CITY OF COLUMBIA
TENNESSEE

# AGENDA

The Development Review Committee will meet on Tuesday, April 14, 2026 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from WES Engineers & Surveyors for Preliminary Plat and Site Development Plan approval of Woodward Estates subdivision located at Tax Map 101 Parcel 36.06 off Rutherford Lane.

2. Request from Ethan Cobb for revision approval of The Landing at Greens Mill Final Planned Unit Development plan at Tax Map 51J Group B Parcel 36 off Greens Mill Road.

# PRELIMINARY PLAT

© 2024

## SITE DATA:

OWNER: KLF INVESTMENTS, LLC.
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.06
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 12.55 ACRES
(PROPOSED 52,613.7 S.F. - 1.21 Ac.
RIGHT OF WAY DEDICATION)

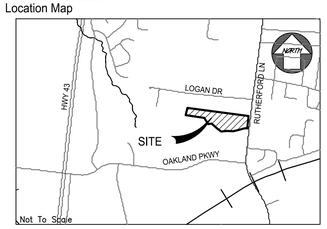
MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR
20' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
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PURPOSE NOTE: CONSTRUCT 1,188 L.F. OF ROADWAY AND PROVIDE 12 RESIDENTIAL LOTS WITH RELATED APPURTENANCES

Location Map




PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 12.55 ACRES
ALLOWED: 1 UNIT PER ACRE
TOTAL ALLOWED: 12 UNITS
TOTAL SHOWN: 12 UNITS
DENSITY SHOWN: 1 UNIT PER ACRE

TREE CANOPY PRESERVATION:

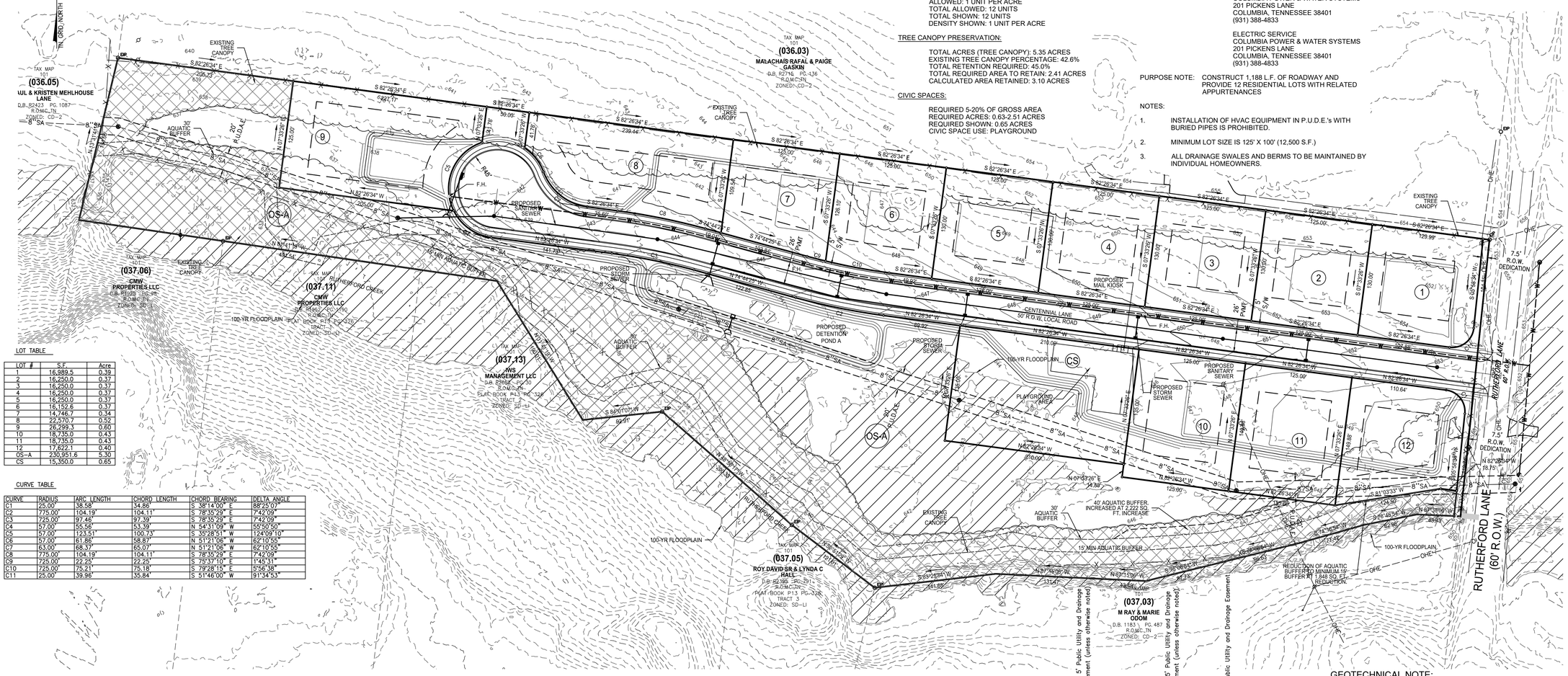
TOTAL ACRES (TREE CANOPY): 5.35 ACRES
EXISTING TREE CANOPY PERCENTAGE: 42.6%
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 2.41 ACRES
CALCULATED AREA RETAINED: 3.10 ACRES

CIVIC SPACES:

REQUIRED 5-20% OF GROSS AREA
REQUIRED ACRES: 0.63-2.51 ACRES
REQUIRED SHOWN: 0.65 ACRES
CIVIC SPACE USE: PLAYGROUND

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT SIZE IS 125' X 100' (12,500 S.F.)
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.




LOT TABLE

| LOT # | S.F. | Acre |
|---|---|---|
| 1 | 16,889.5 | 0.39 |
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| OS-A | 230,951.6 | 5.30 |
| CS | 15,350.0 | 0.65 |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
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## WARNING! UTILITY LINES!

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Tennessee811 Know what's below Call before you dig.

## LEGEND

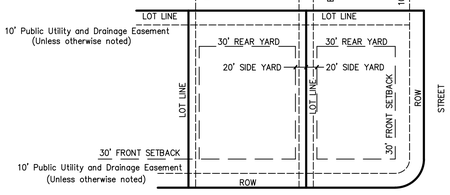
| | EXISTING | PROPOSED |
|---|---|---|
| WATER MAIN | | W |
| SANITARY SEWER | SA | SA |
| STORM SEWER | | |
| OVERHEAD FENCE | | |
| GAS | G | G |
| DRAINAGE DITCH | | |
| TREE PROTECTION FENCE | | |
| SIGN | | |
| UTILITY POLE | | |
| IRON PIN SET | | |
| EXISTING IRON PIN | EIP | |
| CONCRETE MONUMENT | | |
| DECIDUOUS TREE | | |
| GATE VALVE IN BOX | | |
| LIGHT POLE | | |
| BENCHMARK | BM 1 | |
| TREE LINE | | |
| STORM STRUCTURE LABEL | | ST1 |
| ASPHALT | | |
| CONCRETE | | |
| # PARKING SPACES | | 14 |

## *OPEN SPACE NOTE:*

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## PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

| ACTIVITY | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TEMPORARY SEDIMENT STRUCTURES | | | | | | | | | | | | |
| SEDIMENT BASINS | | | | | | | | | | | | |
| DIVERSION DITCHES | | | | | | | | | | | | |
| CLEARING & CHIPPING | | | | | | | | | | | | |
| TOPSOIL STRIPPING AND STORAGE | | | | | | | | | | | | |
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| PERMANENT STORM SEWER | | | | | | | | | | | | |
| UTILITIES | | | | | | | | | | | | |
| TEMPORARY VEGETATION | | | | | | | | | | | | |
| PAVING | | | | | | | | | | | | |
| PERMANENT VEGETATION | | | | | | | | | | | | |
| REMOVE TEMPORARY STRUCTURES | | | | | | | | | | | | |




## SUBDIVISION
## TYPICAL LOT LAYOUT

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

## GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN, IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
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(931) 388-2329

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gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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ENGINEERS & SURVEYORS

**WOODWARD ESTATES**

RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Client
KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

| REVISIONS | DATE |
|---|---|
| STAFF COMMENTS ADDRESSED | 09/16/24 |

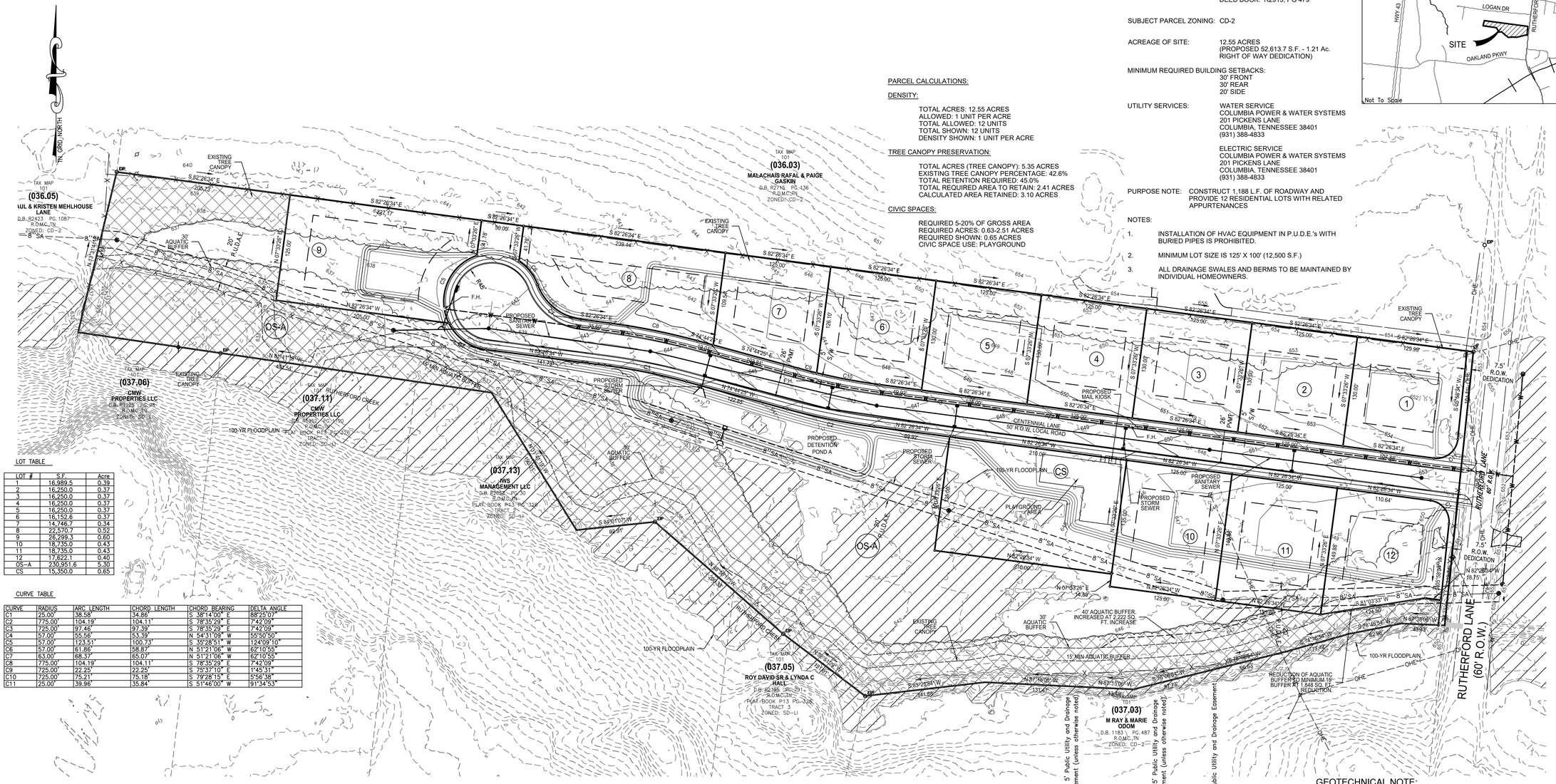
Drawn: JG
Checked: JG
Approved: GV
Date: 08/19/2024

Job. no. 24538
Scale:
Vertical: 1"=60'
Horizontal:

1 OF 1

FILE: J:\WES_Engineers_Surveyors 2024\24538 - Rutherford Lane Brandon Roberts - A1 Builders\Dwg\Engineering\24538_base REV1.dwg

# SITE DEVELOPMENT PLAN




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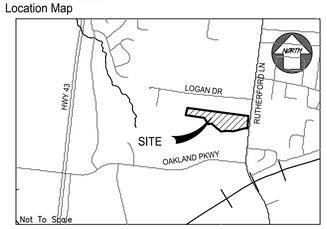
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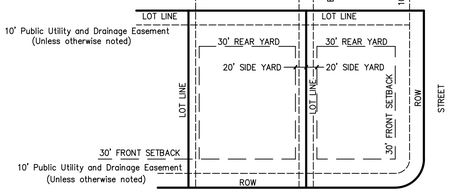
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## LEGEND

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|---|---|---|
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| SANITARY SEWER | SA | SA |
| STORM SEWER | 18"ST | 18"ST |
| OVERHEAD FENCE | | |
| GAS | | |
| DRAINAGE DITCH | | |
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| SIGN | | |
| UTILITY POLE | | |
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TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
# PARKING SPACES (14)




## SUBDIVISION
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GRAPHIC SCALE

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( IN FEET )
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| REVISIONS | DATE |
|---|---|
| STAFF COMMENTS ADDRESSED | 09/16/24 |

**WOODWARD ESTATES**
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE DEVELOPMENT PLAN

Drawn: JG | Checked: JG | Approved: GW | Date: 08/19/2024

Job. no. 24538 | Scale: | Vertical: 1"=60' | Horizontal:

1 OF 1

FILE: J:\WES_Engineers_Surveyors 2024\24538 - Rutherford Lane Brandon Roberts - A1 Builders\Dwg\Engineering\24538_base REV1.dwg

March 12, 2026

City of Columbia Planning Commission
C/O Development Services
700 North Garden Street
Columbia, TN 38401

RE: Project Name: Woodward Estates Subdivision
Request to vacate (25-0309) and revert to (24-0370)

Members of Planning Commission:

On behalf of the owner, A-1 Home Builders Inc, I am writing to respectfully request that the Planning Commission vacate the preliminary plat & SDP for Woodward Estates that was approved on October 16, 2025 (25-0309), and reinstate the preliminary plat & SDP previously approved on October 15, 2024 (24-0370).

The currently approved construction plans for the development were prepared and permitted based on the October 2024 (24-0370), preliminary plat. All development work completed to date has been constructed in accordance with those plans. Reverting to the October 2024 (24-0370) approved plat and associated plans will therefore align the official preliminary plat with the construction plans and the work that has already been completed within the development. Additionally, the first phase of the Final Plat for this project was approved by Planning Commission and recorded memorializing the October 2024 (24-0370) plat approval.

The request to vacate the October 16, 2025 (25-0309) plat approval is the result of a change in circumstances regarding adjacent property that was anticipated to be included in the project. At the time of the later plat submission, the adjoining property owner had expressed interest in incorporating their property into the development. Unfortunately, the parties were unable to reach an agreement, and the property is no longer available to be included as part of this project.

Given these circumstances, returning to the preliminary plat approved on October 15, 2024 (24-0370) will accurately reflect the scope of the development and the plans under which construction has proceeded. Thank you for your consideration of this request. Please let me know if any additional documentation or information is needed to assist the Commission in reviewing this matter.

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE

Principal

# GREENS MILL ROAD

## 2558 GREENS MILL RD., COLUMBIA, TN 38401

## REVISED FINAL PUD MASTER PLAN

### GENERAL INFORMATION

DEVELOPER

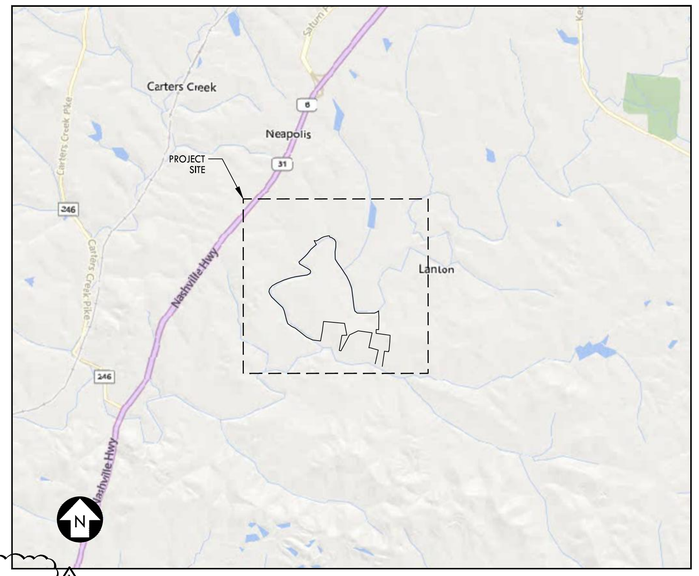
SAFE HARBOR RESIDENTIAL
105 WESTPARK DRIVE, SUITE 365
BRENTWOOD, TN 37027

CIVIL ENGINEER

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD, SUITE 201
BRENTWOOD, TN 37027
CONTACT: ADAM CRUNK, PE
PHONE: 615.873.1795
EMAIL: adam@crunkeng.com

NOTE:

THIS MASTER PLAN IS BEING REVIEWED UNDER THE PREVIOUS ZONING CODE 3638 AS AN RS-10 PUD TO INCLUDE A MAIL KIOSK.




LOCATION MAP
NOT TO SCALE



### Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | OVERALL SITE LAYOUT PLAN |
| C1.0A | EXHIBIT OF CHANGES |
| C1.1 | SITE LAYOUT PLAN |
| C1.2 | SITE LAYOUT PLAN |
| C1.3 | SITE LAYOUT PLAN |
| C1.4 | SITE LAYOUT PLAN |
| C1.5 | SITE LAYOUT PLAN |
| C1.6 | SITE LAYOUT PLAN |
| C1.7 | TYPICAL LOT LAYOUT |
| C1.8 | PARCEL TABLES |
| C1.9 | OFFSITE IMPROVEMENTS |
| C2.0 | OVERALL GRADING, DRAINAGE, & UTILITY PLAN |
| C2.1 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.2 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.3 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.4 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.5 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.6 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.7 | CPWS WATERMAIN EXTENSION EXHIBIT |
| C3.0 | ROADWAY CROSS SECTIONS |


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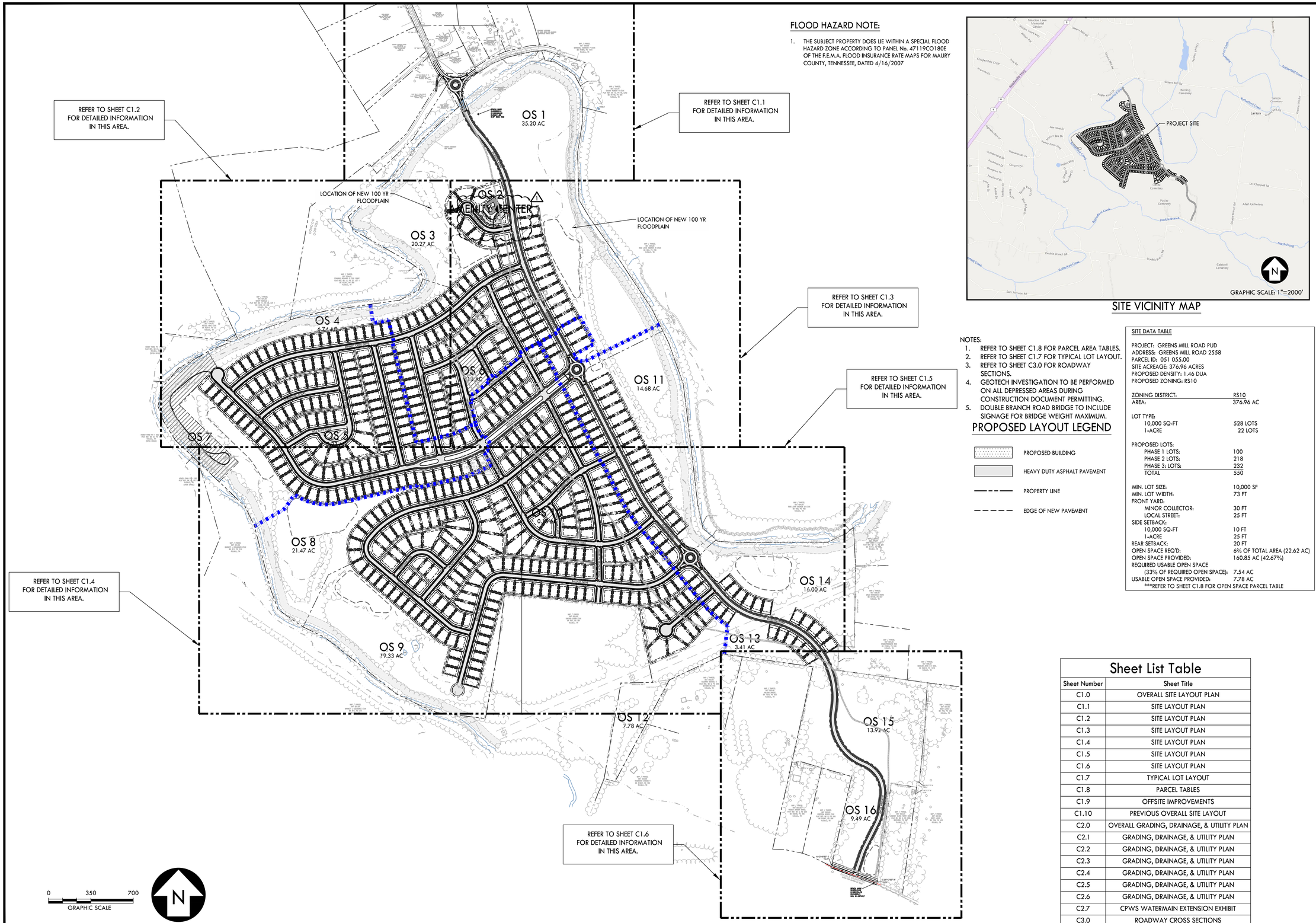
ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
3/16/26
COMMERCE
114 180
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
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C0.0
COVER SHEET




## FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007




## SITE VICINITY MAP

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

SITE DATA TABLE

| | |
|---|---|
| PROJECT: GREENS MILL ROAD PUD | |
| ADDRESS: GREENS MILL ROAD 2558 | |
| PARCEL ID: 051 055.00 | |
| SITE ACREAGE: 376.96 ACRES | |
| PROPOSED DENSITY: 1.46 DUA | |
| PROPOSED ZONING: RS10 | |
| ZONING DISTRICT: | RS10 |
| AREA: | 376.96 AC |
| LOT TYPE: | |
| 10,000 SQ-FT | 528 LOTS |
| 1-ACRE | 22 LOTS |
| PROPOSED LOTS: | |
| PHASE 1 LOTS: | 100 |
| PHASE 2 LOTS: | 218 |
| PHASE 3: LOTS: | 232 |
| TOTAL | 550 |
| MIN. LOT SIZE: | 10,000 SF |
| MIN. LOT WIDTH: | 73 FT |
| FRONT YARD: | |
| MINOR COLLECTOR: | 30 FT |
| LOCAL STREET: | 25 FT |
| SIDE SETBACK: | |
| 10,000 SQ-FT | 10 FT |
| 1-ACRE | 25 FT |
| REAR SETBACK: | 20 FT |
| OPEN SPACE REQ'D: | 6% OF TOTAL AREA (22.62 AC) |
| OPEN SPACE PROVIDED: | 160.85 AC (42.67%) |
| REQUIRED USABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE): | 7.54 AC |
| USABLE OPEN SPACE PROVIDED: | 7.78 AC |

***REFER TO SHEET C1.8 FOR OPEN SPACE PARCEL TABLE

## Sheet List Table


| Sheet Number | Sheet Title |
|---|---|
| C1.0 | OVERALL SITE LAYOUT PLAN |
| C1.1 | SITE LAYOUT PLAN |
| C1.2 | SITE LAYOUT PLAN |
| C1.3 | SITE LAYOUT PLAN |
| C1.4 | SITE LAYOUT PLAN |
| C1.5 | SITE LAYOUT PLAN |
| C1.6 | SITE LAYOUT PLAN |
| C1.7 | TYPICAL LOT LAYOUT |
| C1.8 | PARCEL TABLES |
| C1.9 | OFFSITE IMPROVEMENTS |
| C1.10 | PREVIOUS OVERALL SITE LAYOUT |
| C2.0 | OVERALL GRADING, DRAINAGE, & UTILITY PLAN |
| C2.1 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.2 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.3 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.4 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.5 | GRADING, DRAINAGE, & UTILITY PLAN |
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| C2.7 | CPWS WATERMAIN EXTENSION EXHIBIT |
| C3.0 | ROADWAY CROSS SECTIONS |



