrances. Mr. Archibald stated that In the PUD MU standards it is like to see the positioning of two entrances. That ties back in to making it look like two separate buildings. In addition to that, it changes the roofline, changes the articulation of material, to make that facade. It is more than one hundred feet, two different structures. That's the reason for the requirement for the 100-foot width. He also stated that Mr. Harper would speak on the access point.
Mr. Harper discussed the access point per the access management.
Mr. Keltner inquired about the stub road. Mr. Harper further explained.
Mr. Goatz inquired about the parking spaces. Mr. Archibald stated that the parking, design, and landscaping are in compliance with the PUD Standards.
Vice-Mayor McBroom stated that this shows what our new ordinance looks like. He moved to approve, and Chairperson Goatz seconded the motion. Vice-Mayor McBroom stated the motion to approve as presented. Mr. Goatz seconded the motion. The motion to approve passed five to zero.

Other Business

Mr. Sloan asked about the comp plan document. Mr. Keltner explained 3-5 years.

Item IV.1. - **Parking and Street Flow within Vicinity of South Main & Woodland Streets**

Parking and Street flow within vicinity of South main and Woodland Streets
Paul Keltner stated it is modifying a collector road, it will require funding , re evaluation, sidewalk, changing the flow of traffic is a big deal to staff.,we are kind of at the mercy of the PC, it is more of a council item since it require funding.
Mr. Goatz stated that he was just curious. Is Woodland an onstreet parking. Mr. Keltner stated that Woodland is a wide street, older street of Columbia.
Mr. Keltner stated that it would alternate parking, parking is on both sides no. Woodland street is more parallel parking, with the traffic flow. Mr. Goatz stated if it is already allowable to park that way would you really gain anything. He further discussed the side streets.
Mr. Glenn Harper stated Woodard, ninth and tenth streets. Mr. Goatz stated that he didn't realize that it would be so in depth.

Mr. Keltner stated that in January when the Commission discussed the schedule he miss discussing an event coming in March that staff had scheduled for the meeting was moved to March 10th. There was a conflict and the Classic have moved the event to now on the 10. The Commission regular meeting schedule date was going to be Wednesday
March 11th, which is the Wednesday that the Board normally meet on. He asked if the Commission would like to put it back on the regular schedule of March 11 and free up March 10th in order for the Commission to attend the event if they desire to. Vice-Mayor McBroom moved to approve. The Commission all agreed. Mr. Keltner stated that staff will send notification to the applicants.
Mr. Goatz stated that he will not be in attendance for the June meeting.

Public Comments

Adjourn

Vice-Mayor McBroom moved to adjourn, and Mr. Sloan seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 5:15 PM.

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Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

2/18/2026

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

2/18/2026

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

2/18/2026

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

Melissa Sanders

From: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Sent: Monday, February 23, 2026 2:06 PM
To: Charles Rush
Cc: Irby, William; Melissa Sanders
Subject: [Caution External Email] - RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Charles, yes we are going to request one more deferral to get our architecture wrapped up.

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
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From: Charles Rush <CRush@Columbiatn.gov>
Sent: Monday, February 23, 2026 10:20 AM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Cc: Irby, William <William.Irby@kimley-horn.com>; Melissa Sanders <MSanders@Columbiatn.gov>
Subject: Re: Honey Farm Crossing Townhomes 225 - Application for Water Service

Good morning Josh,

I am following up with you since the 2/16 deadline for resubmittal review for staff has passed. I am guessing that you will ask for a deferral at the March 11 PC meeting?

Thanks,

Charles

From: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Sent: Thursday, February 12, 2026 4:18 PM
To: Charles Rush <CRush@Columbiatn.gov>
Cc: Irby, William <William.Irby@kimley-horn.com>
Subject: [Caution External Email] - FW: Honey Farm Crossing Townhomes 225 - Application for Water Service

Charles, wanted to share this updated WAL from CPWS providing the extension we have mentioned in the past. William will upload this to the project in the portal.

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
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From: Matt Wheeler <matt.wheeler@cpws.com>
Sent: Thursday, February 12, 2026 4:04 PM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Cc: Drew Smith <drew.smith@equitasmg.com>; Bateman, Nicholas <nbateman@nvrinc.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Josh:
Here's a 2-month extension on your current WAL.
Options after that are to pay the NWS Fees (move into design review).
Or submit a new application.

Thank you,

Matthew J. Wheeler, PE
VP Water Resources
Columbia Power and Water Systems
931-375-7655

From: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Sent: Tuesday, February 10, 2026 1:20 PM
To: Matt Wheeler <matt.wheeler@cpws.com>
Cc: Drew Smith <drew.smith@equitasmg.com>; Bateman, Nicholas <nbateman@nvrinc.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Matt,
I just left you a VM regarding your email below. We are continuing to progress through the entitlement process with the Planning Commission, however Columbia Planning staff has said we need an updated will serve letter to reflect the extension you offered in the email. Is that something you can provide soon so we can include it with our upcoming resubmittal?

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
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From: Matt Wheeler <matt.wheeler@cpws.com>
Sent: Tuesday, December 2, 2025 7:49 AM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

I can give you a 2-month extension on the current WAL to help with timing on the entitlement process with the City.

After that, when an applicant's WAL expires – we coordinate with the City to discuss projects in the queue and which one is next in line for allocation of source water capacity. I've not yet had that conversation with City planning staff to see where this project would sit in the lineup under a new application.

Thank you,

Matthew J. Wheeler, PE

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
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From: Rowland, Josh
Sent: Wednesday, January 7, 2026 12:23 PM
To: Matt Wheeler <matt.wheeler@cpws.com>
Subject: FW: Honey Farm Crossing Townhomes 225 - Application for Water Service

Matt, is it possible to get an updated letter that reflects the 2-month extension for planning staff at Columbia?

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
Connect with us: Twitter | LinkedIn | Facebook | YouTube

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From: Charles Rush <CRush@Columbiatn.gov>
Sent: Wednesday, January 7, 2026 12:01 PM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>; Glenn Harper <GHarper@Columbiatn.gov>
Cc: Paul Keltner <PKeltner@Columbiatn.gov>; Austin Brass <ABrass@Columbiatn.gov>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Josh,

We will need an updated letter from CPWS.

Thanks,

From: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Sent: Tuesday, January 6, 2026 4:37 PM
To: Glenn Harper <GHarper@Columbiatn.gov>; Charles Rush <CRush@Columbiatn.gov>
Cc: Paul Keltner <PKeltner@Columbiatn.gov>; Austin Brass <ABrass@Columbiatn.gov>
Subject: [Caution External Email] - FW: Honey Farm Crossing Townhomes 225 - Application for Water Service

Glen and Charles,
I wanted to share this email from CPWS for your records regarding the status of our water availability letter.

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
Connect with us: Twitter | LinkedIn | Facebook | YouTube

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From: Matt Wheeler <matt.wheeler@cpws.com>
Sent: Tuesday, December 2, 2025 7:49 AM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

I can give you a 2-month extension on the current WAL to help with timing on the entitlement process with the City. After that, when an applicant's WAL expires – we coordinate with the City to discuss projects in the queue and which one is next in line for allocation of source water capacity. I've not yet had that conversation with City planning staff to see where this project would sit in the lineup under a new application.

Thank you,

Matthew J. Wheeler, PE
VP Water Resources
Columbia Power and Water Systems
931-375-7655

From: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Sent: Monday, December 1, 2025 4:30 PM
To: Matt Wheeler <matt.wheeler@cpws.com>; Drew Smith <drew.smith@equitasmg.com>; Caleb Morphew

<Caleb.Morphew@cpws.com>; Bateman, Nicholas <nbateman@nvrinc.com>; Robertson, Andrew <arobert@nvrinc.com>
Cc: Bart Anderson <Bart.Anderson@cpws.com>; Shane Andrews <Shane.Andrews@cpws.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Matt,
If we choose to submit a new application can we expect to maintain the Un-conditional status of the WAL?

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
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From: Matt Wheeler <matt.wheeler@cpws.com>
Sent: Monday, December 1, 2025 4:12 PM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>; Drew Smith <drew.smith@equitasmg.com>; Caleb Morphew <Caleb.Morphew@cpws.com>; Bateman, Nicholas <nbateman@nvrinc.com>; Robertson, Andrew <arobert@nvrinc.com>
Cc: Bart Anderson <Bart.Anderson@cpws.com>; Shane Andrews <Shane.Andrews@cpws.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Josh:

Options are to pay NWS Fee and move forward to the Design Review Phase with this application – which also extends the Water Availability Letter (WAL) for one year while we work through design review.

Or, you can submit a new application for WAL after the current one expires.

Thank you,

Matthew J. Wheeler, PE
VP Water Resources
Columbia Power and Water Systems
931-375-7655

From: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Sent: Wednesday, November 26, 2025 4:24 PM
To: Matt Wheeler <matt.wheeler@cpws.com>; Drew Smith <drew.smith@equitasmg.com>; Caleb Morphew <Caleb.Morphew@cpws.com>; Bateman, Nicholas <nbateman@nvrinc.com>; Robertson, Andrew <arobert@nvrinc.com>
Cc: Bart Anderson <Bart.Anderson@cpws.com>; Shane Andrews <Shane.Andrews@cpws.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Matt,
Can you confirm if the New Water Service Fee ($84,750) needs to paid by the Water Availability Letter expiration date of 1/29/2026 in order to secure the water demand?

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
Connect with us: Twitter | LinkedIn | Facebook | YouTube

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From: Matt Wheeler <matt.wheeler@cpws.com>
Sent: Wednesday, October 1, 2025 4:49 PM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>; Drew Smith <drew.smith@equitasmg.com>; Caleb Morphew <Caleb.Morphew@cpws.com>
Cc: Bart Anderson <Bart.Anderson@cpws.com>; Shane Andrews <Shane.Andrews@cpws.com>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Josh:

Attached is a Water Availability Letter for the proposed Honey Farm Crossing Townhomes (225 units north of Honey Farm Way).
@Caleb Morphew will send you an invoice for New Water Service Fees. Payment of NWSF will move your project into the Design Review phase and extend the WAL for one year.

Any questions, don't hesitate to reach out.

Thank you,

Matthew J. Wheeler, PE
VP Water Resources
Columbia Power and Water Systems
931-388-4833 x7655

From: Columbia Power & Water Systems <cpws@sendmail.websiteformemail.com>
Sent: Tuesday, August 26, 2025 1:18 PM
To: eric.king@inflodesign.com; jason.english@inflodesign.com; Shane Andrews <shane.andrews@cpws.com>; Bart Anderson <bart.anderson@cpws.com>; Matt Wheeler <matt.wheeler@cpws.com>
Subject: New submission from DEVELOPERS/COMMERCIAL Application for Water Service

CAUTION: This email contains a link and the email was sent from someone external to our organization.
REMEMBER: Clicking links can potentially open a malicious web site and/or introduce virus/malware/ransomware to our systems. Only click links after hovering over and carefully examining them to ensure the destination is correct.

Project Name
Honey Farms Townhomes
Project Location
2248 Nashville Highway
Tax Map & Parcel Number(s)
051 058.00

- Is this part of a larger development?
- Located within City limits?

- Approved by the development board?

Section/Phase number

Multifamily "A"

Approximate date water service is desired

12/31/2026

Please indicate the primary contact for coordination with CPWS (provide contact info for all)

- Engineer

Developer Name

NVR Ryan Homes

Authorized Representative

Kimley-Horn / Josh Rowland

Title

Engineer

Contact info for Authorized Representative

Address

10 Lea Ave.. Suite 400
Nashville, Tennessee 37210
United States
Map It

Telephone

615-823-2209

Email

josh.rowland@kimley-horn.com

Property Owner Name (if different)

Equitas Management Group

Authorized Representative

Drew Smith

Title

Manager

Address

5525 N MacArthur Blvd, Suite 400
Irving, Texas 75038
United States
Map It

Telephone

469.585.7913

Email

drew.smith@equitasmg.com

Address
Tennessee United States Map It
For Residential Projects
Number of Single-Family units, this phase (townhome or SFD)
225
Please describe any additional amenities needing water service (pool house, irrigation for common areas, etc.)
Irrigation for common areas
For Commercial/Institutional Projects
Upload documents
• 20250826-NVR_HoneyFarms_SiteLayoutExhibit.pdf

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February 12, 2026

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 - Extension** Expires: 3/31/2026
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 on the date listed 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 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	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**

- 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

Melissa Sanders

From: Irby, William <William.Irby@kimley-horn.com>
Sent: Friday, February 6, 2026 10:05 AM
To: Charles Rush
Cc: Paul Keltner; Austin Brass; Melissa Sanders; Bateman, Nicholas; Rowland, Josh
Subject: [Caution External Email] - Honey Farms Townhomes - Deferral Request

Charles,

We would like to request a deferral to the April Planning Commission meeting for the proposed townhome development off Honey Farms Way. Please let me know if you need any additional information to process this deferral.

Thanks,

William Irby | Landscape Architecture and Planning
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville TN 37210
Direct: 615-564-2704 **|** Main: 615-564-2701
Connect with us: Twitter **|** LinkedIn **|** Facebook **|** Instagram **|** Kimley-Horn.com

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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

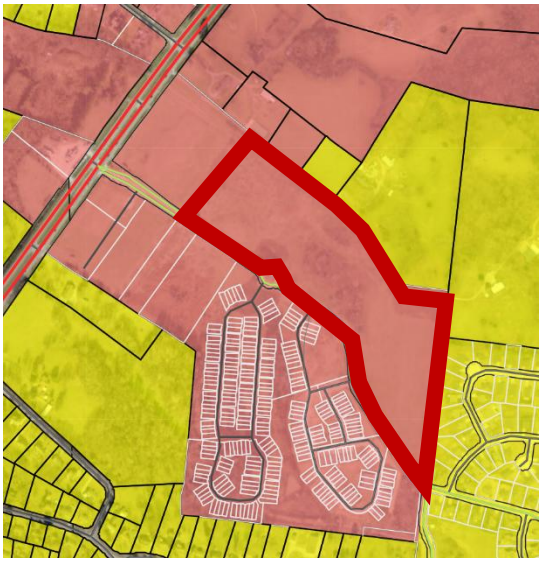
development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting 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.

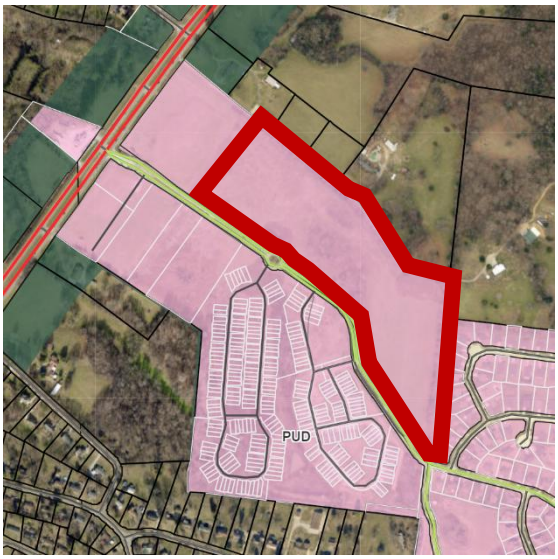
- The Planning Commission is the **Recommending Body** for Preliminary PUD Master Plans.
- The City Council is the **Approving Body** for Preliminary PUD Master Plans.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

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 .	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** **Front:** 15 ft – 35 ft.. **Front (Secondary**): 15 ft. 35 ft. **Side:** 0' attached, otherwise 10 ft- 24ft. **Rear:** 10 ft.	**Front:** 15 ft **Front (Secondary**): 15 ft **Side:** - 0 ft; 10 ft -24 ft **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.

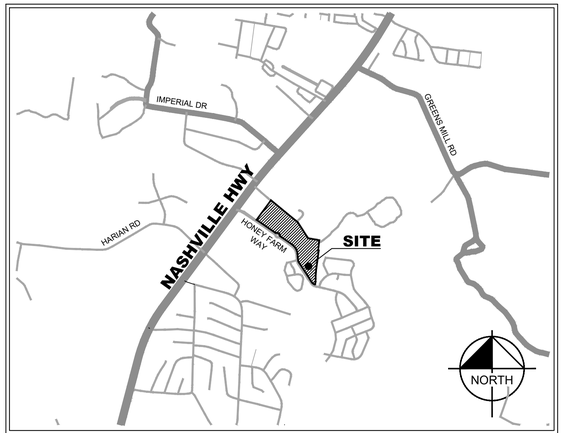
Variance Request 5

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
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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
PHONE: (469) 585-7913

DEVELOPER
NVR
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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 47119C0180E, 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" & "CEG–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 #1488, 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. 20220762CTN, 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 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 T, 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:

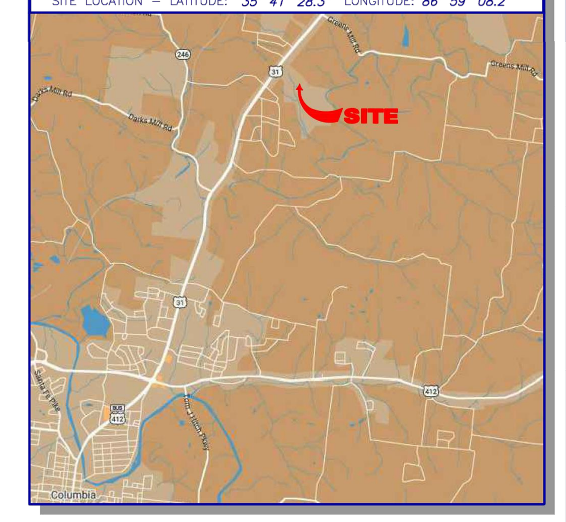
COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 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 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.

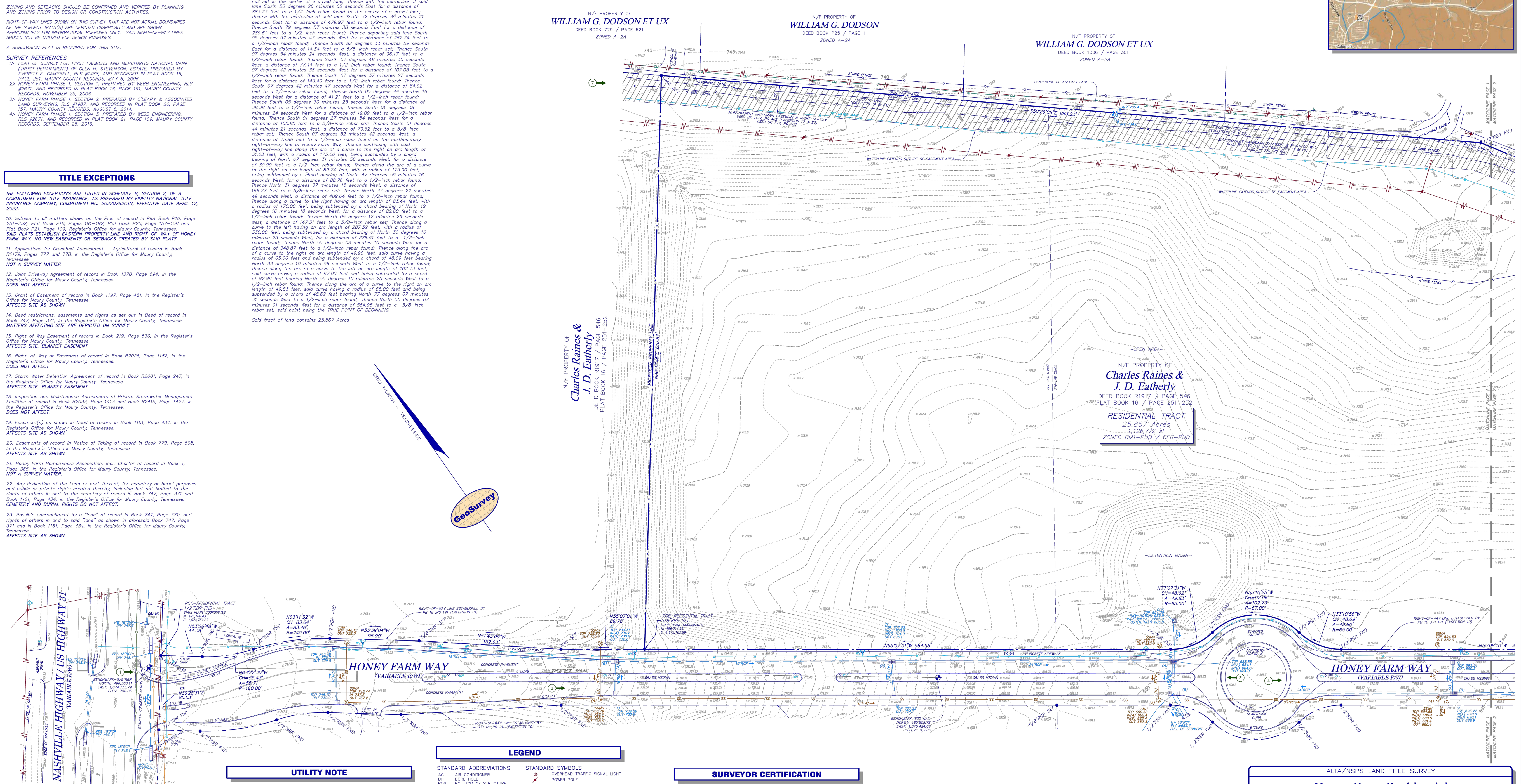
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS

VICINITY MAP

SITE LOCATION – LATITUDE: 35° 41' 28.3" LONGITUDE: 86° 59' 08.2"





CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF ONE FOOT IN 111,254 , AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRX–7 GPS ROVER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 621,510 FEET. JEM INIT.

IF YOU DIG

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

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 ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	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
GV GAS VALVE
GM GAS METER
WV WATER VALVE
WM WATER METER
FIRE HYDRANT
—E— UNDERGROUND ELECTRIC LINE
—G— UNDERGROUND GAS LINE
—CM— UNDERGROUND COMMUNICATION LINE
—W— UNDERGROUND WATER LINE
1 PHOTO POSITION INDICATOR
XX REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR SIGN

SURVEYOR CERTIFICATION

To: Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National 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, 6(a), 7(a), 7(b–1), 8, 9, 10, & 13 of Table A thereof. The field work was completed on June 23, 2022.

Date: June 23, 2022

Trenton D. Turk
Tennessee Registered
Land Surveyor # 1735

SHEET 1 OF 2

GRAPHIC SCALE
0 20 40 100 200
1"= 40'

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

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'	SURVEY DATE: 6–23–2022	
FIELD WORK: ZM	CITY: COLUMBIA	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR: JEM	COUNTY: MAURY	No. Date	Description
REVIEWED: TDT	STATE: TENNESSEE		
DWG FILE: 20227361–01.dwg	CIVIL DISTRICT: 3RD		

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

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
C0-02

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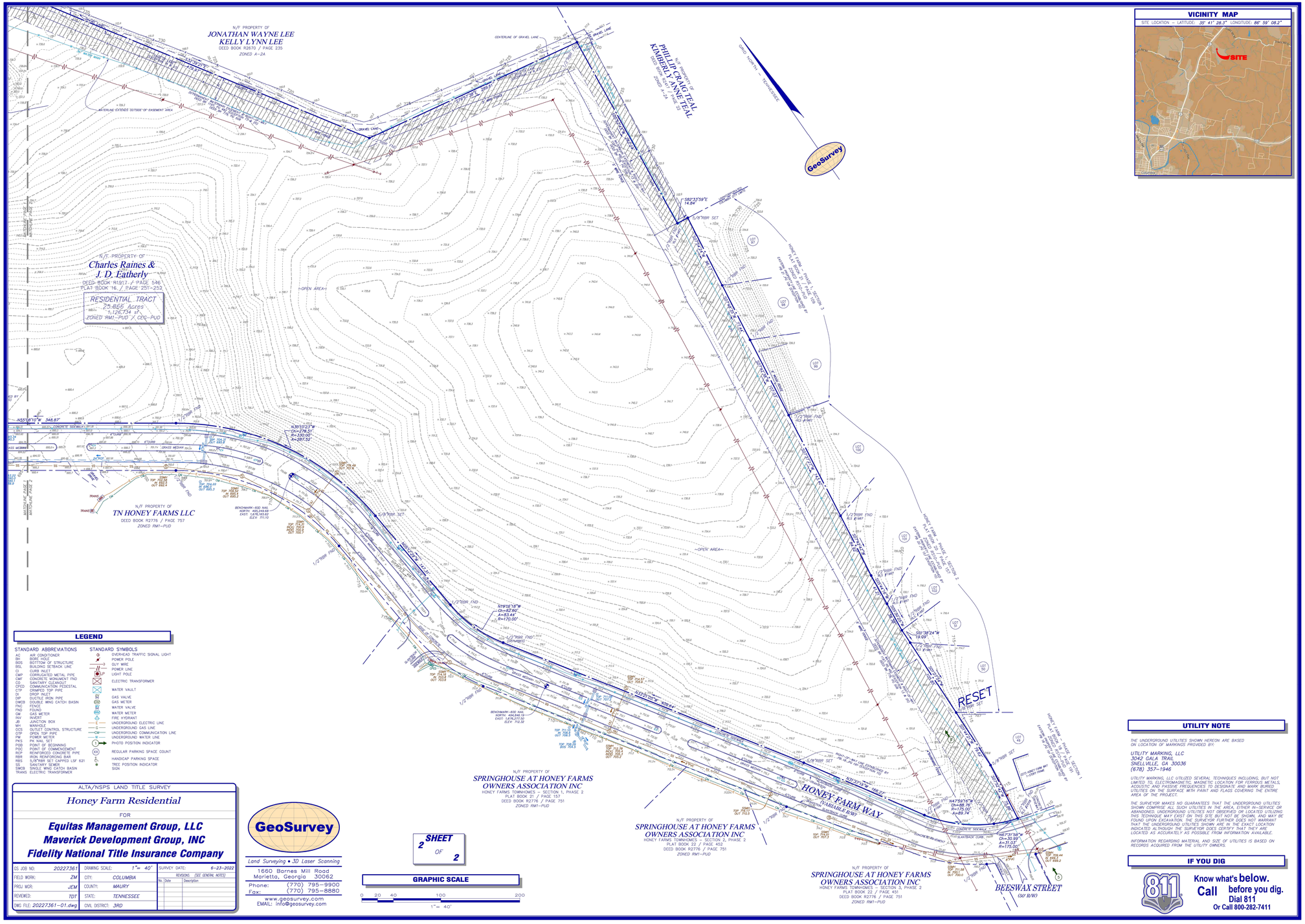
C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.



VICINITY MAP

SITE LOCATION – LATITUDE: 35° 41' 28.3" LONGITUDE: 86° 59' 08.2"

LEGEND

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W	UNDERGROUND WATER LINE
1	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

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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

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

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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

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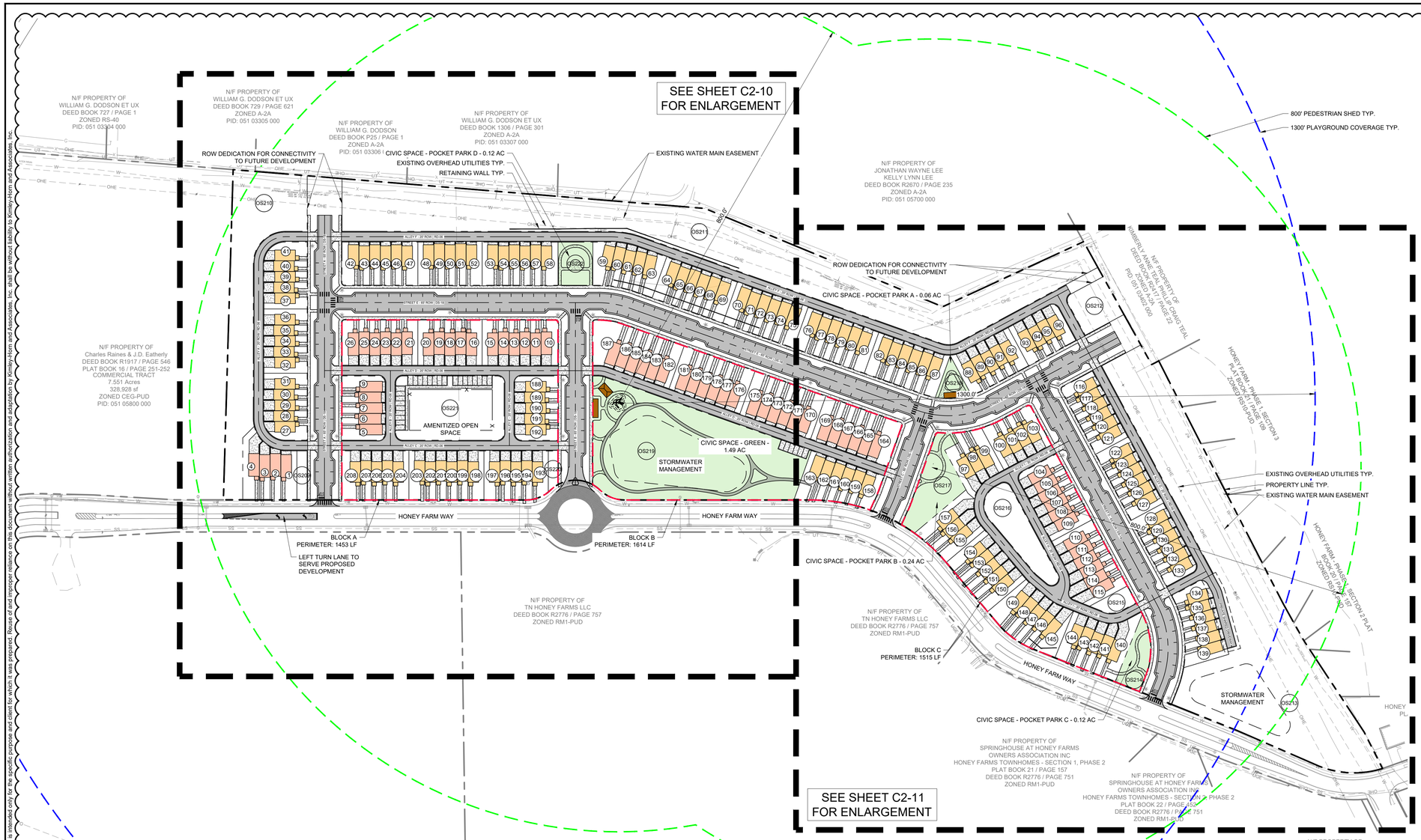


SITE DATA TABLE

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**

PRODUCT LEGEND

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

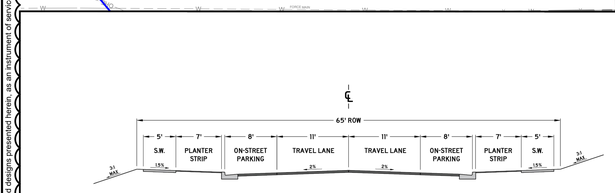
BASEMENT LEVEL ENTRY TOWNHOME (20' x 42' TYP.)

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

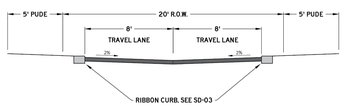
ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE



NOTES:

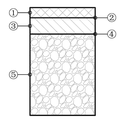
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES 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** 411-D.02 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-D.02 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C ♥ (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-D.02 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-D.02 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B MZ
④	**PRIME COAT** 402-D.02 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 403-D.02 AGGREGATE FOR COVER MATERIAL (PC) (9-13 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-D.04 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

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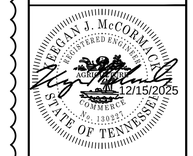
HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN



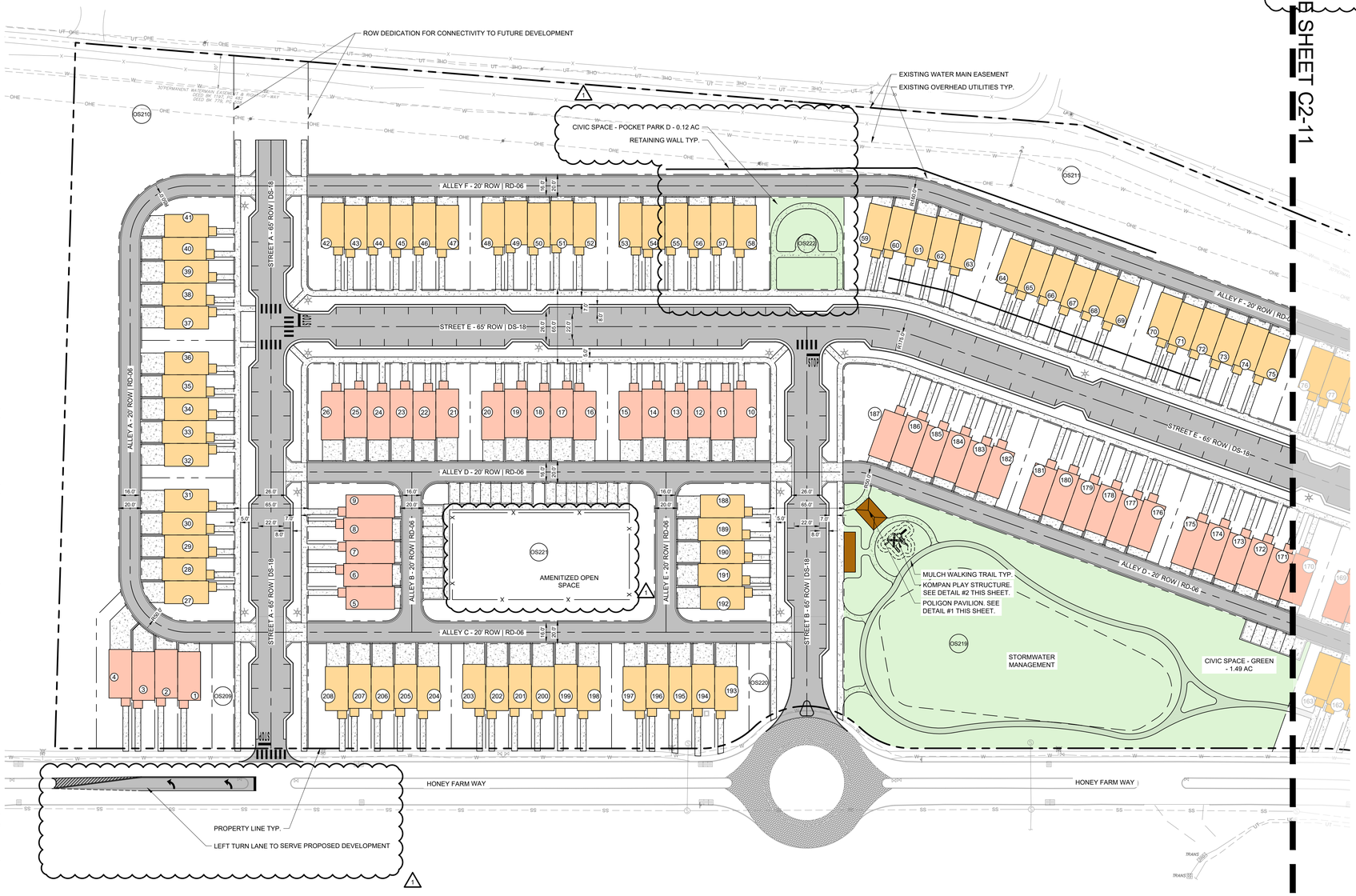
No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI

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

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



MATCHLINE SEE SHEET C2-11

PRODUCT LEGEND

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

PRODUCT FOUNDATION NOTE

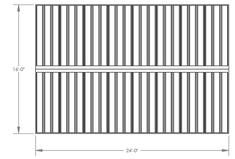
SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 189-208

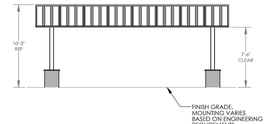
BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

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

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

EDGAR 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

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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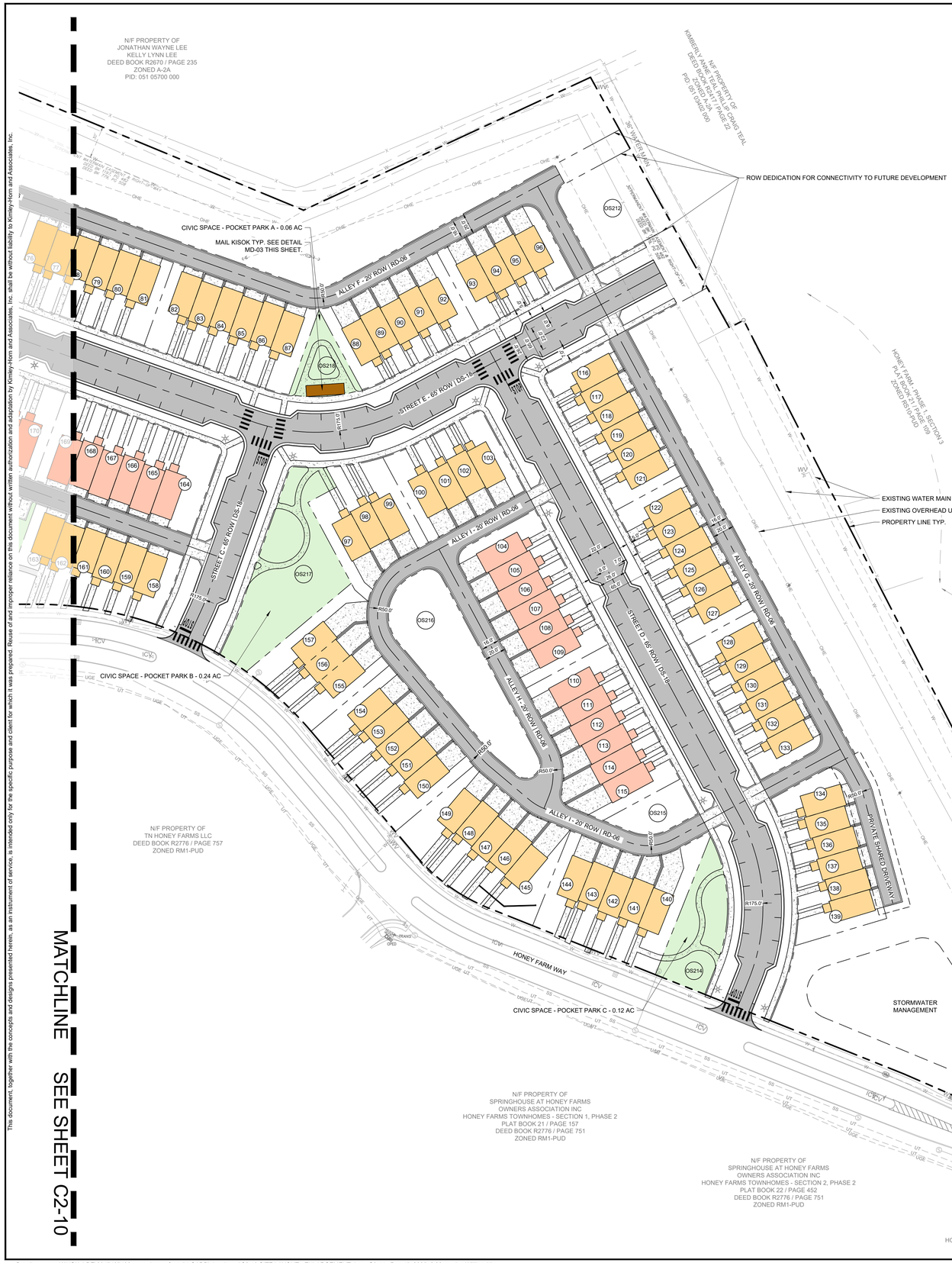

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MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
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(20' x 38' TYP.)

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

PRODUCT FOUNDATION NOTE

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

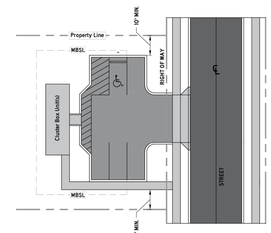
ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE

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

MATCHLINE SEE SHEET C2-10

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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
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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

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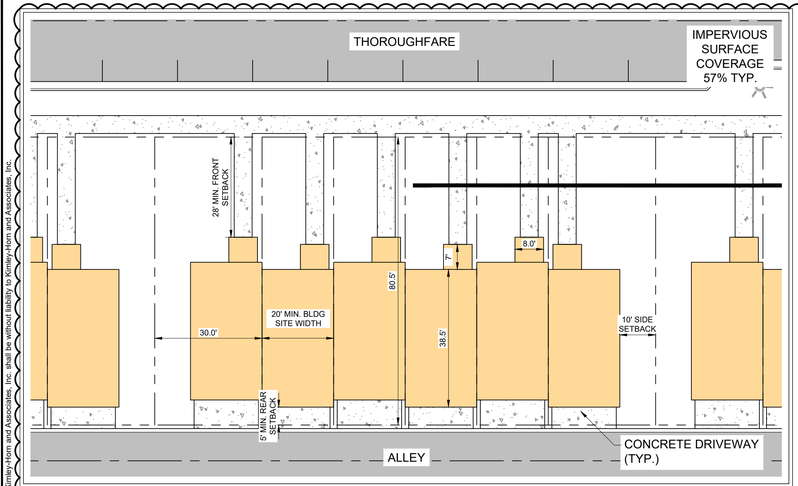
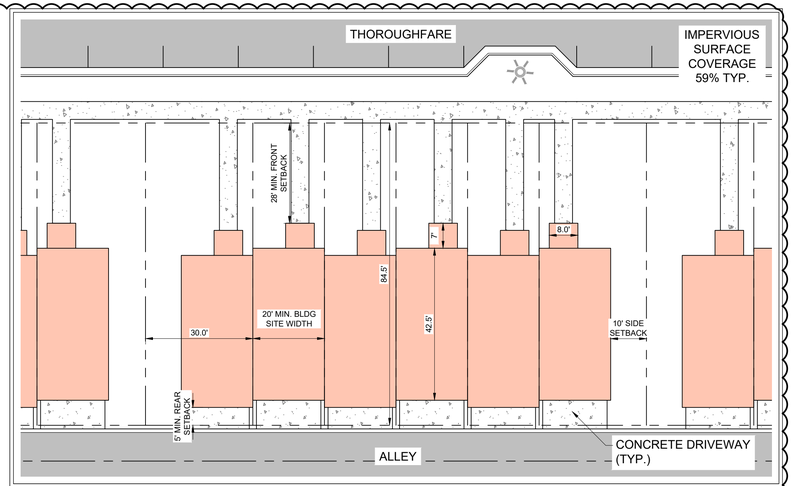
TABULAR DATA

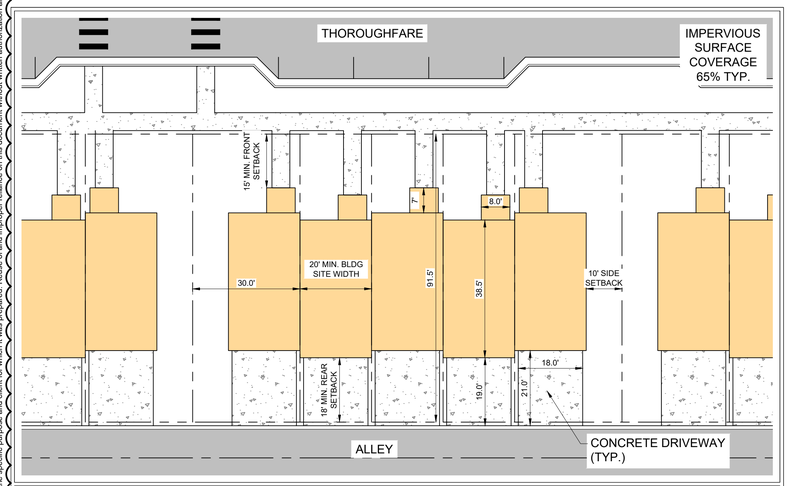
SHEET NUMBER
C2-12



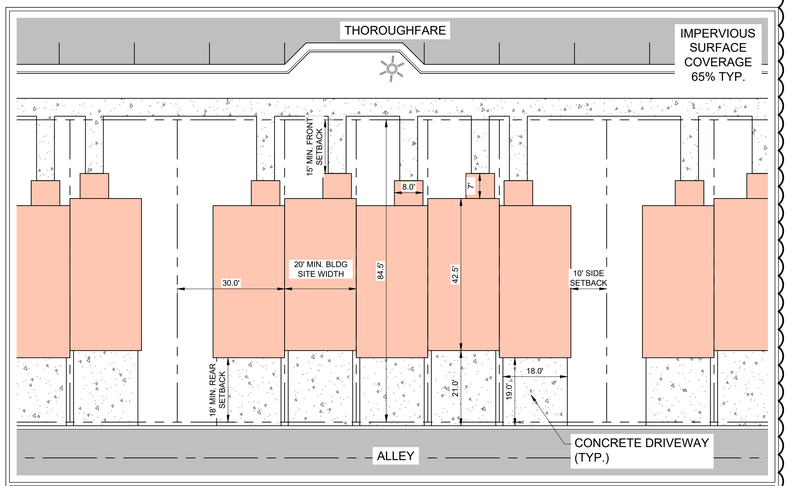
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



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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10			

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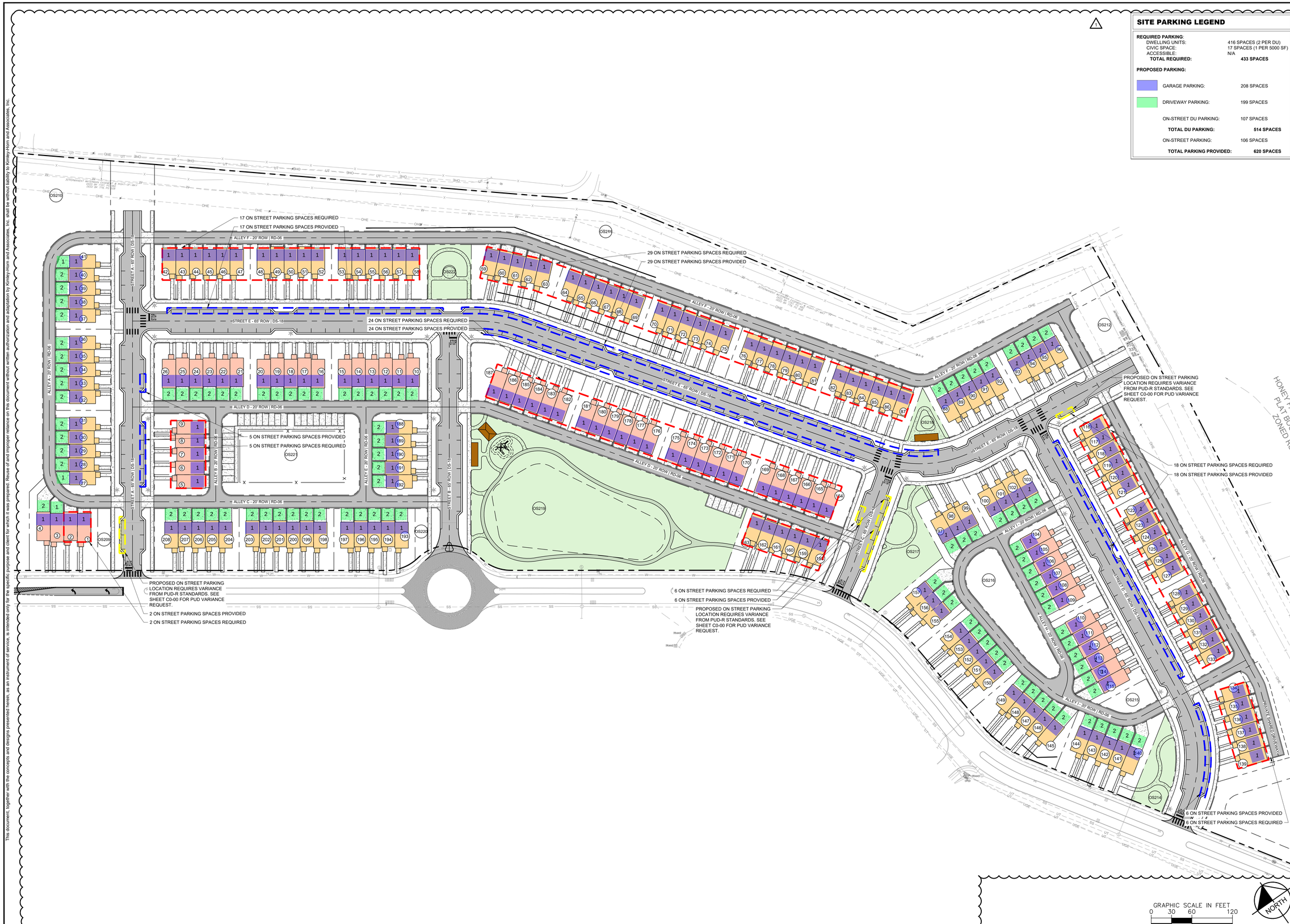
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-13 Dec 15, 2025 6:27pm by: William.lrby



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

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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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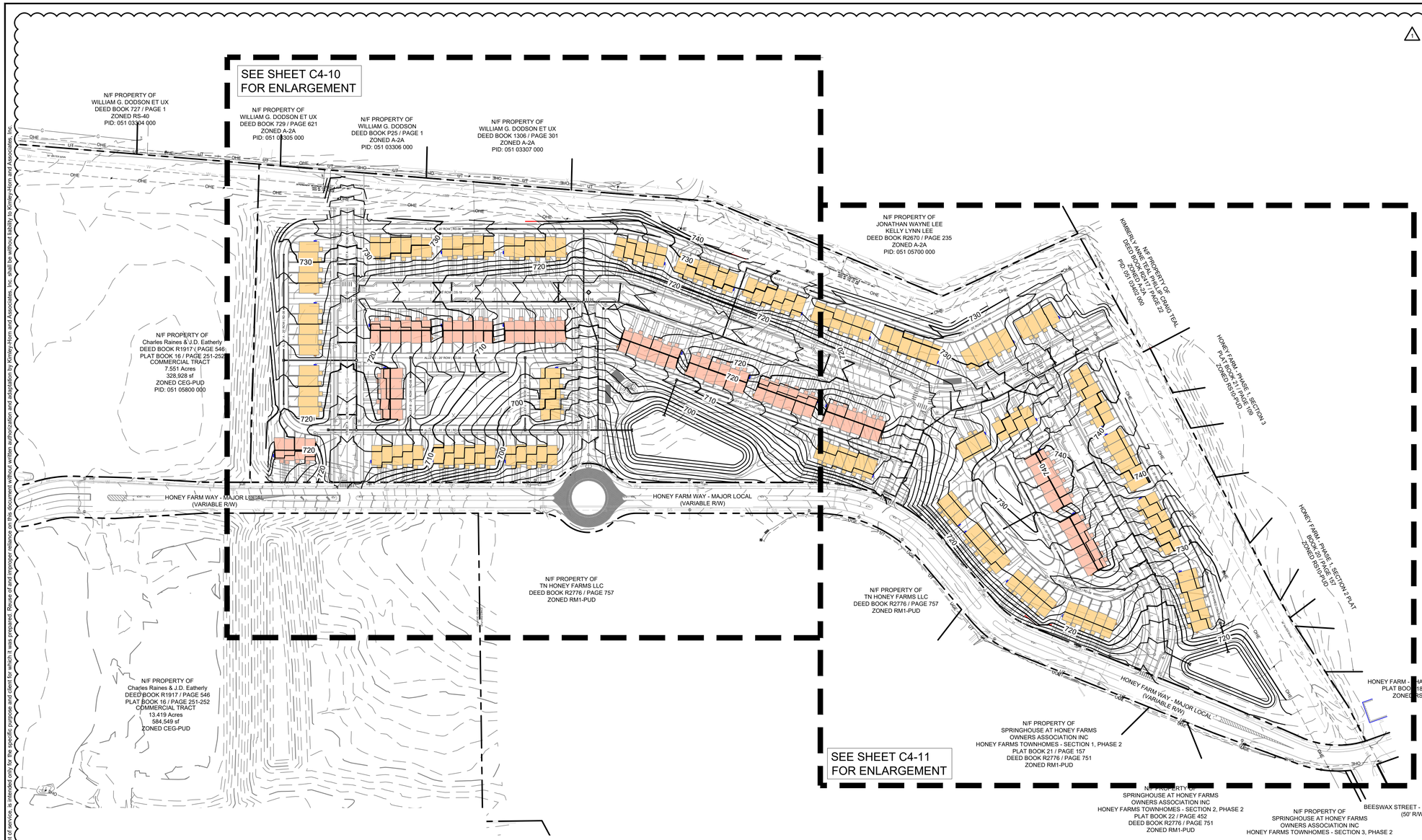

SITE DATA TABLE

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
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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, 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; 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 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

NOT PROPERTY OF WILLIAM G. DODSON ET UX DEED BOOK 1306 / PAGE 301 ZONED A-2R PID: 051.03307.000

NOT PROPERTY OF WILLIAM G. DODSON ET UX DEED BOOK 1306 / PAGE 1 ZONED A-2R PID: 051.03305.000

EP: 17+36.05

PI: 16+36.05

PI: 10+00.00

BP: 9+00.00

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

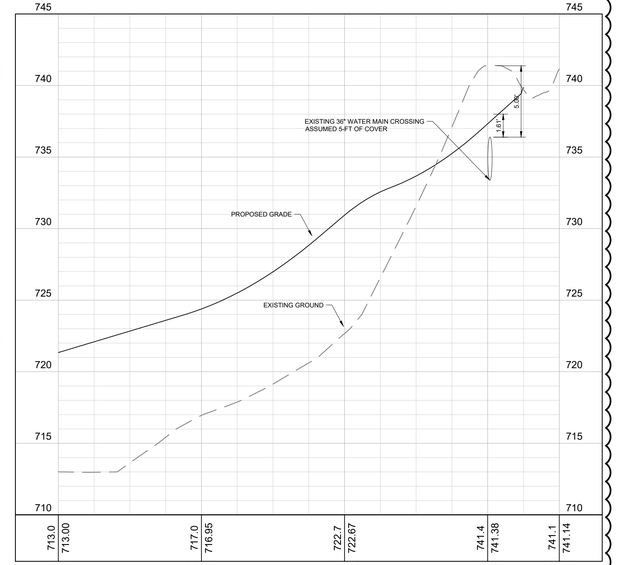
HONEY FARM WAY - MAJOR LOCAL - VARIABLE R/W

DETENTION POND A

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

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



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
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- 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

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SITE AREA (SF):	1,126,724 SF
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IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
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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
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK — REGISTERED ENGINEER — 130237 — 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

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

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

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500 — PROPOSED CONTOUR

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PROPOSED STORM PIPE

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

No.	REVISIONS	DATE	BY
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
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SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

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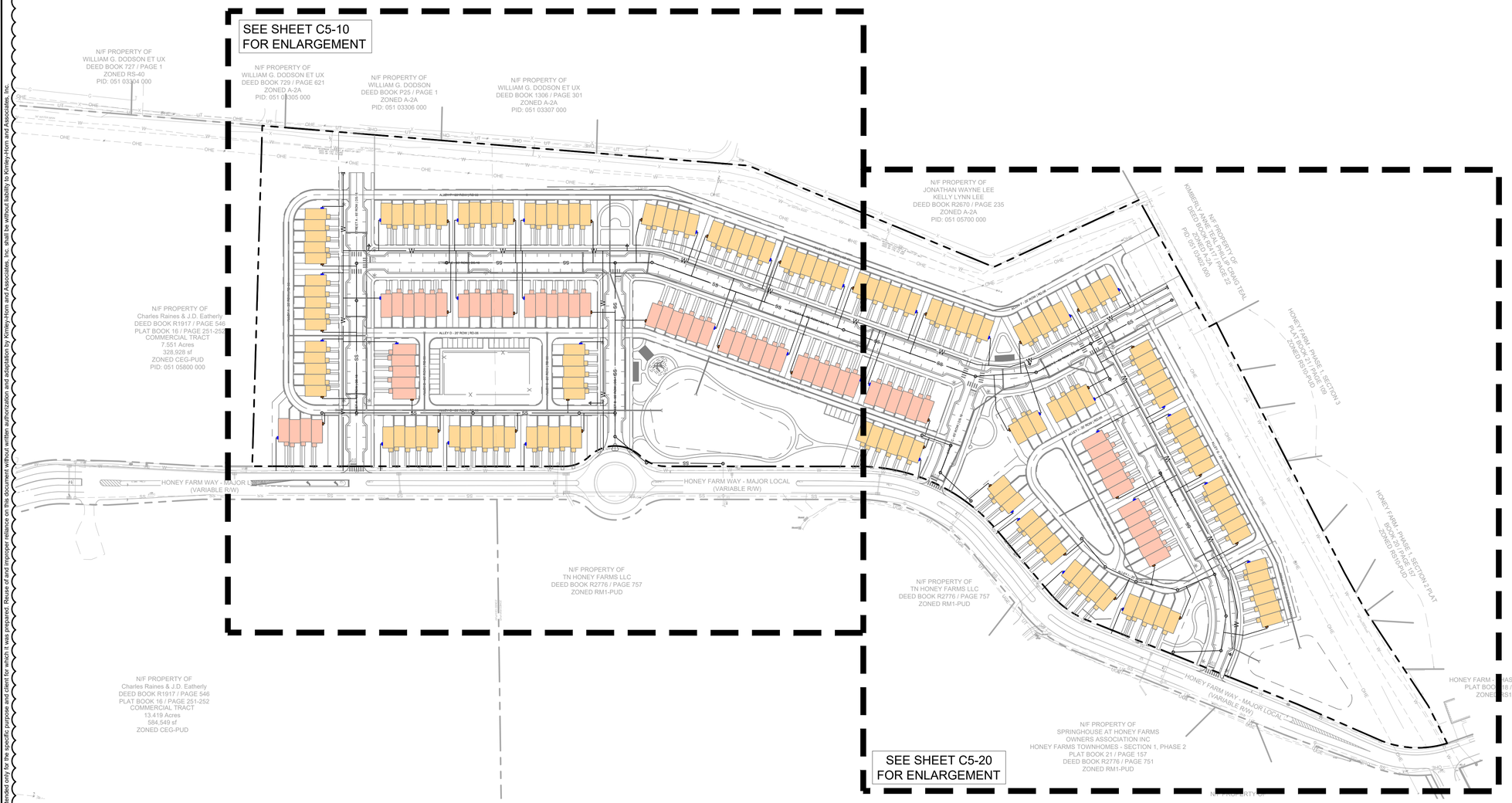

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UTILITY LEGEND (N.T.S)

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.
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
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KIMLEY-HORN PROJECT NO.	017407106

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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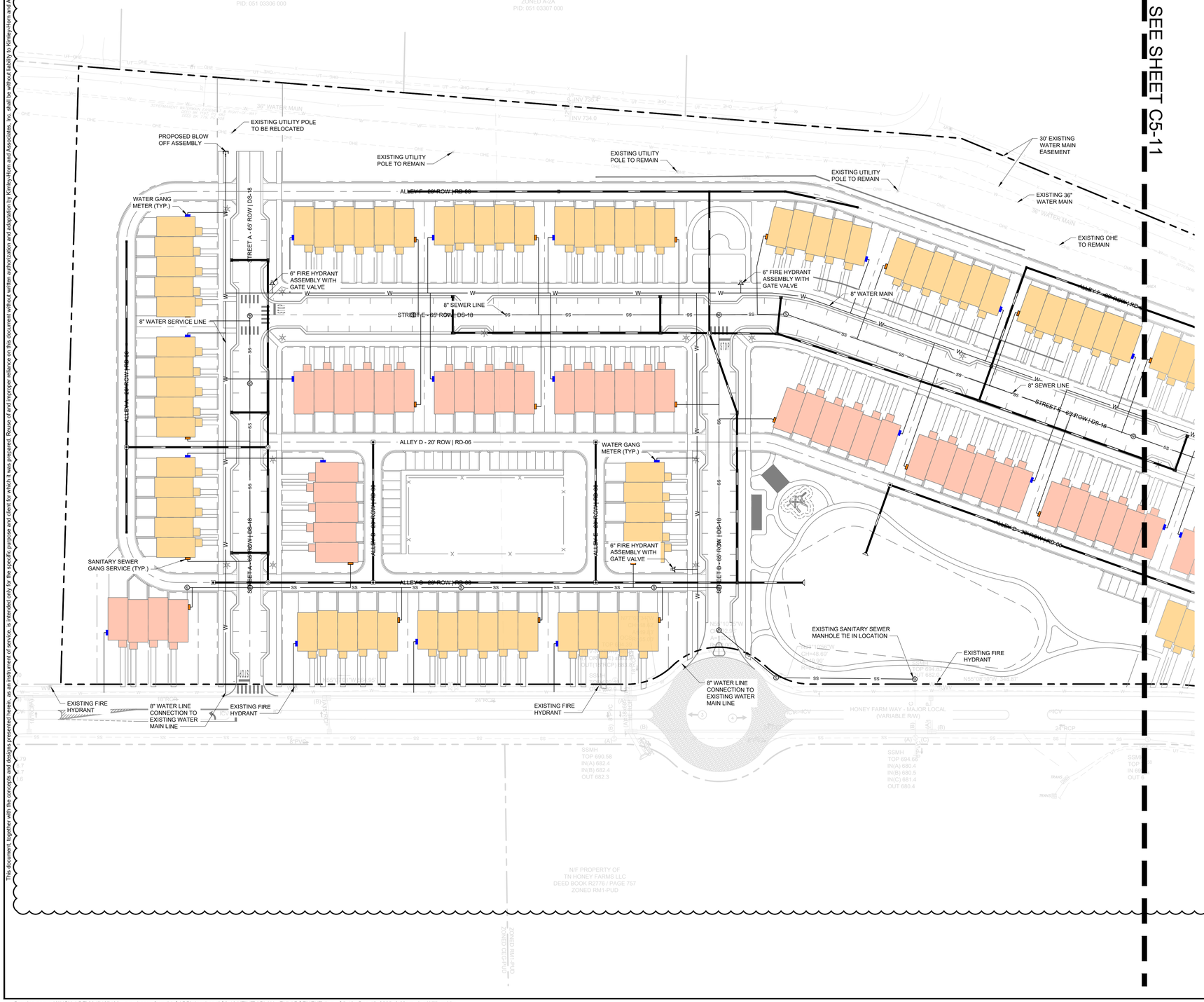

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MIN. FRONT SETBACK:	15 FT
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MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL 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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Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN 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

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

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

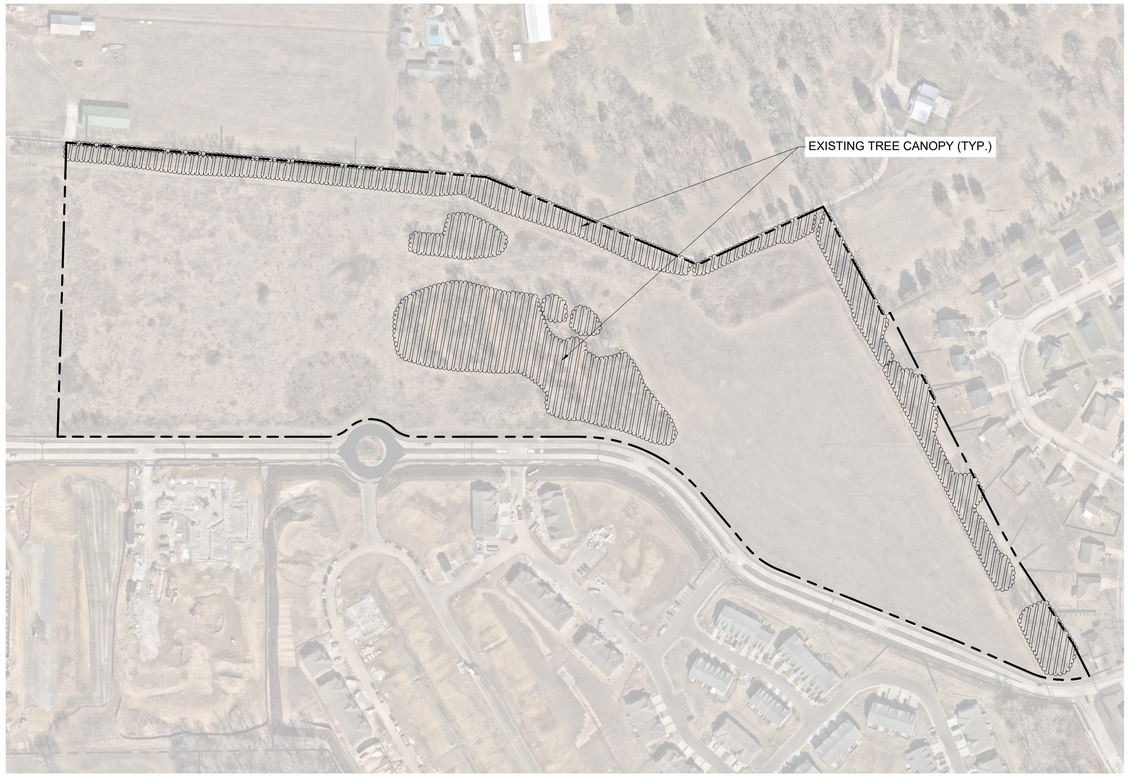
EDGAR J. McCORMACK
REGISTERED ENGINEER
No. 130221
STATE OF TENNESSEE
12/15/2025

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

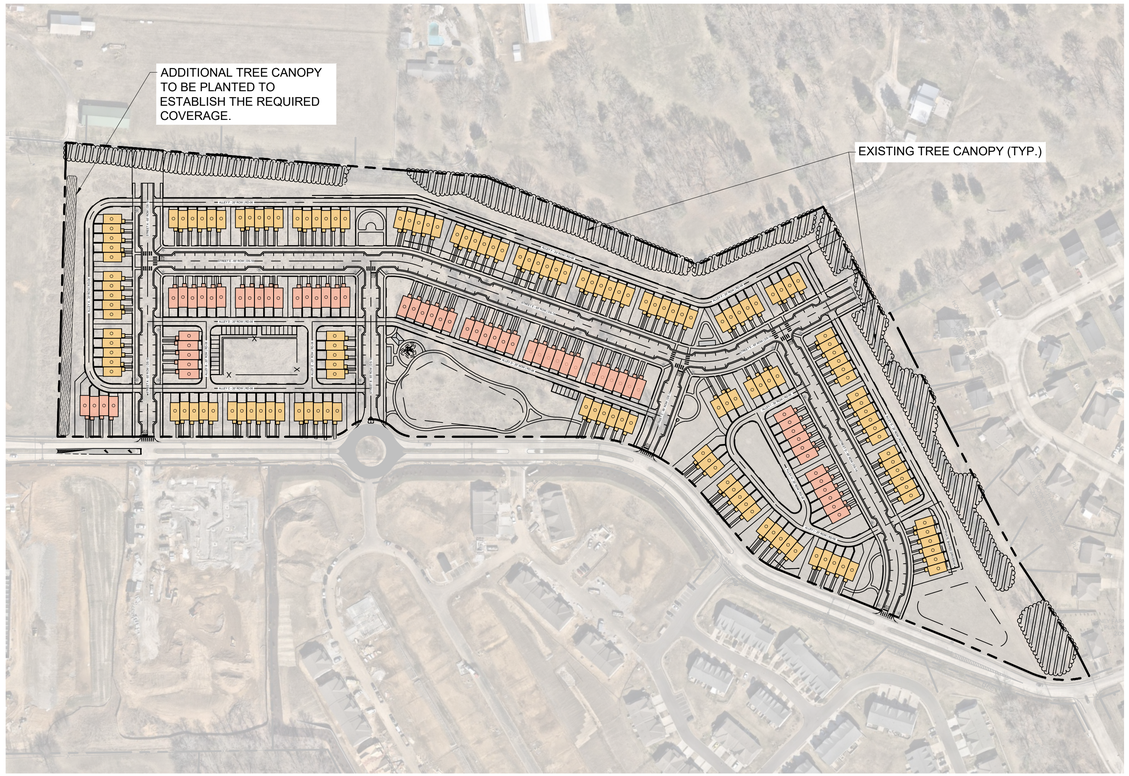
DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-11



EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

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

TREE CANOPY REQUIREMENTS

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

TREE PROTECTION NOTES

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

TREE REMOVAL NOTE

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

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

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

GRAPHIC SCALE IN FEET
0 75 150 300

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
12/15/2025

No.	REVISIONS	DATE	BY
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9			
10			

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

KIMLEY-HORN PROJECT NO. 017407106

TREE CANOPY EXHIBIT

SHEET NUMBER
L0-00

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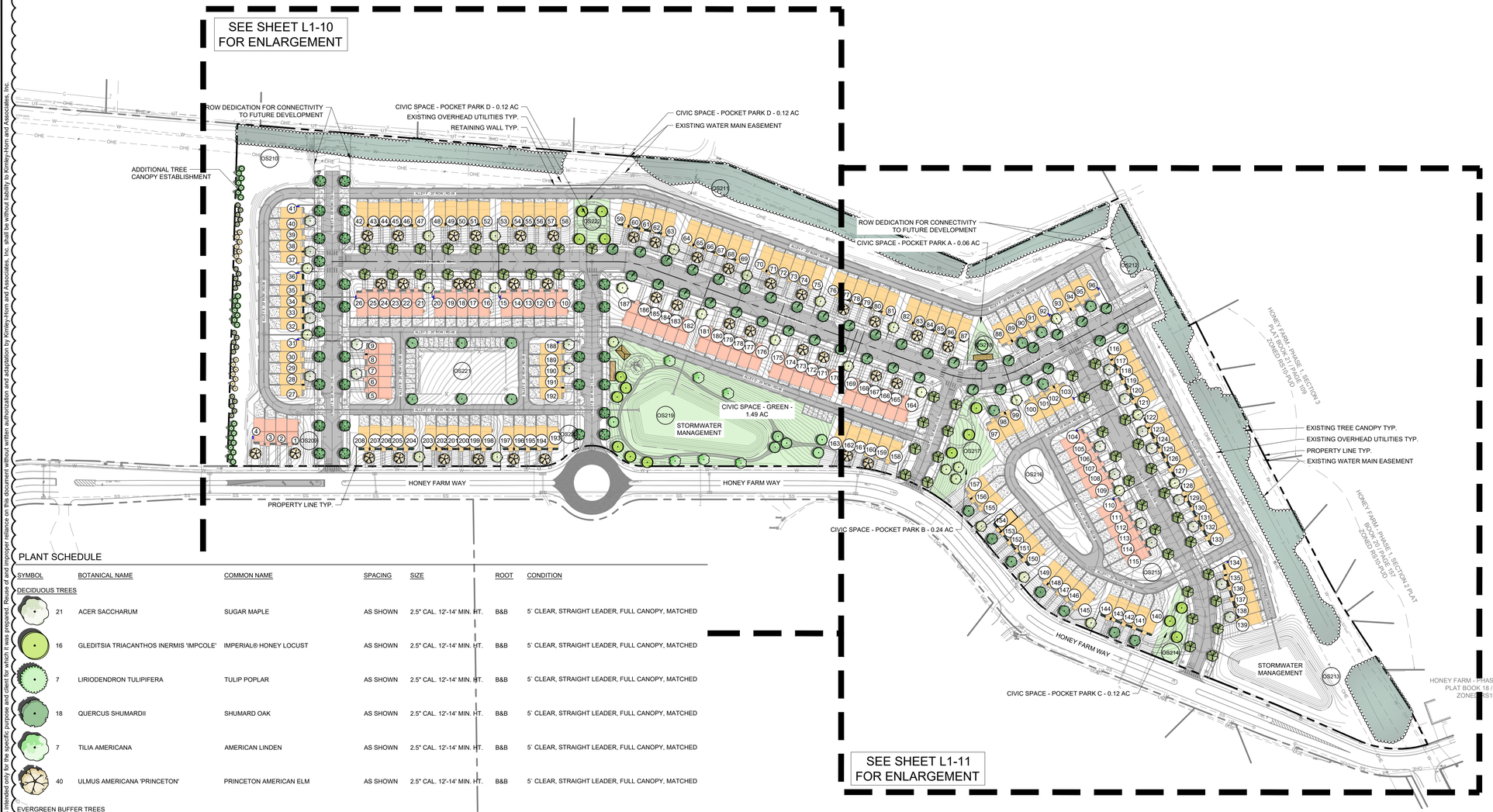
SEE SHEET L1-10
FOR ENLARGEMENT



SEE SHEET L1-11
FOR ENLARGEMENT

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
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REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
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GARAGE PARKING:	208 SPACES
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GRAPHIC SCALE IN FEET
0 50 100 200

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
2			
3			
4			
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7			
8			
9			
10			

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

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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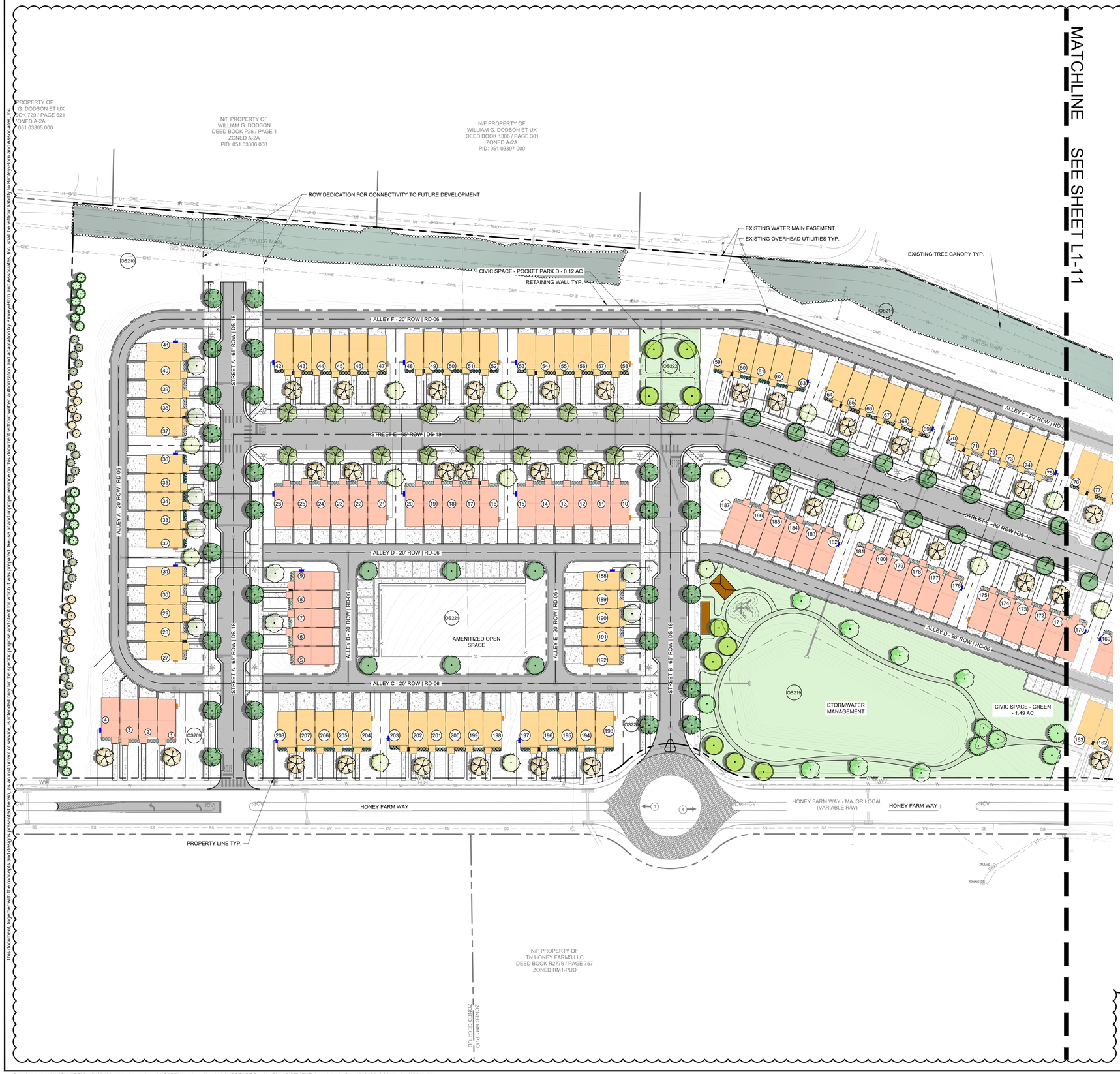

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

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

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10

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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**

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			
	38	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	31	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK
	48	QUERCUS RUBRA	NORTHERN RED OAK
FOUNDATION PLANTINGS			
	84	ABELIA X GRANDIFLORA `LITTLE RICHARD`	LITTLE RICHARD GLOSSY ABELIA
	60	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY
	154	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
	182	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY
	192	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
	159	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
TENNESSEE
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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Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\L1-21 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-11 Dec 15, 2025 6:31pm by: William.lrby

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 $\frac{1}{3}$ LOOSE COMPOST (NO GREATER THAN 1" SIV), $\frac{1}{3}$ PEAT AND $\frac{1}{3}$ 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

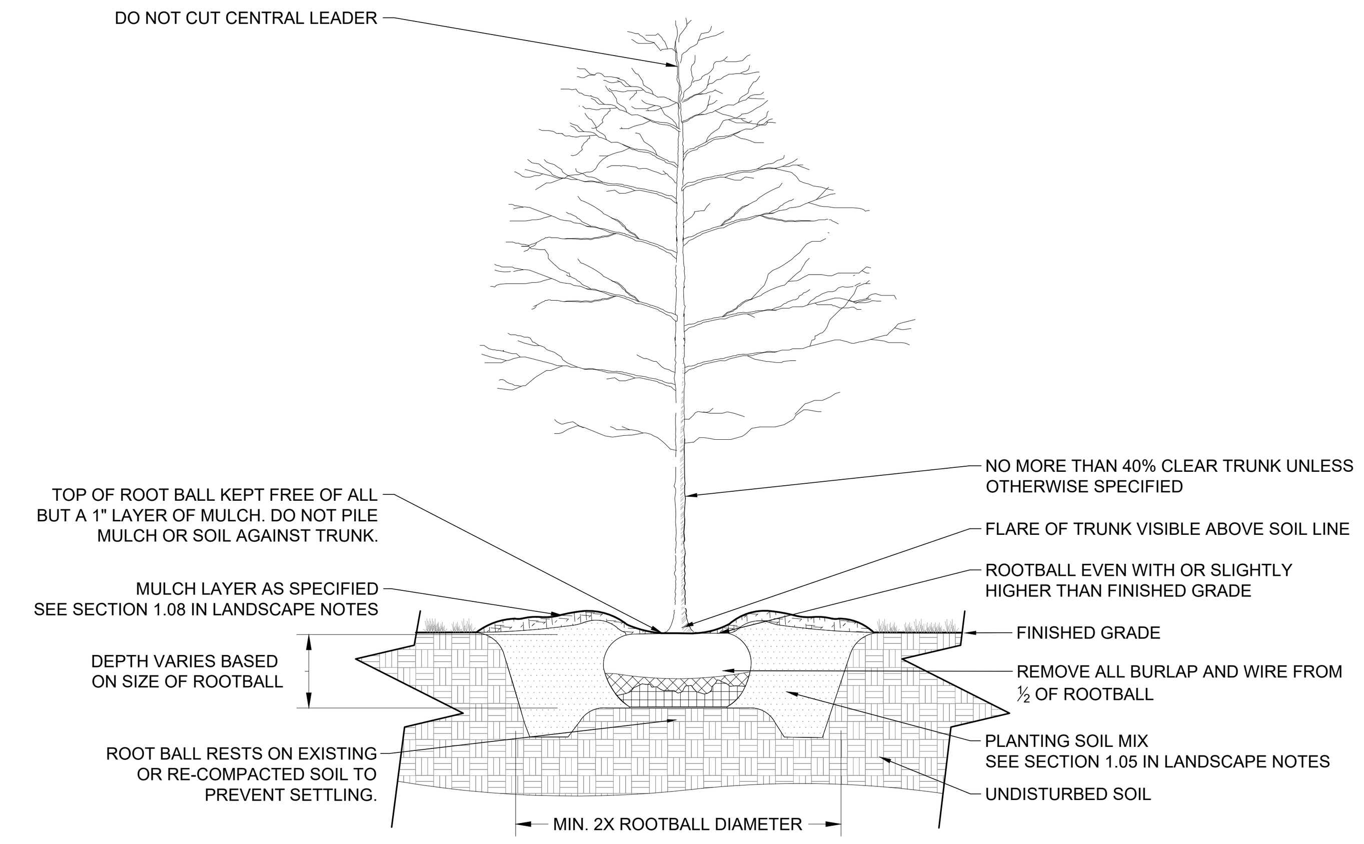
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING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

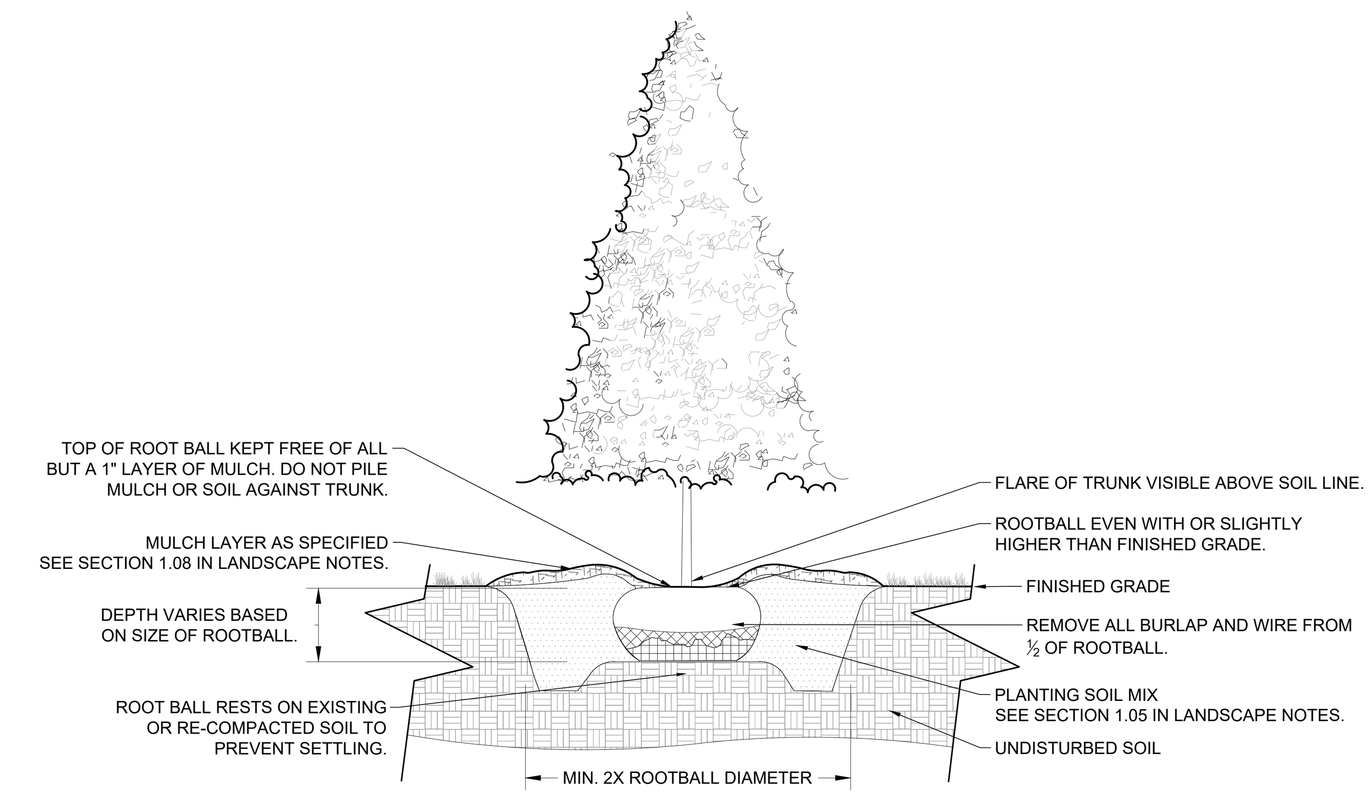
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. 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.



