

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, April 8, 2026 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

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

   Documents:
   None

6. Review of Bonds and Letters of Credit

   Documents:

   1. LOC_April 2026

II. Consent

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

Documents:

1. 25-0437_Final Plat_02-16-2026
2. 25-0437_Feb DRC Comments_02-10-2026
3. 25-0437_Jan DRC Comments_01-13-2026
4. 25-0437_Development Agreement_02-16-2026
5. 25-0437_SW LTMA_02-16-2026
6. 25-0437_Final Plat_12-15-2025
7. 25-0437_Preliminary Plat_12-15-2025
8. 25-0437_WAL_09-30-2025
9. 25-0437_TDEC Letter_12-15-2025
10. 25-0437_Stormwater Maintenance Agreement _12-15-2025
11. 25-0437_Development Agreement_12-15-2025

III. Discussion Items

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

Documents:

1. 25-0417_Deferral Request_02-24-2026
2. 25-0417_WAL Extension_02-12-2026
3. 25-0417_Deferral Request_02-06-2026
4. 25-0417_Staff Report
5. 25-0417_Master Plan_12-15-2025
6. 25-0417_ Architectural Elevations_12-15-2025
7. 25-0417_Variance Memo_12-15-2025
8. 25-0417_Response to DRC Comments_12-15-2025
9. 25-0417_DRC Commemts_12-15-2025
10. 25-0417_Floor Plans_11-17-2025
11. 25-0417_Water Availability Letter_11-17-2025
12. 25-0417_Fire Flow_11-17-2025
13. 25-0417_WW Will Serve Letter_11-17-2025
14. 25-0417_CPWS Power Will Serve_11-17-2025
15. 25-0417_Zone Map_12-09-2025
16. 25-0417_Future Park Area Map_12-10-2025
17. 25-0417_FLU Map_12-10-2025
18. 25-0417_Legal Description_11-17-2025
19. 25-0417_Checklist_11-17-2025
20. 25-0417_Submittal Letter_11-17-2025
21. 2026-0114_Planning Commission Presentation

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

   Documents:

   1. 26-0029_Staff Report
   2. 26-0029_PUD Master Plan_02-16-2026
   3. 26-0029_Response to DRC Comments_02-16-2026
   4. 26-0029_DRC Comments_02-16-2026
   5. 26-0029_Preliminary PUD Master Plan_01-20-2026
   6. 26-0029_Building Elevations_01-20-2026
   7. 26-0029_Floor Plans_01-20-2026
   8. 26-0029_Water Availability Letter_01-20-2026
   9. 26-0029_Fire Flow_01-20-2026
   10. 26-0029_Wastewater Will Serve_01-20-2026
   11. 26-0029_Zone Map
   12. 26-0029_Checklist_01-20-2026
   13. 26-0029_Project Description_01-20-2026

3. Request from Adam Crunk for Final PUD Master Plan approval regarding Bear Springs multi-family elevations off Bear Creek Pike and Rock Springs Road at Tax Map 92 Parcel 12.02. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

   Documents:

   1. 26-0028_Staff Report
   2. 26-0028_Side Elevation Comparison_02-16-2026
   3. 26-0028_Rendering Comparison_02-16-2026
   4. 26-0028_Front and Rear Elevation Comparison_02-16-2026
   5. 26-0028_Exterior Changes Narrative_02-16-2026
   6. 26-0028_Response to DRC Comments_02-16-2026
   7. 26-0028_DRC Comments_02-10-2026
   8. 26-0028_Zone Map
   9. 26-0028_ Building Elevation Updates_01-20-2026

4. Request from Nathan Guesseto for Preliminary and Final Plat approval at 800 S. James M. Campbell Blvd, being a portion of Tax Map 100N Group L Parcel 6. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Documents:

1. 25-0463_Staff Report
2. 25-0463_SDP with Striping_03-18-2026
3. 25-0463_PP_Final Plat_03-18-2026
4. 25-0463_Retaining Wall Cert_03-10-2026
5. 25-0463_Retaining Wall Calc_03-10-2026
6. 25-0463_Final Plat_03-04-2026
7. 25-0463_Landscape Plan_02-16-2026
8. 25-0463_Response to DRC Comments_02-16-2026
9. 25-0463_Feb DRC Comments_02-10-2026
10. 25-0463_Preliminary Plat_01-20-2026
11. 25-0463_Response to DRC Comments_01-20-2026
12. 25-0463_DRC Comments_01-20-2026
13. 25-0463_Location Map
14. 25-0463_Development Agreement_12-15-2025
15. 25-0463_Will Serve Utility Letters_12-15-2025

5. Request from Kristen Whitehead for Architectural Design Review approval of modifications to the Honey Farm Crossing Lot 6A Final Planned Unit Development plan at Tax Map 51 Parcel 58 off Nashville Highway and Honey Farm Way.

Documents:

1. 26-0058_PUD Re-Submittal_03-19-2026
2. 26-0058_PUD Re-Submittal_03-10-2026
3. 26-0058_PUD Re-Submittal_03-09-2026
4. 26-0058_Response to DRC Comments_03-16-2026
5. 26-0058_DRC Comments_03-10-2026
6. 26-0058_Elevations_02-16-2026
7. 26-0058_Signage_02-16-2026
8. 26-0058_Zone Map_03-16-2026

6. Request from Will Thomas for Architectural Design Review approval of a self-storage facility at 1600 Polk Place, being Tax Map 90B Group B Parcel 33.01.

Documents:

1. 26-0042_Comparisons_03-16-2026
2. 26-0042_Response to PW Comment_03-16-2026
3. 26-0042_DRC Comments_03-10-2026
4. 26-0042_Elevations_02-16-2026

5. 26-0042_Location Map

7. Request from Adam Crunk for Annexation with a Plan of Services including Rezoning to CD-2 (Rural Character District) for property located off Foster Lane at Tax Map 112 Parcel 17.

Documents:

1. 26-0062_Concept Plan_03-16-2026
2. 26-0062_Justification Statement_03-16-2026
3. 26-0062_Maury County Road List_03-16-2026
4. 26-0062_Plan of Services_03-16-2026
5. 26-0062_Updated Legal Description_03-16-2026
6. 26-0062_Response to DRC Comments_03-16-2026
7. 26-0062_DRC Comments_03-10-2026
8. 26-0062_Concept Exhibit_02-16-2026
9. 26-0062_CD-2 Character District Description_02-16-2026
10. 26-0062_WAL_02-16-2026
11. 26-0062_Fire Flow_02-16-2026
12. 26-0062_Sewer Easement_02-16-2026
13. 26-0062_Access Easement_02-16-2026
14. 26-0062_Easement Exhibit_02-16-2026
15. 26-0062_Electric Will-Serve Letter_02-16-2026
16. 26-0062_FLU Map_02-27-2026
17. 26-0062_Zone Map_02-27-2026
18. 26-0062_Legal Descripton.1_02-16-2026
19. 26-0062_Legal Descripton_02-16-2026
20. 26-0062_Property Owner Permission Form_02-16-2026
21. 26-0062_Statement of Justification_02-16-2026
22. 26-0062_Submittal Letter_02-16-2026

IV. Other Business

V. Public Comments

VI. Adjourn

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

Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

Organization

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

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

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

Chairperson Charlie Goatz called for the verbal roll call.

Those in attendance were:
Planning Commission Chairperson, Charlie Goatz; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Molder; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chair Mr. James Sloan

Absent Were:
Planning Commission Member, Vice-Mayor Randy McBroom; Planning Commission Member, Nancy Williams.

Other Attendees:
Robert Archibald, Principal Planner; Austin Brass, City Planner; Glenn Harper, City Engineer; Jeremy Humphrey, Planner II; Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I; Douglas Toney, Assistant City Engineer

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

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

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

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

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

Chairperson Charlie Goatz read the agenda item. Dr. Martin moved to approve the minutes, and Mayor Molder seconded the motion. The minutes were approved five to zero.

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

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

Discussion Items

Item II.1. - **Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58. THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT IS REQUESTING A DEFERRAL.**

Chairperson Charlie Goatz read the agenda item. The applicant requested a deferral. The discussion included clarification on the deferral method. Jake Hubbell, City Attorney, confirmed no time limit for the applicant.
Mr. Goatz moved to approve, and Mr. Shannon seconded the request. The motion to defer passed five to zero.

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

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff request. This request does meet the standards of the SD-LI. The applicant is looking to expand the building.
Mr. LaGrone was present to answer questions.
Mayor Molder clarified the Architectural Review Committee process. The reason this committee is seeing this request is that the Architectural Committee is now a part of this committee. Mr. Brass discussed the process, and staff delegations.
Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item II.3. - **Request from Wes Baxter for revision to the Bear Creek Glen Townhomes subdivision, a previously approved Preliminary Plat, at Tax Map 72 Parcel 53 off Bear Creek Pike,**

Mr. Goatz read the agenda item. Mr. Jeremy Humphrey gave the details of the staff report.

Mr. Charles Stoffel, Columbia Neon Company, expressed concerns with powerlines coming down, no success getting in contact with Mr. Gary Martin,needing a road and access to his property, setting up a meeting, parcel 53 is a separate lot, same development but further on down. Mr. Stoffel presented a handout.
Mr. Goatz asked about the agenda, and that there is nothing that touches his property. This is something for the Commission to consider maybe in the future.
Mr. Brass gave a quick recap. He stated that Mr. Stoffel is correct. He does visit