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TRAVIS WILSON CRAIG
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AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

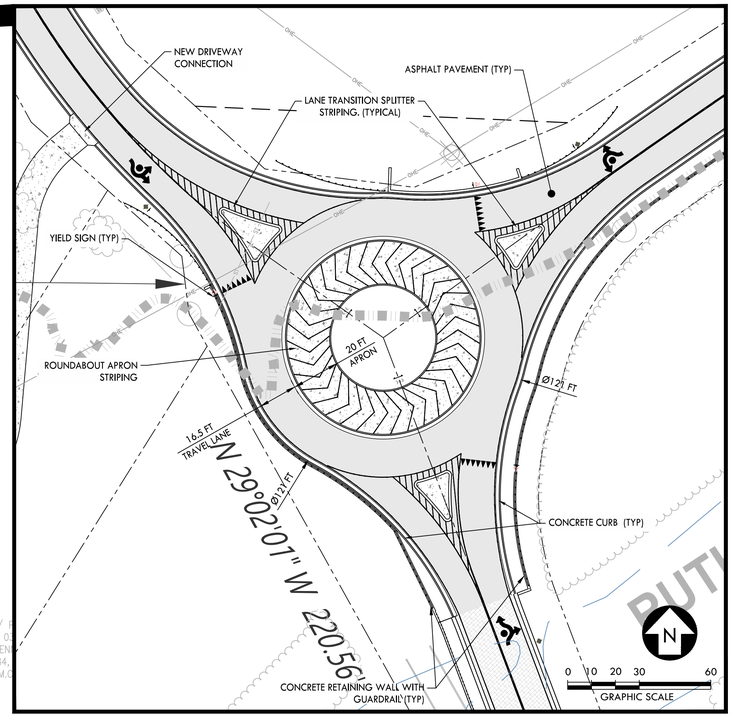
# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS

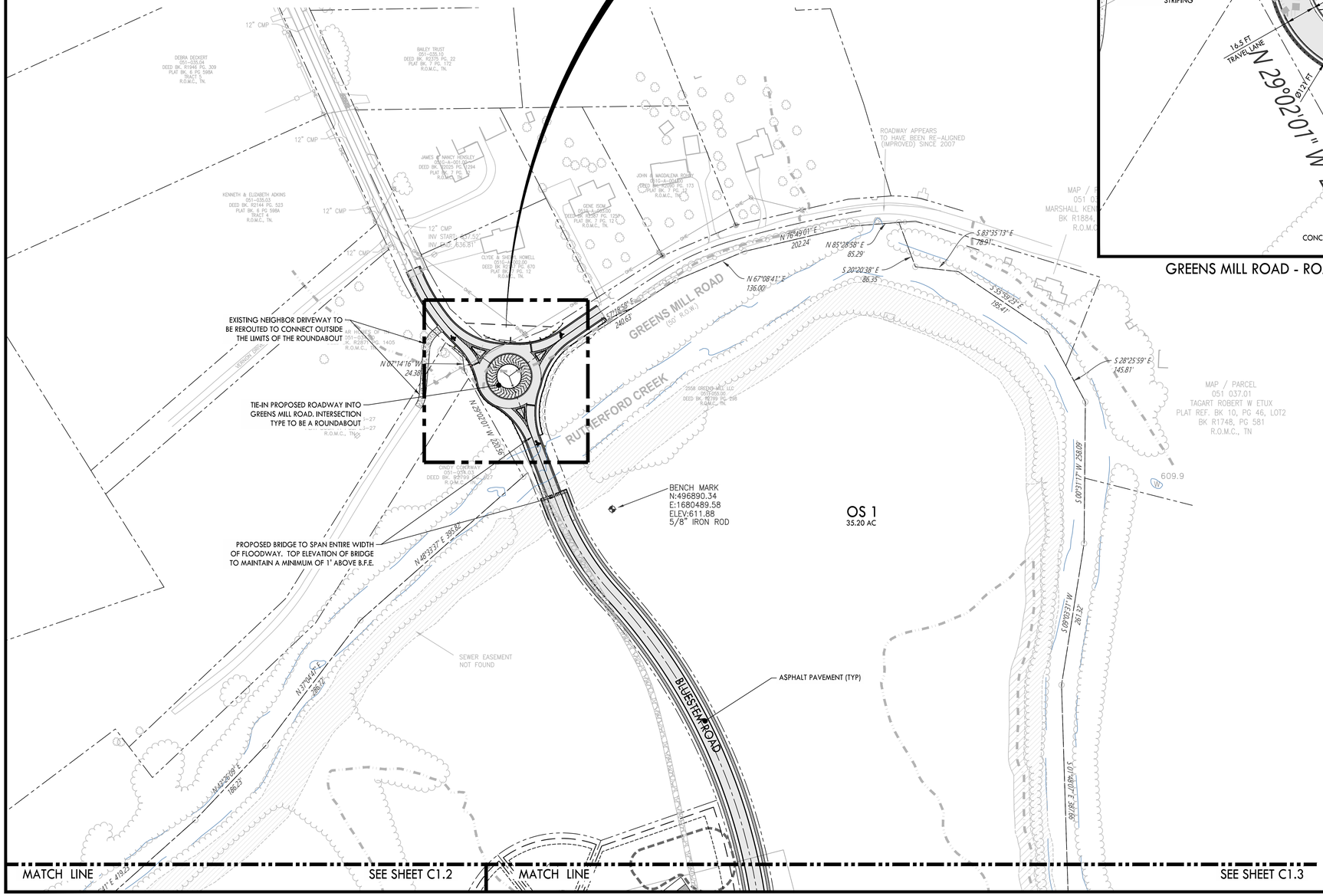
| No. | DATE |
|---|---|
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C1.0
OVERALL SITE LAYOUT PLAN




GREENS MILL ROAD - ROAD A ROUNDABOUT - DETAILED LAYOUT




NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

MATCH LINE SEE SHEET C1.2
MATCH LINE SEE SHEET C1.3

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ANGELA WILSON — NOTARY PUBLIC — WILLIAMSON COUNTY — TENNESSEE — NOTARY FOR AGRICULTURE — 3/16/26 — COMMISSION NO. 114180 — STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | | |
|---|---|---|
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# C1.1
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.3

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
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## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

N 48°16'41" E 419.27'
N 20°16'19" W 118.16'
N 60°15'43" W 526.04'
N 54°54'15" W 116.61'
N 16°34'13" W 80.88'
N 27°35'12" E 96.89'
N 61°47'15" E 177.29'
N 82°04'39" E 296.41'
N 81°24'30" E 322.77'
N 76°36'23" E 253.97'
N 71°51'54" E 375.28'
N 66°23'56" E 279.09'
N 66°36'45" E 119.93'
N 60°38'18" E 282.58'
N 39°48'16" E 207.16'

OS 3
20.27 AC

OS 4
6.74 AC

OS 5
0.23 AC

OS 7
6.10 AC

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

MAP / PARCEL
051 034.00
SHUFF RONALD L
PLAT REF. BK 11, PG 26, LOT 1
BK 1375, PG 452
R.O.M.C., TN

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

HONEY FARM PH 1 SEC 3
PLAT REF. BK 21, PG 100
R.O.M.C., TN
(OPEN SPACE)

HONEY FARM PH 1 SEC 2A
PLAT REF. BK 21, PG 43
R.O.M.C., TN
(OPEN SPACE)

RUTHERFORD CREEK

BENNETT CREEK DRIVE
ASPHALT PAVEMENT (TYP)
CONCRETE SIDEWALK (TYP)
STOP SIGN (TYP)
CORONADO COURT
STEELHEAD DRIVE
RITA BLUFF ROAD
ASPHALT PAVEMENT (TYP)
RITA BLUFF ROAD
ORANGE AVENUE
WARREN FARM WAY
5' MULCHED PATHWAY
STORMWATER POND 5
9 ET

MATCH LINE

SEE SHEET C1.4

0 50 100 200
GRAPHIC SCALE

N


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ANGELA WILSON CRUNK
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AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | |
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# C1.2
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.2

OS 2
AMENITY CENTER
2.14 AC

LAURA RIDGE COURT

SEE DETAIL B AND MAIL KIOSK AERIAL ON THIS SHEET FOR DETAILED LAYOUT

CONCRETE SIDEWALK (TYP)

STORMWATER POND 2

STORMWATER POND 3

BENNETT CREEK DRIVE

STOP SIGN (TYP)

BLUESTEM ROAD

MADELYN BRANCH ROAD

MARY LOU WAY

CHASE BEND COURT

WINTERWARM DRIVE

OS 6
1.14 AC

FALLBROOK TRAIL

STEELHEAD DRIVE

STORMWATER POND 4

SEE DETAIL A THIS SHEET FOR DETAILED LAYOUT

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

ASPHALT PAVEMENT (TYP)

OS 1
14.68 AC

S 26°23'13" E 315.55'

S 00°57'15" E 520.90'

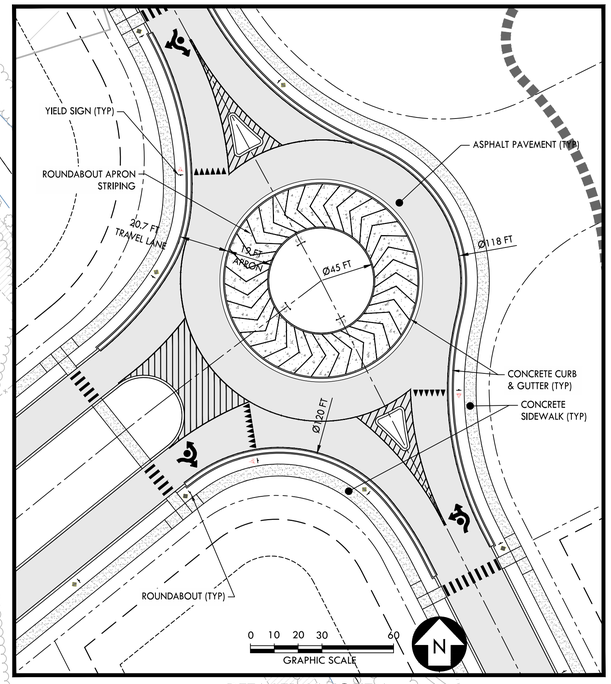
MATCH LINE

MATCH LINE

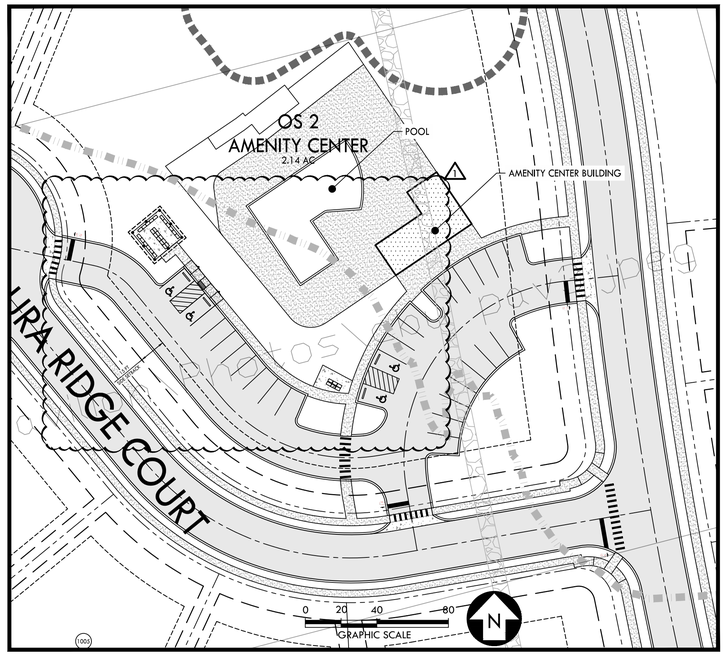
SEE SHEET C1.4

MATCH LINE

SEE SHEET C1.5




DETAILED LAYOUT A



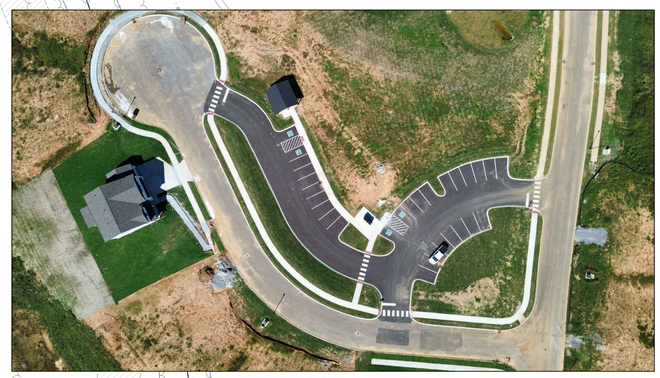

DETAILED LAYOUT B

SITE DATA TABLE (AMENITY CENTER):

EXISTING ZONING: RS-10
PROPOSED ZONING: RS-10

AMEINTY CENTER

| | |
|---|---|
| AREA: | 1.82 AC |
| PARKING SPACE: | 31 SPACES |
| USAGE: | AMENITY CENTER AND POOL |
| BUILDING AREA: | 1,340 SQ-FT |
| POOL AREA: | 2,400 SQ-FT |



MAIL KIOSK AERIAL

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N


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JOSHUA WILSON
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AGRICULTURE
No. 114180
STATE OF TENNESSEE
3/16/26

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# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

C1.3

SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.2

MATCH LINE

SEE SHEET C1.3

SEE SHEET C1.5

STEELHEAD DRIVE

FALLBROOK TRAIL

SAWTOOTH ROAD

PINECONE PASS

MOUNT BALDY TRAIL

BALLAST DRIVE

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

CONCRETE SIDEWALK (TYP)

STORMWATER POND 6

STORMWATER POND 7

OS 8
21.47 AC

OS 9
19.33 AC

MAP / PARCEL
067 001.00
BARNETT L E(EUGENE) ETUX
BK 811, PG 314
R.O.M.C., TN

MAP / PARCEL
067 001.00

N 46°30'27" W 204.16'

N 14°19'14" W 252.21'

N 19°45'56" W 188.36'

N 65°09'25" W 253.88'

N 64°31'17" W 197.26'

N 51°59'39" W 393.88'

N 51°52'18" W 447.40'

N 63°49'53" W 205.13'

S 07°09'01" W 488.20'

S 18°22'14" W 546.70'

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
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5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N


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STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
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# C1.4
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.3

SEE SHEET C1.4

SAWTOOTH ROAD

FOUNDERS LANE

SHADY OAK PLACE

OS 10
0.15 AC

FALLBROOK TRAIL

MADELYN BRANCH ROAD

BALLAST DRIVE

BLUESTEM ROAD

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

RIVER ACCESS

S 12°27'40" E
195.29'

S 49°19'41" E
163.40'

S 49°59'59" E 509.83'

RUTHERFORD CREEK

RETAINING WALL

STORMWATER POND B

ROW TO BE EXTENDED TO EAST PROPERTY LINE

LANE TRANSITION SPLITTER STRIPING. (TYPICAL)

YIELD SIGN (TYP)

ROUNDABOUT APRON STRIPING

20.4 FT TRAVEL LANE

19 FT APRON

Ø45 FT

Ø121 FT

CONCRETE CURB & GUTTER (TYP)

CONCRETE SIDEWALK (TYP)

ROUNDABOUT (TYP)

0 10 20 30 60
GRAPHIC SCALE

ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

OS 14
16.00 AC

CREST CANYON TRAIL

BLUESTEM ROAD

75' TVA EASEMENT

OS 13
3.41 AC

SEE SHEET C1.6

N 84°45'44" W 1108.95'

N 10°46'32" W 633.98'

S 64°48'28" W 501.76'

N 88°53'53" E 260.71'

CEMETERY

MAP / PARCEL
067 002.00
KINCAID DUGIN ETUX
BK 651, PG 381
R.O.M.C., TN

MAP / PARCEL
067 003.00
SALERNO MICHAEL S
PLAT REF: BK 5, PG 206
BK1286 PG 618
R.O.M.C., TN

MATCH LINE

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE


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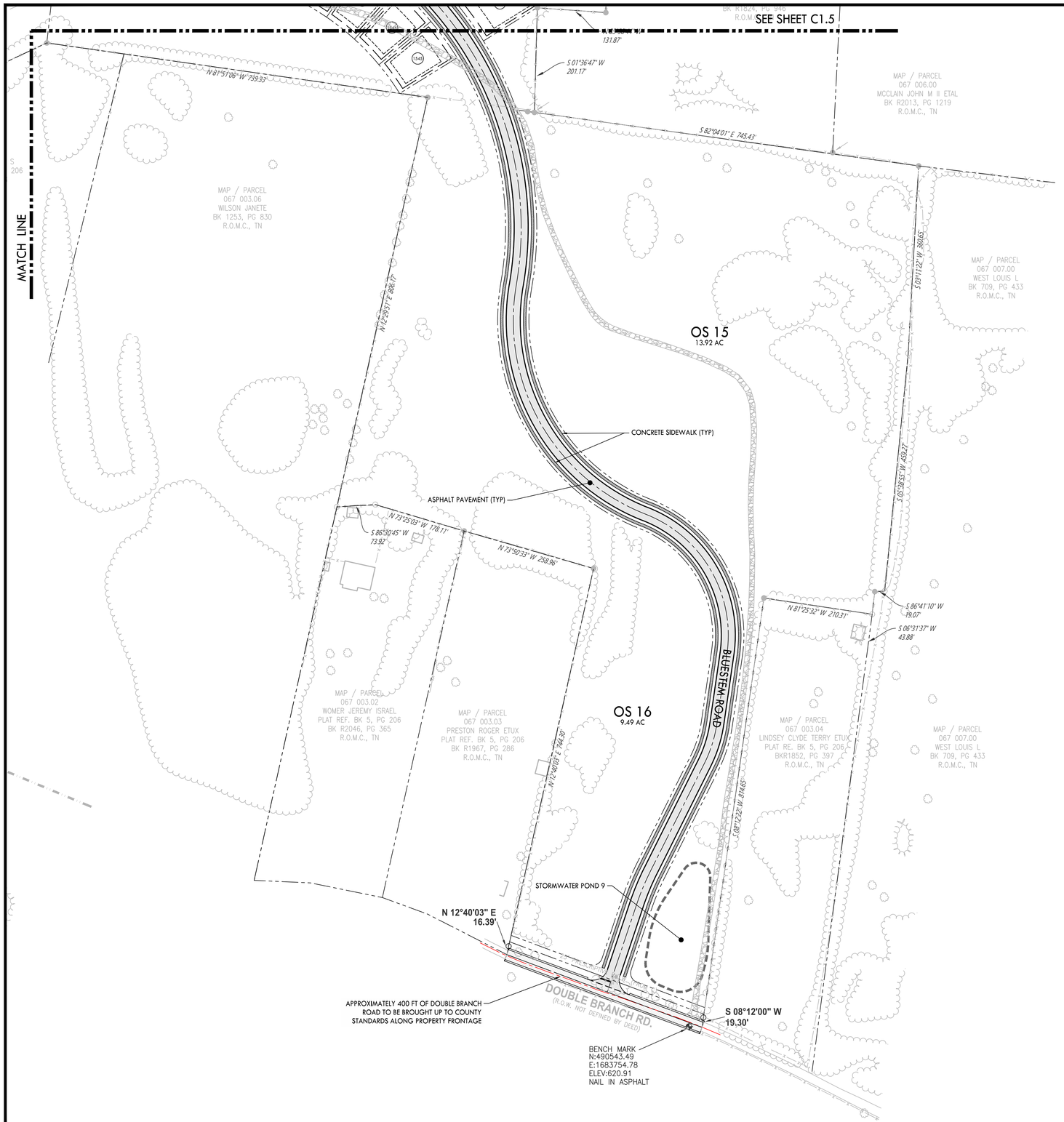
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AGRICULTURE
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STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | |
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C1.5
SITE LAYOUT PLAN




NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
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5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N

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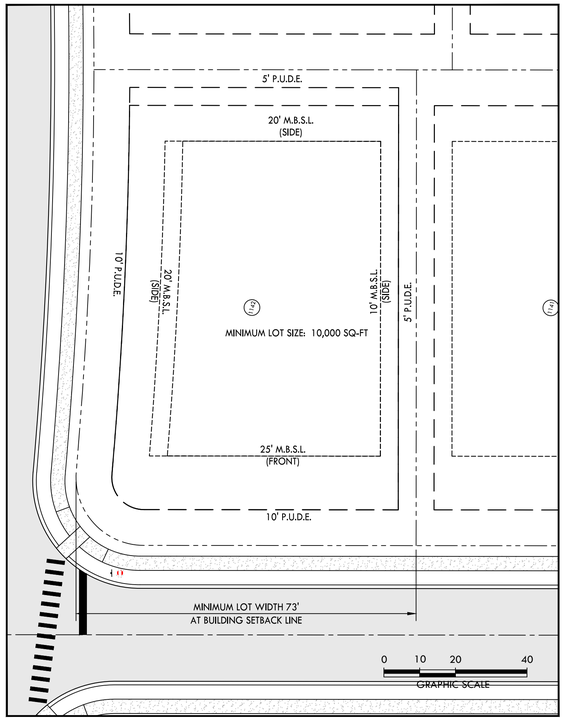
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# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

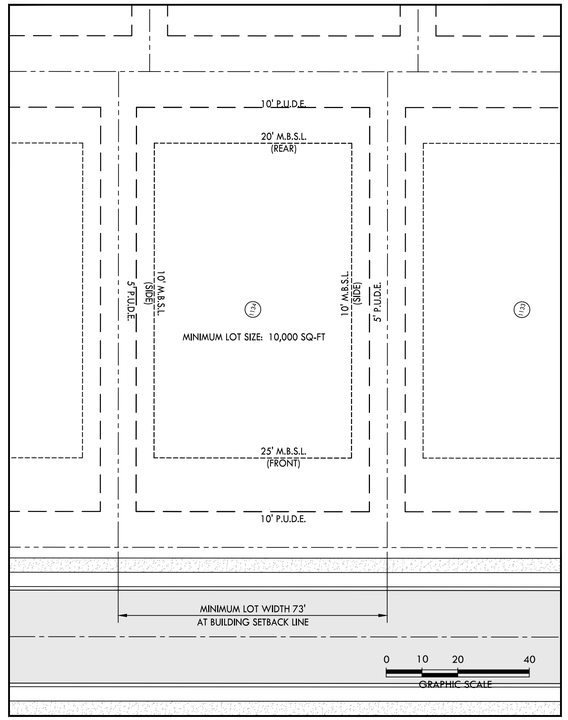
| REVISIONS | |
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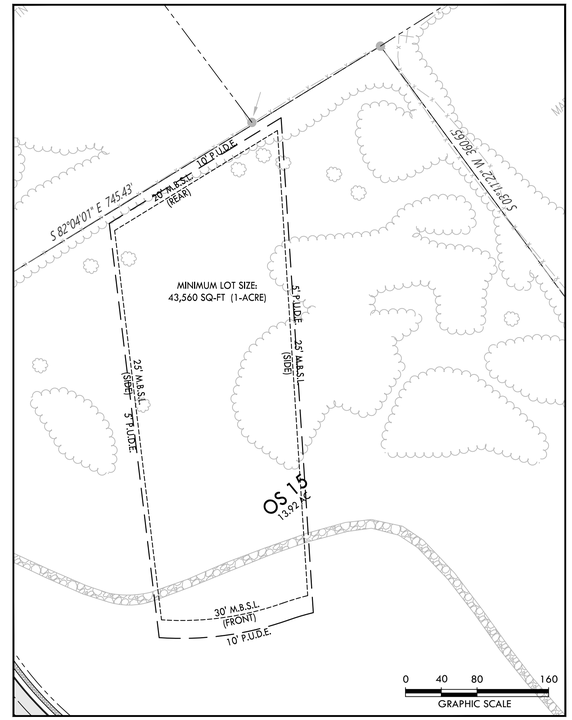
C1.6
SITE LAYOUT PLAN