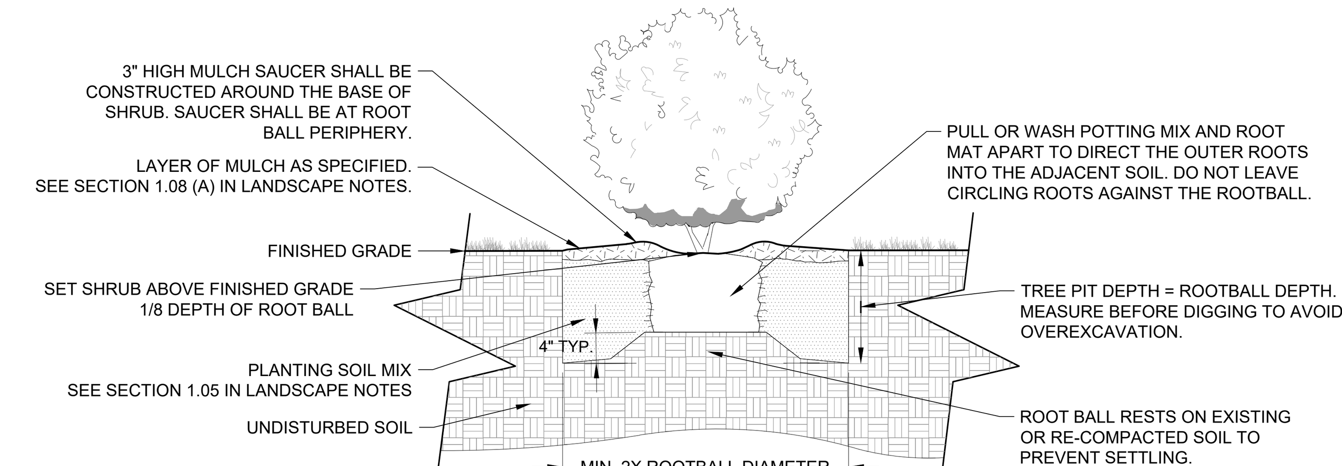
1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE COMMERCE
TENNESSEE No. 12
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

LANDSCAPE DETAILS

SHEET NUMBER
L1-50

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Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\L1-50 LANDSCAPE DETAILS.dwg L1-50 Dec 15, 2025 6:31pm by: William.Irby

1

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
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ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-00

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COLUMBIA, TN

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ARCHITECTURAL ELEVATIONS - 20' X 38'

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A1-01

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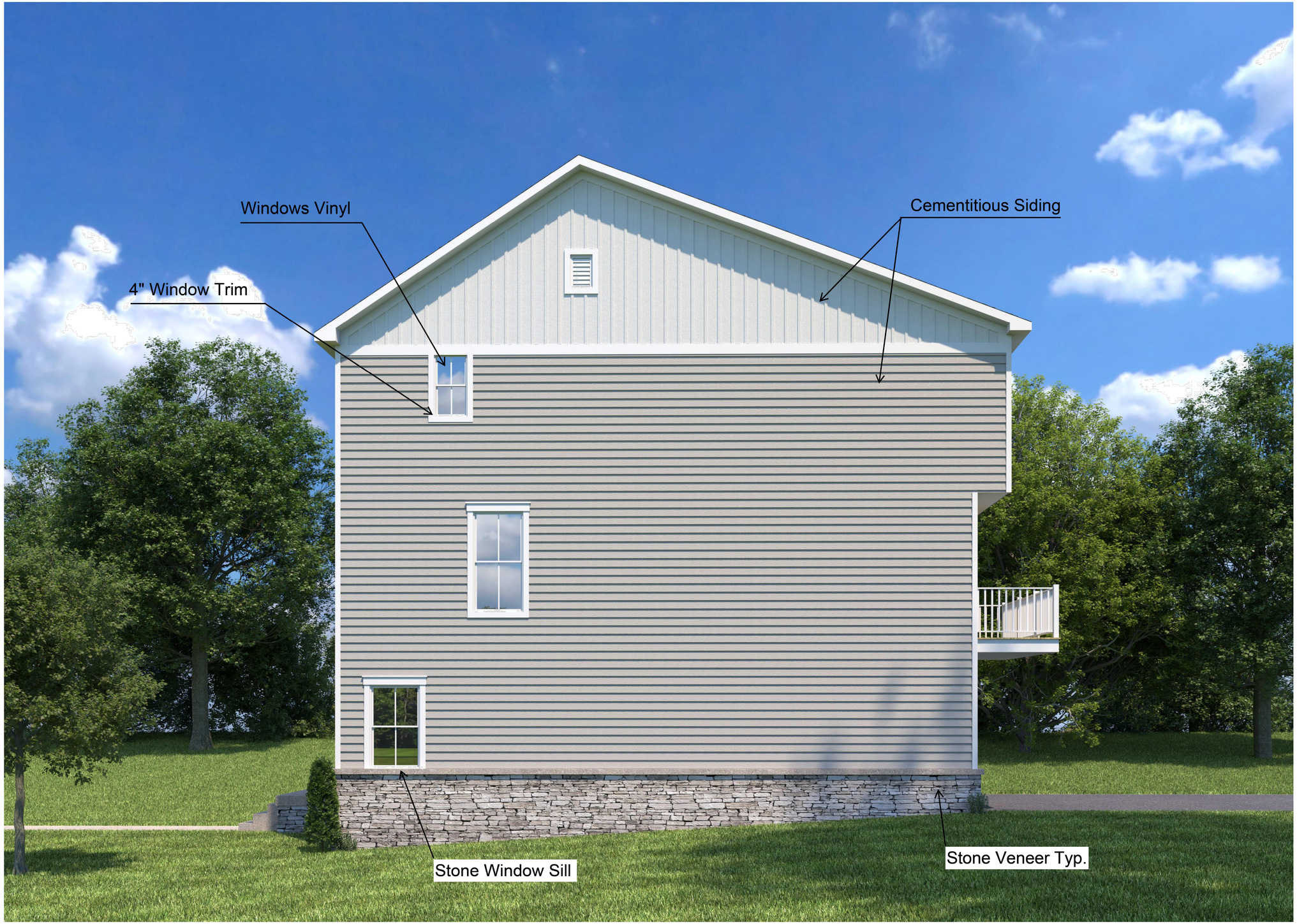

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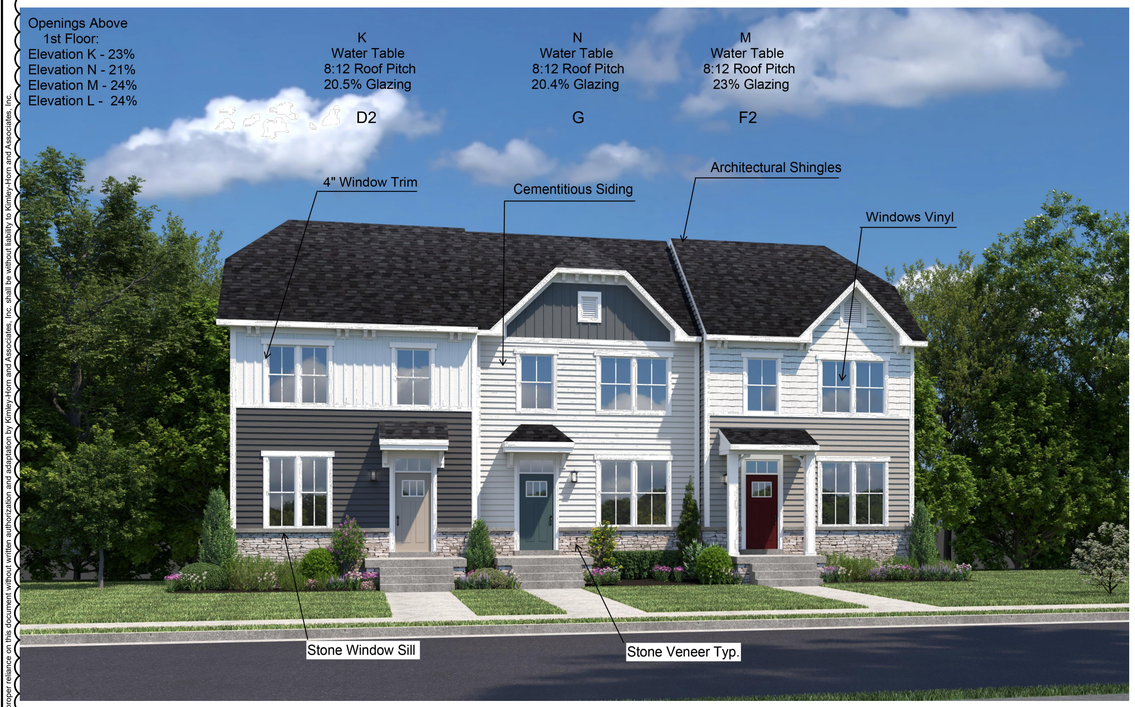
ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-02



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

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-03

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\A1-00 ARCHITECTURAL ELEVATIONS.dwg A1-03 Dec 15, 2025 6:32pm by: William.Irby

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KIMLEY-HORN PROJECT NO. 017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

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A1-04

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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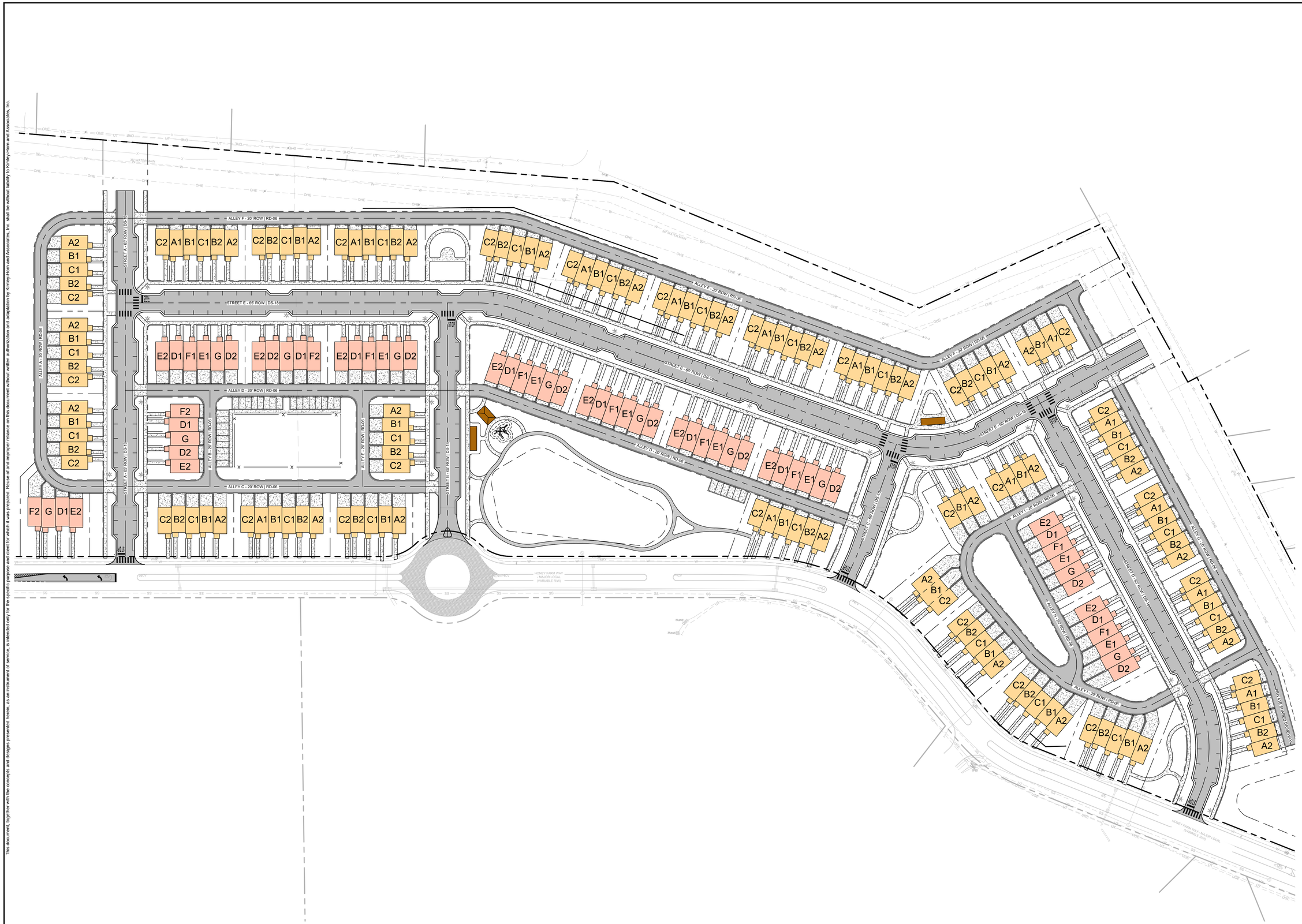
KIMLEY-HORN PROJECT NO.
017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-05



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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

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

1. Subject to construction plan approval
2. Max manmade slope shall not exceed 3:1
3. Provide legend for tan and orange coloration of units.
4. Grading across sidewalks is too steep and could push slopes over the 3H:1V maximum.
5. Grading should be representative of the basement lots and the grade change across building footprint.
6. Provide profile of both northern stubs showing existing 36" water main. Show at least 100 feet of neighboring property.
7. Storm inlets on alleys should be max spaced 150'
8. Note: Storm pond B may require downstream stormwater infrastructure improvements on Honey Farm Way

Planning

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.
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.
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.
12. The requested zoning will be PUD-R
13. provide block perimeter measurements (2000 ft max)
14. provide list of basement or slab foundations
15. provide legend of colors meaning or the yellow and pink

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

16. typical lot setback requirements are 10' minimum in the rear not 5'
17. provide details for building site width for townhomes
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)
19. provide frontage buildout calculations
20. provide impervious surface coverage calculations (70% max, except 90% max for each group of attached townhome units.
21. provide finished floor level calculations or statement that they will meet the min 18" above average grade at Facade
22. confirm stories of townhomes
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.
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
25. provide calculations for window tippers in stories above first floor must be less than 50% of total facade area.
26. provide window sill height is greater than 5' from average grade at facade
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
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
29. List driveway width
30. provide landscaping plan that meet PUD-R standards
31. provide retaining wall sheet that meets the requirements of the zoning ordinance
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
33. provide pedestrian shed that is within 800' of townhomes (p 308)
34. each townhouse should be within 1300' of a play ground, provide calculation
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
36. update garage parking count that meet the requirements. 202x20 is 2 parking spaces
37. Driveway parking is not used in the calculations

ATT

38. ATT intends to serve.

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

Police

39. No comments provided.

City Attorney

40. No comments provided.

Building

41. No comments.

Maury County Schools

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.

Columbia Power

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.

Public Works

44. No comment.

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

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.

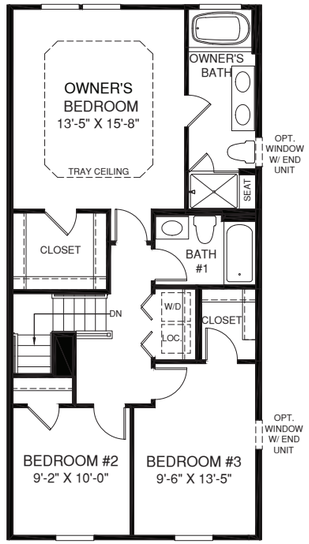
Please contact the case planner identified in the Planning Comments with any questions about the review process.

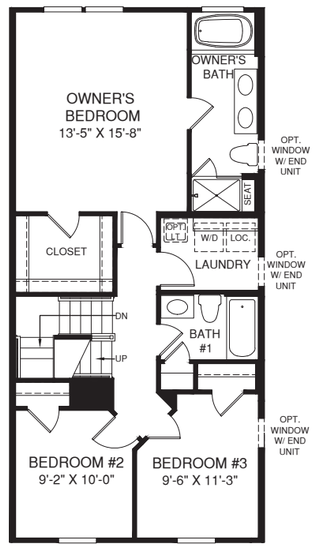
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

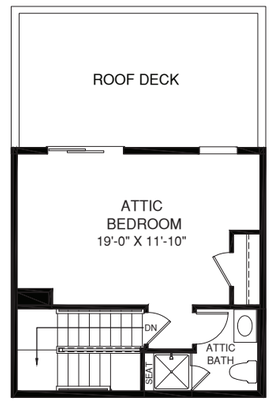
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

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

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







UPPER LEVEL WITH ATTIC

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’

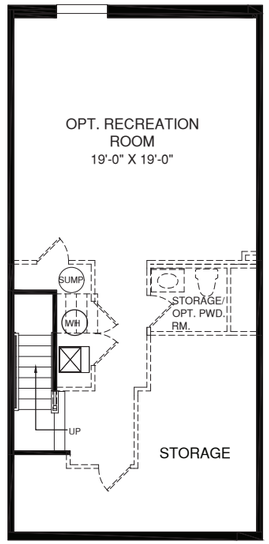
2nd Floor: 9’

Available Veneers:

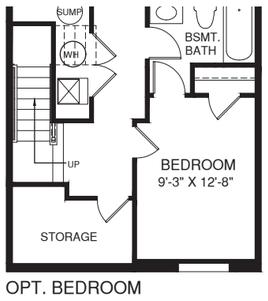
Traditional: Yes

Craftsman: Yes

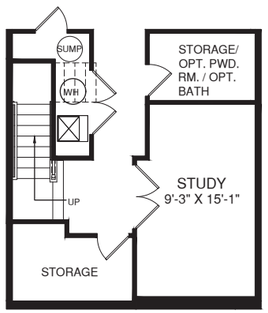
*Brick front may add 8” to width of house. See blueprint for details.



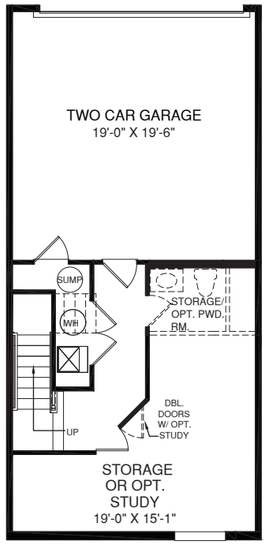
OPT. BSMT. BATH



OPT. BEDROOM

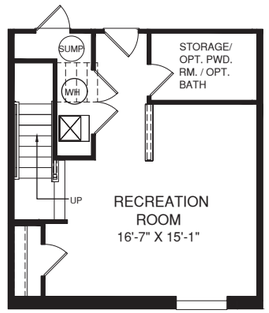


OPT. STUDY

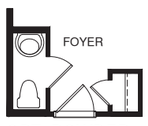


OPT. BSMT. BATH

OPT. BEDROOM



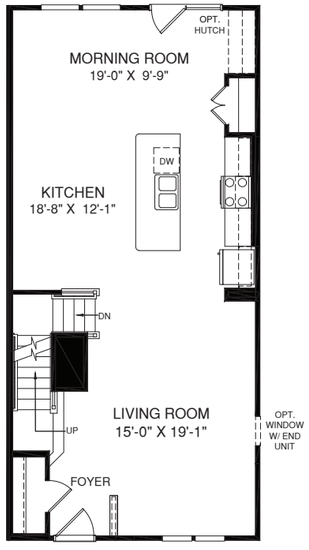
OPT. RECREATION ROOM



OPT. POWDER ROOM

LOWER LEVEL

OPT. DECK W/ PATIO DOOR



MAIN LEVEL

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)

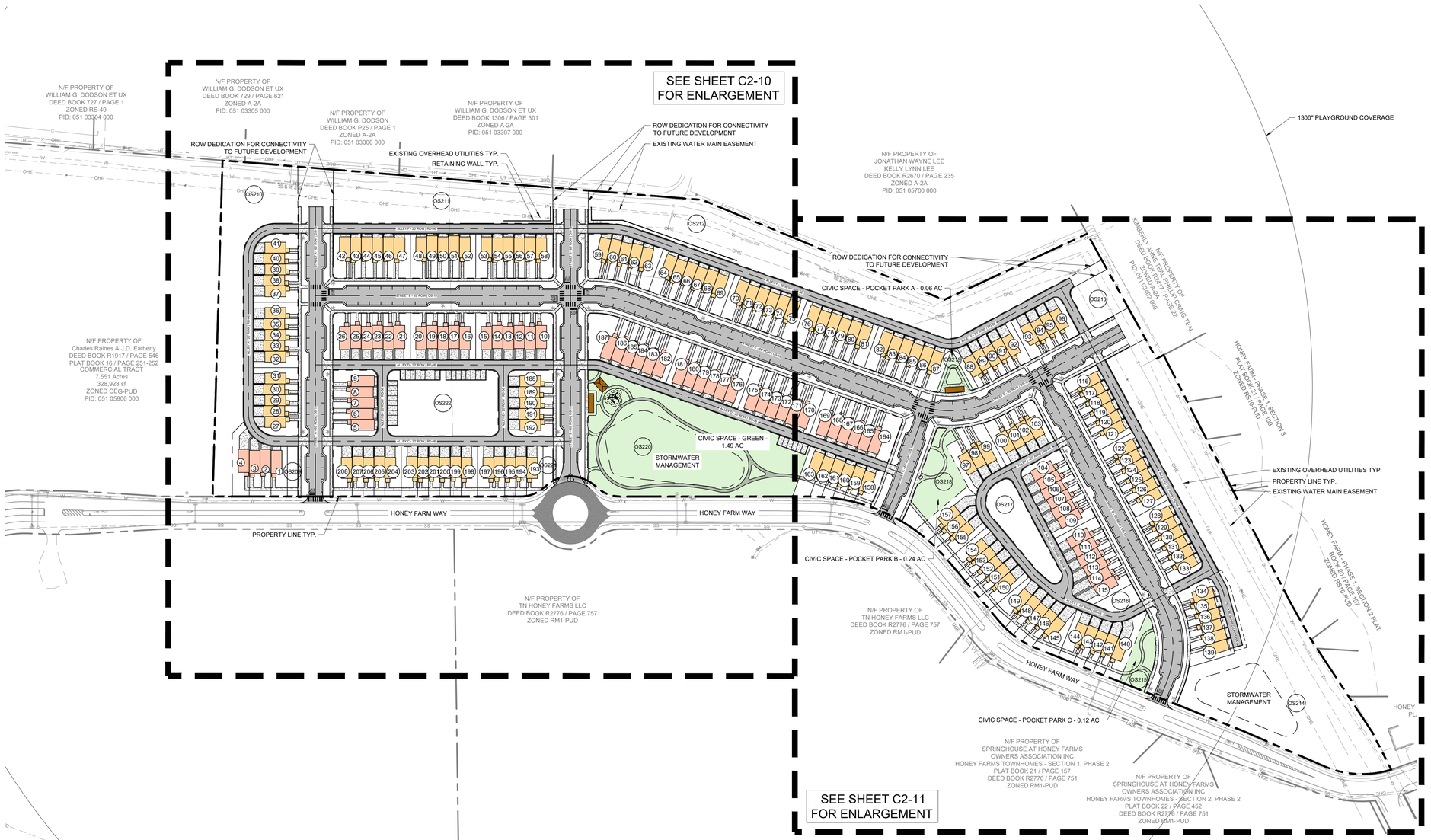
Minimum number of hydrants: 1

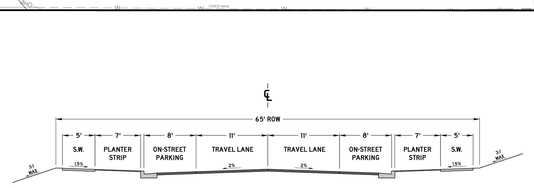
Average spacing between hydrants: 500 ft.

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.

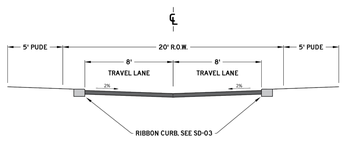




NOTES:

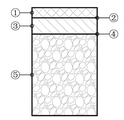
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES 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 STANDARD DETAILS	CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024
		DS-18



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-D.12 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING D (SURFACE), OR 307-D.12 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING C ★ (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-3.8 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-D.08 ASPHALT CONCRETE MIX. (PG64-22) (BPMB HIM) GRADING B M2
④	**PRIME COAT** 402-3.9 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

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

SITE DATA TABLE

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

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.

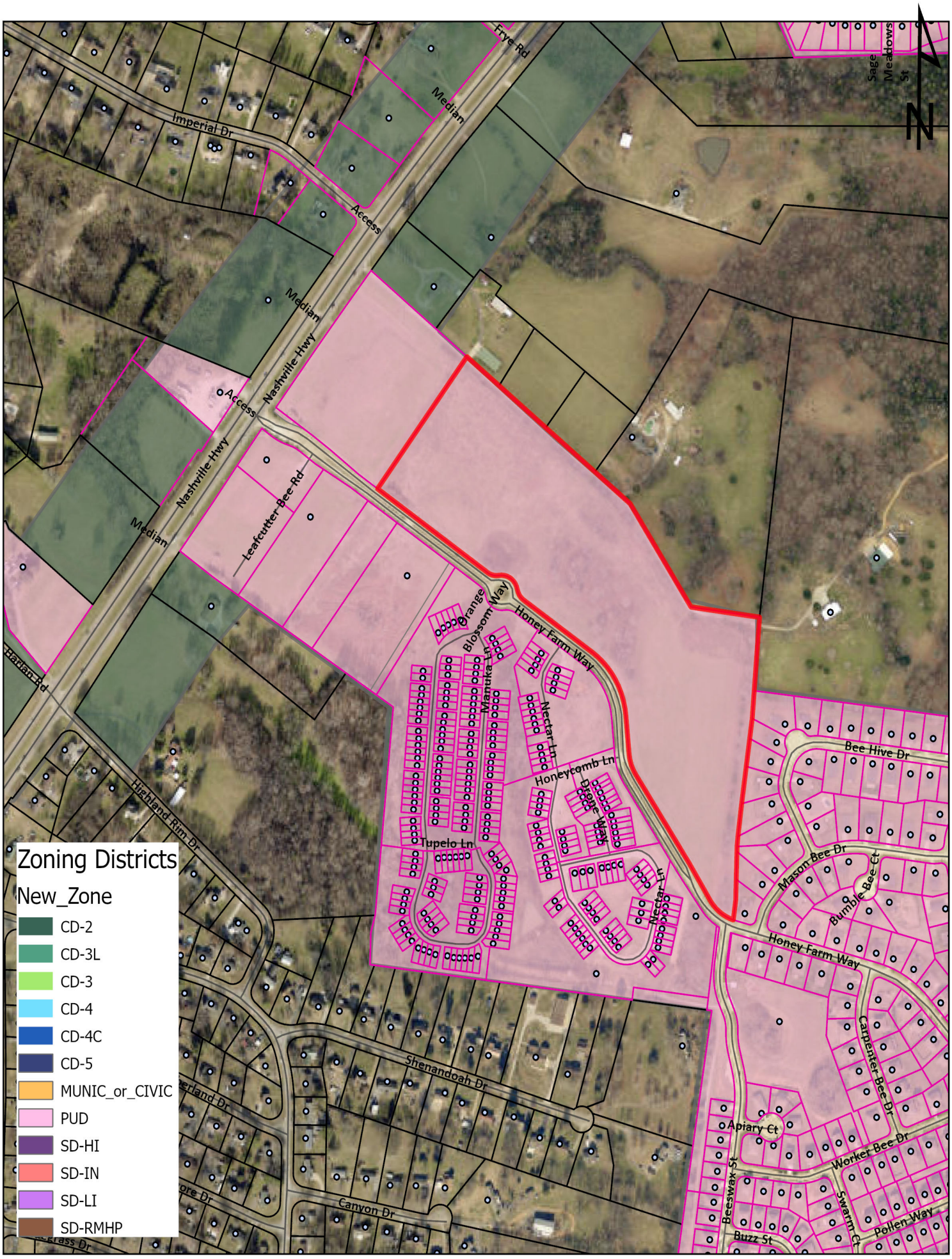
- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

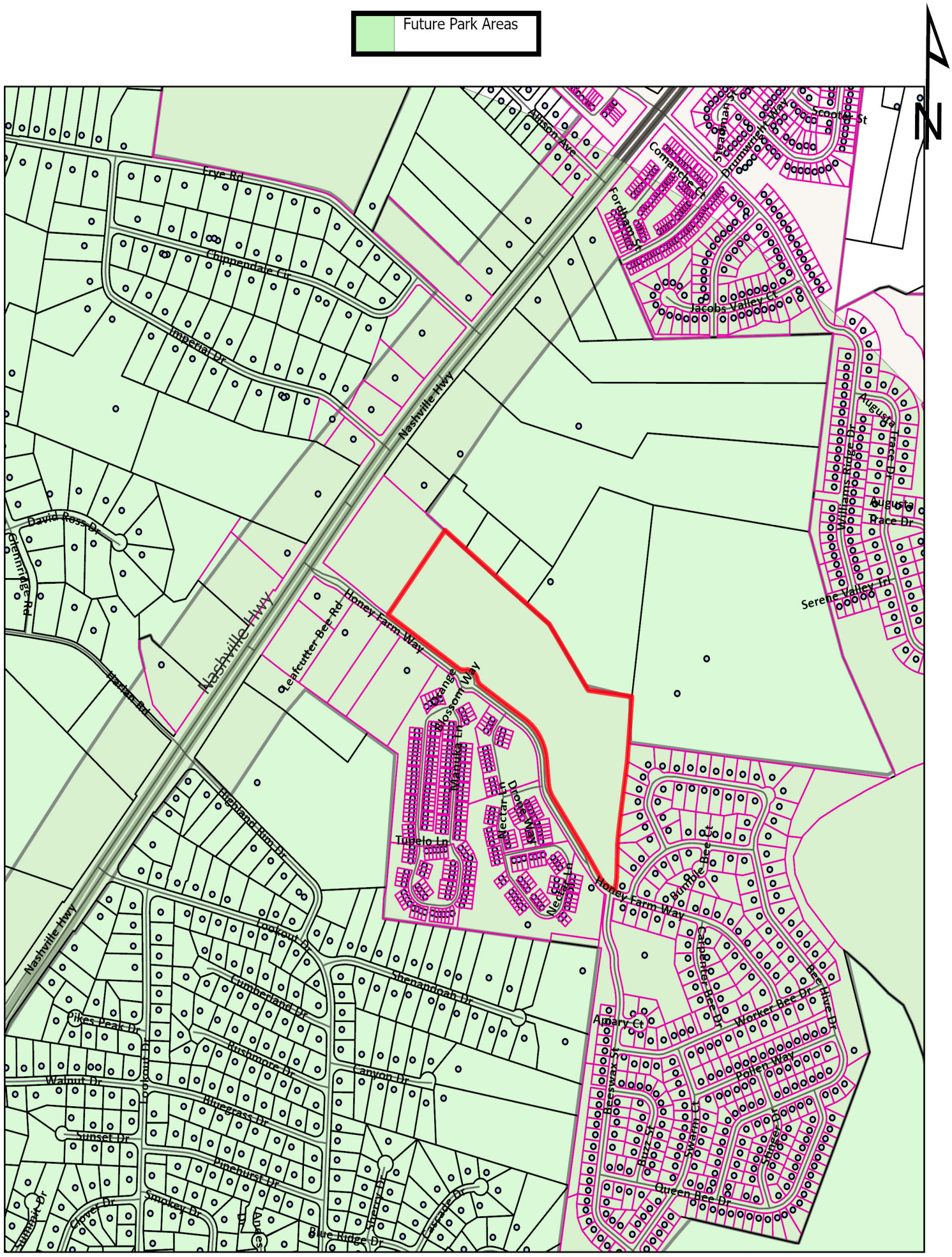
Trevor Gilmer
Power Engineering Manager

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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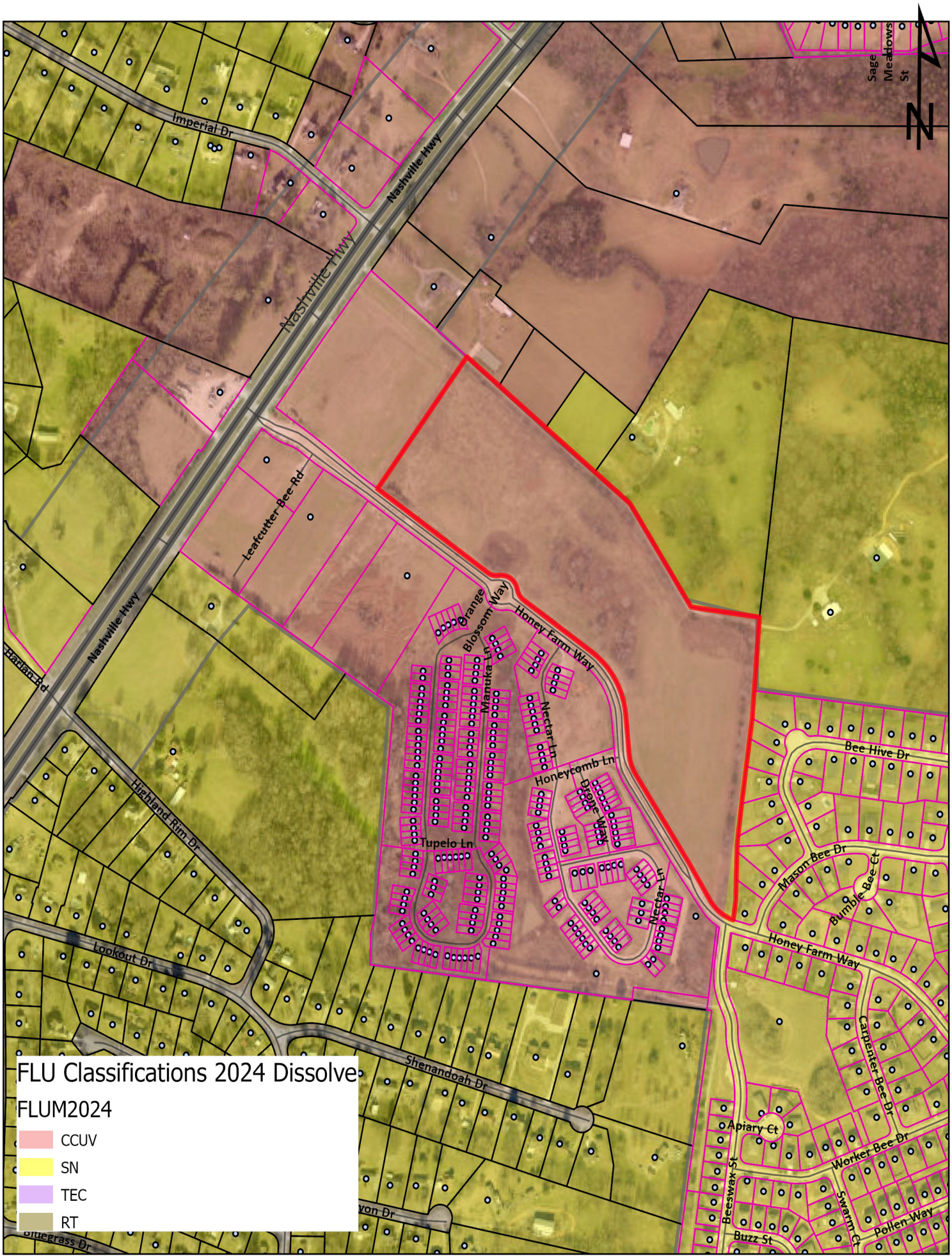

Case #25-0417
Honey Farm PUD, Honey Farm Crossing Lot 6B
Tax Map 51 Parcel 58

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700 N. Garden Street
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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.

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Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- 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

Kimley»Horn

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

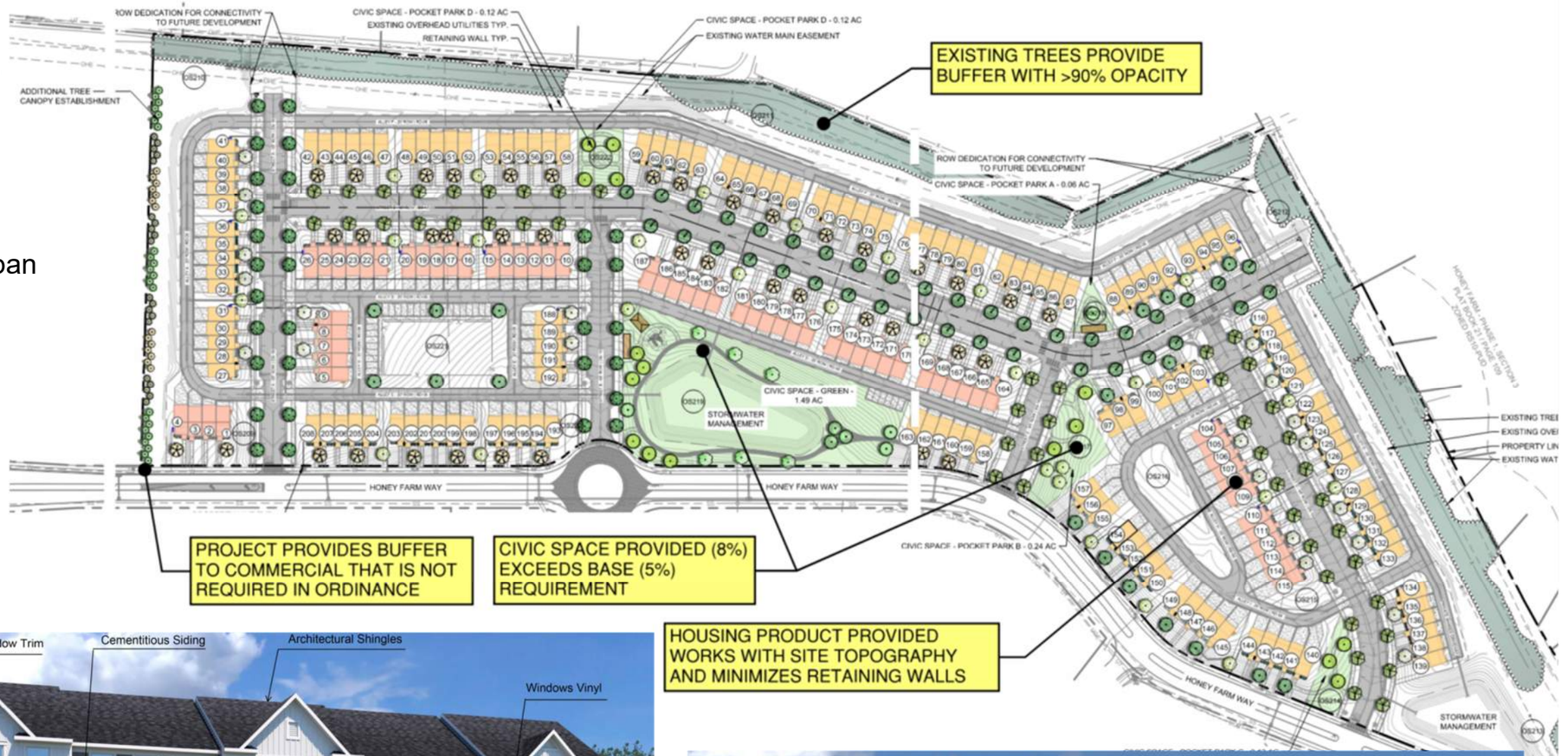
Preliminary PUD Master Plan
Residential Townhome Community

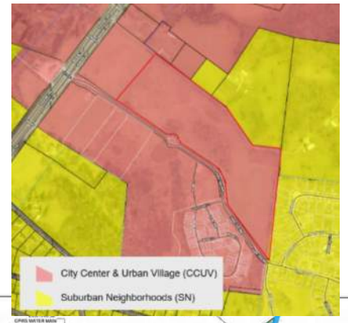
An NVR/Ryan Homes Development

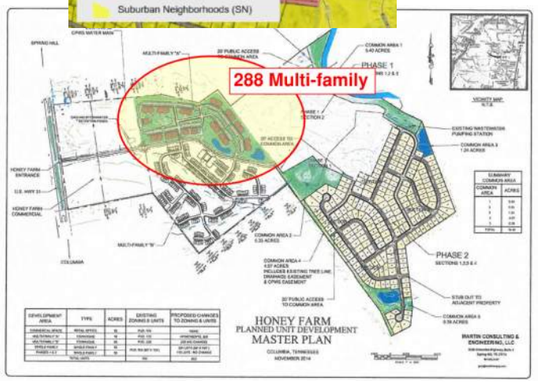
Kimley»Horn

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



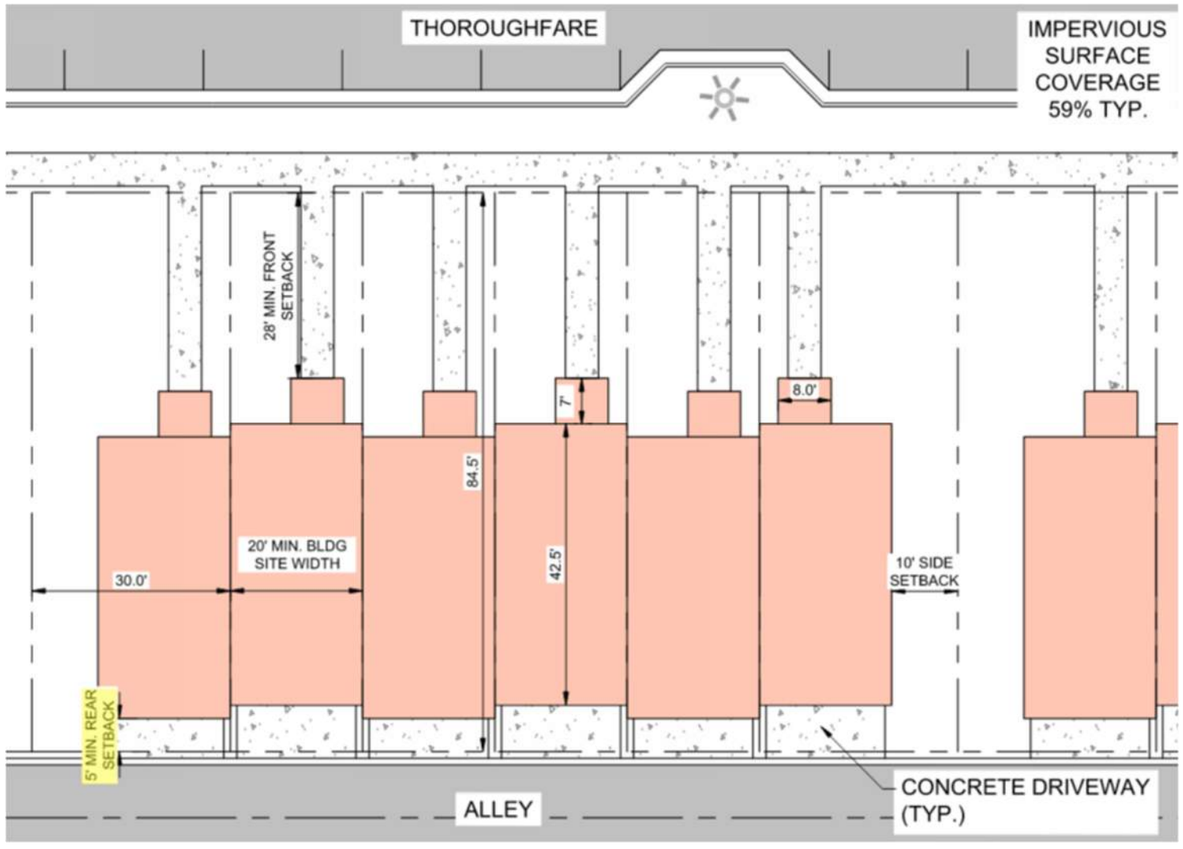


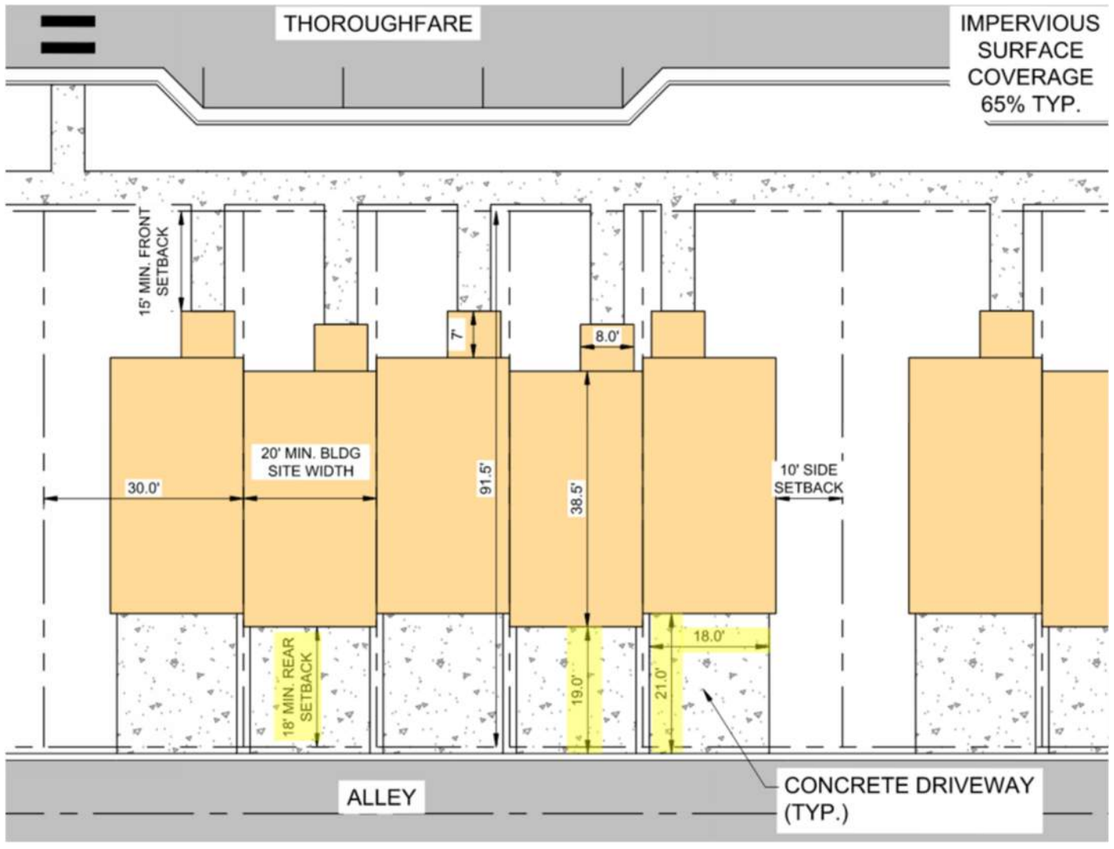


PUD Setback Deviation

- 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

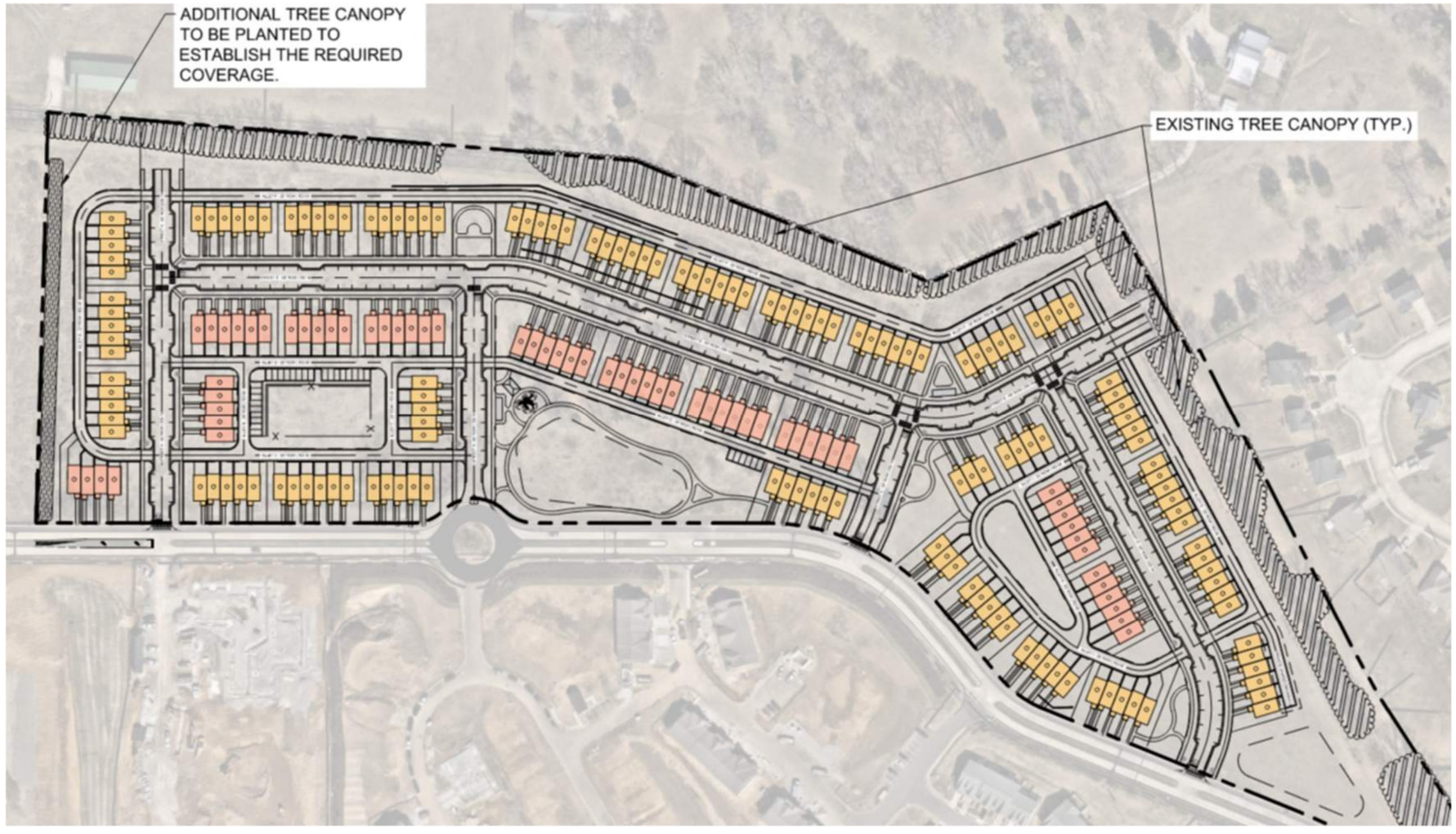
	Front	Side	Rear
PUD-R –	15’-35’	10’	10’ (no alley stnd. provided)
CD-4 –	6’-20’.	6’	3’ min. or 15’ from alley c.l.
Deviation –	none	none	5’ min. or 15’ from alley c.l.





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.

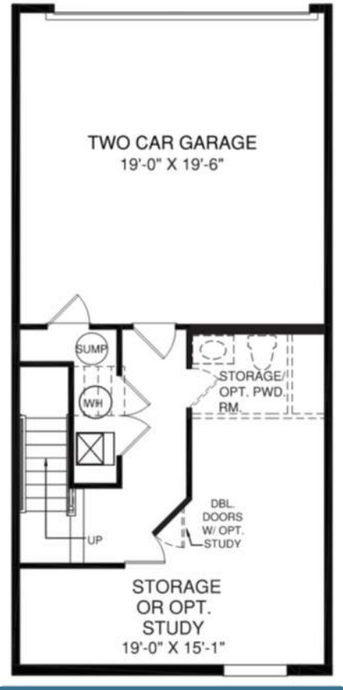


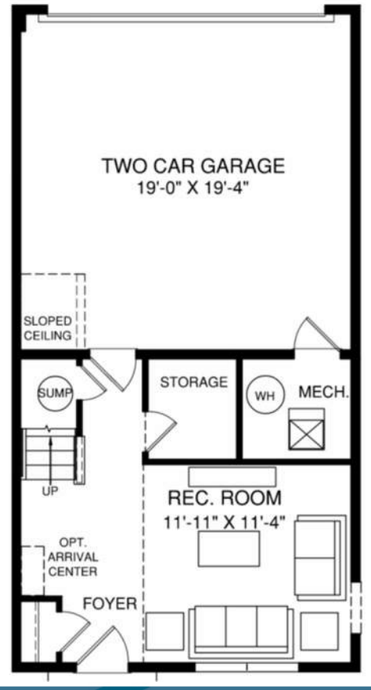
PUD Windowsill Deviation

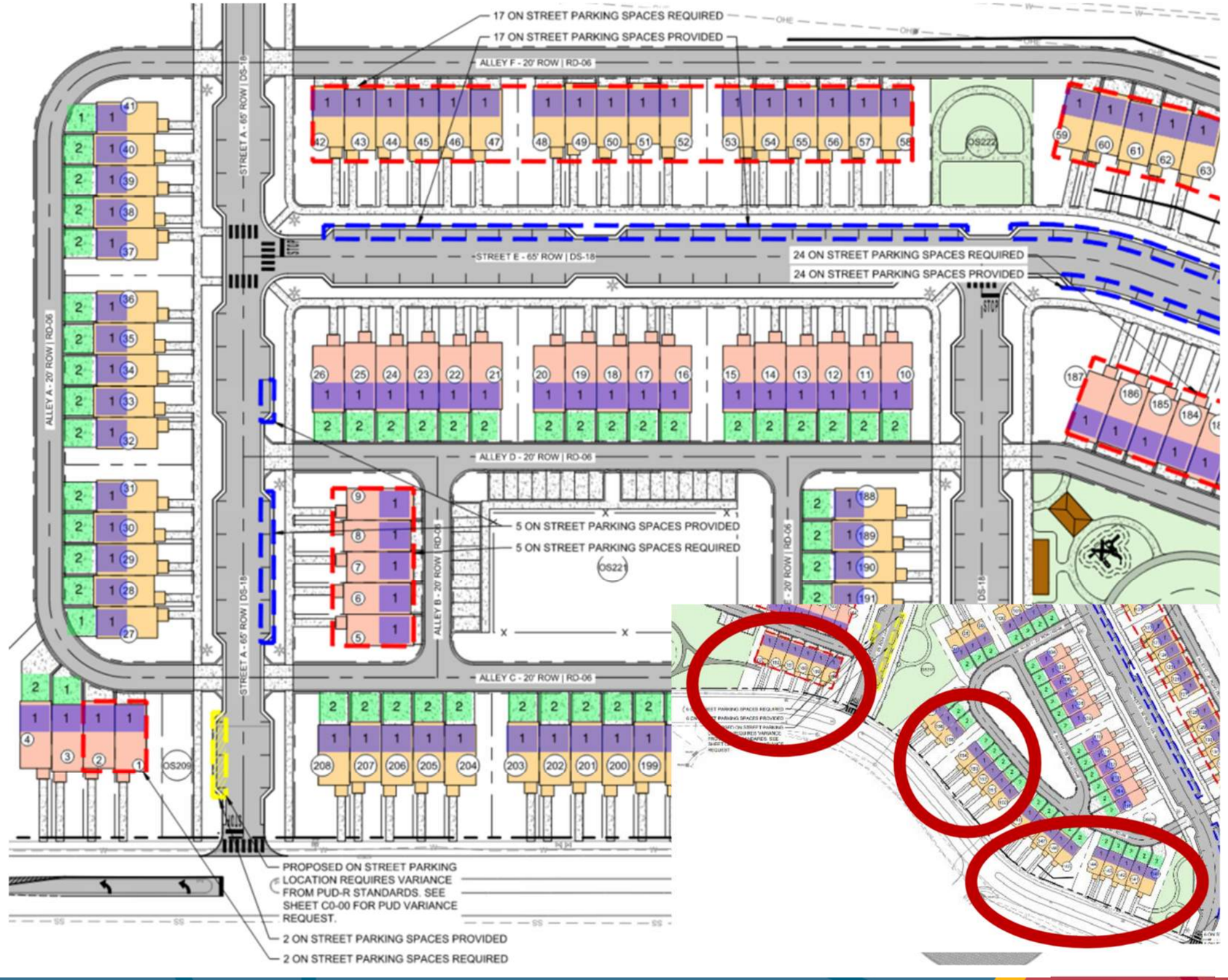
- Requesting 4’ min. from grade to windowsill
- Code requires 5’ min., consistent with raised foundation building types
- Common deviation granted for slab construction

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

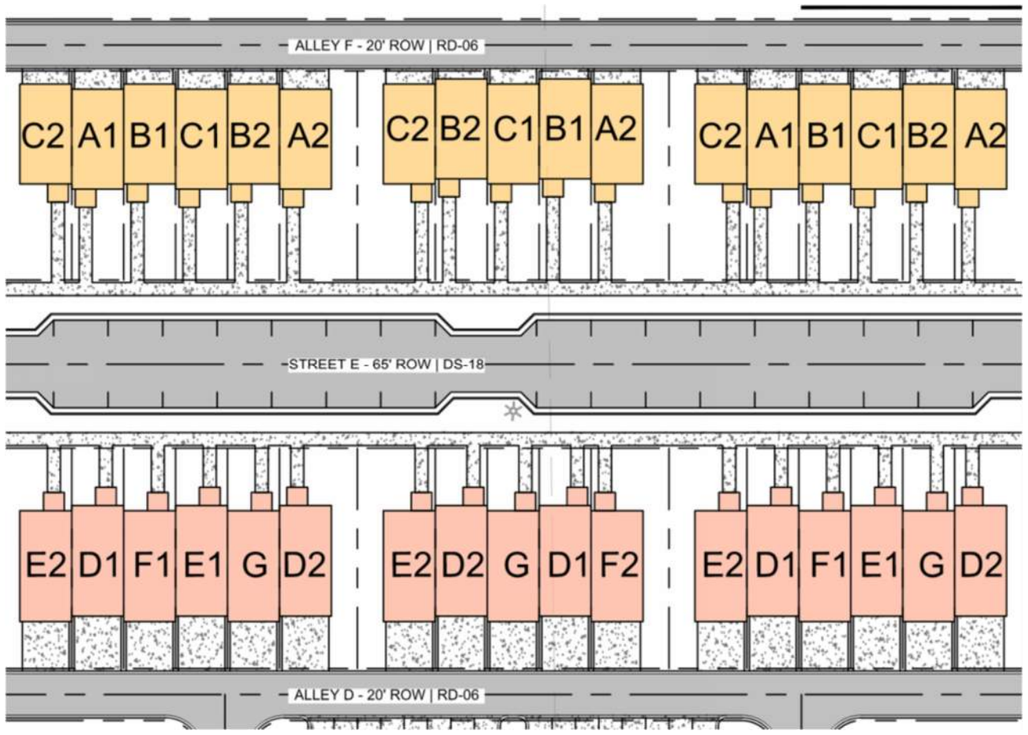






PUD Facade Deviation

- 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

Documotion / Architectural Design Review

Project #:	26-0016	Location:	971 Greenlick Court
Applicant:	Paul Legrone	Case Type(s):	Design Review
Staff Planner:	Austin Brass, AICP	Proposed Use:	Industrial Facility Expansion

PROJECT SUMMARY

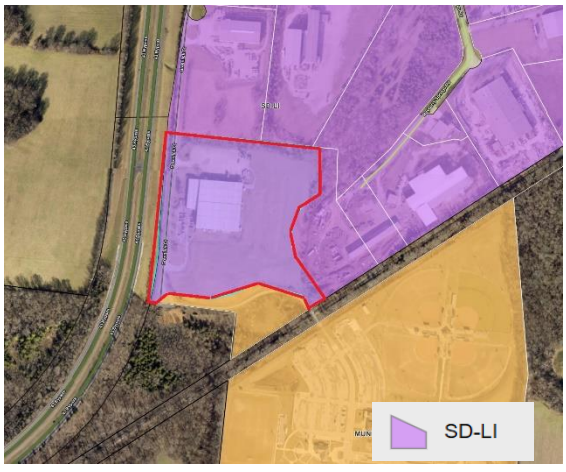
The applicant is requesting Design Review approval for the exterior of a proposed one-story, 41,000-square-foot warehouse expansion to the existing Documotion Research Facility located at 971 Greenlick Court. Design Review approval is required because the project is located within a Special District (*SD-Light-Industrial*), which mandates review and approval by the Architectural Design Review Commission.

- This design review request is for architectural elevations only. Additional site standards have been reviewed and approved as an administrative site development plan.
- As an expansion of an industrial building with industrial flex use, the review standards are minimal.
- The proposed addition includes a façade material of a split faced CMU block to match the existing façade and includes a metal corrugated wall panel above the CMU block to the roof line. The proposed martials meet the building material standards of an industrial flex building within a SD-LI District.
- The DRC reviewed this proposal at its February 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.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
SD-LI	Industrial Use	41,000 sf expansion	16.81 +/- acres

FUTURE LAND USE MAP (Tech & Employment Center)	ZONING MAP (SD-LI)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Tech & Employment	SD-LI	Industrial
North	Tech & Employment	SD-LI	Industrial
South	Rural Transition	Civic	Ridley Park
East	Tech & Employment	SD-LI	Industrial
West	Tech & Employment	County	Vacant Land

CONFORMITY WITH ZONING ORDINANCE

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Ceiling Height	
NR	

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR** Flex Building with Industrial Category Use Other – Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** Flex Building with Industrial Category Use Others- Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of tow or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each other segments with respect to all of the following: (a) a change in shape, sill, and header height, detasil, 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 Façade elements; and (2) is composed with a defined center and edges. (see **Illustration 4.3.5.A-3**)
Façade Openings	**NR** Flex Building with Industrial Category Use Others – Windows and/or doors spaced < 20 ft. apart; in Stories above first, Façade openings must be < 50% of total Façade area.
Façade Glazing	**NR** Flex Building with Industrial Category Use Others – 20% - 60% of total Façade area.
Window Shape	**NR** Flex Building with Industrial Category Use Others - Square or vertical in proportion, except transoms
Window Alignment	**NR** Flex Building with Industrial Category Use Others - Upper floor windows and other features must be aligned with those of first floor
Window Types	**NR** Flex Building with Industrial Category Use Others - Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types.
Window Glazing Material	Flex Building with Industrial Category Use - Clear glass is **Required** for windows at Frontage Others - Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	**NR** Flex Building with Industrial Category Use Others - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rowlock course below sill if brick or stone surrounds window
Shutters	**NR** Flex Building with Industrial Category Use Others - If provided must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade Others - **NR**
Porch Frontages	**NR** Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shop Frontages	**NR** Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in. – 24 in. knee wall required at Frontage
Façade Variety	**NR** Flex Building with Industrial Category Use Others – No façade may exist more than once on a Block Face or within view of the same Façade.

133 CITY OF COLUMBIA, TENNESSEE | TITLE 14, CHAPTER 2 ZONING ORDINANCE

Roof Type & Pitch	
Flat	**NR** Flex Building with Industrial Category Use Others **P**
Shed	**NR** Flex Building with Industrial Category Use **P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have shed roof anywhere on the Building
Hip	**NR** Flex Building with Industrial Category Use Others **P**
Gable	**NR** Flex Building with Industrial Category Use Others **P**
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials			
Brick	P	Authentic stucco over masonry	P
Natural stone	P	Exposed concrete	P Flex Buildings with Industrial Category Use NP Others
Wood	P	Vinyl or Aluminum siding	NP
Cementitious siding	P	Corrugated and/or sheet metal	P Flex Buildings with Industrial Category Use NP Others

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

REVIEW PROCESS

The Development Review Committee evaluated the proposed Design Review request at its February 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].

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.
26-0016

DESCRIPTION: 971 Greenlick Ct

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS: **See responses in green.**

Engineering

1. No comments on architectural review.

Planning

2. The lead case planner for this item will be Austin Brass. Please reach out to abrass@columbiatn.gov if you have any questions.
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
4. Please note a defined base middle and cap at the facade elevation and non-blank wall elevation. The front elevation will match existing with a 12' high base of painted split face cmu, green accent band and then metal panels.

Fire

5. No comments

Maury County E911

6. Any new addresses needed, go to maury911.org and fill out the application.

City Attorney

7. No comments provided.

Police

8. No comments provided.

Building

9. No comments.

Maury County Highway Dept.

10. No comment.

Maury County Schools

11. No comment.

Duck River Electric Membership Corp

12. No comment.

Public Works

13. Documotion Research currently has City of Columbia sanitation services with four 6-yard dumpsters on the property that they move out from inside their bays for service on their scheduled collection days. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
    No new dumpster locations are shown.

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.

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Columbia Power

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

Wastewater

17. All sanitary sewer construction is subject to inspector comments. Precon will be required for sanitary sewer with Wastewater Department. Call Ryan Filipkowski for Precon at (931) 777-9020 and Tim Boshers for inspection (931) 982-3426.

Columbia Water

18. No comments.

Atmos Energy

19. No comments provided.

ATT

20. 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.