periodically, this is something that is important to him. He owns a parcel that is not within the city limits.He does have paperwork on a road being there. The land around the parcel has developed. That was a thought that when the land developed a road, and sewer easement be constructed by the developer. The Planning Commission does not have the authority to have the developer build a road to a neighboring parcel. With that being said a parcel cannot be blocked for access. Every parcel shall be granted access. He further discussed the previous approval of the site development plan. Staff does not have the authority to authorize them to build a road. Mayor Molder stated that the item before the Commission tonight is
adding amenities, and some parking. This may be a civil matter. The Commission can let them talk for maybe thirty days, then come back. This plat would not impact the plat that is in discussion. He showed the property. The site development plan has been approved. No construction plans were submitted at this time. we don't have authority to request a road to be built. The item before the Commission tonight is for an existing Preliminary Plat that is not directly adjacent to Mr. Stoffel property.
Mayor Molder stated what they are proposing in the plat is them adding some amenities, parking, in exchange for extending the completion date to about six months or so. Mr. Brass stated yes.
Mr. Brass stated that the plan on the last page may change. Staff will be aware that Mr. Stoffel needs access when the property is being developed.
Mr. Stoffel stated that he is not asking them to build a road.
Mayor Molder stated that this may be a civil matter that Mr. Stoffel and the adjourning property owner may have. That is not something that this Board can be involved with. On the other hand the Commission have handled these kinds of cases in court. He asked the City Attorney normally when someone comes to court needing access to their property is it because they long been blocked of access, and he further discussed.
Mr. Keltner stated it is not anything that is on this request. It is actually across the road in another phase. Today's agenda is not doing anything with his side of the road or adjourning his property.
The discussion included the revised plat, the GIS map, the site development plan, the construction plan, and access.
Mr. Stoffel stated that he is not asking for them to build the road, he is asking them to set aside enough property for him to build a road, and for a sewer connection.
Mayor Molder discussed the process. Mr. Stoffel discussed the road, the hole that was dug, his request to have a conversation with the property owner, and his desire to resolve the issue without going to court.
Mr. Goatz addressed the item that the Commissioners are reviewing tonight, and he stated that the Commission will have an opportunity in the future to address the other property with the applicant.
Mr. Brass stated staff will insure access. Mr. Keltner stated that it will have to come back to the Commission in a final plat.
Mr. Goatz stated that Mr. Stoffel's concerns are duly noted.
Mayor Molder stated for the record he was not trying to put Mr. Stoffel in chancery court. He was trying to make sure he stayed out of chancery court. He is glad that the concerns

were duly noted. Mr. Goatz stated the item conforms to what was previously approved, with no increase in density, but adding amenities to the site. They already have rights to what was previously approved. They are just adding some amenities, and some additional parking.
Mayor Molder moved to approve, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

Item II.4. - **Request from WES Engineers & Surveyors for Preliminary and Final Plat approval to create two lots within a CD-2 and PUD District located off Nashville Highway and Columbia Rock Road at Tax Map 75 Parcel 8.02.**

Chairperson Charlie Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report. The final plat is consistent with the preliminary plat. Lot 1 is not buildable at this time.
Mr. Goatz asked about the lot. Mr. Archibald stated that it was three. The discussion included splitting the road, and planning development required review. Mr. Goatz moved to approve subject to technical comments. Mr. Shannon seconded the motion. The motion to approve passed five to zero.

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

Chairperson Charlie Goatz read the agenda item. Mr. Robert Archibald gave the details of the staff report. Mr. Archibald asked the Commission to consider as a condition if the request receives approval, prior to the recordation of the final plat, the as-built location of the retaining wall is required to be shown on the plat. Mr. Archibald stated that he would follow up on that.
Alex Dickerson, 1801 West End, Nashville, stated that he represents Bostleman Enterprises and his client is not opposed to this request. His client is seeking to develop their own parcel. They would like to take the cross access easement to Shady Brook, providing interconnectivity to the Columbia Mall property. Their request is to ask the applicant to maintain access. He gave the background. He showed a picture of a wall on the property. Mr. Dickerson had copies for the Commissioners. He referenced the subdivision regulations 2.3.6. Their request is that the wall be removed, and the access be opened up, and maintained as open.
Mr. Goatz expressed concerns for the closeness of the building to the road, safety issues, and the easement. He asked if there were anything to discuss tonight in reference to the safety concerns.
Mr. Harper addressed Mr. Goatz's concerns in reference to the easement, and the private lot. Mr. Keltner further explained the discussion inclusive of the bumpout.
Mr. Goatz was speaking about 7 Brew, and closeness to the traffic lane.
Mr. Keltner further discussed the bump out, and the setbacks.

Mr. Goatz moved to defer to see what options could be considered, including sidewalks, and improving the safety. Dr. Martin seconded the motion. The motion to defer passed five to zero.

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

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. This will serve as a Taco Bell. This request does meet the Zoning Ordinance. The applicant is asking for a few deviations. They are proposing a free standing monument sign. The applicant is proposing significant glazing; a spandrel glass, however they do meet the percentage requirement. It meets the material requirement. It meets the landscape and parking requirements within the zoning ordinance.
Mr. Goatz asked for clarification about the monument sign. Is it similar to what was previously approved.
Mr. Brass stated the same as McDonalds. Yes, it meets the requirements.
Mayor Molder inquired about the Architecture.
Mr. Brass stated that the request meets the requirement for the sign.
Mayor Molder asked about the glazing, making sure the Commission was consistent.
Mr. Brass stated that at the McDonald Spandrel glass was utilized.
Mayor Molder that kind of glass does not count on the glazing since you can't see through it. Mr. Brass stated that is right.
Further discussion included clear glass, knowing how much is spandrel, and how much is clear, the definition of shop front, and defining where the percentage is taken.
Mr. Brass discussed the way it is calculated.
Mr. Sloan inquired about the percentage of clear glass.
Mr. Brass further discussed. Mr. Sloan stated what he meant was how much was clear and how much was spandrel. Mr. Goatz asked what the Ordinance states about shopfront percentage. Mr. Brass stated that the Ordinance doesn't say that it has to be brick. Mr. Keltner asked if this was in a 4C what would the percentage be. Mr. Brass stated that it would be the same 50 percent.
Mr. Sloan moved to defer. He wanted to see more calculations. Mr. Brass stated that he discussed with the applicant the glass in the rear. The front facade is the concern. Mr. Shannon seconded the motion.
Chris Mitchell, civil engineer, discussed how they were trying to match what was approved for McDonald's; second floor glass, having a uniform look, having spangle glass, and screening. They were making sure the building conformed. They were required to follow the appearance of the McDonald's. Mr. Brass stated that with PUD's, the deviations could be different. Mr. Goatz asked if it was possible to add a floor plan. It was presented. Mr. Keltner asked what had been done to offset the deviations. Mr. Mitchell discussed trying to match the building material. Mr. Goatz discussed being the recommending body. Mr. Goatz stated what the Commission would be considering today

would be the elevations. Mr. Sloan would like to see the rotating of the coolers, and getting a higher percentage of glass. Mr. Goatz recommended working with Mr. Brass over the next 30 days. Mr. Mitchell inquired about what was being requested. Mr. Brass stated reducing the Spandrel percentages. Mr. Mitchell stated that removing the spandrel from the windows is what is being said. Mr. Brass stated correct, eliminating spandrel on the front facade. The motion to defer passed five to zero.

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

Chairperson Charlie Goatz read the agenda item. Mr. Charles Rush gave the details of the staff report.
Mr. Goatz stated that this is creating a lot for the Taco Bell that was discussed. Mr. Rush stated yes, the request is to create two lots.
Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded the motion. The motion to approve passed five to zero.

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

Mr. Goatz read the agenda item. Mr. Charles Rush gave the details of the staff report. He discussed the details of the changes.
Mr. Adam Crunk was present to answer questions.
Mr. Sloan inquired if this request was looking at something that had already been done.
Mr. Keltner stated that this request has not been constructed. It is a request to modify the recent approval. Mr. Rush stated that 2024 was the last time the Planning Commission looked at the project, and it dealt with the elevations. Additional discussion included pictures, proposals, and the approval history.
John Maher asked to give a little background on how his group got here. He discussed the elevations and he presented a video. He also discussed Common Wealth Drive, in Spring Hill. Both elevations are good. He stated that it is more expensive to paint the brick, and he discussed the material. He stated that they made an error in turning in the wrong elevations.
Mr. Maher stated that they know what the market is telling them. They are a family-owned operation, and they have no investors.
Mr. Goatz, asked if the video is precisely what they are proposing. Mr. Maher stated correct. Mr. Sloan discussed the muntin pattern on the windows, lights, elevations, a

slight modification to make them more vertical.
Mr. Sloan, thinks there is a level of detail. Mr. Keltner asked if it was an open stair rail. Mr. Maher stated that it is a breeze way. Mr. Keltner asked is it more open. Mr. Maher stated yes. The floor plans are all the same. The main difference is they varied the brick. They didn't do shutters. The foot print is the same.
Mr. Goatz, asked for clarification, would there be rails and an open-air breeze way. Mr. Maher explained.
The discussion included the landing on the stairs, and not a real window.
variations, it will be consistent, uniformity, all will be white, repainted material, and intentions to keep all of these as long-term investment.
Mr. Keltner stated that in the original approval, it had variations, and the brick went all the way to the top. He asked if there was anyway to have a little break up to match. Mr. Maher, stated they have three different rooflines to break it up, and have dormers on the roof. Further discussion included the roofline, painting the same color, the same look and feel.
Mr. Goatz asked if they were verifying the elevations. He also stated that there are a lot of changes, there are no shutters, on side elevations the original proposal had a lot more windows. Mr. Maher addressed it. Mr. Goatz stated that there will be variations of elevations. Mr. Keltner stated that if there are variations, it need to be stated in the packet. Mr. Goatz moved to defer, with Mr. Sloan seconding the motion. The motion to defer passed five to zero.

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

Mr. Charlie Goatz abstained. Mayor Molder asked for clarification on the vote since Mr. Goatz abstained. Mr. Jake Hubbell, City Attorney gave clarification.
Mr. Sloan, Vice Chair, read the agenda item. Mr. Jeremy Humphrey read the details of the staff report. Several citizens signed up to speak.
Susan Shuff, 6219 Cayce Lane. Provided a signed petition expressing opposition to changing the zone, and concerns with infrastructure, traffic, safety, and the narrow lane.
Darryl Shuff, 6219 Cayce Lane, stated that he is strongly opposed to rezoning. All the area are two acre lots. The zoning needs to be compatible to the rural character of the area, CD-3 allows up to three and four houses it does not blend, no inter-connectivety, need to protect the character and traffic flow. Christy Goodman expressed concerns about parking, the character, negative impact, lot size, and the need to justify the zoning changes. She referenced Connect Columbia, and reserving rural Cayce Lane.
Sam Goodman, 6220 Cayce Lane, shared concerns about the consistency of rezoning in Columbia, preserving the history, justification, and following the plans adopted.
Roger Burris, 6220 Cayce Lane, spoke to how it affects his home and property. CD-3L would be much more appropriate; the change of character, level of density, increased traffic, drainage concerns, traffic, safety, water run off, pressure to land structure, quality of life concerns, growth should happen responsibly, and buffer are all concerns.