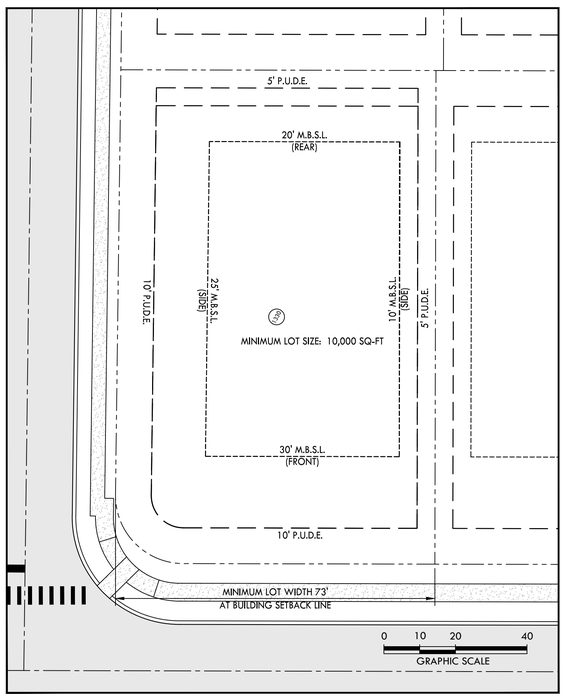

TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



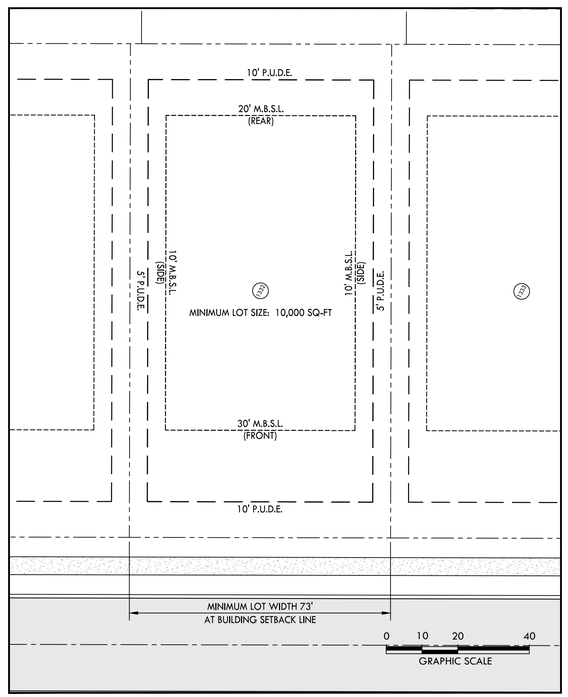

TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



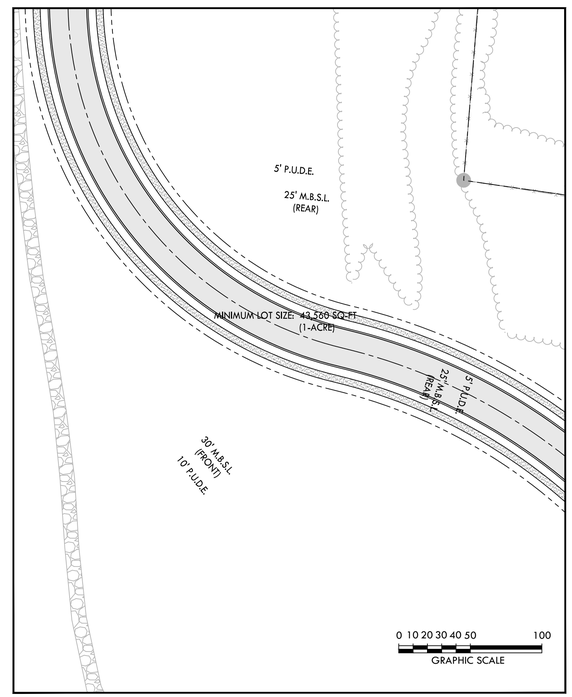

TYPICAL 1-ACRE LOT LAYOUT AT COLLECTOR ROADWAYS




TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS




TYPICAL LOT LAYOUT AT COLLECTOR ROADWAYS




TYPICAL 1-ACRE LOT CORNER LAYOUT AT COLLECTOR ROADWAYS

CRUNK ENGINEERING LLC
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BRENTWOOD, TN 37027
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ENGINEERING CRUNK




# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | | |
|---|---|---|
| No. | DATE | |
| 1 | 03-16-2026 | |

07/09/2024 17067

C1.7

TYPICAL LOT LAYOUT

| PHASE 1 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1001 | 17,017 |
| 1002 | 17,017 |
| 1003 | 17,017 |
| 1004 | 14,912 |
| 1005 | 13,469 |
| 1006 | 14,540 |
| 1007 | 15,246 |
| 1008 | 12,968 |
| 1009 | 15,357 |
| 1010 | 11,104 |
| 1011 | 10,417 |
| 1012 | 10,417 |
| 1013 | 10,417 |
| 1014 | 10,417 |
| 1015 | 10,066 |
| 1016 | 10,422 |
| 1017 | 10,422 |
| 1018 | 10,422 |
| 1019 | 10,422 |
| 1020 | 10,422 |
| 1021 | 10,422 |
| 1022 | 10,422 |
| 1023 | 10,422 |
| 1025 | 17,079 |
| 1026 | 17,079 |
| 1027 | 17,079 |
| 1028 | 17,079 |
| 1029 | 17,079 |
| 1030 | 17,079 |
| 1031 | 17,079 |
| 1032 | 17,079 |
| 1033 | 17,252 |
| 1034 | 17,000 |
| 1035 | 17,000 |
| 1036 | 17,000 |
| 1040 | 12,511 |
| 1041 | 10,407 |
| 1042 | 10,407 |
| 1043 | 10,397 |
| 1044 | 10,212 |
| 1045 | 10,212 |
| 1046 | 10,212 |
| 1047 | 10,212 |
| 1051 | 11,912 |
| 1052 | 10,645 |
| 1053 | 10,645 |
| 1054 | 10,645 |
| 1055 | 10,428 |
| 1056 | 10,412 |
| 1057 | 10,412 |
| 1058 | 10,412 |
| 1063 | 14,209 |
| 1064 | 10,242 |
| 1065 | 10,325 |
| 1066 | 10,325 |
| 1067 | 10,325 |
| 1068 | 10,325 |
| 1069 | 10,325 |
| 1070 | 10,325 |
| 1071 | 13,240 |

| PHASE 1 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1072 | 13,199 |
| 1073 | 11,412 |
| 1074 | 11,614 |
| 1075 | 11,632 |
| 1076 | 11,468 |
| 1077 | 11,118 |
| 1078 | 10,741 |
| 1079 | 11,609 |
| 1080 | 19,233 |
| 1081 | 13,477 |
| 1082 | 11,692 |
| 1083 | 14,621 |
| 1084 | 14,553 |
| 1085 | 11,805 |
| 1086 | 15,013 |
| 1101 | 12,377 |
| 1102 | 10,001 |
| 1103 | 10,001 |
| 1104 | 10,001 |
| 1105 | 10,001 |
| 1106 | 10,001 |
| 1107 | 11,400 |
| 1111 | 10,530 |
| 1112 | 10,138 |
| 1113 | 10,138 |
| 1114 | 10,138 |
| 1115 | 10,138 |
| 1116 | 10,138 |
| 1117 | 12,950 |
| 1118 | 14,369 |
| 1119 | 10,575 |
| 1120 | 10,575 |
| 1121 | 10,575 |
| 1122 | 10,575 |
| 1123 | 10,575 |
| 1124 | 10,575 |
| 1125 | 10,575 |
| 1126 | 10,575 |
| 1127 | 10,575 |
| 1128 | 10,575 |

PHASE 1: 100 LOTS

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1024 | 10,000 |
| 1037 | 17,000 |
| 1038 | 17,000 |
| 1039 | 17,000 |
| 1048 | 10,212 |
| 1049 | 10,212 |
| 1050 | 21,033 |
| 1108 | 13,627 |
| 1109 | 12,515 |
| 1110 | 13,458 |
| 1129 | 13,142 |
| 1130 | 11,363 |
| 1131 | 14,589 |
| 1132 | 11,080 |
| 1133 | 10,000 |
| 1134 | 10,000 |
| 1135 | 10,000 |
| 1136 | 10,000 |
| 1137 | 10,000 |
| 1138 | 10,000 |
| 1139 | 10,000 |
| 1140 | 10,000 |
| 1141 | 10,000 |
| 1142 | 12,197 |
| 1143 | 11,021 |
| 1144 | 10,089 |
| 1145 | 10,001 |
| 1146 | 10,001 |
| 1147 | 10,001 |
| 1148 | 10,001 |
| 1149 | 10,001 |
| 1150 | 10,001 |
| 1151 | 10,001 |
| 1152 | 10,001 |
| 1153 | 10,001 |
| 1154 | 10,143 |
| 1155 | 12,335 |
| 1156 | 10,138 |
| 1157 | 10,138 |
| 1158 | 10,138 |
| 1159 | 10,138 |
| 1160 | 10,138 |
| 1161 | 10,138 |
| 1162 | 12,028 |
| 1163 | 12,884 |
| 1164 | 12,813 |
| 1165 | 10,001 |
| 1166 | 12,566 |
| 1182 | 10,000 |
| 1183 | 10,001 |
| 1184 | 10,001 |
| 1185 | 10,001 |
| 1186 | 10,001 |
| 1187 | 10,001 |
| 1188 | 10,001 |
| 1189 | 10,001 |
| 1190 | 10,034 |
| 1191 | 10,610 |
| 1192 | 10,610 |
| 1193 | 10,610 |

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1194 | 10,610 |
| 1195 | 10,610 |
| 1196 | 10,610 |
| 1197 | 10,610 |
| 1198 | 10,610 |
| 1199 | 14,451 |
| 1200 | 12,488 |
| 1201 | 10,686 |
| 1202 | 10,855 |
| 1203 | 11,187 |
| 1204 | 11,218 |
| 1205 | 11,237 |
| 1206 | 11,245 |
| 1207 | 11,240 |
| 1208 | 11,222 |
| 1209 | 14,934 |
| 1210 | 13,726 |
| 1211 | 11,237 |
| 1212 | 11,237 |
| 1213 | 11,237 |
| 1214 | 11,237 |
| 1215 | 11,237 |
| 1216 | 10,915 |
| 1217 | 10,686 |
| 1218 | 13,080 |
| 1219 | 14,112 |
| 1220 | 10,001 |
| 1221 | 10,165 |
| 1222 | 10,430 |
| 1223 | 10,358 |
| 1224 | 10,775 |
| 1225 | 10,989 |
| 1226 | 13,203 |
| 1227 | 13,566 |
| 1228 | 10,046 |
| 1229 | 12,710 |
| 1230 | 11,056 |
| 1231 | 10,001 |
| 1232 | 10,001 |
| 1233 | 11,904 |
| 1234 | 12,134 |
| 1235 | 10,001 |
| 1236 | 10,001 |
| 1237 | 10,001 |
| 1238 | 10,001 |
| 1239 | 10,001 |
| 1240 | 10,001 |
| 1241 | 10,001 |
| 1242 | 10,001 |
| 1243 | 10,000 |
| 1244 | 10,000 |
| 1245 | 10,000 |
| 1246 | 10,001 |
| 1247 | 10,012 |
| 1248 | 11,262 |
| 1249 | 11,262 |
| 1250 | 11,262 |
| 1251 | 11,262 |
| 1252 | 11,262 |
| 1253 | 11,094 |

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1254 | 10,001 |
| 1255 | 10,001 |
| 1256 | 10,001 |
| 1257 | 10,001 |
| 1258 | 10,001 |
| 1259 | 10,001 |
| 1260 | 10,001 |
| 1261 | 10,001 |
| 1262 | 10,449 |
| 1263 | 10,516 |
| 1264 | 10,285 |
| 1265 | 10,000 |
| 1266 | 10,000 |
| 1267 | 10,000 |
| 1268 | 10,000 |
| 1269 | 10,000 |
| 1270 | 10,492 |
| 1330 | 12,173 |
| 1331 | 10,074 |
| 1332 | 10,074 |
| 1333 | 10,074 |
| 1334 | 10,074 |
| 1335 | 10,074 |
| 1336 | 10,074 |
| 1337 | 19,125 |
| 1338 | 17,000 |
| 1339 | 17,000 |
| 1340 | 17,000 |
| 1341 | 17,000 |
| 1342 | 17,000 |
| 1343 | 17,000 |
| 1344 | 17,000 |
| 1345 | 17,000 |
| 1346 | 17,000 |
| 1347 | 17,000 |
| 1348 | 17,000 |
| 1349 | 16,824 |
| 1350 | 15,140 |
| 1351 | 15,140 |
| 1352 | 11,113 |
| 1353 | 11,050 |
| 1354 | 11,050 |
| 1369 | 13,979 |
| 1370 | 11,830 |
| 1371 | 11,830 |
| 1372 | 12,096 |
| 1373 | 12,142 |
| 1374 | 13,963 |
| 1502 | 14,121 |
| 1503 | 11,050 |
| 1504 | 11,050 |
| 1505 | 12,923 |
| 1515 | 13,998 |
| 1516 | 10,050 |
| 1517 | 11,179 |
| 1531 | 12,625 |
| 1532 | 10,832 |
| 1533 | 10,828 |
| 1534 | 10,984 |
| 1535 | 10,983 |

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1536 | 10,983 |
| 1537 | 10,983 |
| 1538 | 10,983 |
| 1539 | 10,983 |
| 1540 | 10,032 |
| 1541 | 10,032 |
| 1542 | 10,032 |
| 1543 | 10,032 |
| 1544 | 10,032 |
| 1545 | 10,032 |
| 1546 | 11,595 |
| 1547 | 11,595 |
| 1548 | 11,595 |
| 1549 | 11,595 |
| 1550 | 11,595 |

PHASE 2: 210 LOTS

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1059 | 10,412 |
| 1060 | 10,412 |
| 1061 | 10,412 |
| 1062 | 14,594 |
| 1087 | 13,310 |
| 1088 | 10,138 |
| 1089 | 10,138 |
| 1090 | 10,138 |
| 1091 | 10,138 |
| 1092 | 11,168 |
| 1093 | 14,266 |
| 1094 | 15,338 |
| 1095 | 10,686 |
| 1096 | 10,686 |
| 1097 | 10,686 |
| 1098 | 10,686 |
| 1099 | 10,686 |
| 1100 | 13,799 |
| 1271 | 13,270 |
| 1272 | 10,265 |
| 1273 | 10,220 |
| 1274 | 10,153 |
| 1275 | 10,292 |
| 1276 | 10,289 |
| 1277 | 10,289 |
| 1278 | 10,289 |
| 1279 | 10,289 |
| 1280 | 10,533 |
| 1281 | 10,659 |
| 1282 | 10,659 |
| 1283 | 10,659 |
| 1284 | 10,659 |
| 1285 | 10,659 |
| 1286 | 10,542 |
| 1287 | 12,105 |
| 1288 | 12,572 |
| 1289 | 12,572 |
| 1290 | 12,389 |
| 1291 | 10,076 |
| 1292 | 10,069 |
| 1293 | 10,069 |
| 1294 | 10,069 |
| 1295 | 10,069 |
| 1296 | 10,069 |
| 1297 | 10,069 |
| 1298 | 10,069 |
| 1299 | 10,069 |
| 1300 | 10,069 |
| 1301 | 10,069 |
| 1302 | 11,611 |
| 1303 | 11,134 |
| 1304 | 11,961 |
| 1305 | 10,001 |
| 1306 | 10,001 |
| 1307 | 10,001 |
| 1308 | 13,227 |
| 1309 | 10,000 |
| 1310 | 10,000 |
| 1311 | 10,000 |
| 1312 | 10,000 |

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1313 | 10,000 |
| 1314 | 14,280 |
| 1315 | 14,579 |
| 1316 | 10,549 |
| 1317 | 10,549 |
| 1318 | 10,549 |
| 1319 | 10,549 |
| 1320 | 10,549 |
| 1321 | 13,820 |
| 1322 | 14,636 |
| 1323 | 10,138 |
| 1324 | 10,138 |
| 1325 | 10,138 |
| 1326 | 10,138 |
| 1327 | 10,138 |
| 1328 | 10,138 |
| 1329 | 12,185 |
| 1355 | 13,840 |
| 1356 | 10,686 |
| 1357 | 10,001 |
| 1358 | 10,001 |
| 1359 | 10,001 |
| 1360 | 11,722 |
| 1361 | 13,741 |
| 1362 | 15,280 |
| 1363 | 13,241 |
| 1364 | 13,493 |
| 1365 | 11,980 |
| 1366 | 11,512 |
| 1367 | 11,211 |
| 1368 | 14,642 |
| 1375 | 12,438 |
| 1376 | 12,941 |
| 1377 | 14,839 |
| 1378 | 15,337 |
| 1379 | 17,114 |
| 1380 | 14,971 |
| 1381 | 13,500 |
| 1382 | 12,409 |
| 1383 | 14,257 |
| 1384 | 15,369 |
| 1385 | 10,368 |
| 1386 | 10,368 |
| 1387 | 10,368 |
| 1388 | 10,368 |
| 1389 | 13,193 |
| 1390 | 13,877 |
| 1391 | 12,355 |
| 1392 | 12,396 |
| 1393 | 18,871 |
| 1394 | 13,276 |
| 1395 | 14,544 |
| 1396 | 16,393 |
| 1397 | 12,508 |
| 1398 | 12,968 |
| 1399 | 13,428 |
| 1400 | 17,499 |
| 1401 | 25,752 |
| 1402 | 18,411 |
| 1403 | 13,637 |

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1404 | 11,552 |
| 1405 | 10,549 |
| 1406 | 10,549 |
| 1407 | 10,549 |
| 1408 | 13,236 |
| 1409 | 13,283 |
| 1410 | 10,138 |
| 1411 | 10,138 |
| 1412 | 10,138 |
| 1413 | 10,138 |
| 1414 | 10,138 |
| 1415 | 10,138 |
| 1416 | 10,138 |
| 1417 | 10,001 |
| 1418 | 11,176 |
| 1419 | 14,518 |
| 1420 | 14,521 |
| 1421 | 15,023 |
| 1422 | 12,863 |
| 1423 | 14,651 |
| 1424 | 14,186 |
| 1425 | 11,183 |
| 1426 | 13,875 |
| 1427 | 11,261 |
| 1428 | 11,261 |
| 1429 | 11,183 |
| 1430 | 12,371 |
| 1431 | 11,787 |
| 1432 | 11,204 |
| 1433 | 10,620 |
| 1434 | 10,201 |
| 1435 | 10,788 |
| 1436 | 20,075 |
| 1437 | 28,111 |
| 1438 | 19,960 |
| 1439 | 14,782 |
| 1440 | 17,223 |
| 1441 | 13,417 |
| 1442 | 10,001 |
| 1443 | 11,166 |
| 1444 | 12,345 |
| 1445 | 12,180 |
| 1446 | 12,681 |
| 1447 | 12,131 |
| 1448 | 11,940 |
| 1449 | 11,999 |
| 1450 | 12,345 |
| 1451 | 15,135 |
| 1452 | 16,736 |
| 1453 | 11,509 |
| 1454 | 15,571 |
| 1455 | 15,919 |
| 1456 | 21,470 |
| 1457 | 11,917 |
| 1458 | 14,432 |
| 1459 | 15,684 |
| 1460 | 18,812 |
| 1461 | 17,071 |
| 1462 | 14,047 |
| 1463 | 11,714 |

PHASE 3: 240 LOTS

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1464 | 11,981 |
| 1465 | 11,979 |
| 1466 | 10,001 |
| 1467 | 11,979 |
| 1468 | 10,001 |
| 1469 | 10,001 |
| 1470 | 10,001 |
| 1471 | 10,001 |
| 1472 | 10,001 |
| 1473 | 10,001 |
| 1474 | 10,001 |
| 1475 | 10,001 |
| 1476 | 10,001 |
| 1477 | 10,001 |
| 1478 | 10,001 |
| 1479 | 14,251 |
| 1480 | 10,001 |
| 1481 | 10,001 |
| 1482 | 10,001 |
| 1483 | 10,001 |
| 1484 | 10,001 |
| 1485 | 10,001 |
| 1486 | 10,001 |
| 1487 | 10,001 |
| 1488 | 10,001 |
| 1489 | 11,979 |
| 1490 | 17,201 |
| 1491 | 15,189 |
| 1492 | 14,006 |
| 1493 | 12,649 |
| 1494 | 13,642 |
| 1495 | 12,909 |
| 1496 | 11,448 |
| 1497 | 12,591 |
| 1498 | 15,072 |
| 1499 | 16,261 |
| 1500 | 16,364 |
| 1501 | 14,960 |
| 1506 | 11,979 |
| 1507 | 10,001 |
| 1508 | 10,001 |
| 1509 | 10,741 |
| 1510 | 10,980 |
| 1511 | 10,980 |
| 1512 | 10,980 |
| 1513 | 10,980 |
| 1514 | 10,938 |
| 1518 | 10,366 |
| 1519 | 10,513 |
| 1520 | 11,275 |
| 1521 | 12,781 |
| 1522 | 13,522 |

| Parcel Table | |
|---|---|
| OPEN SPACE | Area |
| OS 1 | 1,533,378 |
| ★ OS 2 | 93,107 |
| OS 3 | 883,083 |
| OS 4 | 293,489 |
| ★ OS 5 | 10,007 |
| ★ OS 6 | 49,797 |
| ★ OS 7 | 265,731 |
| OS 8 | 935,059 |
| OS 9 | 842,191 |
| ★ OS 10 | 6,698 |
| OS 11 | 639,315 |
| OS 12 | 338,907 |
| OS 13 | 148,353 |
| OS 14 | 696,956 |
| OS 15 | 606,329 |
| OS 16 | 413,401 |

★ DENOTES USABLE OPEN SPACE


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ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
3/16/26
COMMERCE
114 180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

C1.8

PARCEL TABLES




NASHVILLE HIGHWAY AND GREENS MILL ROAD INTERSECTION:

GENERAL IMPROVEMENTS:
1. MODIFY LEFT-TURN LANE PHASING ON THE NORTHBOUND AND SOUTHBOUND APPROACHES FROM PROTECTED TO PROTECTED-PERMISSIVE.
2. MODIFY SIGNAL PHASING ON THE EASTBOUND AND WESTBOUND APPROACHES TO RUN LEFT-TURNS CONCURRENTLY.
3. MODIFY THE SIGNAL TO INCLUDE RIGHT-TURN OVERLAPS ON THE NORTHBOUND, WESTBOUND, AND SOUTHBOUND APPROACHES.

GREENS MILL ROAD IMPROVEMENTS:
1. INSTALL A DEDICATED LEFT-TURN LANE ALONG EASTBOUND APPROACH WITH A MINIMUM LENGTH OF 150'.

*** THE CURRENT INTERSECTION IS UNSIGNALIZED HOWEVER THE DEVELOPMENT OF THE VILLAGE AT CARTER'S STATION WILL INSTALL THE INITIAL SIGNALS WHICH WILL BE MODIFIED ONCE THE GREENS MILL ROAD DEVELOPMENT IS UNDERWAY.

GREENS MILL ROAD AND SITE INTERSECTION:

GENERAL IMPROVEMENTS:
1. INSTALL 3-LEG ROUNDABOUT.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROAD INTERSECTION:

NASHVILLE HIGHWAY IMPROVEMENTS:
1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE NORTHBOUND APPROACH.
2. DEDICATED LEFT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE SOUTHBOUND APPROACH.

DOUBLE BRANCH ROAD IMPROVEMENTS:
1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 200' OF STORAGE ALONG THE WESTBOUND APPROACH.
2. EXISTING LANE TO BE CONVERTED TO AN EXCLUSIVE LEFT-TURN LANE.

DOUBLE BRANCH ROAD AND SITE INTERSECTION:

SITE IMPROVEMENTS:
1. INSTALL UNSIGNALIZED STOP CONDITION ON SITE ROADWAY.

DOUBLE BRANCH ROAD IMPROVEMENTS:
1. REVISE ROADWAY CROSS-SECTION AND BRING UP TO COUNTY STANDARDS.

NOTES:

ALL IMPROVEMENTS SHOWN WERE RECOMMENDED BY THE GREENS MILL MASTER PLAN, TRAFFIC IMPACT STUDY CONDUCTED BY KCI TECHNOLOGIES IN NOVEMBER, 2020.

SCHEDULE OF IMPROVEMENTS:

GREENS MILL ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 1 COMPLETION.

DOUBLE BRANCH ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND GREENS MILL ROAD IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROADIMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 2 COMPLETION.