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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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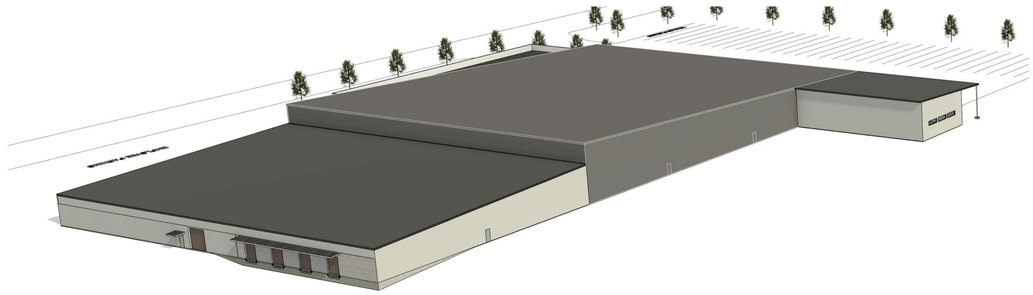
971 GREENLICK COURT, COLUMBIA, TN.



PROJECT DIRECTORY

OWNER: DOCUMOTION
971 GREENLICK COURT
COLUMBIA, TN.

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

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

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

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

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

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

ELECTRICAL PARSONS ENGINEERING, INC.
NASHVILLE, TN.

PROJECT SUMMARY

ADDRESS 971 GREENLICK COURT
COLUMBIA, TN.

LEGAL DESCRIPTION PARCEL (010.08)

TYPE TYPE II-B

ZONING INDUSTRIAL

OCCUPANCY GROUP

S-1 STORAGE

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

B-OFFICE

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

A-3 ASSEMBLY

BREAK ROOM	2030 S.F.
LOAD FACTOR	15 NET S.F.
OCCUPANCY LOAD	135 OCCUPANTS

SPRINKLERED YES, AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM INSTALLED ON EXISTING BUILDING
NEW SPRINKLER SYSTEM UNDER SEPARATE PERMIT

FIRE ALARM UNDER SEPARATE PERMIT

BUILDING AREA

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

EXIT REQUIREMENTS

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

EXIT REQUIREMENTS (EXISTING BUILDING)

	REQUIRED	PROVIDED
NUMBER OF EXITS	3	4
EXIT WIDTH	108"	144"
MAX TRAVEL DISTANCE	250 FEET	
MAX COMMON PATH		

PLUMBING FIXTURE ANALYSIS

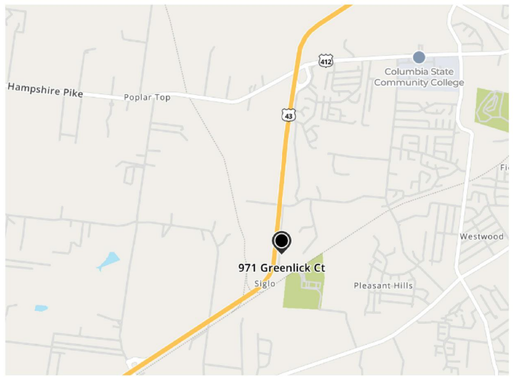
IBC TABLE 2902.1 & IPC TABLE 403.1

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

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

TOTAL: 126 OCCUPANTS PER RESTROOM

VICINITY MAP



CODE COMPLIANCE

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

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

SHEET INDEX

ARCHITECTURAL

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

STRUCTURAL

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

PEMB

See attached permitted set of construction drawings

MECHANICAL

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

PLUMBING

P2.01	Plumbing Plan

ELECTRICAL

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

SCOPE OF WORK

1-STORY WAREHOUSE/STORAGE AND OFFICE ADDITION

PREMIER
DESIGN - BUILD

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

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

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

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

REVISIONS

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

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

Door Schedule

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

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

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

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

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

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

Window Schedule

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

NOTE:

MATCH EXISTING DOORS AND WINDOWS WHERE APPROPRIATE

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

JASON PAUL PACKMAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 101331

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

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REVISIONS

8	10.23	SUBMITTAL
9	11.03.25	RE-SUBMITTAL
10	11.14.25	RE-SUBMITTAL

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

JOB NO.:
-

DATE:
11/14/25

SHEET:
A0.01

COM*check* Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

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

Construction Site: Owner/Agent: Designer/Contractor:

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof: Metal Building, Standing Seam, Single Insulation Layer with Thermal Blocks (e), [Bldg. Use 1 - proposed]	41210	19.0	19.0	0.032	0.035
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - proposed]	960	19.0	19.0	0.039	0.052
Ext. Wall: Concrete Block, 8in., Solid Grouted, Light Density, Furring: Metal, [Bldg. Use 1 - proposed]	1851	19.0	19.0	0.037	0.104
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - proposed]	14403	19.0	19.0	0.039	0.052
Door: Insulated Metal, Swinging, [Bldg. Use 1 - proposed]	84	---	---	0.020	0.610
Door: Insulated Metal, Non-Swinging, [Bldg. Use 1 - proposed]	608	---	---	0.020	0.179
Window: Other Window: Fixed, Perf. Specs.: Product ID A250, SHGC 0.25, [Bldg. Use 1 - proposed] (c)	186	---	---	0.650	0.380
Floor: Unheated Slab-On-Grade, [Bldg. Use 1 - proposed] (d)	1030	---	---	0.730	0.540

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

Project Notes

Envelope PASSES: Design 11% better than code

Envelope Compliance Statement

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

Name - Title Signature Date

1-story addition to existing building

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2018 IECC

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

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

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

Additional Comments/Assumptions:

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

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

Additional Comments/Assumptions:

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

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12][2]	Fenestration products rated in accordance with NFRC.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.1.3 [FR13][1]	Fenestration products are certified as to performance labels or certificates provided.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.3 [FR10][1]	Vertical fenestration SHGC value.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.3, C402.4.3.4 [FR8][1]	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1 [FR16][1]	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.2, C402.5.4 [FR18][3]	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.7 [FR17][3]	Vestibules are installed on all building entrances. Doors have self-closing devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4.3 [ME3][3]	Stair and elevator shaft vents have motorized dampers that automatically close. Refernece section C403.7.7 for operational details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.7 [ME58][3]	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed. Reference section language for operational details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

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

Additional Comments/Assumptions:

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

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

Additional Comments/Assumptions:

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

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.6 [FI37][1]	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.8 [FI26][3]	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

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

SHANNON PAUL PACKMAN REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 107135 STATE OF TENNESSEE
S. Paul Packman

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

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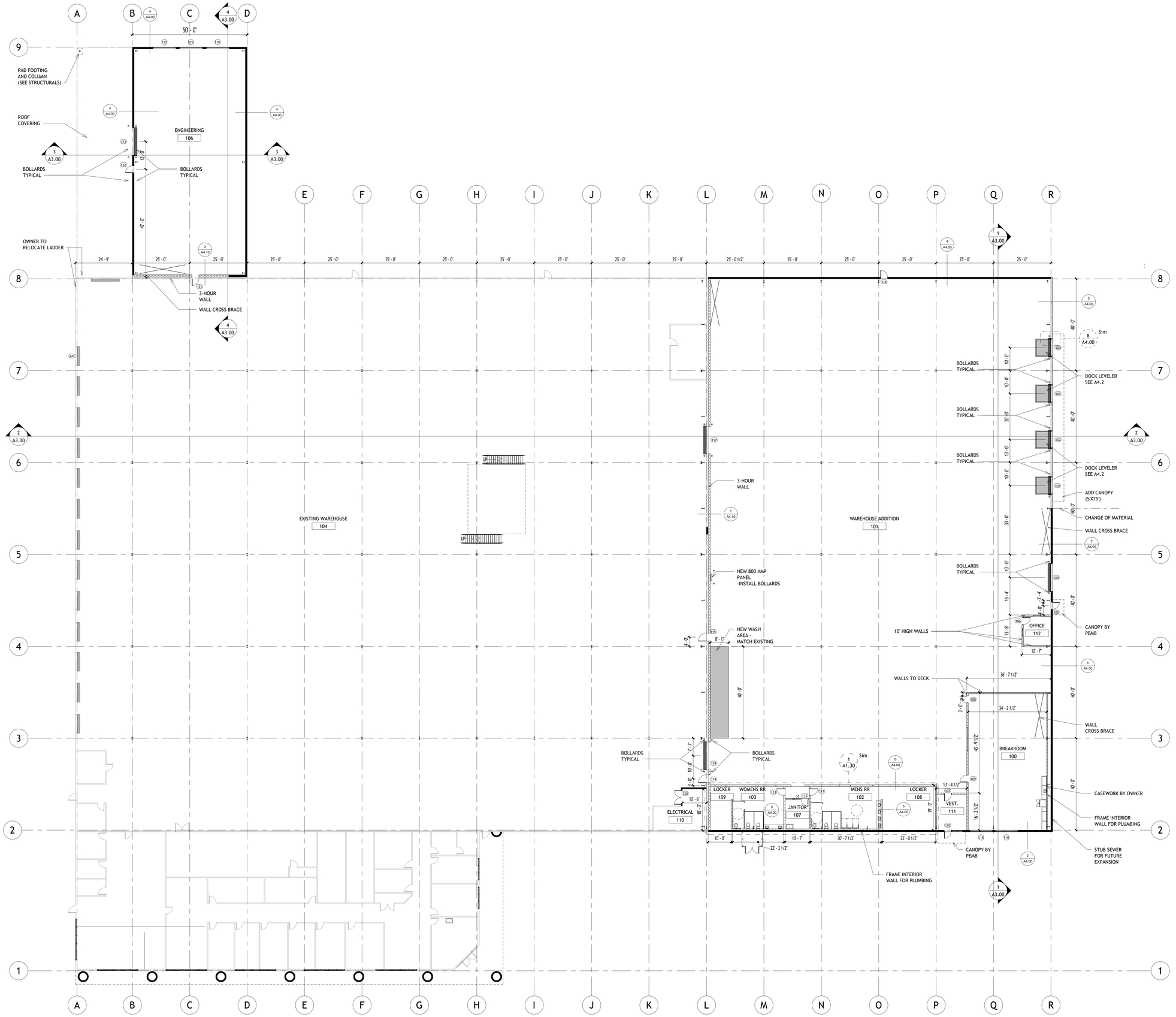
REVISIONS

8	11.10.25	SUBMITTAL
9	12.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

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



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

WALL LEGEND

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

PREMIER DESIGN - BUILD
1031 Parkway Drive
BLDG 25 B
Spring Hill, TN. 37174
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PROPOSED BUILDING FOR:

DOCUMOTION-STICKY POS

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REVISIONS

8	11.10.25	SUBMITTAL
9	12.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER: PAUL LEGRONE

ARCHITECT: PAUL PACKMAN

DRAWN BY: PAUL PACKMAN

PROJECT MANAGER: DAVE CRAKER

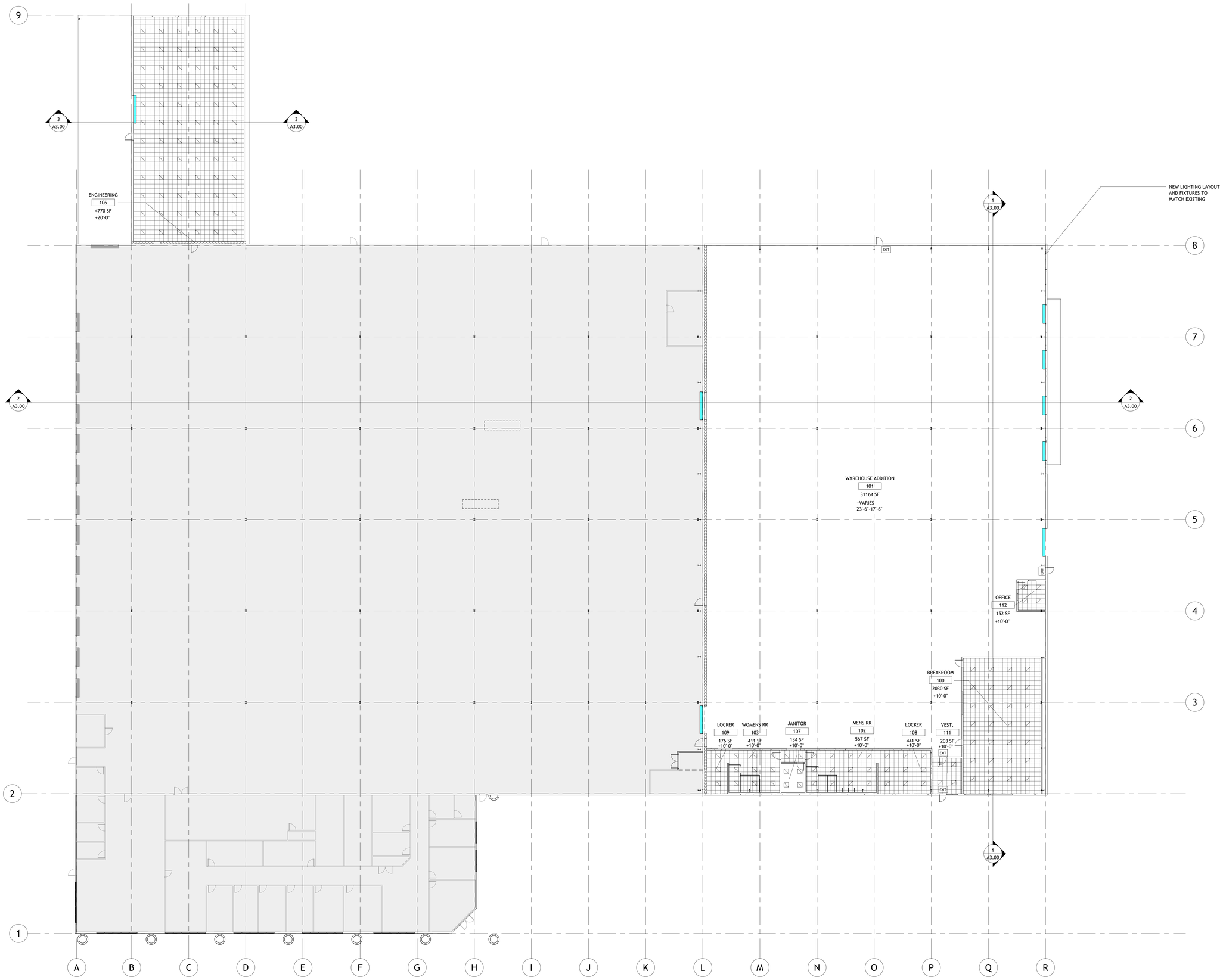
SUPERVISOR: ZAC KNEELY

PLAN NO: -

JOB NO.: -

DATE: 1/14/26

SHEET: A1.10



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

PREMIER
DESIGN - BUILD

1031 Parkway Drive
BLDG 25 B
Spring Hill TN 37174
Phone: (615) 622-9333
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PROPOSED BUILDING FOR:

DOCUMOTION-STICKY POS

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REVISIONS

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

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

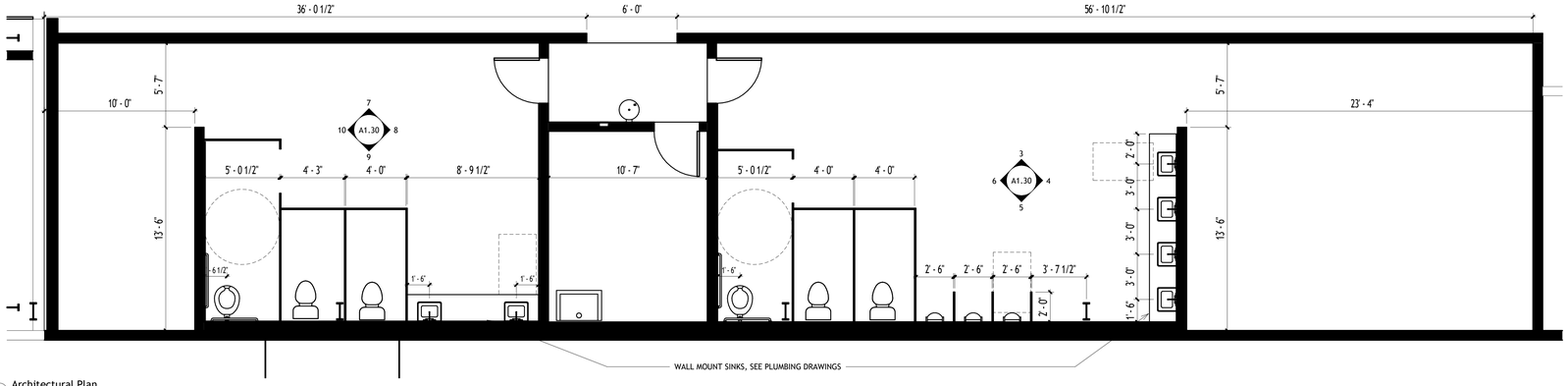
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

JOB NO.:
-

DATE:
1/14/26

SHEET:
A1.20



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

SPECIFICATIONS FOR PRICING ONLY

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

COUNTERTOPS: FORMICA WITH INTEGRATED BACKSPLASH, COLOR TBD

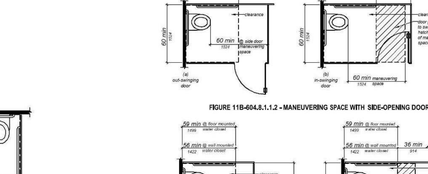
SINKS: WILLOUGHBY INDUSTRIES, WELS-2230 ENVY SERIES SINGLE STATION

FAUCETS: SLOAN SF-2450-4 SENSOR FAUCET

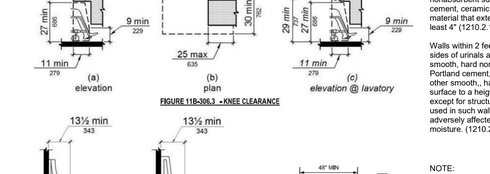
TOILETS: ZURN Z.WC3.AM ADA-HEIGHT TOILET SYSTEM

URINALS: TOTO UT104E-01 0.5 GPF ADA COMPLIANT

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



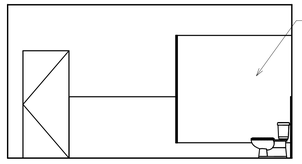
4 Elevation 1 - b
1/4" = 1'-0"



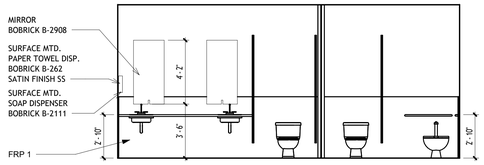
5 Elevation 1 - c
1/4" = 1'-0"

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

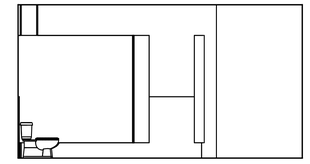
7 Elevation 2 - a
1/4" = 1'-0"



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

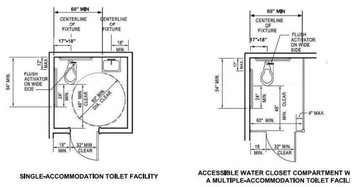


9 Elevation 2 - c
1/4" = 1'-0"



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

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



SINGLE-ACCOMMODATION TOILET FACILITY

ACCESSIBLE WATER CLOSET COMPARTMENT W
A MULTIPLE-ACCOMMODATION TOILET FACILI

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

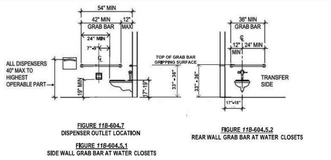


FIGURE 11B-604.7
DISPENSER OUTLET LOCATION

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

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

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

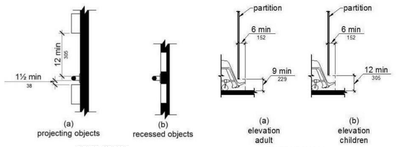


FIGURE 11B-609.3
SPACING OF GRAB BARS

FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

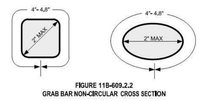


FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

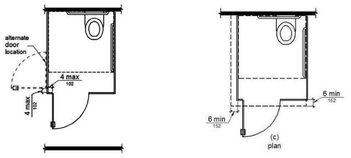


FIGURE 11B-604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

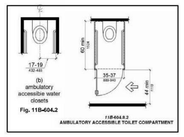


Fig. 11B-604.2
11B-604.8.3
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

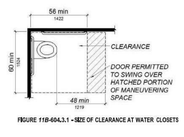


FIGURE 11B-604.3.1 • SIZE OF CLEARANCE AT WATER CLOSETS

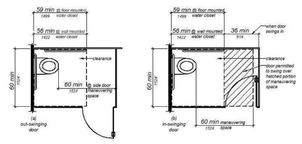
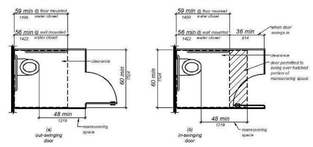


FIGURE 11B-604.8.1.1.2 • MANEUVERING SPACE WITH SIDE-OPENING DOOR



SINK / URINAL

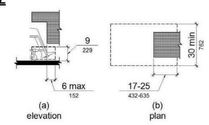


FIGURE 11B-306.2 • TOE CLEARANCE

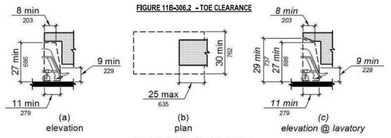


FIGURE 11B-306.3 • KNEE CLEARANCE

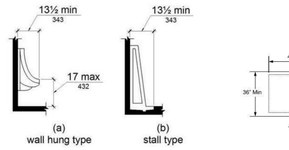
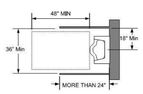


FIGURE 11B-605.2 • HEIGHT AND DEPTH OF URINALS



PLAN

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

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

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

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

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

PREMIER
DESIGN - BUILD

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

JASON PAUL PACKMAN
REGISTERED ARCHITECT
No. 101331
STATE OF TENNESSEE

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

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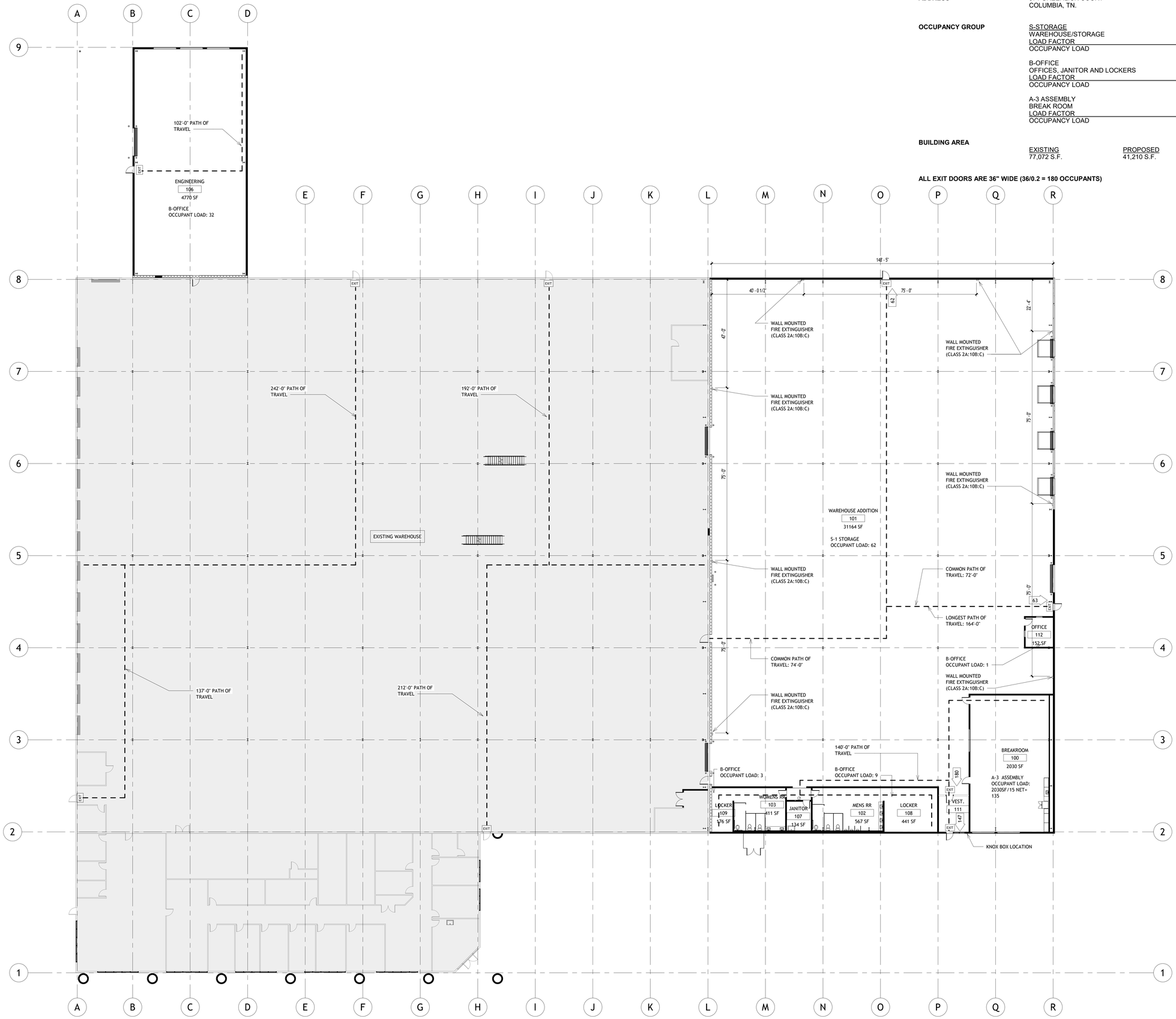
REVISIONS

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

DESIGN BUILD MANAGER: PAUL LEGRONE
ARCHITECT: PAUL PACKMAN
DRAWN BY: PAUL PACKMAN
PROJECT MANAGER: DAVE CRAKER
SUPERVISOR: ZAC KNEELY
PLAN NO: -
JOB NO.: -
DATE: 1/14/26
SHEET: A1.30

ADDRESS	971 GREENLICK COURT COLUMBIA, TN.		
OCCUPANCY GROUP	S-STORAGE		
	WAREHOUSE/STORAGE		31,057 S.F.
	LOAD FACTOR		500 SF/OCCUPANT
	OCCUPANCY LOAD		62 OCCUPANTS
	B-OFFICE		
	OFFICES, JANITOR AND LOCKERS		5986 S.F.
	LOAD FACTOR		150 S.F. OCCUPANT
	OCCUPANCY LOAD		40 OCCUPANTS
	A-3 ASSEMBLY		
	BREAK ROOM		2030 S.F.
	LOAD FACTOR		15 NET S.F.
	OCCUPANCY LOAD		135 OCCUPANTS
BUILDING AREA	EXISTING	PROPOSED	TOTAL
	77,072 S.F.	41,210 S.F.	118,282 S.F.

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



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

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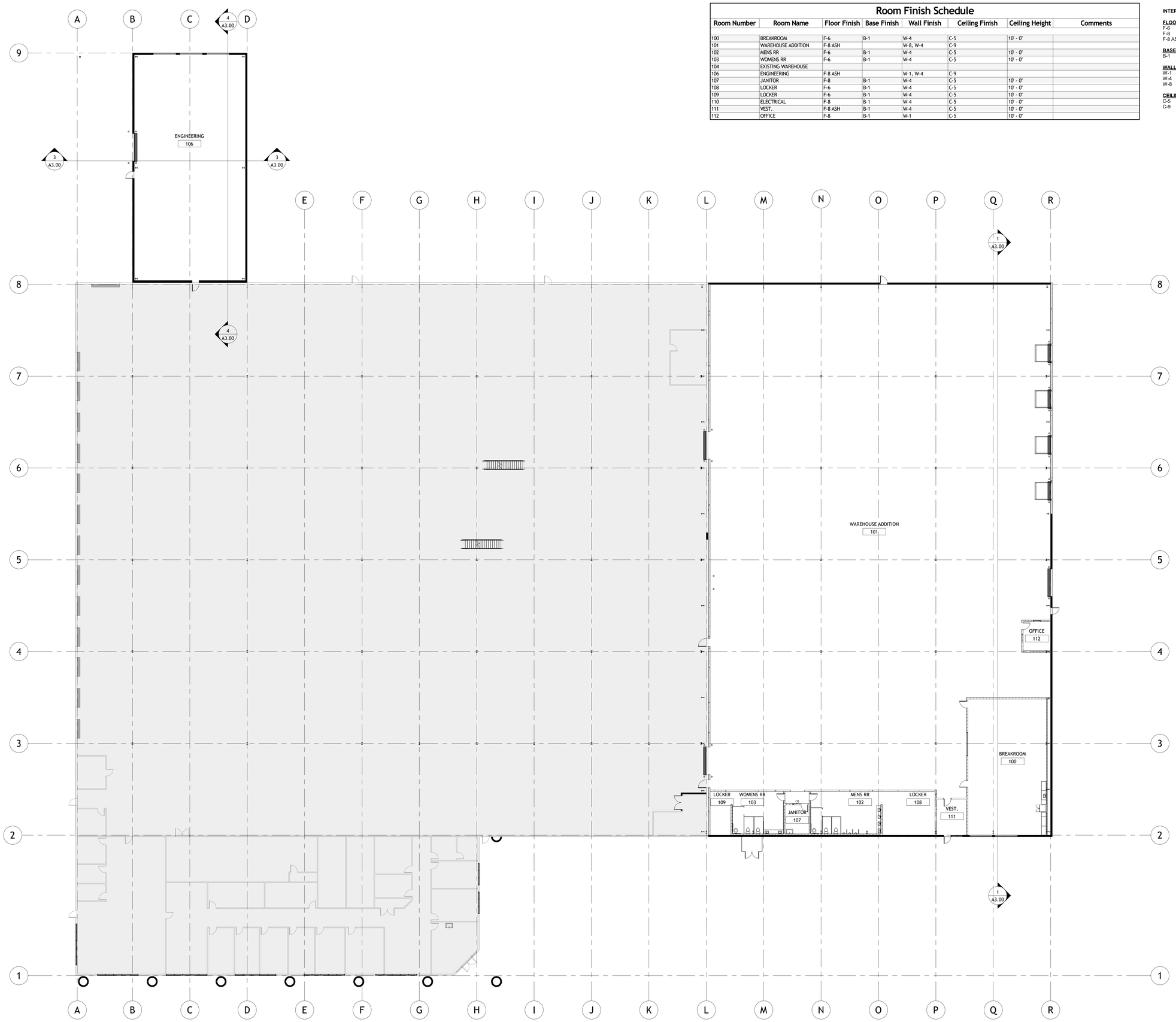

1 Architectural Plan
1/16" = 1'-0"

Room Finish Schedule

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

INTERIOR FINISH LEGEND

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

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

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

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

PREMIER
DESIGN - BUILD

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Spring Hill, TN. 37174
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ARCHITECT: PAUL PACKMAN

DRAWN BY: PAUL PACKMAN

PROJECT MANAGER: DAVE CRAKER

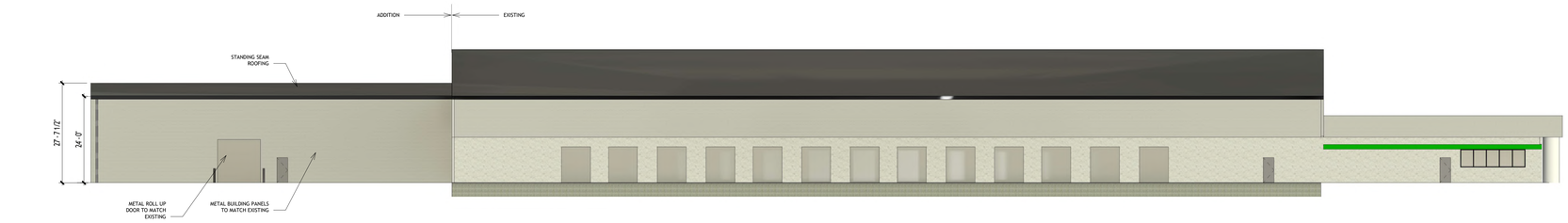
SUPERVISOR: ZAC KNEELY

PLAN NO: -

JOB NO.: -

DATE: 1/14/26

SHEET: A1.50

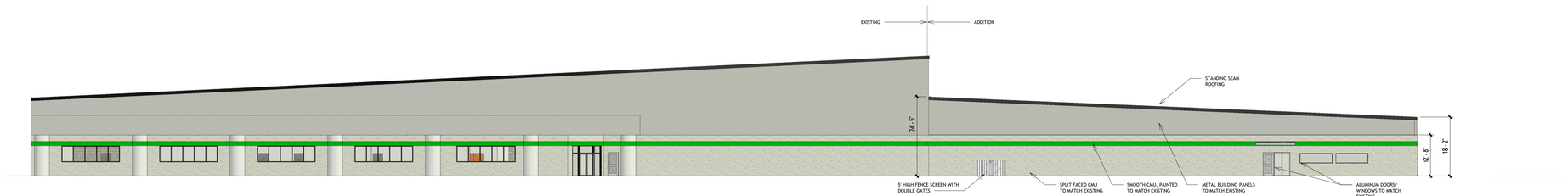


1 North Elevation
1/16" = 1'-0"

Exterior building materials and finishes to match esixting, typ.

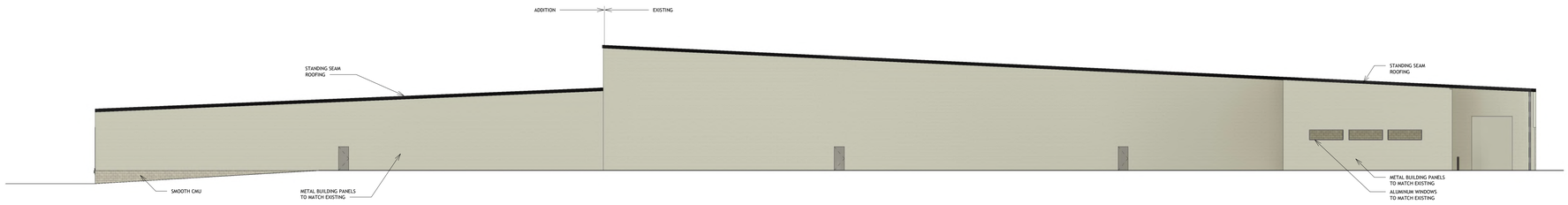
2 South Elevation
1/16" = 1'-0"

Exterior building materials and finishes to match esixting, typ.



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

Exterior building materials and finishes to match esixting, typ.



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

Exterior building materials and finishes to match esixting, typ.

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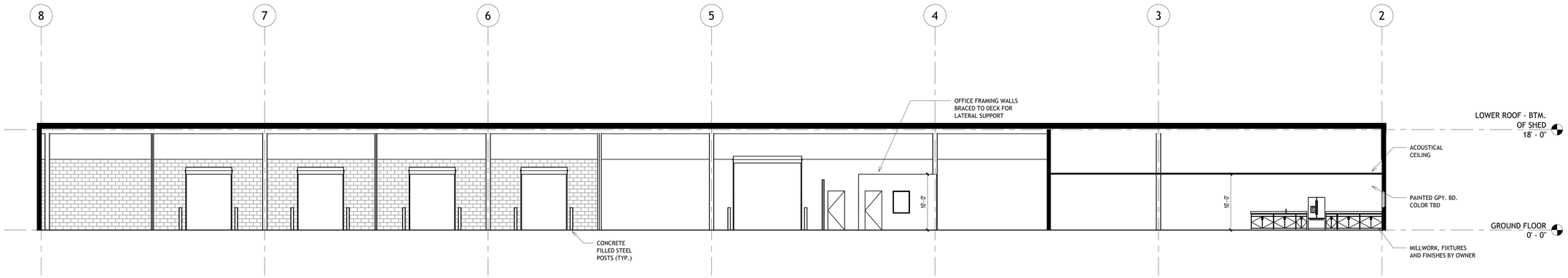
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

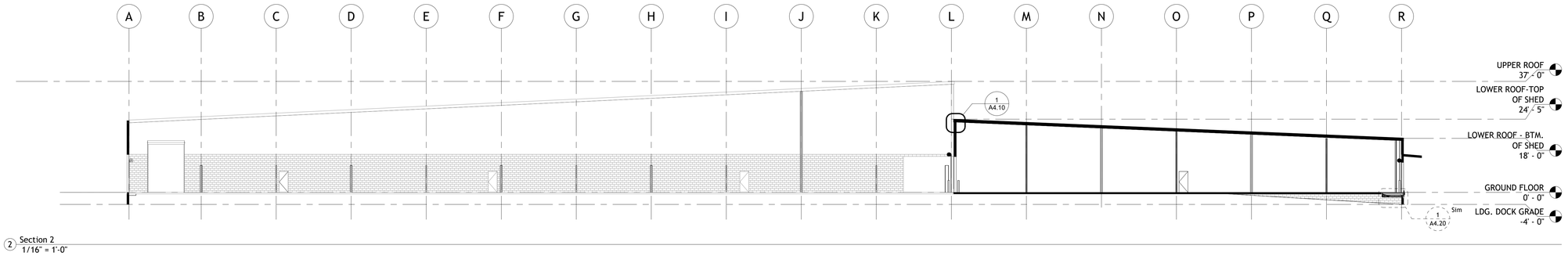
JOB NO.:
-

DATE:
1.14.26

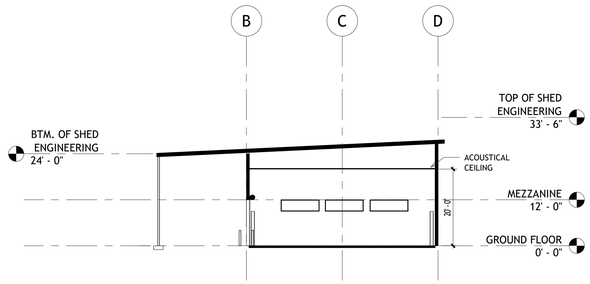
SHEET:
A2.00



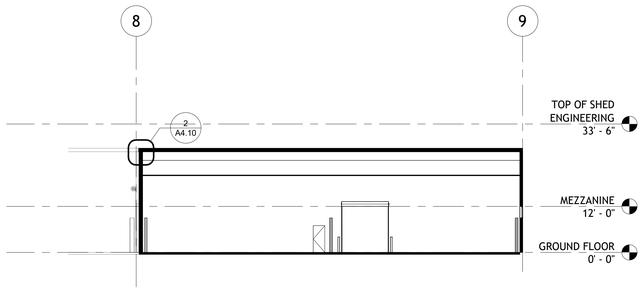
1 Section 1
1/8" = 1'-0"



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



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



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

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DRAWN BY:
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PROJECT MANAGER:
DAVE CRAKER

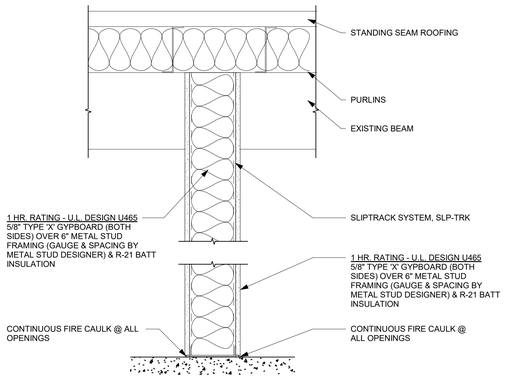
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

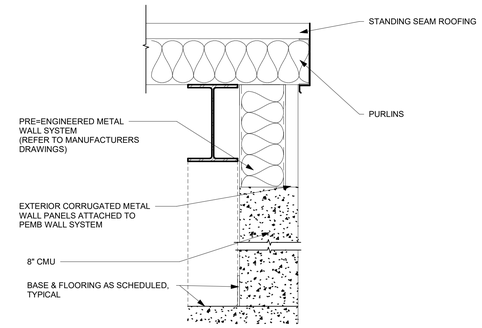
JOB NO.:
-

DATE:
1/14/26

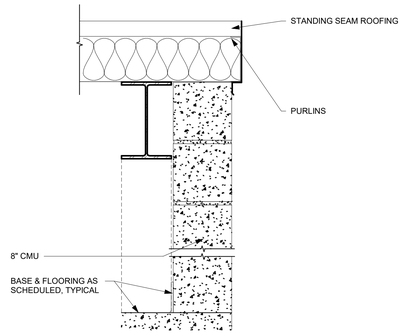
SHEET:
A3.00



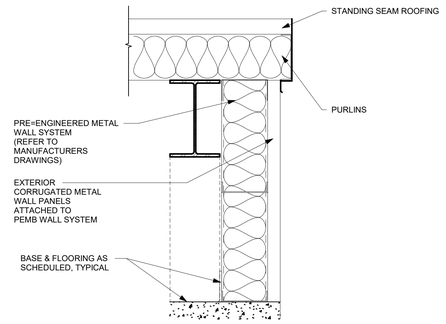
1 6" FULL HEIGHT 1-HOUR FIRE RATED WALL
1 1/2" = 1'-0"



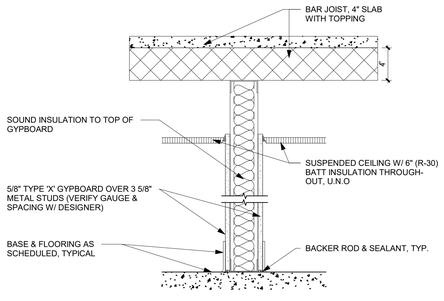
2 8" CMU-PEMB WALL ON TOP
1 1/2" = 1'-0"



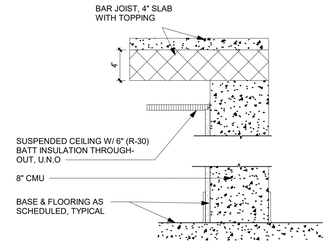
3 8" CMU-EXTERIOR
1 1/2" = 1'-0"



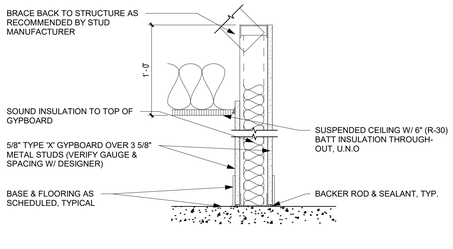
4 8" PEMB WALL
1 1/2" = 1'-0"



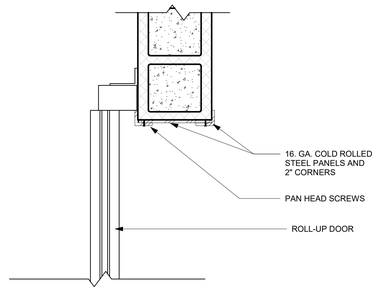
5 3 5/8" PARTIAL HEIGHT WALL-PRE CAST HOLLOW CORE WITH TOPPING
1 1/2" = 1'-0"



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



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



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

PREMIER
DESIGN - BUILD

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

PROPOSED BUILDING FOR:

DOCUMOTION-STICKY POS

971 GREENLICK COURT, COLUMBIA, TN.

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REVISIONS

8	10.1.25	SUBMITTAL
9	12.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER:
PAUL LEGRONE

ARCHITECT:
PAUL PACKMAN

DRAWN BY:
PAUL PACKMAN

PROJECT MANAGER:
DAVE CRAKER

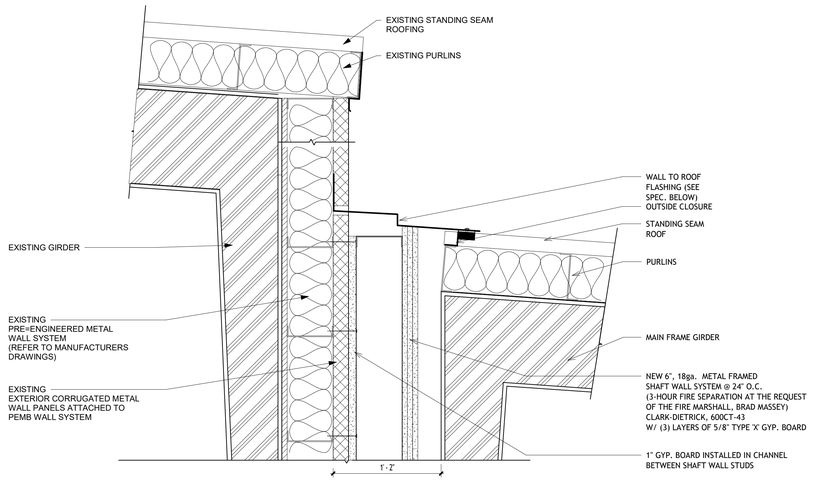
SUPERVISOR:
ZAC KNEELY

PLAN NO:
-

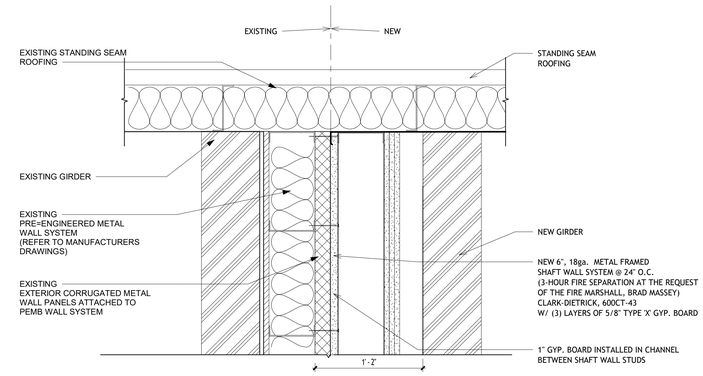
JOB NO.:
-

DATE:
1/14/26

SHEET:
A4.00



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



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

ClarkDietrich

Product Submittal Sheet

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

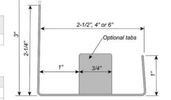
Shaftwall — 09.22.16 (Non-Structural Metal Framing)

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

ClarkDietrich C-T Cavity Shaftwall System

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

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



Product Data & Ordering Information:

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

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

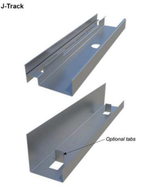
43mils (18ga) is for interior use only - 43mils (18ga) only available in select markets

CT Stud Gross Structural Properties:

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

Calculated properties are based on AISI S100.

J-Track



Limiting Heights - Design Pressure:

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

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

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

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

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

Code Approvals & Performance Standards

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

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

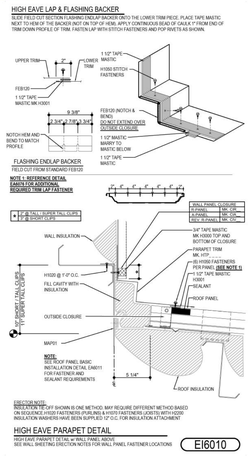
NUCOR BUILDINGS GROUP

HIGH EAVE (PARAPET)

TRAPEZOIDAL SEAM ROOF PANELS

EI6010 - WALL PANEL ABOVE

Download the DWG file by clicking here.



Detailer Notes:
1) N/A

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

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

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

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

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REVISIONS

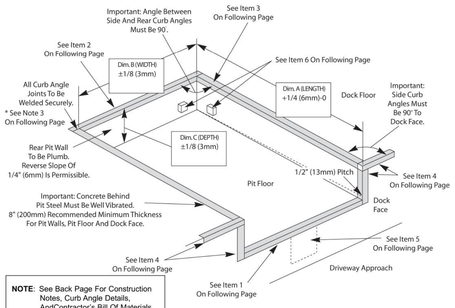
8	10.23.25	SUBMITTAL
9	11.10.25	RE-SUBMITTAL
10	1.14.26	RE-SUBMITTAL

DESIGN BUILD MANAGER: PAUL LEGRONE
ARCHITECT: PAUL PACKMAN
DRAWN BY: PAUL PACKMAN
PROJECT MANAGER: DAVE CRAKER
SUPERVISOR: ZAC KNEELY
PLAN NO: -
JOB NO.: -
DATE: 1/14/26
SHEET: A4.10

RITE-HITE®
ALWAYS LOOKING AHEAD

RHH-4000 SERIES

Pit Details for RITE-HITE® Dock Levelers



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

FOR PRICING ONLY

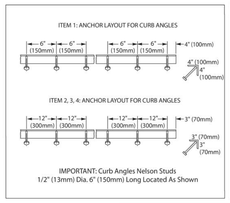
CAPACITIES	C, D, F and G											
NOMINAL PIT SIZES	6'W x 6'L	6'8"W x 6'L	7'W x 6'L	6'W x 8'L	6'8"W x 8'L	7'W x 8'L	6'W x 10'L	6'8"W x 10'L	7'W x 10'L	6'W x 12'L	6'8"W x 12'L	7'W x 12'L
PIT LENGTH DIM A	63" (1600mm)	63" (1600mm)	63" (1600mm)	87" (2210mm)	87" (2210mm)	87" (2210mm)	111" (2820mm)	111"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

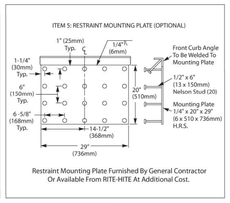
CUSTOMER:_____
JOB: _____
LOCATION: _____
MODEL: _____ SIZE: _____
CAPACITY: _____

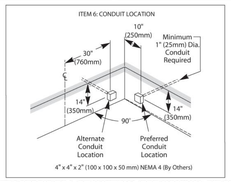
CERTIFIED FOR CONSTRUCTION
BY: _____
DATE: _____
COMPANY: _____
CITY & STATE: _____

Pub. No. 1260 - August 2014

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







CONTRACTOR'S BILL OF MATERIAL FOR NOMINAL PIT SIZES

ITEM	QTY.	6'W x 6'L	6'8"W x 6'L	7'W x 6'L	6'W x 8'L	6'8"W x 8'L	7'W x 8'L	6'W x 10'L	6'8"W x10'L	7'W x 10'L	6'W x 12'L	6'8"W x 12'L	7'W x 12'L
1. FRONT CURB ANGLE 4 x 4 x 1/4 (100 x 100 x 8mm)	1	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)	74" (1880mm)	80" (2030mm)	85" (2160mm)
2. REAR CURB ANGLE 3 x 3 x 3/16 (70 x 70 x 7mm)	1	80" (2030mm)	86" (2170mm)	91" (2300mm)	80" (2030mm)	86" (2170mm)	91" (2300mm)	80" (2030mm)	86" (2170mm)	91" (2300mm)	80" (2020mm)	86" (2170mm)	91" (2300mm)
3. SIDE CURB ANGLE 3 x 3 x 3/16 (70 x 70 x 7mm)	2	60" (1530mm)	60" (1530mm)	60" (1530mm)	84" (2140mm)	84" (2140mm)	84" (2140mm)	108" (2750mm)	108" (2750mm)	108" (2750mm)	132" (3360mm)	132" (3360mm)	132" (3360mm)
4. TOP FRONT ANGLE 3 x 3 x 3/16 (70 x 70 x 7mm)	4	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)	20" (510mm)

CONSTRUCTION NOTES

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

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

Pub. No. 1260 - August 2014

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

Rite-Hite Hydraulic Dock Leveler

PART 1 - GENERAL

1.1 CONDITIONS SPECIFIED ELSEWHERE: Section 010000 - General Requirements.

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

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

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

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

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

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

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

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

1.4.3 Dock leveler parts covered under the warranty shall include:

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

PART 2 - PRODUCTS

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

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

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

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

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

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

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

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

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

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

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

PART 2 - PRODUCTS (continued)

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

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

2.1.13 Leveler shall include brush style weatherseal.

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

PART 3 - EXECUTION

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

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

3.3 SHIM DOCK LEVELERS as necessary, weld into pit.

3.4 ADJUST UNITS to operate smoothly.

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

PREMIER
DESIGN - BUILD
1031 Parkway Drive
BLDG 25 B
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Phone: (615) 622-9333
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PROPOSED BUILDING FOR:
DOCUMOTION-STICKY POS
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REVISIONS

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

DOCUMOTION

SITE DEVELOPMENT PLAN & CONSTRUCTION PLANS

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

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

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

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

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

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

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

VICINITY MAP
N.T.S.

SHEET SCHEDULE

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

CITY OF COLUMBIA
TENNESSEE

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

MEETING ATTENDANCE SHEET

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

	NAME	COMPANY/ORGANIZATION	PHONE	EMAIL
1.	Zac Neely	Premier Design Build	615-812-4685	zac@pdbtn.com
2.	Michael Cooper	Cooper Services LLC	615-957-2520	Cooper.Services.llc@gmail.com
3.	Allison Corolla	T-Square Engineering	615 678 8212	Allison.Corolla@T-Square.com
4.				
5.				
6.				
7.				
8.				

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

APPROVED

CITY OF COLUMBIA
DEVELOPMENT SERVICES

dtoney 10/27/2025

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

CITY OF COLUMBIA
TENNESSEE

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

LAND DISTURBANCE PERMIT

24-0522

Issued: 9/30/2025

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

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

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

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

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

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

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

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

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

DOCUMOTION
971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-0.0

T-SQUARE ENGINEERING

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SITE UTILITY NOTES

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

SITE GRADING & EROSION CONTROL NOTES

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

GENERAL NOTES

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

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

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

T-SQUARE ENGINEERING

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

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

SITE PLAN NOTES

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTION

971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-0.1

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

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

EXISTING CONDITIONS

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
GREEN LICK COURT
971 GREEN LICK CT

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

PROJECT
24-0408

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T-SQUARE ENGINEERING

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N

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

LEGEND

- PROPOSED BUILDING LAYERS
- PROPOSED RISER STRUCTURE
- PROPOSED HEADWALL
- PROPOSED STORM PIPE

NOTES:

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

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

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

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

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

DOCUMOTION
971 GREEN LICK COURT

ALLISON B. COROLL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127309
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-2.0

T-SQUARE ENGINEERING

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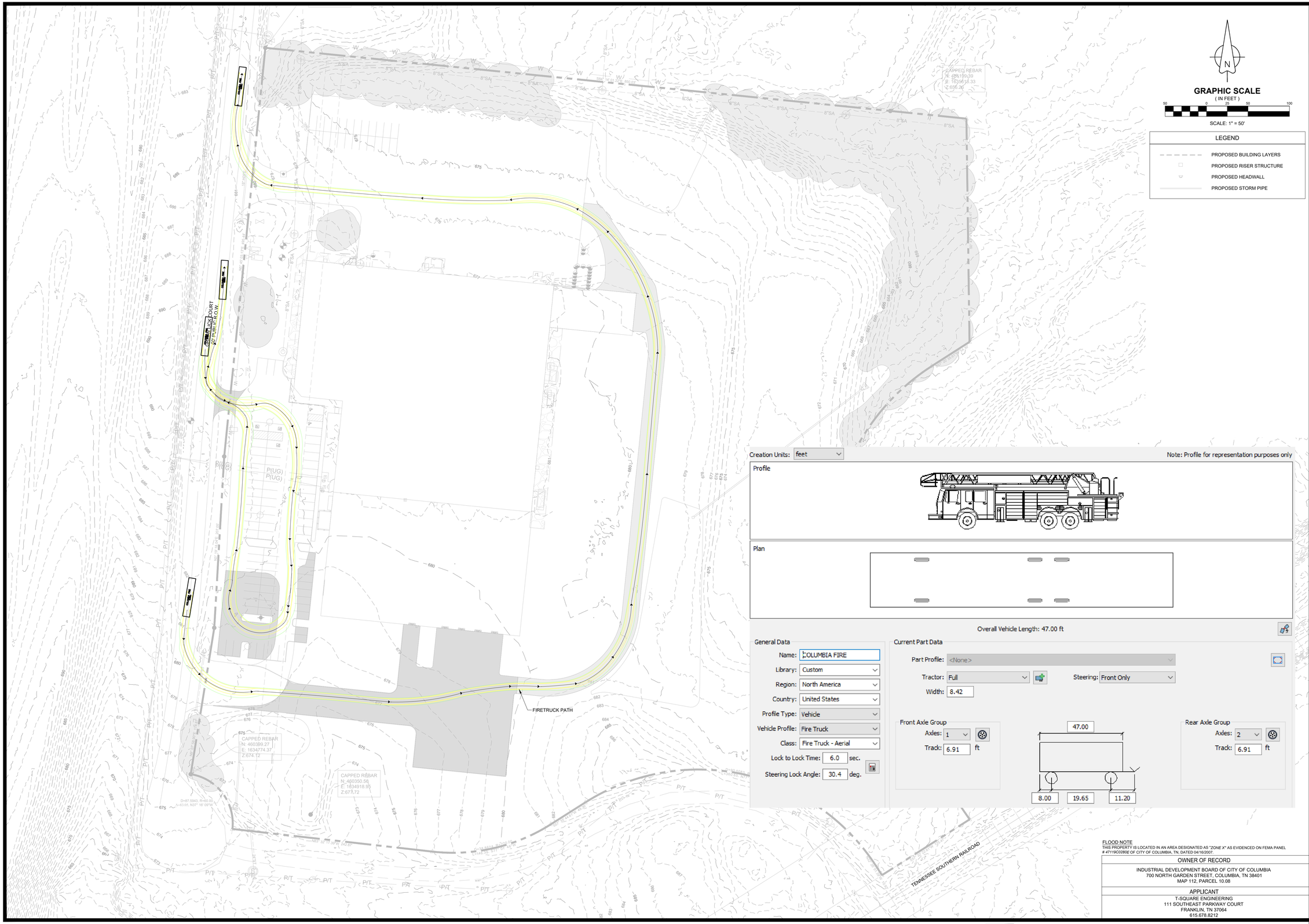

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INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA
700 NORTH GARDEN STREET, COLUMBIA, TN 38401
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T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
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REVIEWER: ABC

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

DOCUMOTION
971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-2.1

T-SQUARE ENGINEERING

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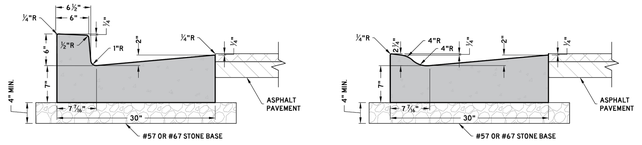
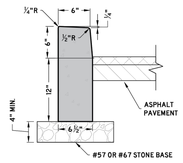


6-30 CONCRETE CURB AND GUTTER

LOWERED CONCRETE CURB AND GUTTER

NOTES:

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



VERTICAL POST CURB

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

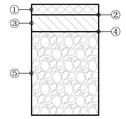
CURB AND GUTTER AND POST CURB

(NTS)

DATE 6/9/2022

SD-01

PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.02 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE); OR 307-02.01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-M (SURFACE)
② TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③ BIT. BINDER @ 2" THICK 307-02.08 ASPHALT CONCRETE MIX (PG64-22) (SUPER) (IM) GRADING B (M)
④ PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤ MINERAL AGGREGATE BASE @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

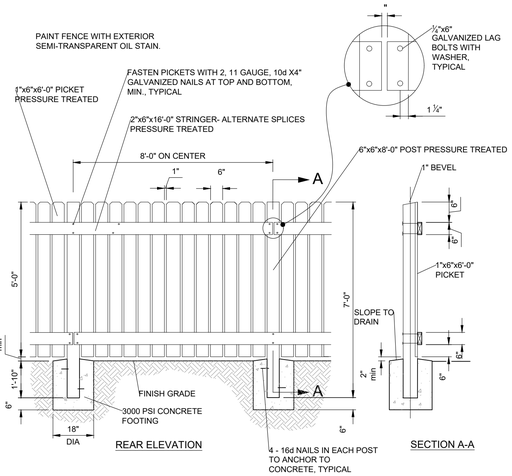
STANDARD DETAILS

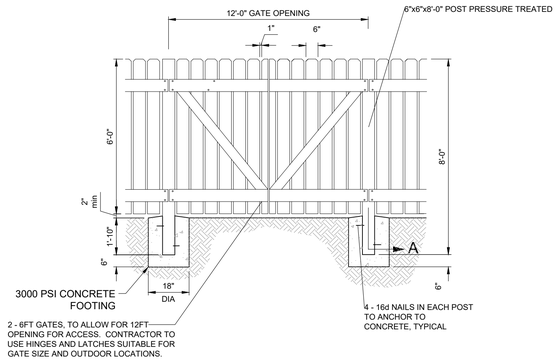
PARKING LOT PAVEMENT SECTION

(NTS)

DATE 6/9/2022

MD-02





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

WOODEN SCREEN FENCE

N.T.S.

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

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

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

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

SITE DETAILS

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMENTION
971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-2.2

T-SQUARE ENGINEERING

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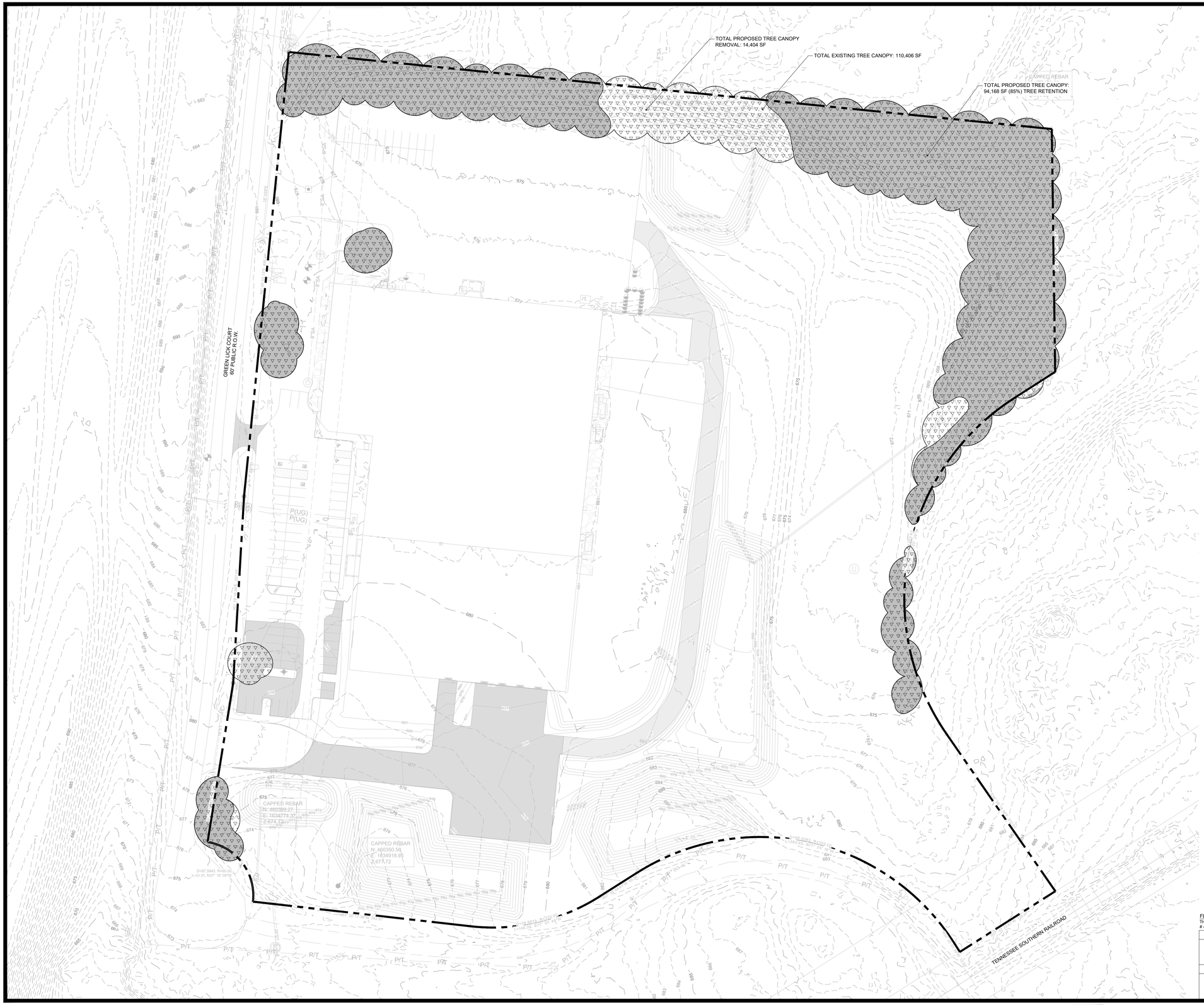

N

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

LEGEND

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

GENERAL NOTES:

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

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

OWNER OF RECORD

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

APPLICANT

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

T-SQUARE ENGINEERING

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

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

RESOURCE PROTECTION PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

ALLISON B. COROLL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127309
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-2.3

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N

GRAPHIC SCALE

(IN FEET)

50 0 25 50 100

SCALE: 1" = 50'

LEGEND

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

GENERAL EROSION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

MAINTENANCE:

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

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

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

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

A.D. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

FLOOD NOTE

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

OWNER OF RECORD

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

APPLICANT

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

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

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

INITIAL EROSION CONTROL PLAN

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

ALLISON B. CORDELL
REGISTERED
LANDSCAPE
ARCHITECT
No. 127399
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-3.0

T-SQUARE ENGINEERING

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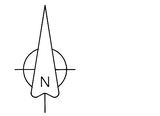

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
SCALE: 1" = 50'

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

GENERAL EROSION NOTES:

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

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

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

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

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

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

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

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

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

MAINTENANCE:

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

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

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

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

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

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

DOCUMENTATION
971 GREEN LICK COURT

ALLISON B. CORDELL
10/16/2025

PROJECT
24-0408

SHEET
C-3.1

T-SQUARE ENGINEERING

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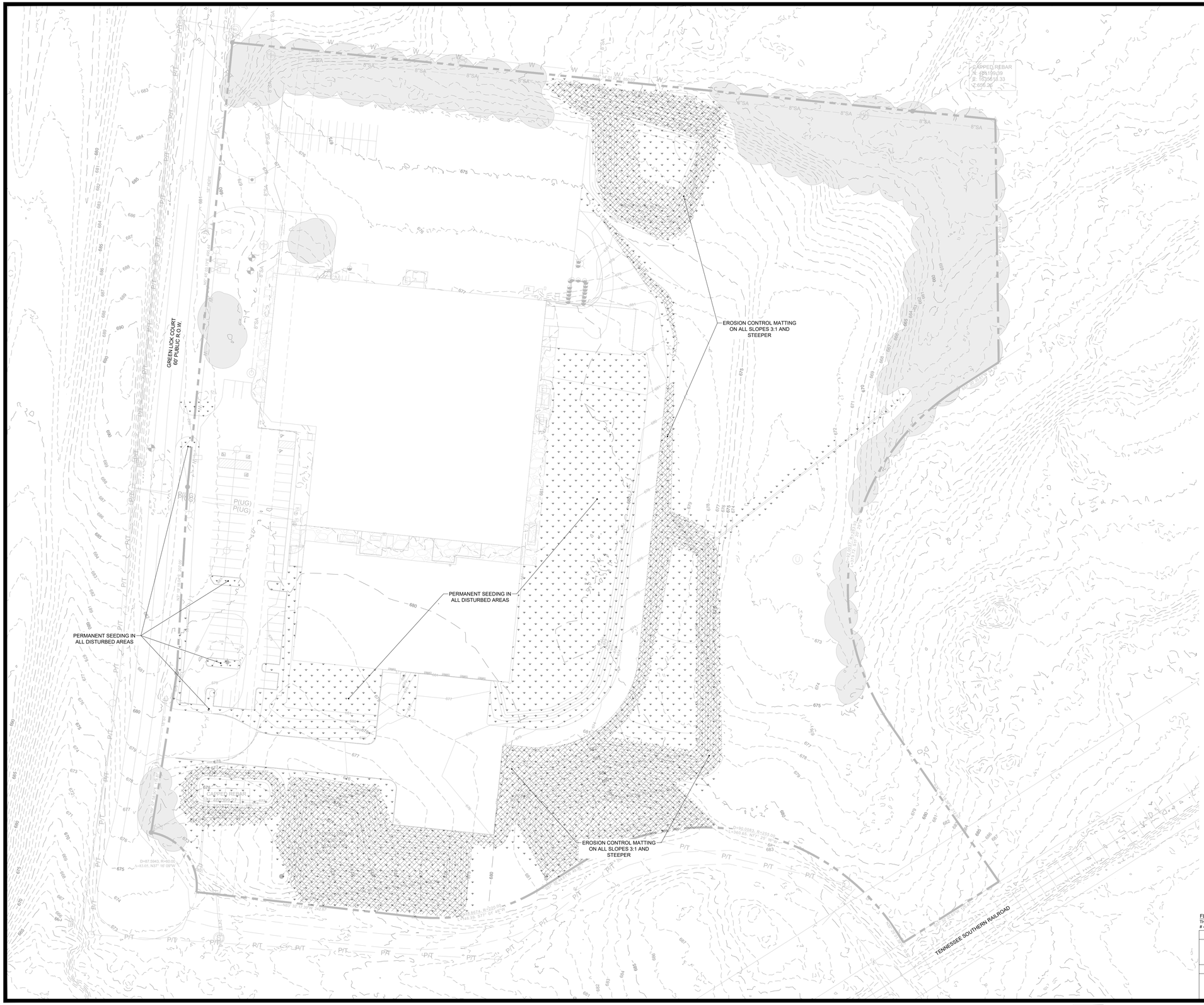

GRAPHIC SCALE

(IN FEET)

50 0 25 50 100

SCALE: 1" = 50'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
498	PROPOSED MINOR CONTOURS
	PROPOSED PERMANENT SEEDING
	PROPOSED EROSION CONTROL MAT

GENERAL EROSION NOTES:

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

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MAINTENANCE:

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

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

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

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

A.D. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

FLOOD NOTE

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

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

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

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

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

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

971 GREEN LICK COURT
DOCUMENTATION

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

PROJECT
24-0408

SHEET
C-3.2

T-SQUARE ENGINEERING

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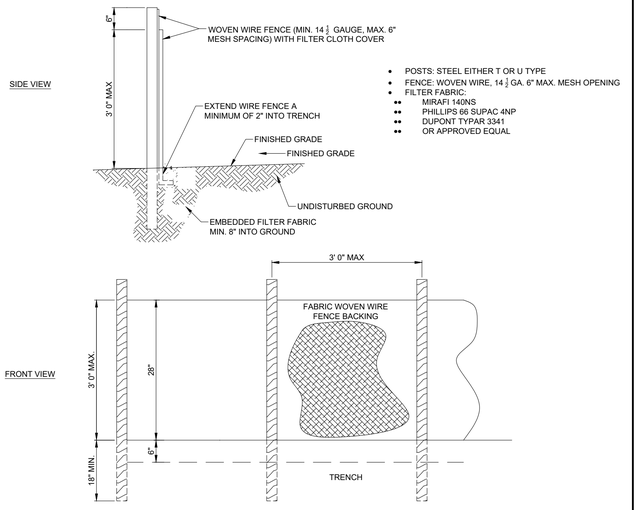
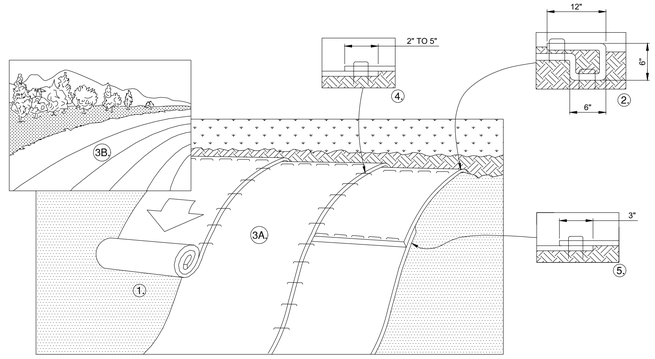


1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4.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

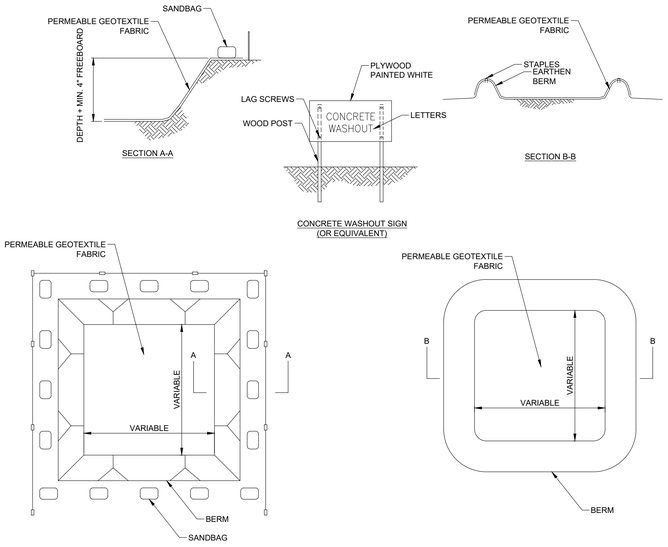
TYPE "C" SEDIMENT/SILT FENCE
N.T.S



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

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

EROSION CONTROL MATTING DETAIL
N.T.S



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

CONCRETE WASHOUT
N.T.S

Manufactured by:
Agri Drain CORPORATION

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

Anti-Seep Collars

Keep your pipe from being washed out.

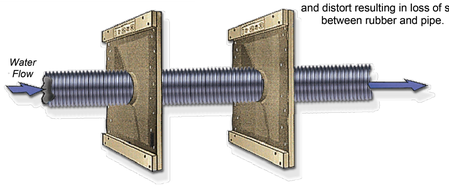
- The Anti-Seep Collar works with any smoothwall pipe or corrugated plastic tubing.
- 1/16" gum rubber.
- Easy to install.
- Tan floating stock has superior resilience, elongation, and tear strength.
- Resistant to water, most salts, mild acids, and many other chemicals.
- Wood frame.
- Economical to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

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

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

Recommended Anti-Seep Collar

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



Directions for Using The Anti-Seep Collar

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

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

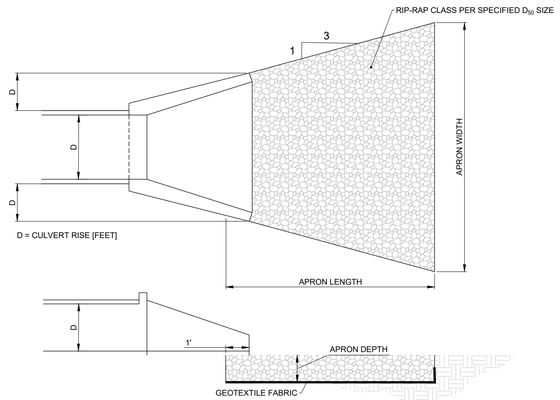


Table 10.1. Example Riprap Classes and Apron Dimensions

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

[1]D is the culvert rise.