Eric Previti, 101 Cayce Valley Drive, discussed the fact that they are full, dangerous roads, growth inconvenience, DRC letters in the packet, the school comments, consider the strains on the county, and Cayce Lane can't handle it. Jennie Paraschak, 6213 Casey Lane, expressed her opposition to the request, more traffic, accidents, and safety issues.
Paulette Livengood, 6227 Cayce Lane. Stated that It's a short-cut street, rainy days are dangerous on Cayce Lane, accidents, and to give it careful thought.
David Meade, 6224 Cayce Lane, discussed how the mail boxes are being torn up, wrecks, flooding issues, and asked to leave it as a CD-2.
Sam Goodman, 1114 Galloway, expressed concerns about accidents, and the curve angle is flat, and it is a tough place to get around.
Mayor Molder asked Mr. Goodman if the name was a connection with Cayce Valley. Mr. Goodman gave the history.
Michael Shamsie, Landmark Engineering representing KCS, was present to answer questions.
Mayor Molder asked," What about this plan that makes you think it is a better plan that makes it more desirable?"
Mr. Shamsie stated this design is aesthetically pleasing, has sufficient stormwater detention, and they will address drainage issues.
Mr. Blake Seaburg discussed the plan. Specifically, knowing the opposition of the neighbors, traffic safety, drainage, general volume, and he knew that was a concern of theirs. The company tried to create a plan that was significantly different from the previous plan. There is a nice visibility of the property, and the road they put in will create uniqueness for the community. The roads they put in were to create some calming measures. He addressed the site plan comment from the neighbor. He stated that the site plan last time 104 lots.There will not be a plan that will be anymore than the 81 lots that are shown. The significant change question from the Mayor, he feels the number of lots, design layout, number of units, visual site lines, the creativity of the roads, and creating a community is what was significant.
Mayor Molder, stated for clarity, this is a rezoning, and the other request failed. Mr. Keltner explained the previous votes. Mr. Blake Seaburg discussed the number of units, which is a 25% difference. Mr. Sloan discussed the property changing hands. Mr. Seaburg discussed their credibility. Mayor Molder stated that Mr. Wade Kincaid is very credible. Back with the rezone is higher intensity. Mayor Molder stated that he thought that it would be a CD-3L previously.
Mr. Seaburg discussed going to a CD-3, committed to building no more than 81. Mr. Sloan, stated that the real delta is they have more outlets that are unknown to us.
Mr. Sloan moved to deny based on Article8.5.19. H. Mr. Shannon seconded the motion. Dr. Martin stated in showing CD-3 and CD-3L. She asked what is the problem with building under the requirement of CD-2 with the same concerns being heard over the last several years. Mr. Seaburg stated that currently CD-2 is not part of Suburban Neighborhoods. He also addressed the zoning, the Connect Columbia Plan, along with the economic metric price point of a home, and the Connect Columbia has the overlay as Suburban Neighborhoods. Dr. Martin, stated that, as a developer, where do you have

in the submittal that you are trying to build affordable houses? Mr. Seaburg stated that it is not affordable houses, it is attainable houses. It is designated as a Suburban Neighborhoods and it is currently a CD-2. Mr. Hubbell explained the comp plan, and the vote. The comp plan is there to look at future use, and he further explained. Mr. Sloan stated that there are a lot of variables to go with that because it is a future use. Mayor Molder, stated the real reality of the denial is the road, and the density that it will bring to that area, not because there is a conflict that surrounds it. Further discussion included being the last piece in the area, the timing of coming in last to develop, constraints, finding something to do with the property within the CD-2, and the opportunity to make everyone happy. The motion to deny passed four to zero with Mr. Goatz abstaining.

Other Business

Mr. Sloan would like a meeting to discuss glazing.

Public Comments

None.

Adjourn

Mayor Molder moved to adjourn, and Mr. Sloan seconded. The motion to adjourn passed five to zero. The meeting adjourned at 6:26 PM.

_____ _____

Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

3/23/2026

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

Active Letters of Credit and Sureties

3/23/2026

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

Active Letters of Credit and Sureties

3/23/2026

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

Landings at Greens Mill Ph. 2A Final Plat

Project #:	25-0437	**Location:**	051 55.00
Applicant:	Crunk Engineering	**Case Type(s):**	Final Plat
Staff Planner:	Robert Archibald Principal Planner	**Proposed Use:**	Single-family Residential

PROJECT SUMMARY

The applicant is requesting Final Plat approval for the creation of 73 single-family residential lots, two open space lots, and the dedication of right-of-way and easements on 25.3 acres**.** This Final Plat is part of an approved Planned Unit Development (PUD) Master Plan and Preliminary Plat for the development of 550 homes on a 376.96-acre site**.**

The Planning Commission approved a Final PUD Master Plan revision (24-0146) **on** July 10, 2024**,** which conforms to the Preliminary PUD Master Plan for an RS-10 Planned Unit Development**,** with 218 lots contained within Phase 2**.**

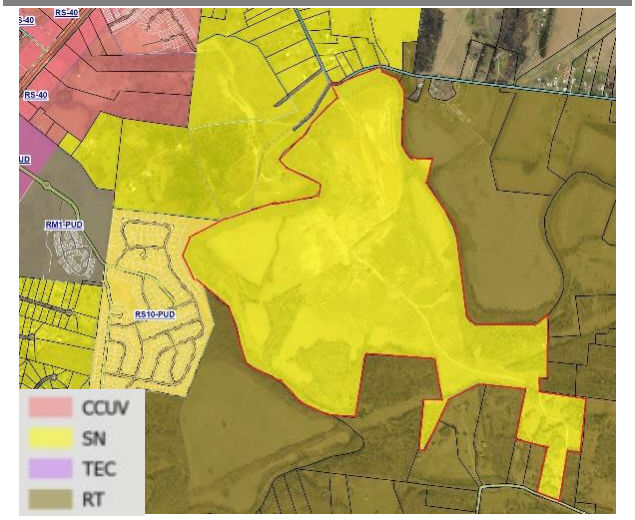
- This development is subject to the Planned Unit Development ordinance from which it has been approved.
- The Final Plat conforms to the Preliminary Plat and the PUD Master Plan.
- The applicant has provided financial surety in the amount of $805,000 to guarantee completion of infrastructure.
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has recorded a stormwater maintenance agreement as noted on Final Plat.
- The DRC reviewed this proposal at its February 2026 meeting. Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

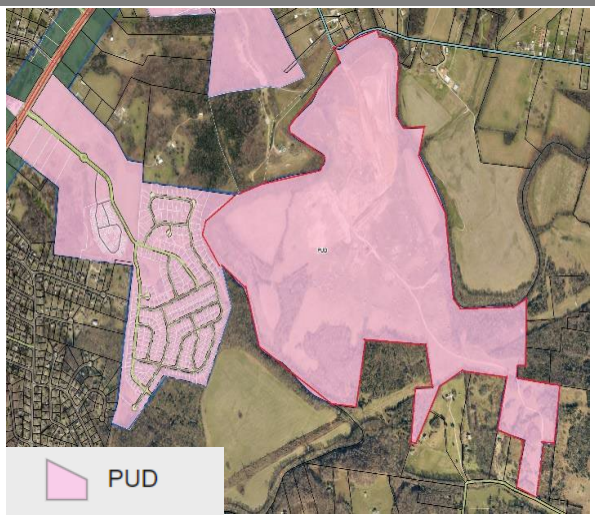
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	In Development	Residential	+/-25.3 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	PUD	In Development (*SF Homes)*
North	N/A	County Zoning (A-2)	Rural Residential
South	Rural Transition	County Zoning (A-1)	Vacant Land
East	Rural Transition	County Zoning (A-1)	Vacant Land
West	Suburban Neighborhoods	County Zoning (A-1) PUD (*Honey Farms*)	Vacant Land/ Residential

The subject site is a part of larger residential development surrounding the area that is compatible with the PUD RS-10 standards.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat adheres to the Preliminary Plat, the PUD RS-10 standards and the City of Columbia's Subdivision Regulations.

REVIEW PROCESS

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

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

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

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

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*

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

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

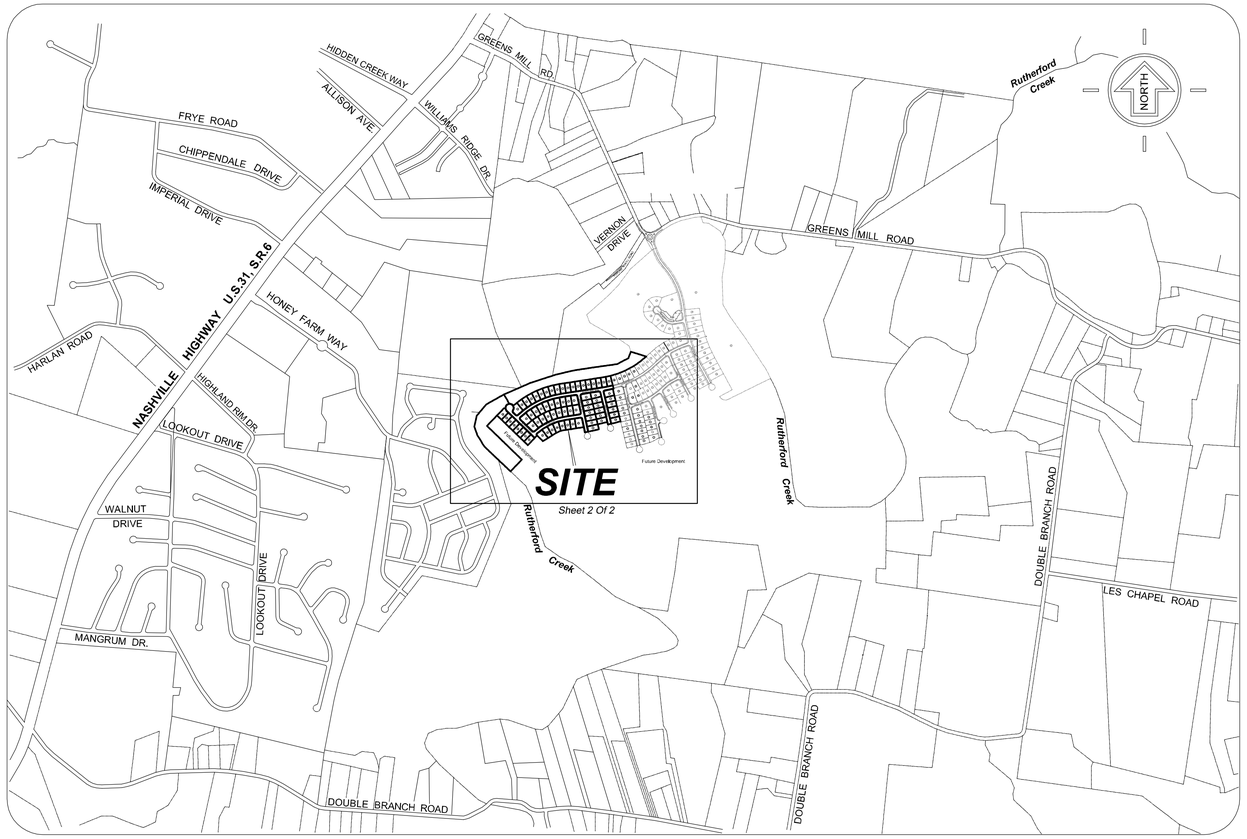
Deny:

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

TOTAL AREA: 1,545,523 SQUARE FEET OR 35.48 ACRES ±

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 73 BUILDABLE LOTS, 2 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2558 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 298 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 47119C0180E, DATED: 4/16/2007. CITY OF COLUMBIA NUMBER 475423 - PANEL 0180 - SUFFIX E FLOOD ZONES "AE" AND "X"
6. THIS PROPERTY IS CURRENTLY ZONED: RS10 PUD.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK R3024, PAGE 1309, R.O.M.C., TN.
20. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
21. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
22. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
23. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
24. LOTS DENOTED WITH (*) SHALL BE DESIGNATED A CRITICAL LOT.