0 50 1,000 2,000
GRAPHIC SCALE

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CRUNK ENGINEERING LLC
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CRUNK ENGINEERING

ADAM WILSON CRAWFORD
REGISTERED ENGINEER
AGRICULTURE
No. 114180
STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

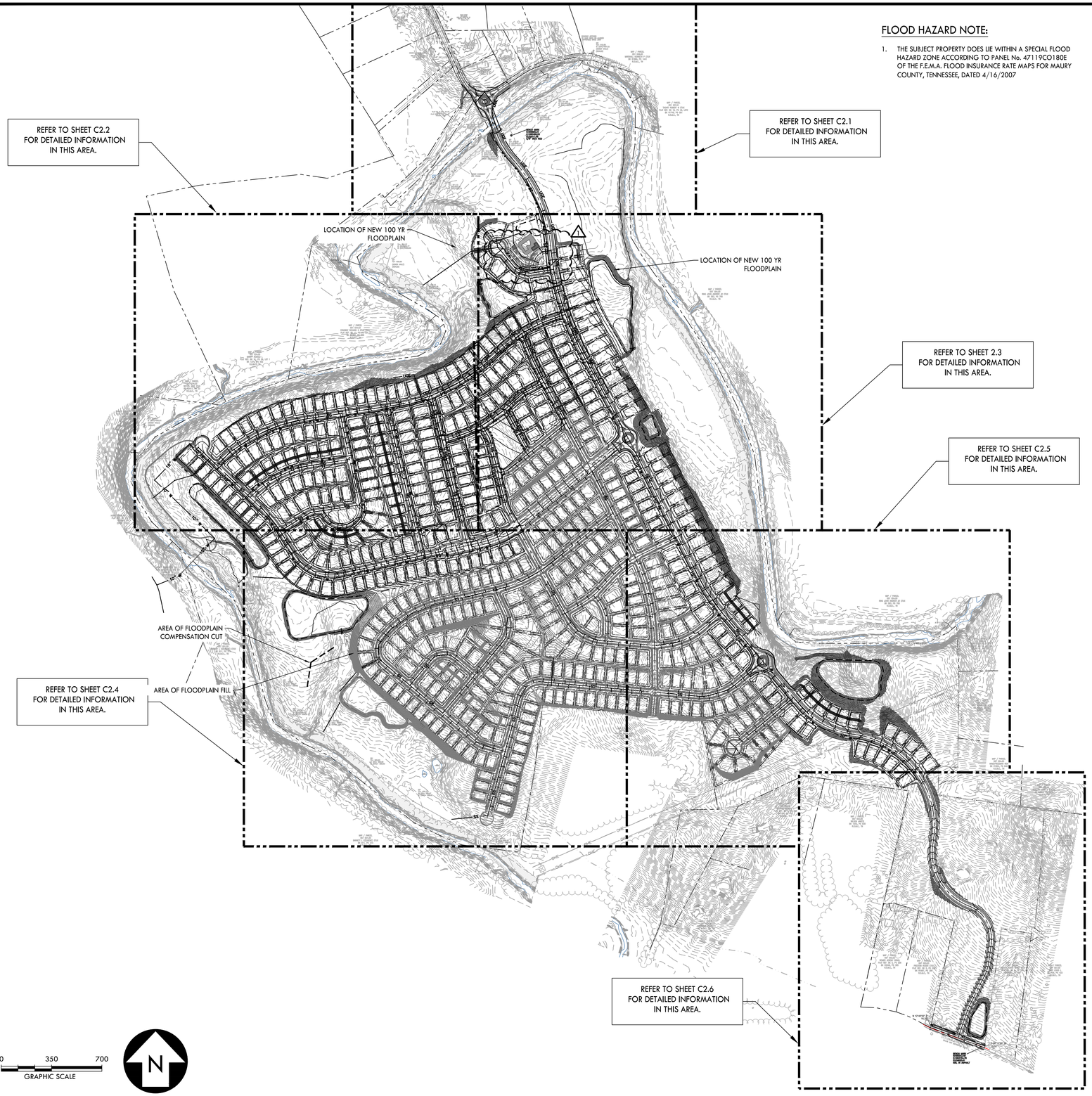
| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

C1.9
OFFSITE IMPROVEMENTS

## FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007





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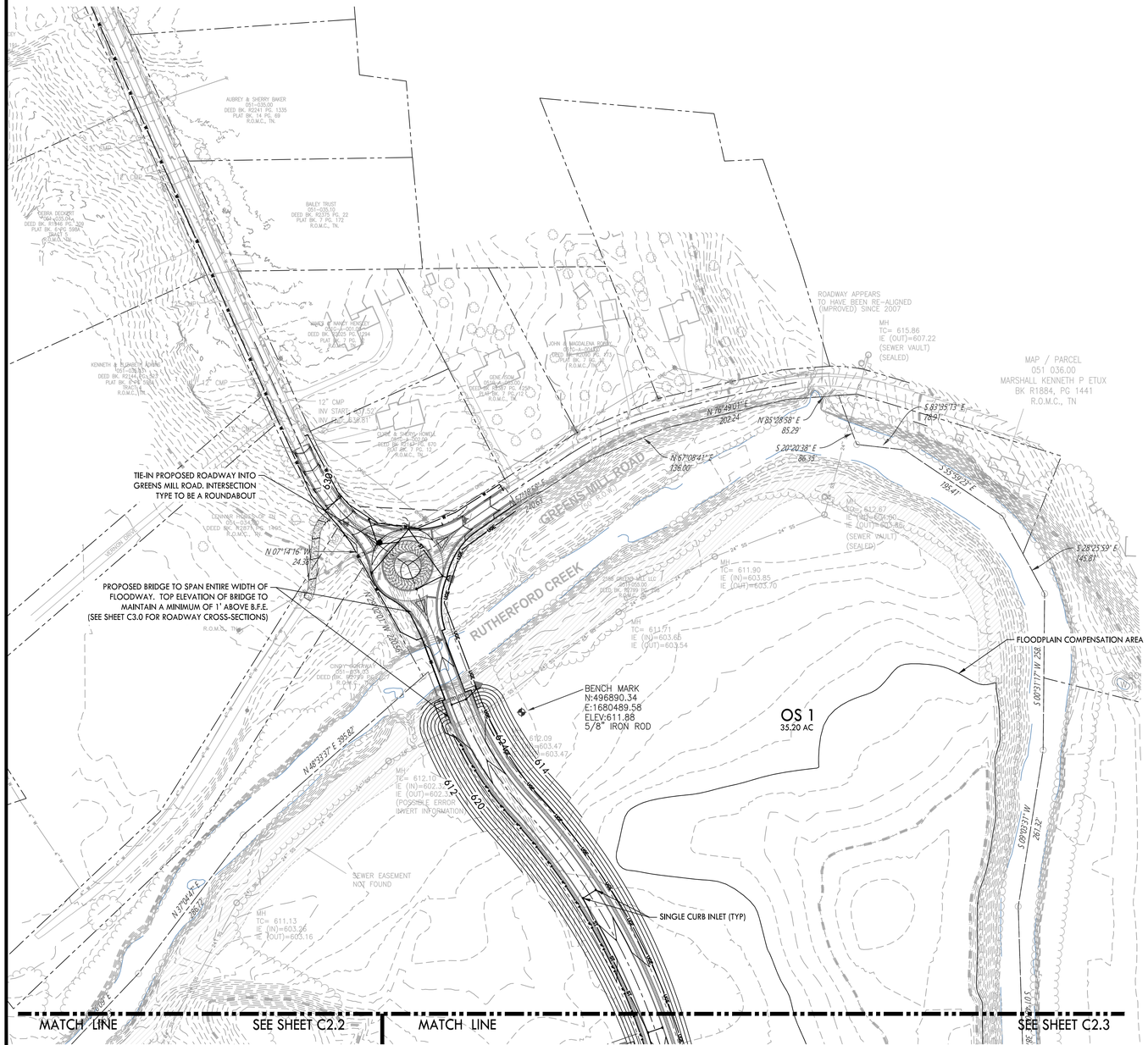

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

# C2.0

OVERALL GRADING, DRAINAGE, & UTILITY PLAN




## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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(615) 873-1795
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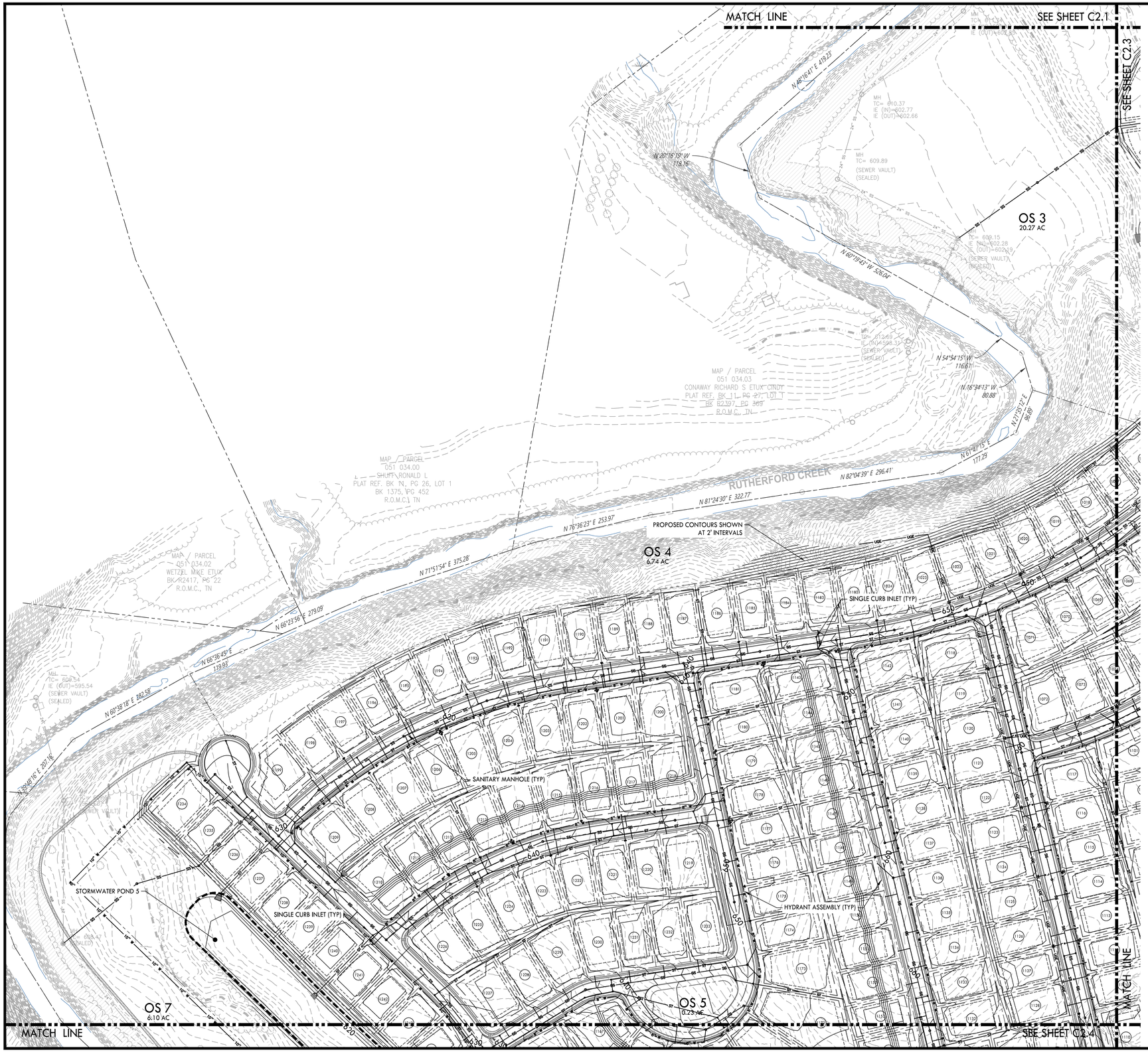
JOSEPH WILSON FARMER
REGISTERED ENGINEER
AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
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07/09/2024 17067

# C2.1
GRADING, DRAINAGE, & UTILITY PLAN




## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

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ANDREW WILSON
AGRICULTURE
COMMERCE
114180
STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
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# C2.2
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.1

SEE SHEET C2.4

MATCH LINE

STORMWATER POND 1

SINGLE CURB INLET (TYP)

STORM JUNCTION MANHOLE (TYP)

AMEN R

HYDRANT ASSEMBLY (TYP)

POND 2 OUTLET STRUCTURE (TYP)

STORMWATER POND 2

STORMWATER POND 3

SANITARY MANHOLE (TYP)

8" TEE AND GATE VALVES (3) (TYP)

CONCRETE HEADWALL (TYP)

PROPOSED CONTOURS SHOWN AT 2' INTERVALS

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

S 53°59'37" E 308.48

S 53°20'09" E 510.22

S 58°20'13" E 315.55

S 51°22'13" E 354.94

S 45°57'54" E 500.20

OS 2
1.03 AC

OS 6
1.14 AC

OS 11
14.68 AC

STORMWATER POND 4

HYDRANT ASSEMBLY (TYP)

SANITARY MANHOLE (TYP)

PROPOSED CONTOURS SHOWN AT 2' INTERVALS

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N


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ADAM WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

# C2.3
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.2

MATCH LINE

SEE SHEET C2.3

MATCH LINE

SEE THIS SHEET

STORMWATER POND 5

20' PUBLIC UTILITY EASEMENT

STORMWATER POND 6

POND OUTLET STRUCTURE (TYP)

CONCRETE HEADWALL (TYP)

OS 8
21.47 AC

20' PUBLIC UTILITY EASEMENT

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

OS 10
0.15 AC

660

STORMWATER POND 7

POND OUTLET STRUCTURE (TYP)

CONCRETE HEADWALL (TYP)

CONNECT TO EXISTING SANITARY MANHOLE

SANITARY MANHOLE (TYP)

20' PUBLIC UTILITY EASEMENT

OS 9
19.33 AC

CONNECT TO EXISTING SANITARY MANHOLE

MAP / PARCEL
067 001.00
BARNETT L. E(EUGENE) ETUX
BK. 811, PG. 314
R.O.M.C. TN

MATCH LINE

SEE THIS SHEET

MATCH LINE

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:

1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N


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REGISTERED ENGINEER
AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

# C2.4
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.3

SEE SHEET C2.4

SINGLE CURB INLET (TYP)

HYDRANT ASSEMBLY (TYP)

SANITARY MANHOLE (TYP)

HYDRANT ASSEMBLY (TYP)

8" TEE AND GATE VALVES (3) (TYP)

HYDRANT ASSEMBLY (TYP)

STORMWATER POND 8

OS 14
16.00 AC

OS 13
3.41 AC

RUTHERFORD CREEK

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

MAP / PARCEL
067 005.00
WILLIAMSON HEIRS
BK R1310, PG 647
R.O.M.C., TN

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

MAP / PARCEL
067 003.00
SURING MICHAEL S
PLAT REF: BK 7, PG 208
BK1286/PG 918
R.O.M.C., TN

CEMETERY

S 12°27'40" E
105.29'

S 49°19'41" E
163.40'

N 89°49'06" E 516.52'

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

S 00°39'45" W 682.39'

S 64°49'28" W 501.76'

N 88°53'53" E 260.71'

N 89°29'34" E 25.30±/- M

75' TVA EASEMENT

75' TVA EASEMENT

131.87'

SEE SHEET C2.6

MATCH LINE

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N


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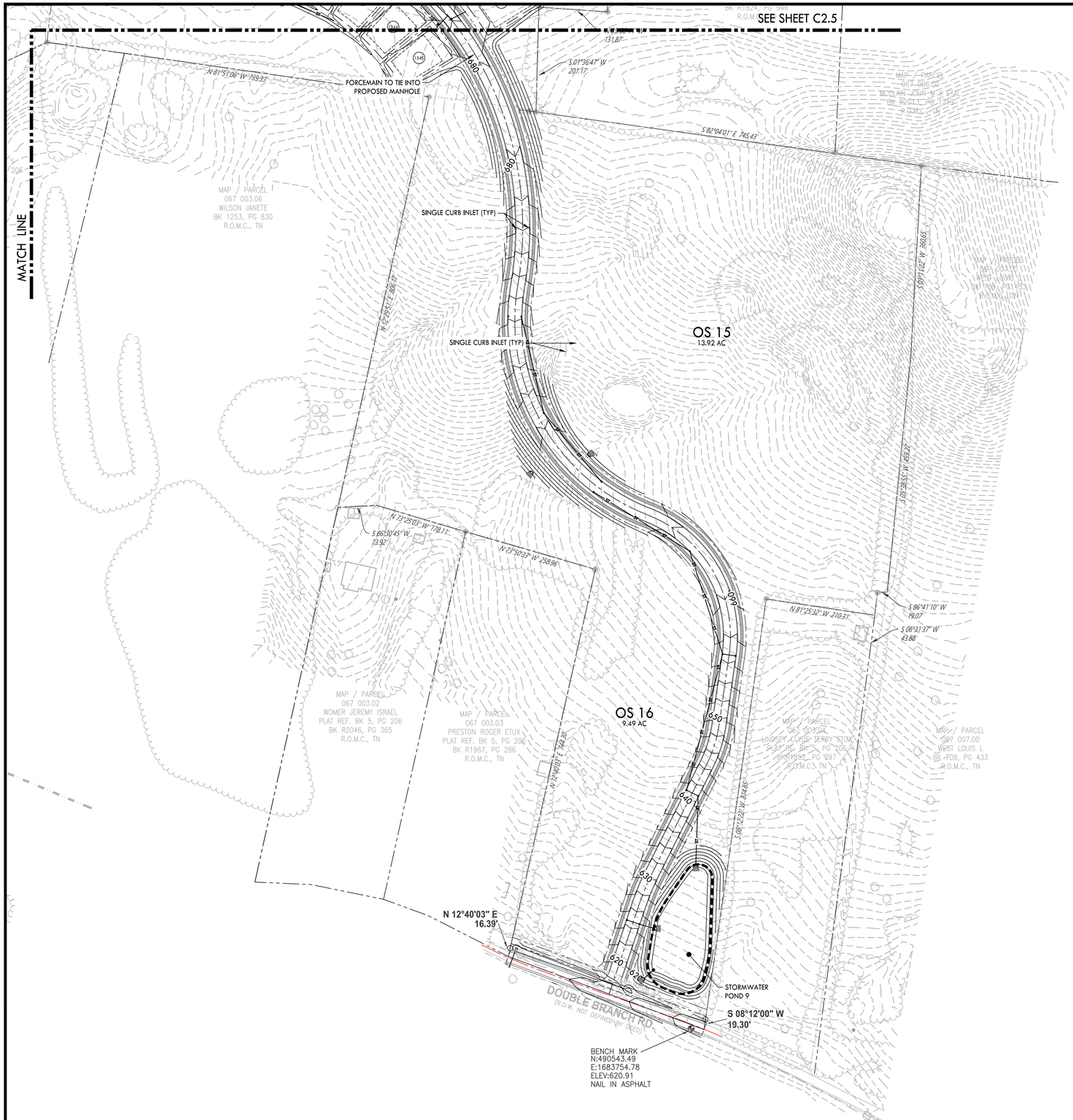
ANDREW WILSON CRAMER 114180 REGISTERED ENGINEER AGRICULTURE 3/16/26 STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

# C2.5
GRADING, DRAINAGE, & UTILITY PLAN




NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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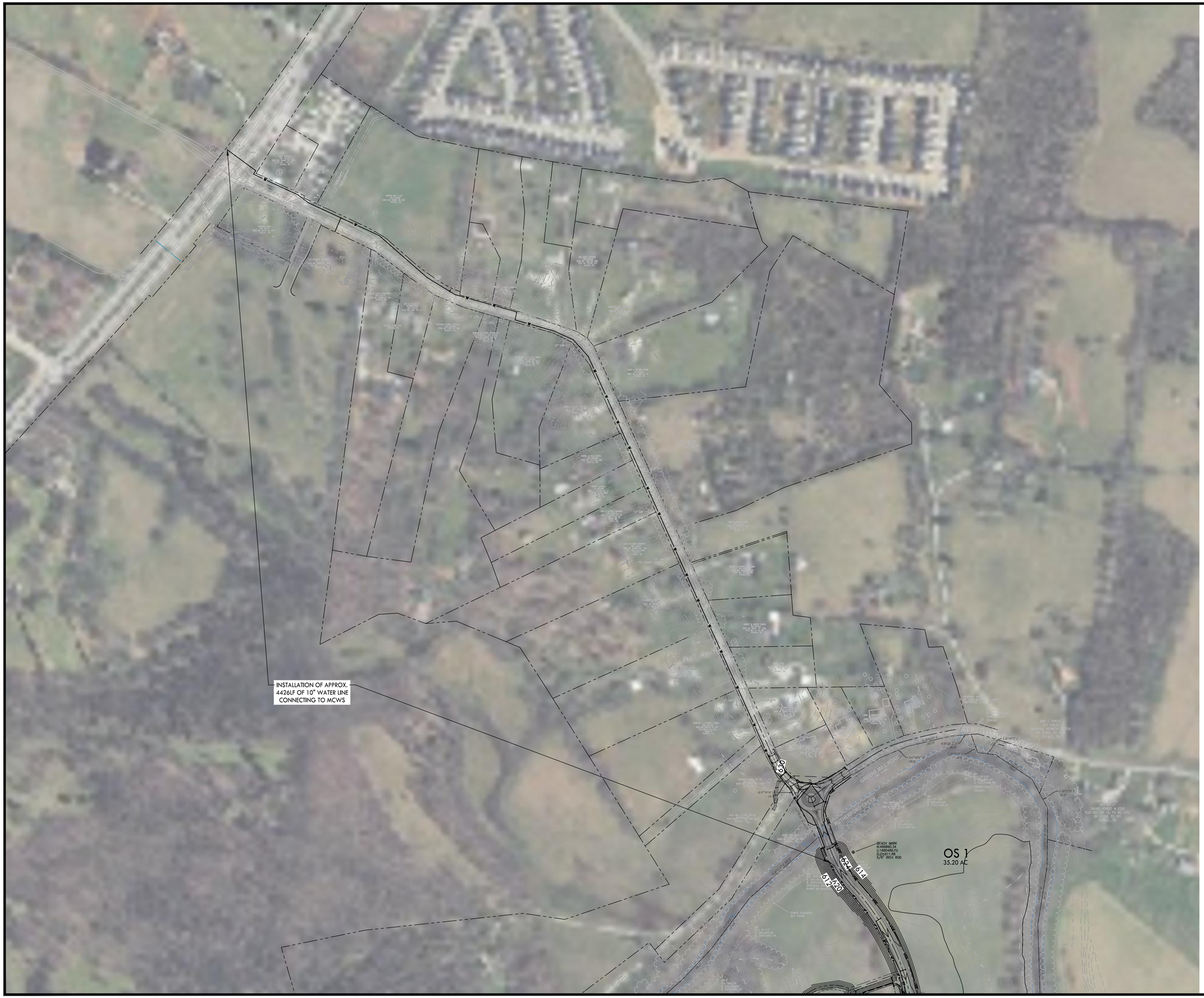
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REGISTERED ENGINEER
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3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
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# C2.6
GRADING, DRAINAGE, & UTILITY PLAN




## PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

## PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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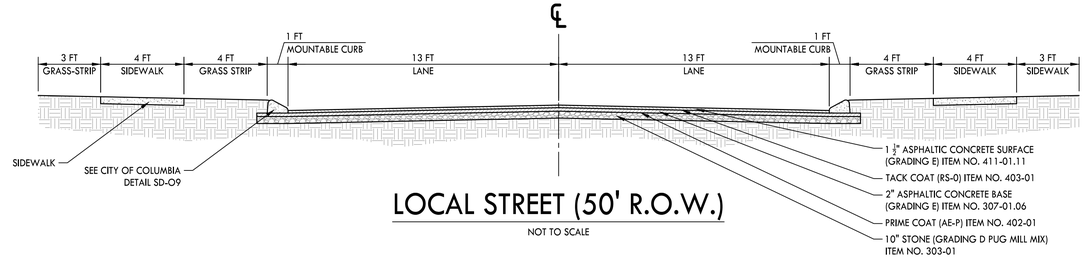
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3/16/26
No. 114180
STATE OF TENNESSEE

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## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