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

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

OUTLET PROTECTION
N.T.S

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

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

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

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

EROSION CONTROL DETAILS

MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

DOCUMOTION
971 GREEN LICK COURT

ALISON B. CORUM
REGISTERED ENGINEER
AGRICULTURE
No. 127199
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-3.3

T-SQUARE ENGINEERING

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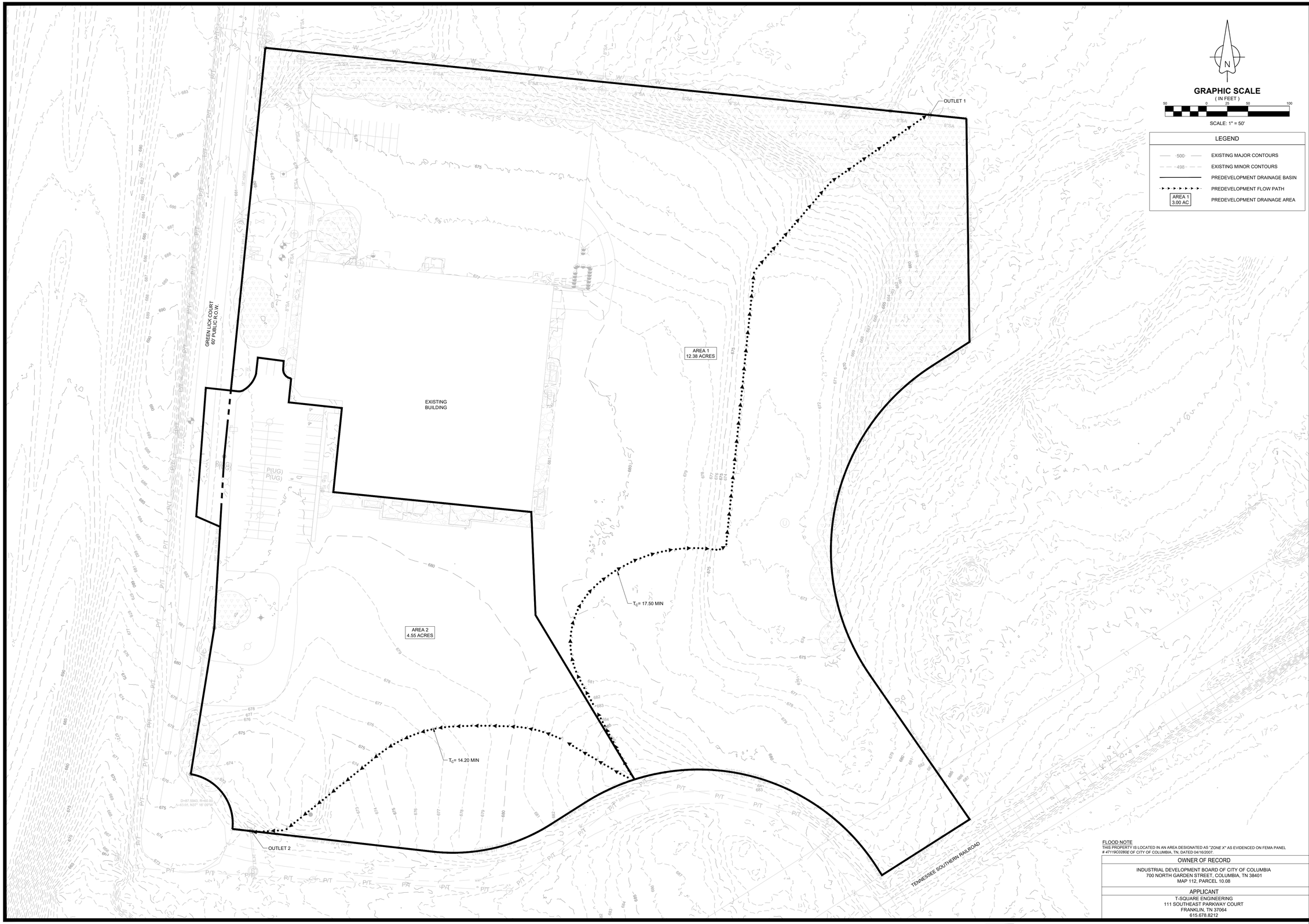

N

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

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

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

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DRAWN BY: T-SQUARE
REVIEWER: ABC

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

DOCUMENTION
971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-4.0

T-SQUARE ENGINEERING

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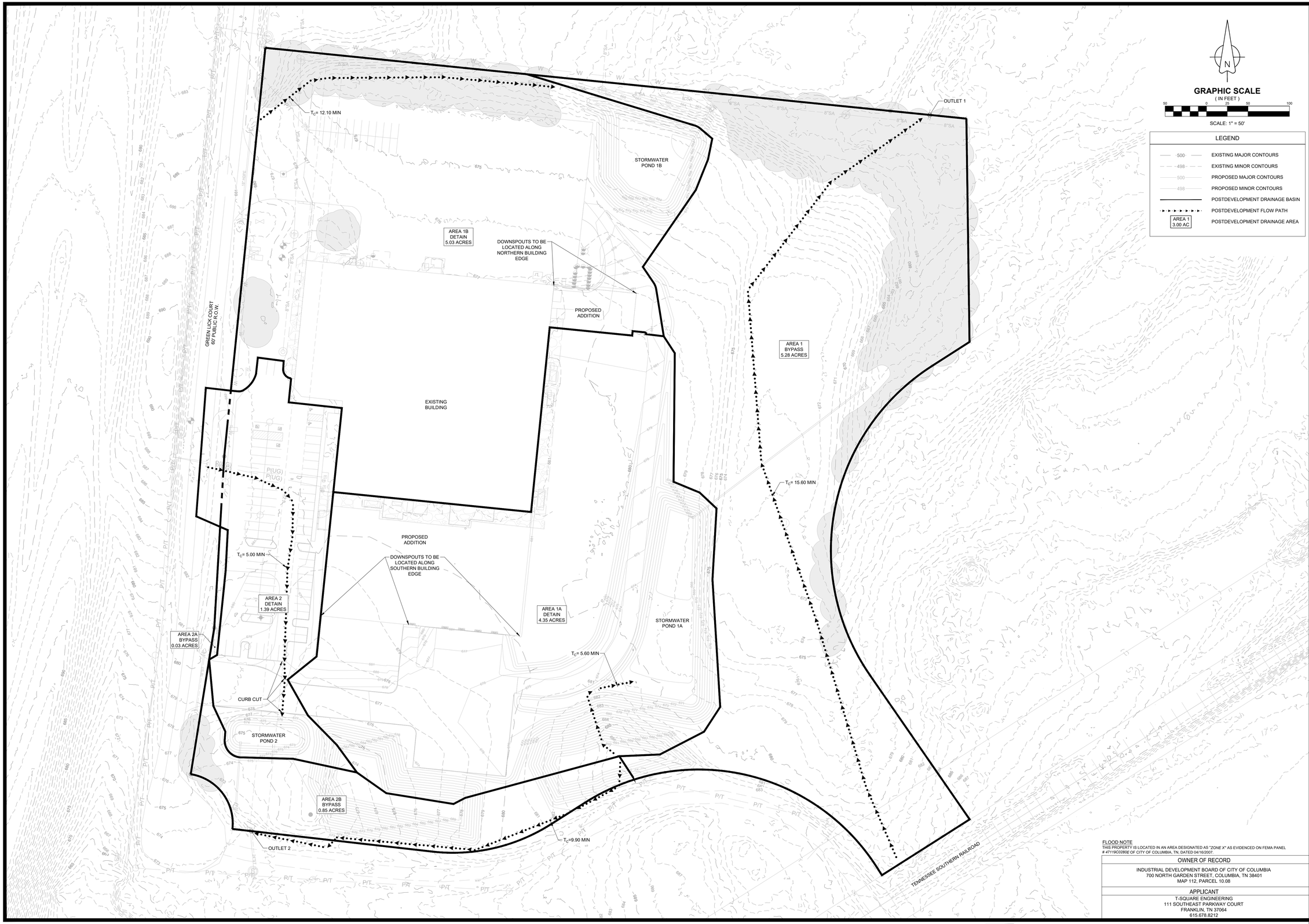

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OWNER OF RECORD
INDUSTRIAL DEVELOPMENT BOARD OF CITY OF COLUMBIA 700 NORTH GARDEN STREET, COLUMBIA, TN 38401 MAP 112, PARCEL 10.08
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

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

DOCUMENTATION
971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-4.1

T-SQUARE ENGINEERING

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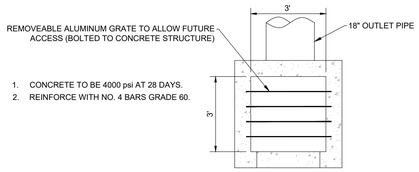
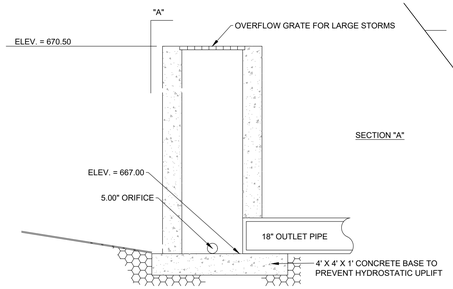
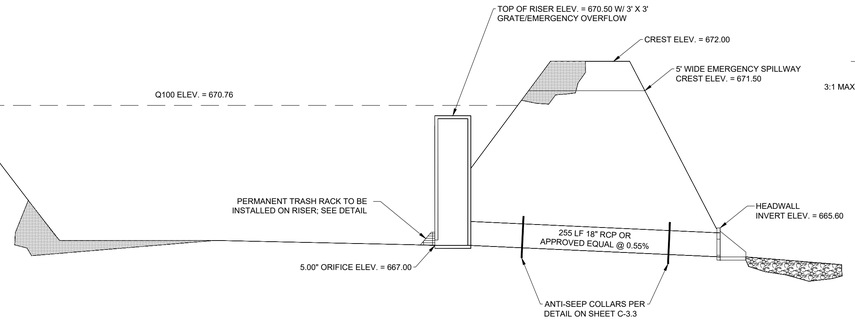
DETENTION POND 1A
N.T.S



OUTLET CONTROL STRUCTURE



SECTION "A"



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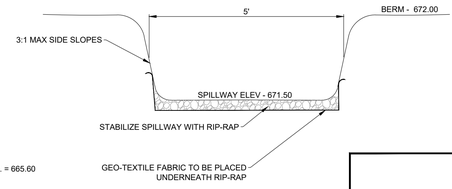

EMERGENCY SPILLWAY

DETENTION POND 1B
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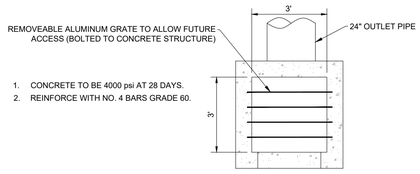
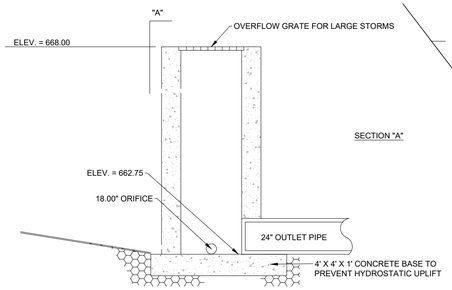


OUTLET CONTROL STRUCTURE



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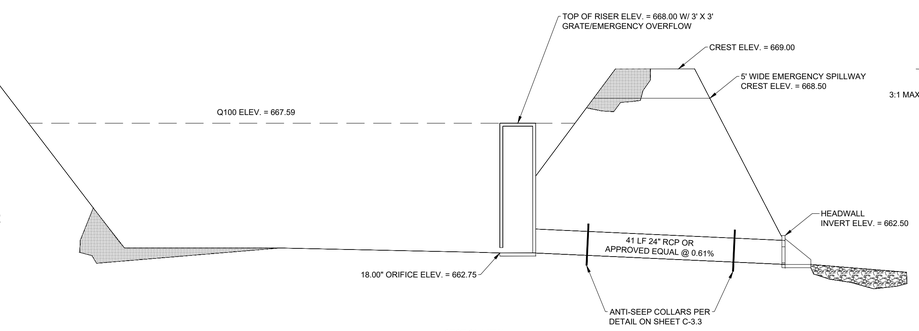

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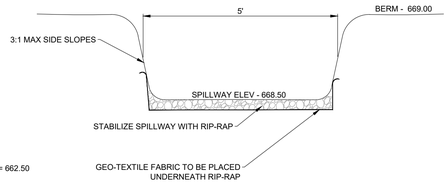

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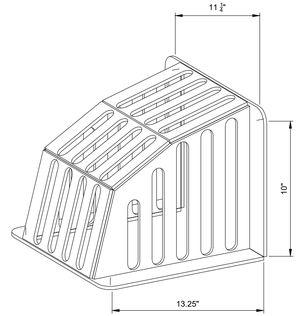


MADE IN THE U.S.A.

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

CUSTOM SIZES AVAILABLE

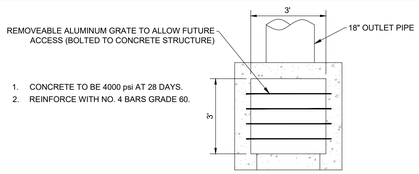
101 IRONWOOD ROAD
MIDDLESBORO, KY 40965
PH: (606) 248-5000
FAX: (606) 248-6308
JRHOE.COM

TITLE:
LPG-10
10" PIPE GUARD GRATE

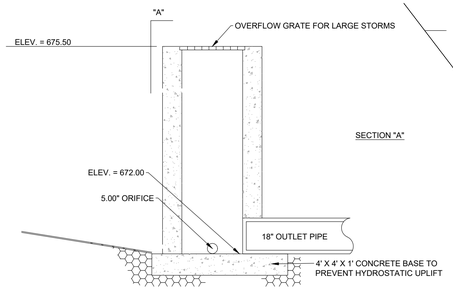
SIZE DWG. NO. A 268511 | REV. | SHEET /

TRASH RACK
N.T.S

DETENTION POND 2
N.T.S



OUTLET CONTROL STRUCTURE



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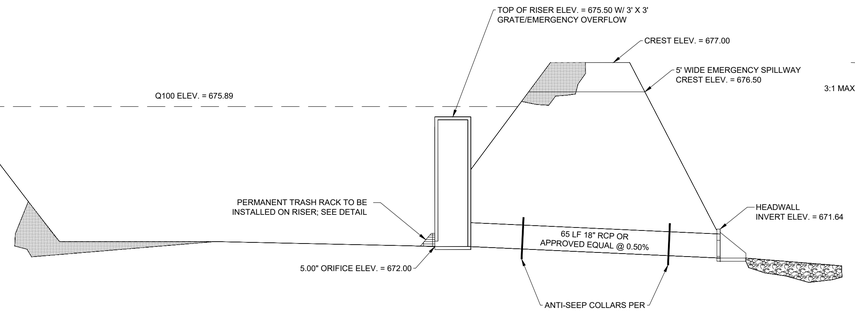

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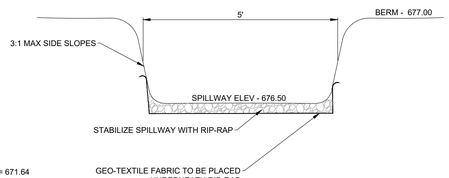

EMERGENCY SPILLWAY

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

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

NO.	DATE	REVISIONS
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DOCUMENTION
971 GREEN LICK COURT
POSTDEVELOPMENT STORMWATER PLAN
MAP 112, PARCEL 10.08
CITY OF COLUMBIA, TENNESSEE

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

PROJECT
24-0408

SHEET
C-4.2

T-SQUARE ENGINEERING

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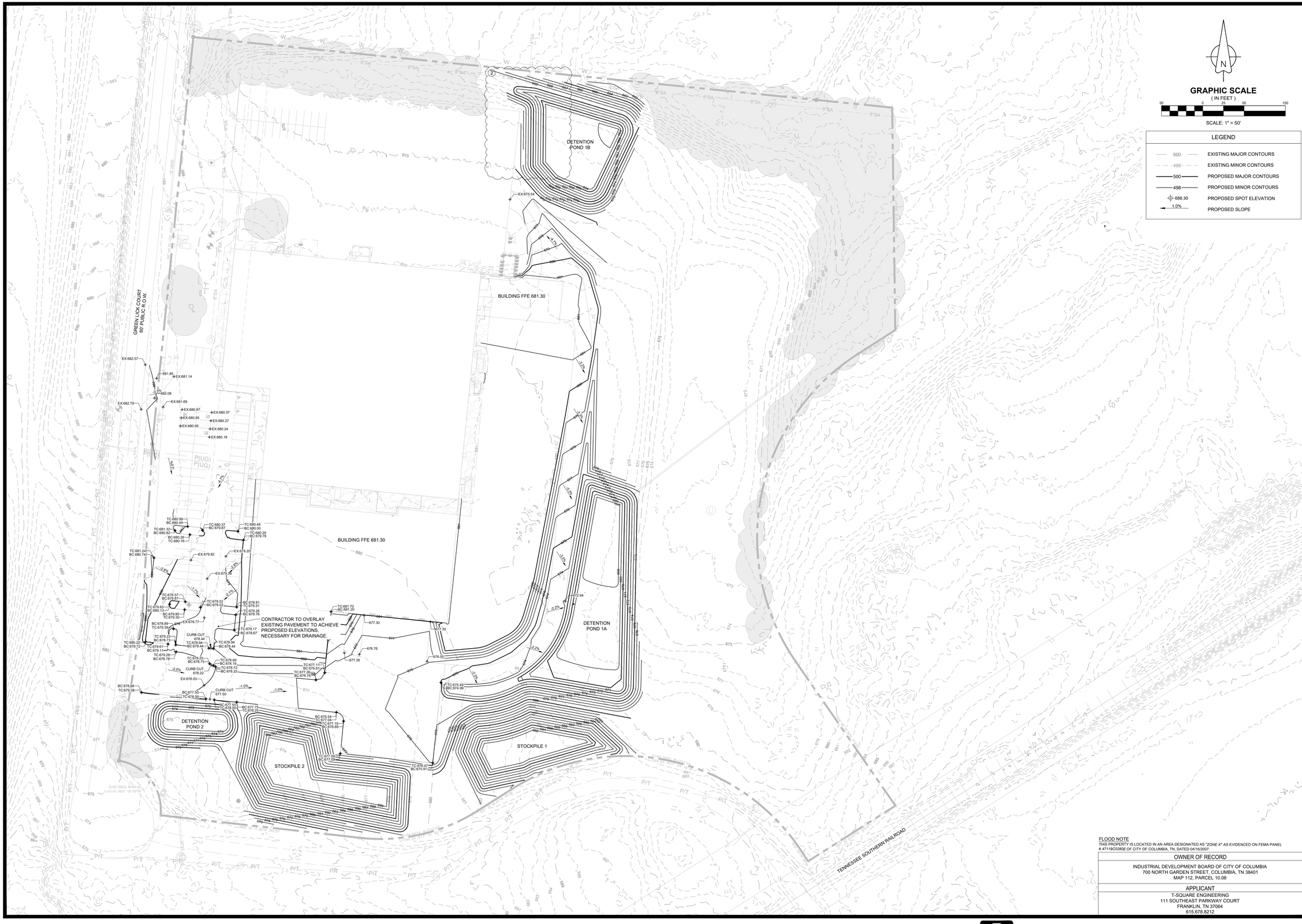

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700 NORTH GARDEN STREET, COLUMBIA, TN 38401
MAP 112, PARCEL 10.08

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

T-SQUARE ENGINEERING

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

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

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

DOCUMOTION
971 GREEN LICK COURT

ALLISON B. COROLL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127309
STATE OF TENNESSEE
10/16/2025

PROJECT
24-0408

SHEET
C-5.0

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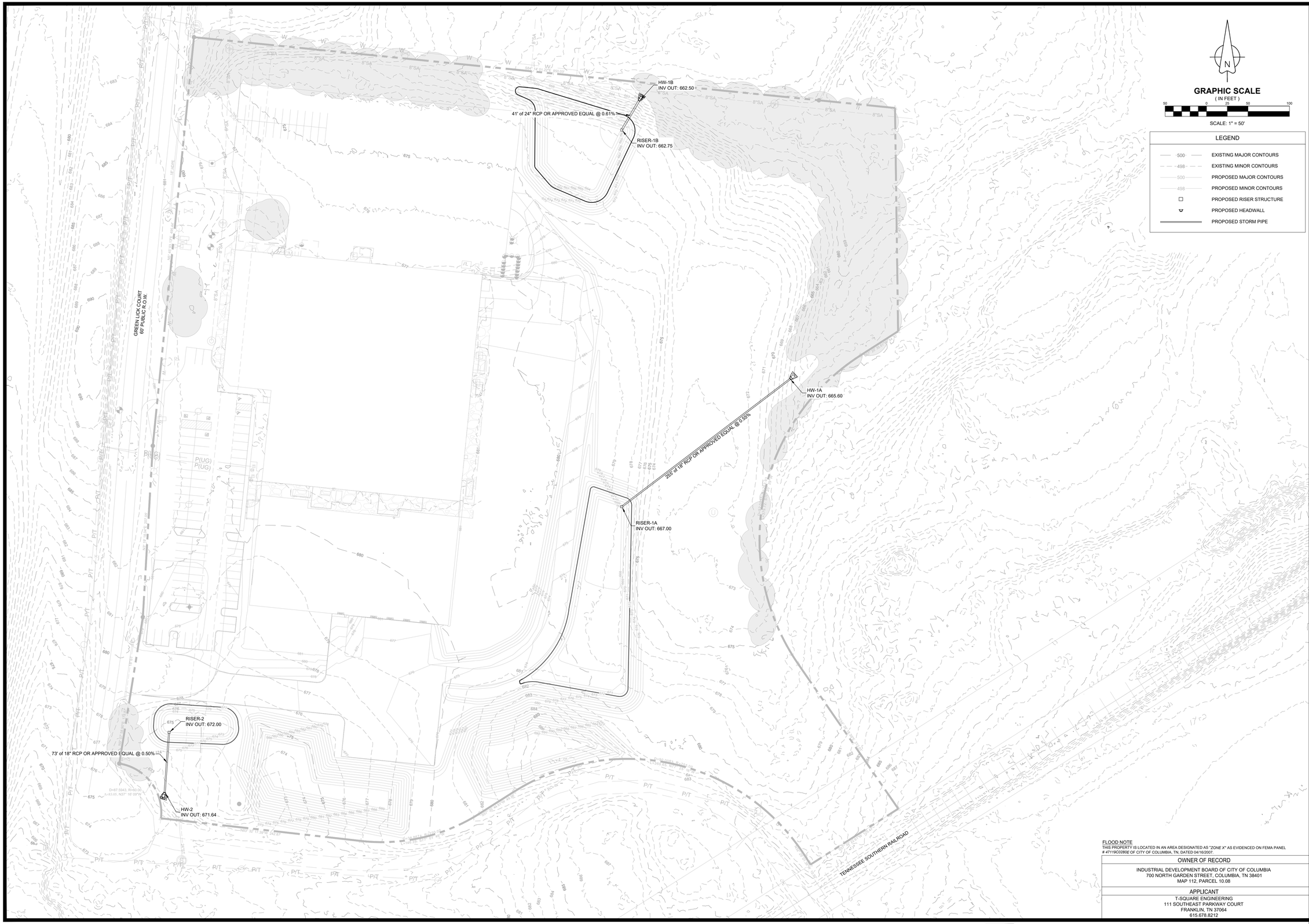

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF CITY OF COLUMBIA, TN. DATED 04/16/2007.

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

NO.	DATE	REVISIONS
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SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

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

DOCUMOTION
971 GREEN LICK COURT

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

PROJECT
24-0408

SHEET
C-5.1

T-SQUARE ENGINEERING

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Bear Creek Glen – Preliminary Plat Revision

Project #:	26-0001	Location:	072 053.00
Applicant:	David Tocci	Case Type(s):	Preliminary Plat Revision
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Townhomes

PROJECT SUMMARY

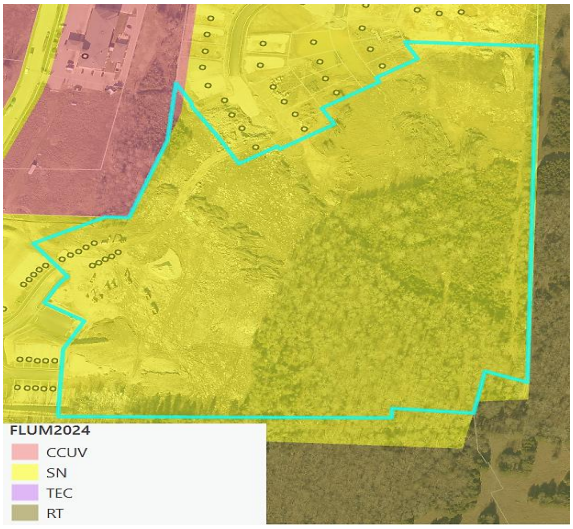
The applicant requests approval of a Preliminary Plat Revision of the Bear Glen Townhome project. The Planning Commission approved a Preliminary Plat for the development in October 2021 (21-0163). The previous approval created a vested right to develop under the MRC (Mixed Residential Commercial) district standards of the previous Zoning Ordinance 3638.

- Open space programming added: dog park, tot lot/play area, open-air structure; includes ADA accessible route note.
- Parking updates: total parking provided increases from 330 to 348, with surface spaces increasing from 56 to 74.
- Private road renaming: Scat Terrace to Stargazer Road (per E911 request).
- Utility easement labeled: 25' utility easement appears on revised sheet.
- Monument sign shown on revised sheet (concept/location callout).
- Schedule extended/shifted: final completion changes from Oct. 2026 to Mar. 2027 and intermediate phases adjust substantially.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
MRC (Vested) / CD-4	In Development	Townhomes	+/-19.10 Acres

FUTURE LAND USE MAP	ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	MRC/CD-4	Townhomes
North	City Center Urban Village	CD-4	Townhomes
South	Rural Transition	CD-3	Vacant
East	City Center Urban Village	CD-4C	Commercial
West	Rural Transition	CD-3	Vacant

CONFORMITY WITH ZONING ORDINANCE (Vested under 3638)

The revised preliminary plat (26-0001) does not increase the number of units, density, or development area approved under Preliminary Plat 21-0163. Required open space, buffer yards, and parking minimums remain compliant with Zoning Ordinance 3638. The primary modification reflected in the revised submittal is the incorporation of programmed amenity space, including a dog park, tot lot/play area, and open-air structure within previously designated open space areas.

Based on staff review, the revisions do not increase development intensity nor reduce previously approved compliance standards under Ordinance 3638.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary Plat Revision at its February 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 all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with 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, **§ 2.3.5** 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].

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 conditions of approval crafted by Planning Commission].

Defer for Continued Review:

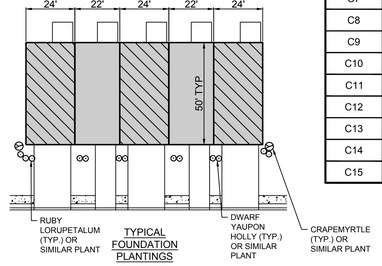
Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

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].

LEGEND

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



TYPICAL FOUNDATION PLANTINGS

CURVE TABLE: ALIGNMENTS

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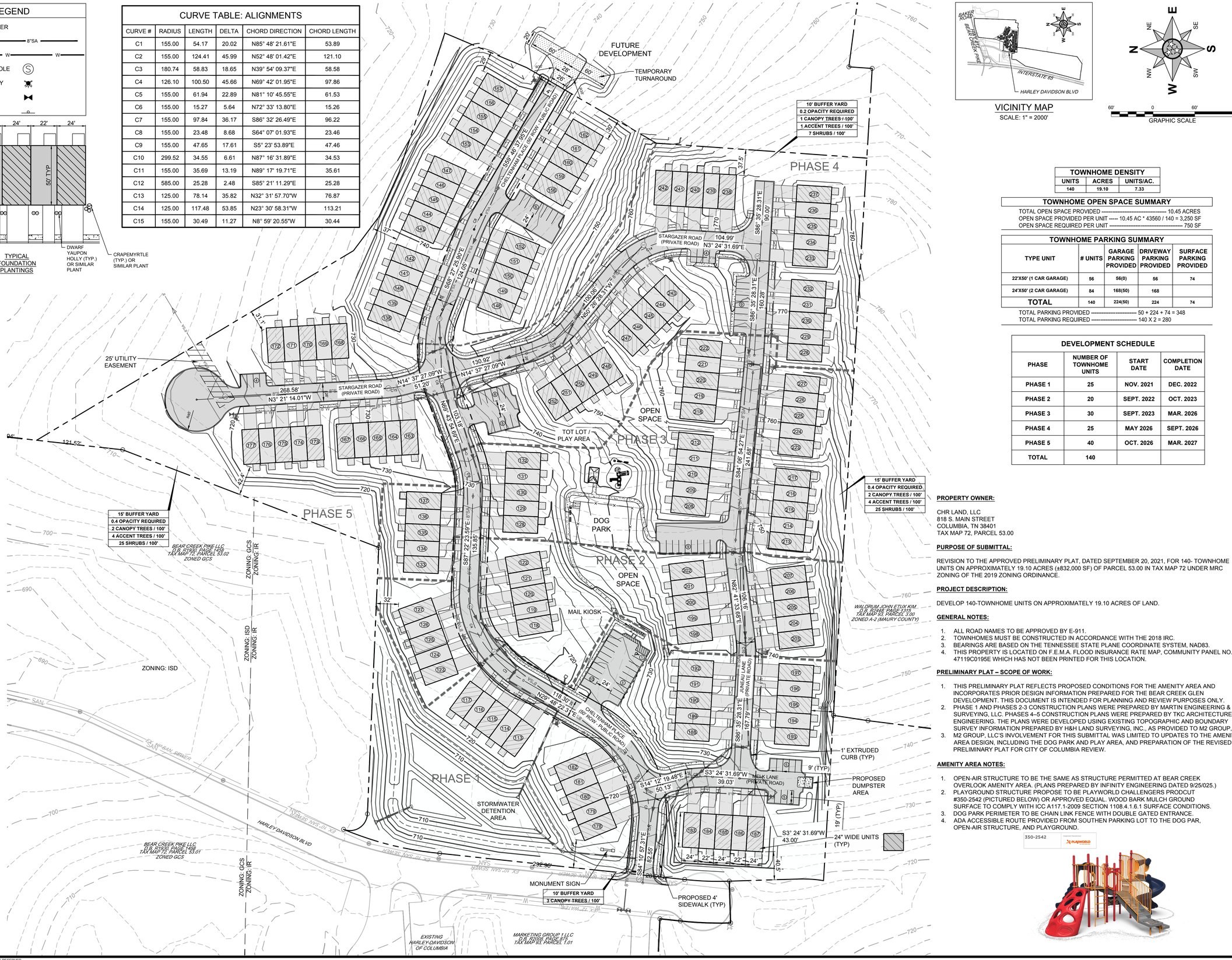

VICINITY MAP
SCALE: 1" = 2000'

TOWNHOME DENSITY

UNITS	ACRES	UNITS/AC.
140	19.10	7.33

TOWNHOME OPEN SPACE SUMMARY

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

TOWNHOME PARKING SUMMARY

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

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

DEVELOPMENT SCHEDULE

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

PROPERTY OWNER:

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

PURPOSE OF SUBMITTAL:

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

PROJECT DESCRIPTION:

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

GENERAL NOTES:

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

PRELIMINARY PLAT – SCOPE OF WORK:

1. THIS PRELIMINARY PLAT REFLECTS PROPOSED CONDITIONS FOR THE AMENITY AREA AND INCORPORATES PRIOR DESIGN INFORMATION PREPARED FOR THE BEAR CREEK GLEN DEVELOPMENT. THIS DOCUMENT IS INTENDED FOR PLANNING AND REVIEW PURPOSES ONLY.
2. PHASE 1 AND PHASES 2-3 CONSTRUCTION PLANS WERE PREPARED BY MARTIN ENGINEERING & SURVEYING, LLC. PHASES 4–5 CONSTRUCTION PLANS WERE PREPARED BY TKC ARCHITECTURE & ENGINEERING. THE PLANS WERE DEVELOPED USING EXISTING TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PREPARED BY H&H LAND SURVEYING, INC., AS PROVIDED TO M2 GROUP, LLC.
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2. PLAYGROUND STRUCTURE PROPOSE TO BE PLAYWORLD CHALLENGERS PRODCUT #350-2542 (PICTURED BELOW) OR APPROVED EQUAL. WOOD BARK MULCH GROUND SURFACE TO COMPLY WITH ICC A117.1-2009 SECTION 1108.4.1.6.1 SURFACE CONDITIONS.
3. DOG PARK PERIMETER TO BE CHAIN LINK FENCE WITH DOUBLE GATED ENTRANCE.
4. ADA ACCESSIBLE ROUTE PROVIDED FROM SOUTHEN PARKING LOT TO THE DOG PAR, OPEN-AIR STRUCTURE, AND PLAYGROUND.

REVISION #	DATE	DESCRIPTION
#1	02/16/2026	REVISED PER CITY OF COLUMBIA DRC COMMENTS

MICHAEL S. CAMPBELL
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
02/16/2026

PRELIMINARY PLAT FOR: BREAR CREEK GLEN

TOWNHOMES
BEAR CREEK PIKE
CIT OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615.656.6257 / M2GROUPLLC.COM

PRELIMINARY PLAT REVISION

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

SHEET NUMBER:

PP-1

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25-011 GLEN PH1-5/ECZ PRELIM PLAT.DWG | Monday, February 16, 2026 1:32:39 PM

LEGEND

- EXISTING SANITARY SEWER
- SANITARY SEWER — 8"SA —
- WATER LINE — W — W —
- SANITARY SEWER MANHOLE (S)
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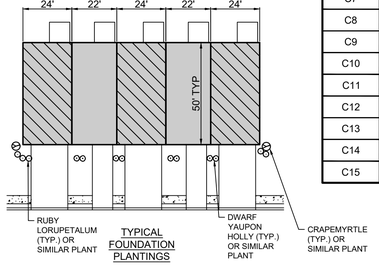

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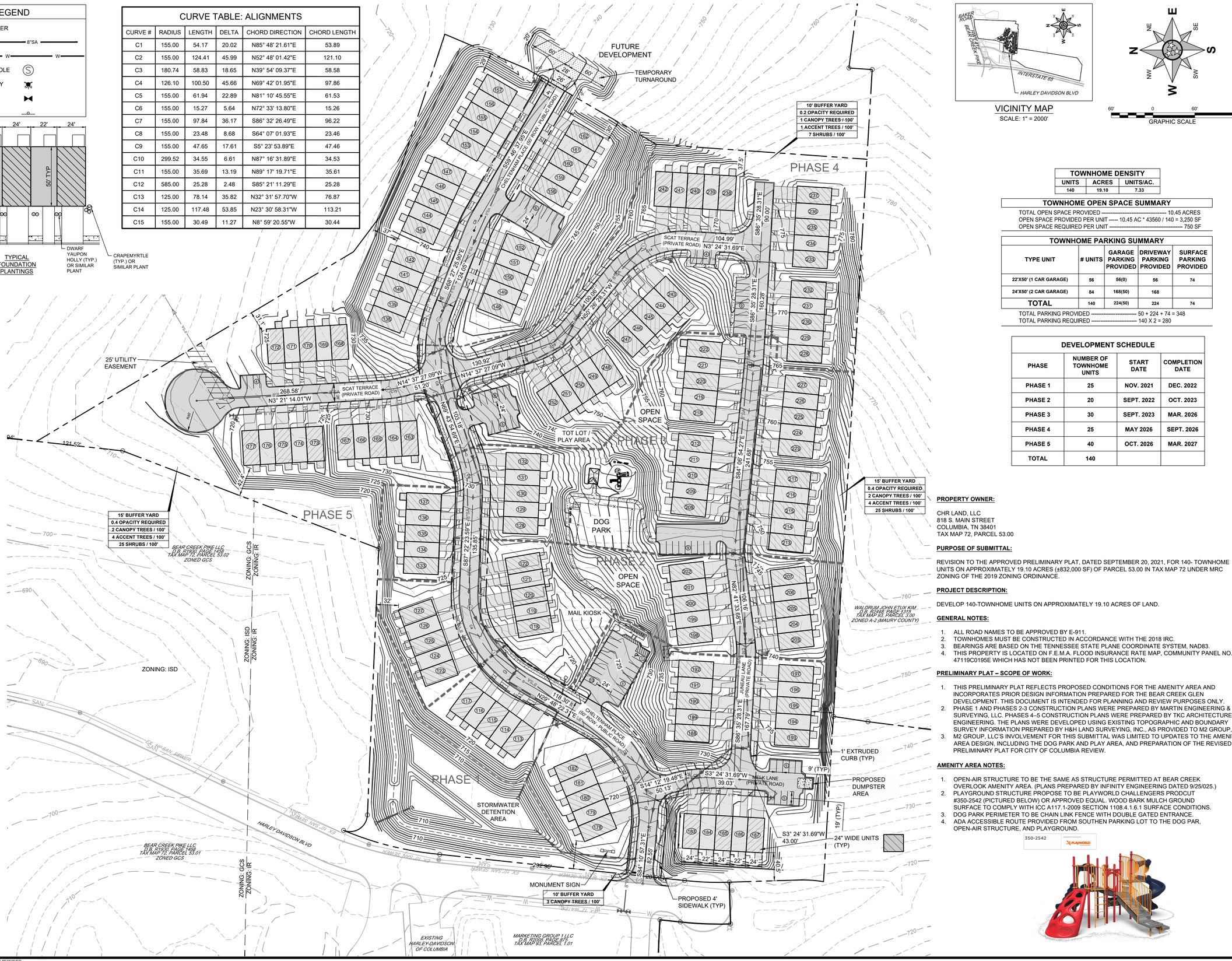

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TAX MAP 72, PARCEL 53.00

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REVISION #	DATE	DESCRIPTION

MICHAEL S. CAMPBELL
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
01/20/2026

PRELIMINARY PLAT FOR: BREAR CREEK GLEN

TOWNHOMES
BEAR CREEK PIKE
CIT OF COLUMBIA
MAURY COUNTY, TENNESSEE

PRELIMINARY PLAT REVISION

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

SHEET NUMBER:

PP-1

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615.837.1837 | M2GROUP-LLC.COM

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

February 16, 2026

City of Columbia
Development Services
700 N Garden Street
Columbia, Tennessee 38401

RE: Item No. 26-0001: Bear Creek Glen – Preliminary Plat

M2 Group, LLC (M2) has received the comments dated February 10, 2026, regarding the Bear Creek Glen Preliminary Plat. Please allow this letter to serve as our formal response to the review comments. Our responses are provided below in red. A digital copy of the revised Preliminary Plat is included with this resubmittal.

REVIEW COMMENTS

Engineering

1. Subject to previously approved construction plans and TIS.
   Understood and acknowledged.

Planning

2. The lead case planner for this item will be Jeremy Humphrey. Please reach out at jhumphrey@columbiatn.gov if you have any questions. Warm Regards
   Understood and acknowledged.
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   Understood and acknowledged.

Fire

4. No comments
   Understood and acknowledged.

Maury County E911

5. Scat Terrace was denied in 2020 and cannot be used.
   Available alternate road names were provided by Crystal Gideon and “Stargazer Rd” has been selected as the new road name. The name has been updated on this revision of the Preliminary Plat and will be revised on future revisions of the Construction Plans.

Building

6. No comment.
   Understood and acknowledged.

Police

7. No comment.
   Understood and acknowledged.

City Attorney

8. No comment provided.
   Understood and acknowledged.

Atmos Energy

9. No comments provided.
   Understood and acknowledged.

Maury County Highway Dept.

10. No comment.
    Understood and acknowledged.

Maury County Schools

11. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 SY 9-11th, 26/27SY 9-11. 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.
    Understood and acknowledged.

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.
    Understood and acknowledged.

Duck River Electric Membership Corp

13. DREMC will be the power provider for Bear Creek Glen Townhomes. Distribution power will be provided in accordance with all DREMC Service policies, rules, and regulations.
    Understood and acknowledged.

Public Works

14. The preliminary plat shows one dumpster location. If this dumpster is solely for 25 townhomes within Phase 1 with plans to place dumpster enclosures within the future developed phases, this will suffice. For 140 townhomes, we recommend a minimum of four 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.

The dumpster enclosure shown is large enough for one 8-yard dumpster. The developer intends to incorporate the additional dumpsters prior to completing construction of Phase 4-5 and has emailed Paul Keltner to coordinate this.

15. 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.

16. 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.
Understood and acknowledged.

Columbia Water

17. No comments.
Understood and acknowledged.

ATT

18. No Comment.
Understood and acknowledged.

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.

Understood and acknowledged.

If you have any questions, please feel free to contact me at 615.656.0257x1002 or wesley@m2groupllc.com.

Sincerely,

M2 Group, LLC
Wes Baxter, EI

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.
26-0001

DESCRIPTION: Bear Creek Glen

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Engineering

1. Subject to previously approved construction plans and TIS

Planning

2. The lead case planner for this item will be Jeremy Humphrey. Please reach out at jhumphrey@columbiatn.gov if you have any questions. Warm Regards
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

Fire

4. No comments

Maury County E911

5. Scat Terrace was denied in 2020 and cannot be used.

Building

6. No comment.

Police

7. No comment.

City Attorney

8. No comment provided.

Atmos Energy

9. No comments provided.

Maury County Highway Dept.

10. No comment.

Maury County Schools

11. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 SY 9-11th, 26/27SY 9-11. 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.

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.

Duck River Electric Membership Corp

13. DREMC will be the power provider for Bear Creek Glen Townhomes. Distribution power will be provided in accordance with all DREMC Service policies, rules, and regulations.

Public Works

14. The preliminary plat shows one dumpster location. If this dumpster is solely for 25 townhomes within Phase 1 with plans to place dumpster enclosures within the future developed phases, this will suffice. For 140 townhomes, we recommend a minimum of four 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.

15. 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.
16. 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.

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

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.

Columbia Water

17. No comments.

ATT

18. No Comment.

Resubmittal Guidelines

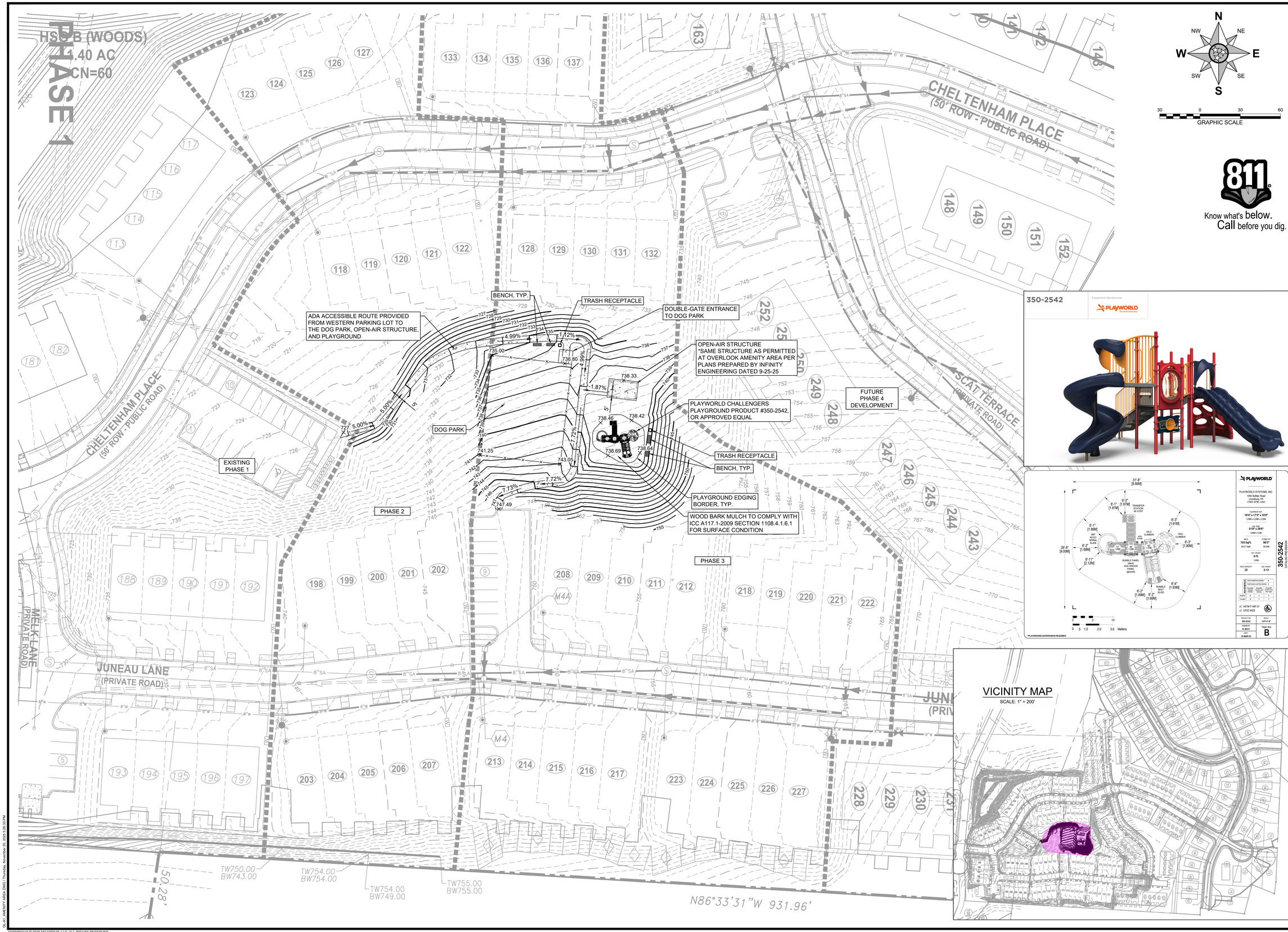
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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.



DRAFT

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

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

BEAR CREEK GLEN AMENITY AREA

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

SHEET NUMBER:
GL-A1

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Outlook

RE: [Caution External Email] - Re: DRC Comments

From Paul Keltner <PKeltner@Columbiatn.gov>
Date Mon 2/16/2026 2:49 PM
To Gary Martin <gary@martinengrg.com>
Cc Austin Brass <ABrass@Columbiatn.gov>; Wesley Baxter <wesley@m2groupllc.com>; Michael Campbell <mike@m2groupllc.com>; Matt Bryant <matt@m2groupllc.com>; Charles Michels <cmichels@tpmblaw.com>

Gary, I would contact Public Works for concerns about sanitation disposal. If you are unable to meet those standards, language was included that you can utilize other forms of disposal or service styles and companies.

-----Original Message-----
From: Gary Martin <gary@martinengrg.com>
Sent: Monday, February 16, 2026 12:12 PM
To: Paul Keltner <PKeltner@Columbiatn.gov>
Cc: Austin Brass <ABrass@Columbiatn.gov>; Wesley Baxter <wesley@m2groupllc.com>; Michael Campbell <mike@m2groupllc.com>; Matt Bryant <matt@m2groupllc.com>; Charles Michels <cmichels@tpmblaw.com>
Subject: [Caution External Email] - Re: DRC Comments

Paul …
We appreciate receiving DRC comments this morning …as you know, these written comments are typically received the following Thursday am.

Receiving the comments today would not have been an issue since we attended the DRC mtg virtually and knew the comments. However, the comments included a recommendation from Public Works to add a dumpster. This comment was not given last Tues at the DRC mtg. It is very difficult ..nearly impossible, to make a change when receiving a new comment on the day for resubmittal. Additionally, the dumpster configuration shown on the submittal was approved at original entitlement in 2021. Furthermore, all of Glen Ph 3 is constructed.

We cannot add the dumpster today …but will do our best to add a dumpster prior to completing Glen Ph 4 construction.

Please acknowledge this email and let me know any response you have.

Appreciate your help,
Gary
Sent from my iPhone

> On Feb 14, 2026, at 10:12 AM, Gary Martin <gary@martinengrg.com> wrote:
>
> Paul ..

>
> Are written comments from DRC mtgs still issued? Unless we've overlooked them, we haven't received written comments from the DRC mtg last Tuesday.
>
> Are resubmittals still due by next Mon by 4?
>
> Thanks, Gary
>
> Sent from my iPhone

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

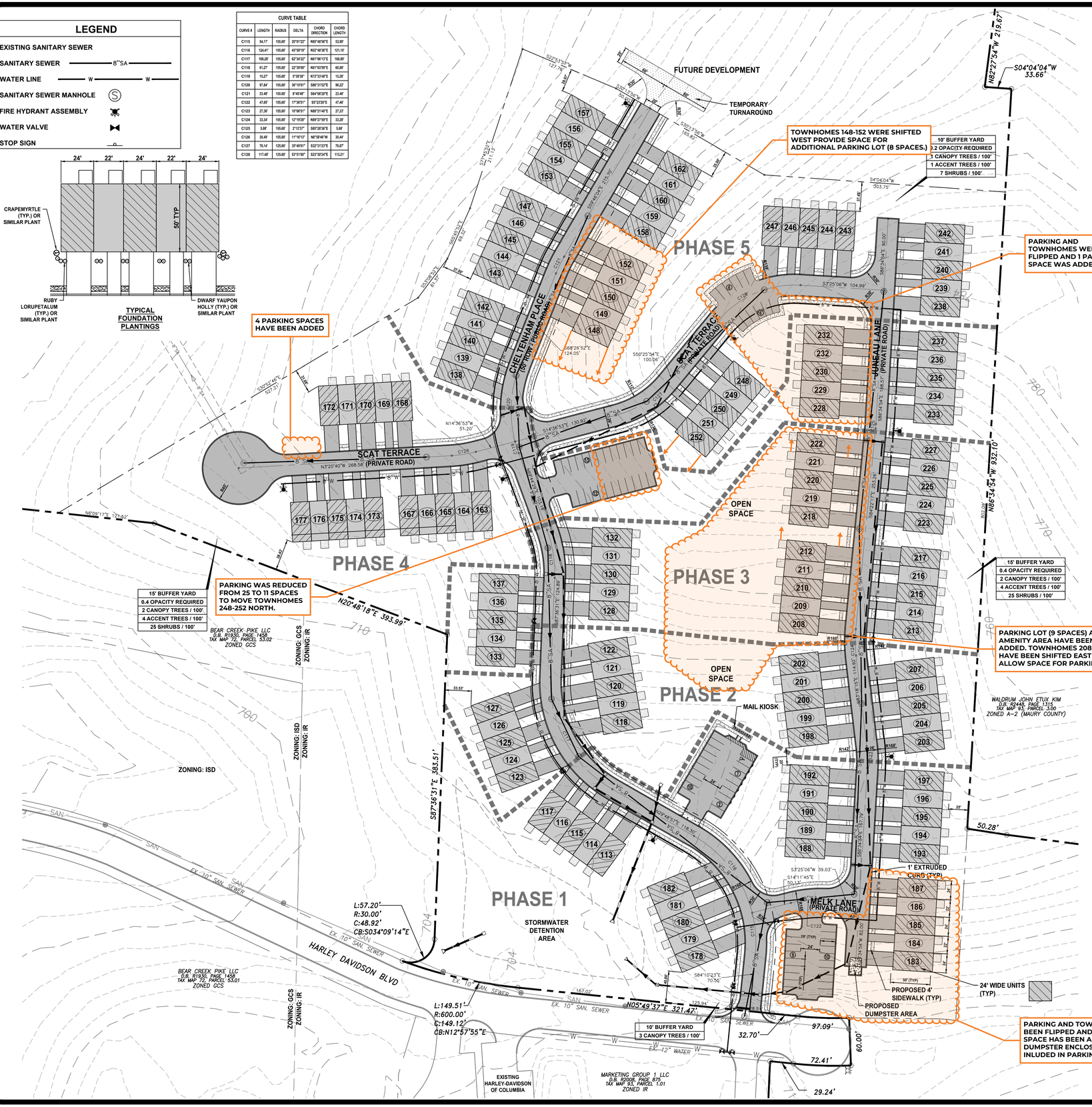
This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

LEGEND

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

TYPICAL FOUNDATION PLANTINGS

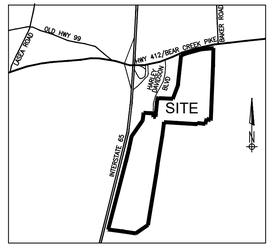
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C115	54.17'	155.00'	20°01'22"	N35°48'56"E	53.89'
C116	124.41'	155.00'	45°59'18"	N52°48'36"E	121.10'
C117	169.28'	155.00'	62°34'32"	N61°06'13"E	160.99'
C118	61.27'	155.00'	22°39'09"	N81°02'59"E	60.88'
C119	15.27'	155.00'	5°38'38"	N72°33'48"E	15.26'
C120	97.84'	155.00'	36°10'01"	S86°31'52"E	96.22'
C121	23.48'	155.00'	8°40'48"	S64°06'28"E	23.46'
C122	47.65'	155.00'	17°36'51"	S5°23'20"E	47.46'
C123	27.36'	155.00'	10°06'51"	N88°21'46"E	27.33'
C124	33.34'	155.00'	12°19'28"	N69°27'59"E	33.28'
C125	5.08'	155.00'	2°12'37"	S85°28'26"E	5.08'
C126	30.40'	155.00'	11°16'13"	N0°58'46"W	30.44'
C127	76.14'	125.00'	35°48'51"	S33°13'22"E	74.87'
C128	117.48'	125.00'	53°51'09"	S23°30'24"E	113.21'



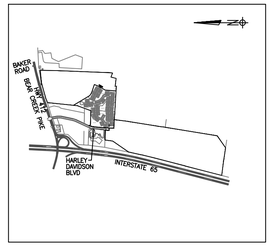
GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
SCALE: 1" = 2000'



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

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
140	19.10	7.33

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

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

SEE REVISED PRELIMINARY PLAT FOR UPDATED PARKING COUNT

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

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

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

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

NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.

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

BEAR CREEK GLEN PRELIMINARY PLAT

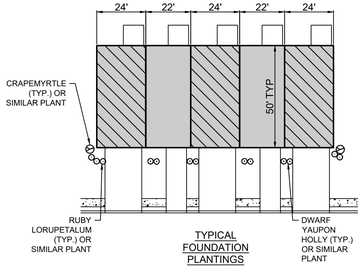
TOWNHOMES

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

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

LEGEND

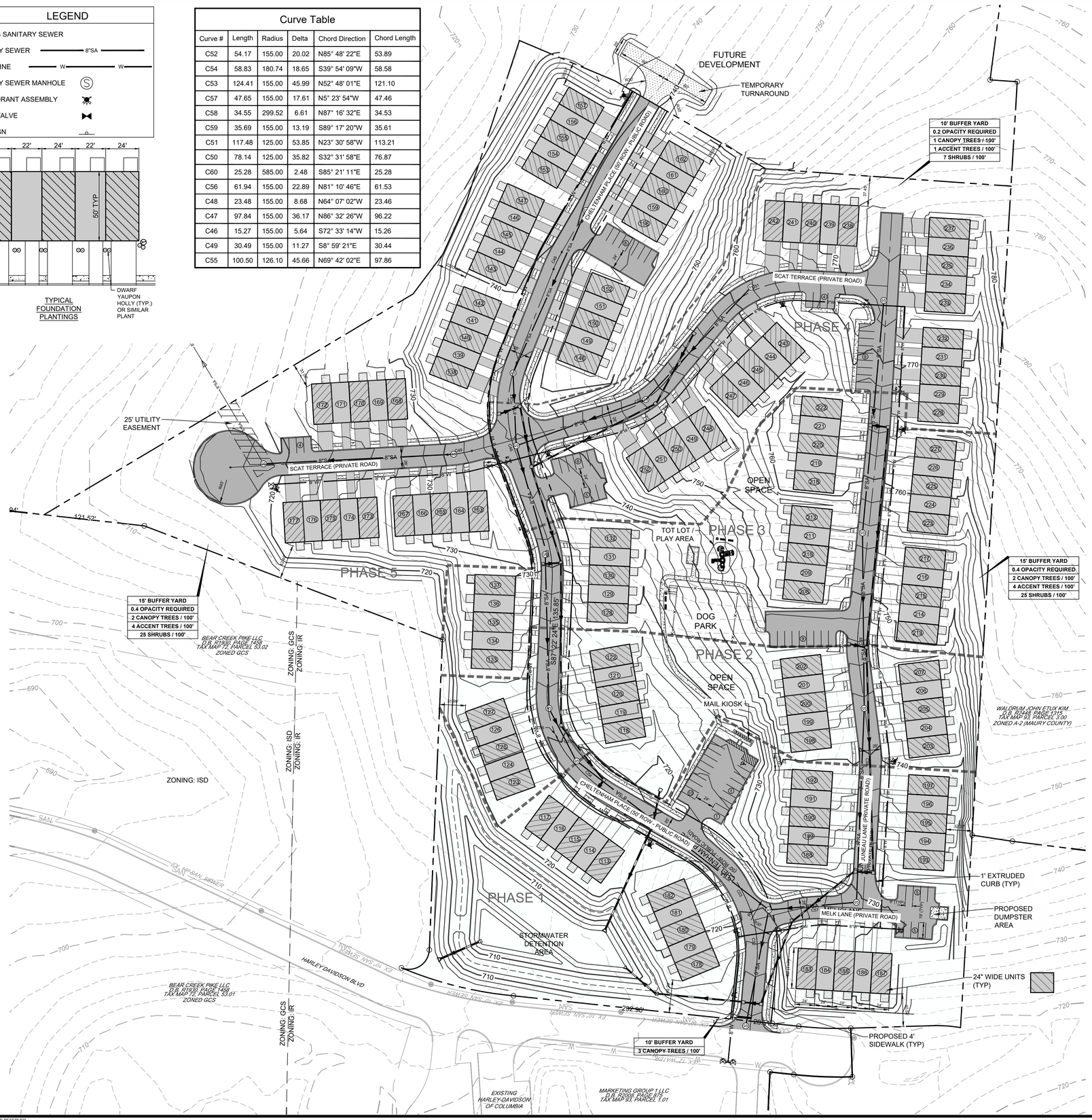
- EXISTING SANITARY SEWER
- SANITARY SEWER — 8"SA —
- WATER LINE — W — W —
- SANITARY SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- STOP SIGN

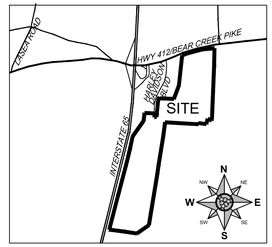


TYPICAL FOUNDATION PLANTINGS

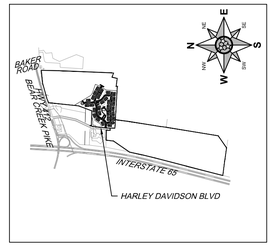
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C52	54.17	155.00	20.02	N85° 48' 22"E	53.89
C54	58.83	180.74	18.65	S39° 54' 09"W	58.58
C53	124.41	155.00	45.99	N52° 48' 01"E	121.10
C57	47.65	155.00	17.61	N5° 23' 54"W	47.46
C58	34.55	299.52	6.61	N87° 16' 32"E	34.53
C59	35.69	155.00	13.19	S89° 17' 20"W	35.61
C51	117.48	125.00	53.85	N23° 30' 58"W	113.21
C50	78.14	125.00	35.82	S32° 31' 58"E	76.87
C60	25.28	585.00	2.48	S85° 21' 11"E	25.28
C56	61.94	155.00	22.89	N81° 10' 46"E	61.53
C48	23.48	155.00	8.68	N64° 07' 02"W	23.46
C47	97.84	155.00	36.17	N86° 32' 26"W	96.22
C46	15.27	155.00	5.64	S72° 33' 14"W	15.26
C49	30.49	155.00	11.27	S8° 59' 21"E	30.44
C55	100.50	126.10	45.66	N69° 42' 02"E	97.86

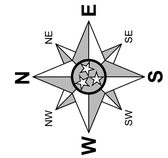




VICINITY MAP
SCALE: 1" = 2000'



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



GRAPHIC SCALE
60' 0 60' 120'

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

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

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

NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.

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

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
140	19.10	7.33

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

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

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

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

REVISION #	DATE	DESCRIPTION

DRAFT

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

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0627 / M2GROUP1.COM

PRELIMINARY PLAT REVISION

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

SHEET NUMBER:
PP-1

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

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CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: **BEAR CREEK GLEN**

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

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☑ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- **N/A** Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way. **SEE ATTATCHED EMAIL WAIVING SURVEY REQUIREMENT.**
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- ☑ Proposed phasing and timetable for all phases of development
- **N/A** Traffic Impact Study, as required. **ORIGINAL TIS WILL BE USED (PER PRE-APP MEETING)**
- **N/A** The substance of all existing and proposed covenants, easements, or other restrictions. **SEE ORIGINAL PRELIMINARY PLAT AND FINAL PLATS FOR COVENANTS, EASEMENTS, AND OTHER RESTRICTIONS.**

Lots and Land-Use

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

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- ☑ Location of all earth retaining structures, with approximate top and bottom of wall elevations. **SEE CDs FOR RETAINING WALL INFORMATION**
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs **MONUMENT SIGN AT ENTRANCE IS CURRENTLY INSTALLED.**
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- **N/A** Location, dimension, and materials of fences and walls
- **N/A** Tree Canopy retention **VESTED UNDER 2021 ZONING ORDINANCE**

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.
  M2G IS COORDINATING UTILITY AVAILIBILITY / WILL-SERVE LETTERS WITH CPWS & COLUMBIA WASTEWATER

CITY OF
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PUD Specific Items

N/A List of all deviations from PUD Standards requested

N/A The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

N/A Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.

N/A The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.

N/A Exterior lighting plan.

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

Checklist Completed By:

WES BAXTER		**1/20/2026**
Print Name	Signature	Date

Outlook

RE: [Caution External Email] - Glen THs Resubmittal

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

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

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

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

Sent from my iPhone

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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Columbia Rock Road – Preliminary/Final Plat

Project #:	26-0022	**Location:**	075 008.02
Applicant:	Allen O'Leary/W.E.S Engineers	**Case Type(s):**	Preliminary/Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Two Lots of Record

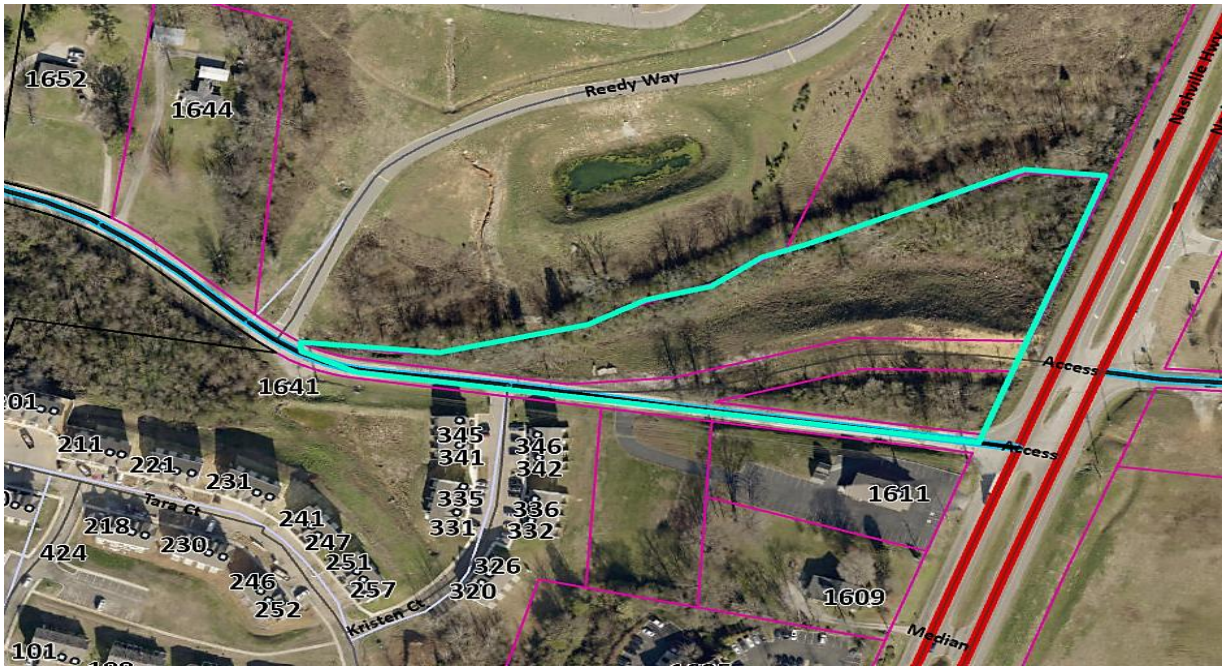
PROJECT SUMMARY

The applicant requests approval of a Preliminary/Final Plat to create two lots of record on either side of the relocated Columbia Rock Road. The original right-of-way was abandoned, and a new right-of-way was constructed and dedicated to the City on March 15, 2018, as part of the Nashville Highway and Columbia Rock Road improvements. The plat establishes Lot 1 and Lot 2 on the north and south sides of the new right-of-way and incorporates the former right-of-way into Lot 2.

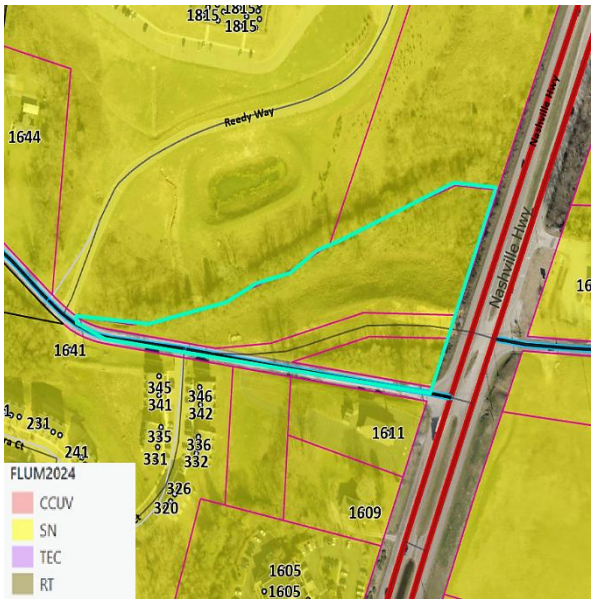
- This development is subject to the Planned Unit Development Ordinance #4115, approved in April 2017 and the Subdivision Regulations of the City of Columbia.
- The Final Plat conforms to the Preliminary Plat.
- This development did not require a financial surety, a development agreement, or a stormwater maintenance agreement per the Subdivision Regulations.
- The DRC reviewed this proposal at its February 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2/PUD	Right-of-Way	Religious/Multi-Family	+/-3.09 Acres



FUTURE LAND USE MAP	ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	PUD	Right-of-Way
North	Suburban Neighborhood	PUD	Multi-Family
South	Suburban Neighborhood	CD-2	Religious Facility
East	Suburban Neighborhood	SD-IN	Vacant
West	Suburban Neighborhood	CD-2	Single-family

The subject property is located within a larger Planned Unit Development (PUD) containing multi-family uses. Properties to the north are part of the same PUD development. Columbia Rock Road, a newly constructed and dedicated right-of-way, is located to the south. To the east, across Nashville Highway, is an undeveloped vacant parcel. A single-family residence is located immediately west of the site.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat is consistent with the approved Preliminary Plat, the Planned Unit Development (PUD), and the City of Columbia Subdivision Regulations. The following technical comments are provided for the Planning Commission's reference.

- Any future construction for the PUD-zoned portion of the property on Lot #1 will be required to adhere to the approved PUD standards.
- A water availability letter will be required when/if development moves forward.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its February 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 all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

Section **2.2.6** of the Subdivision Regulations establishes review criteria for approval of a Preliminary Plat.

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

A. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts.

B. Whether the proposed Preliminary Plat is consistent with the standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and,

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

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

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

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

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].

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 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].

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2424, Page 89, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — International Church of the Foursquare Gospel

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

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

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

Date — Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date — Columbia Power & Water Systems
Columbia, TN

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

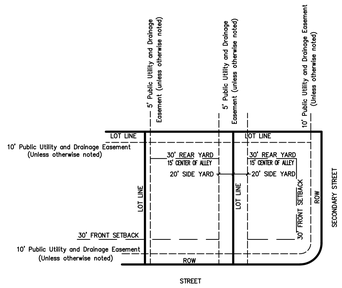
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County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

Date — Secretary, Planning Commission

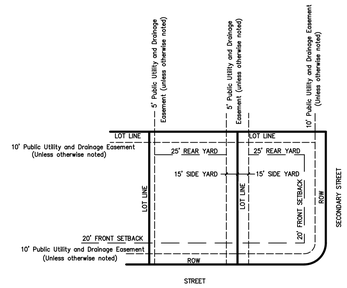
SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.

2/12/26 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number



SUBDIVISION
TYPICAL LOT LAYOUT
CD-2



SUBDIVISION
TYPICAL LOT LAYOUT
P.U.D.

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

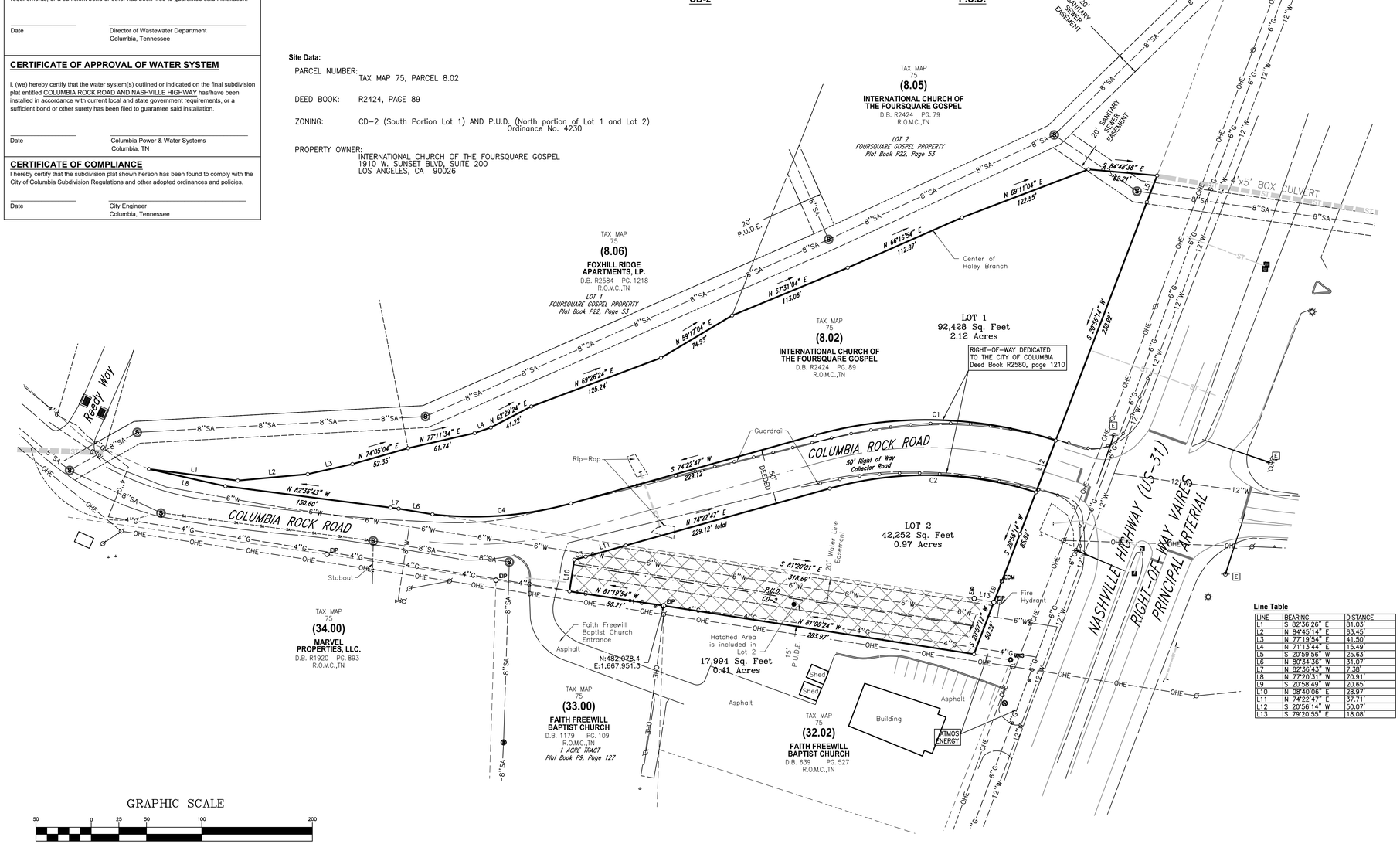
Site Data:

PARCEL NUMBER: TAX MAP 75, PARCEL 8.02

DEED BOOK: R2424, PAGE 89

ZONING: CD-2 (South Portion Lot 1) AND P.U.D. (North portion of Lot 1 and Lot 2) Ordinance No. 4230

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



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Line Table

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

Curve Table

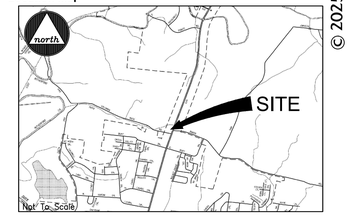
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	221.12'	375.01'	33°47'01"	N 88°43'42" W	217.93'
C2	189.21'	325.01'	33°21'23"	S 88°56'31" E	186.55'
C3	10.64'	375.00'	1°37'50"	N 75°11'31" E	10.64'
C4	126.23'	325.01'	22°15'12"	S 85°30'23" W	125.44'

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
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line
- Lot Address Label

Register of Deed Recording Stamp

Location Map



Surveyor's Notes

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, this survey was completed using a dual frequency BRX7, base and rover.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is 3.09 Acres.
7. This property currently identified as Tax Map No. 075, Parcel No. 008.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2424, Page 89
10. Bearings based on: Tennessee State Plane, NAD83.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

© 2025

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

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

FINAL PLAT

COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY
CITY OF COLUMBIA, TN – MAURY COUNTY

REVISIONS	DATE
DRC Review	2-12-2026

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

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

1 of 1

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

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

February 16, 2026

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

RE: Project Name: Columbia Rock Road, Final Plat
City of Columbia Staff Review Re-Submittal

On behalf of the owners of the property, WES Engineers & Surveyors would like to re-submit this Final Plat to the City of Columbia for approval with the following comments addressed in red.

Planning
3. Show a typical lot layout depicting proposed setbacks, yards, and easements for both CD-2 and PUD.
Typical lot layout has been added to the Final Plat for both zonings..
4. Notate both zoning designations. The site of the existing church is zoned CD-2.
Zoning designation from the old centerline of the properties has been labeled accordingly.
5. Notate the guiding PUD ordinance for the portion of Lot #2 and the entirety of Lot #1.
Under Site Data Ordinance #4230 has been noted.
6. Advisory note: Any future construction for the PUD zoned portion of Lot #1 will be required to build to that PUD standard.
Wastewater
18. Show a main stub out to the north from the manhole near the church and Foxhill Ridge parcel line.
The sanitary sewer stub to Foxhill property has been show.
Columbia Water
19. A water availability will be required when/if development moves forward.
Noted
If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

ITEM NO.
26-0022

DESCRIPTION: Columbia Rock Rd

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Show a typical lot layout depicting proposed setbacks, yards, and easements for both CD-2 and PUD.
4. Notate both zoning designations. The site of the existing church is zoned CD-2.
5. Notate the guiding PUD ordinance for the portion of Lot #2 and the entirety of Lot #1.
6. Advisory note: Any future construction for the PUD zoned portion of Lot #1 will be required to build to that PUD standard.