LOCATION & KEY MAP
Scale 1" = 1000'

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

(Date) Maury County E-911

CERTIFICATE OF COMPLIANCE

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

(Date) City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

(Date) City Engineer
Columbia, Tennessee

CERTIFICATE OF SANITARY SEWER SYSTEM

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

(Date) Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE FOR APPROVAL FOR RECORDING

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

Date Planning Director
Columbia, Tennessee

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Green Mills Road - Phase 2A, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date Owner

CERTIFICATE OF SURVEY ACCURACY

I (we) do hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon and that it is a Category "1" Land Survey as defined in Title 62, Chapter 18, Section 102 (3) of the Rules promulgated, and the ratio of precision is greater than 1:10,000 after adjustments.

TREVOR DAVIS CRISP
STATE OF TENNESSEE
2875
REGISTERED
LAND SURVEYOR
1-16-26
TENNESSEE REG. NO. 2875

Rev. 1-16-2026
~~12-15-2025~~ (Date) M. Trevor Crisp, TN RLS # 2875

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 298, Maury County Register's Office and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

(Date) (Owner)

Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 2A has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

(Date) Name, Title, and Agency or Authorized Approving Agent

ZONING: RS10 PUD

OWNER:
2558 Greens Mill, LLC
308 Letterman Road
Knoxville, TN 37919

DEVELOPER:
Safe Harbor Residential
105 Westpark Drive, Suite 365
Brentwood, TN 37027

SITE DATA:
Property Location / Address:
2558 Greens Mill Road
Columbia, TN 38401

REVISIONS:
1. By:MTG Date: 1-16-2024. Revise per staff comments.

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

FINAL PLAT
THE LANDING AT GREENS MILL ROAD PHASE 2A

2558 GREENS MILL ROAD
Property Map # 51 - P/O Parcel (55.00)
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE
Scale : 1" = 1000'

DATE: DEC. 15, 2025
JOB NUMBER: 2025-572
SHEET 1 OF 2

TOTAL AREA THIS RECORDING = 1,545,523 S.F. or 35.48 Acres ±

NORTH

(NAD83)

SCALE: 1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE

MAP / PARCEL
051 034.03
CINDY CONWAY
PLAT BK. 11, PG 27, LOT 1
BK. R2799, PG 627
R.O.M.C., TN

The Landing at Greens Mill Road, Phase 1A
Recorded in Plat Bk. 23, Pg. 502, R.O.M.C., TN

N61°47'15"E 177.29'
N21°35'12"E 56.89'
S72°24'27"E 224.78'

MAP / PARCEL
051J, GROUP C, 044.00
LENNAR HOMES OF TENNESSEE, LLC
PLAT BK 23, PG 483, OPEN SPACE
BK R2871, PG 1405
R.O.M.C., TN

N82°04'39"E 296.41'
N81°24'30"E 322.77'
N76°36'23"E 253.97'
N71°51'54"E 375.28'

MAP / PARCEL
051 034.02
PHILIP C. & KIMBERLY A. TEAL
BK R2417, PG 22
R.O.M.C., TN

N66°23'56"E 279.09'
N66°36'45"E 119.93'

MAP / PARCEL
051P, GROUP E, 026.00
HONEY FARM HOMEOWNERS ASSOCIATION, INC
PLAT BK 21, PG 109, OPEN SPACE
BK R2805, PG 1461
R.O.M.C., TN

N60°38'18"E 282.58'
N39°48'16"E 207.16'
N12°51'08"E 156.22'
N19°50'00"W 132.14'
N32°02'19"W 183.69'
N46°28'14"W 678.80'
S44°00'02"W 228.21'
S44°02'27"W 501.41'
S45°57'33"E 597.46'
S44°02'27"W 203.57'
S44°02'27"W 187.00'
S58°16'59"W 213.15'
S81°16'08"W 285.78'
S78°01'15"W 201.41'
N76°33'01"E 137.00'
S76°33'01"W 183.00'
S13°55'11"E 187.00'

D=23°05'23"
R=285.73'
L=115.15'
T=58.36'
S69°46'33W
Chd.=114.37'

Bennett Creek Drive (Public)
Minor Local (50' R.O.W.)
Frans Road (Public)
Blackwater Drive (Public)
Owenby Avenue (Public)

100-Year Flood Line (Per F.E.M.A. Map No. 47119C0186J)

Stream
Stream Buffer Easement
30' Sewer Easement
20' Sewer Easement
Construction Within Stream Buffer Easement

The Landing at Greens Mill Road, Phase 1B
Recorded in Plat Bk. 23, Pg. 547, R.O.M.C., TN

The Landing at Greens Mill Road, Phase 1C
Recorded in Plat Bk. 23, Pg. 561, R.O.M.C., TN

Temporary Turn-Around

Future Development

MAP / PARCEL
051P, GROUP D, 028.00
HONEY FARM HOMEOWNERS ASSOCIATION, INC
PLAT BK 21, PG 43, OPEN SPACE
BK R2805, PG 1467
R.O.M.C., TN

MAP / PARCEL
051P, GROUP B, 051.00
HONEY FARM HOMEOWNERS ASSOCIATION, INC
PLAT BK 18, PG 191, OPEN SPACE
BK R2083, PG 11
R.O.M.C., TN

MAP / PARCEL
067 001.00
C&E DOUBLE BRANCH, LLC
BK R2836, PG 312
R.O.M.C., TN

LEGEND:

IP(O)○	Existing Iron Pipe – IP(O)
IR(O)○	Existing Iron Rod – IR(O)
IR(N)●	Iron Rod (New) – IR(N)
	Sanitary Manhole
	Fire Hydrant (F.H.)
⊗	Water Valve (WV)
	Water Meter
	Catch Basin
●	Storm Manhole
	Concrete Headwall
PUDE	Public Utility & Drainage Easement
MBSL	Minimum Building Setback Line
R.O.M.C.	Registers' Office Maury County

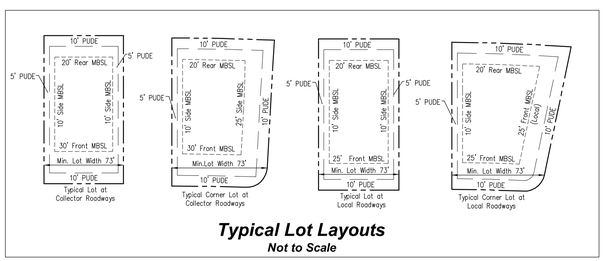
AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1024	10,000	0.23
1137	10,000	0.23
1138	10,000	0.23
1139	10,000	0.23
1140	10,000	0.23
1141	10,000	0.23
1142	12,196	0.28
1143	11,021	0.25
1144	10,089	0.23
1145	10,001	0.23
1146	10,001	0.23
1147	10,001	0.23
1148	10,001	0.23
1175	10,981	0.25
1176	10,844	0.25
1177	10,708	0.25
1178	10,571	0.24
1179	10,434	0.24
1180	10,387	0.24
1181	12,484	0.29
1182	10,000	0.23
1183	10,001	0.23
1184	10,001	0.23
1185	10,001	0.23
1186	10,001	0.23
1187	10,001	0.23
1188	10,001	0.23

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1189	10,001	0.23
1190	10,034	0.23
1191	10,610	0.24
1192	10,610	0.24
1193	10,610	0.24
1194	10,610	0.24
1195	10,610	0.24
1196	10,610	0.24
1197	10,610	0.24
1198	10,610	0.24
1199	14,451	0.33
1200	12,488	0.29
1201	10,686	0.25
1202	10,855	0.25
1203	11,187	0.26
1204	11,218	0.26
1205	11,237	0.26
1206	11,245	0.26
1207	11,240	0.26
1208	11,222	0.26
1209	14,934	0.34
1210	13,726	0.32
1211	11,237	0.26
1212	11,237	0.26
1213	11,237	0.26
1214	11,237	0.26
1215	11,237	0.26