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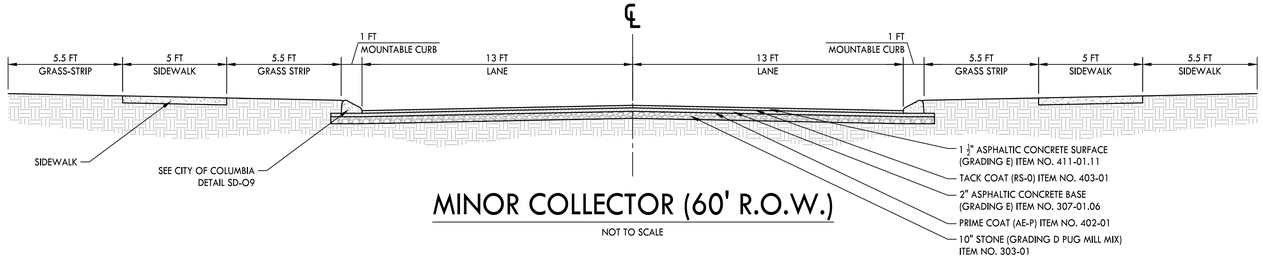
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# C2.7
CPWS WATERMAIN EXTENSION EXHIBIT



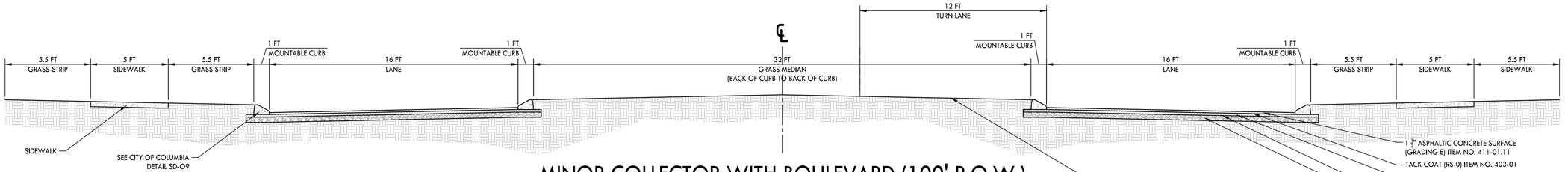

## LOCAL STREET (50' R.O.W.)

NOT TO SCALE



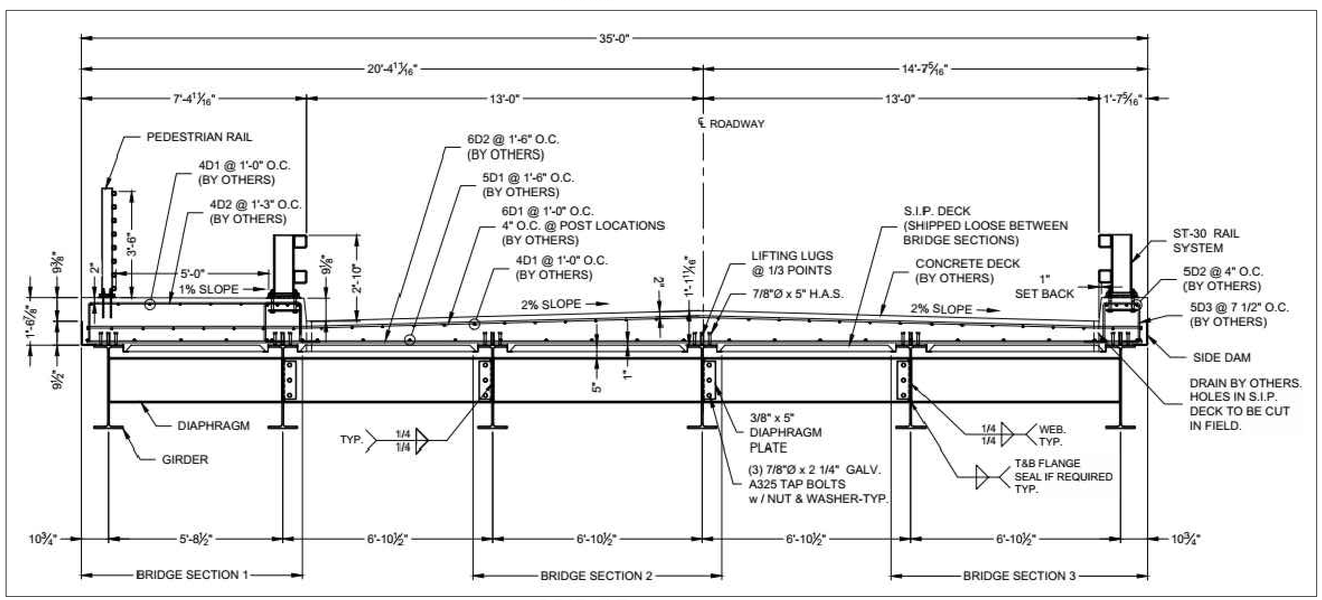

## MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE




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

NOT TO SCALE




## BRIDGE

NOT TO SCALE

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# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | | |
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# C3.0

ROADWAY CROSS SECTIONS

# GREENS MILL ROAD

## 2558 GREENS MILL RD., COLUMBIA, TN 38401

## REVISED FINAL PUD MASTER PLAN

### GENERAL INFORMATION

DEVELOPER

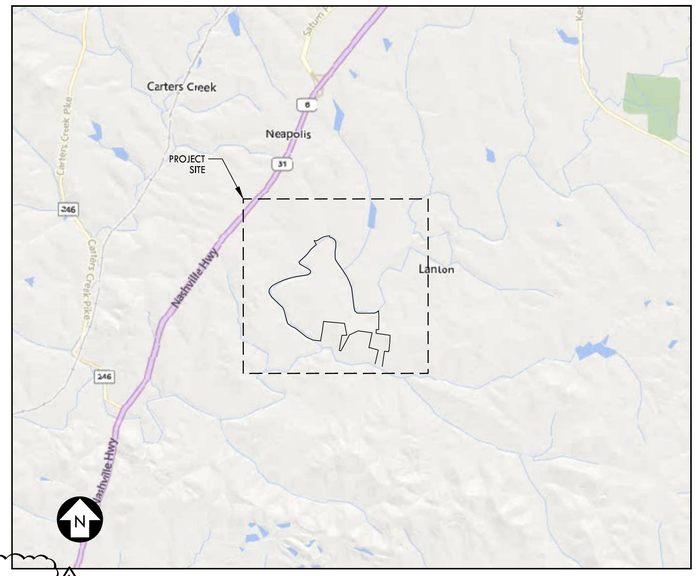
SAFE HARBOR RESIDENTIAL
105 WESTPARK DRIVE, SUITE 365
BRENTWOOD, TN 37027

CIVIL ENGINEER

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD, SUITE 201
BRENTWOOD, TN 37027
CONTACT: ADAM CRUNK, PE
PHONE: 615.873.1795
EMAIL: adam@crunkeng.com

NOTE:

THIS MASTER PLAN IS BEING REVIEWED UNDER THE PREVIOUS ZONING CODE 3638 AS AN RS-10 PUD TO INCLUDE A MAIL KIOSK.




LOCATION MAP
NOT TO SCALE



### Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | OVERALL SITE LAYOUT PLAN |
| C1.0A | EXHIBIT OF CHANGES |
| C1.1 | SITE LAYOUT PLAN |
| C1.2 | SITE LAYOUT PLAN |
| C1.3 | SITE LAYOUT PLAN |
| C1.4 | SITE LAYOUT PLAN |
| C1.5 | SITE LAYOUT PLAN |
| C1.6 | SITE LAYOUT PLAN |
| C1.7 | TYPICAL LOT LAYOUT |
| C1.8 | PARCEL TABLES |
| C1.9 | OFFSITE IMPROVEMENTS |
| C2.0 | OVERALL GRADING, DRAINAGE, & UTILITY PLAN |
| C2.1 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.2 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.3 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.4 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.5 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.6 | GRADING, DRAINAGE, AND UTILITY PLAN |
| C2.7 | CPWS WATERMAIN EXTENSION EXHIBIT |
| C3.0 | ROADWAY CROSS SECTIONS |


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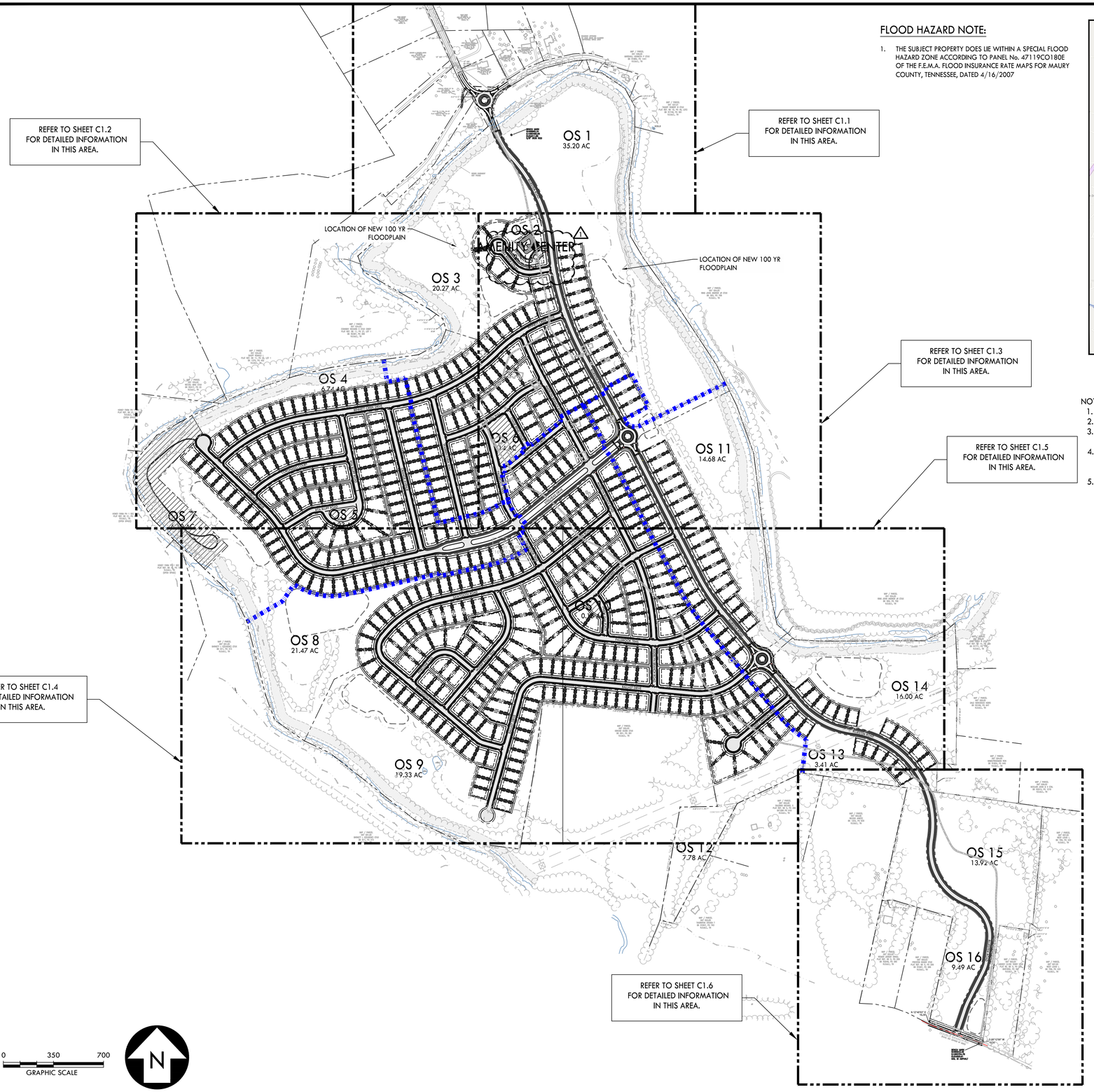
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GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

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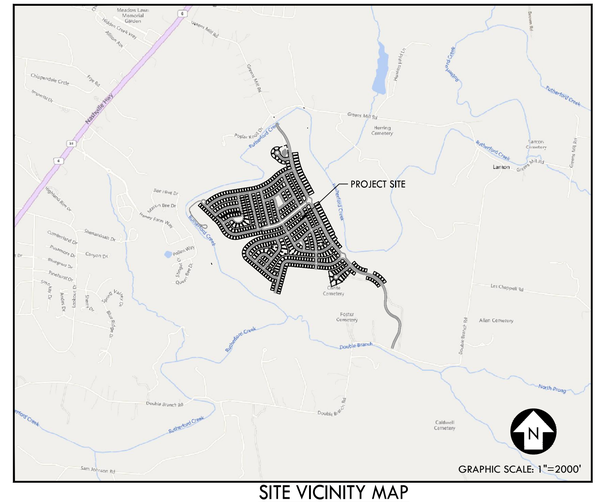
07/09/2024 17067

C0.0
COVER SHEET




## FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007




## SITE VICINITY MAP

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

SITE DATA TABLE

| | |
|---|---|
| PROJECT: GREENS MILL ROAD PUD | |
| ADDRESS: GREENS MILL ROAD 2558 | |
| PARCEL ID: 051 055.00 | |
| SITE ACREAGE: 376.96 ACRES | |
| PROPOSED DENSITY: 1.46 DUA | |
| PROPOSED ZONING: RS10 | |
| ZONING DISTRICT: | RS10 |
| AREA: | 376.96 AC |
| LOT TYPE: | |
| 10,000 SQ-FT | 528 LOTS |
| 1-ACRE | 22 LOTS |
| PROPOSED LOTS: | |
| PHASE 1 LOTS: | 100 |
| PHASE 2 LOTS: | 218 |
| PHASE 3: LOTS: | 232 |
| TOTAL | 550 |
| MIN. LOT SIZE: | 10,000 SF |
| MIN. LOT WIDTH: | 73 FT |
| FRONT YARD: | |
| MINOR COLLECTOR: | 30 FT |
| LOCAL STREET: | 25 FT |
| SIDE SETBACK: | |
| 10,000 SQ-FT | 10 FT |
| 1-ACRE | 25 FT |
| REAR SETBACK: | 20 FT |
| OPEN SPACE REQ'D: | 6% OF TOTAL AREA (22.62 AC) |
| OPEN SPACE PROVIDED: | 160.85 AC (42.67%) |
| REQUIRED USABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE): | 7.54 AC |
| USABLE OPEN SPACE PROVIDED: | 7.78 AC |

***REFER TO SHEET C1.8 FOR OPEN SPACE PARCEL TABLE

## Sheet List Table


| Sheet Number | Sheet Title |
|---|---|
| C1.0 | OVERALL SITE LAYOUT PLAN |
| C1.1 | SITE LAYOUT PLAN |
| C1.2 | SITE LAYOUT PLAN |
| C1.3 | SITE LAYOUT PLAN |
| C1.4 | SITE LAYOUT PLAN |
| C1.5 | SITE LAYOUT PLAN |
| C1.6 | SITE LAYOUT PLAN |
| C1.7 | TYPICAL LOT LAYOUT |
| C1.8 | PARCEL TABLES |
| C1.9 | OFFSITE IMPROVEMENTS |
| C1.10 | PREVIOUS OVERALL SITE LAYOUT |
| C2.0 | OVERALL GRADING, DRAINAGE, & UTILITY PLAN |
| C2.1 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.2 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.3 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.4 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.5 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.6 | GRADING, DRAINAGE, & UTILITY PLAN |
| C2.7 | CPWS WATERMAIN EXTENSION EXHIBIT |
| C3.0 | ROADWAY CROSS SECTIONS |



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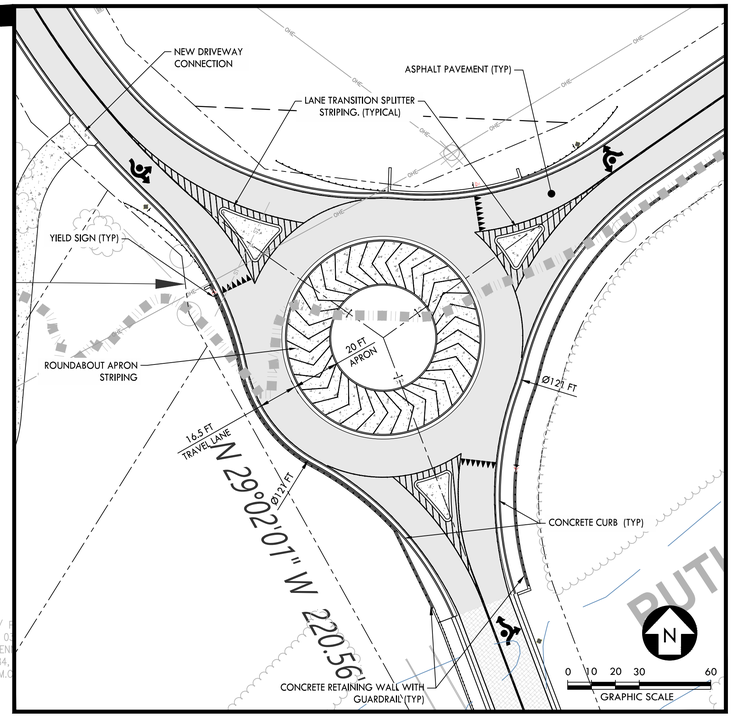
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REGISTERED ENGINEER
AGRICULTURE
3/16/26
CRAIG No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

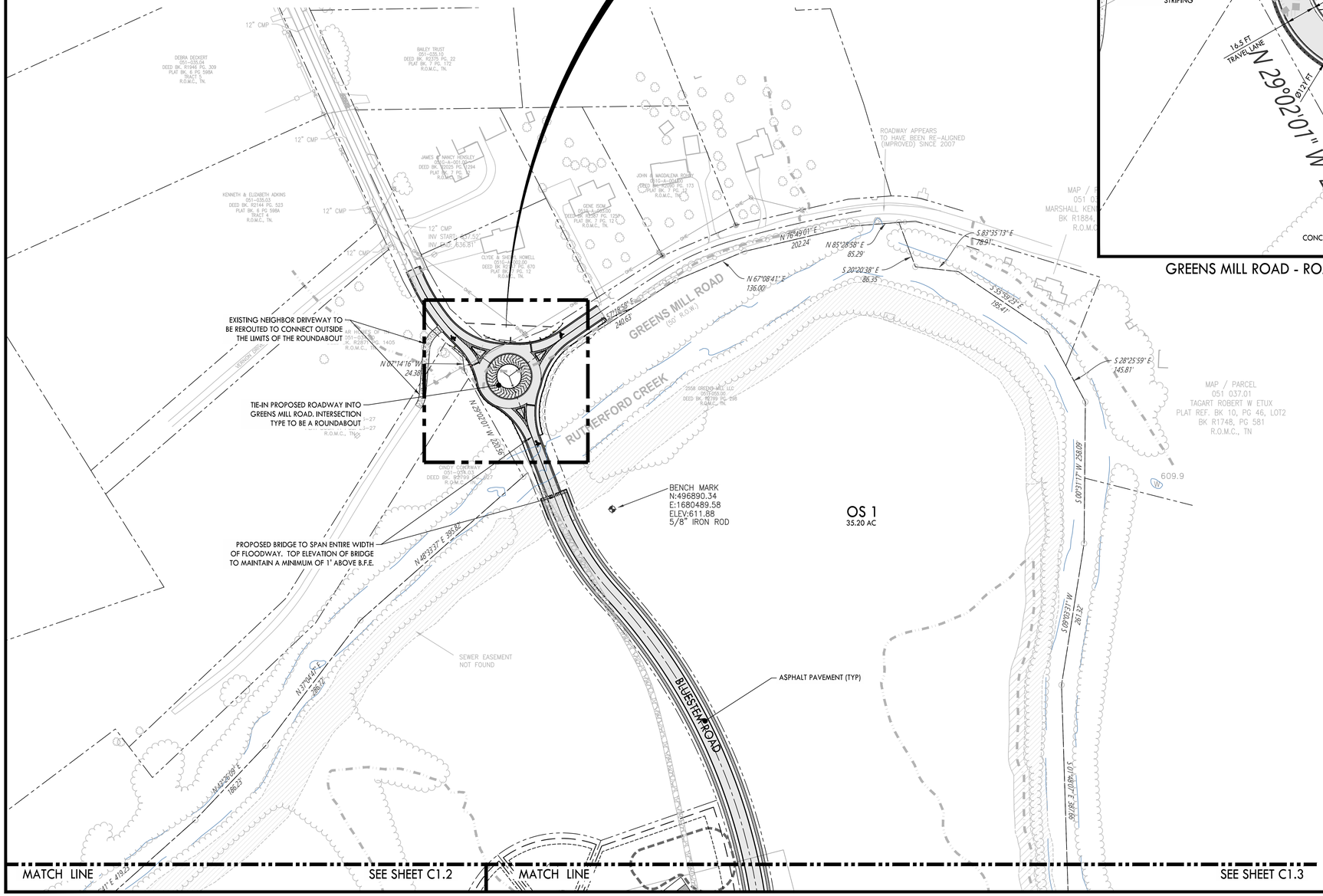
| REVISIONS | | |
|---|---|---|
| No. | DATE | |
| 1 | 03-16-2026 | |

07/09/2024 17067

# C1.0
OVERALL SITE LAYOUT PLAN




GREENS MILL ROAD - ROAD A ROUNDABOUT - DETAILED LAYOUT




MATCH LINE — SEE SHEET C1.2

MATCH LINE — SEE SHEET C1.3

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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

ENGINEERING CRUNK

ANGEL WILSON
CERTIFIED LANDSCAPE ARCHITECT
DEPARTMENT OF AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
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07/09/2024 17067

C1.1

SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.3

NOTES:
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## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

N 48°16'41" E 419.27'
N 20°16'19" W 118.16'
N 60°19'43" W 526.04'
N 54°54'15" W 116.61'
N 16°34'13" W 80.88'
N 27°35'12" E 96.89'
N 61°47'15" E 177.29'
N 82°04'39" E 296.41'
N 81°24'30" E 322.77'
N 76°36'23" E 253.97'
N 71°51'54" E 375.28'
N 66°23'56" E 279.09'
N 66°36'45" E 119.93'
N 60°38'18" E 282.58'
N 39°48'16" E 207.16'

OS 3
20.27 AC

OS 4
6.74 AC

OS 5
0.23 AC

OS 7
6.10 AC

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

MAP / PARCEL
051 034.00
SHUFF RONALD L
PLAT REF. BK 11, PG 26, LOT 1
BK 1375, PG 452
R.O.M.C., TN

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

HONEY FARM PH 1 SEC 3
PLAT REF. BK 21, PG 100
R.O.M.C., TN
(OPEN SPACE)

HONEY FARM PH 1 SEC 2A
PLAT REF. BK 21, PG 43
R.O.M.C., TN
(OPEN SPACE)

RUTHERFORD CREEK

BENNETT CREEK DRIVE
ASPHALT PAVEMENT (TYP)
CONCRETE SIDEWALK (TYP)
STOP SIGN (TYP)
CORONADO COURT
RITA BLUFF ROAD
STEELHEAD DRIVE
ORANGE AVENUE
WARREN FARM WAY
5' MULCHED PATHWAY
STORMWATER POND 5
9 ET

0 50 100 200
GRAPHIC SCALE

N

MATCH LINE

SEE SHEET C1.4

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ANGELA WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
3/16/26
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

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# C1.2
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.2

OS 2
AMENITY CENTER
2.14 AC

LAURA RIDGE COURT

SEE DETAIL B AND MAIL KIOSK AERIAL ON THIS SHEET FOR DETAILED LAYOUT

CONCRETE SIDEWALK (TYP)

STORMWATER POND 2

STORMWATER POND 3

BENNETT CREEK DRIVE

STOP SIGN (TYP)

BLUESTEM ROAD

MADELYN BRANCH ROAD

MARY LOU WAY

CHASE BEND COURT

WINTERWARM DRIVE

OS 6
1.14 AC

FALLBROOK TRAIL

STEELHEAD DRIVE

STORMWATER POND 4

SEE DETAIL A THIS SHEET FOR DETAILED LAYOUT

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

ASPHALT PAVEMENT (TYP)

OS 1
14.68 AC

S 82°03'13" E 315.55'

S 07°56'47" W 50.00'