Engineering

7. No comments

Fire

8. No comments

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

Maury County E911

9. For address go to maury911.org to fill out the application.

City Attorney

10. No comments provided.

Police

11. No comments provided.

Building

12. No comments provided.

Maury County Highway Dept.

13. No comment.

Maury County Schools

14. No comment.

Columbia Power

15. 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.

Duck River Electric Membership Corp

16. No comment.

Public Works

17. No comment.

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

Wastewater

18. Show a main stub out to the north from the manhole near the church and Foxhill Ridge parcel line.

Columbia Water

19. A water availability will be required when/if development moves forward.

ATT

20. No comment.

Atmos Energy

21. No comments provided.

Resubmittal Guidelines

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

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

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

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2424, Page 89, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date ____________ International Church of the Foursquare Gospel

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

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

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

Date ____________ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date ____________ Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date ____________ Columbia Power & Water Systems
Columbia, TN

CERTIFICATE OF COMPLIANCE

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

Date ____________ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date ____________ Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.

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

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

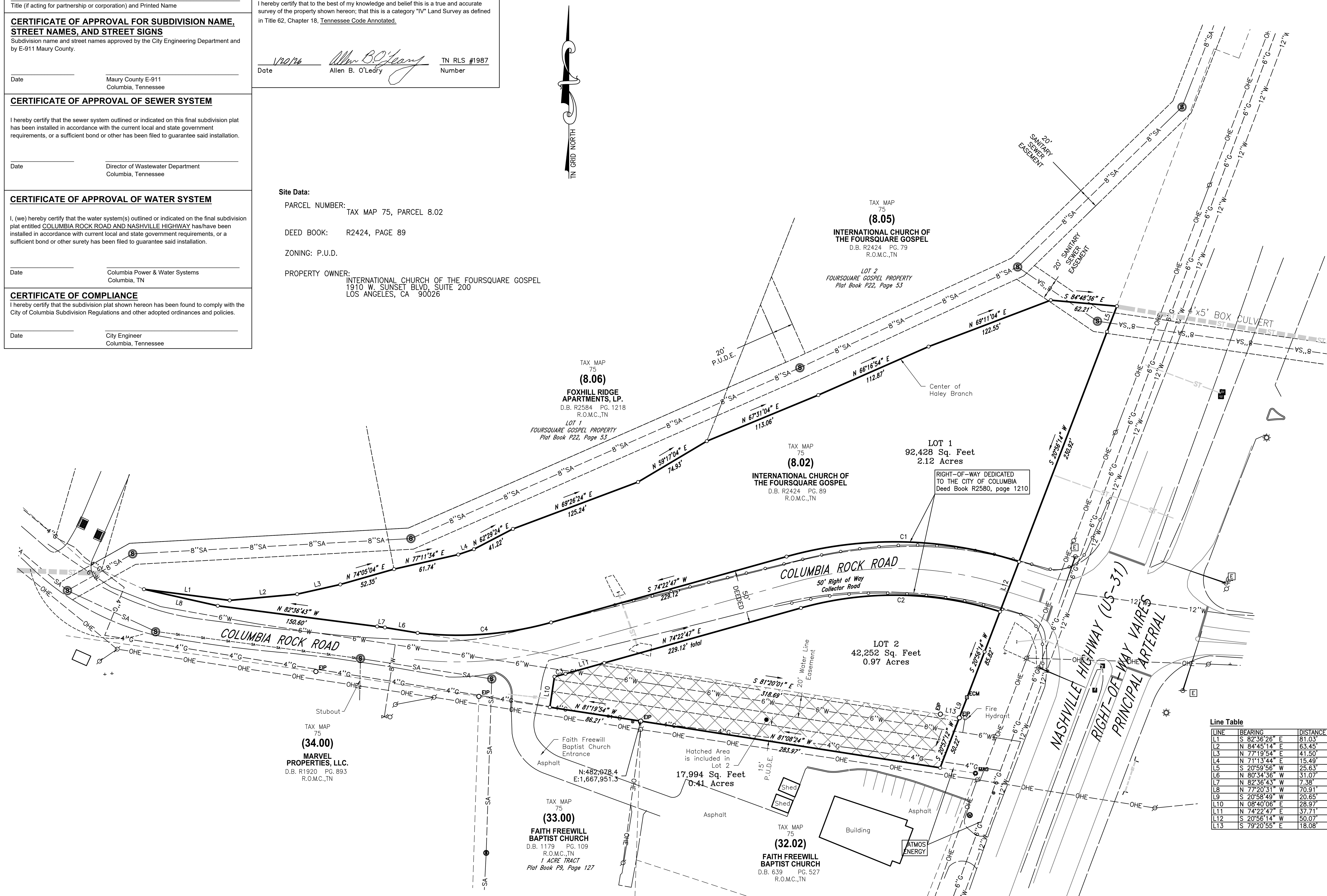
Site Data:

PARCEL NUMBER: TAX MAP 75, PARCEL 8.02

DEED BOOK: R2424, PAGE 89

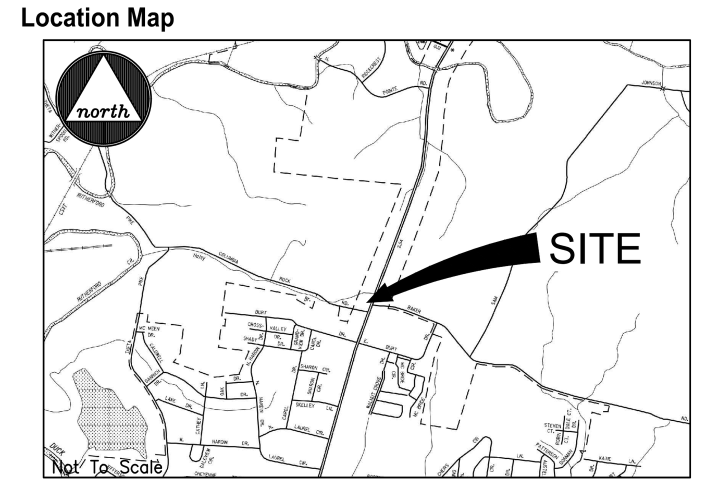
ZONING: P.U.D.

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



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

Location Map



© 2025

Surveyor's Notes

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, this survey was completed using a dual frequency BRX7, base and rover.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is 3.09 Acres.
7. This property currently identified as Tax Map No. 075, Parcel No. 008.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2424, Page 89
10. Bearings based on: Tennessee State Plane, NAD83.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are $\frac{1}{2}$" rebar with cap reading "WES 1987" unless otherwise noted.

Line Table

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

Curve Table

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

Legend

Symbol	Meaning
EIP / IPS	Iron Rod/Pipe Found / 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
X	Fence Line
	Landscape
	Woods / Tree line
	Edge of Water
	Ditch / Creek Centerline
	Minor Contour Line
	Index Contour Line
G	Gas Line
SA	Sanitary Sewer Line
W	Water Line
ST	Storm Sewer Line
OH	Overhead Utility Line
OHC	Overhead Cable Line
OHE	Overhead Electric Line
OHT	Overhead Telephone Line
UG	Underground Utility Line
UGC	Underground Cable Line
UGE	Underground Electric Line
UGT	Underground Telephone Line
FM	Forced Main Line
0000	Lot Address Label

Register of Deed Recording Stamp

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

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

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

FINAL PLAT
COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY
CITY OF COLUMBIA, TN — MAURY COUNTY

REVISIONS	DATE

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

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

1 of 1

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

LEGEND

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

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

MATCH LINE STATION 6+00: SEE CONTINUATION THIS SHEET

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

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

04 / C6.2 PRECAST NO. 3 MANHOLE

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

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

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

NOTES:

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

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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

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

COLUMBIA ROCK ROAD INTERSECTION IMPROVEMENTS

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

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

GRADING & DRAINAGE PLAN

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

SHEET NUMBER:
C3.1

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

None at this time

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Columbia Rock Road

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

General

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

Lots and Land-Use

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

Structures

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

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

CITY OF
COLUMBIA
TENNESSEE

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

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

Checklist Completed By:

Allen O'Leary		1-15-2026
Print Name	Signature	Date

800 S James Campbell Blvd. – Preliminary/Final Plat

Project #:	25-0463	**Location:**	100N L 006.00
Applicant:	Nathan Guessetto/Gresham Smith	**Case Type(s):**	Preliminary/Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Commercial

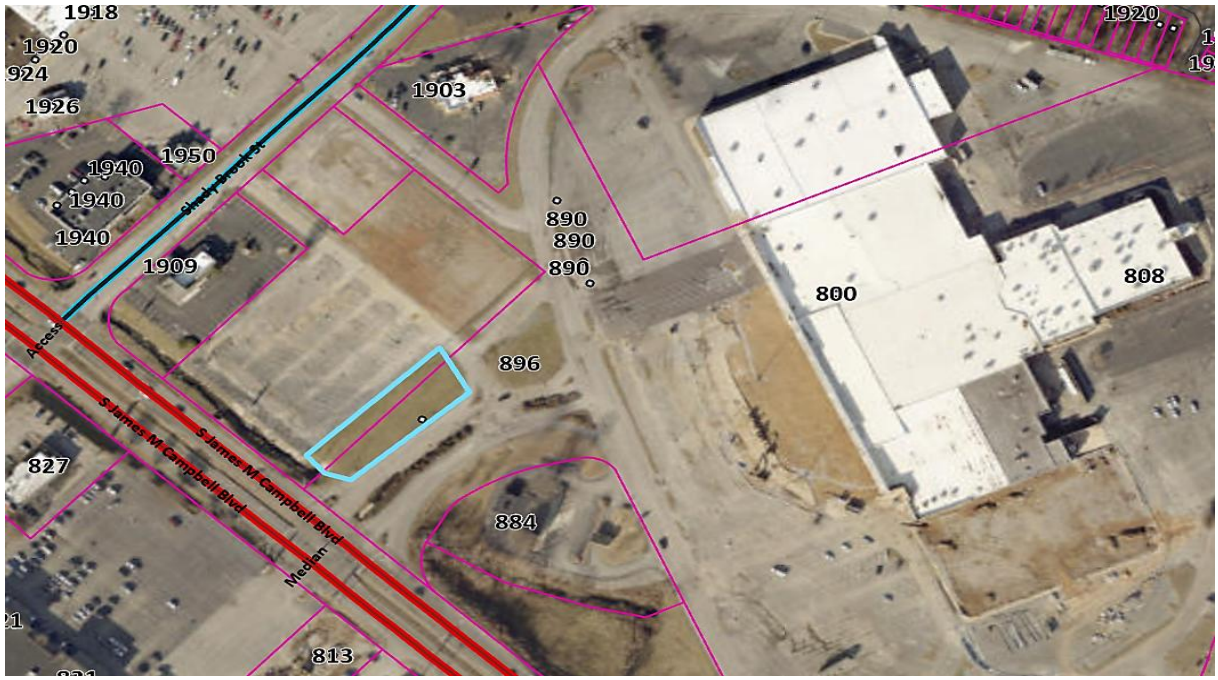
PROJECT SUMMARY

The applicant is seeking approval to create a lot of record, abandon a portion of an existing sanitary sewer easement, and dedicate a new sanitary sewer easement and a water line easement. This lot is part of a larger commercial development. On April 9, 2025, the Planning Commission granted approval for a Preliminary Plat, Site Development Plan, and Alternative Performance (25-0047). This prior approval has created a vested right to develop in accordance with the CD-4C (General Urban Corridor) character district standards outlined in the current Zoning Ordinance.

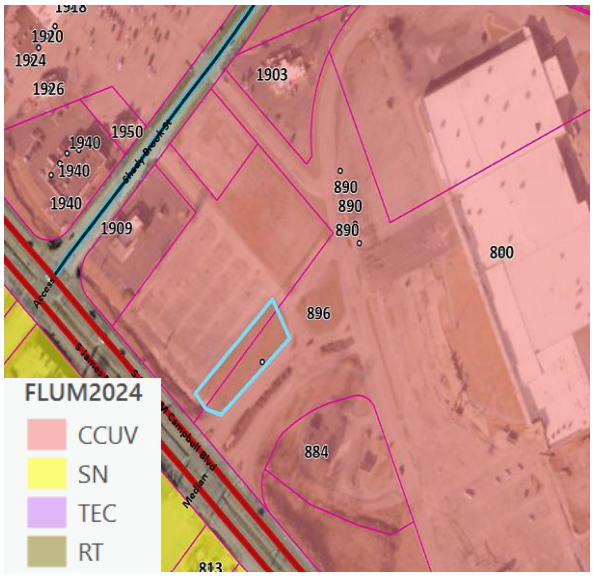
- This development is subject to Ordinance 4400, the current zoning ordinance.
- The Final Plat conforms to the Preliminary Plat.
- This development did not require a financial surety, a development agreement, or a stormwater maintenance agreement per the Subdivision Regulations.
- The DRC reviewed this proposal at its February 2026 meeting. Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

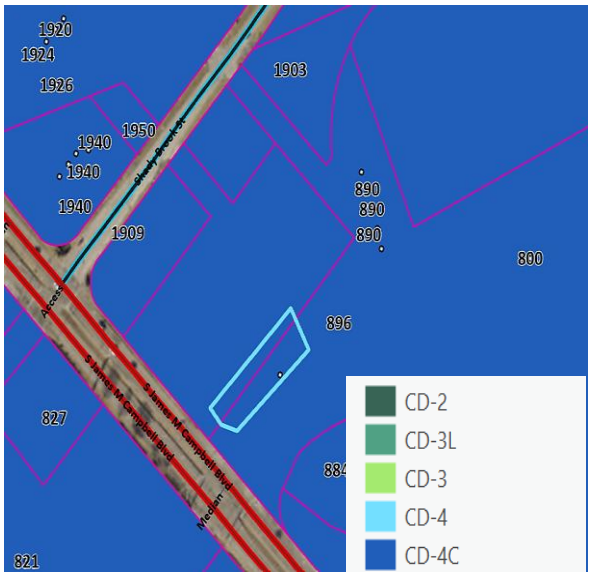
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C	In Development	Commercial	+/-0.45 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-4C	Commercial/Retail
North	City Center Urban Village	CD-4C	Commercial/Retail
South	City Center Urban Village	CD-4C	Commercial/Retail
East	City Center Urban Village	CD-4C	Commercial/Retail
West	City Center Urban Village	CD-4C	Commercial/Retail

The subject site is a part of larger commercial development surrounding the area that is compatible with the CD-4C district standards.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat adheres to the Preliminary Plat, the CD-4C district standards outlined in the applicable zoning ordinance (4400), and the City of Columbia's Subdivision Regulations, except for the noted request below:

- Prior to recordation of the Final Plat the as-built location of the retaining wall is required to be shown on Plat.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary/Final Plats at its February 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 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 Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

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

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

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

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

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].

Approve with Conditions:

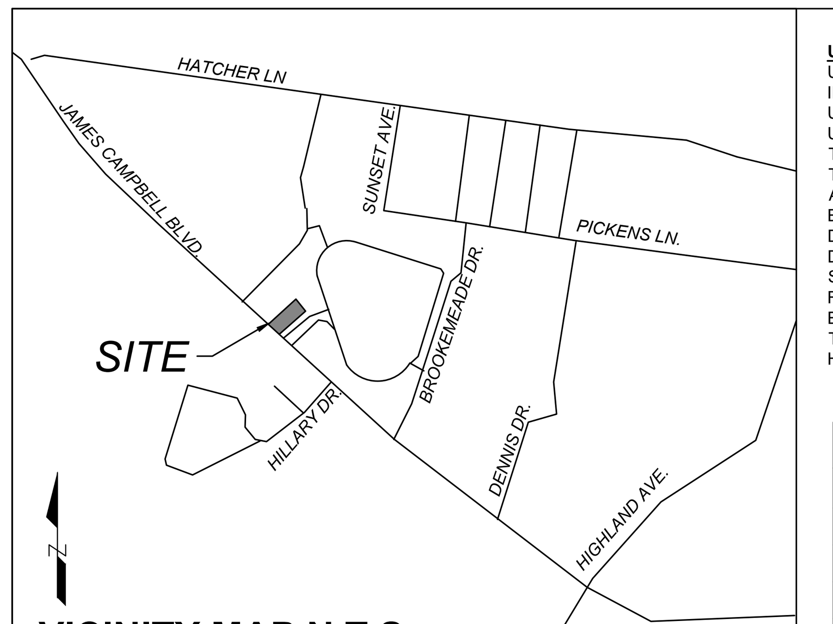
Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

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

Deny:

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



VICINITY MAP N.T.S.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT, CREATE A WATER AND SEWER EASEMENT, AND ABANDON A PORTION OF AN EXISTING EASEMENT.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
4. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND INFORMATION PROVIDED TO SURVEYOR BY CLIENT. LOT 1A & LOT 1B SHALL BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA, ON THE MOST CURRENT FLOOD INSURANCE MAP PANEL NO. 47119C0285E WITH EFFECTIVE DATE APRIL 16, 2007.

Curve Table

Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
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C4	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C5	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"
C6	S79° 44' 11"W	243.57	316.73	250.01	45°13'39"
C7	N50° 37' 14"W	288.09	316.28	299.11	54°11'07"
C8	N62° 01' 44"W	55.94	45.00	60.36	76°51'11"
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L15	N46° 42' 15"W	208.98

STREETS, PARKING, AND PEDESTRIAN ELEMENTS

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

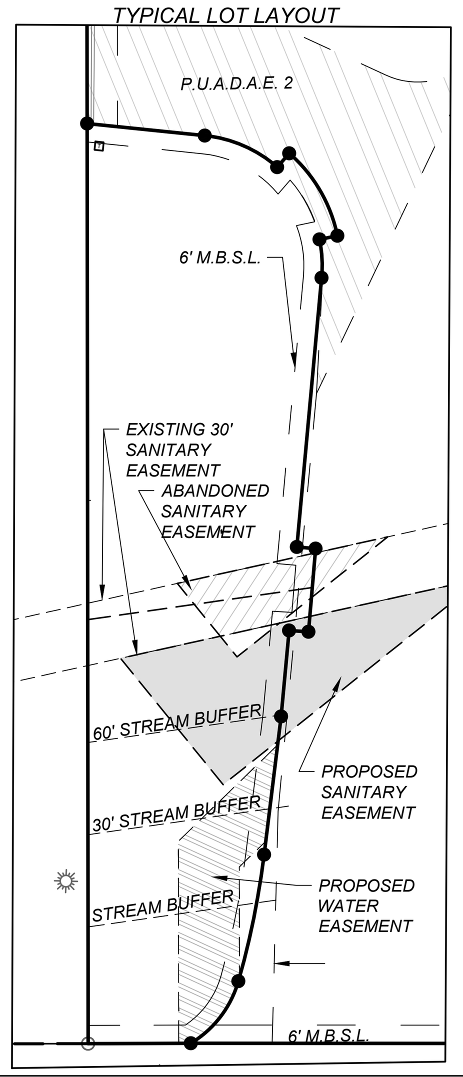
DEVELOPMENT SUMMARY

- FOR 7 BREW COFFEE SHOP
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  HC COLUMBIA, LLC
  73 WHITEBRIDGE ROAD SUITE 103 #230
  NASHVILLE, TN 37205
  WYATT@HIGHLANDCPT.COM\
- TAX MAP: 100N L
- PARCEL: 006.00
- ZONING CD-4C
- PROPERTY ADDRESS: 800 SOUTH JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
- PROPOSED SEWER EASEMENT TOTAL AREA: 2,834.26 SQ. FT., 0.07 AC.
- ABANDONED SEWER EASEMENT TOTAL AREA: 907.58 SQ.FT., 0.02 AC.
- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1,694.19 SQ.FT.,0.04 AC.
- PROPOSED LOT 1C: 19,685.40 SQ.FT., 0.45 AC.

ABANDONED SANITARY EASEMENT

PROPOSED SANITARY EASEMENT

TYPICAL LOT LAYOUT



LEGEND

●	(Set) 1/2" Diameter Rebar with GS Cap	Ⓢ	Sewer Manhole
○	(Found) Property Corner	Ø	Power Pole
——	Property Line	⊠	Electric Pull Box / Telephone Pedestal
— — —	Adjacent Property Line	E	Electric Meter
— — —	Easement Line	W	Water Meter
OHW ——	Overhead Wire	R.O.M.C.,TN	Register Office of Maury County Tennessee
—W—	Water Line	(#)	Parcel Number
—SAN—	Sewer Line	R.O.W.	Right of Way
—ST—	Storm Drainage Pipe		Double Light Pole
— G —	Gas Line	WV	Water Valve
—UGE—	Underground Electric Line	⊙	Bollard
	Light Pole	——x——x——	Fence

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS I LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

Nathan Guessetto DATE: 03/04/2026

NATHAN GUESSETTO, TN RLS 3426
GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
OFFICE: 615.770.8223
EMAIL: NATHAN.GUESSETTO@GRESHAMSMITH.COM

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 3037, PAGE 568 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON.

HC COLUMBIA, LLC DATE

WYATT WOELTJE, PRESIDENT

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE COLUMBIA POWER & WATER SYSTEMS

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

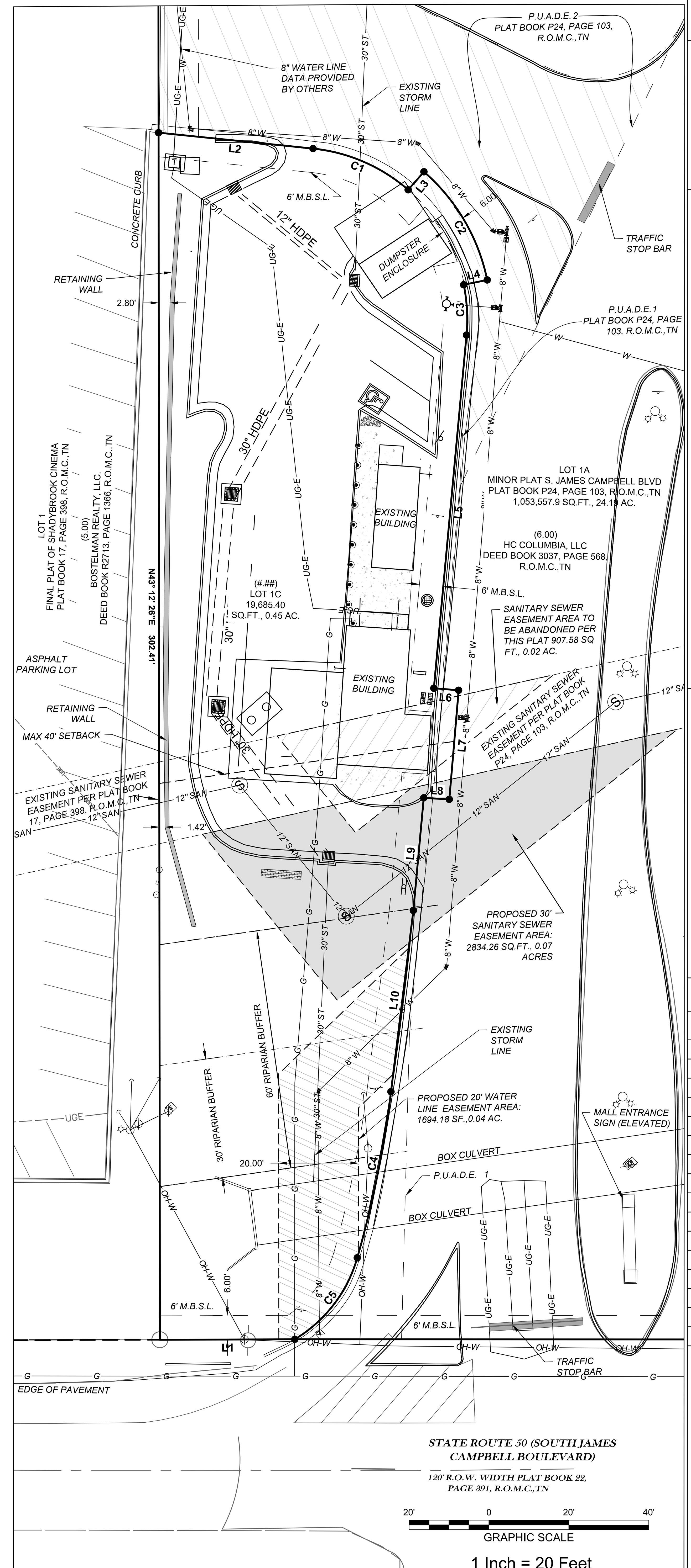
I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE



Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 SOUTH JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

NATHAN GUESSETTO · REGISTERED LAND SURVEYOR · XVI · AGRICULTURE · COMMERCE · 03/04/2026 · TENNESSEE NO. 3426

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

Revision

No.	Date	Description
1	01/20/2026	PLANNING COMMENTS
2	02/16/2026	ADD NEW LOT
3	03/4/2026	ADD RETAINING WALL

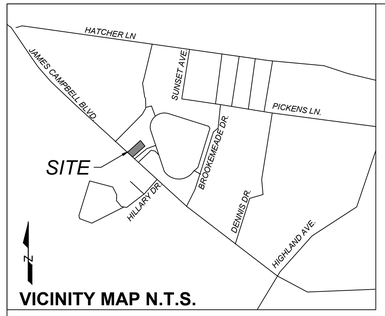
FINAL PLAT

1 OF 1

49048.04
01/09/2026

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf07\4904804\08SurveyGp\00Work\00CAD\49048.04_V-Preliminary Plat.dwg - Nathan Guessetto - 3/4/2026 10:30:22 AM



VICINITY MAP N.T.S.

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GENERAL NOTES

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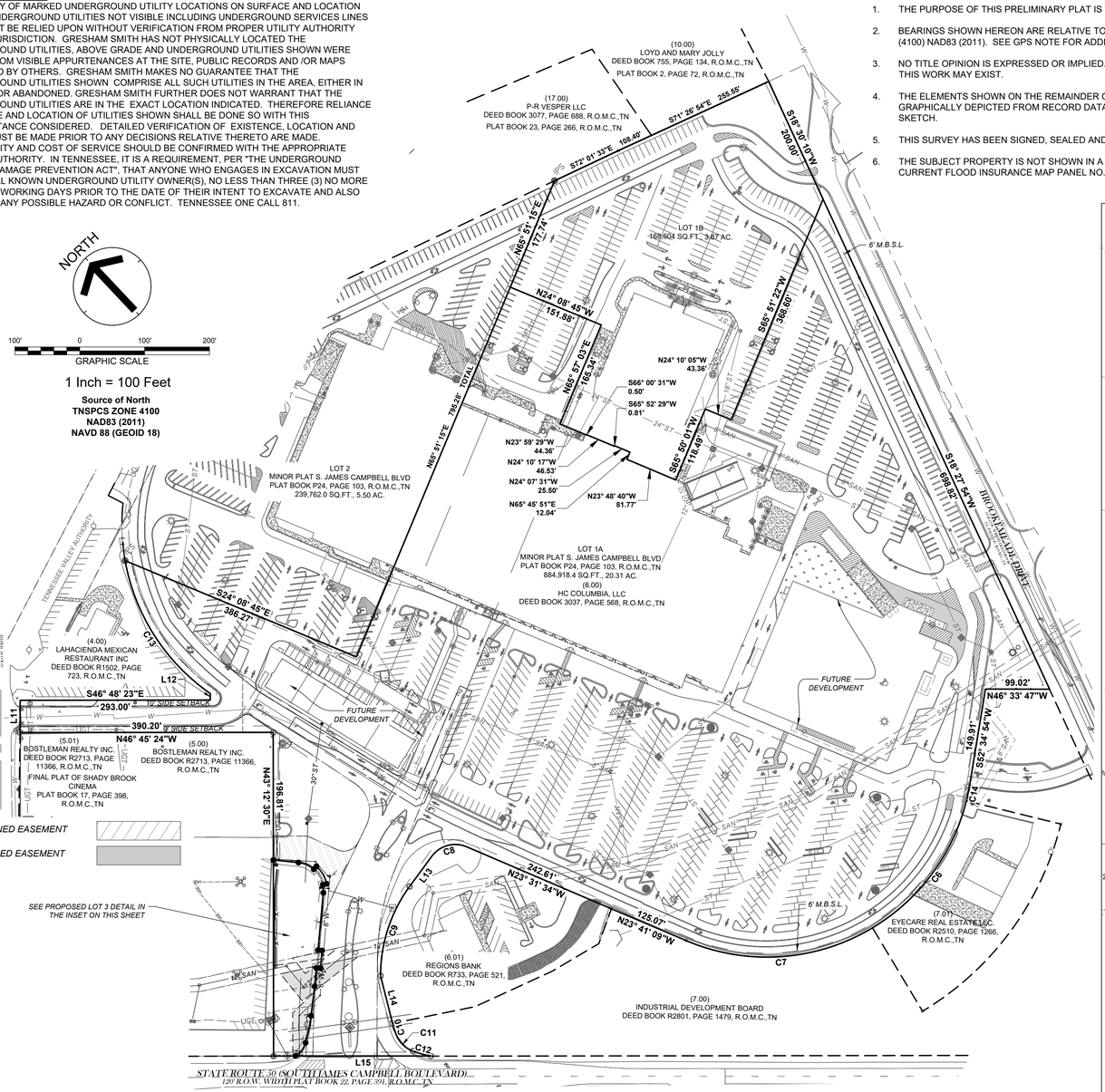
Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)



ABANDONED EASEMENT

PROPOSED EASEMENT

SEE PROPOSED LOT 3 DETAIL IN THE INSET ON THIS SHEET

STRUCTURES

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

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

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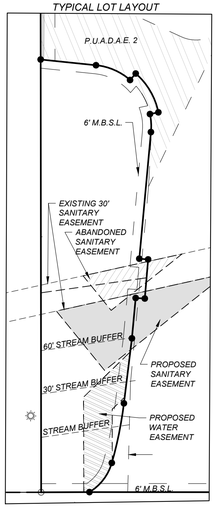

LEGEND

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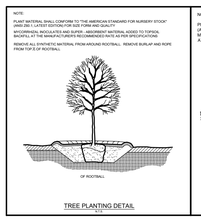
UGE	Underground Electric Line		Bollard
	Light Pole		Proposed Shrub
			Proposed Tree



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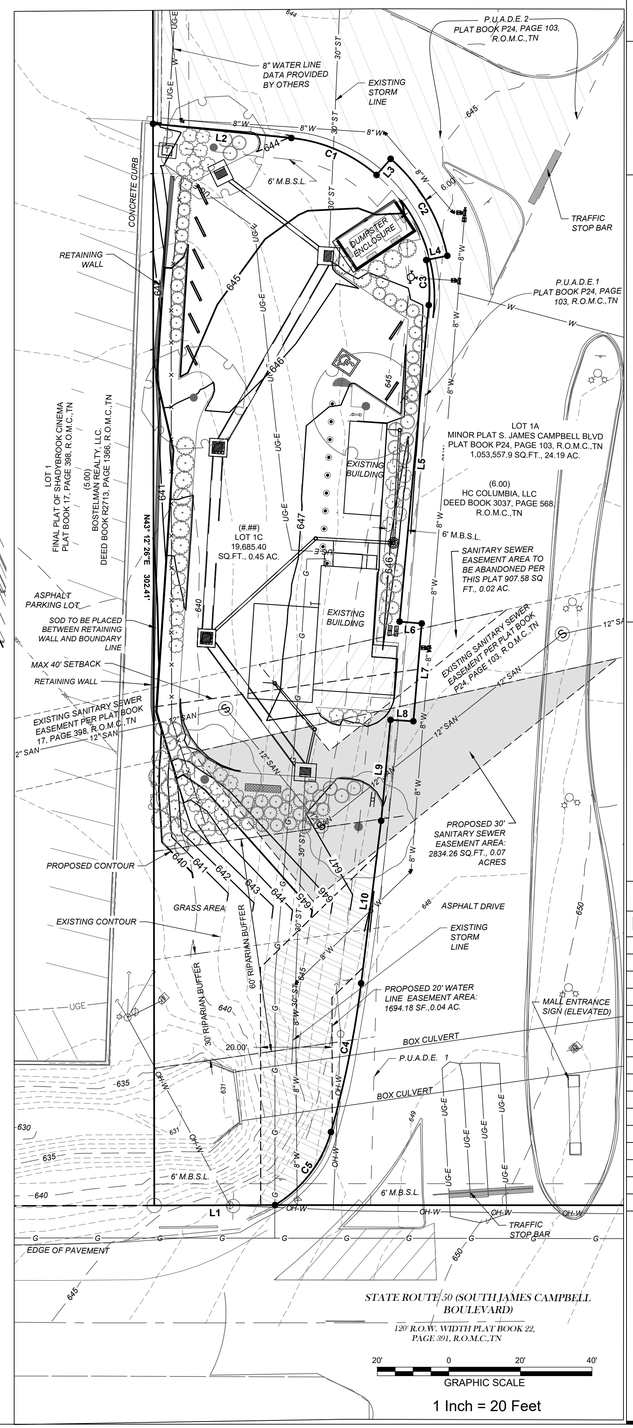


Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 SOUTH JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

CHRISTOPHER LYLE GOETZ · REGISTERED LAND SURVEYOR · XVI · AGRICULTURE · ENGINEERING · COMMERCE · 02/16/2026 · TENNESSEE NO. 2660

Christopher Goetz, TN RLS 2660
Gresham Smith
[E] chris.goetz@greshamsmith.com
[P] 615-770-8667

Revision

No.	Date	Description
1	01/20/2026	PLANNING COMMENTS
2	02/16/2026	ADD NEW LOT

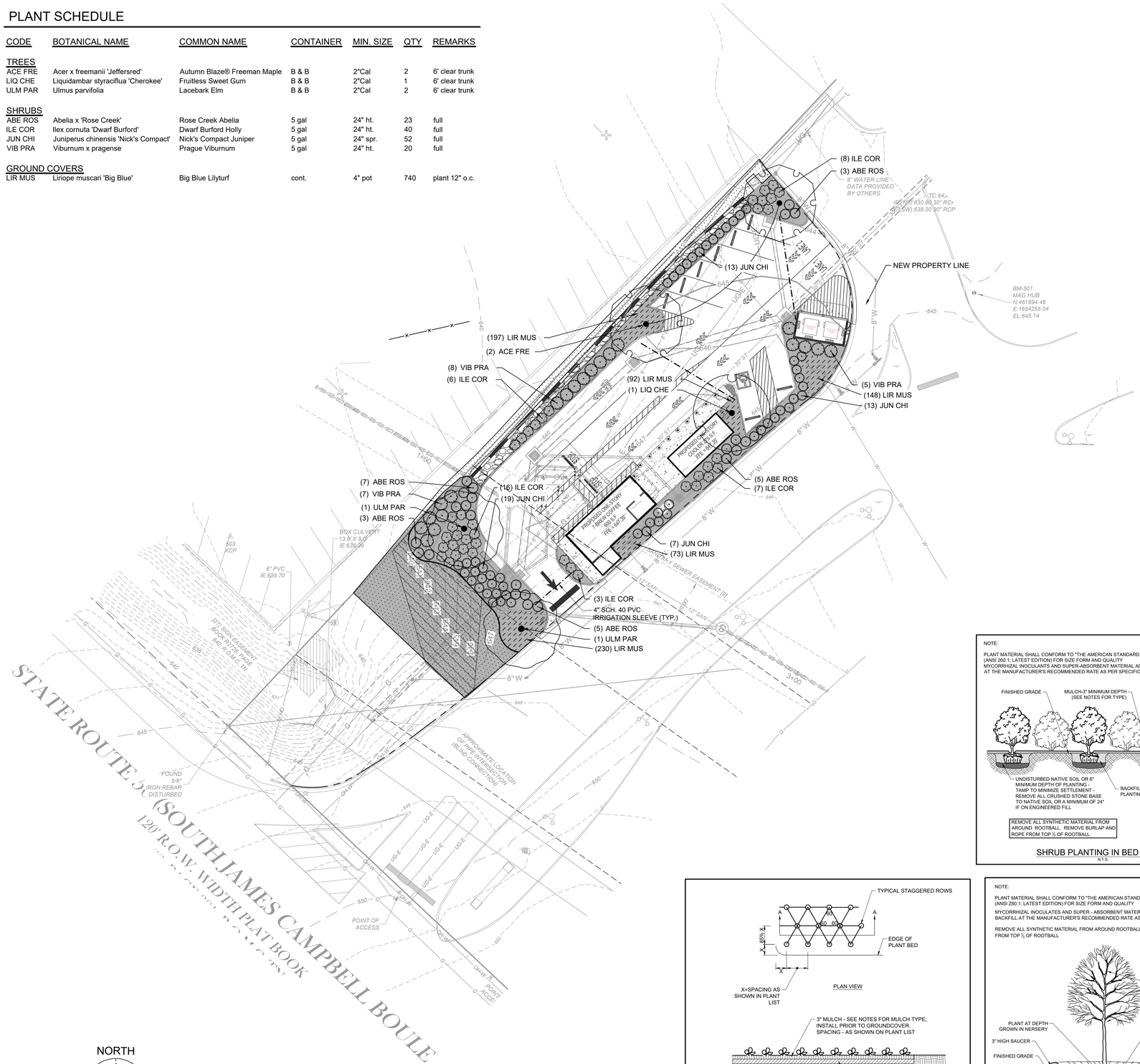
PRELIMINARY PLAT

1 OF 1

49048.04
01/09/2026

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	MIN. SIZE	QTY	REMARKS
TREES						
ACE FRE	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	B & B	2"Cal	2	6' clear trunk
LIQ CHE	Liquidambar styraciflua 'Cherokee'	Fruitless Sweet Gum	B & B	2"Cal	1	6' clear trunk
ULM PAR	Ulmus parvifolia	Lacebark Elm	B & B	2"Cal	2	6' clear trunk
SHRUBS						
ABE ROS	Abelia x 'Rose Creek'	Rose Creek Abelia	5 gal	24" ht.	23	full
ILE COR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal	24" ht.	40	full
JUN CHI	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	5 gal	24" spr.	52	full
VIB PRA	Viburnum x pragense	Prague Viburnum	5 gal	24" ht.	20	full
GROUND COVERS						
LIR MUS	Liriope muscari 'Big Blue'	Big Blue Lilyturf	cont.	4" pot	740	plant 12" o.c.



NORTH

20' 0 20' 40'

GRAPHIC SCALE

AREA TO BE STABILIZED WITH 3 TO 5 INCH DIAMETER GRAY RIVER COBBLE PLACED OVER NON-WOVEN PERMEABLE WEED BARRIER FABRIC

AREA TO BE SEEDED WITH TURF TYPE FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. PROVIDE TEMPORARY IRRIGATION DURING FESCUE SEED ESTABLISHMENT PERIOD FOR AREAS NOT COVERED BY PERMANENT IRRIGATION. MULCH SEEDED AREAS WITH 1.5 BALES OF STRAW PER 1,000 S.F.

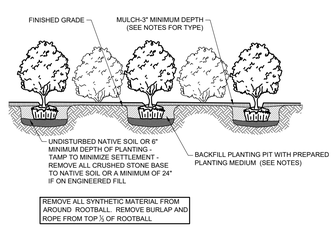
AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC IN ADDITION TO SEEDING.

IRRIGATION COVERAGE AREA

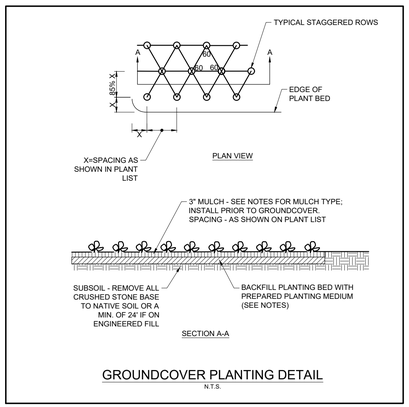
CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THE AREAS INDICATED BY THE PLAN AS A DESIGN/BUILD ITEM. CONTRACTOR SHALL SUBMIT SYSTEM SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL

NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO PREPARED SOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS



SHRUB PLANTING IN BED DETAIL
N.T.S.

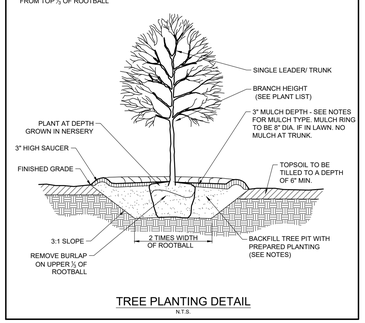


GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL



TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.

A. SAND SHALL BE CLEAN MASONRY SAND.

B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.

C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.

8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.

TURFGRASS SPECIES IS ESTABLISHED.

18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES

SPRING: MARCH 1 - MAY 1
FALL: OCTOBER 1 - NOVEMBER 30

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

7 BREW

898 S JAMES M CAMPBELL BLVD
COLUMBIA, TN 38401

TERRENCE S. MULVANEY
REGISTERED
TENNESSEE NO. 431
LANDSCAPE ARCHITECT

2/16/26

Revision

No.	Date	Description
1	05/19/2025	CITY OF COLUMBIA
2	06/18/2025	CPWS COMMENTS
3	06/23/2025	ADA ROUTE
4	08/25/2025	RELOCATED WM
5	09/22/2025	IFC
6	01/21/2026	RELOCATED RETAINING WALL
7	02/16/2026	RELOCATED RETAINING WALL

LANDSCAPE PLAN

L200

49048.04
04/04/2025

This Line Is 3 Inches When Printed Full Size

\\global.gspdata\vf\na_nf07\49048\401Work\01CAD\06LPlSheets\49048_L200.dwg - Terry Mulvaney - 2/16/2026 10:02:14 AM

Gresham Smith

February 13, 2026

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

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

Dear DRC:

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

Planning Comments:

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

   Response: Noted as informational.

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

Response: **Noted as informational**

3. Comment: Identify the exact location of retaining wall on the Preliminary Plat.

   Response: **The current as-built location of the wall is shown on the Preliminary Plat.**

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

   Response*:* **Shown on the face of preliminary and final plat.**

5. Comment: Prior to review and recordation of plat, the retaining wall will have to be placed on property.

   Response: **As-built location of retaining wall will be updated on the final plat prior to recording.**

6. Comment: Overall plat will have to show newly created MRH lot.

   Response: **The MRH lot is depicted on the face of the preliminary and final plat.**

7. Comment: Submit new landscape plan for site development review.

   Response: **Landscape plan is attached to this submittal.**

Building Comments:

9. Comment: No comments.

   Response: **NA**

Police Comments:

10. Comment: No comments

    Response: **NA**

City Attorney - Comments:

11. Comment: No Comment

Response: **NA**

Maury County Schools - Comments:

12. Comment: No comment

Response: **NA**

ATT – Comments:

13. Comment: No Comment

Response: **NA**

Duck River Electric Membership Corp. – Comments:

14. Comment: No comment

Response: **NA**

Maury County E911 – Comments:

15. Comment: No Comment

Response: **NA**

Columbia Power - Comments:

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

Response: **Noted as informational.**

Public Works - Comments

17. **Response:** 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.**
- **Clearance at each side of the dumpster must be at least 2 feet and 6 inches.**
- **If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.**
- **Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.**
- **If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.**
- **Access area, approach and pad must be level.**
- **Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.**

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

- **Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.**
- **The collection truck shall not be required to back-up for no more than 200 feet.**
- **No backing into or across a public right-of-way.**

- **No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.**
- **Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.**
- **Gates must be unlocked and open for collection.**

Response: **Noted as informational**

18. **Comment:** No change from previous comments submitted: "Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized."

Response: **Noted as informational**

Maury County Highway Dept. – Comments:

19. **Comment:** No Comment.

Response: **NA**

Columbia Water – Comments:

20. **Comment:** No comments.

Response: **NA**

Atmos Energy – Comments:

21. **Comment:** No comments provided.

Response: **NA**

Engineering – Comments:

22. **Comment:** Show all easements on Lot 1.

Response: **Easements added.**

23. **Comment:** Lot 1 should reflect currently proposed plat dividing the Maury Regional portion, which should be approved and recorded prior to this plat.

    Response: **Lot 1 reflects proposed plat.**

If you have any questions, please do not hesitate to call me at 615.770.8223.

Sincerely,

Chris Goetz, RLS
Survey Manager

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

ITEM NO.
25-0463

DESCRIPTION: 7 Brew-800 S James Campbell Blvd

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Planning

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7. Submit new landscape plan for site development review.

Fire

8. No comments

Building

9. No comment.

Police

10. No comment provided.

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

City Attorney

11. No comment provided.

Maury County Schools

12. No comment.

ATT

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CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
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Maury County Highway Dept.

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Atmos Energy

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Engineering

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23. Lot 1 should reflect currently proposed plat dividing the Maury Regional portion, which should be approved and recorded prior to this plat.

Resubmittal Guidelines

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

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

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

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

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

VICINITY MAP N.T.S.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW EXISTING AND PROPOSED CONDITIONS.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
4. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA, ON THE MOST CURRENT FLOOD INSURANCE MAP PANEL NO. 47119C0285E WITH EFFECTIVE DATE APRIL 16, 2007.

STRUCTURES

COFFEE RETAIL BUILDING
HEIGHT 19'- 5 ¾"
UTILIZATION: COFFEE STORE
AREA: 600 SQUARE FEET

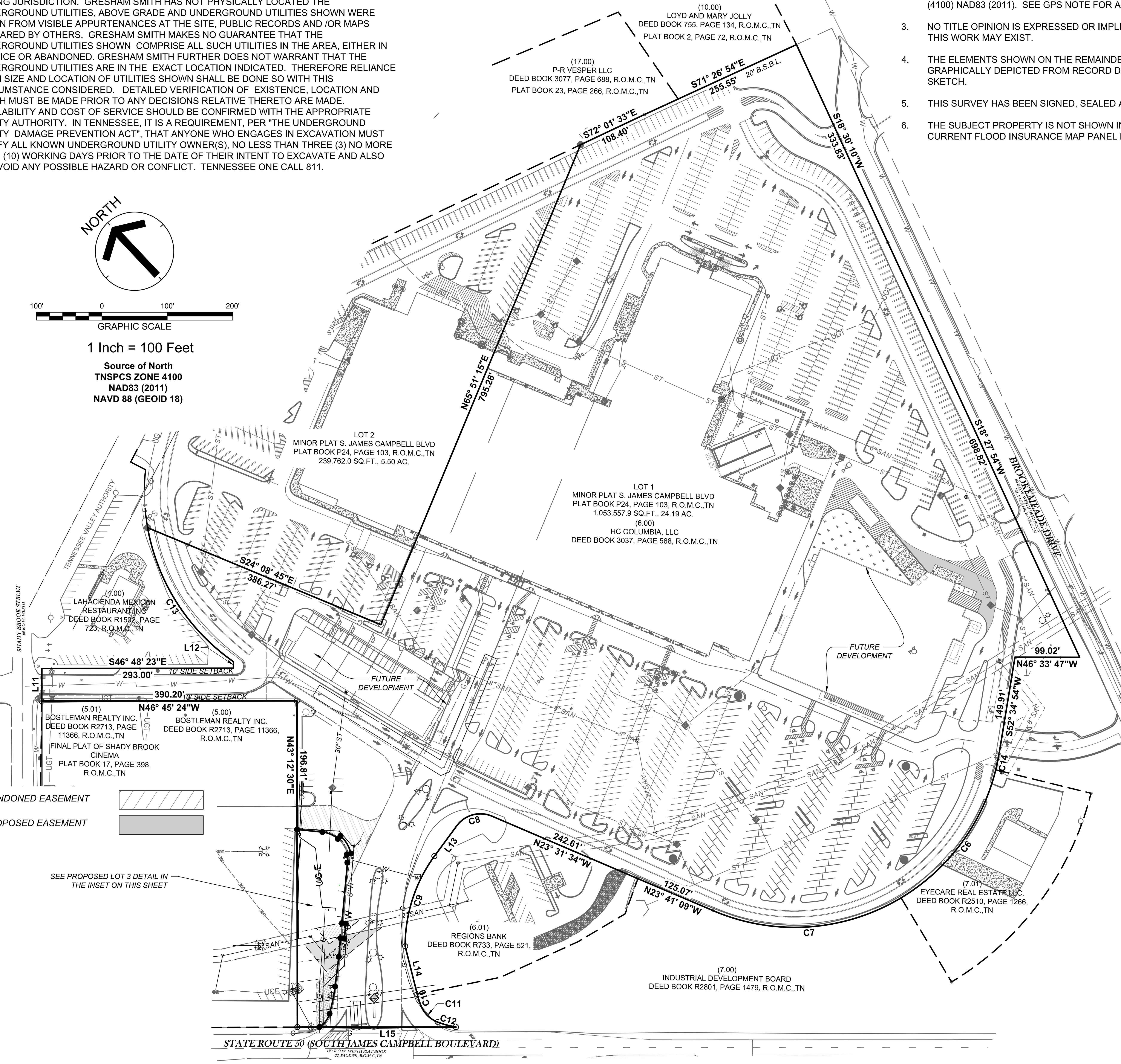
COOLER BUILDING
HEIGHT: 10'- 6"
UTILIZATION: COLD STORAGE
AREA: 285 SQUARE FEET

STREETS, PARKING, AND PEDESTRIAN ELEMENTS

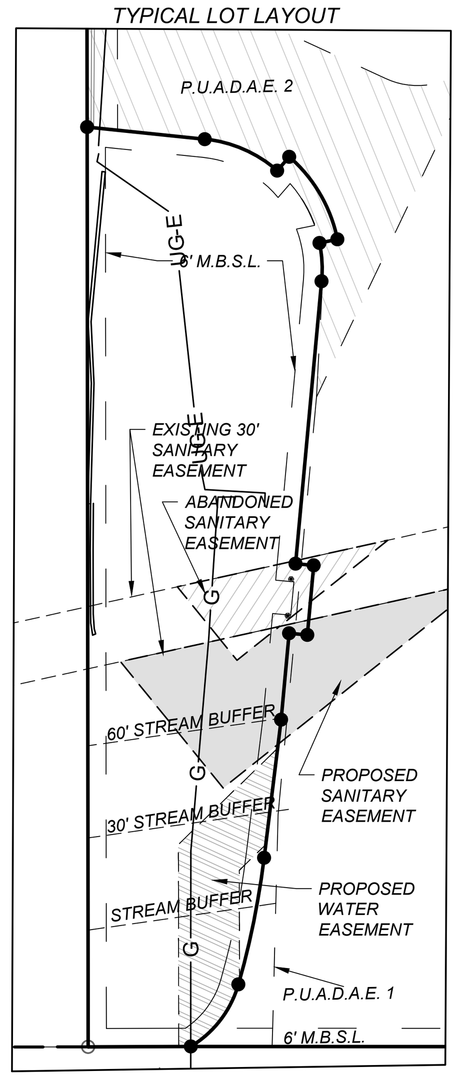
- PROVIDED PARKING:
  7 PARKING SPACES AND 1 ADA SPACE, 8 TOTAL SPACES
- REQUIRED PARKING:
  1 PER 100 SF OF USEABLE FLOOR AREA (600SF/100 = 6 SPACES)

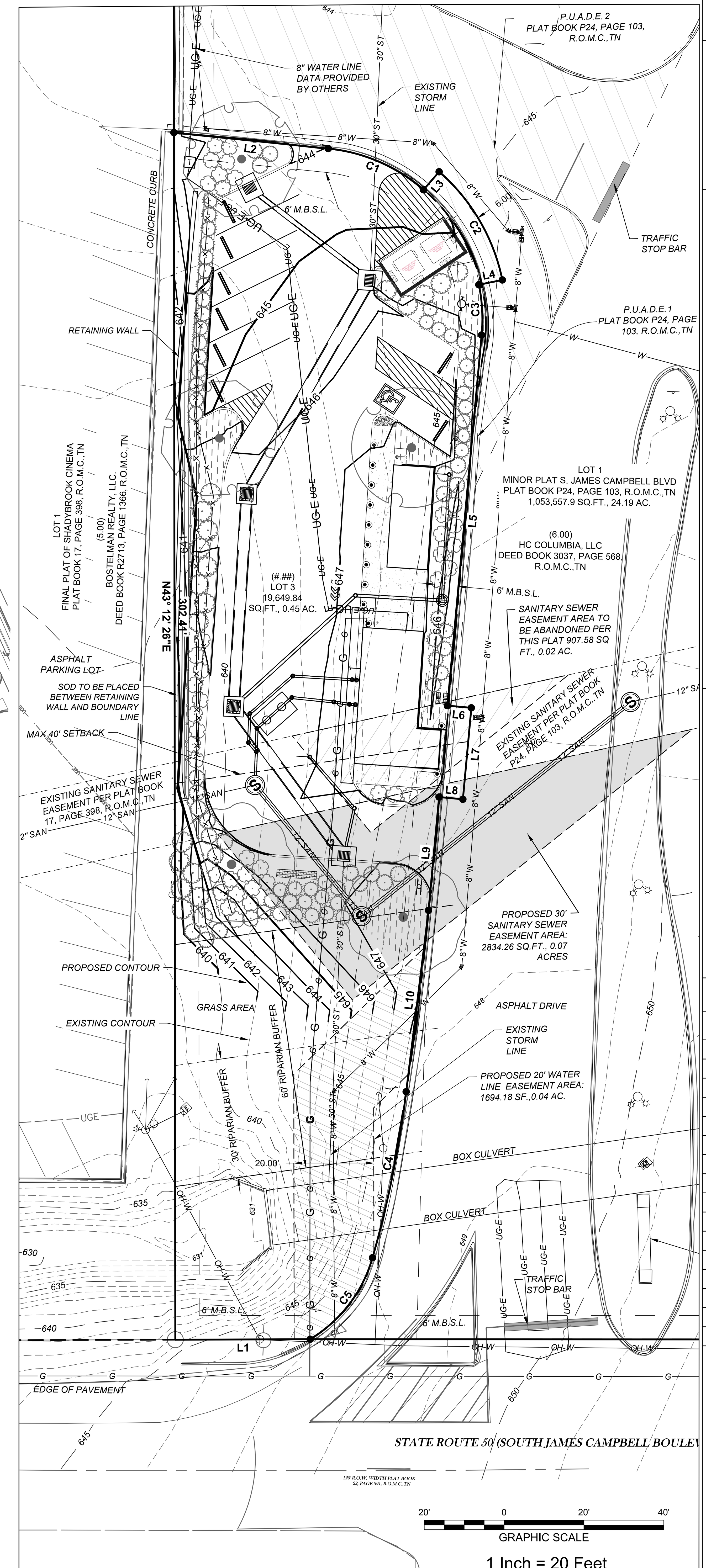
DEVELOPMENT SUMMARY

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



TYPICAL LOT LAYOUT





NORTH

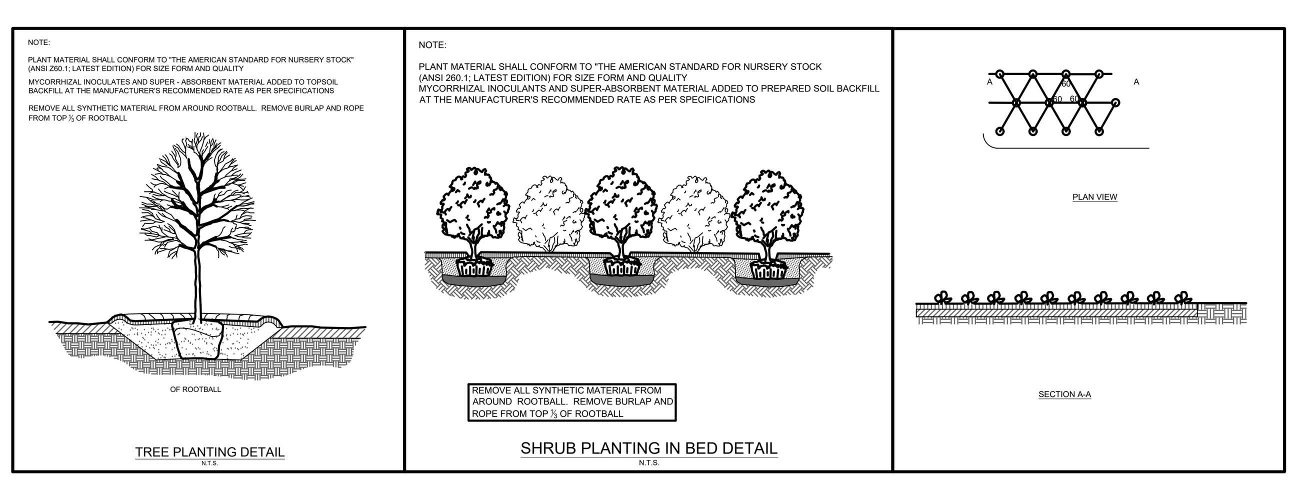
Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)

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

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

LEGEND

Symbol	Description	Symbol	Description
●	(Set) 1/2" Diameter Rebar with GS Cap	Ⓢ	Sewer Manhole
○	(Found) Property Corner	Ø	Power Pole
———	Property Line	⊠	Electric Pull Box / Telephone Pedestal
— — —	Adjacent Property Line	E	Electric Meter
— — —	Easement Line	W	Water Meter
OHW —	Overhead Wire	R.O.D.M.,TN	Register Office of Maury County Tennessee
—W—	Water Line	(#)	Parcel Number
—SAN—	Sewer Line	R.O.W.	Right of Way
—ST —	Storm Drainage Pipe		Double Light Pole
— G —	Gas Line	WV	Water Valve
—UGE —	Underground Electric Line	⊙	Bollard
	Light Pole		Proposed Shrub
			Proposed Tree



Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 SOUTH JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

NATHAN GUESSETTO
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
01/21/2026
TENNESSEE NO. 3426

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

Revision

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

PRELIMINARY PLAT

1 OF 1

49048.04
01/09/2026

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf07\49048\04\08SurveyGp\00Work\00CAD\49048.04_V-Preliminary Plat.dwg - Nathan Guessetto - 1/21/2026 11:34:20 AM

Gresham Smith

January 21, 2026

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

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

Dear DRC:

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

Planning Comments:

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

   Response: Noted as informational.

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

   Response: All are shown on the plat.

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

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GreshamSmith.com

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

Response: This letter serves at the response letter.

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

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

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

Response: The existing structures are shown on the plat.

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

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

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

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

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

Response: Lot zoning added to the development summary.

<u>Engineering Comments:</u>

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

Response: Planning comments addressed above.

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

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

11. Comment: Show existing lot 1 entirety.

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

Building Comments:

2. Comment: No comment.

Response: **Noted.**

Police Comments:

3. Comment: No comment provided.

Response: **Noted.**

City Attorney:

4. Comment: No comment provided.

Response: **Noted.**

Maury County Schools

5. Comment: No comment provided.

Response: **Noted.**

ATT

6. Comment: ATT INTENDS TO SERVE.

Response: **Noted.**

Duck River Electric Membership Corp

7. Comment: No Comment.

   Response: Noted.

Maury County E911

8. Comment: No Comment.

   Response: Noted.

Columbia Power Comments:

9. Comment: Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

   Response: Noted as informational.

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

    Response: Noted as informational.

Public Works Comments:

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

    Response: Noted as informational.

12. Comment: DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

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

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

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

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

Response: **Noted as informational.**

Maury County Highway Dept.

13. Comment: No comment.

Response: **Noted.**

Columbia Water

14. Comment: No comments.

Response: **Noted.**

Atmos Energy

15. Comment: No comments.

Response: **Noted.**

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

Sincerely,

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

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

ITEM NO.
25-0463

DESCRIPTION: 7 Brew-800 S James Campbell Blvd

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. Show all property boundaries, easements, and encumbrances.
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
4. Structure on lot is required to meet the minimum secondary frontage setback of 6' running parallel to the internal drive located on the east side of the lot. Existing curbing at this location will need to be removed and re-alignment of the road intersection will be required to accomplish compliance with the setback requirement. This action will require a Public Access Easement to be established at this location.
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7. Provide typical lot layout depicting proposed setbacks and easements.
8. Identify the zoning for all lots on the plat.

Engineering

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

Fire

1. No comments

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

Building

2. No comment.

Police

3. No comment provided.

City Attorney

4. No comment provided.

Maury County Schools

5. No comment.

ATT

6. ATT INTENDS TO SERVE.

Duck River Electric Membership Corp

7. No Comment.

Maury County E911

8. No comment.

Columbia Power

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

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

Public Works

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

    DUMPSTER AND COMPACTOR STANDARDS GENERAL

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

    GUIDELINES FOR DUMPSTERS

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

    DUMPSTER PAD REQUIREMENTS

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

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

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

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

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

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

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

    Access area, approach and pad must be level.

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

    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

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

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

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

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

Maury County Highway Dept.

13. No comment.

Columbia Water

14. No comments.

Atmos Energy

15. No comments provided.

Resubmittal Guidelines

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

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

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

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

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

No Development Agreement.

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

March 27, 2025

Greshem Smith
2095 Lakeside Centre Way Suite 210
Knoxville, TN 37922

GreshamSmith.com

Re: 800 S James Campbell Blvd, Tax Map:100N Group L Parcel: 00600.

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

April 3, 2025

RE: 800 South James Campbell Blvd. Columbia, Tn 38401

To Whom It May Concern:

Please accept this letter as Atmos Energy's willingness to serve 800 South James Campbell Blvd. in Columbia, Tn.

Any costs associated with main line extensions required to serve multiple buildings, parcels, or tenants will be the responsibility of the developer.

If you have any questions or need additional information, please do not hesitate to contact me at (629) 248-2445.

Sincerely,

Blake Davis

Blake Davis
Senior Account Representative

Atmos Energy Corporation Blake Davis
200 Noah Drive, Franklin, TN
P 629-248-2445 blake.davis@atmosenergy.com

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

26 March 2025

Sarah Denzel
Gresham Smith
222 2nd Ave S Ste 1400
Nashville, TN 37201

RE: Front Entrance to 800 S James Campbell Blvd. Columbia, TN 38401; 7 Brew Coffee Shop

Sarah,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

June 13, 2025

Ms. Sarah Denzel
Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201
Sent via email: *sarah.denzel@greshamsmith.com*

RE: Water Availability Letter - Updated Expires: 12/13/2025
7 Brew Coffee
800 S. James Campbell Blvd.
Columbia, TN 38401

Dear Ms. Denzel:

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

The proposed development is a 600 square foot commercial restaurant building. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow demand of 1,500 gpm while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Waterline service connections will be made to the existing 8-inch main located in the main mall entrance roadway off S. James Campbell Blvd.
- Proposed use equates to 11.3 single family use (SFU) equivalent.
- Separate irrigation meter with backflow device will be required to serve the Project.
- If fire sprinklers or private fire service is requested, a separate fire meter with backflow device will be required to serve the proposed Project.

- Assumed meter sizes are included in impact fee table below, based on preliminary site plan provided. Actual meter sizes and associated fees will be updated as part of design review and coordination.

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

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination (if necessary), and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once comments have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings*.

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	11.3	**$5,681**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant. Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.

- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Irrigation Meter Cost	1	$540	$540
¾" Service Meter Cost	1	$540	$540
(7/1/25) Impact Fee for ¾" Service Meter	2	$5,500	$11,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$12,080**

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

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

Sincerely,

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

cc: Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-016

Honey Farms Taco Bell Preliminary PUD Master Plan

Project #:	26-0029	Location:	2250 Nashville Hwy, Tax Map 51 Parcel 58.07
Applicant:	Palmer Engineering, LLC	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	2,524 SF Taco Bell Restaurant

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 2,524 SF Quick Service Restaurant within a PUD-MU District. This proposal is located within the Honey Farms Crossing Development and will enfront Nashville Hwy.

The following bullet points list requested includes 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 does not permit a freestanding sign. The applicant has requested a freestanding monument sign that would meet the signage standards of a general urban (CD-4C) corridor for a freestanding monument sign of 50 SF.
- Glazing (*glass*) is required to be clear glass on all elevations within a PUD-MU district. The applicant has requested a deviation from this requirement to utilize spandrel glass in combination with clear glass.
- A sidewalk connection has been added along the frontage of the parcel from the 3rd layer parking and includes a sidewalk along the entire width of the property connecting to adjacent uses along Nashville Hwy. An exception to exceed a 24 ft. side setback has been indicated.
- The building design standards include a brick base and cementous siding with a two-story façade design similar to an adjacent quick service restaurant (*McDonalds*) recently approved with a PUD-MU District.
- 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 Plan.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	Quick Service Restaurant	+ /- 1.2 acres

FUTURE LAND USE MAP (*City Center Urban Village*)

ZONING MAP (PUD-MU)

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	City Center & Urban Village	**PUD-MU**	**Vacant Parcel**
North	City Center & Urban Village	**PUD-MU**	**Commercial (*McDonalds*)**
South	Suburban Neighborhoods	**PUD-MU**	**Vacant (*Future Commercial*)**
East	City Center & Urban Village	**PUD-MU**	**Commercial (*Self-Storage*)**
West	City Center & Urban Village	**CD-2**	**Vacant Parcel**

CONSISTENCY WITH CONNECT COLUMBIA

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

City Center & Urban Village:

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

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AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as ***Activate*****.** The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (*Connect Columbia p. 32).*

Activate (City Policies Foster Proactive Change)
Protect (City Policies Minimize Change to Established Land Use)
Facilitate (City Facilitates Orderly Market-Driven Change)

CONFORMITY WITH ZONING ORDINANCE

Landscaping & Tree Inventory/ Buffering:

This site development plan conforms to all internal landscaping standards for parking lot islands and frontage landscaping. In addition, one tree per 50 ft of frontage has been included in addition to all required street screening in the form of a hedge row at the frontage of the site along Nashville Hwy. Furthermore, there is no existing tree cover on the site that would require a tree inventory.

Parking/Loading:

A quick service restaurant has a parking ratio of 1 space per 100 SF. The applicant has proposed 32 spaces which is permitted by the Zoning Ordinance that allows a site parking ratio not to exceed 50% of the maximum requirement. All parking is proposed to be within the 3rd layer of the site as required for parking orientation within a PUD-MU District. A 10' x 50' loading space has been added within the 3rd layer.

Lots, Building Sites & Bulk Standards:

Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-M of the Zoning Ordinance within a 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	177 ft.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The primary entrance is at the façade elevation that enfronts Nashville Hwy. The drive-thru and associated stacking is located within the 3rd layer of the site as required.
Building Height:	2 stories minimum **Subject to adjacent uses in PUD MU per Planning Commission*	2 story façade design
Frontage Buildout:	60% minimum	(*177 ft lot frontage; 82' facade & screening*) 60%

Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Side:** – 0' attached, 10 ft-24ft. **Rear:** NR.	**Front:** – 20 ft. **Side:** - **24 ft +** **Rear:** NR

Architectural Design Standards:

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 (*Nashville Hwy*)
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 with separate entrances.	82' building façade to include screening in the form of a hedge screen and screen wall (20%) 106' total frontage buildout.
Façade Openings:	20 ft. or less spacing for windows/doors	Proposed windows and/or doors are spaced 20' apart.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront, 20% secondary elevations and upper floors	50%, Shopfront façade (1st floor), 20% (2nd floor).
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 glass	**The applicant has requested to utilize Spandrel glass in combination with clear glass. Spandrel glass is not a permitted glazing material.**

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 proposed on windows.
Façade Window Sill 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	N/A
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic stucco over masonry	Fiber Cement Board
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 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 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 Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its February 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** highlighted that application listed deviations that would not meet the base zoning of the PUD-MU standards. The applicant is requesting a freestanding monument sign and a deviation to use spandrel glass where clear glass is required.
- **Engineering** noted that this approval is subject to existing traffic study and construction plan approval.
- **Columbia Water** indicated that the water availability letter was issued on **January 20th, 2026,** and 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.

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 Rezoning to PUD-MU with Preliminary 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 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*].

Recommend Denial:

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.