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1216	10,915	0.25
1217	10,686	0.25
1218	13,080	0.30
1219	14,112	0.32
1220	10,001	0.23
1221	10,165	0.23
1222	10,430	0.24
1223	10,357	0.24
1224	10,775	0.25
1225	10,989	0.25
1226	13,203	0.30
1234	12,134	0.28
1235	10,001	0.23
1236	10,001	0.23
1237	10,001	0.23
1238	10,001	0.23
1239	10,001	0.23
1240	10,001	0.23
1241	10,001	0.23
OS4	293,489	6.74
OS7	265,731	6.10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°26'59"W	35.87'
L2	S13°26'59"E	73.00'
L3	N11°58'45"W	73.96'
L4	N45°57'33"W	89.63'
L5	N85°30'52"E	20.08'
L6	S45°57'33"E	52.81'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	28°54'00"	1138.00'	293.25'	574.01'	S61°37'48"W	567.94'
C2	00°30'51"	1325.00'	5.94'	11.89'	S76°20'14"W	11.89'
C3	01°48'39"	722.00'	11.41'	22.82'	N45°04'38"W	22.82'
C4	04°52'05"	1325.00'	56.32'	112.58'	S79°01'28"W	112.54'
C5	94°43'06"	19.00'	20.63'	31.41'	S33°54'34"W	27.95'
C6	85°16'54"	19.00'	17.50'	28.28'	N56°05'26"W	25.74'
C7	93°14'53"	19.00'	20.11'	30.92'	S34°38'41"W	27.62'
C8	86°45'07"	19.00'	17.95'	28.77'	N55°21'19"W	26.10'
C9	33°05'27"	775.00'	230.23'	447.60	S64°43'24"W	441.40'
C10	94°44'53"	19.00'	20.64'	31.42'	S00°48'13"W	27.96'
C11	263°27'31"	60.00'	67.27'	275.89'	S85°46'12"W	89.56'
C12	83°27'30"	19.00'	16.95'	27.68	S04°13'48"E	25.29'
C13	87°40'45"	19.00'	18.25'	29.08'	S89°47'55"E	26.32'
C14	34°54'25"	1125.00'	353.71'	685.40'	N63°48'55"E	674.85'
C15	05°11'19"	1275.00'	57.77'	115.46'	N78°40'28"E	115.42'
C16	34°42'49"	1075.00'	335.99'	651.30'	S63°54'43"E	641.39'
C17	92°30'52"	19.00'	19.85'	30.68'	S00°17'53"W	27.45'
C18	86°17'42"	19.00'	17.81'	28.62'	S89°06'24"E	25.99'
C19	33°31'22"	825.00'	248.48'	482.69'	N64°30'26"E	475.84'
C20	93°14'53"	19.00'	20.11'	30.92'	N34°38'41"E	27.62'
C21	86°45'07"	19.00'	17.95'	28.77'	N55°21'19"W	26.10'
C22	32°54'11"	1262.00'	372.66'	724.72'	N64°49'02"E	714.81'
C23	05°11'19"	1138.00'	51.56'	103.06'	N78°40'28"E	103.02'
C24	35°06'39"	962.00'	304.34'	589.51'	S63°42'48"W	580.33'



Typical Lot Layouts
Not to Scale

REVISIONS:

1 By:MTG Date: 1–16–2024. Revise per staff comments.

MICHAEL TREVOR GOMM
REGISTERED LAND SURVEYOR
No. 2716
AGRICULTURE
1-16-26
TENNESSEE NO. 2716

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

FINAL PLAT

THE LANDING AT GREENS MILL ROAD

PHASE 2A

GREEN MILLS ROAD

Property Map # 51 - P/O Parcel (55.00)

CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

DRAWN BY: MTG, RR

Scale : 1" = 100'

DATE: DECEMBER 15, 2024 Job No. 2025-572

SHEET 2 OF 2

Surveyors Response Letter – January 16, 2026 - By: M. Trevor Gorman - RLS # 2875
For: Final Plat – The Landing at Greens Mill, Phase 2A (Item No. 25-0437)
JTA Land Surveying, Inc. – Job No. 2025-572

We have made the following corrections / revisions to the Final Plats. JTA responses are in RED as follows:

Planning

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

Engineering

8. Provide surety calculation for approval and Letter of Credit prior to resubmittal date. Acknowledged.
9. Asphalt binder and curbing shall be installed prior to resubmittal date. Acknowledged.
10. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Acknowledged.
11. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. Referenced in Note 19.
12. Install street signage. Stop & St Names prior to resubmittal date. Acknowledged.
13. Denote lots 1143-1148 and lots 1210-1218 as critical lots. Shown on plat and added as Note 24.
14. Show and label storm lots 1142-1137, Label storm lots 1213-1215, and provide graphical easement for all storm and rear lot ditches on lots. Shown on plat.
15. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot. Added as Note 23.
16. Show and label stream buffer. Shown and labeled on plat.

17. Show and label 100 year flood zone line. Shown and labeled on plat.

Fire
18. No comments. Acknowledged.

Building
19. No comment. Acknowledged.

City Attorney
20. No comment provided. Acknowledged.

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

Duck River Electric Membership Corp
22. No comment. Acknowledged.

Atmos Energy
23. ATT TO SERVE. Acknowledged.

Maury County E911
24. Springer Trl - suffix was "St" not "Trl". Reminder lot numbers must not change. Corrected on plat.

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

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

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

Columbia Water

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

Police

33. No comments provided. Acknowledged.

Public Works

34. No comments. Acknowledged.

ATT

35. ATT to Serve. Acknowledged.

Please let us know if you have any questions, or if we need to get you anything else.

Thanks,

Trevor Gorman
JTA Land Surveying, Inc.
3384 N Mt. Juliet Road – Suite 900
Mt. Juliet, Tennessee 37122
Phone: (615) 490-6920
Email: trevor.jta@comcast.net

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

ITEM NO.
25-0437

DESCRIPTION: 2558 Greens Mill Rd Ph 2A

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

COMMENTS:

Planning

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

Engineering

8. Provide surety calculation for approval and Letter of Credit prior to resubmittal date.
9. Asphalt binder and curbing shall be installed prior to resubmittal date.

10. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
11. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.
12. Install street signage. Stop & St Names prior to resubmittal date.
13. Denote lots 1143-1148 and lots 1210-1218 as critical lots.
14. Show and label storm lots 1142-1137, Label storm lots 1213-1215, and provide graphical easement for all storm and rear lot ditches on lots.
15. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
16. Show and label stream buffer.
17. Show and label 100 year flood zone line.

Fire

18. No comments

Building

19. No comment.

City Attorney

20. No comment provided.

Maury County Schools

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

Duck River Electric Membership Corp

22. No comment.

Atmos Energy

23. No comments provided.

Maury County E911

24. Springer Trl - suffix was "St" not "Trl". Reminder lot numbers must not change.
25. Bennett Creek Dr - correct, Orange Ave - Correct, Springer Trl - changed from St. make sure what you reserve stays the same as what is on the plat. Friars Rd. Correct. Blackwater Dr - Correct. Make sure Columbia's UsPs has this information.

Columbia Power

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

Wastewater

28. Final plat signature is subject to final visual inspection, testing, as-built comments and CCTV inspection.
29. Make the existing easement on the left side of the plat a 30-ft easement as that is what our current specs would require for a main deeper than 12 ft.
30. Make the sewer easement for the 24" main in the back a 30-ft easement all the way across.

Maury County Highway Dept.

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

Columbia Water

32. Coordinate walk-through, Bacteria sampling and pressure testing with CPWS staff.

    Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of

plat signing for Deed Over form.

Water system must be complete and active at time of plat signing.

Police

33. No comments provided.

Public Works

34. No comments.

ATT

35. ATT INTENDS TO SERVE

Resubmittal Guidelines

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

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

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

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

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

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

required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

ITEM NO.
25-0437

DESCRIPTION: 2558 Greens Mill Rd Ph 2A

COMMENTS:

Planning

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

Engineering

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

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

Fire

18. No comments

Building

19. No comment.

City Attorney

20. No comment provided.

Maury County Schools

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

Duck River Electric Membership Corp

22. No comment.

Atmos Energy

23. ATT TO SERVE.

Maury County E911

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

Columbia Power

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

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FAX: (931) 560-1541

policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

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

Wastewater

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

Maury County Highway Dept.

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

Columbia Water

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

Police

33. No comments provided.

Public Works

34. No comments.

ATT

35. ATT to Serve.

CITY OF
COLUMBIA
TENNESSEE

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

Resubmittal Guidelines

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

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

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

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

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

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

16 day of February, 20 26 ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Safe Harbor Residential, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the “CMPC”) on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

The Landings at Greens Mill - Phase 2A

PROJECT

Completed by the Developer	*Completed by the City*
Safe Harbor Residential DEVELOPER NAME	
Taylor Blaine AUTHORIZED AGENT NAME	_____ CITY ENGINEER
_____ SIGNATURE	_____ SIGNATURE
_____ DATE	_____ DATE
105 Westpark Dr., Suite 365 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
865-622-1774 PHONE	
taylor@safeharborsitework.com EMAIL	
Attest	*Attest*
_____ ATTEST NAME	_____ ATTEST NAME
_____ ATTEST SIGNATURE	_____ ATTEST SIGNATURE
_____ DATE	_____ DATE

DOCUMENT PREPARED BY:
Name: Alex Mollica
Company Crunk Engineering, LLC
Address: 7112 Crossroads Blvd., Suite 201
Brentwood, TN 37027

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 051, Parcel 55.00
Project Name: The Landings at Greens Mill Rd. - Phase 2A

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

THIS AGREEMENT, made this 16 day of February, 20 26, by and between Safe Harbor hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name: Taylor Blaine

Title: Director of Land

Signature: Taylor Blaine

Owner: Safe Harbor

Address: 105 Westpark Dr., #365

City, State ZIP: Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

Before me, Martha E Daughetee of the state and county mentioned, personally appeared Taylor Blaine, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 16th day of Feb, 20 26.

Martha E Daughetee
Notary Public

My Commission Expires: 03/21/2026

MARTHA DAUGHETEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 21, 2026

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 2A

Columbia, TN

December 15, 2025

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds. The previous Stormwater Detention Ponds Maintenance Plans were recorded during the platting of Phase 2A.