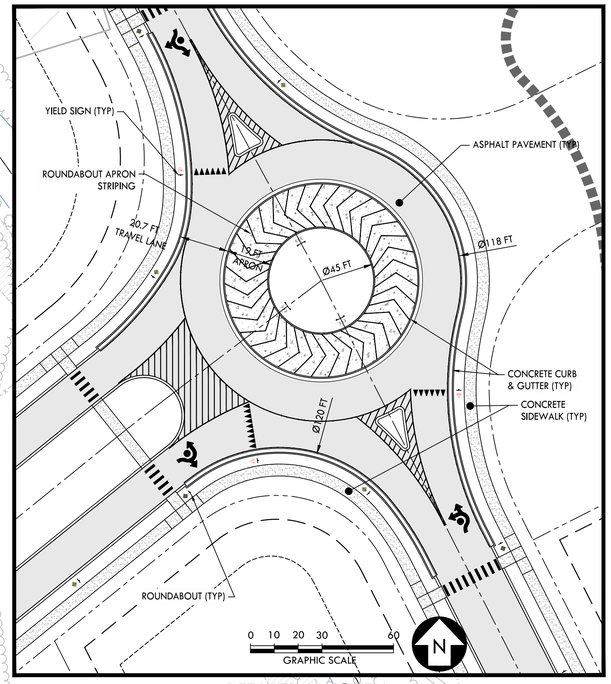
MATCH LINE

MATCH LINE

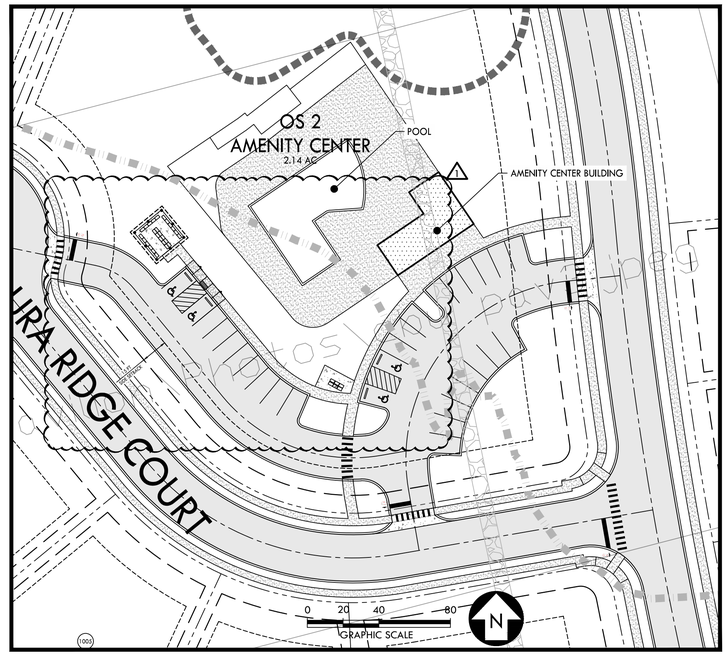
SEE SHEET C1.4

MATCH LINE

SEE SHEET C1.5




DETAILED LAYOUT A



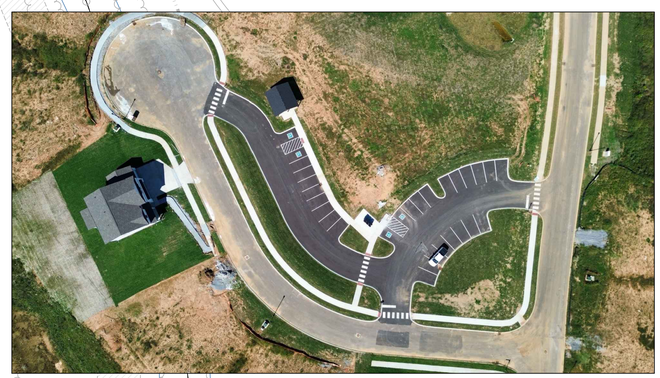

DETAILED LAYOUT B

SITE DATA TABLE (AMENITY CENTER):

EXISTING ZONING: RS-10
PROPOSED ZONING: RS-10

AMEINTY CENTER

| | |
|---|---|
| AREA: | 1.82 AC |
| PARKING SPACE: | 31 SPACES |
| USAGE: | AMENITY CENTER AND POOL |
| BUILDING AREA: | 1,340 SQ-FT |
| POOL AREA: | 2,400 SQ-FT |



MAIL KIOSK AERIAL

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
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4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N


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KYLE WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
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STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

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# C1.3
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.2

MATCH LINE

SEE SHEET C1.3

SEE SHEET C1.5

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
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## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

STEELHEAD DRIVE

FALLBROOK TRAIL

SAWTOOTH ROAD

PINECONE PASS

MOUNT BALDY TRAIL

BALLAST DRIVE

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

CONCRETE SIDEWALK (TYP)

STORMWATER POND 6

STORMWATER POND 7

OS 8
21.47 AC

OS 9
19.33 AC

MAP / PARCEL
067 001.00
BARNETT L E(EUGENE) ETUX
BK 811, PG 314
R.O.M.C., TN

MAP / PARCEL
067 001.00

N 46°30'27" W 204.16'

N 19°41'19" W 252.21'

N 19°45'56" W
188.36'

N 65°40'25" W
250.88'

N 64°31'17" W
197.26'

N 51°59'20" W 313.88'

N 51°52'18" W 447.40'

N 63°40'53" W
208.13'

S 07°09'01" W 488.20'

S 18°22'14" W 546.70'

MATCH LINE

0 50 100 200
GRAPHIC SCALE


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ENGINEERING CRUNK

ADAM WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
3/16/26
COMMERCE
114 180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
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## COLUMBIA, TENNESSEE

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# C1.4
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.3

SEE SHEET C1.4

SAWTOOTH ROAD

FOUNDERS LANE

SHADY OAK PLACE

OS 10
0.15 AC

FALLBROOK TRAIL

MADELYN BRANCH ROAD

BALLAST DRIVE

BLUESTEM ROAD

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

RIVER ACCESS

S 12°27'40" E
195.29'

S 49°19'41" E
163.40'

S 49°59'59" E 509.83'

RUTHERFORD CREEK

RETAINING WALL

STORMWATER POND B

ROW TO BE EXTENDED TO EAST PROPERTY LINE

LANE TRANSITION SPLITTER STRIPING. (TYPICAL)

YIELD SIGN (TYP)

ROUNDABOUT APRON STRIPING

20.4 FT TRAVEL LANE

19 FT APRON

Ø45 FT

Ø121 FT

CONCRETE CURB & GUTTER (TYP)

CONCRETE SIDEWALK (TYP)

ROUNDABOUT (TYP)

0 10 20 30 60
GRAPHIC SCALE

ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

OS 14
16.00 AC

CREST CANYON TRAIL

BLUESTEM ROAD

75' TVA EASEMENT

OS 13
3.41 AC

SEE SHEET C1.6

N 84°45'44" W 1108.95'

N 10°46'32" W 633.98'

S 64°48'28" W 501.76'

N 88°53'53" E 260.71'

CEMETERY

MAP / PARCEL
067 002.00
KINCAID DUGIN ETUX
BK 651, PG 381
R.O.M.C., TN

MAP / PARCEL
067 003.00
SALERNO MICHAEL S
PLAT REF: BK 5, PG 206
BK1286 PG 618
R.O.M.C., TN

MATCH LINE

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PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE


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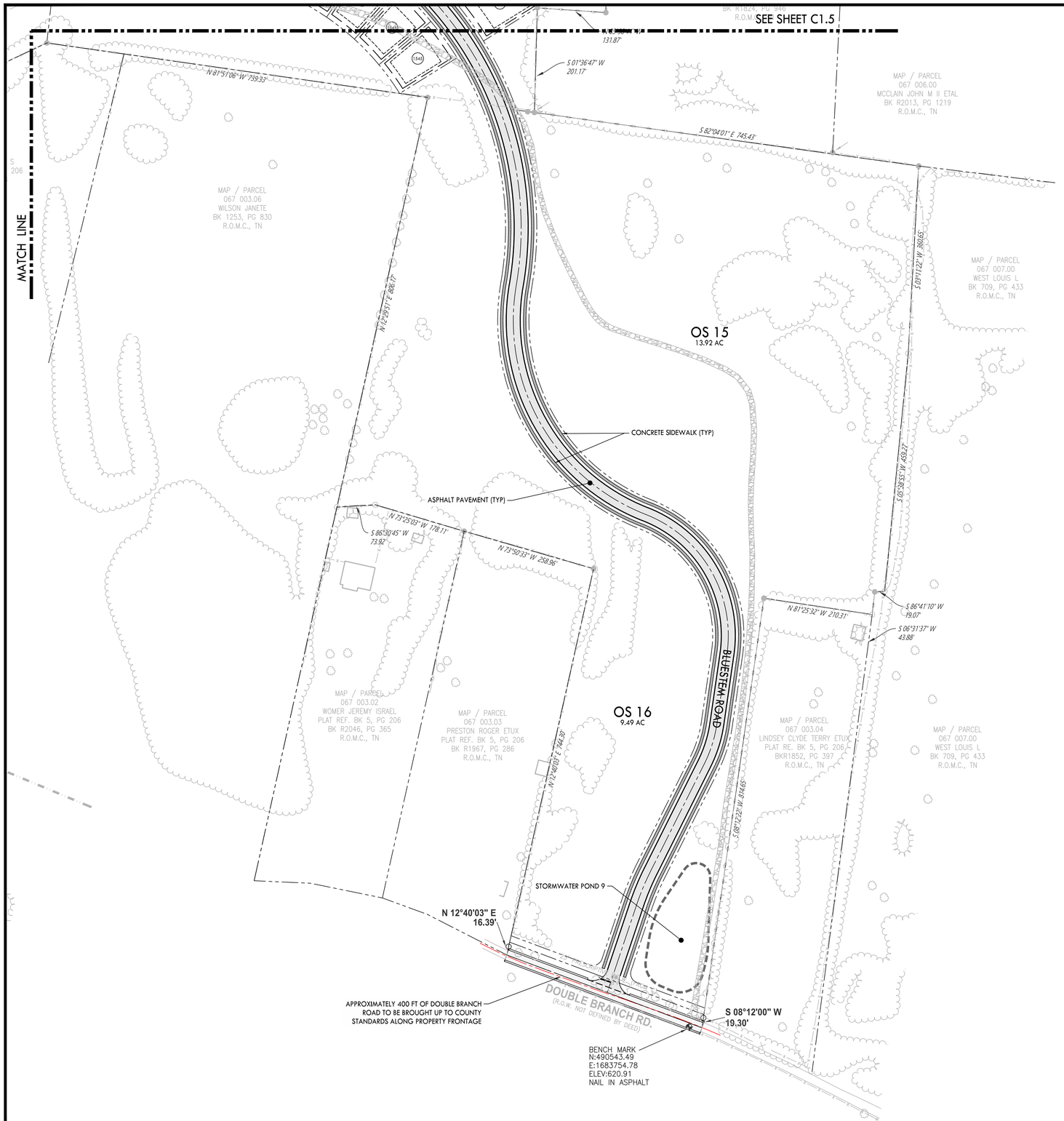
ANDREW WILSON PERRY CLARK
REGISTERED
AGRICULTURE
No. 114180
STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

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C1.5
SITE LAYOUT PLAN




NOTES:

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## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N

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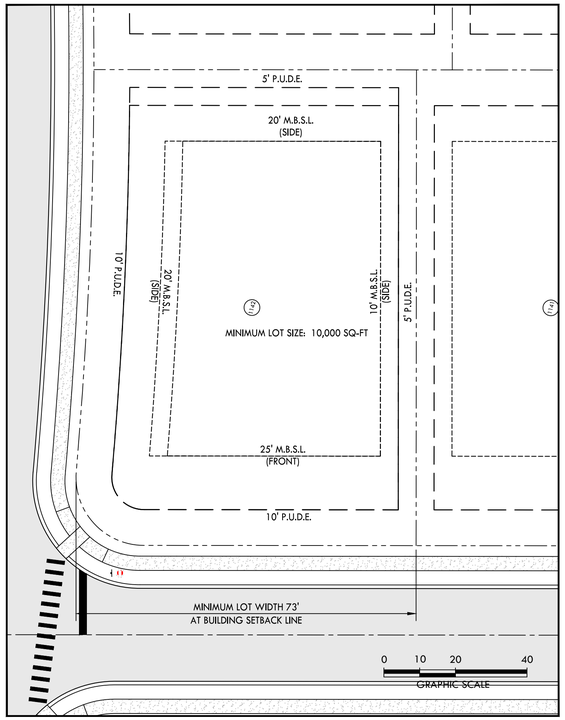
ADAM WILSON
REGISTERED ENGINEER
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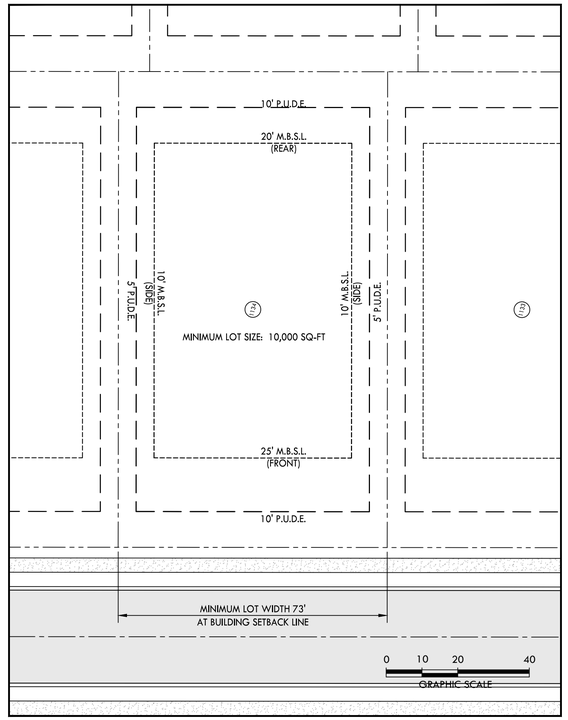
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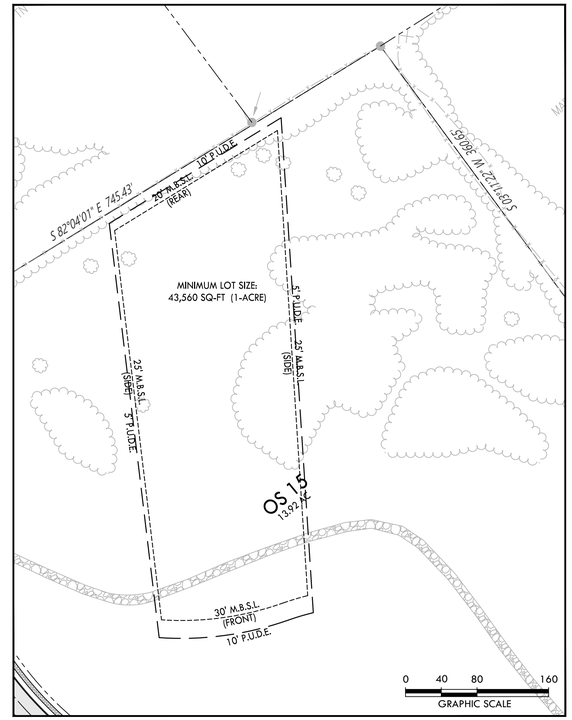
# C1.6
SITE LAYOUT PLAN



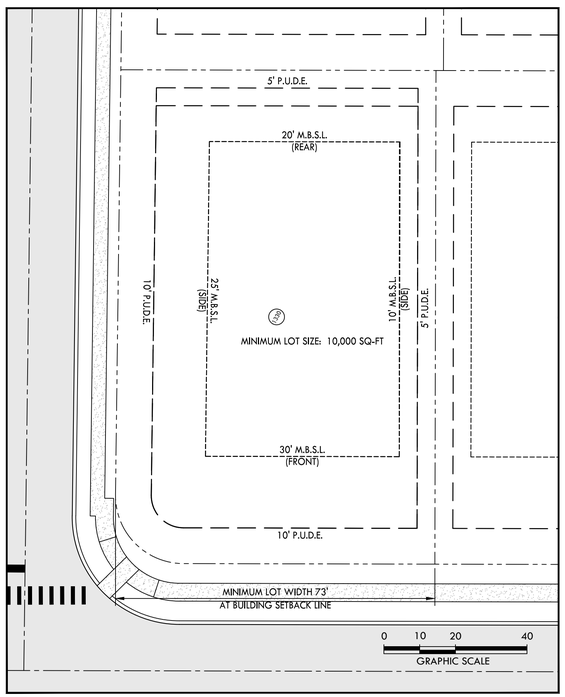

TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



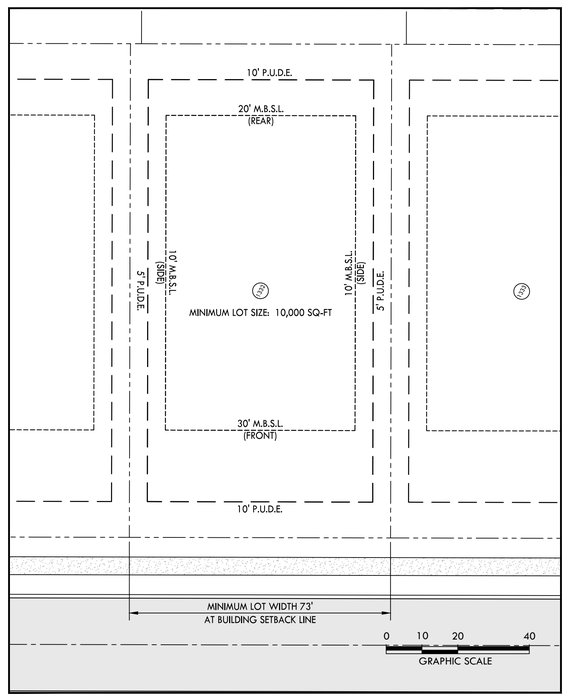

TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



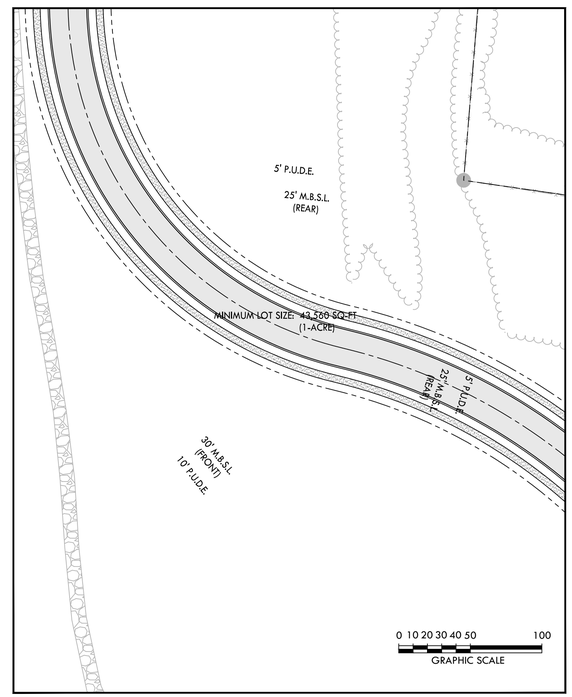

TYPICAL 1-ACRE LOT LAYOUT AT COLLECTOR ROADWAYS




TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS




TYPICAL LOT LAYOUT AT COLLECTOR ROADWAYS




TYPICAL 1-ACRE LOT CORNER LAYOUT AT COLLECTOR ROADWAYS

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C1.7

TYPICAL LOT LAYOUT

| PHASE 1 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1001 | 17,017 |
| 1002 | 17,017 |
| 1003 | 17,017 |
| 1004 | 14,912 |
| 1005 | 13,469 |
| 1006 | 14,540 |
| 1007 | 15,246 |
| 1008 | 12,968 |
| 1009 | 15,357 |
| 1010 | 11,104 |
| 1011 | 10,417 |
| 1012 | 10,417 |
| 1013 | 10,417 |
| 1014 | 10,417 |
| 1015 | 10,066 |
| 1016 | 10,422 |
| 1017 | 10,422 |
| 1018 | 10,422 |
| 1019 | 10,422 |
| 1020 | 10,422 |
| 1021 | 10,422 |
| 1022 | 10,422 |
| 1023 | 10,422 |
| 1025 | 17,079 |
| 1026 | 17,079 |
| 1027 | 17,079 |
| 1028 | 17,079 |
| 1029 | 17,079 |
| 1030 | 17,079 |
| 1031 | 17,079 |
| 1032 | 17,079 |
| 1033 | 17,252 |
| 1034 | 17,000 |
| 1035 | 17,000 |
| 1036 | 17,000 |
| 1040 | 12,511 |
| 1041 | 10,407 |
| 1042 | 10,407 |
| 1043 | 10,397 |
| 1044 | 10,212 |
| 1045 | 10,212 |
| 1046 | 10,212 |
| 1047 | 10,212 |
| 1051 | 11,912 |
| 1052 | 10,645 |
| 1053 | 10,645 |
| 1054 | 10,645 |
| 1055 | 10,428 |
| 1056 | 10,412 |
| 1057 | 10,412 |
| 1058 | 10,412 |
| 1063 | 14,209 |
| 1064 | 10,242 |
| 1065 | 10,325 |
| 1066 | 10,325 |
| 1067 | 10,325 |
| 1068 | 10,325 |
| 1069 | 10,325 |
| 1070 | 10,325 |
| 1071 | 13,240 |

| PHASE 1 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1072 | 13,199 |
| 1073 | 11,412 |
| 1074 | 11,614 |
| 1075 | 11,632 |
| 1076 | 11,468 |
| 1077 | 11,118 |
| 1078 | 10,741 |
| 1079 | 11,609 |
| 1080 | 19,233 |
| 1081 | 13,477 |
| 1082 | 11,692 |
| 1083 | 14,621 |
| 1084 | 14,553 |
| 1085 | 11,805 |
| 1086 | 15,013 |
| 1101 | 12,377 |
| 1102 | 10,001 |
| 1103 | 10,001 |
| 1104 | 10,001 |
| 1105 | 10,001 |
| 1106 | 10,001 |
| 1107 | 11,400 |
| 1111 | 10,530 |
| 1112 | 10,138 |
| 1113 | 10,138 |
| 1114 | 10,138 |
| 1115 | 10,138 |
| 1116 | 10,138 |
| 1117 | 12,950 |
| 1118 | 14,369 |
| 1119 | 10,575 |
| 1120 | 10,575 |
| 1121 | 10,575 |
| 1122 | 10,575 |
| 1123 | 10,575 |
| 1124 | 10,575 |
| 1125 | 10,575 |
| 1126 | 10,575 |
| 1127 | 10,575 |
| 1128 | 10,575 |

PHASE 1: 100 LOTS

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1024 | 10,000 |
| 1037 | 17,000 |
| 1038 | 17,000 |
| 1039 | 17,000 |
| 1048 | 10,212 |
| 1049 | 10,212 |
| 1050 | 21,033 |
| 1108 | 13,627 |
| 1109 | 12,515 |
| 1110 | 13,458 |
| 1129 | 13,142 |
| 1130 | 11,363 |
| 1131 | 14,589 |
| 1132 | 11,080 |
| 1133 | 10,000 |
| 1134 | 10,000 |
| 1135 | 10,000 |
| 1136 | 10,000 |
| 1137 | 10,000 |
| 1138 | 10,000 |
| 1139 | 10,000 |
| 1140 | 10,000 |
| 1141 | 10,000 |
| 1142 | 12,197 |
| 1143 | 11,021 |
| 1144 | 10,089 |
| 1145 | 10,001 |
| 1146 | 10,001 |
| 1147 | 10,001 |
| 1148 | 10,001 |
| 1149 | 10,001 |
| 1150 | 10,001 |
| 1151 | 10,001 |
| 1152 | 10,001 |
| 1153 | 10,001 |
| 1154 | 10,143 |
| 1155 | 12,335 |
| 1156 | 10,138 |
| 1157 | 10,138 |
| 1158 | 10,138 |
| 1159 | 10,138 |
| 1160 | 10,138 |
| 1161 | 10,138 |
| 1162 | 12,028 |
| 1163 | 12,884 |
| 1164 | 12,813 |
| 1165 | 10,001 |
| 1166 | 12,566 |
| 1182 | 10,000 |
| 1183 | 10,001 |
| 1184 | 10,001 |
| 1185 | 10,001 |
| 1186 | 10,001 |
| 1187 | 10,001 |
| 1188 | 10,001 |
| 1189 | 10,001 |
| 1190 | 10,034 |
| 1191 | 10,610 |
| 1192 | 10,610 |
| 1193 | 10,610 |