PRELIMINARY DESIGN PLANS FOR

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN 38401

JOB SITE SAFETY

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

ACCESSIBILITY INFORMATION:

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

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

BEFORE YOU DIG

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

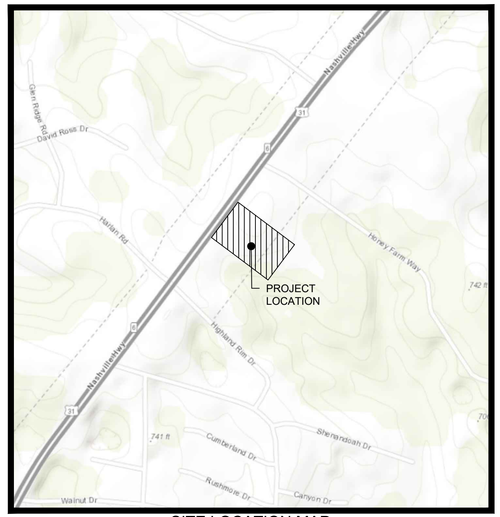
GAS

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

TELECOMMUNICATIONS

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

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



SITE LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY, TN

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

PROJECT #: 12965

PROJECT DESIGN TEAM:

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

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

OWNER / BUILDER:

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

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

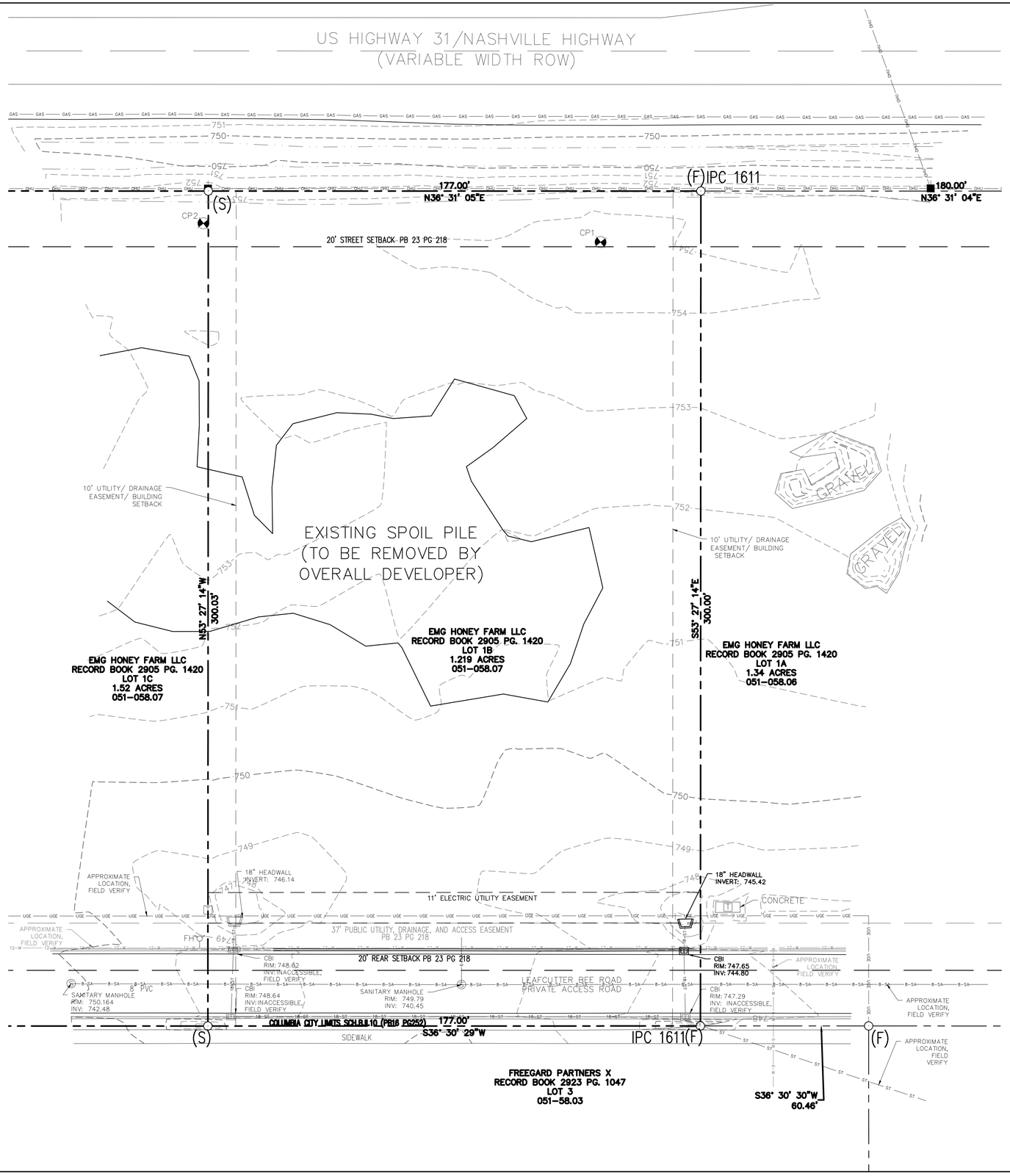
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

COVER SHEET

C-0.0

PERMIT PLOT DATE: 02/16/2026



LEGEND

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

CONTROL POINT SCHEDULE (CP)

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

SURVEY NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

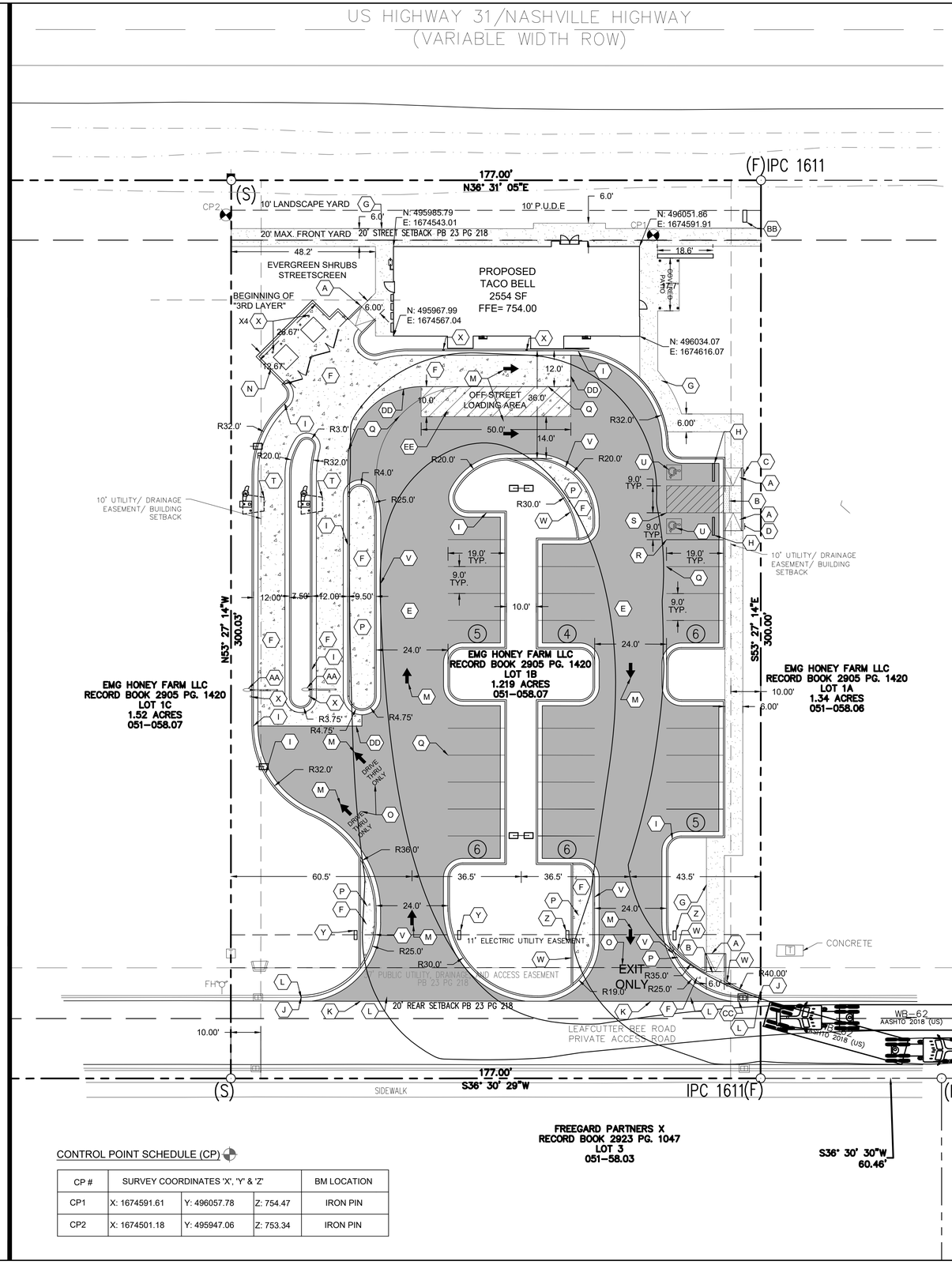
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

BOUNDARY AND TOPOGRAPHY SURVEY PLAN

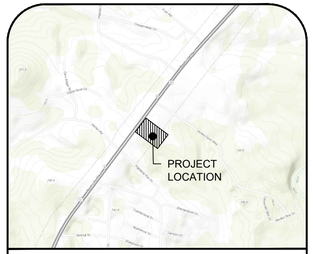
C-0.1

PERMIT PLOT DATE: 02/16/2026



CONTROL POINT SCHEDULE (CP)

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



Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

LEGEND

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

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 50% OVER MIN.	MIN.2,554 SF / 100 = 26 SPACES MAX. 26 X 50% = 39
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	30,840 SQ FT (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	60% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 84.96' (177' X 60% = 106.2'; 106.2' X -20% = 84.96' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	155.9' FRONTAGE BUILDOUT (106.7' TOTAL BUILDING WIDTH AND 49.2' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 31.2' (106.7' TOTAL BUILDING WIDTH AND ALLOWED 31.2' STREETSCREEN WIDTH = 137.9')

SITE PLAN NOTES:

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

SITE PLAN KEY:

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

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20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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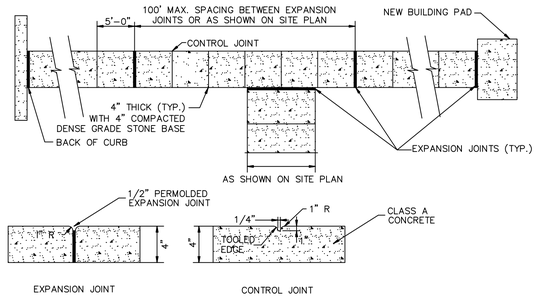
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

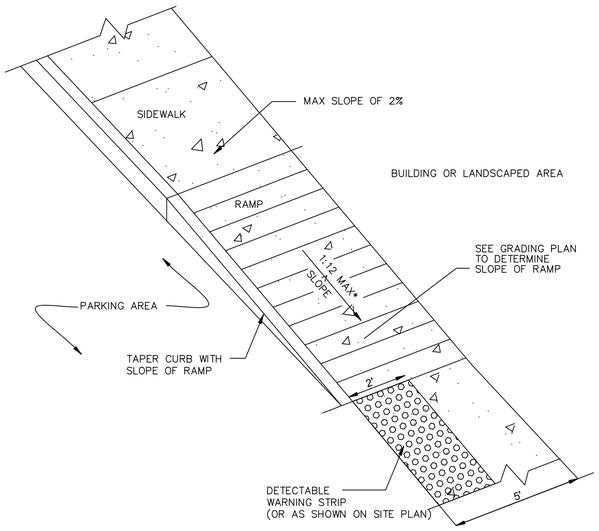
SITE PLAN

C-1.0

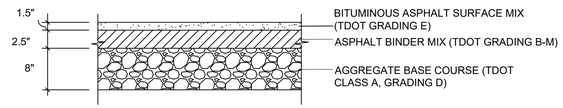
PERMIT PLOT DATE: 02/16/2026



CONCRETE SIDEWALK
NOT TO SCALE — A

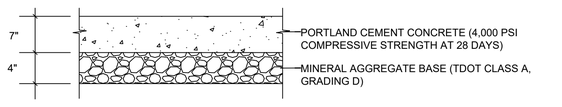


ADA ACCESSIBLE CURB RAMP DETAIL
NOT TO SCALE — B



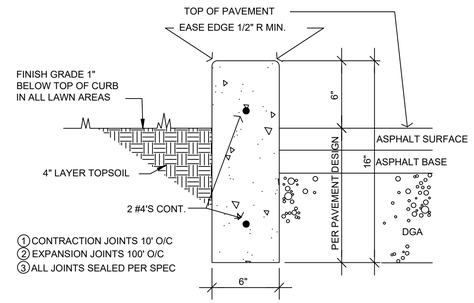
HEAVY DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE — C

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

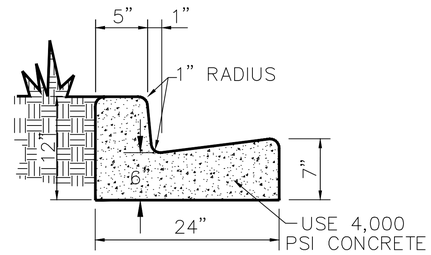


HEAVY DUTY CONCRETE PAVING DETAIL
NOT TO SCALE — D

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

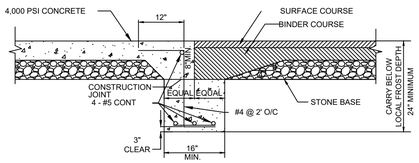


6" HEADER CURB DETAIL
NOT TO SCALE — E

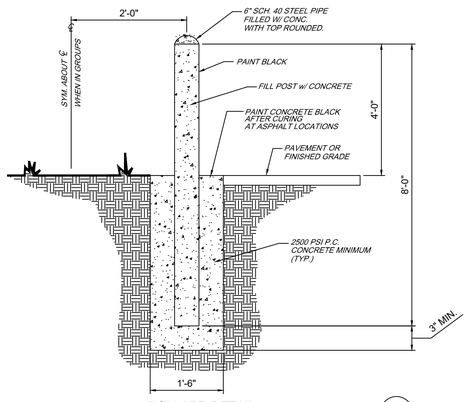


1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC
4. BASE AND SUBGRADE REQUIREMENTS SHALL MATCH ADJACENT PAVEMENT DETAIL
5. INSTALL PER CITY/STATE STANDARD DRAWINGS

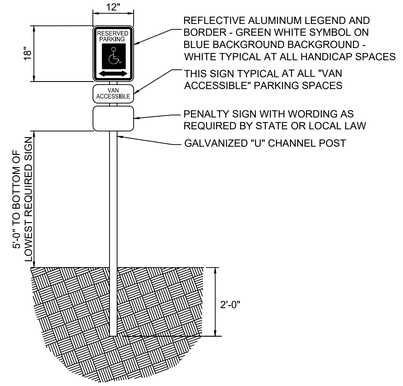
24" STANDARD CURB AND GUTTER
NOT TO SCALE — F



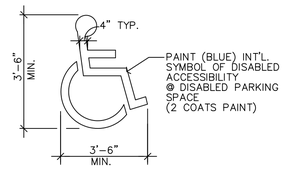
CONCRETE/ASPHALT JOINT DETAIL
NOT TO SCALE — G



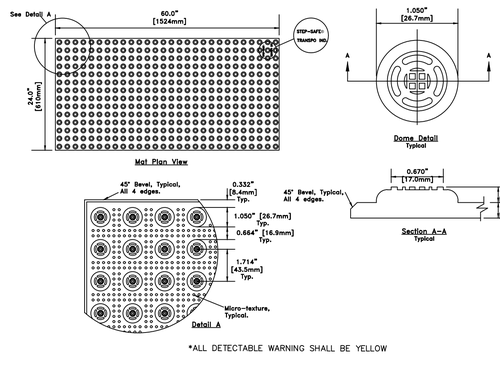
BOLLARD DETAIL
NOT TO SCALE — H



ADA ACCESSIBLE PARKING SIGN
NOT TO SCALE — I

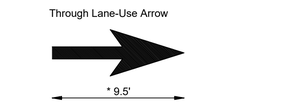


ADA ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE — J



*ALL DETECTABLE WARNING SHALL BE YELLOW

DETECTABLE WARNING
NOT TO SCALE — K



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

TRAFFIC ARROWS
NOT TO SCALE — L

Palmer ENGINEERING
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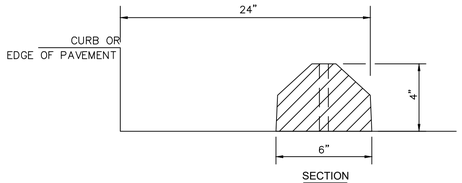
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

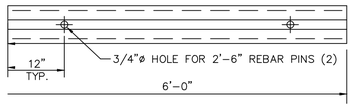
C-1.1

PERMIT PLOT DATE: 02/16/2026

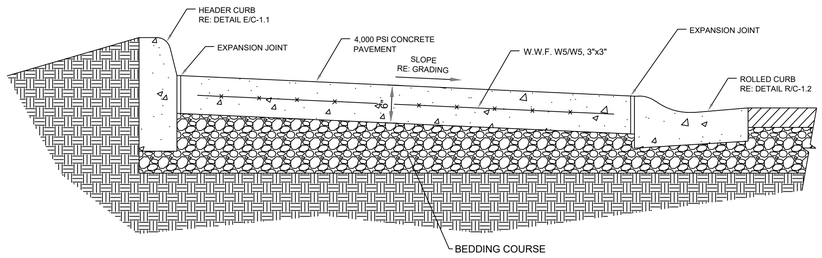


SECTION

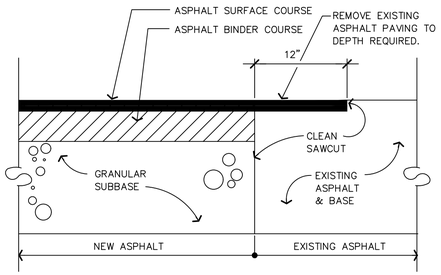
RECYCLED RUBBER WHEEL STOPS WITH WHITE STRIPES (72"L x 6"W x 4"H); ACCESSIBLE PARKING WITH BLUE STRIPES



RECYCLED RUBBER WHEEL STOP (M)
NOT TO SCALE

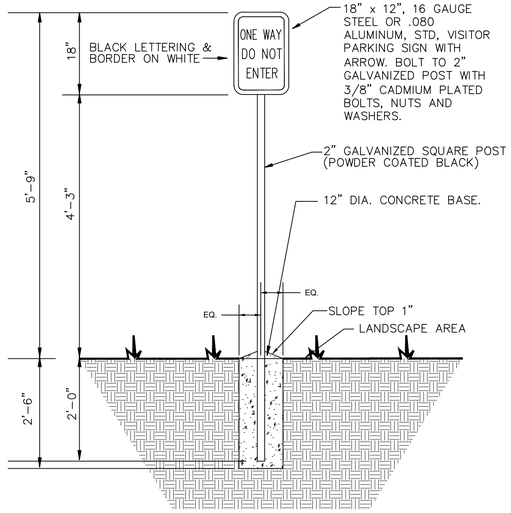


MOUNTABLE CONCRETE MEDIAN DETAIL (P)
NOT TO SCALE

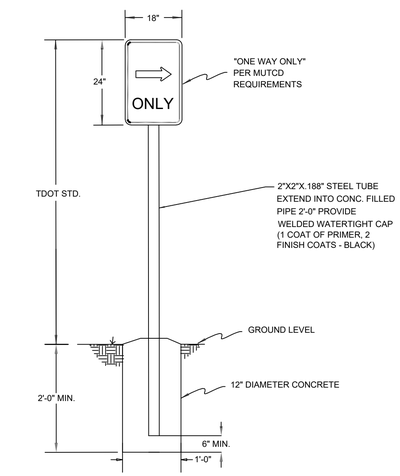


NOTE: TYPICAL AT NEW TO EXISTING PAVEMENT TIE-IN POINTS.

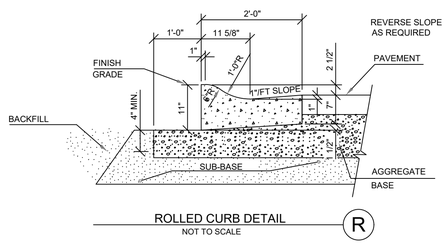
EDGE KEY DETAIL (N)
NOT TO SCALE



DO NOT ENTER SIGN (Q)
NOT TO SCALE



ONE WAY ONLY SIGN DETAIL (O)
NOT TO SCALE



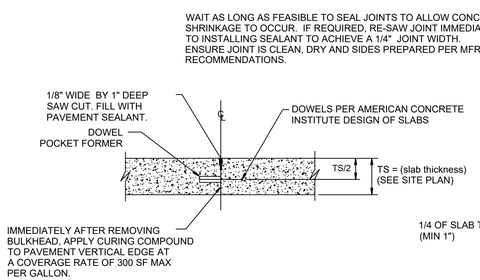
ROLLED CURB DETAIL (R)
NOT TO SCALE

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

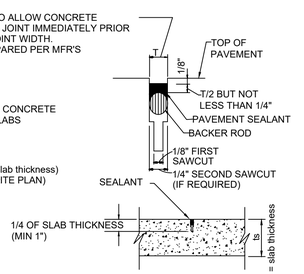
Slab depth, in. (mm)	Dowel dimensions,† in. (mm)			Dowel spacing center-to center, in. (mm)		
	Round	Square	Rectangular‡	Round	Square	Rectangular
5 to 6 (130 to 150)	3/4 x 14 (19 x 360)	3/4 x 14 (19 x 360)	3/8 x 2 x 12 (9 x 51 x 300)	12 (300)	14 (360)	19 (480)
7 to 8 (180 to 200)	1 x 16 (25 x 410)	1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

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

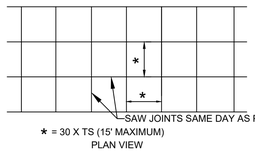
NOTE: CLIP ABOVE FROM ACI 360R-06 DESIGN OF SLABS-ON-GROUND



CONSTRUCTION JOINT

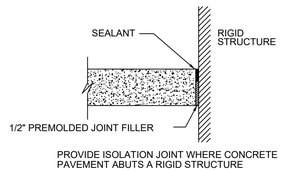


SAW JOINT



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

CONCRETE PAVEMENT



PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL (S)
NOT TO SCALE

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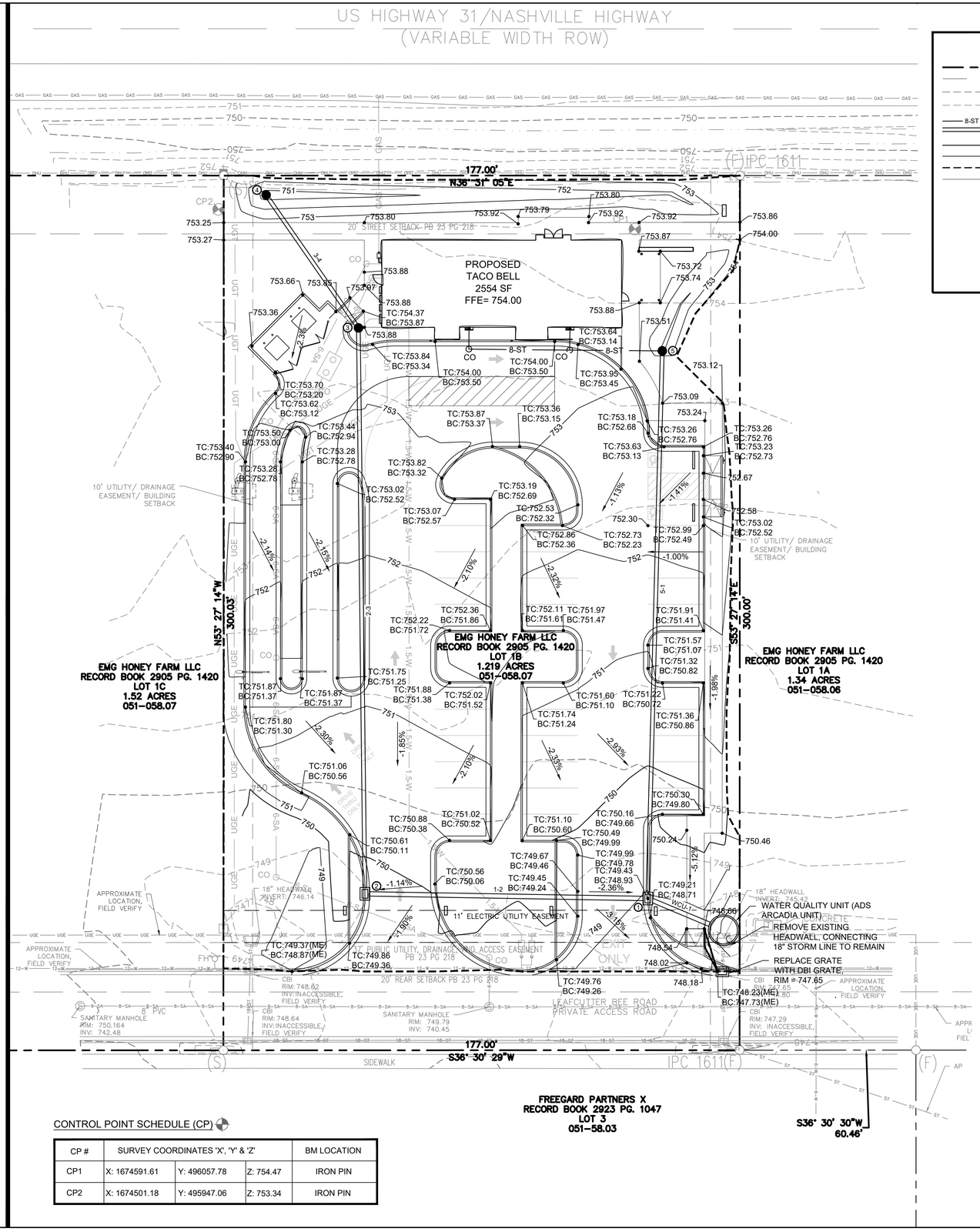
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

C-1.2

PERMIT PLOT DATE: 02/16/2026



LEGEND

- PROPERTY LINE
- EASEMENT
- 615 EXISTING MAJOR CONTOUR
- 615 EXISTING MINOR CONTOUR
- 8-ST PROPOSED STORM PIPE
- 750 PROPOSED MAJOR CONTOUR
- 751 PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- 18-ST EXISTING STORM LINE
- -1.00% SURFACE SLOPE
- 752.00 SURFACE SPOT ELEVATION
- 752.00 (ME) MATCH EXISTING ELEVATION
- TC: 754.00 / BC: 753.50 TOP / BOTTOM OF CURB
- CO CLEAN OUT
- PROPOSED INLETS

GRADING & DRAINAGE NOTES:

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

CONTROL POINT SCHEDULE (CP)

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

STORM STRUCTURE TABLE

STRUCTURE #	DESCRIPTION	STRUCTURE DETAILS	COORDINATES
1	CBI	RIM = 749.26 INV IN = 745.53 INV OUT = 745.53	N=495924.67 E=1674778.76
2	DBI	RIM = 749.98 INV IN = 746.02 INV IN = 746.02 INV OUT = 746.02	N=495847.67 E=1674719.75
3	YARD DRAIN	RIM = 753.58 INV IN = 746.99 INV OUT = 746.99	N=495961.40 E=1674562.43
4	YARD DRAIN	RIM = 750.75 INV OUT = 747.27	N=495964.44 E=1674531.32
5	YARD DRAIN	RIM = 751.77 INV OUT = 748.52	N=496040.45 E=1674630.78

STORM PIPE TABLE

PIPE #	SIZE	LENGTH	SLOPE	MATERIAL
WCU-1	18"	23'	0.50%	HDPE / RCP
1-2	18"	97'	0.50%	HDPE / RCP
2-3	15"	194'	0.50%	HDPE / RCP
3-4	15"	56'	0.50%	HDPE / RCP
5-1	12"	188'	1.59%	HDPE / RCP

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

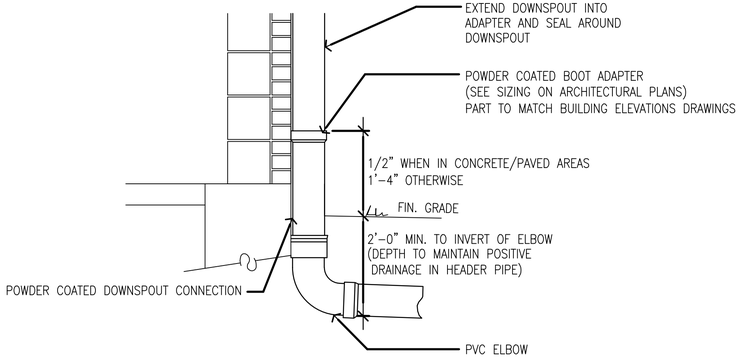
CONTRACT DATE: 02/16/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

GRADING PLAN

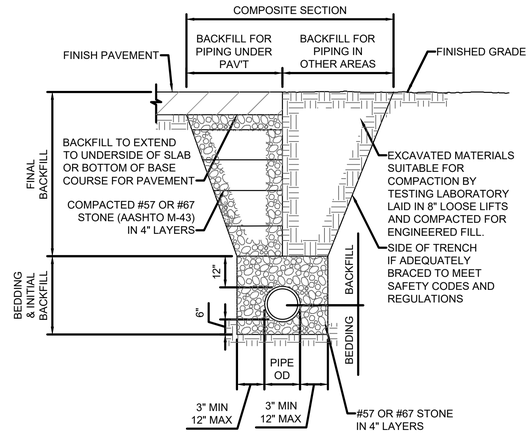
C-3.0

PERMIT PLOT DATE: 02/16/2026



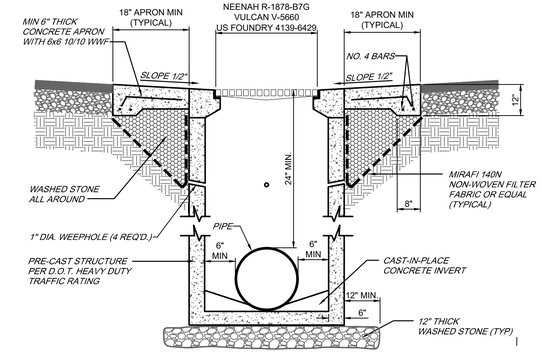
A DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



B PIPE BEDDING & BACKFILL DETAIL

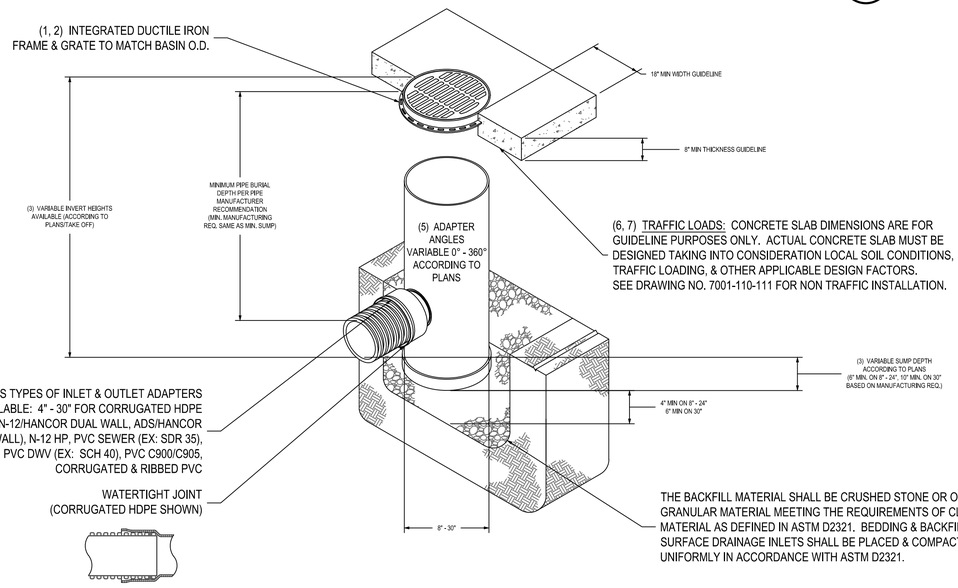
NOT TO SCALE



C DROP BOX INLET

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



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

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

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

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

D YARD DRAIN

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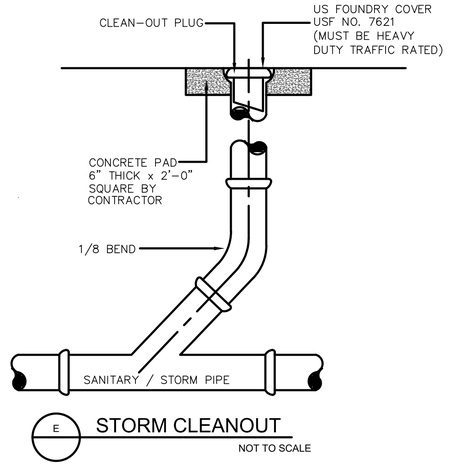

E STORM CLEANOUT

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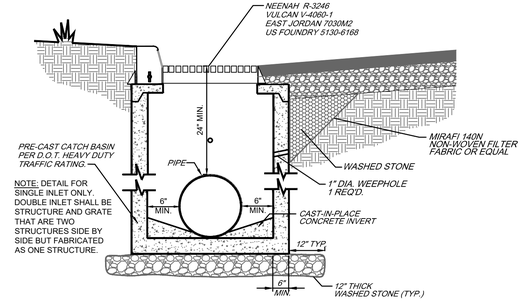

F CURB BOX INLET

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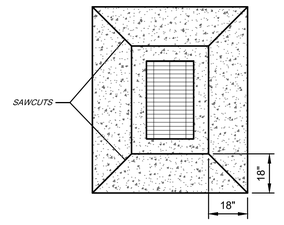


G INLET APRON

NOT TO SCALE

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

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

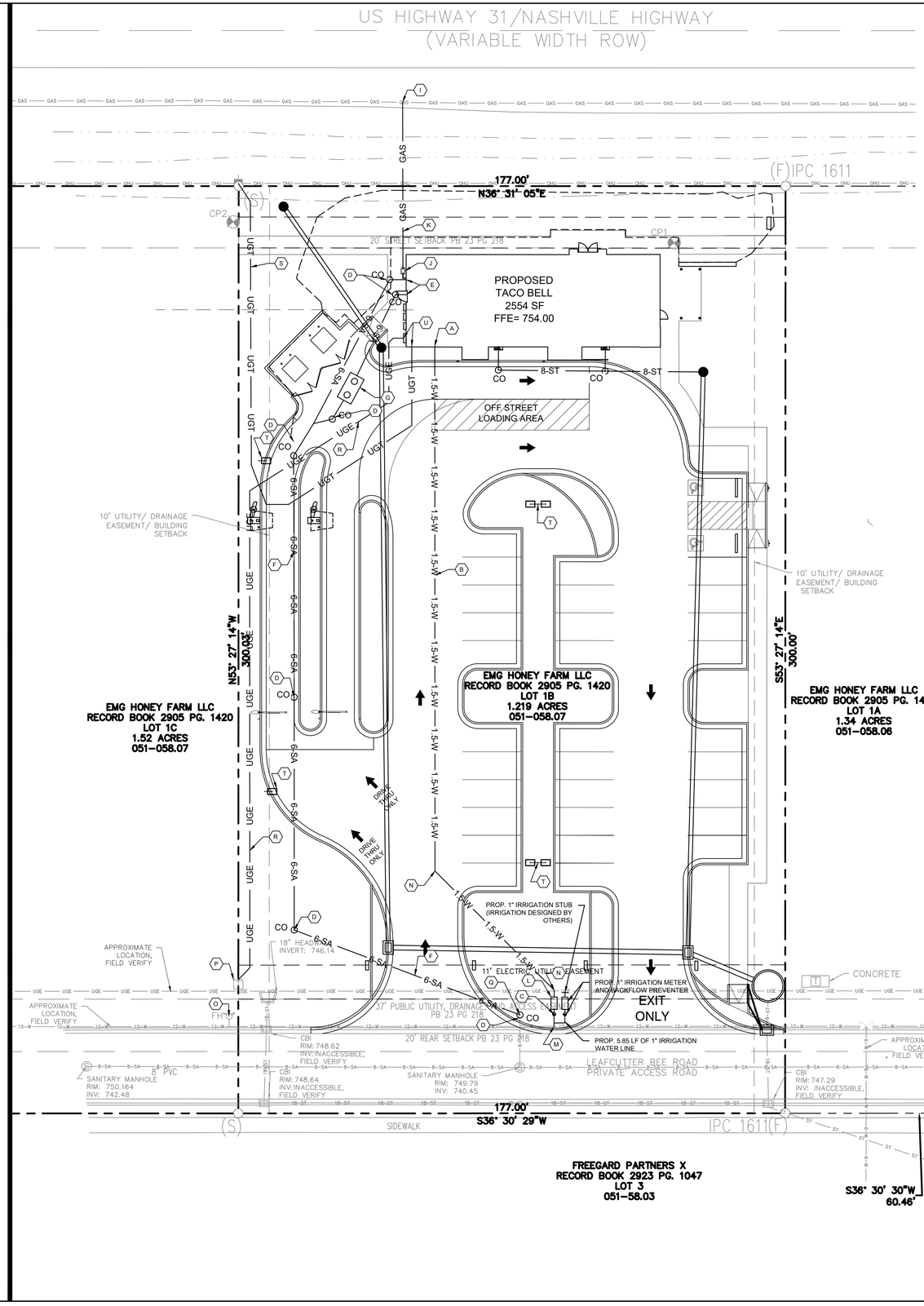
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

DRAINAGE DETAILS

C-3.1

PERMIT PLOT DATE: 02/16/2026



UTILITY PLAN KEY NOTES:

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

UTILITY NOTES:

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

GAS

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

TELECOMMUNICATIONS

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

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

LEGEND

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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CONTRACT DATE: 02/16/2026
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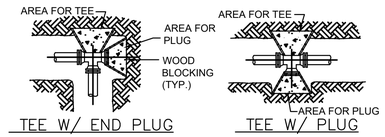
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

UTILITY PLAN

C-4.0

PERMIT PLOT DATE: 02/16/2026



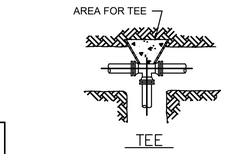
TEE W/ END PLUG

TEE W/ PLUG

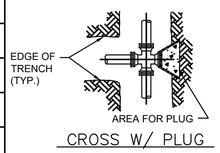
THRUST BLOCK AREAS IN SQ. FT.				
PIPE SIZE IN INCHES	90°BEND, TEES,PLUGS	45° BEND	22.5° BEND	11.25° BEND
4	1.6	0.9	0.4	0.2
6	3.6	1.9	1.0	0.5
8	6.4	3.5	1.8	0.9
10	10.0	5.4	2.8	1.4
12	14.4	7.8	4.0	2.0
16	25.2	13.6	7	3.5

NOTES

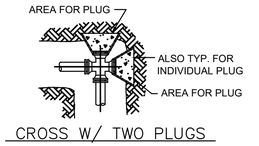
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED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



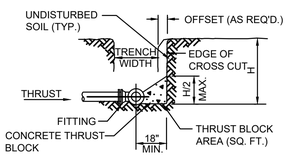
TEE



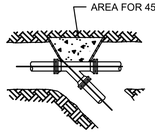
CROSS W/ PLUG



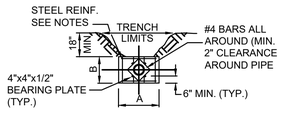
CROSS W/ TWO PLUGS

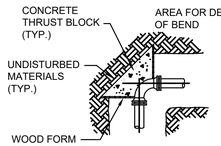


TYPICAL SECTION

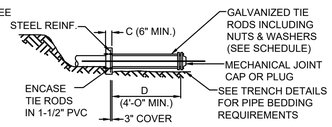


WYE



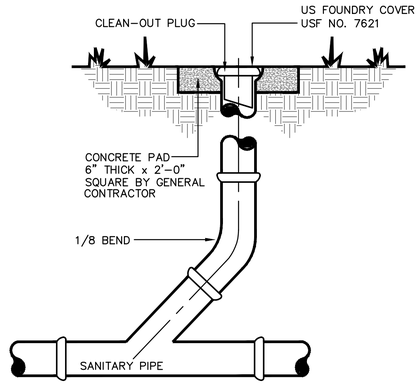


BENDS

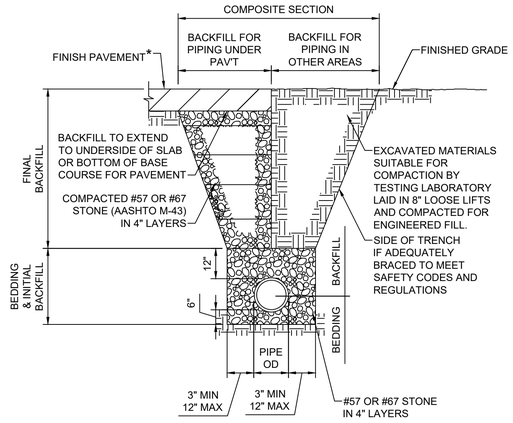


"DEAD MAN" THRUST AND RESTRAINT

THRUST BLOCK DETAILS (A)
NOT TO SCALE



CLEANOUT DETAIL (B)
NOT TO SCALE



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

PIPE BEDDING & BACKFILL DETAIL (C)
NOT TO SCALE

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

CONTRACT DATE: 02/16/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

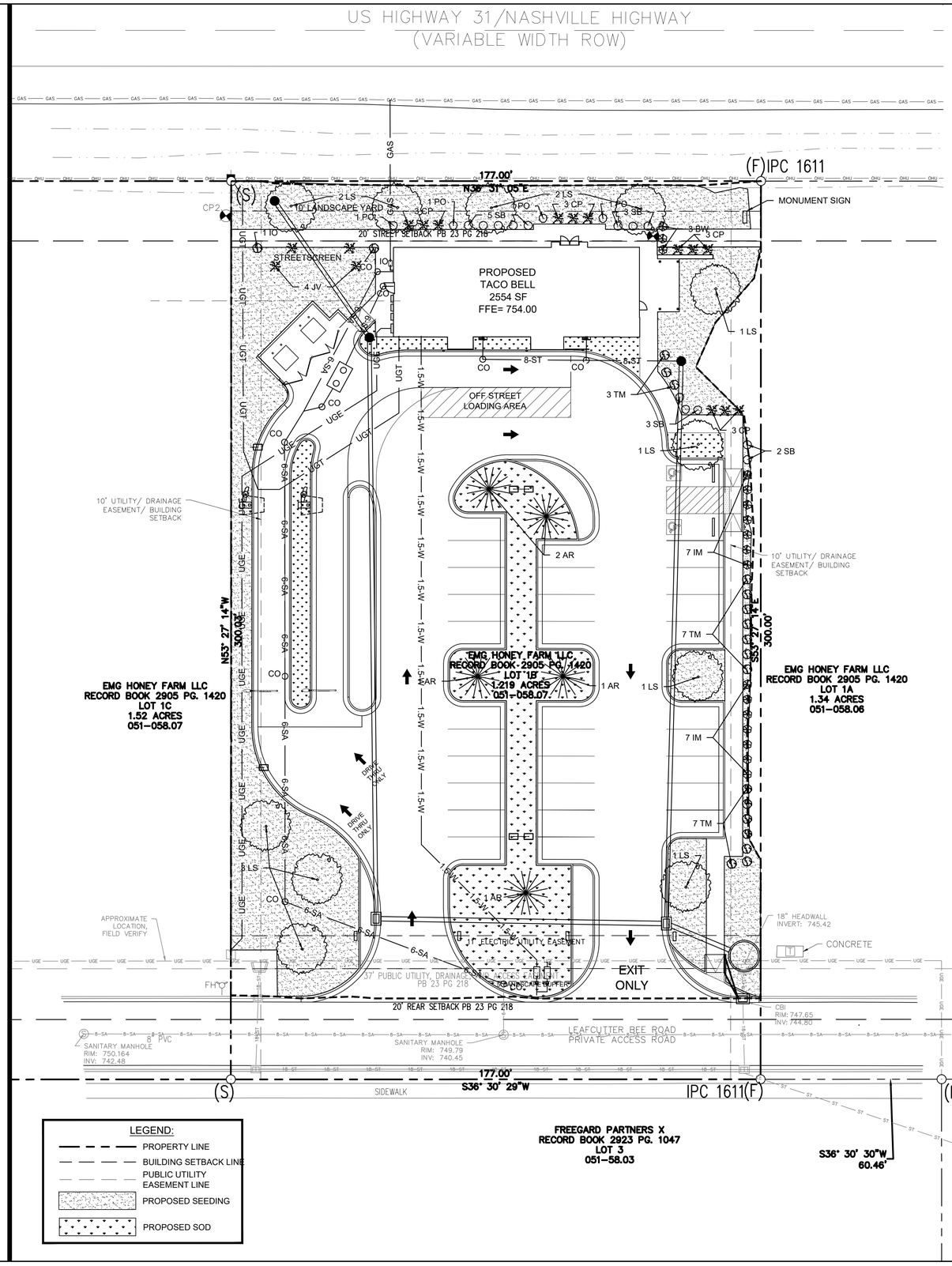
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

UTILITY DETAILS

C-4.1

PERMIT PLOT DATE: 02/16/2026



LANDSCAPE DATA

SITE AREA: 1.22 ± ACRES ZONING: PUD-MU

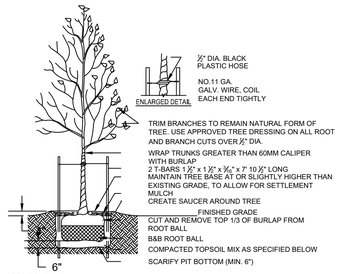
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 177' FRONTAGE = 177' / 50 = 3.5 OR 4 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATIONS APPROVAL 4 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (9,737 / 2,000 SF = 4.87 OR 5 TREES)	3 TREES IN ISLANDS 6 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

PLANT SCHEDULE

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

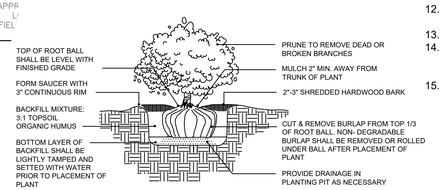
TURF ESTABLISHMENT:

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



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

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

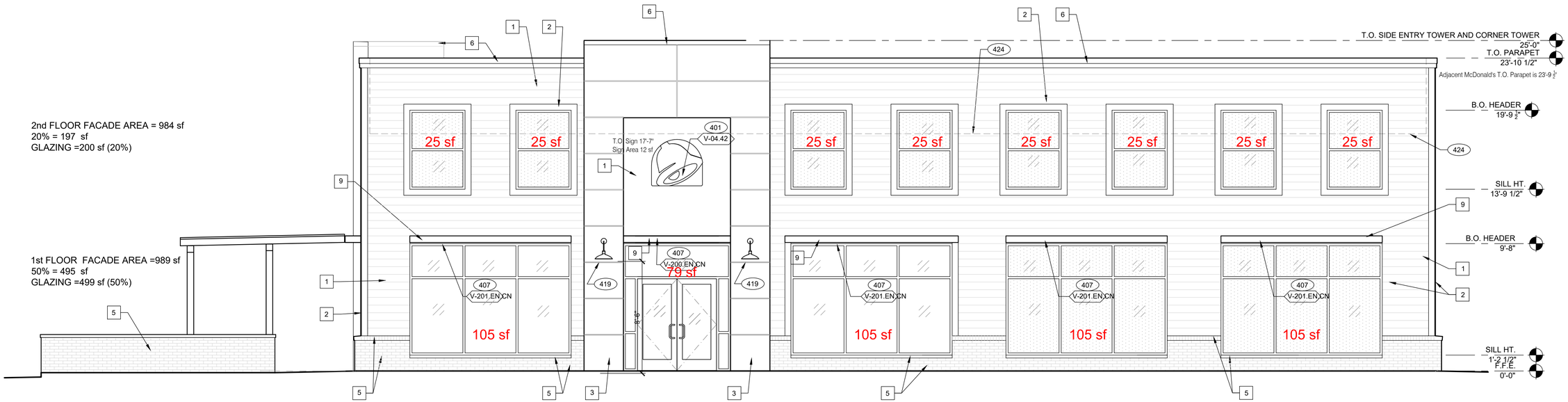
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

LANDSCAPE PLAN

C-5.0

PERMIT PLOT DATE: 02/16/2026



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

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
FRONT			
V-202.EN.CN **	1	FRONT AWNING 17' 7" L x 6" H x 1' 4" D BLACK	A4.1
SIDE ENTRY SIDE			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 8' 4" x 3' 0" BLACK	A4.0
V-201.EN.CN **	4	SIDE ENTRY EYEBROW 13' 0" L x 6" H x 1' 4" D BLACK	A4.0
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
DRIVE THRU SIDE			
V-101.DT **	1	DT AWNING (OVER DT) 7' 10" x 4' 0" BLACK	A4.1
V-102.DT **	1	DT AWNING (OVER PRE-PAY) 6' 10" x 4' 0" BLACK	A4.1
V-203.EN	1	DT SIDE EYEBROW 7' 8" L x 6" H x 1' 4" D BLACK	A4.1
V-201.EN.CN **	1	DT SIDE EYEBROW 13' 0" L x 6" H x 1' 4" D BLACK	A4.1

SIGNAGE | **E**

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

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

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

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

** SPECIFIC TO COLUMBIA TN NASHVILLE HWY PROJECT

GENERAL NOTES | **C**

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

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

PAINT NOTES | **A**

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

EXTERIOR FINISH SCHEDULE | **D**

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

424 LINE OF ROOF BEYOND.

NOT FOR CONSTRUCTION **KEY NOTES** | **B**

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

NOT FOR CONSTRUCTION

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	AS-1
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-1

DWG . OF .

SEE SHEET A4.0 FOR FINISH SCHEDULE

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

KEY NOTES | **A**

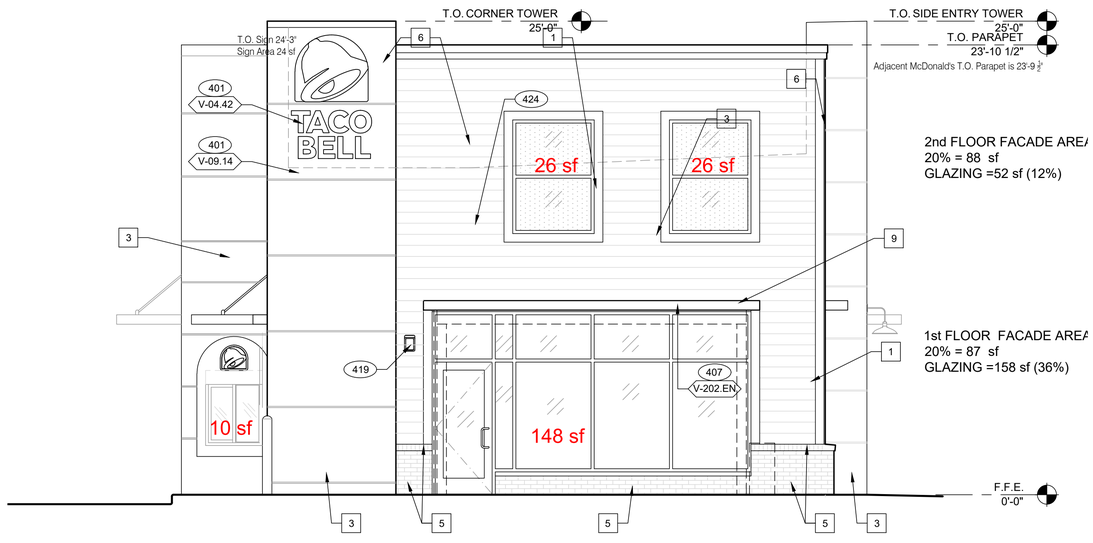
2nd FLOOR FACADE AREA =973 sf
20% = 194 sf
GLAZING =149 sf (15%)

1st FLOOR FACADE AREA =985 sf
20% = 197 sf
GLAZING =272 sf (28%)

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

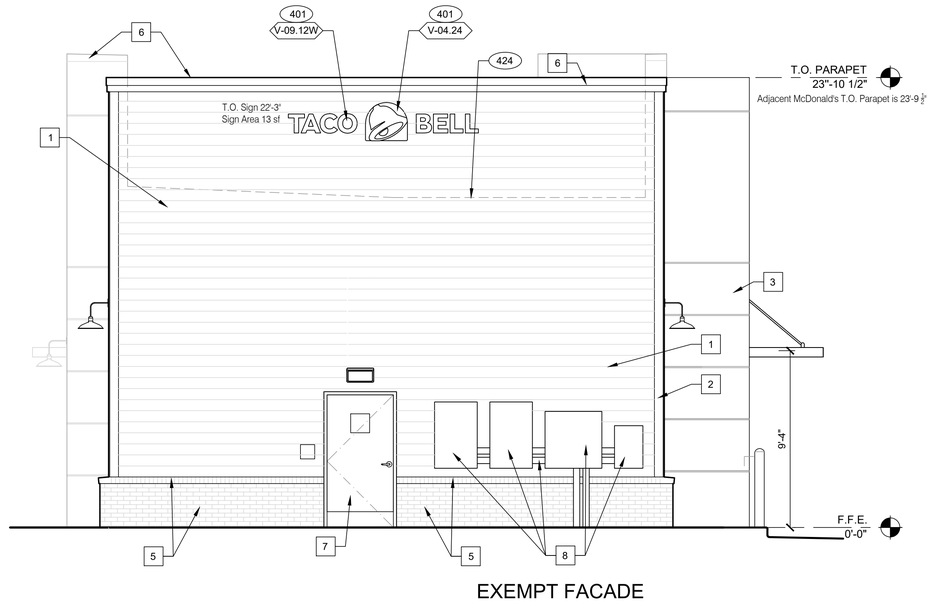
EAST ELEVATION 1/4" = 1'-0" | **1**



2nd FLOOR FACADE AREA
20% = 88 sf
GLAZING =52 sf (12%)

1st FLOOR FACADE AREA
20% = 87 sf
GLAZING =158 sf (36%)

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



EXEMPT FACADE

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

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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

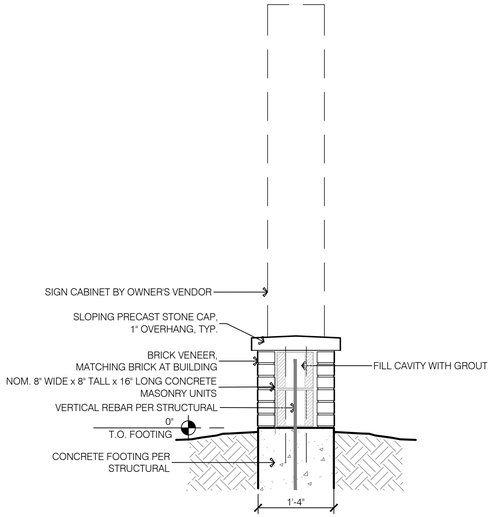
PROJECT NO.	2501
CAD FILE	AS-2
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

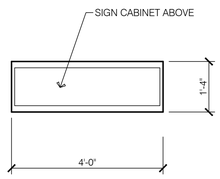
AS-2

DWG OF .



3 Vertical Section
SCALE: 3/4" = 1'-0"

2 Monument Sign Elevation
SCALE: 1/2" = 1'-0"



1 Monument Sign Plan
SCALE: 1/2" = 1'-0"

© HOOVER & ASSOCIATES, INC. 2026

NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION

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

Taco Bell
Nashville Highway
Columbia TN 38401

ENDEAVOR 2.0

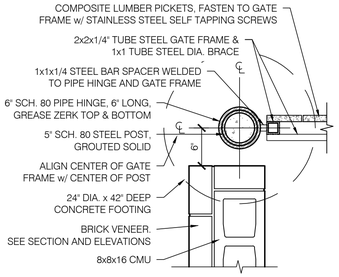
REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	-
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	

NOT FOR CONSTRUCTION

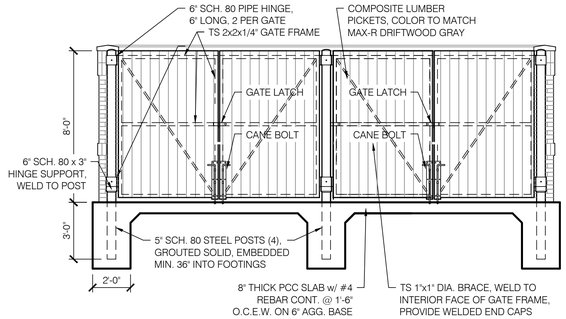
AS-3
MONUMENT SIGN

DWG OF .



5 Gate Detail

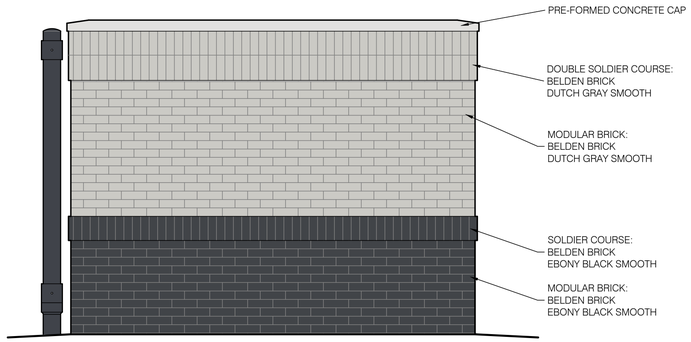
SCALE: 1" = 1'-0" Horizontal Section



GATE NOTES: ALL HARDWARE & ACCESSORIES SHALL BE HEAVY GALVANIZED. WELD AND GRIND SMOOTH ALL FRAME CONNECTIONS. PRIME AND PAINT ALL STEEL COMPONENTS SW 7076 CYBERSPACE.

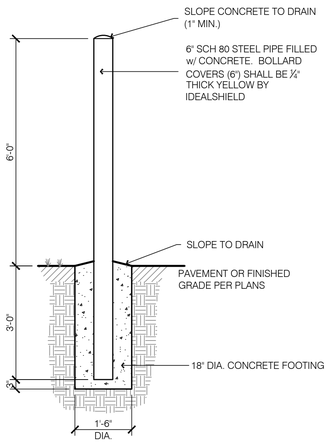
4 Enclosure Front Elevation

SCALE: 1/4" = 1'-0"



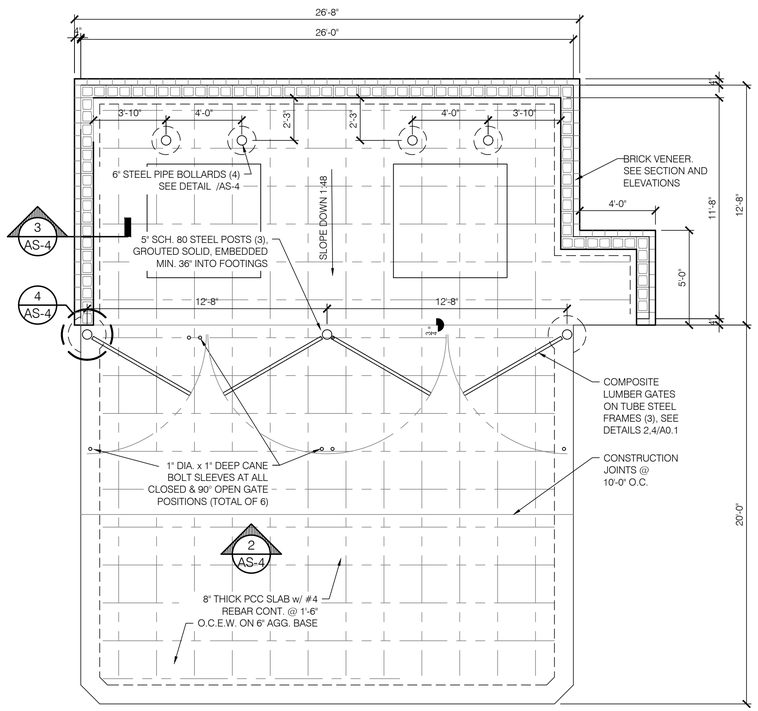
3 Enclosure Side Elevation

SCALE: 1/2" = 1'-0"



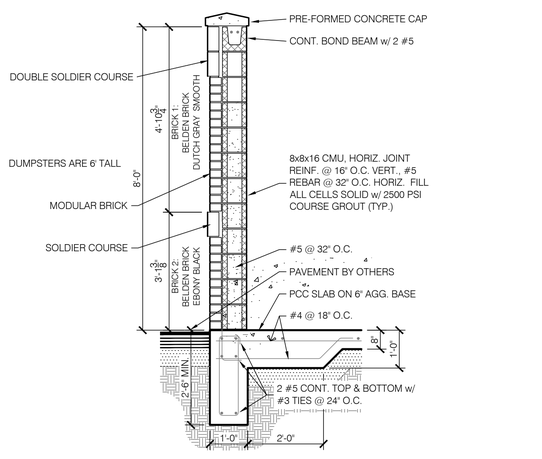
6 Bollard Detail

SCALE: 1" = 1'-0"



1 Enclosure Plan

SCALE: 1/4" = 1'-0"



2 Enclosure Vertical Section

SCALE: 1/2" = 1'-0"

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NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION

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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

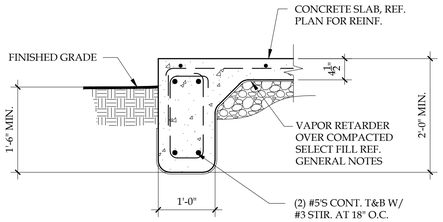
PROJECT NO.	2501
CAD FILE	.
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	

NOT FOR CONSTRUCTION

AS-4
DUMPSTER ENCLOSURE

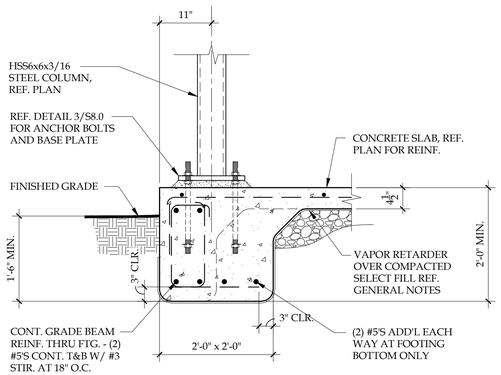
DWG OF .

NOT FOR CONSTRUCTION



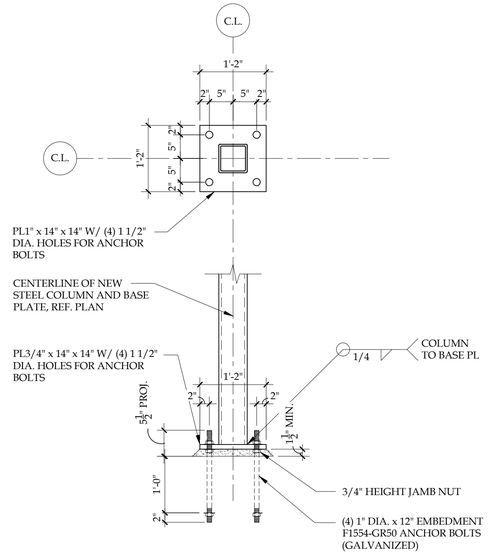
1. SECTION AT PATIO SLAB

3/4" = 1'-0"



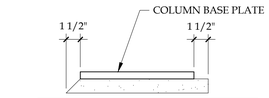
2. SECTION AT CANOPY COLUMN

3/4" = 1'-0"



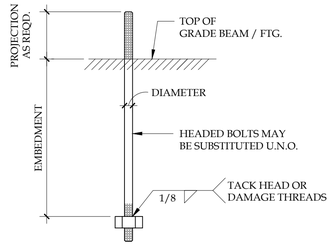
3. BASE PLATE AND ANCHOR BOLT DETAIL

3/4" = 1'-0"



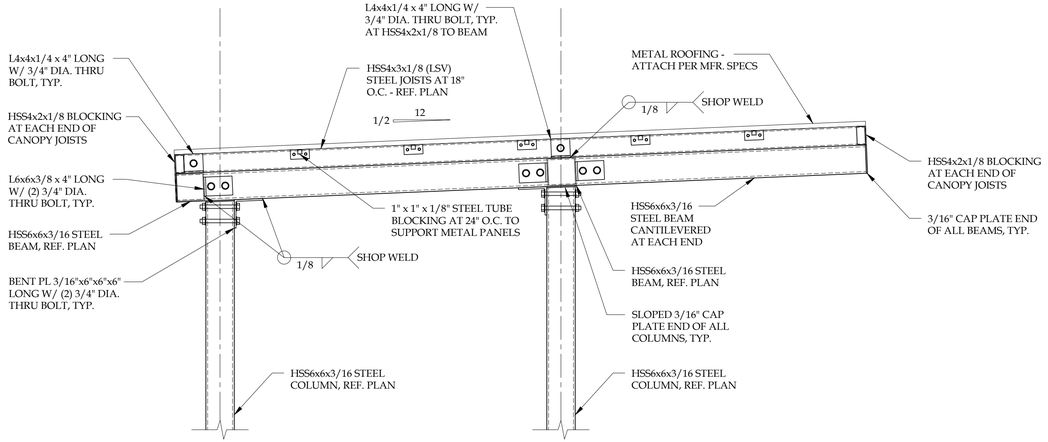
GROUT PLACEMENT

NO SCALE



ANCHOR BOLT DIAGRAM

NO SCALE



4. SECTION THROUGH CANOPY

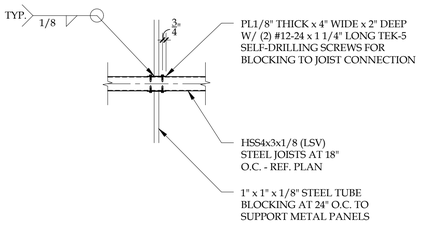
3/4" = 1'-0"

CANOPY NOTES

1. ALL SELF DRILLING SCREWS SHALL BE MINIMUM #12-24 x 1 1/4" LONG TEK-5 SELF-DRILLING WITH HEX WASHER HEAD. ALL SCREWS SHALL BE ZINC-PLATED. PROVIDE MINIMUM 3/4" EDGE DISTANCE, TYPICAL.

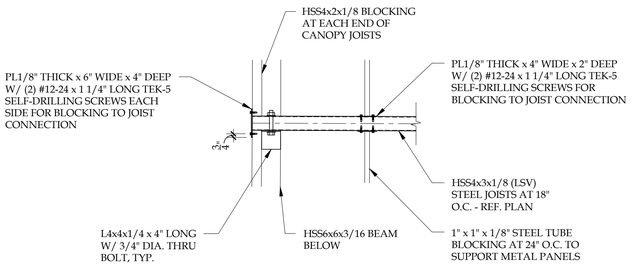
2. ALL WELDS AT CANOPY CONNECTIONS TO BE DONE IN SHOP WITH 1/8" FILLET WELDS. PROVIDE WELDS ALL AROUND.

3. 22 GAGE MAGNA-LOC 180 ROOF PANELS - ATTACH AT EDGE USING #12 X 3/4" SCREWS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD WITH NEOPRENE WASHERS - REFER TO MFR. INSTALLATION GUIDE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



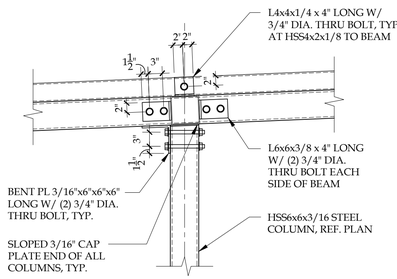
5. BLOCKING TO JOIST CONN.

3/4" = 1'-0"



6. END BLOCKING TO JOIST CONN.

3/4" = 1'-0"



7. COLUMN TO BEAM CONN.

3/4" = 1'-0"

JUSTIN BILLODEAU, P.E.
TN NO. 120934
9901 BRODIE LANE
SUITE 160 PMB 297
AUSTIN, TX 78748
512 328 5353 PHONE

STRUCTURAL ENGINEER:

JUSTIN BILLODEAU REGISTERED ENGINEER 120934 AGRICULTURE STATE OF TENNESSEE
Justin Billodeau
1.30.2026

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN BILLODEAU (TN P.E. 120934) ON JANUARY 30, 2026.

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

PROJECT NO.	26003
CAD FILE	
DRAWN BY	JTB
CHECKED BY	JTB
DATE:	01.30.2026
SCALE:	3/4" = 1'-0"

CANOPY DETAILS

S8.0

DWG 15 OF 15

Item No. 26-0029
2259 Nashville Highway Honey Farm Taco Bell

Engineering

1. Subject to existing TIS and Construction plan approval.
   Response-We will address any comments to our plan submittal based on the existing TIS and Construction Plan approval

Planning

2. A PUD-MU district requires a minimum height requirement when adjacent to a similar use. Please note the height of the adjacent use (McDonalds) to determine a similar height with neighboring adjoining conditions.
   Response: Height of Taco Bell is to match the height of McDonald's. Height of McDonald's is noted on sheets AS-1 and AS-2.
3. Provide notation that all glazing will consist of clear glass.
   Response: Not all glazing will consist of clear glass. Glass in front of structure, WICF and restrooms will need to be opaque glass. This is listed under Deviations.
4. Provide details on canopy above decorative wall.
   Response: Details above decorative wall provided.
5. Provide details of height and size of all signage including location of any freestanding sign. Please refer to Article 7 of the ZO regarding signage. Please note that any freestanding sign would be a monument sign in precedent to previous approvals for signage within a PUD-MU.
   Response: Height and size of all signage has been provided. Free standing sign proposed is a monument sign of the same scale as adjacent McDonald's.
6. Provide sidewalk connection to and from adjacent uses to the adjacent McDonalds with connection. Sidewalk now provided
7. Indicate maximum drive aisle width at rear. 24' max PUD-MU Width is indicated at both entrances to be 24' wide
8. Provide revision to frontage buildout calculation as 60%. Site Plan indicates 90%. Calculation revised
9. Parking allowance appears to be within code requirements at 1 per 100 sf; however, a maximum of 50% is allowed to exceed. Provide Calculation. Calculation updated
10. Parking endow must terminate into a landscape island with one shade tree on north boundary line. Landscape area with width of 9' now provided adjacent to parking space
11. One additional tree required in landscape island at middle of site. Tree has been moved into landscape area island adjacent to ADA parking.
12. Provide dumpster height and wall detail that meets PUD-MU standards.
    Response: Dumpster height is to be 8'-0", two feet higher than dumpster, meeting PUD-MU standards. See details on sheet AS-4.
13. Indicate 10 X 50 X 15 off street loading area within 3rd layer. Loading area added adjacent to drive thru lane near drive thru window
14. As a Planned Unit Development the goal is for the site to achieve all standards of the Ordinance as listed for a PUD-MU district. Deviations shall be listed.
    Response: See Deviations below.
15. The lead case planner for the item will be Austin Brass, AICP. Please have all communication sent to abrass@columbiatn.gov

Response: Confirmed

Fire

16. No comments

Maury County Highway Dept.

17. No comment.

Maury County Schools

18. No comment.

Public Works

19. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
    Response: Confirmed
20. 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: dumpster pad dimensions have been updated per the Dumpster Guidelines and Accessibility Requirements

21. 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: See sheet C-1.0 and AS-4 for dumpster enclosure plan, elevations and details. Dumpster enclosure meets the requirements listed above.

Columbia Power

22. 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.

    Response: Confirmed

City Attorney

23. No comment.

    Response: Confirmed

Police

24. No comment provided.

    Response: Confirmed

Building

25. No comment.

    Response: Confirmed

Duck River Electric Membership Corp

26. No comment.

    Response: Confirmed

Wastewater

27. Sanitary sewer plans subject to plan review, submit to Ryan Filipkowski, via email at rfilipkowski@columbiatn.gov. Precon will be required with inspector.

    Response: Confirmed

Columbia Water

A water availability letter was issued on January 20, 2026, 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.

Response: Confirmed. No main line extensions are proposed. No fire protection lines are required to proposed building. A domestic and possible an irrigation line connection would be proposed only.

Maury County E911

28. No comment.
    Response: Confirmed

ATT

29. ATT INTENDS TO SERVE.
    Response: Confirmed

Atmos Energy

30. No comment provided.
    Response: Confirmed

DEVIATIONS:

1. Monument Sign: Owner MRCO requests that they be allowed a free-standing monument sign, similar in size as adjacent McDonald's. Details of monument sign are provided on sheet AS-3.
2. Glazing: To meet required amounts of glazing, some glazing occurs where it would not be possible or advisable to have clear glazing. Instances of that include where glazing is in front of roof structure, restrooms or the walk-in cooler/freezer.
3. Glazing percentages: All facades meet the glazing percentage requirements laid out in the Zoning Ordinance with the exception of glazing at 2nd floor of north elevation and 2nd floor of east elevation which do not quite achieve the 20% requirement spelled out in Zoning Ordinance. To do so would result in an extraordinarily ugly façade and in both instances, the glazing requirement at the 1st floor is surpassed by a significant amount.

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.
26-0029

DESCRIPTION: 2250 Nashville Hwy_HF Taco Bell

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Engineering

1. Subject to existing TIS and Construction plan approval.

Planning

2. A PUD-MU district requires a minimum height requirement when adjacent to a similar use. Please note the height of the adjacent use (McDonalds) to determine a similar height with neighboring adjoining conditions.
3. Provide notation that all glazing will consist of clear glass.
4. Provide details on canopy above decorative wall.
5. Provide details of height and size of all signage including location of any freestanding sign. Please refer to Article 7 of the ZO regarding signage. Please note that any freestanding sign would be a monument sign in precedent to previous approvals for signage within a PUD-MU.
6. Provide sidewalk connection to and from adjacent uses to the adjacent McDonalds with connection.
7. Indicate maximum drive aisle width at rear. 24' max PUD-MU
8. Provide revision to frontage buildout calculation as 60%. Site Plan indicates 90%.
9. Parking allowance appears to be within code requirements at 1 per 100 sf; however, a maximum of 50% is allowed to exceed. Provide Calculation.
10. Parking endow must terminate into a landscape island with one shade tree on north boundary line.
11. One additional tree required in landscape island at middle of site.
12. Provide dumpster height and wall detail that meets PUD-MU standards.
13. Indicate 10 X 50 X 15 off street loading area within 3rd layer.

14. As a Planned Unit Development the goal is for the site to achieve all standards of the Ordinance as listed for a PUD-MU district. Deviations shall be listed.
15. The lead case planner for the item will be Austin Brass, AICP. Please have all communication sent to abrass@columbiatn.gov

Fire

16. No comments

Maury County Highway Dept.

17. No comment.

Maury County Schools

18. No comment.

Public Works

19. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
20. 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.

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

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.

21. 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.

Columbia Power

22. 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.

City Attorney

23. No comment.

Police

24. No comment provided.

CITY OF COLUMBIA TENNESSEE

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

Building

25. No comment.

Duck River Electric Membership Corp

26. No comment.

Wastewater

27. Sanitary sewer plans subject to plan review, submit to Ryan Filipkowski, via email at rfilipkowski@columbiatn.gov. Precon will be required with inspector.

Columbia Water

28. A water availability letter was issued on January 20, 2026, it remains valid for 120 days. The availability
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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.