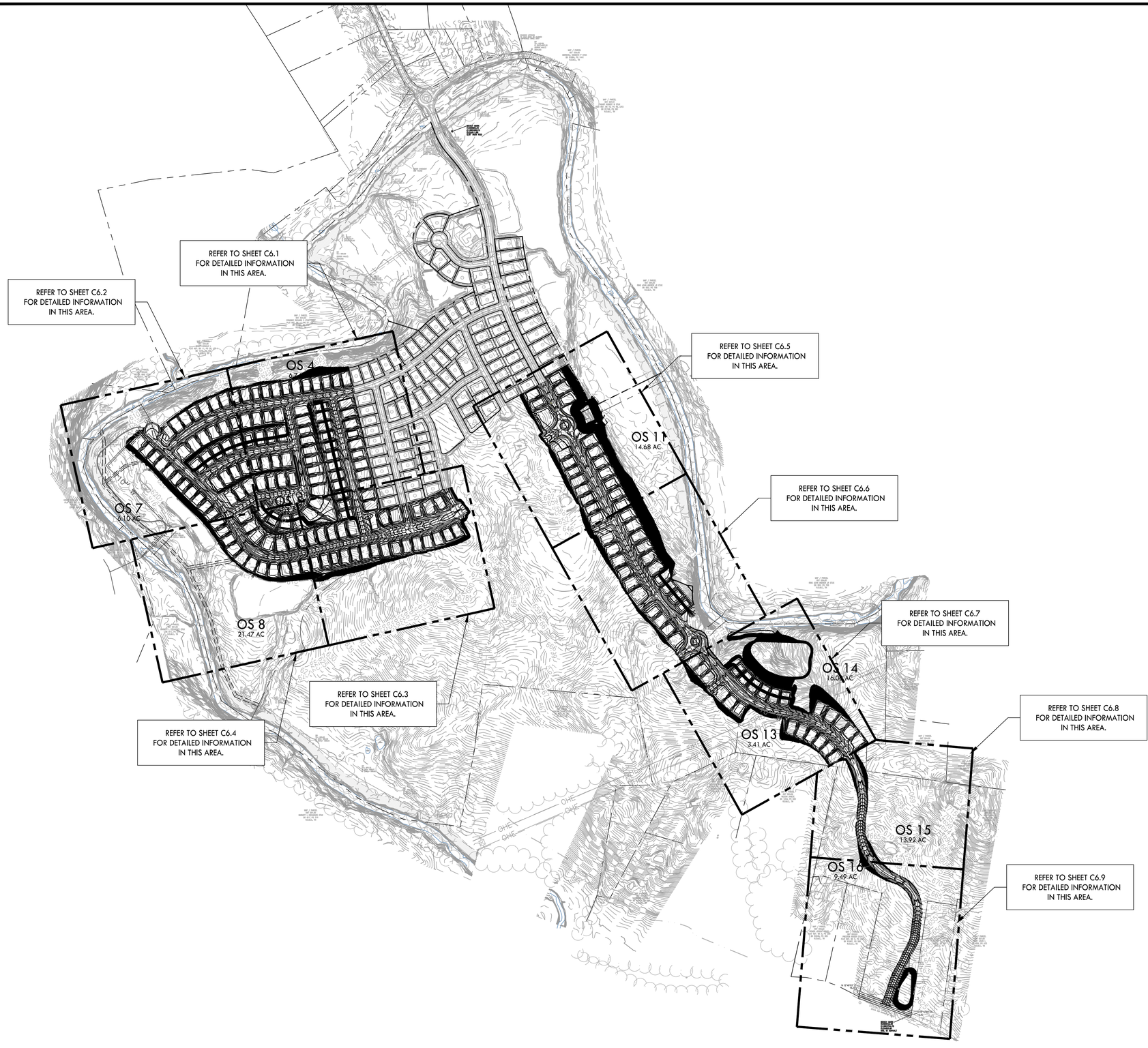
- 2,421 feet of grass lined open channel.
- 3,980 feet of ADS storm pipe under 24", 845 feet of ADS storm pipe 30"-36", and 51 storm structures.

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

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized, and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

Maintenance Procedures

1. **GRASS LINED OPEN CHANNEL**
    - **a.** The facility should be checked annually for signs of erosion, vegetation loss, and channelization of the flow.
    - **b.** The grass should be mowed when it reaches a height of 8 inches (20.3 cm) and no shorter than 3 inches (7.6 cm). Allowing the grass to grow taller may cause it to thin and become less effective. The clippings should be bagged and removed.
    - **c.** Mow grass covered biofilters regularly to promote growth and pollutant uptake.
    - **d.** Remove cuttings and dispose of properly (preferably through composting).
    - **e.** Remove sediment by hand with a flat-bottomed shovel during dry periods.
    - **f.** Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or plug any damaged turf or vegetation.
    - **g.** Eventually, sufficient sediment will be trapped that the entire biofilter will need to be removed with sediment and reconstructed to begin a new cycle of stormwater quality control.
    - **h.** Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48.
2. **3,980 feet of ADS storm pipe under 24", 845 feet of ADS storm pipe 30"-36", and 51 storm structures.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



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

ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
12/18/24
No. 124695
STATE OF TENNESSEE

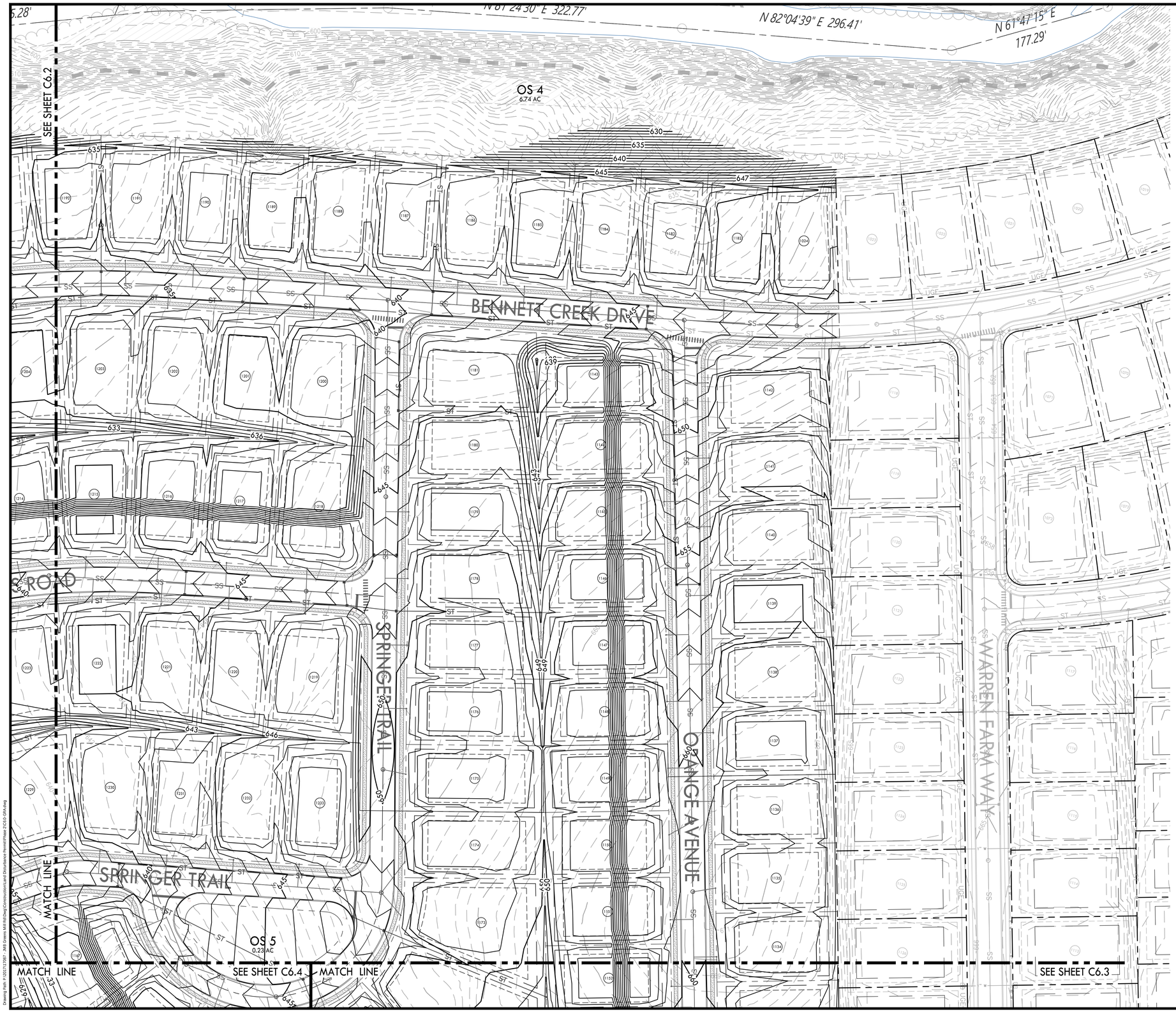
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	
2	08/27/24	
3	09/09/24	
4	10/15/24	
5	12/18/24	

07/22/24 17067

C6.0
OVERALL GRADING PLAN

Drawing Path: P:\2021\17067 - Jeff Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C6.0 GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	POND OUTLET STRUCTURE	-
G6	RIPRAP OUTLET PROTECTION	C8.3 - 3

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED GRADING LEGEND

55 PROPOSED CONTOUR

55.10 PROPOSED SPOT ELEVATION

0 10 20 30 40 50 100
GRAPHIC SCALE

N

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FRANKLIN, TN 37027
(615) 873-1795
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PATRICK JOSEPH CARROLL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124695
STATE OF TENNESSEE
8/21/24

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

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C6.1
GRADING PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	-
G2	SINGLE CATCH BASIN	-
G3	JUNCTION BOX	-
G4	CONCRETE HEADWALL	-
G5	POND OUTLET STRUCTURE	-
G6	RIPRAP OUTLET PROTECTION	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING LEGEND