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1194 | 10,610 |
| 1195 | 10,610 |
| 1196 | 10,610 |
| 1197 | 10,610 |
| 1198 | 10,610 |
| 1199 | 14,451 |
| 1200 | 12,488 |
| 1201 | 10,686 |
| 1202 | 10,855 |
| 1203 | 11,187 |
| 1204 | 11,218 |
| 1205 | 11,237 |
| 1206 | 11,245 |
| 1207 | 11,240 |
| 1208 | 11,222 |
| 1209 | 14,934 |
| 1210 | 13,726 |
| 1211 | 11,237 |
| 1212 | 11,237 |
| 1213 | 11,237 |
| 1214 | 11,237 |
| 1215 | 11,237 |
| 1216 | 10,915 |
| 1217 | 10,686 |
| 1218 | 13,080 |
| 1219 | 14,112 |
| 1220 | 10,001 |
| 1221 | 10,165 |
| 1222 | 10,430 |
| 1223 | 10,358 |
| 1224 | 10,775 |
| 1225 | 10,989 |
| 1226 | 13,203 |
| 1227 | 13,566 |
| 1228 | 10,046 |
| 1229 | 12,710 |
| 1230 | 11,056 |
| 1231 | 10,001 |
| 1232 | 10,001 |
| 1233 | 11,904 |
| 1234 | 12,134 |
| 1235 | 10,001 |
| 1236 | 10,001 |
| 1237 | 10,001 |
| 1238 | 10,001 |
| 1239 | 10,001 |
| 1240 | 10,001 |
| 1241 | 10,001 |
| 1242 | 10,001 |
| 1243 | 10,000 |
| 1244 | 10,000 |
| 1245 | 10,000 |
| 1246 | 10,001 |
| 1247 | 10,012 |
| 1248 | 11,262 |
| 1249 | 11,262 |
| 1250 | 11,262 |
| 1251 | 11,262 |
| 1252 | 11,262 |
| 1253 | 11,094 |

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1254 | 10,001 |
| 1255 | 10,001 |
| 1256 | 10,001 |
| 1257 | 10,001 |
| 1258 | 10,001 |
| 1259 | 10,001 |
| 1260 | 10,001 |
| 1261 | 10,001 |
| 1262 | 10,449 |
| 1263 | 10,516 |
| 1264 | 10,285 |
| 1265 | 10,000 |
| 1266 | 10,000 |
| 1267 | 10,000 |
| 1268 | 10,000 |
| 1269 | 10,000 |
| 1270 | 10,492 |
| 1330 | 12,173 |
| 1331 | 10,074 |
| 1332 | 10,074 |
| 1333 | 10,074 |
| 1334 | 10,074 |
| 1335 | 10,074 |
| 1336 | 10,074 |
| 1337 | 19,125 |
| 1338 | 17,000 |
| 1339 | 17,000 |
| 1340 | 17,000 |
| 1341 | 17,000 |
| 1342 | 17,000 |
| 1343 | 17,000 |
| 1344 | 17,000 |
| 1345 | 17,000 |
| 1346 | 17,000 |
| 1347 | 17,000 |
| 1348 | 17,000 |
| 1349 | 16,824 |
| 1350 | 15,140 |
| 1351 | 15,140 |
| 1352 | 11,113 |
| 1353 | 11,050 |
| 1354 | 11,050 |
| 1369 | 13,979 |
| 1370 | 11,830 |
| 1371 | 11,830 |
| 1372 | 12,096 |
| 1373 | 12,142 |
| 1374 | 13,963 |
| 1502 | 14,121 |
| 1503 | 11,050 |
| 1504 | 11,050 |
| 1505 | 12,923 |
| 1515 | 13,998 |
| 1516 | 10,050 |
| 1517 | 11,179 |
| 1531 | 12,625 |
| 1532 | 10,832 |
| 1533 | 10,828 |
| 1534 | 10,984 |
| 1535 | 10,983 |

| PHASE 2 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1536 | 10,983 |
| 1537 | 10,983 |
| 1538 | 10,983 |
| 1539 | 10,983 |
| 1540 | 10,032 |
| 1541 | 10,032 |
| 1542 | 10,032 |
| 1543 | 10,032 |
| 1544 | 10,032 |
| 1545 | 10,032 |
| 1546 | 11,595 |
| 1547 | 11,595 |
| 1548 | 11,595 |
| 1549 | 11,595 |
| 1550 | 11,595 |

PHASE 2: 210 LOTS

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1059 | 10,412 |
| 1060 | 10,412 |
| 1061 | 10,412 |
| 1062 | 14,594 |
| 1087 | 13,310 |
| 1088 | 10,138 |
| 1089 | 10,138 |
| 1090 | 10,138 |
| 1091 | 10,138 |
| 1092 | 11,168 |
| 1093 | 14,266 |
| 1094 | 15,338 |
| 1095 | 10,686 |
| 1096 | 10,686 |
| 1097 | 10,686 |
| 1098 | 10,686 |
| 1099 | 10,686 |
| 1100 | 13,799 |
| 1271 | 13,270 |
| 1272 | 10,265 |
| 1273 | 10,220 |
| 1274 | 10,153 |
| 1275 | 10,292 |
| 1276 | 10,289 |
| 1277 | 10,289 |
| 1278 | 10,289 |
| 1279 | 10,289 |
| 1280 | 10,533 |
| 1281 | 10,659 |
| 1282 | 10,659 |
| 1283 | 10,659 |
| 1284 | 10,659 |
| 1285 | 10,659 |
| 1286 | 10,542 |
| 1287 | 12,105 |
| 1288 | 12,572 |
| 1289 | 12,572 |
| 1290 | 12,389 |
| 1291 | 10,076 |
| 1292 | 10,069 |
| 1293 | 10,069 |
| 1294 | 10,069 |
| 1295 | 10,069 |
| 1296 | 10,069 |
| 1297 | 10,069 |
| 1298 | 10,069 |
| 1299 | 10,069 |
| 1300 | 10,069 |
| 1301 | 10,069 |
| 1302 | 11,611 |
| 1303 | 11,134 |
| 1304 | 11,961 |
| 1305 | 10,001 |
| 1306 | 10,001 |
| 1307 | 10,001 |
| 1308 | 13,227 |
| 1309 | 10,000 |
| 1310 | 10,000 |
| 1311 | 10,000 |
| 1312 | 10,000 |

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1313 | 10,000 |
| 1314 | 14,280 |
| 1315 | 14,579 |
| 1316 | 10,549 |
| 1317 | 10,549 |
| 1318 | 10,549 |
| 1319 | 10,549 |
| 1320 | 10,549 |
| 1321 | 13,820 |
| 1322 | 14,636 |
| 1323 | 10,138 |
| 1324 | 10,138 |
| 1325 | 10,138 |
| 1326 | 10,138 |
| 1327 | 10,138 |
| 1328 | 10,138 |
| 1329 | 12,185 |
| 1355 | 13,840 |
| 1356 | 10,686 |
| 1357 | 10,001 |
| 1358 | 10,001 |
| 1359 | 10,001 |
| 1360 | 11,722 |
| 1361 | 13,741 |
| 1362 | 15,280 |
| 1363 | 13,241 |
| 1364 | 13,493 |
| 1365 | 11,980 |
| 1366 | 11,512 |
| 1367 | 11,211 |
| 1368 | 14,642 |
| 1375 | 12,438 |
| 1376 | 12,941 |
| 1377 | 14,839 |
| 1378 | 15,337 |
| 1379 | 17,114 |
| 1380 | 14,971 |
| 1381 | 13,500 |
| 1382 | 12,409 |
| 1383 | 14,257 |
| 1384 | 15,369 |
| 1385 | 10,368 |
| 1386 | 10,368 |
| 1387 | 10,368 |
| 1388 | 10,368 |
| 1389 | 13,193 |
| 1390 | 13,877 |
| 1391 | 12,355 |
| 1392 | 12,396 |
| 1393 | 18,871 |
| 1394 | 13,276 |
| 1395 | 14,544 |
| 1396 | 16,393 |
| 1397 | 12,508 |
| 1398 | 12,968 |
| 1399 | 13,428 |
| 1400 | 17,499 |
| 1401 | 25,752 |
| 1402 | 18,411 |
| 1403 | 13,637 |

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1404 | 11,552 |
| 1405 | 10,549 |
| 1406 | 10,549 |
| 1407 | 10,549 |
| 1408 | 13,236 |
| 1409 | 13,283 |
| 1410 | 10,138 |
| 1411 | 10,138 |
| 1412 | 10,138 |
| 1413 | 10,138 |
| 1414 | 10,138 |
| 1415 | 10,138 |
| 1416 | 10,138 |
| 1417 | 10,001 |
| 1418 | 11,176 |
| 1419 | 14,518 |
| 1420 | 14,521 |
| 1421 | 15,023 |
| 1422 | 12,863 |
| 1423 | 14,651 |
| 1424 | 14,186 |
| 1425 | 11,183 |
| 1426 | 13,875 |
| 1427 | 11,261 |
| 1428 | 11,261 |
| 1429 | 11,183 |
| 1430 | 12,371 |
| 1431 | 11,787 |
| 1432 | 11,204 |
| 1433 | 10,620 |
| 1434 | 10,201 |
| 1435 | 10,788 |
| 1436 | 20,075 |
| 1437 | 28,111 |
| 1438 | 19,960 |
| 1439 | 14,782 |
| 1440 | 17,223 |
| 1441 | 13,417 |
| 1442 | 10,001 |
| 1443 | 11,166 |
| 1444 | 12,345 |
| 1445 | 12,180 |
| 1446 | 12,681 |
| 1447 | 12,131 |
| 1448 | 11,940 |
| 1449 | 11,999 |
| 1450 | 12,345 |
| 1451 | 15,135 |
| 1452 | 16,736 |
| 1453 | 11,509 |
| 1454 | 15,571 |
| 1455 | 15,919 |
| 1456 | 21,470 |
| 1457 | 11,917 |
| 1458 | 14,432 |
| 1459 | 15,684 |
| 1460 | 18,812 |
| 1461 | 17,071 |
| 1462 | 14,047 |
| 1463 | 11,714 |

PHASE 3: 240 LOTS

| PHASE 3 LOTS | |
|---|---|
| LOT NUMBER | AREA (SQ-FT) |
| 1464 | 11,981 |
| 1465 | 11,979 |
| 1466 | 10,001 |
| 1467 | 11,979 |
| 1468 | 10,001 |
| 1469 | 10,001 |
| 1470 | 10,001 |
| 1471 | 10,001 |
| 1472 | 10,001 |
| 1473 | 10,001 |
| 1474 | 10,001 |
| 1475 | 10,001 |
| 1476 | 10,001 |
| 1477 | 10,001 |
| 1478 | 10,001 |
| 1479 | 14,251 |
| 1480 | 10,001 |
| 1481 | 10,001 |
| 1482 | 10,001 |
| 1483 | 10,001 |
| 1484 | 10,001 |
| 1485 | 10,001 |
| 1486 | 10,001 |
| 1487 | 10,001 |
| 1488 | 10,001 |
| 1489 | 11,979 |
| 1490 | 17,201 |
| 1491 | 15,189 |
| 1492 | 14,006 |
| 1493 | 12,649 |
| 1494 | 13,642 |
| 1495 | 12,909 |
| 1496 | 11,448 |
| 1497 | 12,591 |
| 1498 | 15,072 |
| 1499 | 16,261 |
| 1500 | 16,364 |
| 1501 | 14,960 |
| 1506 | 11,979 |
| 1507 | 10,001 |
| 1508 | 10,001 |
| 1509 | 10,741 |
| 1510 | 10,980 |
| 1511 | 10,980 |
| 1512 | 10,980 |
| 1513 | 10,980 |
| 1514 | 10,938 |
| 1518 | 10,366 |
| 1519 | 10,513 |
| 1520 | 11,275 |
| 1521 | 12,781 |
| 1522 | 13,522 |

| Parcel Table | |
|---|---|
| OPEN SPACE | Area |
| OS 1 | 1,533,378 |
| ★ OS 2 | 93,107 |
| OS 3 | 883,083 |
| OS 4 | 293,489 |
| ★ OS 5 | 10,007 |
| ★ OS 6 | 49,797 |
| ★ OS 7 | 265,731 |
| OS 8 | 935,059 |
| OS 9 | 842,191 |
| ★ OS 10 | 6,698 |
| OS 11 | 639,315 |
| OS 12 | 338,907 |
| OS 13 | 148,353 |
| OS 14 | 696,956 |
| OS 15 | 606,329 |
| OS 16 | 413,401 |

★ DENOTES USABLE OPEN SPACE


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ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
3/16/26
COMMERCE
114 180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | | |
|---|---|---|
| No. | DATE | |
| 1 | 03-16-2026 | |

07/09/2024 17067

C1.8

PARCEL TABLES




## NASHVILLE HIGHWAY AND GREENS MILL ROAD INTERSECTION:

GENERAL IMPROVEMENTS:

1. MODIFY LEFT-TURN LANE PHASING ON THE NORTHBOUND AND SOUTHBOUND APPROACHES FROM PROTECTED TO PROTECTED-PERMISSIVE.
2. MODIFY SIGNAL PHASING ON THE EASTBOUND AND WESTBOUND APPROACHES TO RUN LEFT-TURNS CONCURRENTLY.
3. MODIFY THE SIGNAL TO INCLUDE RIGHT-TURN OVERLAPS ON THE NORTHBOUND, WESTBOUND, AND SOUTHBOUND APPROACHES.

GREENS MILL ROAD IMPROVEMENTS:

1. INSTALL A DEDICATED LEFT-TURN LANE ALONG EASTBOUND APPROACH WITH A MINIMUM LENGTH OF 150'.

*** THE CURRENT INTERSECTION IS UNSIGNALIZED HOWEVER THE DEVELOPMENT OF THE VILLAGE AT CARTER'S STATION WILL INSTALL THE INITIAL SIGNALS WHICH WILL BE MODIFIED ONCE THE GREENS MILL ROAD DEVELOPMENT IS UNDERWAY.

## GREENS MILL ROAD AND SITE INTERSECTION:

GENERAL IMPROVEMENTS:

1. INSTALL 3-LEG ROUNDABOUT.

## NASHVILLE HIGHWAY AND DOUBLE BRANCH ROAD INTERSECTION:

NASHVILLE HIGHWAY IMPROVEMENTS:

1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE NORTHBOUND APPROACH.
2. DEDICATED LEFT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE SOUTHBOUND APPROACH.

DOUBLE BRANCH ROAD IMPROVEMENTS:

1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 200' OF STORAGE ALONG THE WESTBOUND APPROACH.
2. EXISTING LANE TO BE CONVERTED TO AN EXCLUSIVE LEFT-TURN LANE.

## DOUBLE BRANCH ROAD AND SITE INTERSECTION:

SITE IMPROVEMENTS:

1. INSTALL UNSIGNALIZED STOP CONDITION ON SITE ROADWAY.

DOUBLE BRANCH ROAD IMPROVEMENTS:

1. REVISE ROADWAY CROSS-SECTION AND BRING UP TO COUNTY STANDARDS.

NOTES:

ALL IMPROVEMENTS SHOWN WERE RECOMMENDED BY THE GREENS MILL MASTER PLAN, TRAFFIC IMPACT STUDY CONDUCTED BY KCI TECHNOLOGIES IN NOVEMBER, 2020.

SCHEDULE OF IMPROVEMENTS:

GREENS MILL ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 1 COMPLETION.

DOUBLE BRANCH ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND GREENS MILL ROAD IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROADIMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 2 COMPLETION.

0 50 1,000 2,000
GRAPHIC SCALE

N

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CRUNK ENGINEERING

ADAM WILSON CRAWFORD
REGISTERED ENGINEER
AGRICULTURE
No. 114180
STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

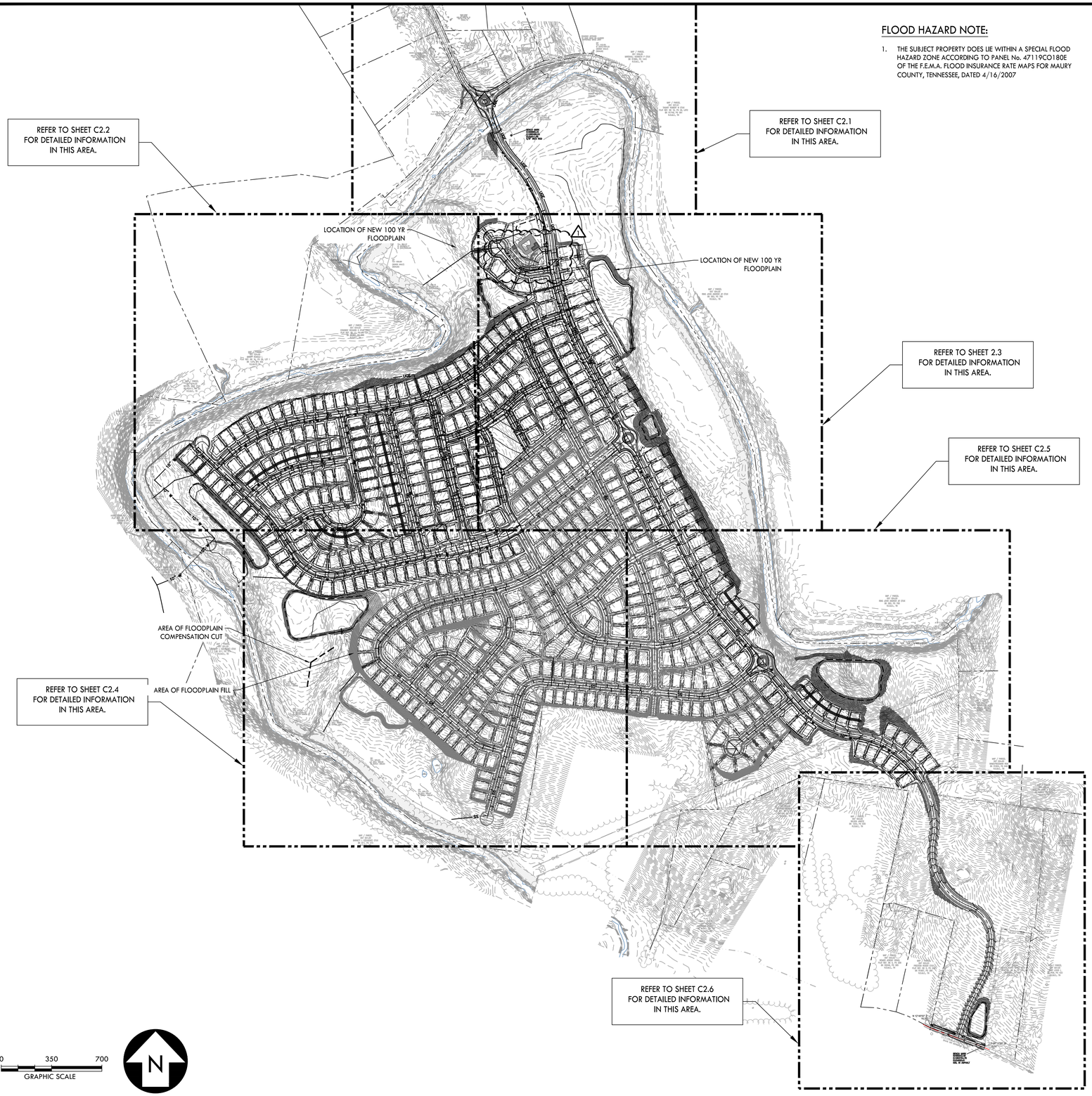
07/09/2024 17067

C1.9

OFFSITE IMPROVEMENTS

## FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007





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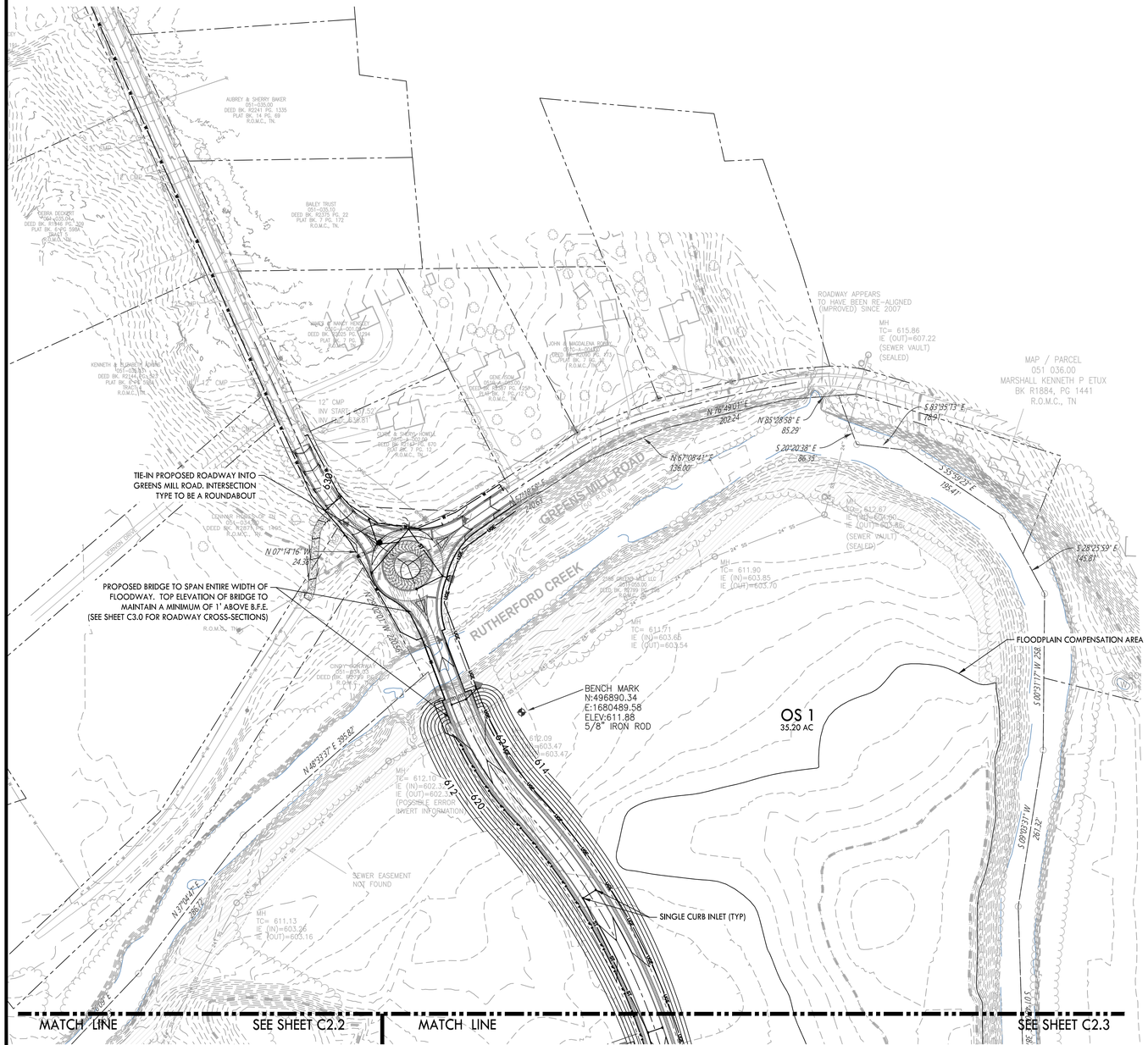
ANDREW WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
114180
STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

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# C2.0
OVERALL GRADING, DRAINAGE, & UTILITY PLAN