Maury County E911

29. No comment.

ATT

30. ATT INTENDS TO SERVE.

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

Atmos Energy

31. No comment provided.

Resubmittal Guidelines

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

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

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

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

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

PRELIMINARY DESIGN PLANS FOR

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN 38401

JOB SITE SAFETY

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

ACCESSIBILITY INFORMATION:

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

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

BEFORE YOU DIG

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

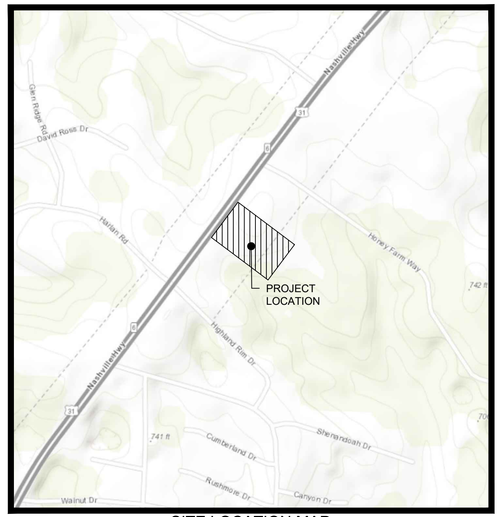
GAS

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

TELECOMMUNICATIONS

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

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



SITE LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY, TN

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

PROJECT #: 12965

PROJECT DESIGN TEAM:

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

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

OWNER / BUILDER:

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

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

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

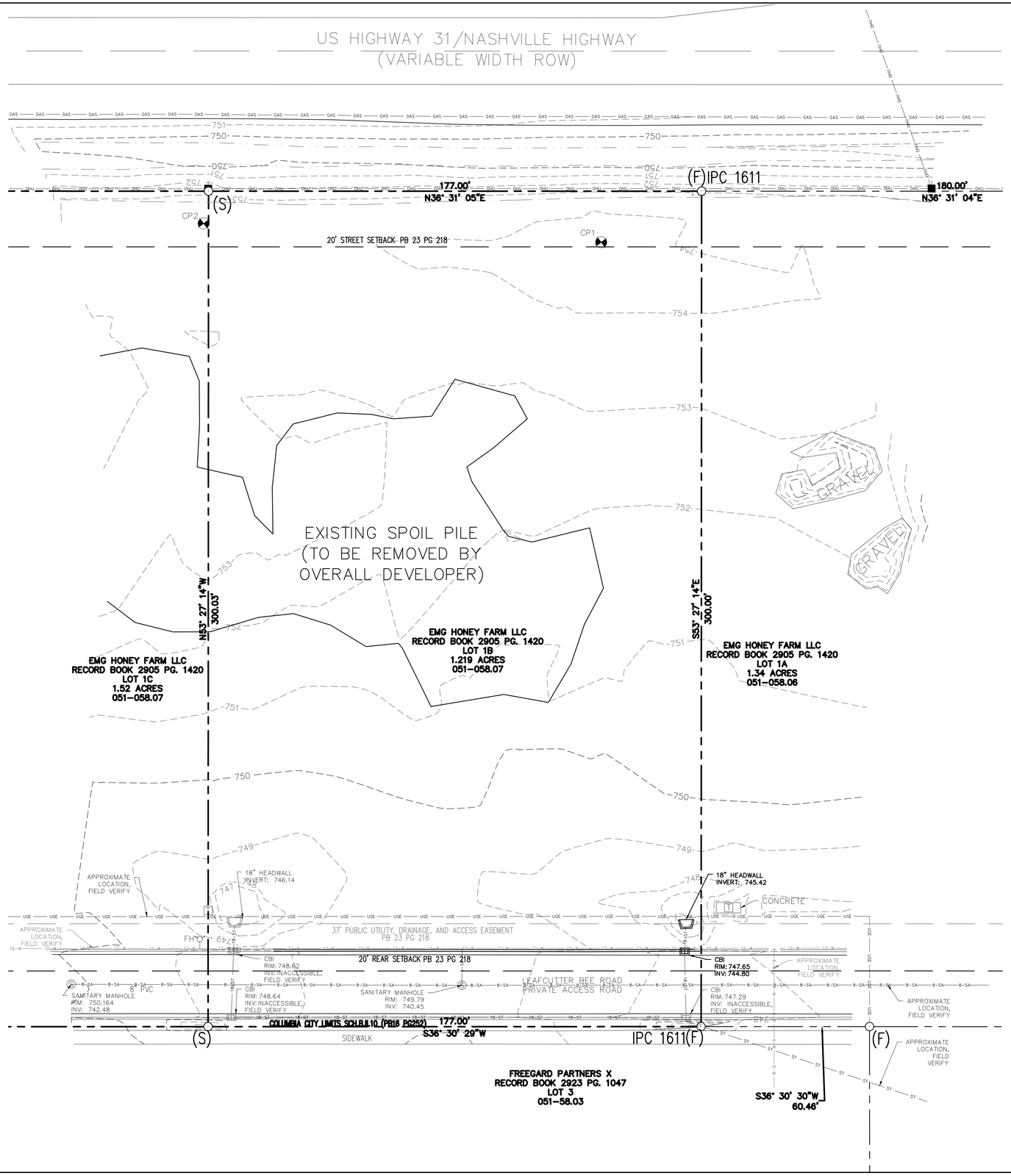
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

COVER SHEET

C-0.0

PERMIT PLOT DATE: 12/09/2025



LEGEND

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

CONTROL POINT SCHEDULE (CP)

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

SURVEY NOTES:

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

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

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

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

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

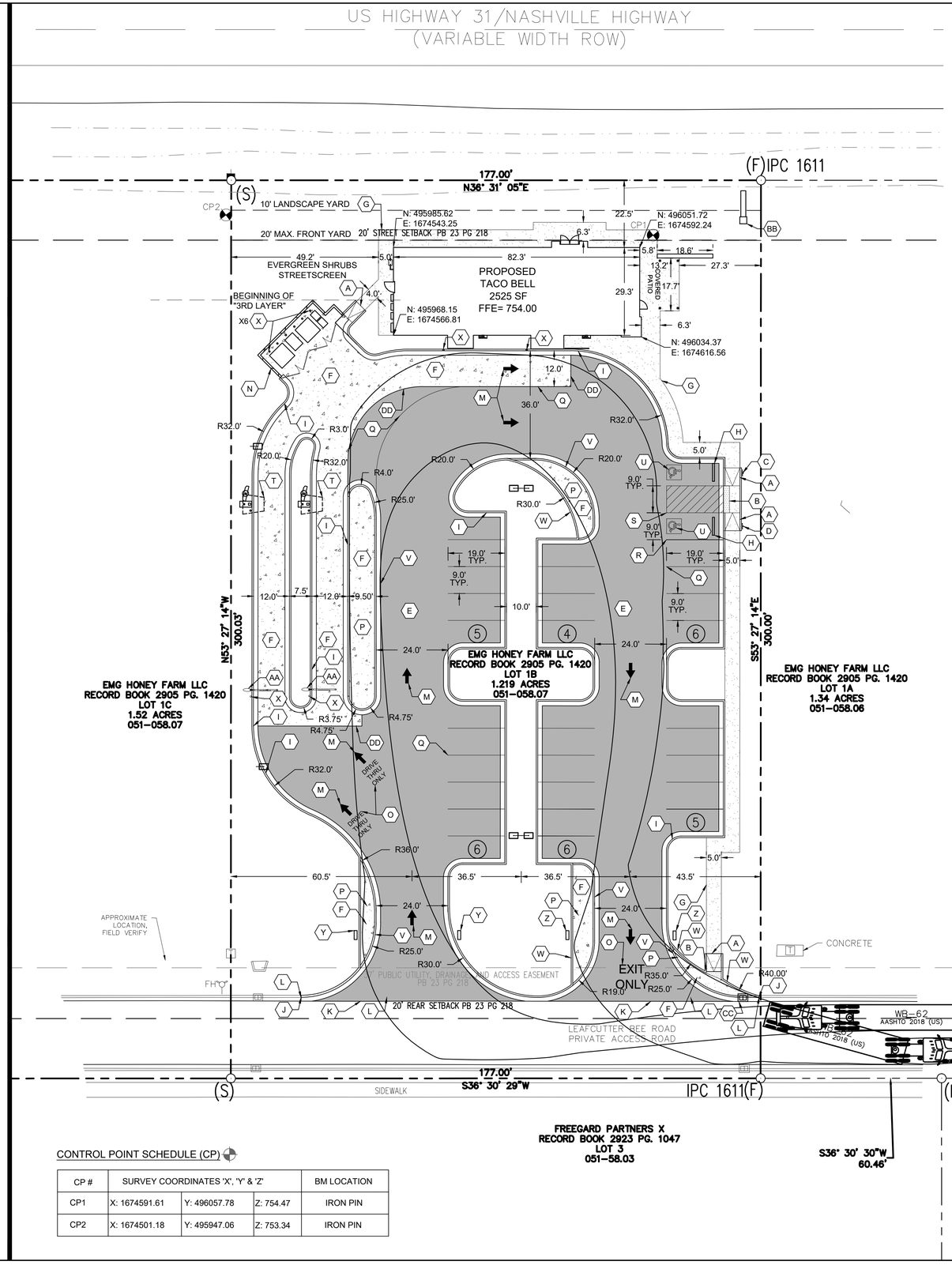
TACO BELL

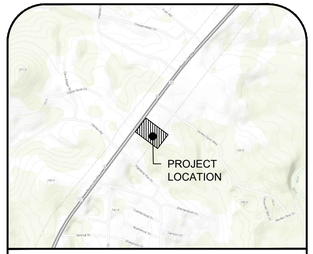
HONEY FARM CROSSING
COLUMBIA, TN

BOUNDARY AND TOPOGRAPHY SURVEY PLAN

C-0.1

PERMIT PLOT DATE: 12/09/2025





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

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

LEGEND

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

SITE PLAN NOTES:

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

SITE PLAN KEY:

KEY	DESCRIPTION	DETAIL
A	ADA ACCESSIBLE RAMP WITH 6' CURB TAPER (6' LONG, MAX SLOPE 12:1)	B/C-1.1
B	DETECTABLE WARNING	K/C-1.1
C	VAN ACCESSIBLE ADA PARKING SIGN	I/C-1.1
D	ADA ACCESSIBLE PARKING SIGN	I/C-1.1
E	HEAVY DUTY ASPHALT PAVEMENT	C/C-1.1
F	HEAVY DUTY CONCRETE PAVEMENT	D/C-1.1
G	CONCRETE SIDEWALK W/CURB WHERE APPLICABLE	A/C-1.1
H	RUBBER WHEEL STOP	M/C-1.2
I	24" CURB AND GUTTER	F/C-1.1
J	TIE TO EXISTING CURB AND GUTTER	
K	EDGE KEY	N/C-1.2
L	REMOVE EXISTING CURB AND GUTTER	
M	TRAFFIC ARROW (8 TOTAL)	L/C-1.1
N	DUMPSTER PAD AREA ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)	
O	PAINTED WHITE LETTERING	
P	MOUNTABLE MEDIAN	P/C-1.2

KEY	DESCRIPTION	DETAIL
Q	4" SOLID WHITE PAINT STRIPE	
R	4" SOLID BLUE PAINT STRIPE	
S	45° BLUE CROSS HATCH STRIPING	
T	MENU BOARD, CANOPY, SPEAKER BOX (SEE ARCHITECTURAL DRAWINGS)	
U	ADA ACCESSIBLE SYMBOL	J/C-1.1
V	ROLLED CURB AND GUTTER	R/C-1.2
W	6" HEADER CURB	E/C-1.1
X	BOLLARD	H/C-1.1
Y	"ONE WAY ONLY" DIRECTIONAL SIGNAGE	O/C-1.2
Z	"ONE WAY ONLY DO NOT ENTER" DIRECTIONAL SIGNAGE	Q/C-1.2
AA	OVERHEAD CLEARANCE BAR (SEE ARCHITECTURAL DRAWINGS)	
BB	MONUMENT SIGN	
CC	REMOVE AND REPLACE EXISTING CBI (SEE C-3.0 FOR REPLACEMENT)	
DD	CONCRETE/ASPHALT JOINT	G/C-1.1

CONTROL POINT SCHEDULE (CP)

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

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

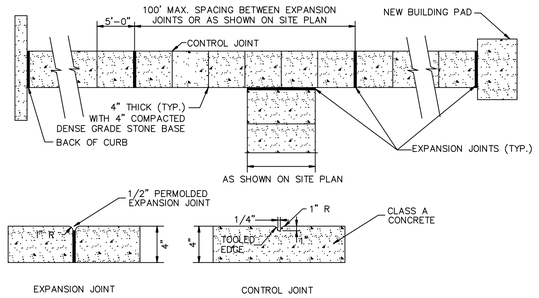
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

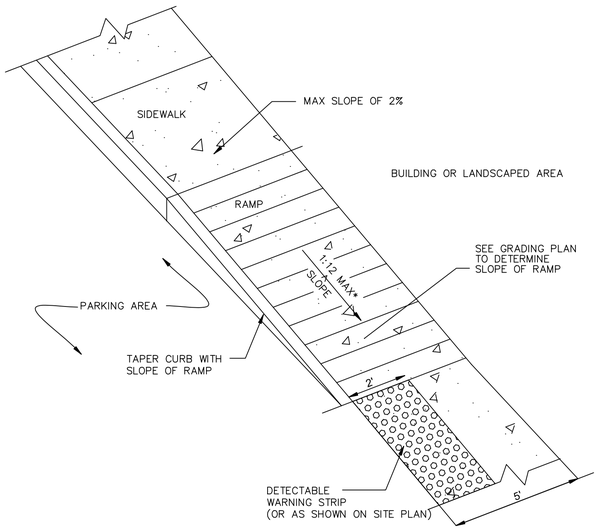
SITE PLAN

C-1.0

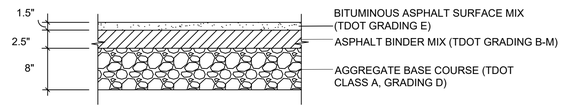
PERMIT PLOT DATE: 12/09/2025



CONCRETE SIDEWALK
NOT TO SCALE
A

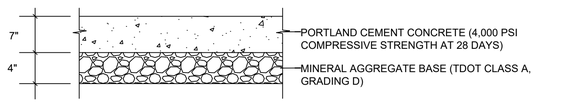


ADA ACCESSIBLE CURB RAMP DETAIL
NOT TO SCALE
B



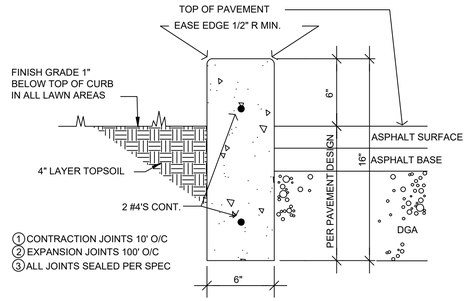
HEAVY DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE
C

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

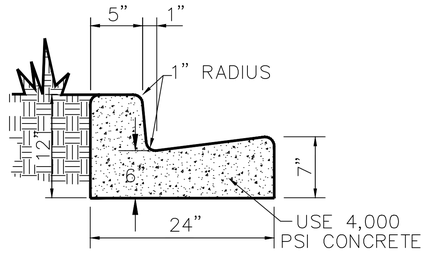


HEAVY DUTY CONCRETE PAVING DETAIL
NOT TO SCALE
D

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

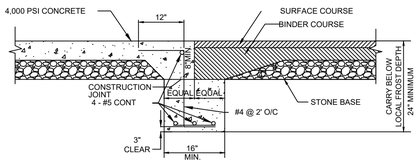


6" HEADER CURB DETAIL
NOT TO SCALE
E



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

24" STANDARD CURB AND GUTTER
NOT TO SCALE
F



CONCRETE/ASPHALT JOINT DETAIL
NOT TO SCALE
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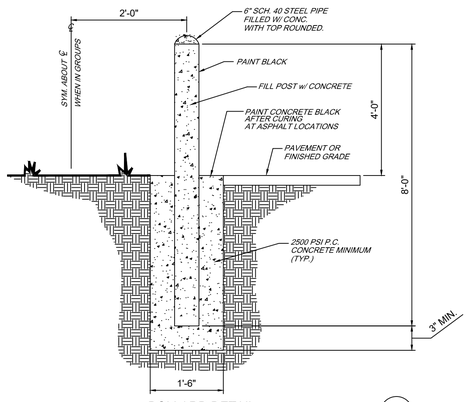
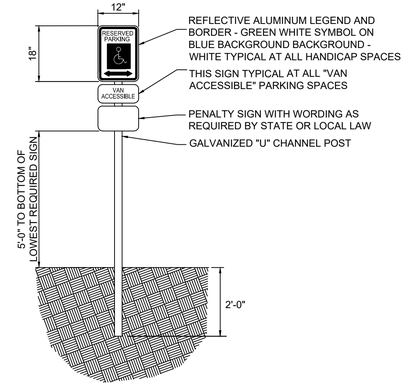
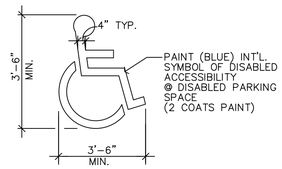


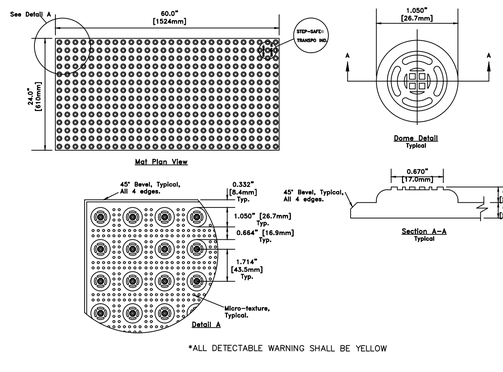
BOLLARD DETAIL
NOT TO SCALE
H



ADA ACCESSIBLE PARKING SIGN
NOT TO SCALE
I

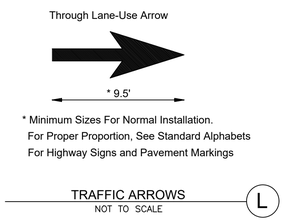


ADA ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE
J



*ALL DETECTABLE WARNING SHALL BE YELLOW

DETECTABLE WARNING
NOT TO SCALE
K



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

TRAFFIC ARROWS
NOT TO SCALE
L

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TACO BELL
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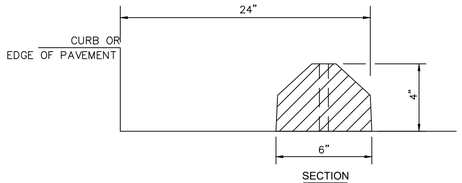
SITE DETAILS

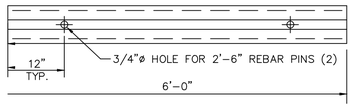
C-1.1

PERMIT PLOT DATE: 12/09/2025

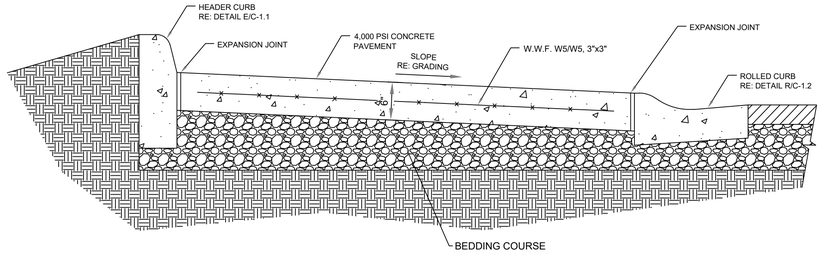


SECTION

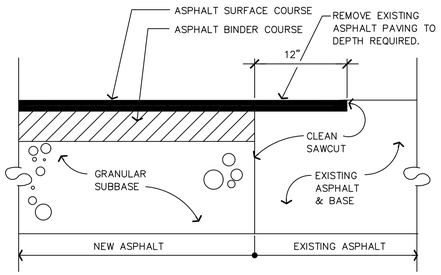
RECYCLED RUBBER WHEEL STOPS WITH WHITE STRIPES (72"L x 6"W x 4"H); ACCESSIBLE PARKING WITH BLUE STRIPES



RECYCLED RUBBER WHEEL STOP (M)
NOT TO SCALE

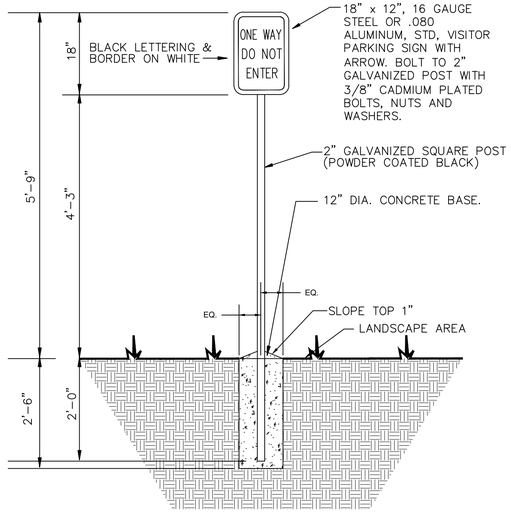


MOUNTABLE CONCRETE MEDIAN DETAIL (P)
NOT TO SCALE

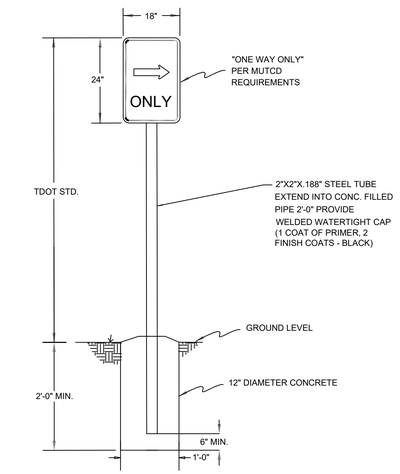


NOTE: TYPICAL AT NEW TO EXISTING PAVEMENT TIE-IN POINTS.

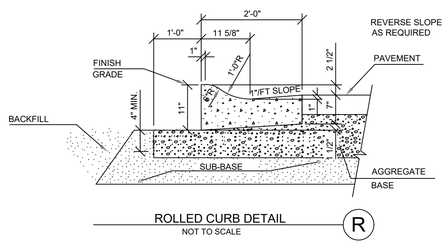
EDGE KEY DETAIL (N)
NOT TO SCALE



DO NOT ENTER SIGN (Q)
NOT TO SCALE



ONE WAY ONLY SIGN DETAIL (O)
NOT TO SCALE



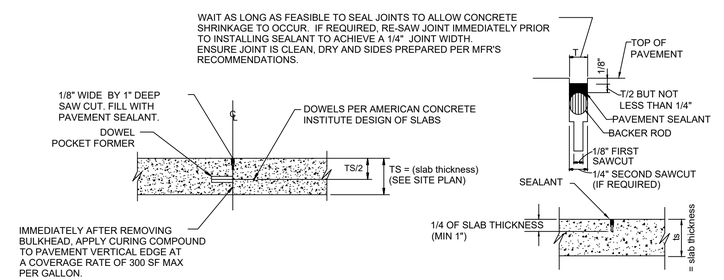
ROLLED CURB DETAIL (R)
NOT TO SCALE

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

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

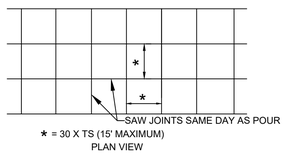
*ACI Committee 325 (1956); Walker and Holland (1998).
†Total dowel length includes allowance made for joint opening and minor errors in positioning dowels.
‡Rectangular plates are typically used in sawcut contraction joints.
Notes: Table values based on a maximum joint opening of 0.20 in. (5 mm). Dowels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

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



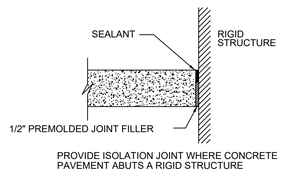
CONSTRUCTION JOINT

SAW JOINT



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

CONCRETE PAVEMENT



ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL (S)
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SITE DETAILS

C-1.2

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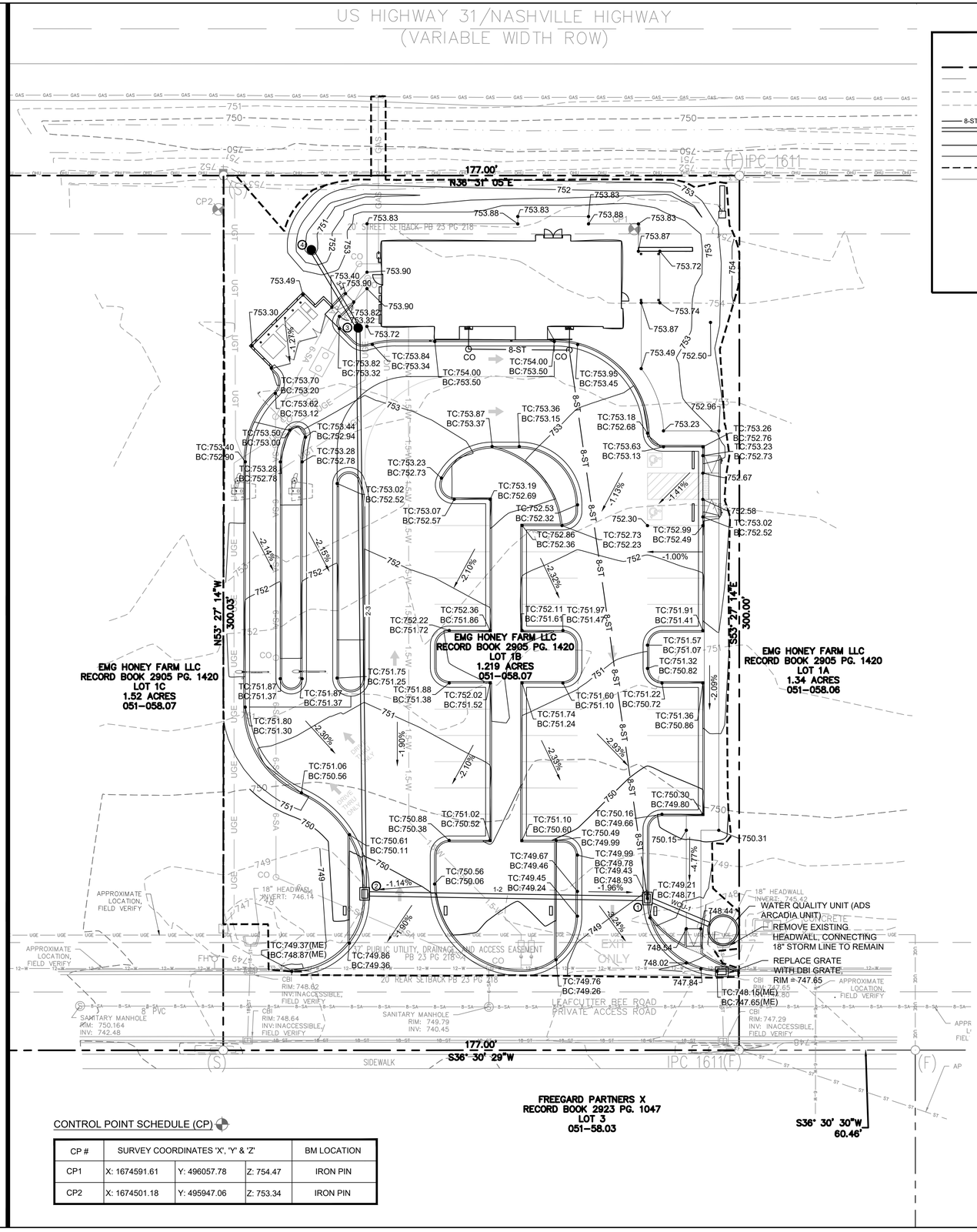

CONTROL POINT SCHEDULE (CP)

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

LEGEND

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

GRADING & DRAINAGE NOTES:

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

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

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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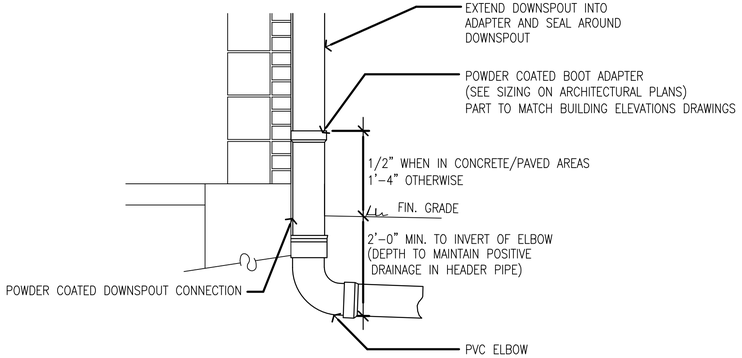
COLUMBIA, TN

GRADING PLAN

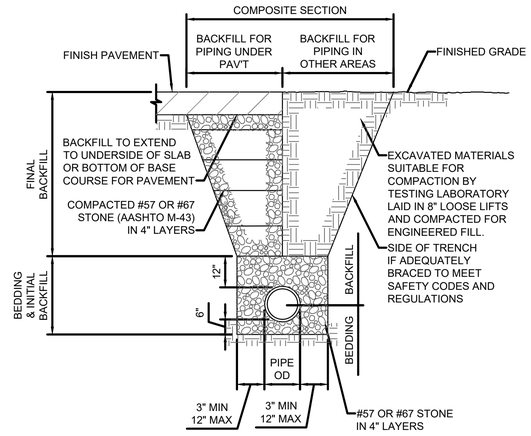
C-3.0

PERMIT PLOT DATE: 12/09/2025



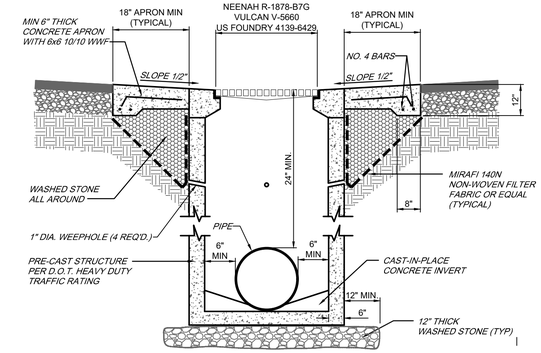
A DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



B PIPE BEDDING & BACKFILL DETAIL

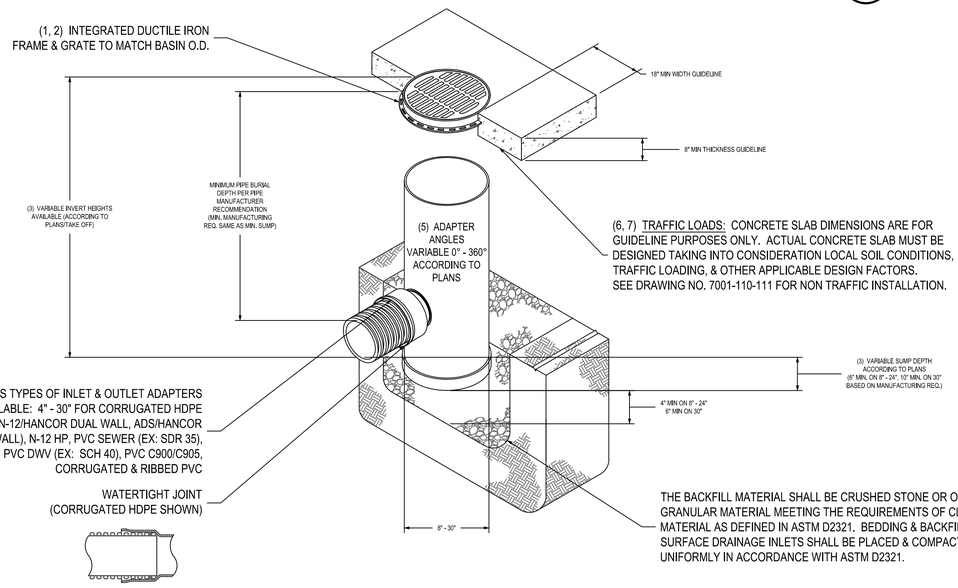
NOT TO SCALE



C DROP BOX INLET

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



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

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

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

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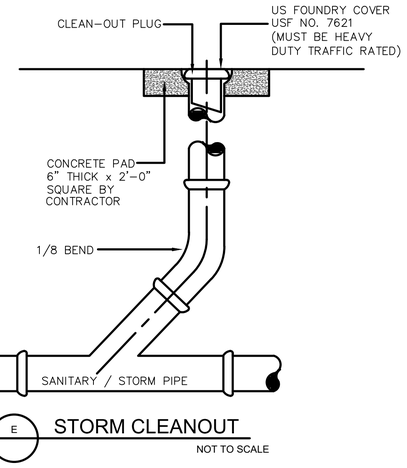
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY EBC	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 3-3-10			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144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

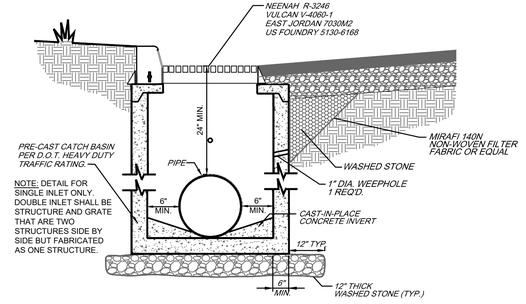
D YARD DRAIN

NOT TO SCALE



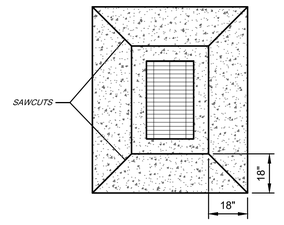
E STORM CLEANOUT

NOT TO SCALE



F CURB BOX INLET

NOT TO SCALE



G INLET APRON

NOT TO SCALE

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

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

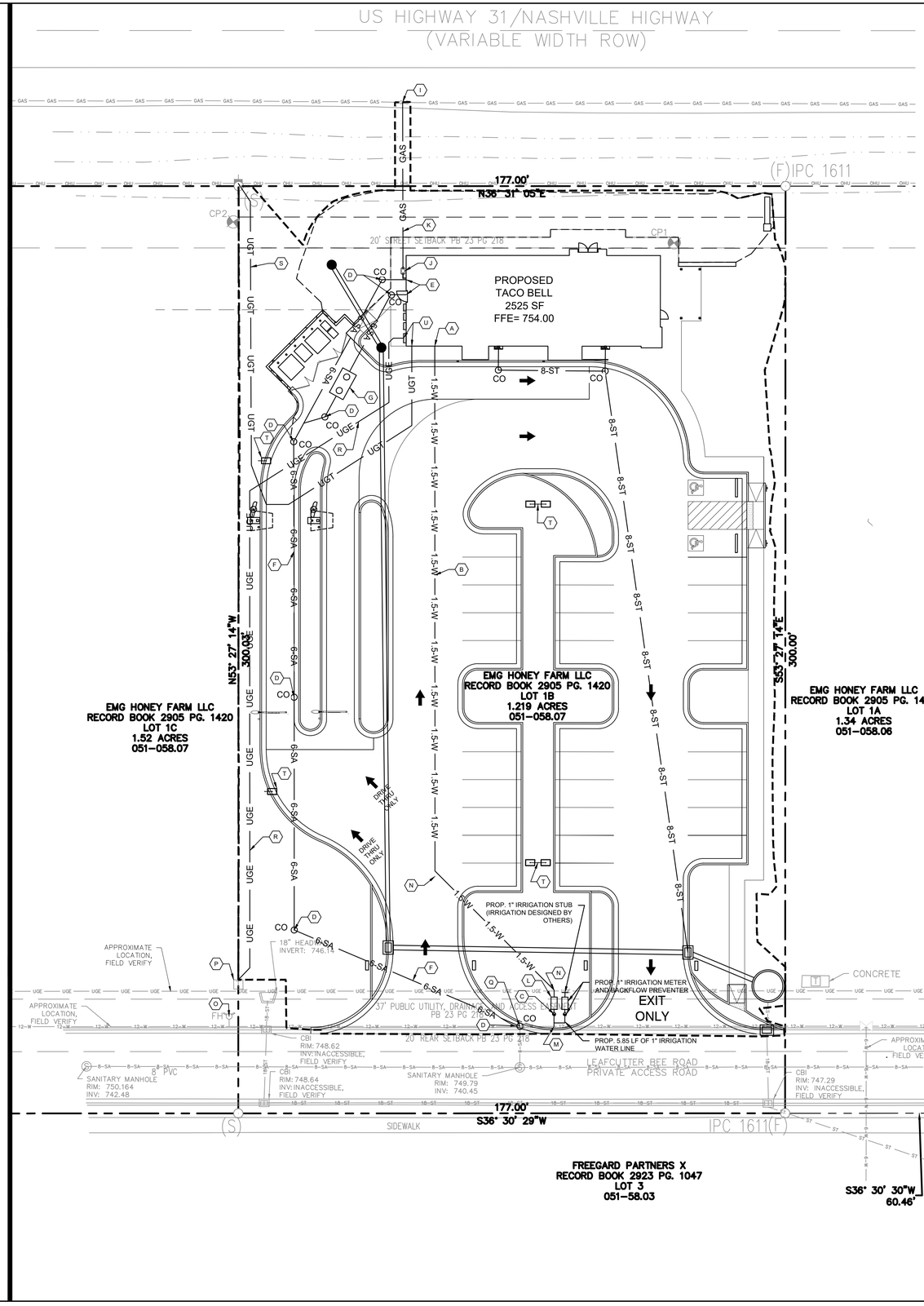
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

DRAINAGE DETAILS

C-3.1

PERMIT PLOT DATE: 12/09/2025



UTILITY PLAN KEY NOTES:

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

UTILITY NOTES:

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

GAS

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

TELECOMMUNICATIONS

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

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

LEGEND

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

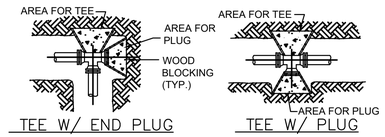
CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

UTILITY PLAN

C-4.0

PERMIT PLOT DATE: 12/09/2025



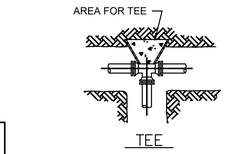
TEE W/ END PLUG

TEE W/ PLUG

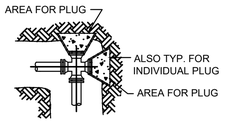
THRUST BLOCK AREAS IN SQ. FT.				
PIPE SIZE IN INCHES	90°BEND, TEES,PLUGS	45° BEND	22.5° BEND	11.25° BEND
4	1.6	0.9	0.4	0.2
6	3.6	1.9	1.0	0.5
8	6.4	3.5	1.8	0.9
10	10.0	5.4	2.8	1.4
12	14.4	7.8	4.0	2.0
16	25.2	13.6	7	3.5

NOTES

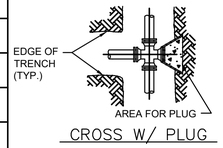
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED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



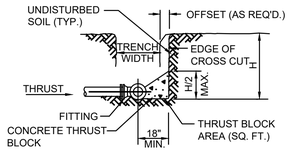
TEE



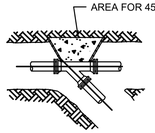
CROSS W/ TWO PLUGS



CROSS W/ PLUG



TYPICAL SECTION



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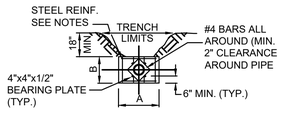
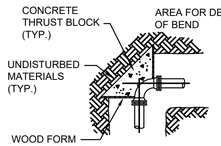
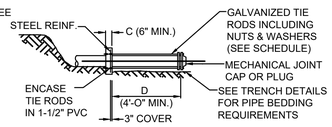


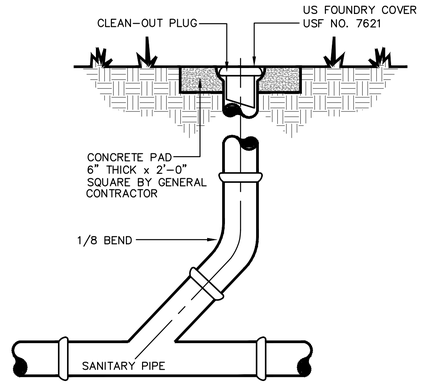


BENDS



"DEAD MAN" THRUST AND RESTRAINT

THRUST BLOCK DETAILS (A)
NOT TO SCALE



CLEANOUT DETAIL (B)
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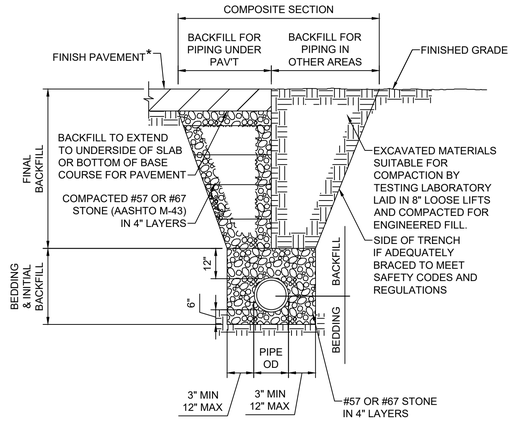

*FOR UTILITY TRENCH RESTORATION UNDEREXISTING PAVEMENT, SEE HEAVY DUTY ASPHALT DETAIL C / C-1.1.

PIPE BEDDING & BACKFILL DETAIL (C)
NOT TO SCALE

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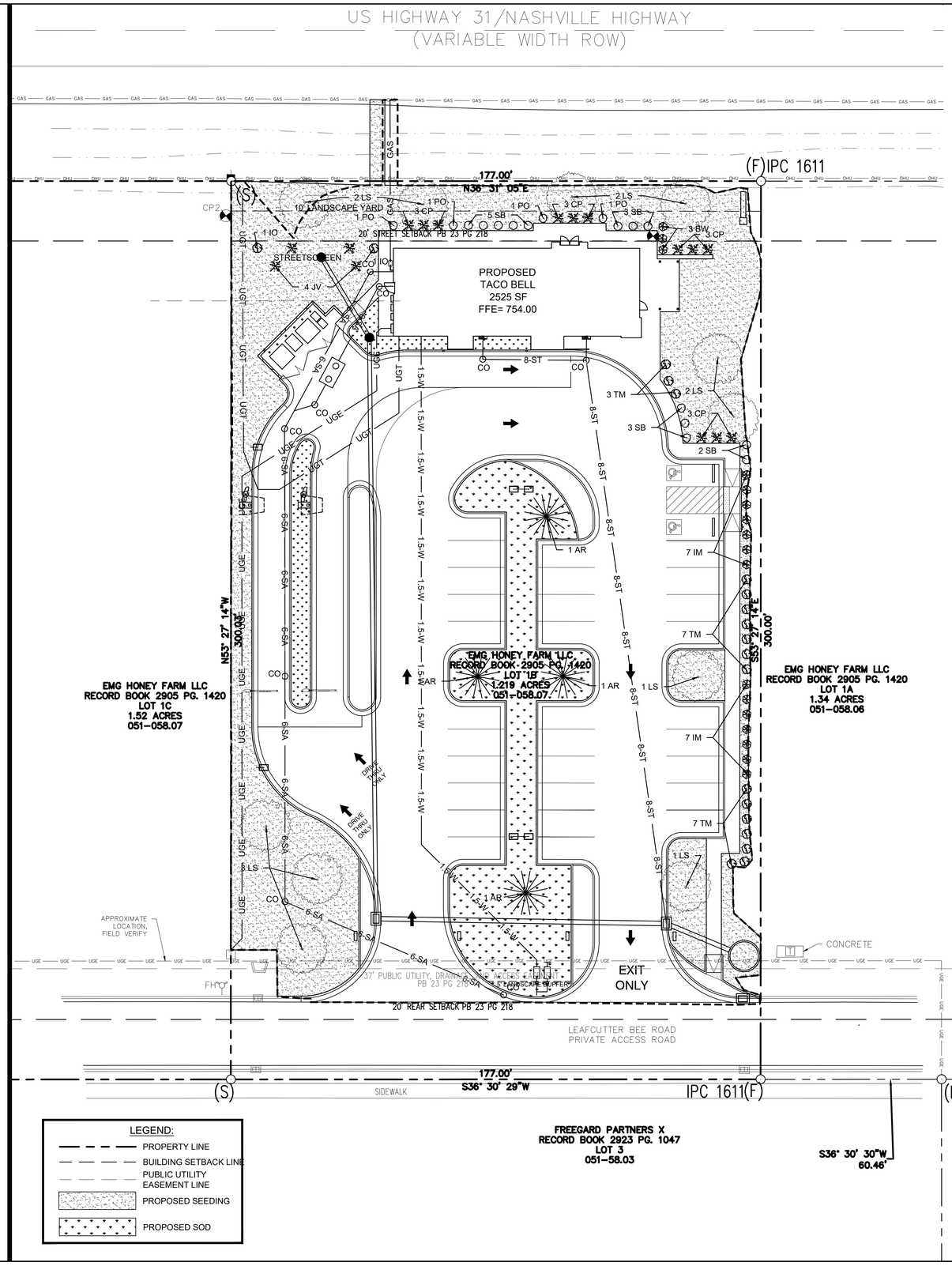
UTILITY DETAILS

C-4.1

PERMIT PLOT DATE: 12/09/2025



LANDSCAPE DATA

SITE AREA: 1.22 ± ACRES ZONING: PUD-MU

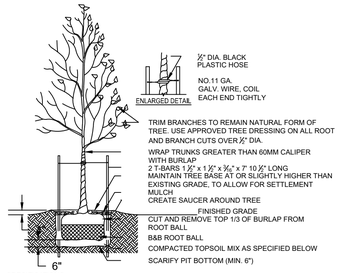
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 177' FRONTAGE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

PLANT SCHEDULE

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

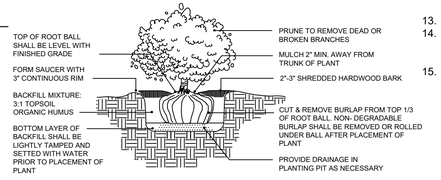
TURF ESTABLISHMENT:

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



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

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

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

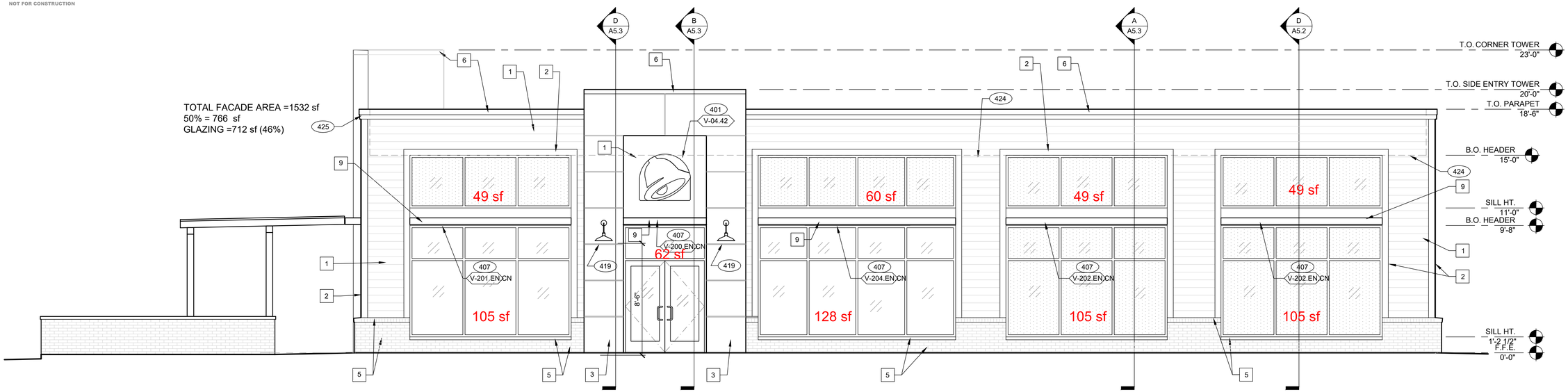
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

LANDSCAPE PLAN

C-5.0

PERMIT PLOT DATE: 12/09/2025

NOT FOR CONSTRUCTION



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

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

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

SIGNAGE | E

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

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

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

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

** SPECIFIC TO COLUMBIA TN NASHVILLE HWY PROJECT

GENERAL NOTES | C

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

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

PAINT NOTES | A

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

EXTERIOR FINISH SCHEDULE | D

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

424 LINE OF ROOF BEYOND.

NOT FOR CONSTRUCTION

KEY NOTES | B

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

NOT FOR CONSTRUCTION

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

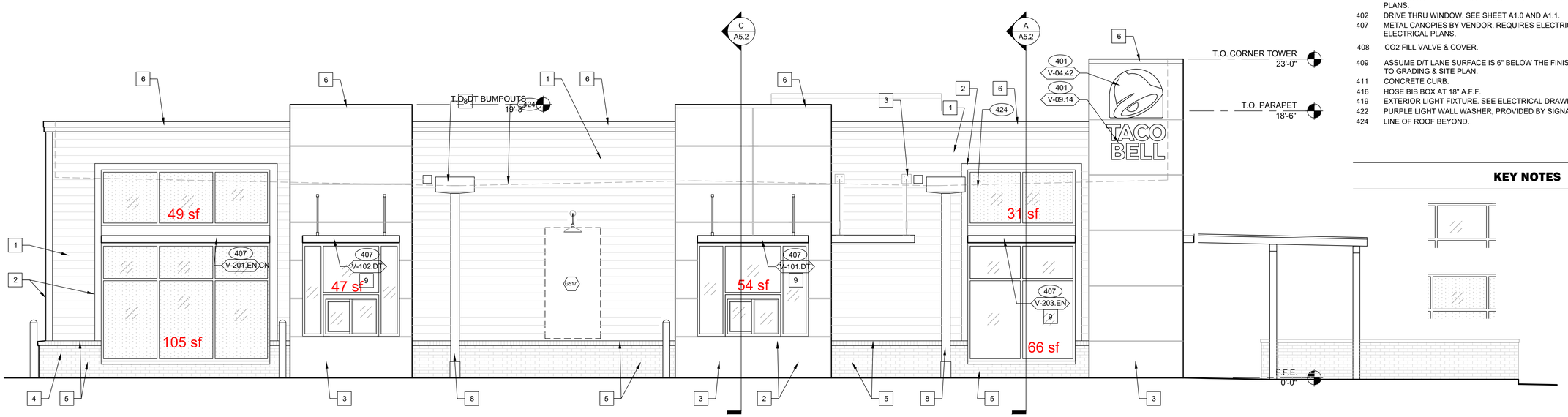
PROJECT NO.	2501
CAD FILE	AS-1
DRAWN BY	TO
CHECKED BY	MWH
DATE:	1.5.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-1

DWG . OF .

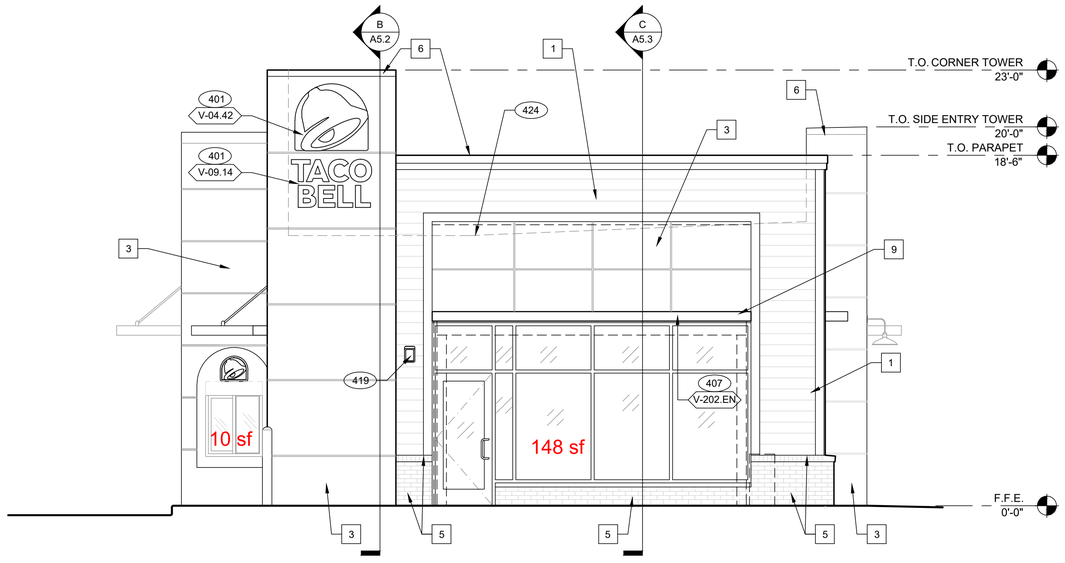


SEE SHEET A4.0 FOR FINISH SCHEDULE

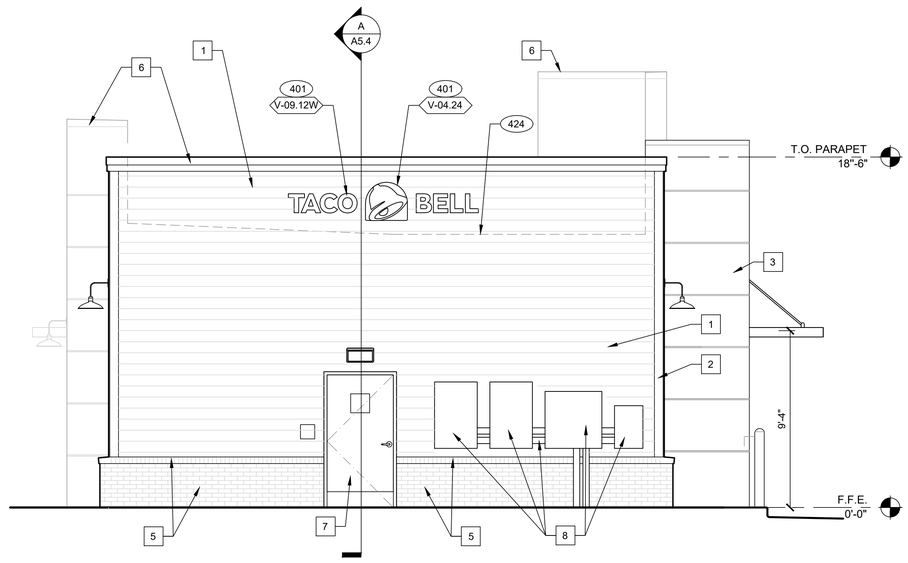
316 METAL PARAPET CAP.
329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILL VALVE & COVER.
409 ASSUME D/T LANE SURFACE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

KEY NOTES | **A**

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



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



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

NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION

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Taco Bell
Nashville Highway
Columbia TN 38401

ENDEAVOR 2.0

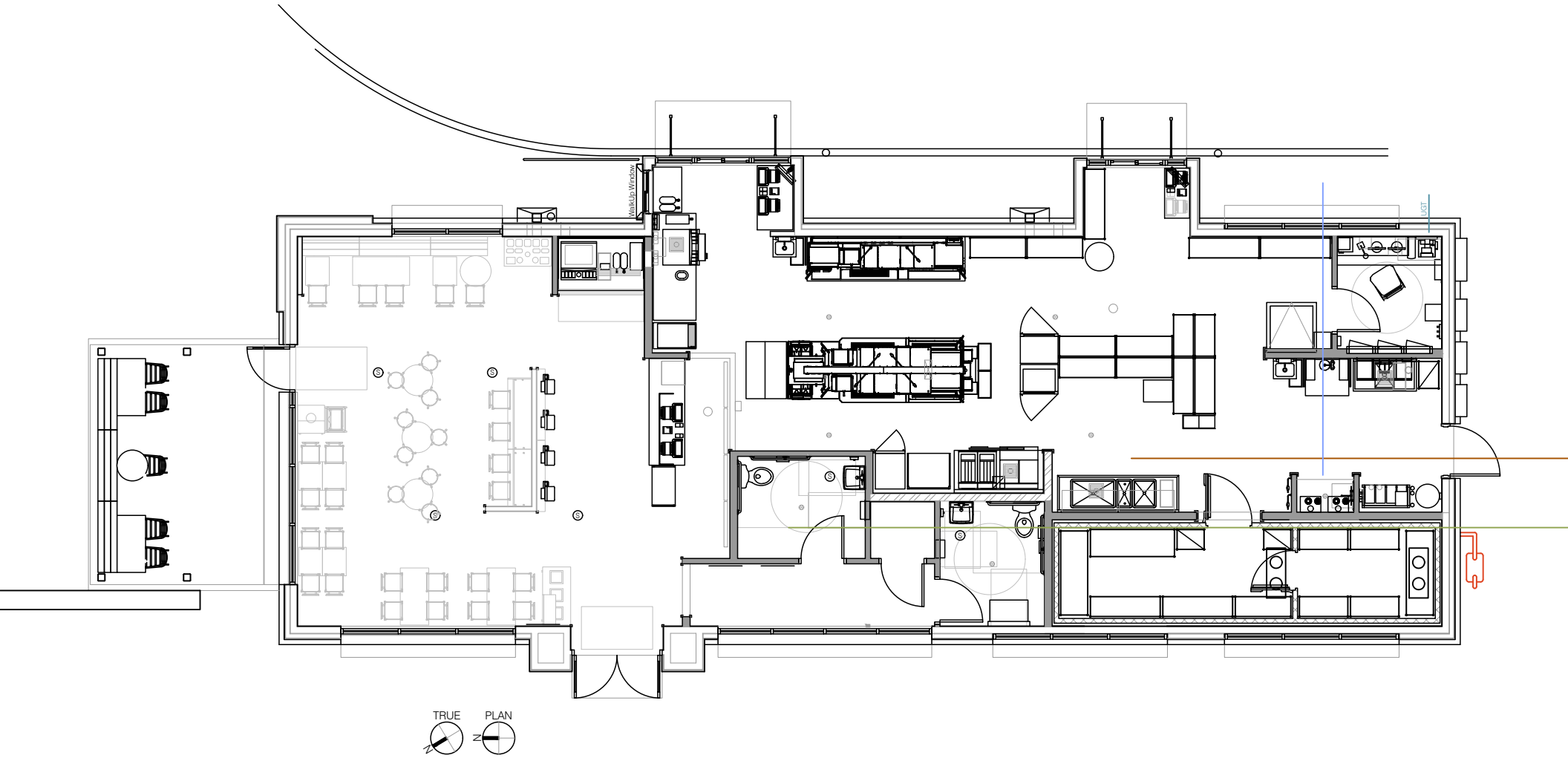
REVISIONS	DATE

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

Exterior Elevations

AS-2

DWG OF .



Drawing is not intended for construction or for regulatory approval

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

Taco Bell Columbia TN

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

January 20, 2026

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

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

Dear Mr. Mischel:

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

The proposed development is a 2,525 square foot retail restaurant building. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire flow demand while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

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

- Assumed water meters are listed below based on preliminary description of project. Actual meter count and sizes will be verified during the Design Review process.
    - One (1) 1" Service Meter
    - One (1) ¾" Landscape Irrigation Meter
- The above request translates to a 14 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - If required, once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below.

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

- *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
    - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.
    - Please see CPWS website for schedule of impact fees and timing of planned fee escalations.
    - Water meters will be ordered by CPWS once meter fees are paid.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	1	$540	$540
1" Service Meter Cost	1	$710	$710
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of Impact and Meter Fees =			**$15,950**

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

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

Sincerely,

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

cc: John Miljanich, MRCO
Bart Anderson, CPWS
File 25-038

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 12/10/2025
Name: Chris Mischel
Phone: 859-389-9293
Email: cmischel@palmernet.com
Address/Parcel ID: 2240 Nashville Highway/Tax Map 51, Parcel 58, Lot 1B
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Single Story Brick wit
Enclosed Area (ft²): 2525

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,500 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

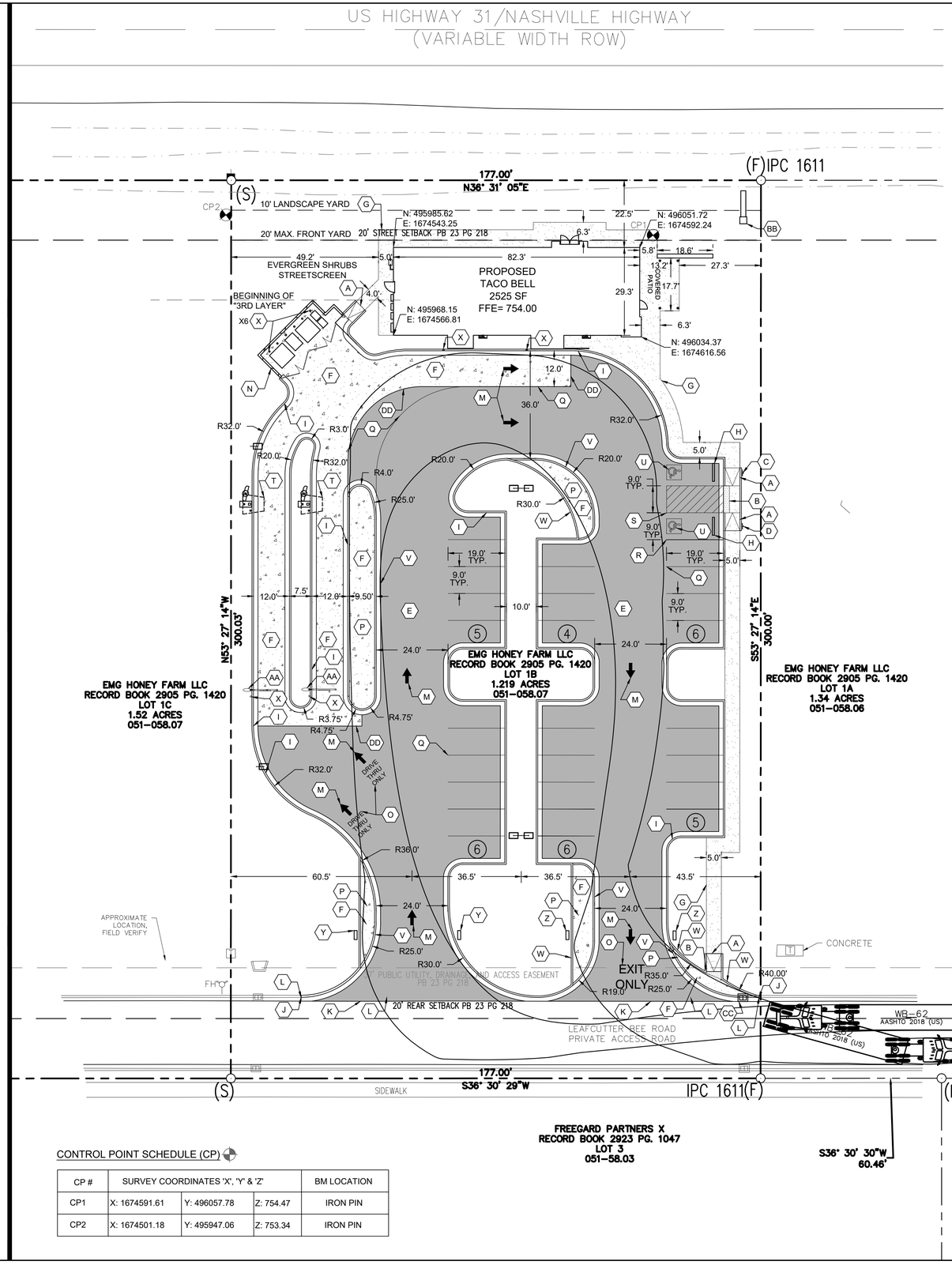
Minimum number of hydrants: 1

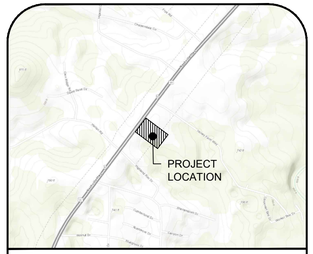
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 12/10/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	 MIN.2,525 SF / 100 = 26 SPACES MAX. 26 X 30% = 34
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	30,840 SQ FT (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 127.44' (177' X 90% = 159.3; 159.3' X 20% = 127.44' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	155.9' FRONTAGE BUILDOUT (106.7' TOTAL BUILDING WIDTH AND 49.2' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 31.2' (106.7' TOTAL BUILDING WIDTH AND ALLOWED 31.2' STREETSCREEN WIDTH = 137.9')

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- (1) NUMBER OF PARKING SPACES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE SETBACK
- PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN

SITE PLAN NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO CITY OF COLUMBIA AND STATE OF TENNESSEE STANDARDS.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING, OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT. ALL RADII ARE 5 FEET UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CITY OR STATE PERMITS.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND BOLLARD LOCATIONS.
7. SEE ELECTRICAL PLANS FOR SITE LIGHTING LOCATIONS.
8. ALL SIDEWALKS ADJACENT TO THE ADA PARKING SPACES ACCESSIBLE TO THE NEAREST DOOR SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALKS SHALL HAVE GREATER THAN 5% RUNNING SLOPE OR HAVE MORE THAN A 2% CROSS SLOPE.
9. ADA PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
10. COORDINATES AND DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, EDGE OF BUILDING, OR FACE OF CURB.
11. ADA PARKING STALLS AND ACCESS AISLE SHALL BE MINIMUM 9'X18' IN DIMENSION (EACH).

SITE PLAN KEY:

KEY	DESCRIPTION	DETAIL
A	ADA ACCESSIBLE RAMP WITH 6' CURB TAPER (6' LONG, MAX SLOPE 12:1)	B/C-1.1
B	DETECTABLE WARNING	K/C-1.1
C	VAN ACCESSIBLE ADA PARKING SIGN	I/C-1.1
D	ADA ACCESSIBLE PARKING SIGN	I/C-1.1
E	HEAVY DUTY ASPHALT PAVEMENT	C/C-1.1
F	HEAVY DUTY CONCRETE PAVEMENT	D/C-1.1
G	CONCRETE SIDEWALK W/CURB WHERE APPLICABLE	A/C-1.1
H	RUBBER WHEEL STOP	M/C-1.2
I	24" CURB AND GUTTER	F/C-1.1
J	TIE TO EXISTING CURB AND GUTTER	
K	EDGE KEY	N/C-1.2
L	REMOVE EXISTING CURB AND GUTTER	
M	TRAFFIC ARROW (8 TOTAL)	L/C-1.1
N	DUMPSTER PAD AREA ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)	
O	PAINTED WHITE LETTERING	
P	MOUNTABLE MEDIAN	P/C-1.2

KEY	DESCRIPTION	DETAIL
Q	4" SOLID WHITE PAINT STRIPE	
R	4" SOLID BLUE PAINT STRIPE	
S	45° BLUE CROSS HATCH STRIPING	
T	MENU BOARD, CANOPY, SPEAKER BOX (SEE ARCHITECTURAL DRAWINGS)	
U	ADA ACCESSIBLE SYMBOL	J/C-1.1
V	ROLLED CURB AND GUTTER	R/C-1.2
W	6" HEADER CURB	E/C-1.1
X	BOLLARD	H/C-1.1
Y	"ONE WAY ONLY" DIRECTIONAL SIGNAGE	O/C-1.2
Z	"ONE WAY ONLY DO NOT ENTER" DIRECTIONAL SIGNAGE	Q/C-1.2
AA	OVERHEAD CLEARANCE BAR (SEE ARCHITECTURAL DRAWINGS)	
BB	MONUMENT SIGN	
CC	REMOVE AND REPLACE EXISTING CBI (SEE C-3.0 FOR REPLACEMENT)	
DD	CONCRETE/ASPHALT JOINT	G/C-1.1

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

811 Know what's below. Call before you dig.

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

SITE PLAN

C-1.0

PERMIT PLOT DATE: 12/09/2025

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

12 December 2025

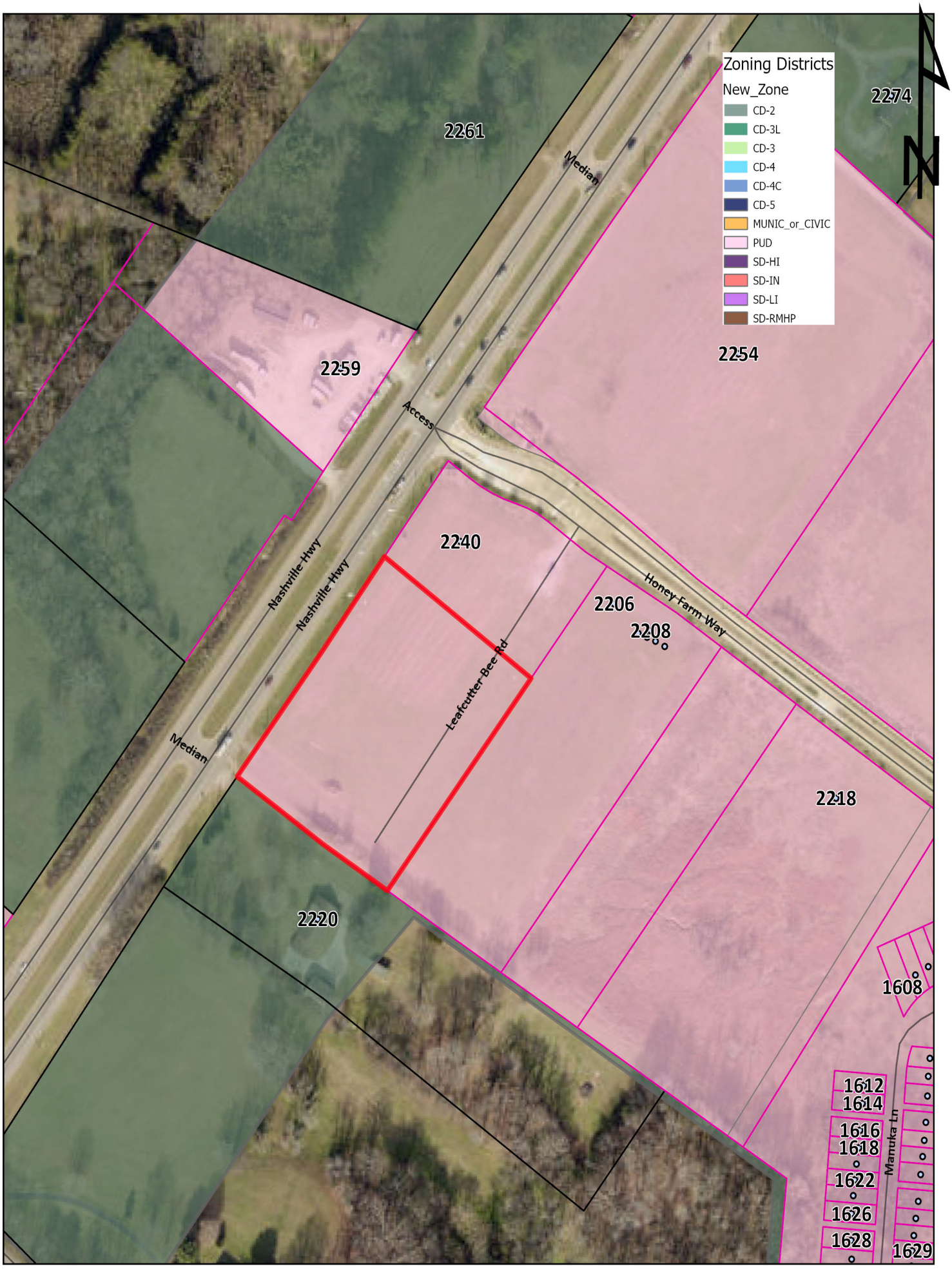
Chris Mischel
Palmer Engineering
1040 Monarch Street, Suite 210
Lexington, KY 40515

RE: 2240 Nashville Highway; New Taco Bell in Columbia at Honey Farms Crossing

Chris,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any final plat approval and dedication of the infrastructure are both subject to correct installation and function, as determined by our department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



Case #26-0029
Nashville Hwy & Leafcutter Bee Rd.
Honey Farm PUD, Honey Farm Crossing Lot 1B
Taxx Map 51 Parcel 58.07

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: Honey Farms-Taco Bell

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☐ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☐ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- N/A ☐ Proposed phasing and timetable for all phases of development
- N/A ☐ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- N/A ☐ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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TENNESSEE

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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- N/A ☐ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ☐ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- N/A ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- N/A ☐ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ☑ List of all deviations from PUD Standards requested
- ☑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Chris Mischel		
Print Name	Signature	Date

Proposed Taco Bell Restaurant at Honey Farm Crossing. Project includes new restaurant and associated infrastructure improvements including parking, storm water, and utilities.

Nashville Hwy & Leafcutter Bee Rd Lots 1B & 1C(Honey Farms) Preliminary and Final Plat

Project #:	26-0027	Location:	2248 Nashville Hwy
Applicant:	Adam Crunk	Case Type(s):	Preliminary/Final Plat
Staff Planner:	Charles Rush	Proposed Use:	Creating 2 PUD-MU Lots

PROJECT SUMMARY

The applicant seeks approval of a Preliminary & Final Plat to create 2 additional lots located at the front of Nashville Hwy & Leafcutter Bee Rd (Honey Farms Crossing). The Lots that are being proposed are Lots 1B and Lots 1C. Lot 1B is currently being proposed as a Taco Bell site. While Lot 1C is currently vacant with no active cases.

- Creating 2 lots that are already zoned PUD-MU (Lots 1B and 1C) on 2.74 acres total.
- Lot 1B consists of the following: 1.219 acres (53,103 sq ft) and is 177’ wide.
- Lot 1C consists of the following: 1.519 acres (66,1554 sq ft) and is 226.73’. The lot also has a 40’ Electric power easement, and easement is to be abandoned with the filing of this plat.
- A site development plan with Preliminary and Final PUD Master Plan will be required to be approved on any lot when a development is proposed.
- Both lots will have to meet PUD-MU standards unless granted relief from the Planning Commission/City Council as PUD deviation.
- It is worth noting that Lot 1C is greater than the maximum lot width allowed for the PUD-MU district and is 226.73’. PUD-MU only allows for a maximum lot width of 180’. We have noted that when a site development plan/PUD plan is submitted, it would be a requirement.
- The Planning Commission is the **decision-making authority** for approval of a subsequent subdivision of the property with a Preliminary and Final Plat.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	NA	+ /- 2.74 acres

FUTURE LAND USE MAP (City Center & Urban Village)	ZONING MAP (PUD-MU)

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**City Center & Urban Village**	**PUD-MU**	**Vacant**
North	**City Center & Urban Village**	**PUD-MU**	**McDonald's/Walmart**
South	**Suburban Neighborhood**	**CD-2**	**Single-family/Storage**
East	**City Center & Urban Village**	**PUD-MU**	**Storage**
West	**City Center & Urban Village**	**CD-2**	**Single-family/Vacant**

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

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.

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.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

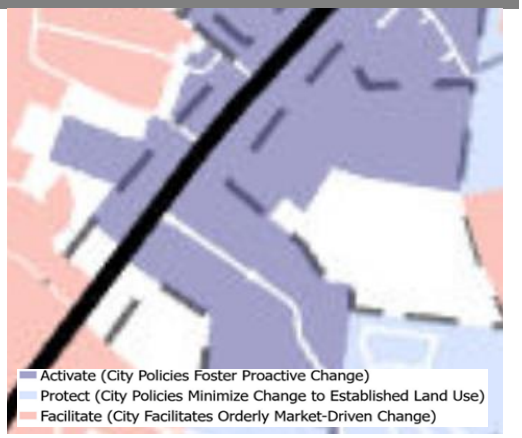
The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways

AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



REVIEW PROCESS

The Development Review Committee reviewed this preliminary and final plat at its February 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.*

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.

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.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its February 2026 meeting. A full list of comments and the applicant's responses is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted that Lot 1C will conform to the PUD-MU standards of building lot width because the maximum width of a building lot can only be 180'. Lot 1C is currently 226.'

SAMPLE 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.Q**, & **8.5.21.R**, the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Final 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.M**, of the City of

Columbia Zoning Ordinance have been satisfied, and recommend approval of the Final 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 Preliminary Planned Unit Development 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**8.5.19** 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____ , Page _____ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Date: Owner(s):

Title (If Action for Partnership or Coorporation)

SURVEYOR CERTIFICATE OF ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

Date: Registered Land Surveyor #3350

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF ELECTRIC SYSTEM

I hereby certify that the electric system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Date: Planning Director, Columbia, TN.

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date: Maury County E-911 Director

CERTIFICATE OF SANITARY SEWER SYSTEM

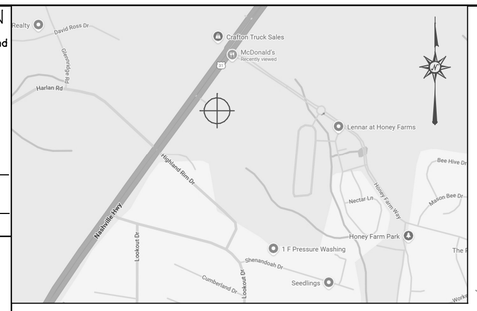
I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Director of Wastewater Department, Columbia, TN.

CERTIFICATE OF COMPLIANCE

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date: City Engineer, Columbia, TN.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE HONEY FARM CROSSING LOT 1B INTO TWO NEW LOTS: 1B AND 1C.

2. THIS PLAT VOIDS, VACATES AND SUPERSEDES ALL INFORMATION THAT PERTAINS TO LOT 1B IN THE PLAT OF RECORD, "AMENDMENT TO LOT 1, HONEY FARMS CROSSING," FOUND IN PLAT BOOK P24, PAGE 45, R.O.M.C., TN.

3. BEARING AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARING.

4. SUBJECT PROPERTY IS TAX PARCEL 051-058.00, AND HAS A STREET ADDRESS NEXT TO 2240 NASHVILLE HIGHWAY, COLUMBIA, TN. 38401.

5. SUBJECT PROPERTY IS ZONED: PUD-MU (MIXED USE)
   SETBACKS:
   FRONT: 20'
   SIDE: 10'
   REAR: NR

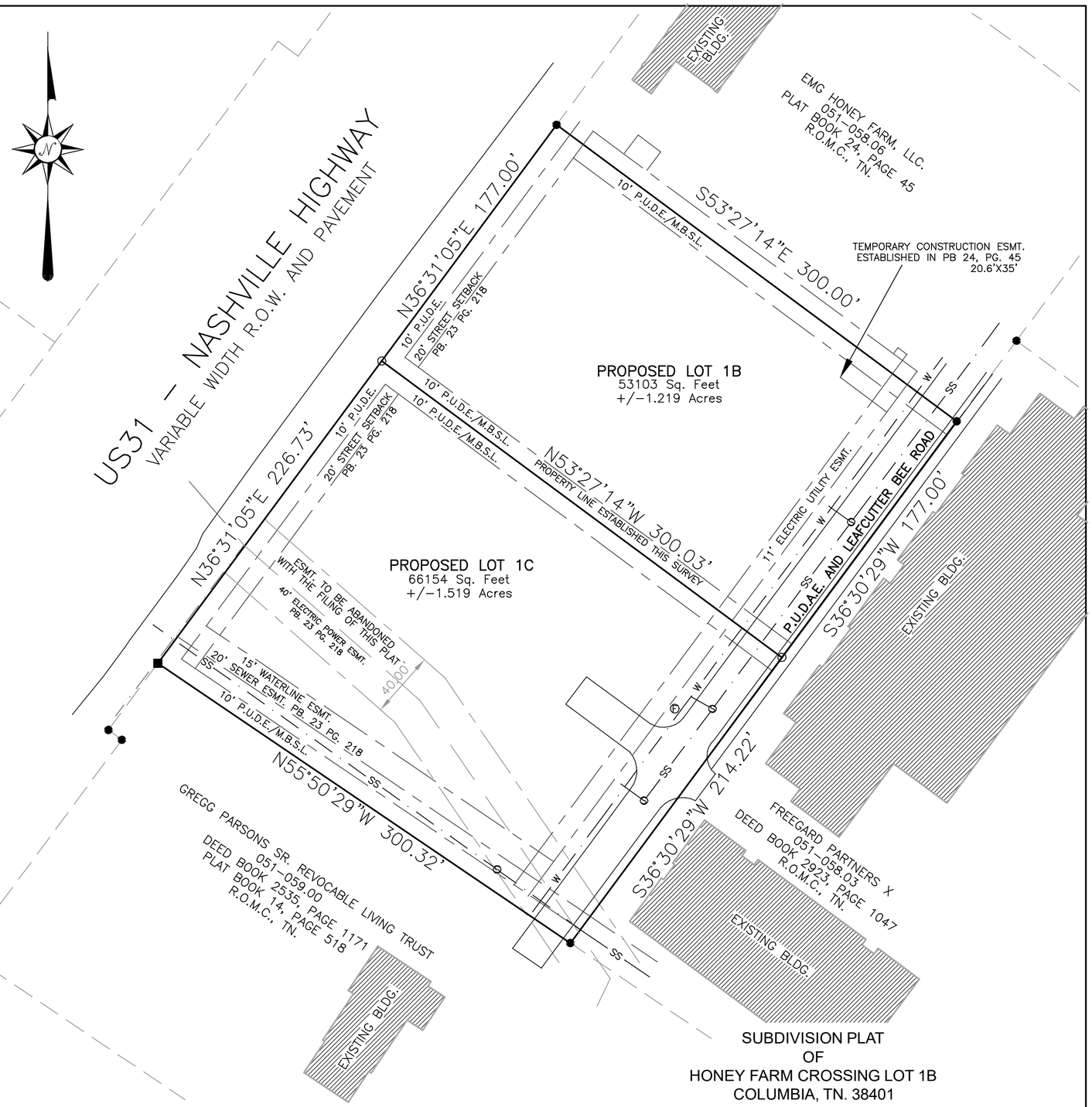
ALL ZONING INQUIRIES SHOULD BE MADE THE CITY OF COLUMBIA ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS. (ZONING ORDINANCE 4400)

6. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING GNSS AND EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. UTILITIES SHOWN ARE BASED ON EVIDENCE FOUND IN THE FIELD IN ADDITION TO INFORMATION PROVIDED ON THE PLAT OF RECORD.

9. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FEMA MAP PANEL NUMBER: 47119C0180E. EFFECTIVE APRIL 16, 2007.



LEGEND

P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.M.C, TN.	REGISTERS OFFICE OF MAURY CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	NEW IRON ROD AND CAP SET
■	CONCRETE HWY MONUMENT
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS UTILITY
(M)	SANITARY MANHOLE
(O)	SEWER WASHOUT
(S)	SEWER UTILITY
(V)	WATER VALVE
(W)	WATER METER
	EXISTING FENCELINE
	POWERPOLE

RECORD DEED:

EMG HONEY FARM LLC.
DEED BOOK 2905, PAGE 1420, R.O.M.C., TN.

RECORD PLATS:

AMENDMENT TO LOT 1, HONEY FARM CROSSING
PLAT BOOK P24, PAGE 45, R.O.M.C., TN.

0 50 100 150
GRAPHIC SCALE 1"=50'

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
01/13/2026
TENNESSEE NO. 3350

SUBDIVISION PLAT
OF
HONEY FARM CROSSING LOT 1B
COLUMBIA, TN. 38401

LOT 1B
AMENDMENT TO LOT 1, HONEY FARM CROSSING
OF RECORD IN BOOK P24, PAGE 45, R.O.M.C., TN.

MAURY COUNTY TAX PARCEL: 051 - 058.00

PREPARED FOR: CRUNK ENGINEERING

SUBDIVISION PLAT
MAURY COUNTY, TENNESSEE

DATE OF SURVEY: 01/13/26 FIELD WORK: 10/22/25

CAD FILE: HF LOT 1B SUB PROJECT NO: 20-269-012

SCALE: 50' SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX ROAD
COLLEGE GROVE, TN. 37046
TN. RLS. #2583
(615) 268-9658
Jake@HomelandTN.com
WWW.HomelandTN.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____ , Page _____ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Date: Owner(s):

Title (If Action for Partnership or Coorporation)

SURVEYOR CERTIFICATE OF ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

Date: Registered Land Surveyor #3350

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF ELECTRIC SYSTEM

I hereby certify that the electric system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Date: Planning Director, Columbia, TN.

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date: Maury County E-911 Director

CERTIFICATE OF SANITARY SEWER SYSTEM

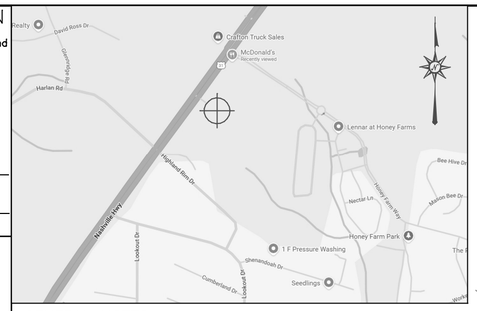
I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: Director of Wastewater Department, Columbia, TN.

CERTIFICATE OF COMPLIANCE

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date: City Engineer, Columbia, TN.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE HONEY FARM CROSSING LOT 1B INTO TWO NEW LOTS: 1B AND 1C.

2. THIS PLAT VOIDS, VACATES AND SUPERSEDES ALL INFORMATION THAT PERTAINS TO LOT 1B IN THE PLAT OF RECORD, "AMENDMENT TO LOT 1, HONEY FARMS CROSSING," FOUND IN PLAT BOOK P24, PAGE 45, R.O.M.C., TN.

3. BEARING AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARING.

4. SUBJECT PROPERTY IS TAX PARCEL 051-058.00, AND HAS A STREET ADDRESS NEXT TO 2240 NASHVILLE HIGHWAY, COLUMBIA, TN. 38401.

5. SUBJECT PROPERTY IS ZONED: PUD-MU (MIXED USE)
SETBACKS:
FRONT: 0-20' FRONT PRINCIPLE SETBACK
0-20' FRONT SECONDARY SETBACK
SIDE: 10'-24'
REAR: NR

ALL ZONING INQUIRIES SHOULD BE MADE THE CITY OF COLUMBIA ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS. (ZONING ORDINANCE 4400)

6. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING GNSS AND EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. UTILITIES SHOWN ARE BASED ON EVIDENCE FOUND IN THE FIELD IN ADDITION TO INFORMATION PROVIDED ON THE PLAT OF RECORD.

9. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FEMA MAP PANEL NUMBER: 47119C0180E. EFFECTIVE APRIL 16, 2007.

10. THE TOTAL SIZE OF THE PROPERTY TO BE SUBDIVIDED IS: 119257 SQ. FT. OR 2.738 ACRES, MORE OR LESS.

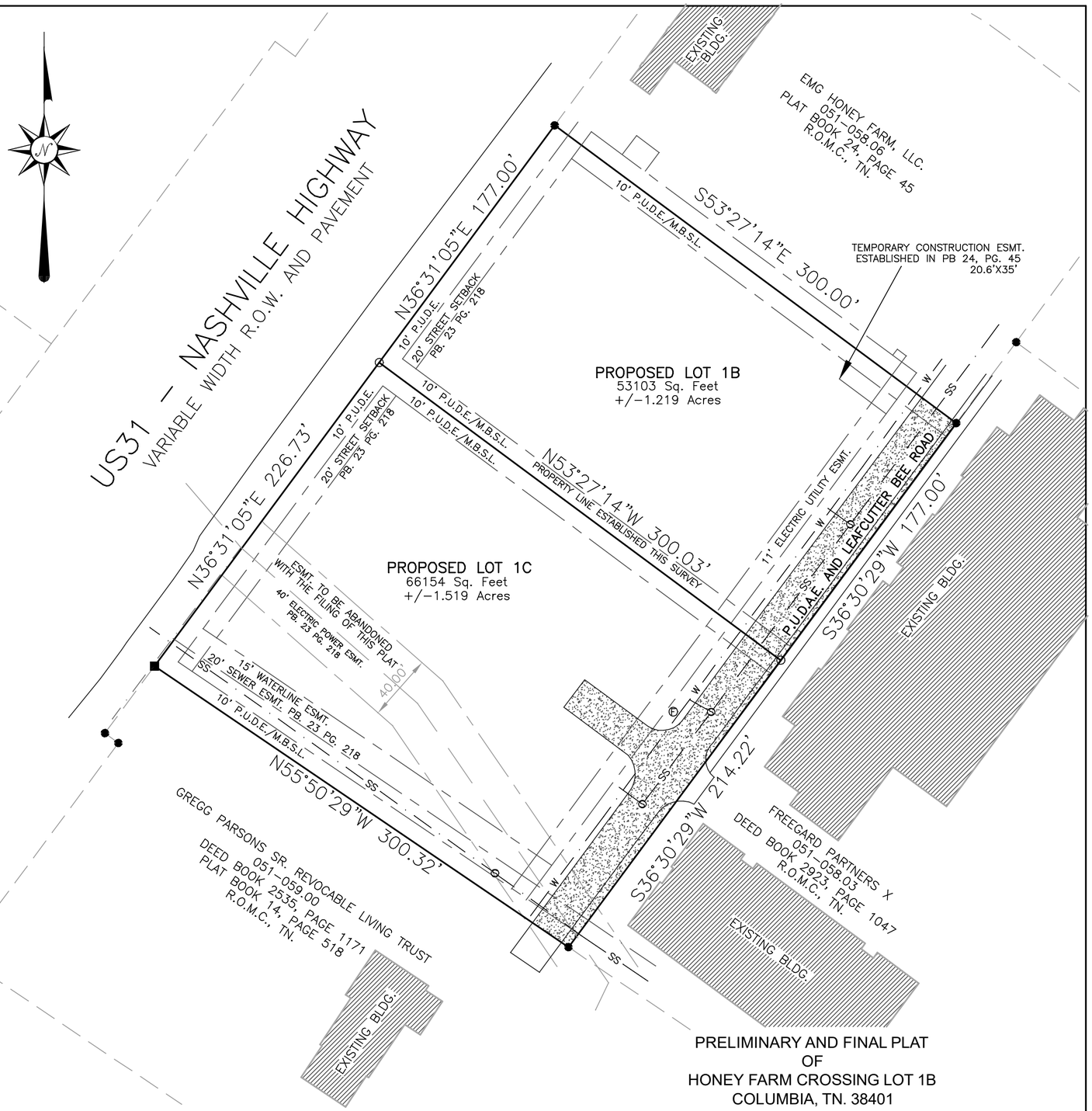
11. LOT 1C TO COMPLY WITH MAXIMUM LOT WIDTH UPON DEVELOPMENT PLAN SUBMITTAL.

CONTACT INFO FOR OWNER:

NAME: EMG HONEY FRAMS, LLC.
ADRESS: 2230 NASHVILLE HWY
PHONE: -
EMAIL: -

LEGEND

P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.M.C, TN.	REGISTERS OFFICE OF MAURY CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	NEW IRON ROD AND CAP SET
■	CONCRETE HWY MONUMENT
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS UTILITY
(M)	SANITARY MANHOLE
(O)	SEWER WASHOUT
(S)	SEWER UTILITY
(V)	WATER VALVE
(W)	WATER METER
-o-o-	EXISTING FENCELINE
-⊖-	POWERPOLE



RECORD DEED:

EMG HONEY FARM LLC.
DEED BOOK 2905, PAGE 1420, R.O.M.C., TN.

RECORD PLATS:

AMENDMENT TO LOT 1, HONEY FARM CROSSING
PLAT BOOK P24, PAGE 45, R.O.M.C., TN.

0 50 100 150
GRAPHIC SCALE 1"=50'

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCE
12/31/2027
TENNESSEE NO. 3350

PRELIMINARY AND FINAL PLAT OF HONEY FARM CROSSING LOT 1B COLUMBIA, TN. 38401

LOT 1B
AMENDMENT TO LOT 1, HONEY FARM CROSSING
OF RECORD IN BOOK P24, PAGE 45, R.O.M.C., TN.

MAURY COUNTY TAX PARCEL: 051 - 058.00

PREPARED FOR: CRUNK ENGINEERING

PRELIMINARY AND FINAL PLAT
MAURY COUNTY, TENNESSEE

DATE OF SURVEY: 02/16/26 FIELD WORK: 10/22/25

CAD FILE: HF LOT 1B SUB PROJECT NO: 20-269-012

SCALE: 50' SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX ROAD
COLLEGE GROVE, TN. 37046
TN. RLS. #2583
(615) 268-9658
Jake@HomelandTN.com
WWW.HomelandTN.com

February 16, 2026

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401

RE: Item No 26-0027
Honey Farm Crossing Lots 1B and 1C

Below are our responses to comments received on THURSDAY, FEBRUARY 12, 2026. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

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.

Response: Understood. We will reach out to Charles if there are any questions regarding the review.

2. Lots maximum width can only be 180'. Lot 1C is 226'

Response: Lot 1C to comply with maximum lot width upon development plan submittal.

3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

Response: Comment Response included.

4. List the correct setbacks which are as follows: 0-20' front principal setback, 0-20' front secondary setback, 10-24' side setbacks. ear setback is NR

Response: List of correct setbacks is included in the revised plat within general note #5.

5. Update surveyor stamp to list current expiration date of 12/31/2027

Response: Surveyor stamp has been updated.

6. Fill out and submit the correct application which is dated 3/25

Response: Correct application is included in the resubmittal documents.

7. List plat as preliminary and final plat

Response: Plat has been listed as preliminary and final in the application.

8. Subdivision Regs: Final plat - (2) contact information for the owner, including name, address, email, and phone

Response: Contact information for the owner has been included in the revised plat.

9. Subdivision Regs: Final plat - (9) The size of total property to be subdivided in square ft and acres

Response: The total size of the property to be subdivided has been included in the revised plat, general note #10.

10. Also will need a note that Lot 1C will conform to the PUD-MU standards of building lot width.

Response: Revised plat contains note indicating lot 1C is to conform to the PUD-MU standards.

Engineering

11. Provide hatching/shading for visual clarity of Leafcutter Bee Rd easement.

Response: Hatching has been incorporated into the plat for visual clarity of Leafcutter Bee Road easement.

12. In legend, provide description for PUDAE

Response: PUDAE has been included in the Legend.

Columbia Power

13. 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.

Response: This is understood at this time.

Wastewater

14. Owner will be required to properly abandon any sanitary sewer taps installed by the Developer which will not be utilized.

Response: This is understood at this time.

Columbia Water

15. A water availability will be required when/if development moves forward.
Response: This is understood at this time.

ATT

16. ATT INTENDS TO SERVE
Response: This is understood at this time.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC

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.
26-0027

DESCRIPTION: Honey Farms Crossing Lots 1B and 1C

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

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. Lots maximum width can only be 180'. Lot 1C is 226'
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
4. List the correct setbacks which are as follows: 0-20' front principal setback, 0-20' front secondary setback, 10-24' side setbacks. ear setback is NR
5. Update surveyor stamp to list current expiration date of 12/31/2027
6. Fill out and submit the correct application which is dated 3/25
7. List plat as preliminary and final plat
8. Subdivision Regs: Final plat - (2) contact information for the owner, including name, address, email, and phone
9. Subdivision Regs: Final plat - (9) The size of total property to be subdivided in square ft and acres
10. Also will need a note that Lot 1C will conform to the PUD-MU standards of building lot width.

Engineering

11. Provide hatching/shading for visual clarity of Leafcutter Bee Rd easement.
12. In legend, provide description for PUDAE

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Fire

13. No comments

Building

14. No comments.

Police

15. No comments provided.

City Attorney

16. No comments provided.

Maury County Schools

17. No comment.

Maury County Highway Dept.

18. No comment.

Columbia Power

19. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Duck River Electric Membership Corp

20. No comment.

Public Works

21. No comment.

Wastewater

22. Owner will be required to properly abandon any sanitary sewer taps installed by the Developer which will not be utilized.

Columbia Water

23. A water availability will be required when/if development moves forward.

Atmos Energy

24. No comments provided.

Maury County E911

25. No Comment.

ATT

26. 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.

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COLUMBIA, TN 38401
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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.

CITY OF COLUMBIA TENNESSEE

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Preliminary Plat, Site Development Plan, and PUD Checklist

Development: **Subdivision Plat for Honey Farm Crossing Lot 1B**

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☑ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☑ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- ☑ Proposed phasing and timetable for all phases of development
- ☑ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- ☑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ❑ List of all deviations from PUD Standards requested
- ❑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ❑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ❑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ❑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Chase Kerr		01/20/2026
Print Name	Signature	Date

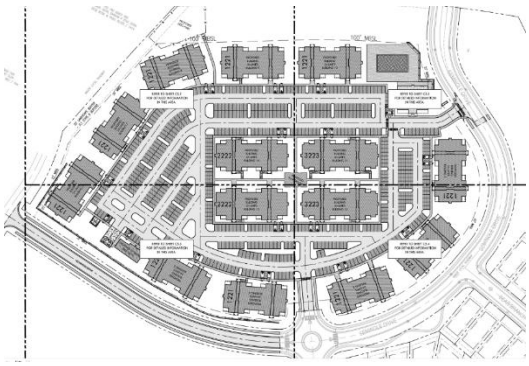
Bear Springs Multifamily Elevation Revision

Project #:	26-0028	**Location:**	Map 092 Parcel 012.00
Applicant:	Adam Crunk	**Case Type(s):**	Final PUD Master Plan - Revision
Staff Planner:	Charles Rush	**Proposed Use:**	336 Apartments

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan for Bear Springs (1449 Rock Springs Rd.). This request amends the Final PUD Master plan from the approved PUD Master Plan (which was approved by City Council on August 12th, 2021) request applies to the multi-family apartment buildings.

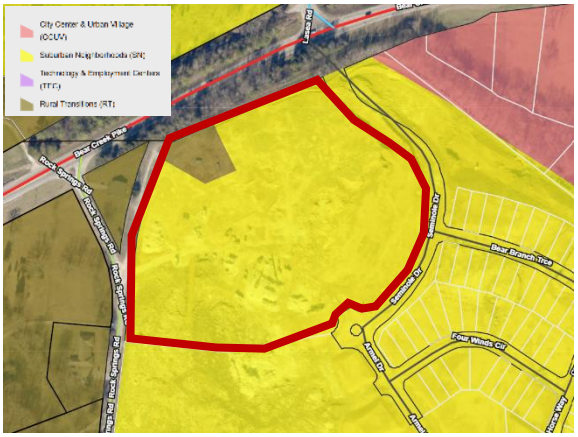
- This request is a second revision of a Final PUD Master Plan. The planning commission approved a revision for the design and elevations in 2024 (*24-0282*).
- The approvals created a vested right to develop under the standards in effect at the time.
- The DRC reviewed this proposal at its February 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission recommended approval of the Annexation/Comprehensive Plan Amendment that included a Preliminary PUD Master Plan (*21-0076*) for the development of 121 single-family homes, 221 townhomes, and 336 multi-family units lots on June 9th, 2021 with approval by City Council on August 12th, 2021.
- This Final PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- 14 Multi-Family Buildings, each has 24 apartment units.
- All 14 apartment buildings are proposed to have the same elevations.
- The Final PUD Master Plan revisions deal with elevation.
- The Planning Commission is the **Decision-Making Authority** for any revision to a PUD Master Plan.



SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Multi-Family	336 apartments	+ /- 106 acres total

FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (Planned Unit Development)



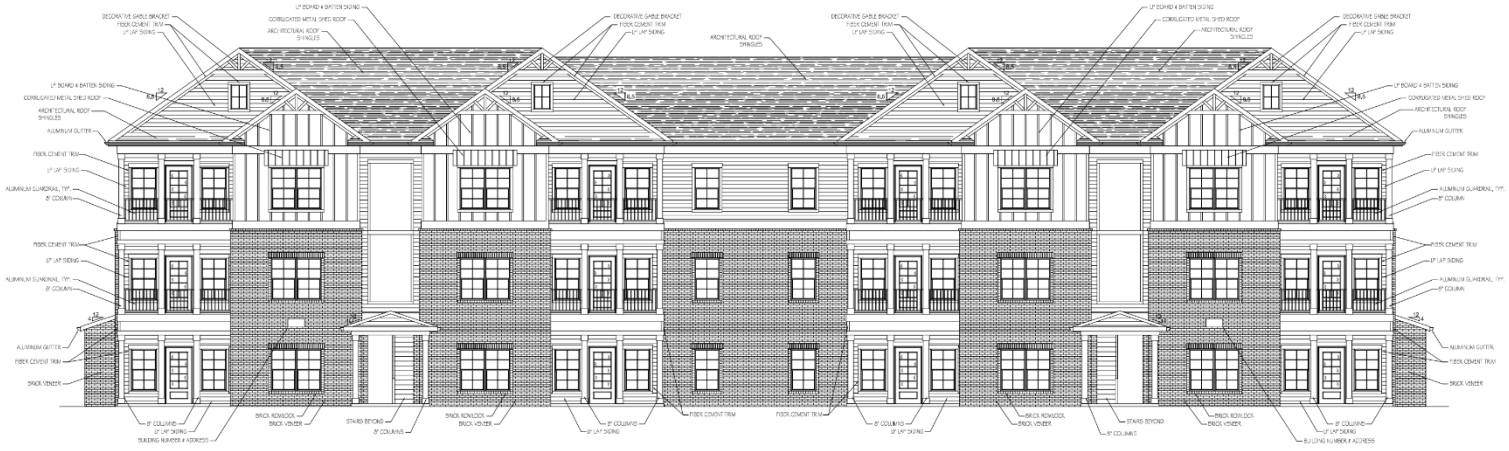
COMMENTARY FROM PLANNING STAFF

Approved Front and Rear Elevations

= CHANGED ROOF LINES
= REMOVED DORMERS
= CHANGED CLADDING MATERIALS
= REMOVED KEYSTONES ON WINDOWS
= REMOVED SHUTTERS
= WINDOW TYPE CHANGE
= REMOVED ATTIC WINDOWS & ADDED GABLE BRACKETS
= CHANGED 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES
= REMOVED TRIM AT SPRINKLER/RISER ROOM
= CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH
= REMOVED BREEZEWAY WINDOWS- CHANGED TO SEE-THROUGH OPENINGS
= ADDED SPRINKLER/ RISER ROOM

FRONT & REAR ELEVATIONS- ORIGINAL DESIGN
SCALE: 3/16" = 1'-0"

Proposed Front and Rear Elevations



FRONT & REAR ELEVATIONS- NEW DESIGN
SCALE: 3/16" = 1'-0"

Multi-Family Buildings- Exterior Changes

Front & Rear Elevations:

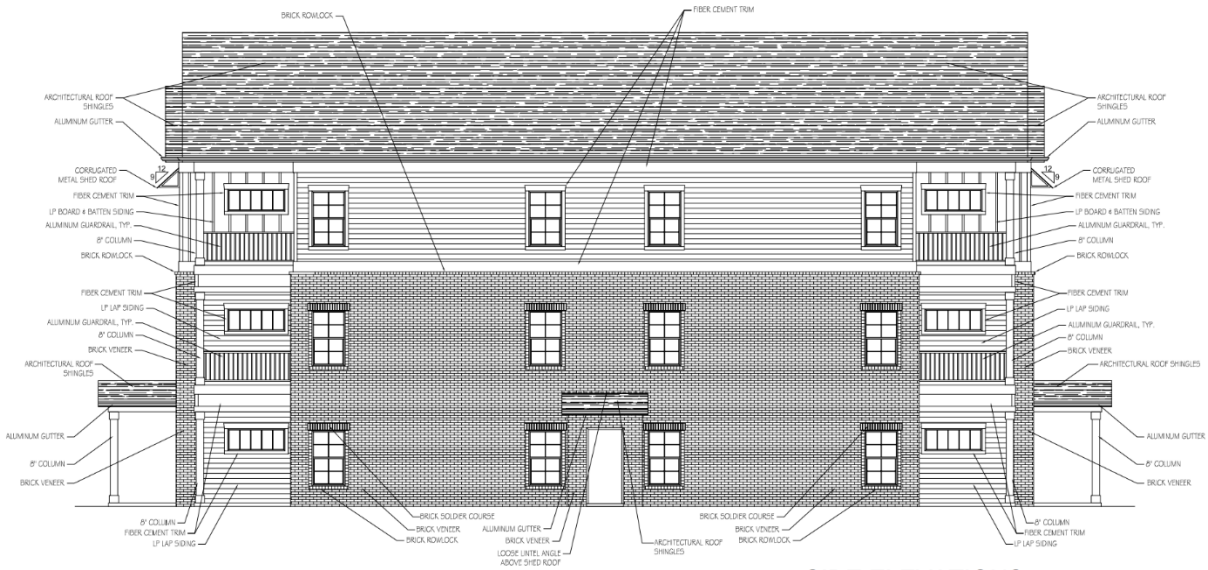
- Roof Lines Changed
- Removed Dormers
- Changed Cladding Materials
- Removed Keystones on Windows
- Removed Shutters
- Window Type Changes- Changed From (2) Single Windows to (1) Double Window
- Removed Attic Windows & Added Gable Brackets
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Removed Trim at Sprinkler/ Riser Room
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Added Sprinkler/Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building

Approved Front and Rear Elevations

= CHANGED ROOF LINES
= CHANGED CLADDING MATERIALS
= REMOVED KEYSTONES AT WINDOWS
= CHANGED THE 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES
= CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH
= CHANGED WINDOW LAYOUT
= ADDED SPRINKLER/ RISER ROOM
= REMOVED DOOR & ADDED WINDOW. NOW MATCHES OTHER SIDE OF BUILDING

SIDE ELEVATIONS- ORIGINAL DESIGN
SCALE: 3/16" = 1'-0"

Proposed Front and Rear Elevations



SIDE ELEVATIONS- NEW DESIGN
SCALE: 3/16" = 1'-0"

Side Elevations for Multi-Family Building:

- Roof Lines Changed
- Changed Cladding Materials
- Removed Keystones on Windows
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Changed Window Layout
- Added Sprinkler/ Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building
- Removed Door on Unit Porch & Added Window. It Now Matches the Other Side of Building.

Approved Clubhouse Building

PERSPECTIVE RENDERING- ORIGINAL DESIGN
SCALE: N.T.S

Proposed Clubhouse Building

PERSPECTIVE RENDERING- NEW DESIGN
SCALE: N.T.S

Clubhouse Building- Exterior Changes

Rendered Perspective Elevation:

- Changed Brick Color
- Changed Cladding Materials
- Removed Keystones on Windows
- Added Roof Eave Above Entry Porch
- Removed Gable Bracket Above Front Porch. Added Attic Window
- Changed Entry Porch Design
- Added Stairs on Side of Building
- Changed Window Style
- Changed Balcony/Railing Style & Color

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final PUD Master Plan revision at its February 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 **8.5.21.R** of the Zoning Ordinance establishes 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:

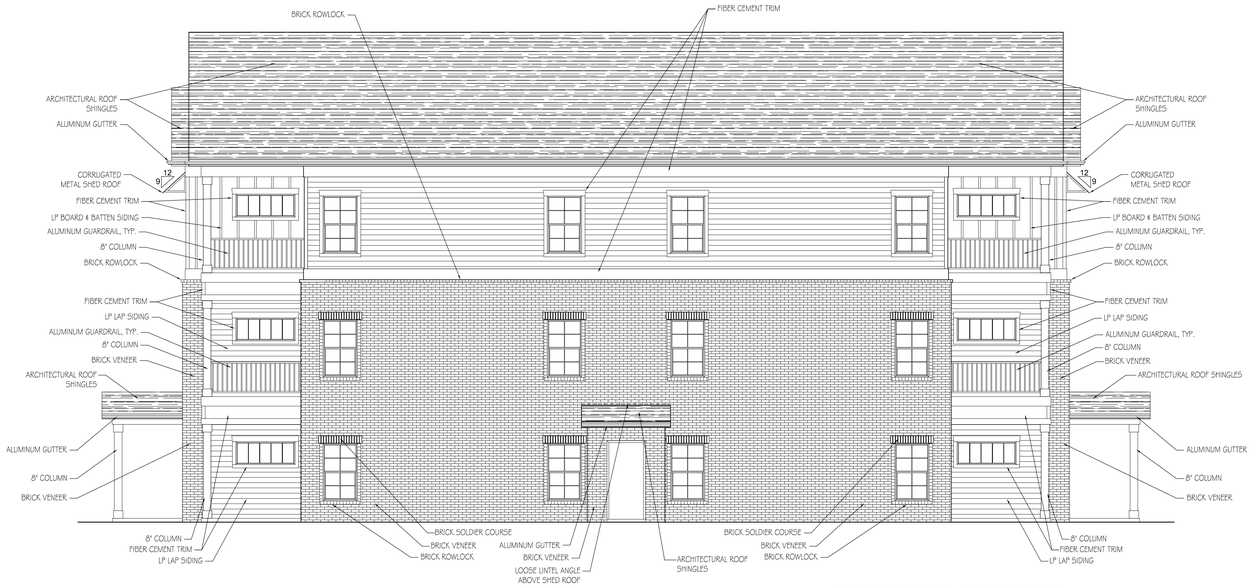
Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

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].



SIDE ELEVATIONS- NEW DESIGN

SCALE: 3/16" = 1'-0"

= CHANGED ROOF LINES

= CHANGED CLADDING MATERIALS

= REMOVED KEYSTONES AT WINDOWS

= CHANGED THE 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES

= CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH

= CHANGED WINDOW LAYOUT

= ADDED SPRINKLER/ RISER ROOM

= REMOVED DOOR & ADDED WINDOW. NOW MATCHES OTHER SIDE OF BUILDING

SIDE ELEVATIONS- ORIGINAL DESIGN

SCALE: 3/16" = 1'-0"

Purser White architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
dave@purserwhitearch.com
www.purserwhitearch.com
615.943.8615

JOHN DAVID PURSER REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 103768 STATE OF TENNESSEE

02.16.2026

Bear Springs Apartments Building 1
1412 Seminole Dr.
Columbia, TN 38401

DEVELOPER:

JOHN MAHER BUILDERS
Our Reputation is Building

3000 Reserve Blvd.
Spring Hill, TN 37174

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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Exterior Elevations

PERSPECTIVE RENDERING- NEW DESIGN
SCALE: N.T.S

= CHANGED BALCONY/RAILING STYLE & COLOR

= CHANGED WINDOW STYLE

= ADDED STAIRS ON SIDE OF BUILDING

= CHANGED BRICK COLOR

= CHANGED CLADDING MATERIALS

= REMOVED KEYSTONES ON WINDOWS

= ADDED ROOF EAVE ABOVE FRONT PORCH

= REMOVED GABLE BRACKET. ADDED ATTIC WINDOW

= CHANGED ENTRY PORCH DESIGN

PERSPECTIVE RENDERING- ORIGINAL DESIGN
SCALE: N.T.S

Purser White
architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
dave@purserwhitearch.com
www.purserwhitearch.com
615.943.8615

JOHN DAVID PURSER
REGISTERED ARCHITECT
ARCHITECTURE
No. 103708
STATE OF TENNESSEE

02.16.2026

Bear Springs Apartments Clubhouse
1410 Seminole Dr.
Columbia, TN 38401

DEVELOPER:

JOHN MAHER BUILDERS
Our Reputation is Building

3000 Reserve Blvd.
Spring Hill, TN 37174

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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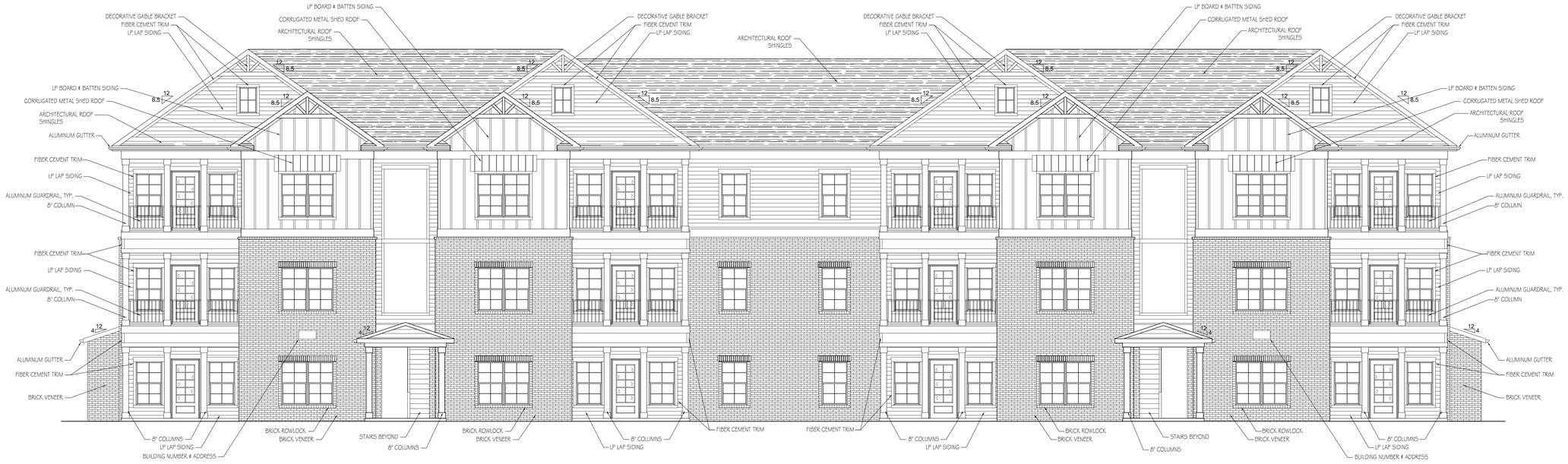
Exterior Elevations



FRONT & REAR ELEVATIONS- NEW DESIGN

SCALE: 3/16" = 1'-0"

= CHANGED ROOF LINES

= REMOVED DORMERS

= CHANGED CLADDING MATERIALS

= REMOVED KEYSTONES ON WINDOWS

= REMOVED SHUTTERS

= WINDOW TYPE CHANGE

= REMOVED ATTIC WINDOWS & ADDED GABLE BRACKETS

= CHANGED 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES

= REMOVED TRIM AT SPRINKLER/RISER ROOM

= CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH

= REMOVED BREEZEWAY WINDOWS- CHANGED TO SEE-THROUGH OPENINGS

= ADDED SPRINKLER/ RISER ROOM

FRONT & REAR ELEVATIONS- ORIGINAL DESIGN

SCALE: 3/16" = 1'-0"

Purser White architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
dave@purserwhitearch.com
www.purserwhitearch.com
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JOHN DAVID PURSER REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 103768 STATE OF TENNESSEE

02.16.2026

Bear Springs Apartments Building 1
1412 Seminole Dr.
Columbia, TN 38401

DEVELOPER:

JOHN MAHER BUILDERS
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3000 Reserve Blvd.
Spring Hill, TN 37174

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Exterior Elevations

Purser White architecture
2819 Columbine Place, Suite 5 • Nashville, TN 37204 • 629.202.4170 • www.purserwhitearch.com

February 16, 2026

Project Name: **Bear Springs Apartments**
Project Address: **1412 Seminole Dr.**

Dear Plans Reviewer:

See list below of exterior changes to the multifamily buildings and the clubhouse building from what was originally submitted for the Bear Springs community. See attached exterior elevations & perspective rendering sheets for a visual breakdown of these changes.

Multifamily Buildings- Exterior Changes

Front & Rear Elevations:

- Roof Lines Changed
- Removed Dormers
- Changed Cladding Materials
- Removed Keystones on Windows
- Removed Shutters
- Window Type Changes- Changed From (2) Single Windows to (1) Double Window
- Removed Attic Windows & Added Gable Brackets
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Removed Trim at Sprinkler/ Riser Room
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Added Sprinkler/Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building

Side Elevations:

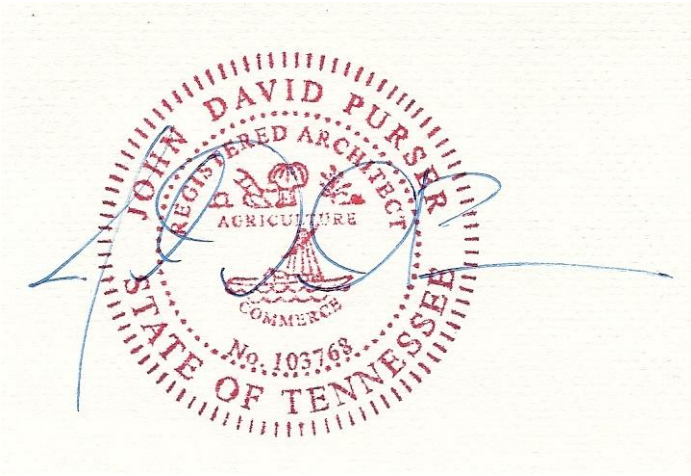
- Roof Lines Changed
- Changed Cladding Materials
- Removed Keystones on Windows
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Changed Window Layout
- Added Sprinkler/ Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building
- Removed Door on Unit Porch & Added Window. It Now Matches the Other Side of Building.

Clubhouse Building- Exterior Changes

Rendered Perspective Elevation:

- Changed Brick Color
- Changed Cladding Materials
- Removed Keystones on Windows
- Added Roof Eave Above Entry Porch
- Removed Gable Bracket Above Front Porch. Added Attic Window
- Changed Entry Porch Design
- Added Stairs on Side of Building
- Changed Window Style
- Changed Balcony/Railing Style & Color

Sincerely,



Dave Purser
Principal

02-16-2026

ATTN: Development Review committee

RE: 1449 Rock Springs Rd – Bear Springs Multi-Family

Below are the comments received on February 13th, 2026. Our responses are as follows:

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.
    - **Response: Noted.**

2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
    - **Response: Noted.**

3. Update Application to reflect the request. PUD Master Plan Revision – Elevations.
    - **Response: Noted. The application has been updated accordingly.**

4. The application submitted only shows 1 building, which includes 24 units and an amenity center. Are all the buildings going to reflect this architectural style.
    - **Response: Yes, both the clubhouse building and multifamily buildings will experience changes to their architectural style.**

5. Provide architectural elevations instead of photos. The elevations should list materials and the percentage of the materials being used on the exterior, etc. (e.g., 44% brick)
    - **Response: Noted. Architectural elevations have been provided.**

6. Provide a contrasting sheet of approved elevations and proposed elevation
    - **Response: Noted. This has been provided.**

7. City of Columbia shall annex Rock Springs Road ROW and roadway to the limits of the proposed development; NE property corner of Tax Map 092 Parcel 011.00.
    - **Response: Noted.**

8. DREMC will be the local power provider for Bear Springs. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.
    - **Response: Noted.**
9. Private sanitation services, including dumpsters, compactors, individual receptables or valet service, may be utilized for townhome and multi-family residents. if not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.

- **<u>Response:</u> Noted. These requirements have been met.**

10. 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.
    - **<u>Response:</u> Noted. These guidelines and accessibility requirements have been met.**

11. 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: Noted. These requirements have been met.**

12. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
    - **Response: Noted.**

13. ATT INTENDS TO SERVE
    - **Response: Noted.**

We believe that all comments have been satisfied and ask for approval. If you have any questions or need additional information, please contact me or Pablo Dahbura at pablo@crunkeng.com.

Thanks.

Adam Crunk, PE
Crunk Engineering LLC
615-873-1795
adam@crunkeng.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.
26-0028

DESCRIPTION: 1449 Rock Springs Rd - Bear Springs Multi-Family

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Update Application to reflect the request. PUD Master Plan Revision - Elevations
4. The application submitted only shows 1 building, which includes 24 units and an amenity center. Are all the buildings going to reflect this architectural style?
5. Provide architecture elevations instead of photos. The elevations should list materials and the percentage of the materials being used on the exterior, etc. (e.g., 44 % brick)
6. Provide a contrasting sheet of approved elevations and proposed elevation

Engineering

7. No comments

Fire

8. No comments

Maury County E911

9. No comment.

City Attorney

10. No comments provided.

Police

11. No comments provided.

Building

12. No comments provided.
13.

Maury County Highway Dept.

14. City of Columbia shall annex Rock Springs Road ROW and roadway to the limits of the proposed development; NE property corner of Tax Map 092 Parcel 011.00.

Maury County Schools

15. No comment.

Duck River Electric Membership Corp

16. DREMC will be the local power provider for Bear Springs. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.

Public Works

17. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. If not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.
18. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
DUMPSTER AND COMPACTOR STANDARDS

GENERAL
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GUIDELINES FOR DUMPSTERS
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and 6 inches of clearance on each side of the dumpster.
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capacity.
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4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
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19. 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.
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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.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Columbia Power

20. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

21. No comments.

ATT

22. ATT INTENDS TO SERVE.

Atmos Energy

23. 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

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
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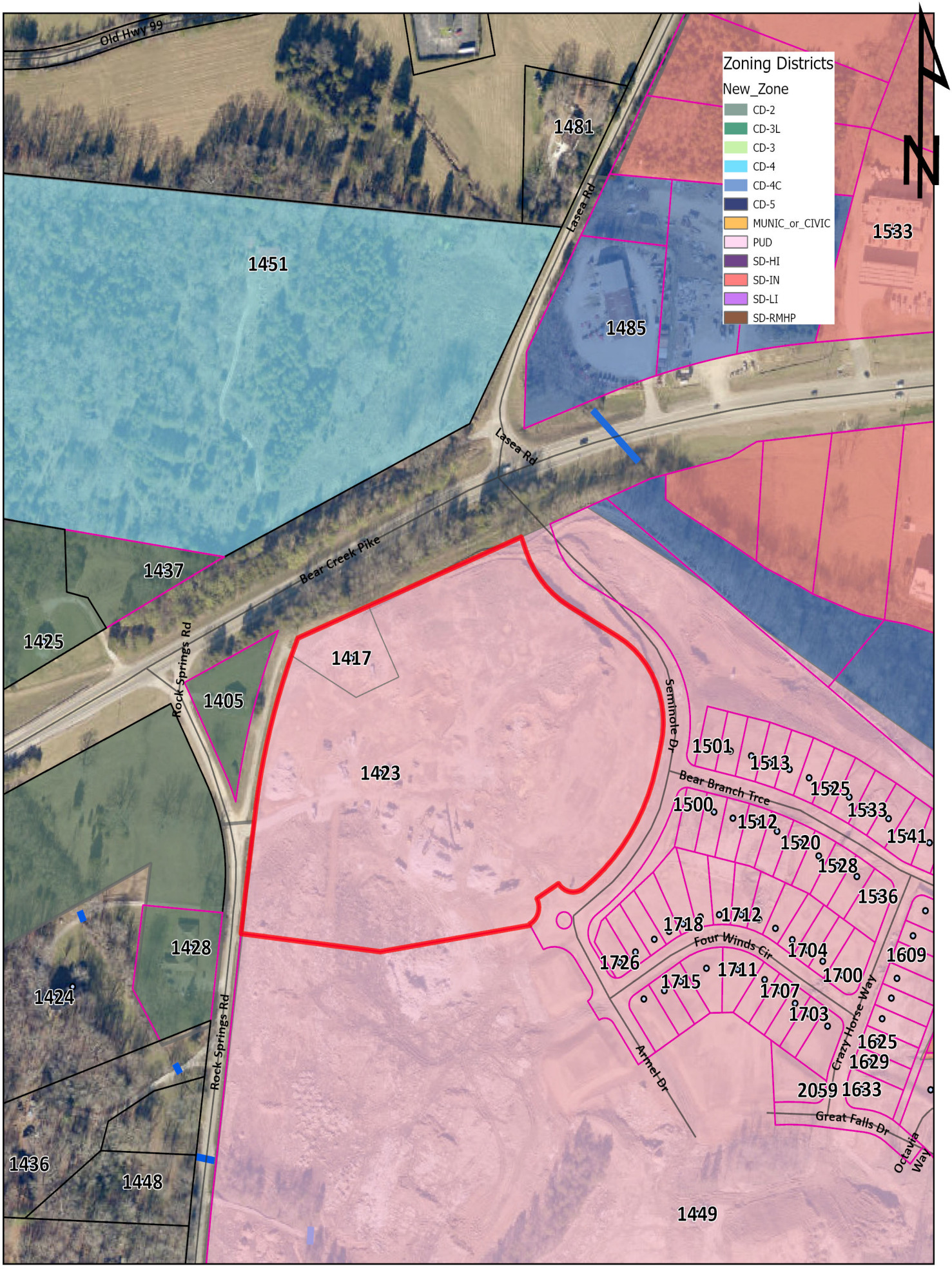
first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



Case #26-0028
Bear Creek Pk.- JMB Bear Springs PUD
Tax Map 92 Parcel 12.02

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

Front Elevation – Amenity Center

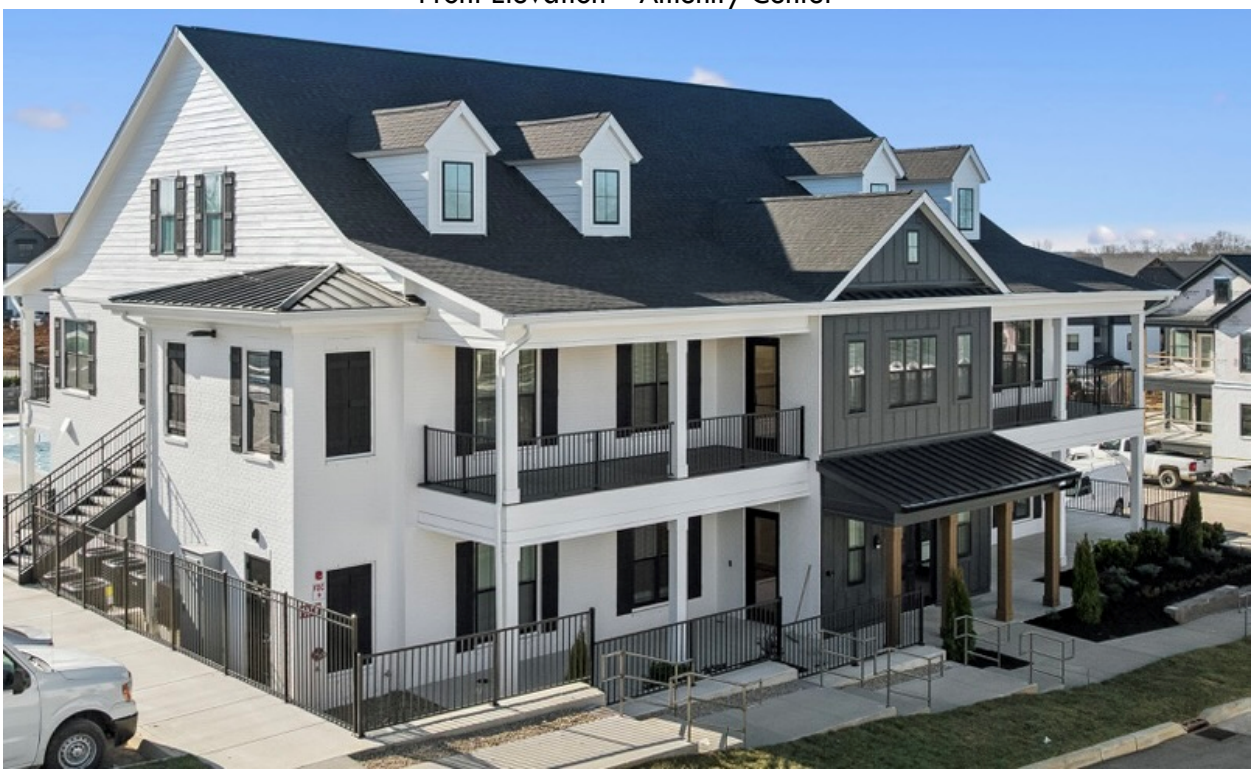
Front Elevation – 24 Unit Building

Front Elevation – 24 Unit Building

Rear Elevation – Amenity Center

Left Elevation – 24- Unit Building

Front Elevation – Amenity Center



Front Elevation – 24 Unit Building

6218 Cayce Ln Rezoning

Project #:	26-0020	Location:	6218 Cayce Ln. Tax Map 101 039.00
Applicant:	Michael Shamsie	Case Type(s):	Rezoning
Staff Planners:	Austin Brass, AICP Jeremy Humphrey, Planner II	Proposed Use:	Single Family

PROJECT SUMMARY

The applicant requests rezoning of +/-30.67 acres from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District). The current CD-2 zoning permits large-lot semi-rural estates, open spaces, and legacy agricultural operations in low-density single-family detached residential areas, at one (1) density unit per acre. The requested CD-3 zoning permits a medium-density single-family detached residential area in which houses are the predominant building types, at four (4) density units per acre.

- The requested zoning is consistent with the Suburban Neighborhoods (SN) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting division of the property into 81 lots.
- The subject property has been reviewed previously by the Planning Commission under Case Nos. 22-034 and 23-0238; both requests were denied.
- Subsequent development and division of the property will require additional reviews.
- The Planning Commission is the **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

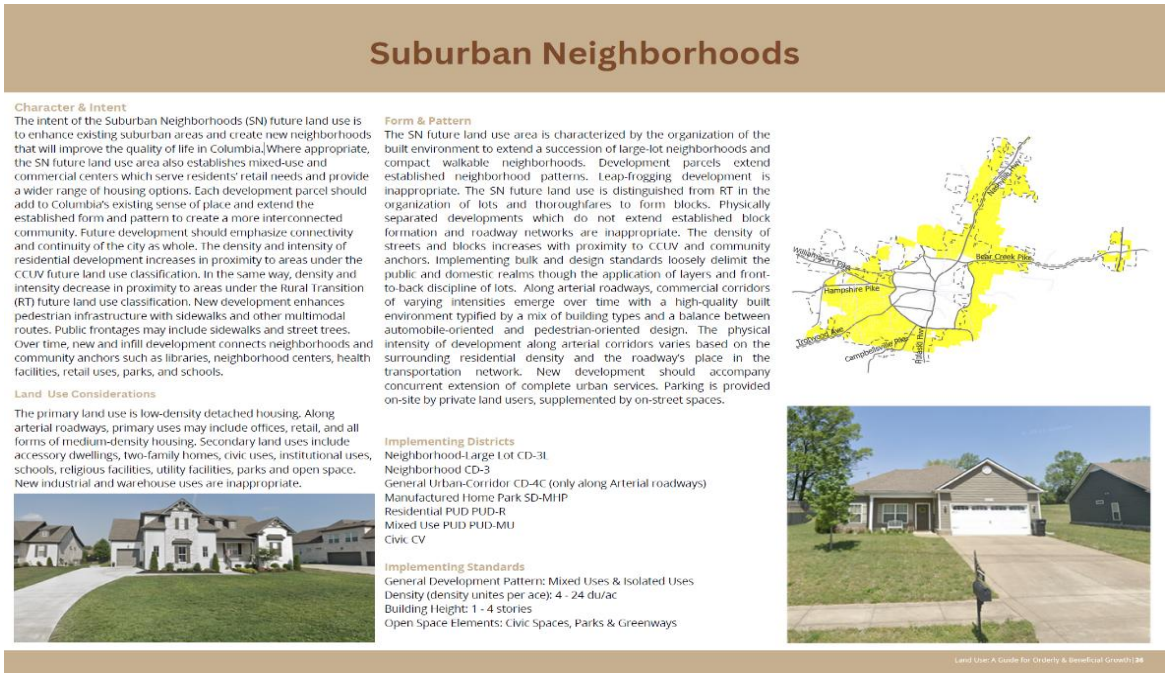
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Residential	House	+/- 30.67

FUTURE LAND USE MAP	ZONING MAP

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods (SN)	CD-2	Single Family
North	SN	CD-2	Single Family
South	SN	CD-2 & CD-3	Single Family
East	SN	CD-3	Single Family
West	SN	CD-2	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods: The requested rezoning is consistent with the Future Land Use Map. The future land use of the subject site is Suburban Neighborhoods (SN). The SN future land use area is intended to enhance existing suburban areas and create new neighborhoods that improve 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 (Connect Columbia, p. 36). Each development parcel should add to Columbia's existing sense of place and extend 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 SN future land use classification.



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 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

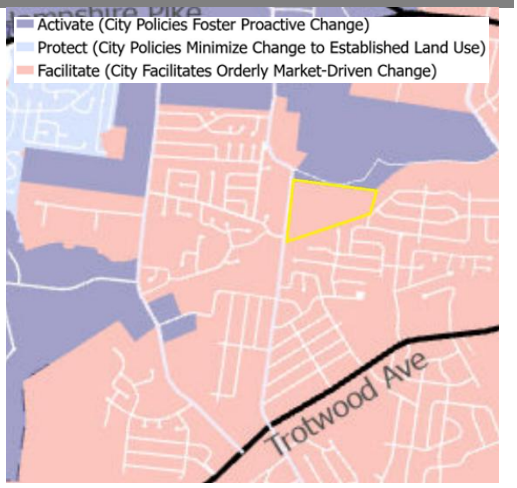
Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

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

AREA OF CHANGE

Connect Columbia identifies the Area of Change policy designation for the subject site as Facilitate (market-driven change). This designation generally applies to established neighborhoods and commercial areas that have, or could experience, continued investment to improve quality of place. These areas benefit from existing municipal services and enhancement projects to improve walkability, create a sense of place, and enhance connectivity. Change in these areas is market-driven. New and infill development should maintain or improve the level of service for municipal services. City policies facilitate change through a process of public deliberation and high standards for the built environment (Connect Columbia, p. 32).



CONFORMITY WITH ZONING ORDINANCE

As part of the rezoning application, the applicant provided a concept plan (i.e., "Sketch Development Plan"). The purpose of the concept plan is to demonstrate that the site could be developed in conformity with the standards of the requested character district. This request for rezoning establishes entitlements under the zoning ordinance and does not vest a right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept demonstrates that it is possible to subdivide the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
    - The concept plan indicates that it is possible to divide the property into conforming CD-3 lots, and depicts 81 lots at an overall site density of approximately 2.63 units per acre (below the CD-3 maximum of 4.0 units per acre), along with areas labeled as civic space/green space.
- **The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.**
    - If the rezoning is successful and the site develops, Planning Staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.
        - Lots – Planning & Zoning will ensure that lots conform to the dimensional standards of the Ordinance at the time of subdivision.

- Buildings – Staff will evaluate any proposed structures for zoning compliance as part of the building permit review.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its February 2026 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.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

e. It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;

f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and storm water drainage facilities are available.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its February 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- Planning requested a narrative response to criterion at Section 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment, or why the existing zoning should be considered a mistake, including discussion of any changed conditions since prior Planning Commission denials (Case Nos. 22-0324 and 23-0238).

- Utilities / Fire Flow: The application file includes a Columbia Power and Water Systems (CPWS) Water Availability Letter dated July 23, 2025 (expires July 9, 2026) for a 104-unit development at 6218 Cayce Lane (Tax Map 101, Parcel 39). The letter indicates a domestic water connection to the existing 12-inch water main on Cayce Lane, minimum 8-inch looped water mains throughout the development, and that CPWS's hydraulic model can meet a fire-flow capacity of 1,000 gpm while maintaining the existing level of service and pressures in this portion of the distribution system. The current concept plan depicts 81 lots; utility documentation should be aligned with the final unit count during subsequent review stages.
- Sanitary Sewer / Other Utilities: Sanitary sewer service, storm water facilities, and other utility coordination will be reviewed and confirmed during subsequent subdivision and engineering review stages, consistent with City standards and applicable departmental requirements.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-3 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is Suburban Neighborhoods (SN). The requested CD-3 (Neighborhood Character District) character district implements the future land use. The Area of Change Policy for the property is Facilitate, indicating that the city encourages beneficial changes to the land use pattern in the area.

Any division of the property must conform to the standards of the Ordinance and Subdivision Regulations. Rezoning amends the regulatory map and determines which section of the Ordinance applies to the site. Zoning map amendments do not approve any specific plan of development. The applicant provided a concept plan for the rezoning which indicates the parcel is of sufficient size to create more than one conforming CD-3 lot. Subdivision of the property will require a plat prepared by a registered land surveyor. If the applicant succeeds in rezoning the property, additional applications prepared with the aid of qualified professionals will be necessary to accomplish the goal of subdividing the property.

SAMPLE 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 **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the

criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

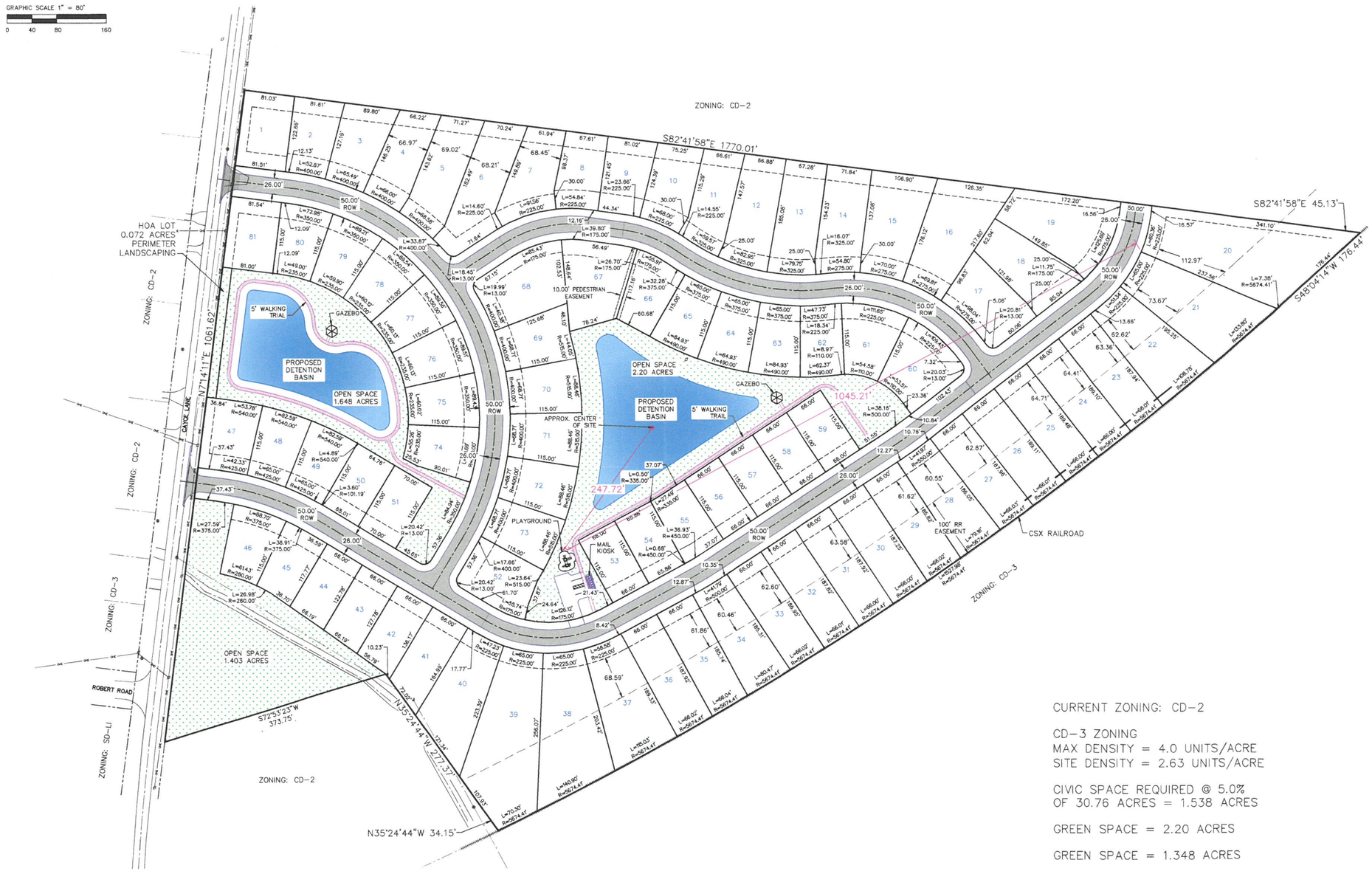
Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

PROPOSED SITE PLAN
FOR
CAYCE PLACE
6218 CAYCE LANE, COLUMBIA, TENNESSEE

"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(800) 351-1111 OR 811

GRAPHIC SCALE 1" = 80'
0 40 80 160



CURRENT ZONING: CD-2

CD-3 ZONING
MAX DENSITY = 4.0 UNITS/ACRE
SITE DENSITY = 2.63 UNITS/ACRE

CIVIC SPACE REQUIRED @ 5.0%
OF 30.76 ACRES = 1.538 ACRES

GREEN SPACE = 2.20 ACRES

GREEN SPACE = 1.348 ACRES

GREEN SPACE = 1.403 ACRES

HOA LOT = 0.072 ACRES

TOTAL LOTS = 81

12/23/2025

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NO.	DESCRIPTION	DATE

REVISIONS

Landmark
ENGINEERING GROUP
201 W. 2ND AVENUE, SUITE 201
COAL VALLEY, IL 61240
(309) 755-3400
FAX (309) 755-5522
CIVIL ENGINEERING AND LAND PLANNING
TENNESSEE DESIGN FIRM NUMBER F-21044

PROPOSED SITE PLAN
CAYCE PLACE
COLUMBIA, TENNESSEE

DATE: 12/23/2025
DRAWN BY: HLG
DESIGNED BY: MRS
CHECKED BY: MRS

1

01-25-1846

6218 Cayce Lane Statement of Compliance with Comprehensive Plan

CONSISTENCY with the COMPREHENSIVE PLAN:

Suburban Neighborhood: The future land use of the subject property is Suburban Neighborhood. The classification is characterized by residential neighborhoods with limited intermixed and compatible civic uses. The requested CD-3 zoning designation is consistent with the Suburban Neighborhood future land use classification.

Review of Section 8.5.19.H.4 in relation to this request finds the following:

Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area; The subject property has a future land use classification of Suburban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-2 rural character district to a medium-density CD-3 neighborhood character district, is consistent with the Suburban Corridor future land use classification (Connect Columbia p.22; Table 3.7.1 p.36 and 86 of Zoning Ordinance; Table 4.3.1-C, p. 66). The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur.

Michael Shamsie, P.E.

JAN 14th 2026
Date

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.
26-0020

DESCRIPTION: 6218 Cayce Ln

COMMENTS:

Engineering

1. No comments on rezoning.

Planning

2. The lead case planners for this item will be Jeremy Humphrey & Austin Brass. Please respond to any correspondence to jhumphrey@columbiatn.gov & abrass@columbiatn.gov
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

Fire

4. No comments on rezoning from CD2 to CD3. Both zones only allow residential homes, so no new water letter will be required

Maury County E911

5. 1. Maury911.org to apply for street names/sub name. 2. We will need the approved Preliminary Plat with approved street names labeled. 3. Lot number shall not change. 4. Any revisions at anytime, 911 must be made aware and will need a new overall layout to reflect revisions. 5. Make sure you are providing all of this information to Columbia's USPS and Cluster Box location.

CITY OF
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TENNESSEE

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COLUMBIA, TN 38401
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Building

6. No Comment.

Police

7. No comments provided.

City Attorney

8. No comments provided.

Maury County Highway Dept.

9. No comment.

Maury County Schools

10. Woodard Elementary, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomodate new students.

Public Works

11. No comment.

Duck River Electric Membership Corp

12. No comment.

Columbia Power

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

13. 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 tro 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

14. Sanitary sewer design will be subject to technical review upon plan submittal to Columbia Wastewater department.

Columbia Water

15. No comments.

Atmos Energy

16. No comments provided.

ATT

17. 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.

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TENNESSEE

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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.

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COLUMBIA
TENNESSEE

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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026 – Responses Noted Below in Blue
By Michael Shamsie, PE – February 13th 2026

ITEM NO.
26-0020

DESCRIPTION: 6218 Cayce Ln

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Engineering

1. No comments on rezoning. **– OK, so Noted**

Planning

2. The lead case planners for this item will be Jeremy Humphrey & Austin Brass. Please respond to any correspondence to jhumphrey@columbiatn.gov & abrass@columbiatn.gov **– OK, so Noted**
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. **– OK, so Noted**

Fire

4. No comments on rezoning from CD2 to CD3. Both zones only allow residential homes, so no new water letter will be required **– OK, so Noted**

Maury County E911

5. 1. Maury911.org to apply for street names/sub name. **– OK, so Noted, will apply**
   2. We will need the approved Preliminary Plat with approved street names labeled. **– OK, so Noted**

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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3. Lot number shall not change. **– OK, so Noted**
4. Any revisions at anytime, 911 must be made aware and will need a new overall layout to reflect revisions. **– OK, so Noted**
5. Make sure you are providing all of this information to Columbia's USPS and Cluster Box location. **– OK, so Noted, will follow up with USPS**

Building

6. No Comment. **– OK, so Noted**

Police

7. No comments provided. **– OK, so Noted**

City Attorney

8. No comments provided. **– OK, so Noted**

Maury County Highway Dept.

9. No comment. **– OK, so Noted**

Maury County Schools

10. Woodard Elementary, Whitthorne Middle, Central High School.
    The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students. **– OK, so Noted, will work with City Engineer on this issue**

Public Works

11. No comment. **– OK, so Noted**

Duck River Electric Membership Corp

12. No comment. **– OK, so Noted**

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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Columbia Power

13. 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. **– OK, so Noted, will provide this information**
    Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development. **– OK, so Noted**

Wastewater

14. Sanitary sewer design will be subject to technical review upon plan submittal to Columbia Wastewater department. **– OK, concur with comment**

Columbia Water

15. No comments. **– OK, so Noted**

Atmos Energy

16. No comments provided. **– OK, so Noted**

ATT

17. ATT INTENDS TO SERVE. **– OK, so Noted**

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link. **– OK, so Noted**

Please contact the case planner identified in the Planning Comments with any questions about the review process.

CITY OF COLUMBIA TENNESSEE

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COLUMBIA, TN 38401
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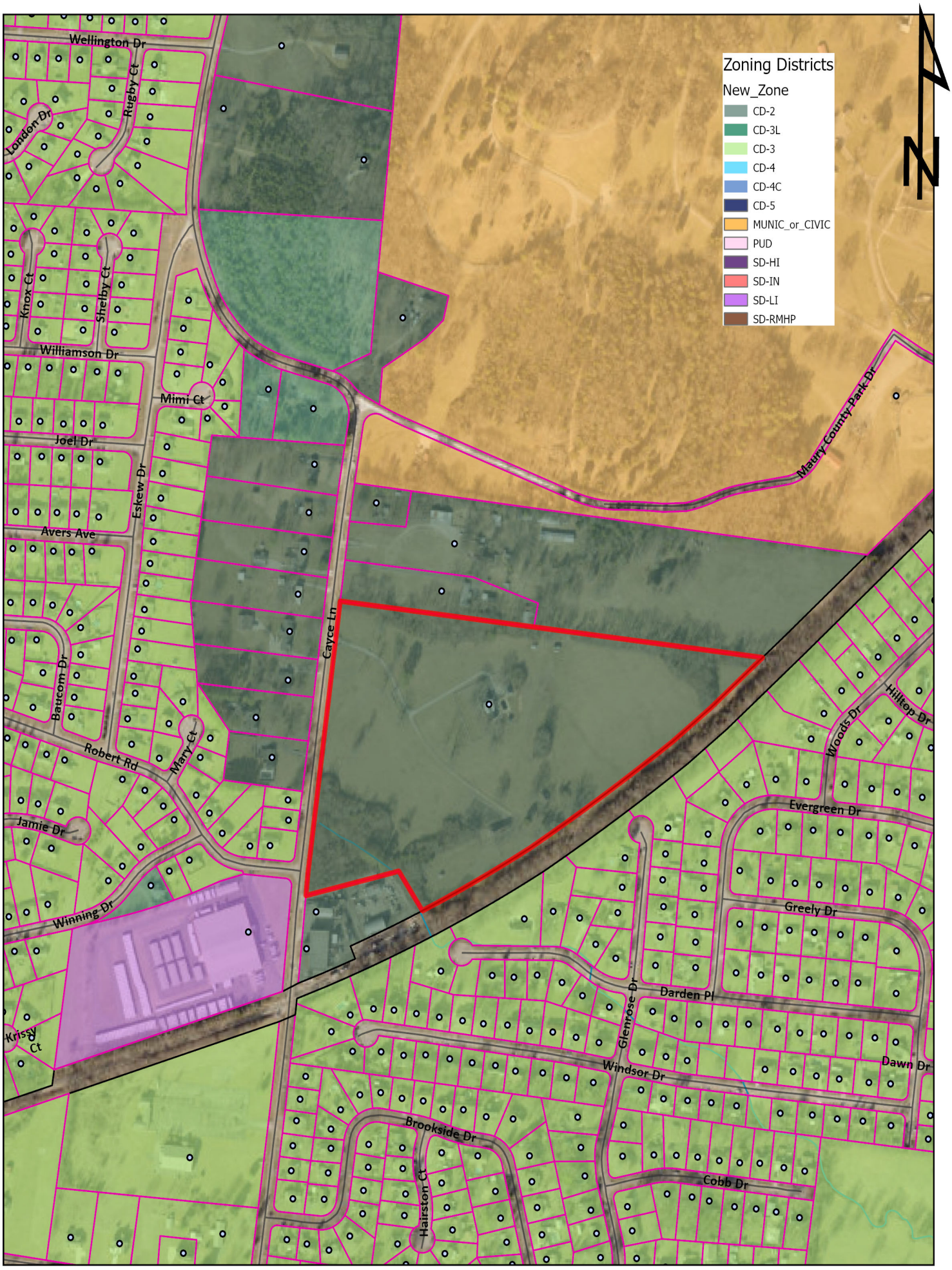
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal. **– OK, so Noted**

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. **– OK, so Noted**

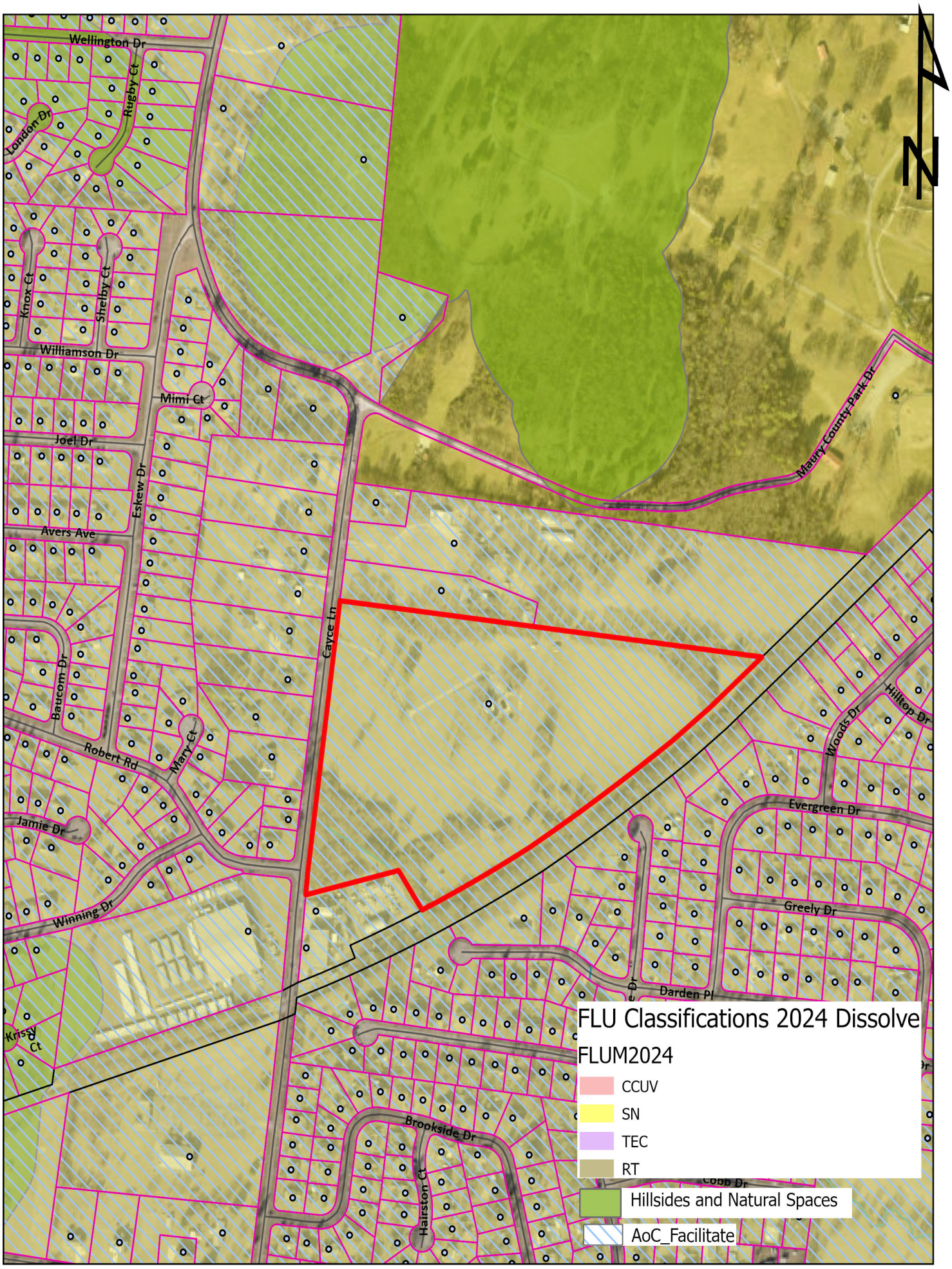
NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended.

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. **– OK, so Noted**



Case #26-0020
6218 Cayce Lane
Taxx Map 101 Parcel 39

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



Case #26-0020
6218 Cayce Lane
Taxx Map 101 Parcel 39

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY

File No.: 2022-06-269 Agent ID: 6354.1.72.42

LEGAL DESCRIPTION - EXHIBIT A

Being In the Ninth (9th) Civil District of Maury County Tennessee in the city limits of Columbia Tennessee.

Beginning at a point in the center of the CSX Railroad, said point is located S 40°41'33" W a distance of 115.2" from an old concrete mile marker post (235).

Thence with the center of the railroad S 48°04'58" W a distance of 176.44; Thence with a curve with an arc length of 1528.36 with a radius of 5674.41 with a chord bearing of S 56°08'55" W with a chord length of 1523.75 to a point in the center of the railroad; Thence leaving the railroad and running with the land of the TDOT 34th District N 35° 24'00" W a distance of 34.15 to a iron pin set in an old fence running parallel to the railroad; Thence N 35°24'00" W a distance of 277.37 to a 1 1/2" pipe; Thence S 72°54'07" W a distance of 373.75 to a iron pin set in the East line of Cayce Lane; Thence running with the east line of Cayce Lane N 07°14'55" E a distance of 1061.62 to a iron pin set. Thence leaving Cayce Lane and running with the line of Goodman S 82°42'14" E a distance of 1770.04 to a iron pin set at an old Wood Fence Post; Thence S 82°42'14"E a distance of 45.13 to the point of beginning having an area of 30.76.

Being the same property conveyed to KCS Property LLC, a Tennessee Limited Liability Company by virtue of a deed recorded on September 30, 2022 at 10:42am as Instrument #22018670 in Book R2877, Page 600 in the official records of the Maury County Register of Deeds.