55 — PROPOSED CONTOUR

55.10 — PROPOSED SPOT ELEVATION

0 10 20 30 40 50 100
GRAPHIC SCALE

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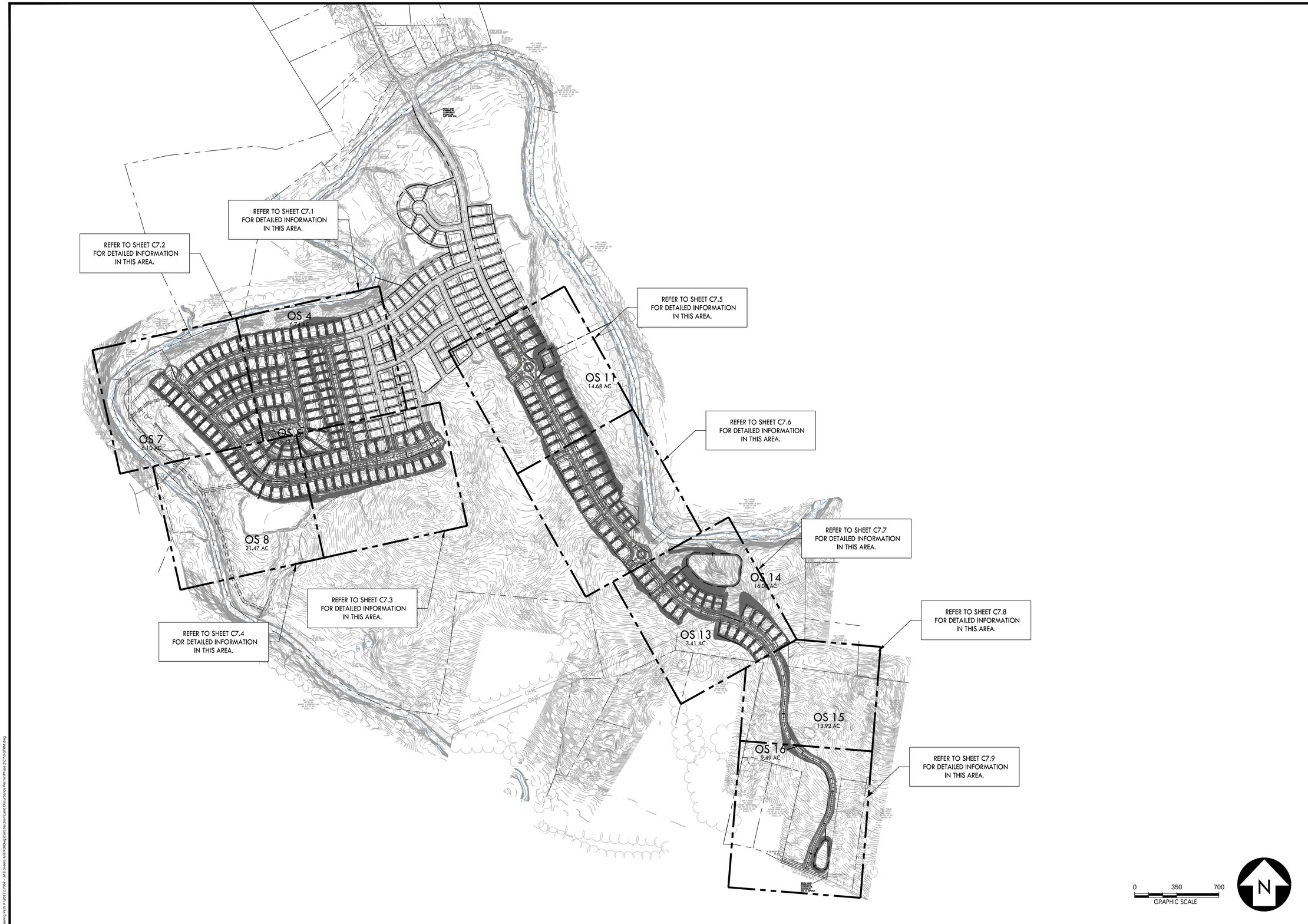
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C6.2
GRADING PLAN

Drawing Path: P:\2021\17067 - Mill Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C6.0-C6A.dwg



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12/18/24

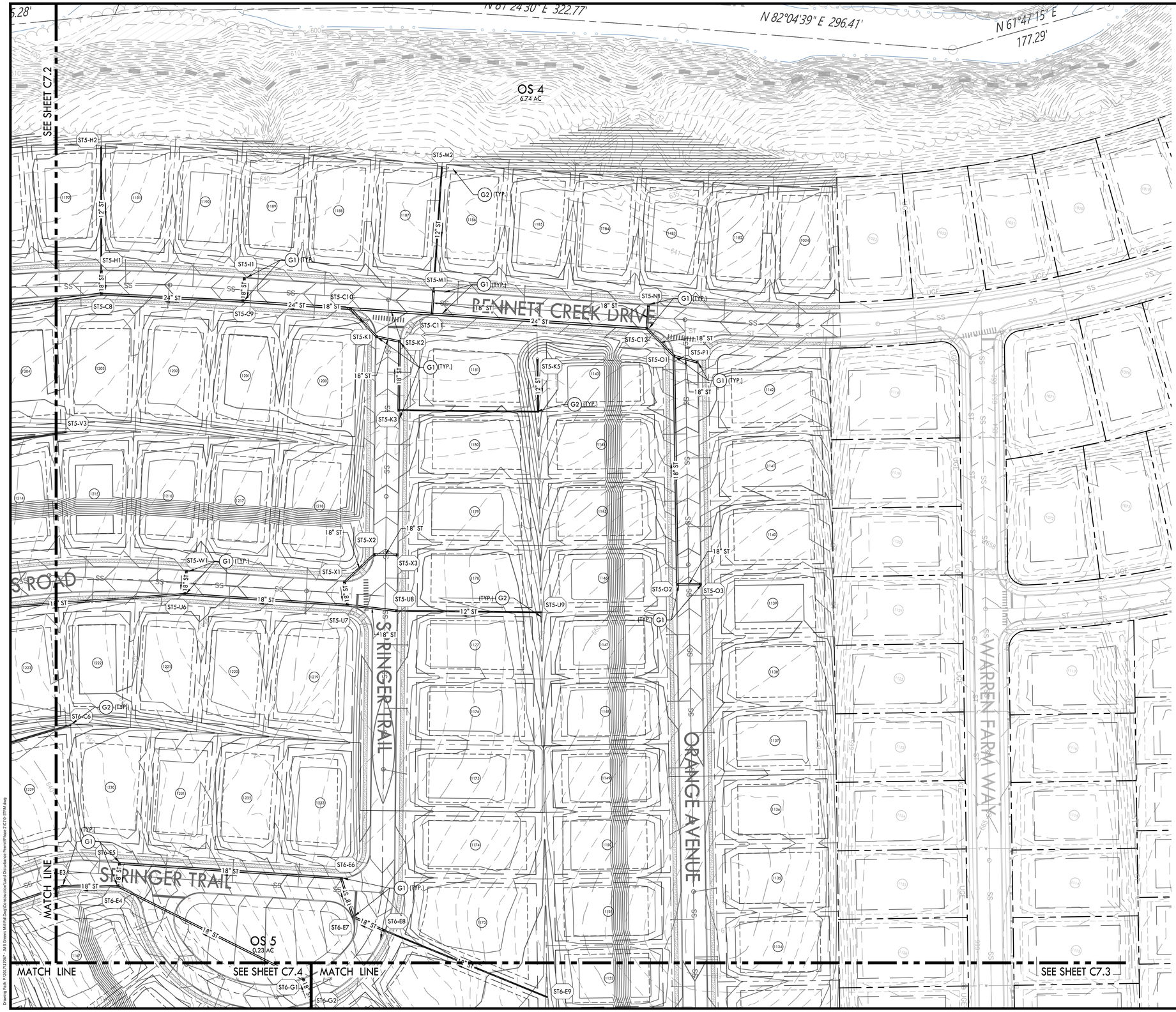
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
1	08/21/24
2	08/27/24
3	09/09/24
4	10/15/24
5	12/18/24

07/22/24 17067

C7.0
OVERALL DRAINAGE PLAN



DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C9.1 - 3
G2	SINGLE CATCH BASIN	C9.1 - 4
G3	JUNCTION BOX	C9.1 - 2
G4	CONCRETE HEADWALL	C9.1 - 6
G5	RIPRAP OUTLET PROTECTION	C9.1 - 5
G6	POND 4 OUTLET STRUCTURE	C9.2 - 1
G7	POND 8 OUTLET STRUCTURE	C9.1 - 7
G8	POND 9 OUTLET STRUCTURE	C9.1 - 8

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED DRAINAGE LEGEND

- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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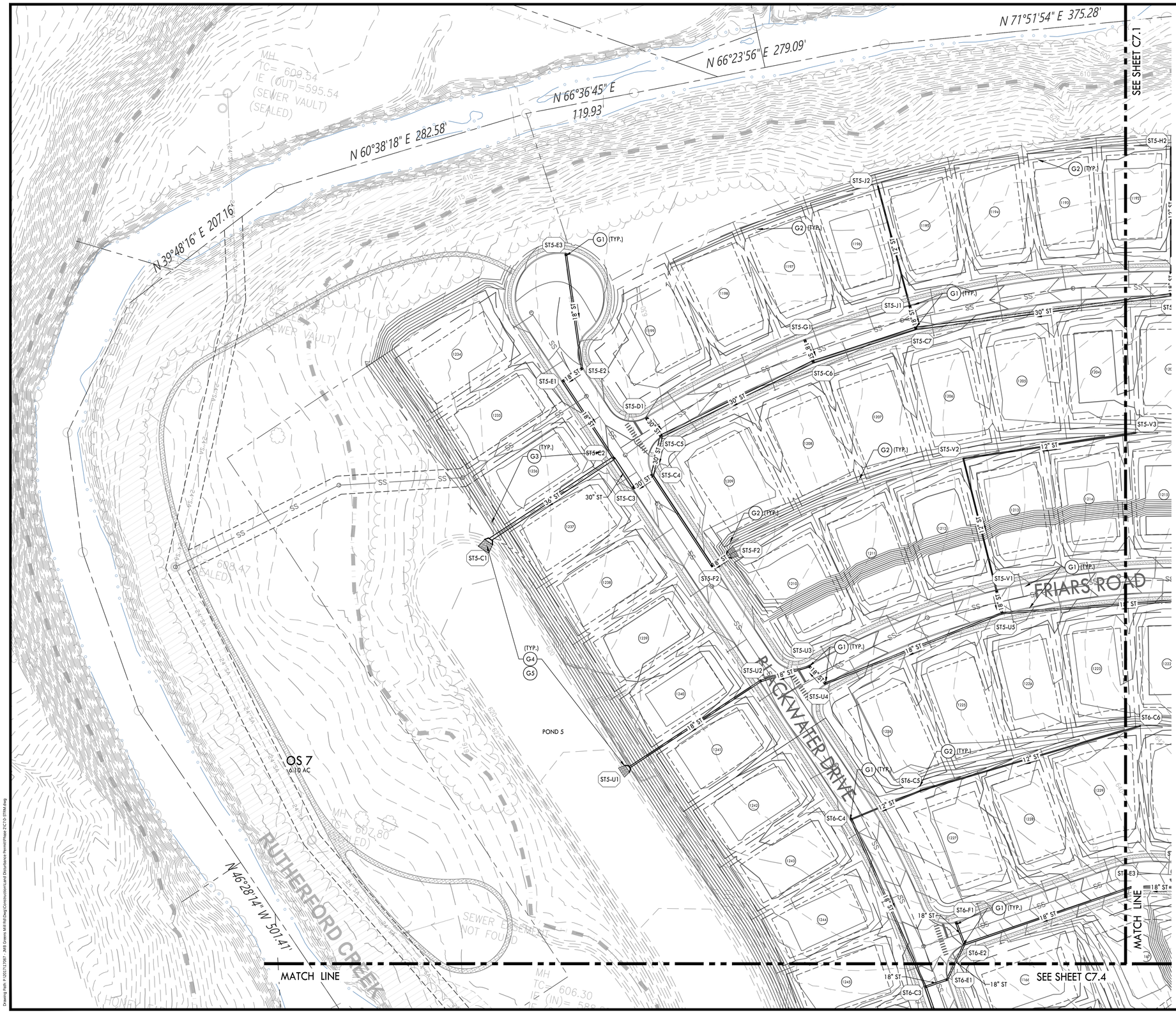
8/21/24