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

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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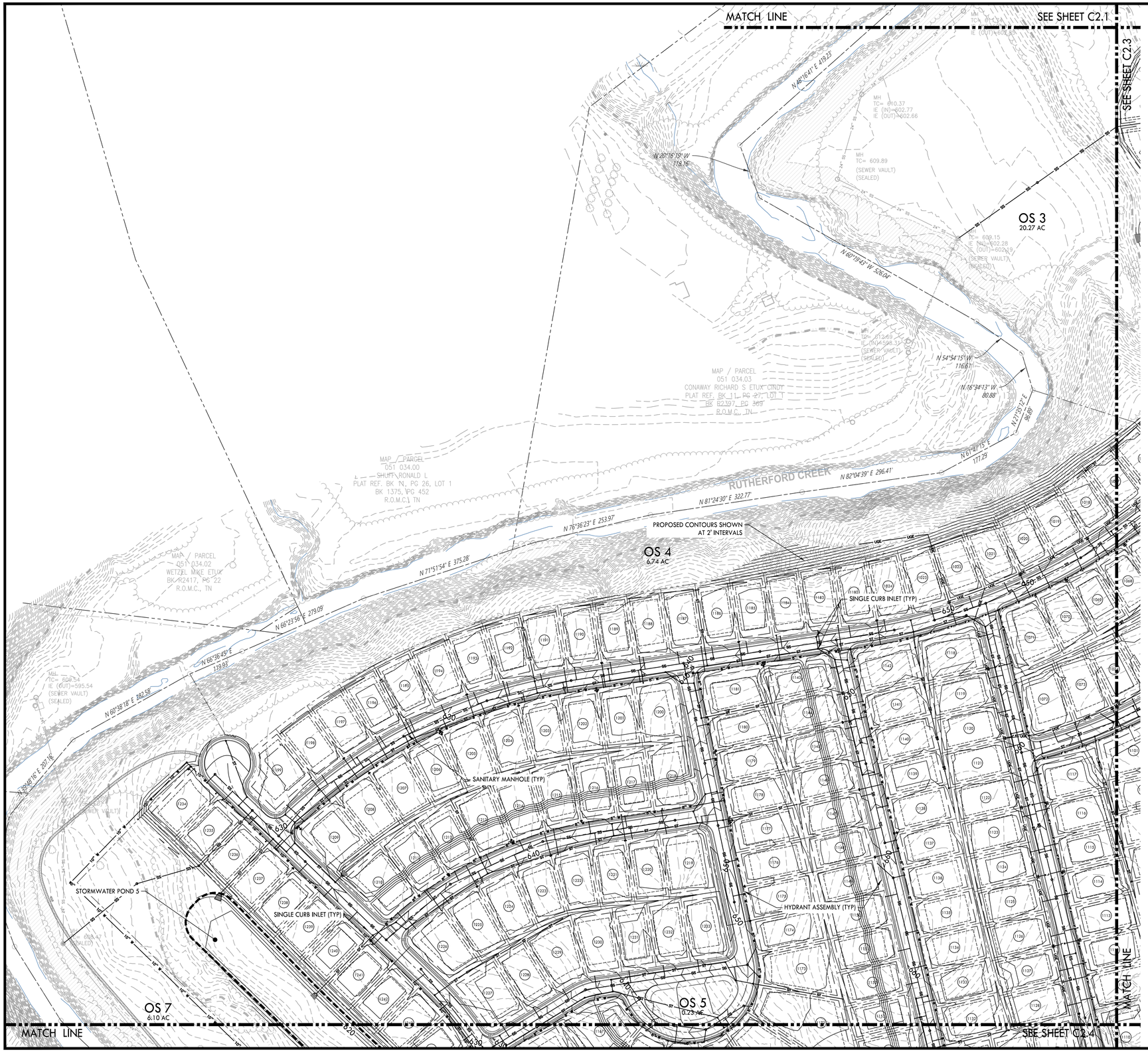
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AGRICULTURE
3/16/26
COMMERCE
No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

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|---|---|
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07/09/2024 17067

# C2.1
GRADING, DRAINAGE, & UTILITY PLAN




## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
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# C2.2
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.1

SEE SHEET C2.4

MATCH LINE

STORMWATER POND 1

SINGLE CURB INLET (TYP)

STORM JUNCTION MANHOLE (TYP)

AMENITY

HYDRANT ASSEMBLY (TYP)

POND 2 OUTLET STRUCTURE (TYP)

STORMWATER POND 2

8" TEE AND GATE VALVES (3) (TYP)

CONCRETE HEADWALL (TYP)

8" TEE AND GATE VALVES (3) (TYP)

HYDRANT ASSEMBLY (TYP)

SANITARY MANHOLE (TYP)

PROPOSED CONTOURS SHOWN AT 2' INTERVALS

STORMWATER POND 3

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

S 53°59'37" E 308.48

S 53°20'09" E 510.22

S 58°20'13" E 315.58

S 19°22'13" E 354.94

S 45°57'54" E 500.20

OS 2
1.14 AC

OS 6
1.14 AC

OS 11
14.68 AC

HYDRANT ASSEMBLY (TYP)

STORMWATER POND 4

SANITARY MANHOLE (TYP)

PROPOSED CONTOURS SHOWN AT 2' INTERVALS

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N


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ADAM WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
3/16/26
CERTIFICATE No. 114180
STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

# C2.3
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.2

MATCH LINE

SEE SHEET C2.3

MATCH LINE

SEE THIS SHEET

STORMWATER POND 5

20' PUBLIC UTILITY EASEMENT

STORMWATER POND 6

POND OUTLET STRUCTURE (TYP)

CONCRETE HEADWALL (TYP)

OS 8
21.47 AC

20' PUBLIC UTILITY EASEMENT

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

OS 10
0.15 AC

660

STORMWATER POND 7

POND OUTLET STRUCTURE (TYP)

SANITARY MANHOLE (TYP)

CONCRETE HEADWALL (TYP)

CONNECT TO EXISTING SANITARY MANHOLE

20' PUBLIC UTILITY EASEMENT

OS 9
19.33 AC

CONNECT TO EXISTING SANITARY MANHOLE

MAP / PARCEL
067 001.00
BARNETT L E(EUGENE) ETUX
BK 811, PG 314
R.O.M.C. TN

MATCH LINE

SEE THIS SHEET

CONNECT TO EXISTING SANITARY MANHOLE

MATCH LINE

0 50 100 200
GRAPHIC SCALE

N

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.


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


ADAM WILSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
3/16/26

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
COLUMBIA, TENNESSEE

| REVISIONS | |
|---|---|
| No. | DATE |
| 1 | 03-16-2026 |

07/09/2024 17067

# C2.4
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.3

SEE SHEET C2.4

SINGLE CURB INLET (TYP)

HYDRANT ASSEMBLY (TYP)

SANITARY MANHOLE (TYP)

HYDRANT ASSEMBLY (TYP)

8" TEE AND GATE VALVES (3) (TYP)

HYDRANT ASSEMBLY (TYP)

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

S 12°27'40" E
105.29'

S 49°19'41" E
163.40'

N 89°49'06" E 516.52'

N 89°54'43" E
204.01'

N 50°31'04" E
78.29'

N 64°28'37" E
171.60'

RUTHERFORD CREEK

STORMWATER POND 8

OS 14
16.00 AC

OS 13
3.41 AC

75' TVA EASEMENT

MAP / PARCEL
067 003.00
SULLENS, MICHAEL S
ELM WEF SW 3 PG 208
BK1286/PG 918
R.O.M.C., TN

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

MAP / PARCEL
067 005.00
WILLIAMSON HEIRS
BK R2196, PG 647
R.O.M.C., TN

N 88°53'53" E 260.71'

CEMETERY

S 64°49'28" W 501.76'

S 00°39'45" W 682.39'

S 13°55'16" E 308.96'

131.87'

SEE SHEET C2.6

MATCH LINE

MATCH LINE

## PROPOSED GRADING & DRAINAGE LEGEND

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

## PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
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0 50 100 200
GRAPHIC SCALE

N


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ENGINEERING CRUNK

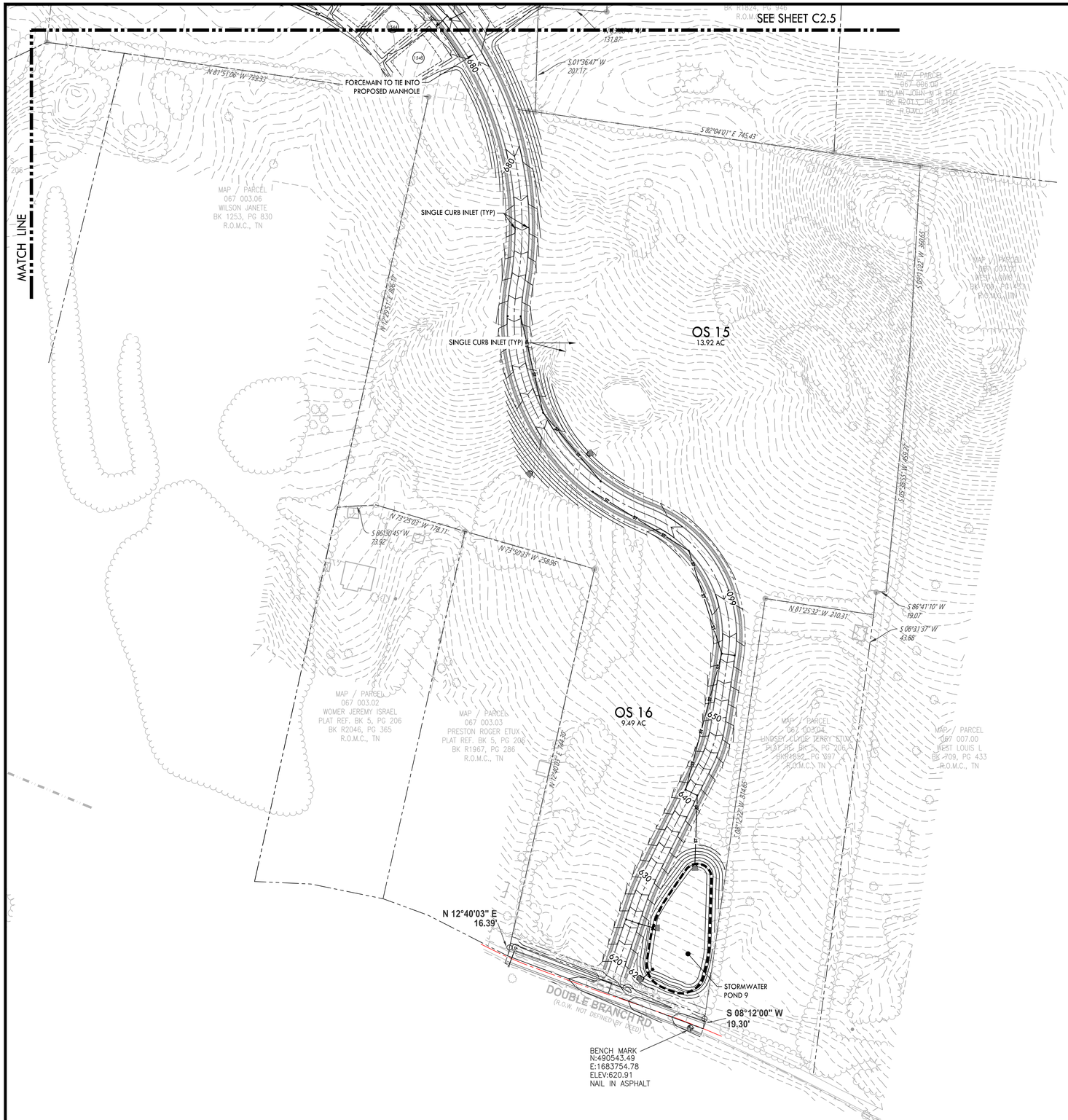
ANDREW WILSON CRAMER 114180 REGISTERED ENGINEER AGRICULTURE 3/16/26 STATE OF TENNESSEE

# GREENS MILL ROAD
## PLANNED UNIT DEVELOPMENT
## FINAL PLAN
## COLUMBIA, TENNESSEE

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# C2.5
GRADING, DRAINAGE, & UTILITY PLAN




NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

## PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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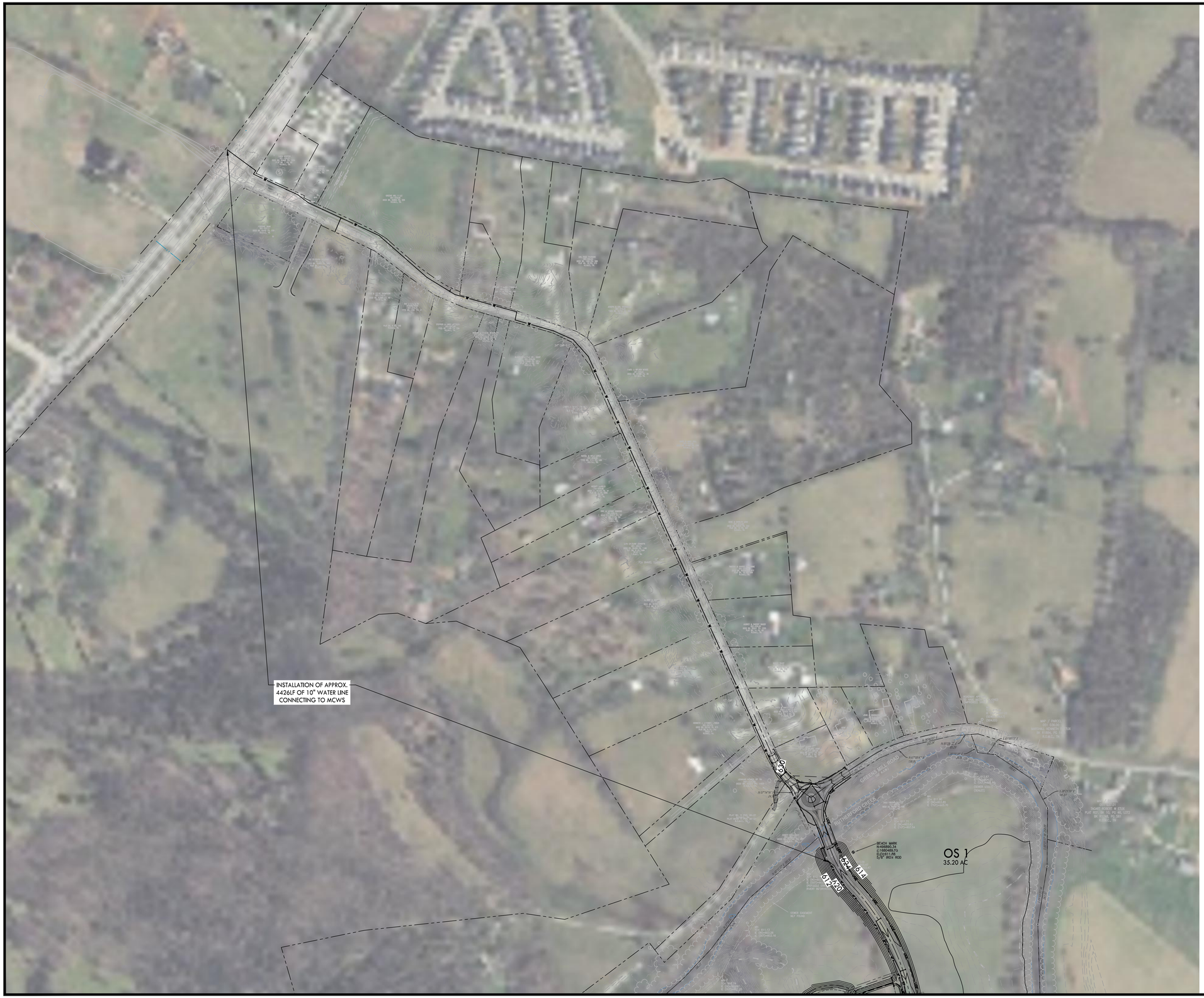
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# C2.6
GRADING, DRAINAGE, & UTILITY PLAN




## PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
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## PROPOSED UTILITY LEGEND

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0 50 100 200
GRAPHIC SCALE

N

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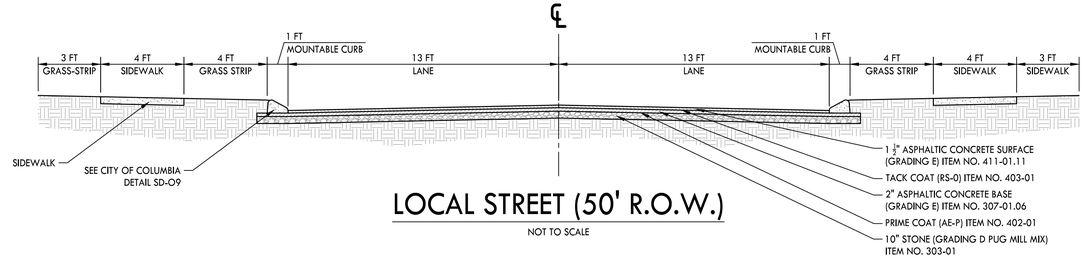
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3/16/26
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STATE OF TENNESSEE

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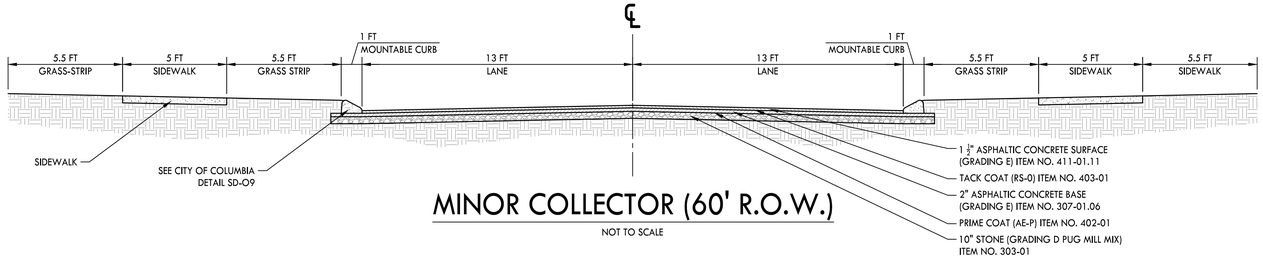
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# C2.7
CPWS WATERMAIN EXTENSION EXHIBIT



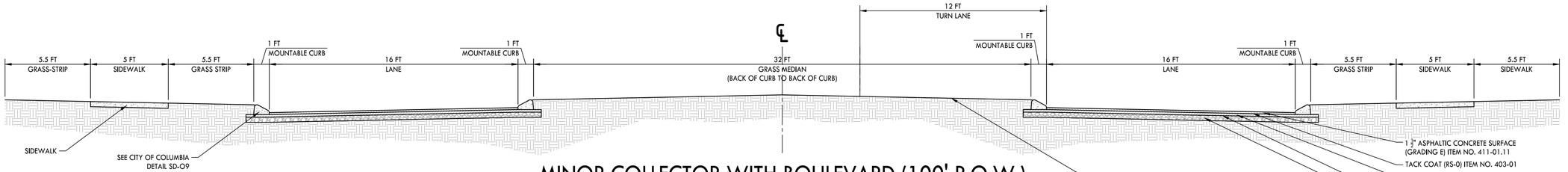

## LOCAL STREET (50' R.O.W.)

NOT TO SCALE



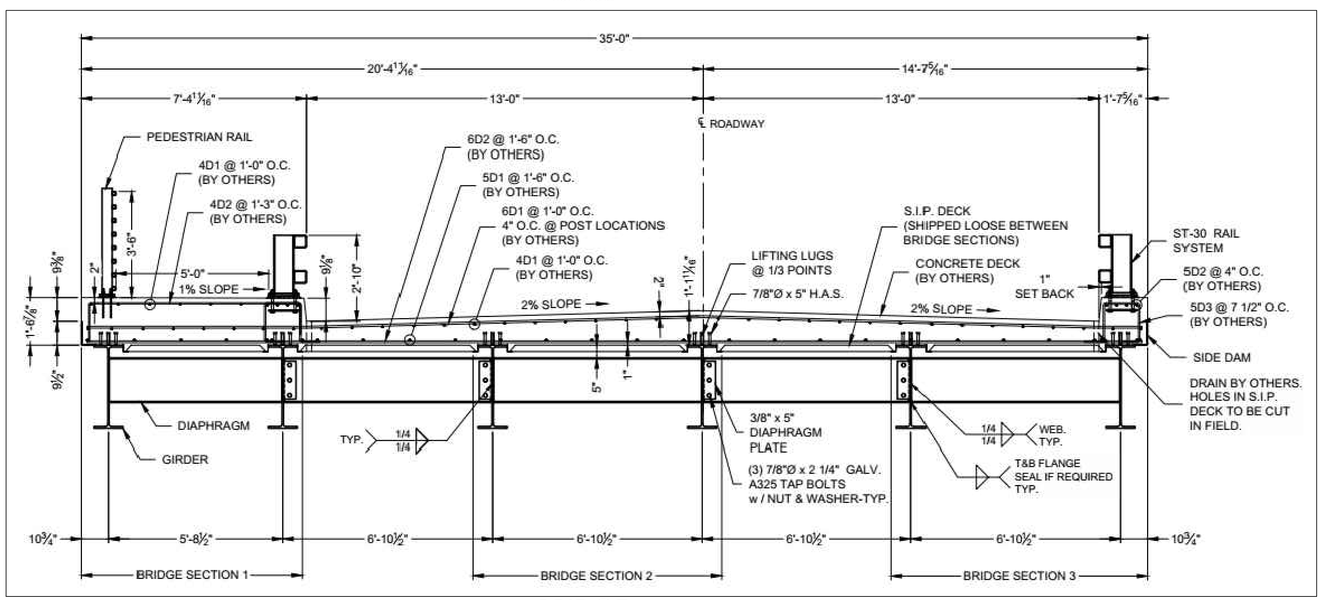

## MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE




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

NOT TO SCALE




## BRIDGE

NOT TO SCALE

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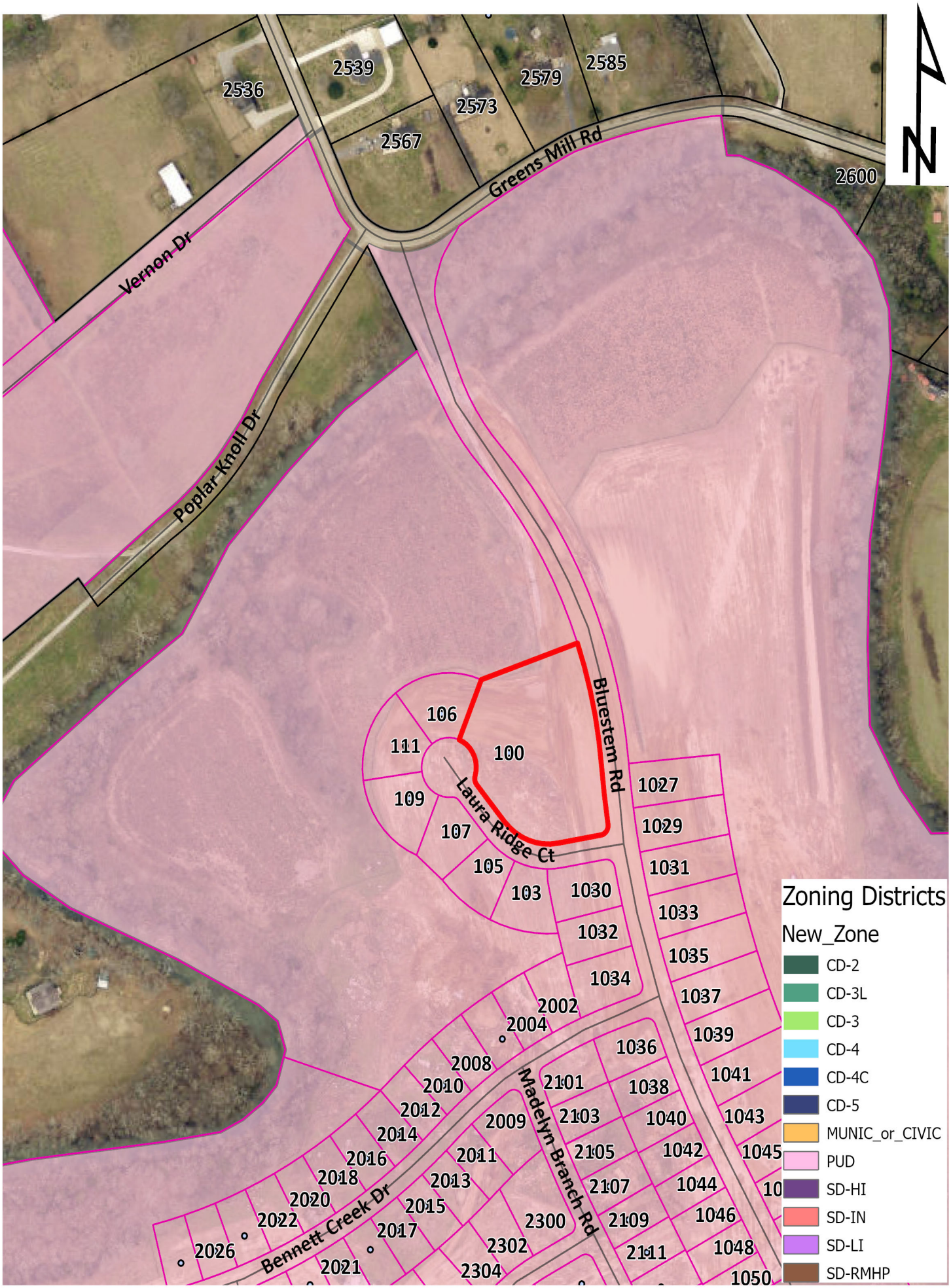
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# C3.0

ROADWAY CROSS SECTIONS




Case #26-0104
Greens Mill PUD
Tax Map 51J Group B Parcel 36

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