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

REVISIONS	
No.	DATE
1	08/21/24

07/22/24 17067

C7.1
DRAINAGE PLAN



DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C9.1 - 3
G2	SINGLE CATCH BASIN	C9.1 - 4
G3	JUNCTION BOX	C9.1 - 2
G4	CONCRETE HEADWALL	C9.1 - 6
G5	RIPRAP OUTLET PROTECTION	C9.1 - 5
G6	POND 4 OUTLET STRUCTURE	C9.2 - 1
G7	POND 8 OUTLET STRUCTURE	C9.1 - 7
G8	POND 9 OUTLET STRUCTURE	C9.1 - 8

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED DRAINAGE LEGEND

- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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8/21/24

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

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C7.2
DRAINAGE PLAN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BYP-H1	647.15	24" PP (DUAL WALL) (IN): 643.00	18" - 24" CONCRETE HEADWALL
BYP-H2	657.83	24" PP (DUAL WALL) (OUT): 653.67	18" - 24" CONCRETE HEADWALL
ST3-B6	642.90	18" PP (DUAL WALL) (IN): 639.10 24" PP (DUAL WALL) (IN): 638.00 24" PP (DUAL WALL) (OUT): 637.90	SINGLE CURB INLET
ST3-B7	645.31	24" PP (DUAL WALL) (IN): 641.40 18" PP (DUAL WALL) (IN): 641.50 24" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST3-B8	645.34	24" PP (DUAL WALL) (IN): 641.70 24" PP (DUAL WALL) (OUT): 641.60	SINGLE CURB INLET
ST3-B9	647.09	24" PP (DUAL WALL) (IN): 642.60 24" PP (DUAL WALL) (OUT): 642.50	SINGLE CURB INLET
ST3-B10	648.30	18" PP (DUAL WALL) (IN): 644.70 24" PP (DUAL WALL) (IN): 643.20 24" PP (DUAL WALL) (OUT): 643.10	SINGLE CURB INLET
ST3-B11	648.29	24" PP (DUAL WALL) (IN): 643.70 24" PP (DUAL WALL) (OUT): 643.60	SINGLE CURB INLET
ST3-B12	650.24	12" HDPE (IN): 644.20 24" PP (DUAL WALL) (OUT): 644.10	SINGLE CURB INLET
ST3-J1	642.90	18" PP (DUAL WALL) (OUT): 639.50	SINGLE CURB INLET
ST3-K1	645.46	18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET
ST3-L1	650.38	18" PP (DUAL WALL) (OUT): 646.80	SINGLE CURB INLET
ST3-M1	649.07	12" HDPE (IN): 646.00 12" HDPE (OUT): 646.00	12" NYLOPLAST
ST3-M2	651.99	12" HDPE (OUT): 649.20	12" NYLOPLAST
ST4-A1	627.21	36" PP (DUAL WALL) (IN): 624.00 36" PP (DUAL WALL) (IN): 624.00	30" - 36" CONCRETE HEADWALL (DOUBLE BARREL)
ST4-A2	628.71	36" PP (DUAL WALL) (OUT): 625.00 36" PP (DUAL WALL) (OUT): 625.00	POND 4 OUTLET STRUCTURE
ST4-B1	626.63	18" PP (DUAL WALL) (IN): 625.00	18" - 24" CONCRETE HEADWALL
ST4-B2	647.18	18" PP (DUAL WALL) (IN): 643.50 18" PP (DUAL WALL) (IN): 639.50 18" PP (DUAL WALL) (OUT): 635.00	SINGLE CURB INLET
ST4-B3	650.89	18" PP (DUAL WALL) (IN): 646.80 18" PP (DUAL WALL) (IN): 643.00 18" PP (DUAL WALL) (OUT): 642.90	SINGLE CURB INLET
ST4-B4	654.64	18" PP (DUAL WALL) (IN): 649.80 18" PP (DUAL WALL) (IN): 648.00 18" PP (DUAL WALL) (OUT): 647.90	SINGLE CURB INLET
ST4-B5	661.67	18" PP (DUAL WALL) (IN): 658.30 18" PP (DUAL WALL) (IN): 658.20 18" PP (DUAL WALL) (OUT): 658.20	SINGLE CURB INLET
ST4-B6	668.39	18" PP (DUAL WALL) (IN): 664.50 18" PP (DUAL WALL) (OUT): 664.40	SINGLE CURB INLET
ST4-B7	668.39	18" PP (DUAL WALL) (IN): 665.10 18" PP (DUAL WALL) (OUT): 665.00	SINGLE CURB INLET
ST4-B8	669.13	18" PP (DUAL WALL) (IN): 665.80 18" PP (DUAL WALL) (OUT): 665.70	SINGLE CURB INLET
ST4-B9	669.14	18" PP (DUAL WALL) (OUT): 666.30	SINGLE CURB INLET
ST4-C1	647.17	18" PP (DUAL WALL) (OUT): 643.80	SINGLE CURB INLET
ST4-D1	650.89	18" PP (DUAL WALL) (OUT): 647.40	SINGLE CURB INLET
ST4-E1	654.64	18" PP (DUAL WALL) (IN): 650.40 18" PP (DUAL WALL) (OUT): 650.30	SINGLE CURB INLET
ST4-E2	655.51	18" PP (DUAL WALL) (IN): 651.00 18" PP (DUAL WALL) (IN): 651.00 18" PP (DUAL WALL) (OUT): 650.90	SINGLE CURB INLET
ST4-E3	657.69	12" HDPE (IN): 653.00 18" PP (DUAL WALL) (OUT): 652.90	SINGLE CURB INLET
ST4-E4	658.39	12" HDPE (IN): 654.10 12" HDPE (OUT): 654.00	12" NYLOPLAST
ST4-E5	664.53	12" HDPE (OUT): 659.00	12" NYLOPLAST
ST4-F1	655.49	18" PP (DUAL WALL) (OUT): 651.50	SINGLE CURB INLET
ST4-G1	661.67	18" PP (DUAL WALL) (OUT): 658.50	SINGLE CURB INLET
ST5-C1	625.52	36" PP (DUAL WALL) (IN): 620.31	30" - 36" CONCRETE HEADWALL
ST5-C2	630.10	30" PP (DUAL WALL) (IN): 621.80 18" PP (DUAL WALL) (IN): 622.00 36" PP (DUAL WALL) (OUT): 621.70	SINGLE CURB INLET
ST5-C3	630.49	30" PP (DUAL WALL) (IN): 622.20 30" PP (DUAL WALL) (OUT): 622.10	SINGLE CURB INLET
ST5-C4	630.49	18" PP (DUAL WALL) (IN): 622.50 30" PP (DUAL WALL) (IN): 622.50 30" PP (DUAL WALL) (OUT): 622.40	SINGLE CURB INLET
ST5-C5	629.47	30" PP (DUAL WALL) (IN): 622.90 30" PP (DUAL WALL) (IN): 622.90 30" PP (DUAL WALL) (OUT): 622.80	SINGLE CURB INLET
ST5-C6	628.36	30" PP (DUAL WALL) (IN): 624.00 18" PP (DUAL WALL) (IN): 624.00 30" PP (DUAL WALL) (OUT): 623.90	SINGLE CURB INLET
ST5-C7	628.83	30" PP (DUAL WALL) (IN): 624.70 18" PP (DUAL WALL) (IN): 624.60 30" PP (DUAL WALL) (OUT): 624.60	SINGLE CURB INLET
ST5-C8	633.39	24" PP (DUAL WALL) (IN): 628.80 18" PP (DUAL WALL) (IN): 628.80 30" PP (DUAL WALL) (OUT): 628.70	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST5-C9	636.46	24" PP (DUAL WALL) (IN): 630.10 18" PP (DUAL WALL) (IN): 632.90 24" PP (DUAL WALL) (OUT): 630.00	SINGLE CURB INLET
ST5-C10	638.79	24" PP (DUAL WALL) (IN): 634.50 18" PP (DUAL WALL) (IN): 631.30 24" PP (DUAL WALL) (OUT): 631.20	SINGLE CURB INLET
ST5-C11	640.54	24" PP (DUAL WALL) (IN): 636.50 18" PP (DUAL WALL) (IN): 637.00 24" PP (DUAL WALL) (OUT): 636.40	SINGLE CURB INLET
ST5-C12	645.19	18" PP (DUAL WALL) (IN): 641.35 18" PP (DUAL WALL) (IN): 640.50 24" PP (DUAL WALL) (OUT): 640.40	SINGLE CURB INLET
ST5-D1	629.51	30" PP (DUAL WALL) (OUT): 624.10	SINGLE CURB INLET
ST5-E1	629.09	18" PP (DUAL WALL) (IN): 622.70 18" PP (DUAL WALL) (OUT): 622.60	SINGLE CURB INLET
ST5-E2	629.09	18" PP (DUAL WALL) (IN): 623.10 18" PP (DUAL WALL) (OUT): 623.00	SINGLE CURB INLET
ST5-E3	627.18	18" PP (DUAL WALL) (OUT): 624.00	SINGLE CURB INLET
ST5-F1	631.68	18" PP (DUAL WALL) (IN): 623.80 18" PP (DUAL WALL) (OUT): 623.70	SINGLE CURB INLET
ST5-F2	628.13	18" PP (DUAL WALL) (OUT): 624.00	18" - 24" CONCRETE HEADWALL
ST5-G1	628.36	18" PP (DUAL WALL) (OUT): 624.30	SINGLE CURB INLET
ST5-H1	633.39	12" HDPE (IN): 629.60 18" PP (DUAL WALL) (OUT): 629.50	SINGLE CURB INLET
ST5-H2	634.70	12" HDPE (OUT): 632.25	12" NYLOPLAST
ST5-I1	636.46	18" PP (DUAL WALL) (OUT): 633.25	SINGLE CURB INLET
ST5-J1	628.83	12" HDPE (IN): 624.90 18" PP (DUAL WALL) (OUT): 624.80	SINGLE CURB INLET
ST5-J2	630.14	12" HDPE (OUT): 627.50	12" NYLOPLAST
ST5-K1	640.13	18" PP (DUAL WALL) (IN): 631.70 18" PP (DUAL WALL) (OUT): 631.63	SINGLE CURB INLET
ST5-K2	640.27	18" PP (DUAL WALL) (IN): 632.00 18" PP (DUAL WALL) (OUT): 631.90	SINGLE CURB INLET
ST5-K3	642.42	12" HDPE (IN): 632.70 18" PP (DUAL WALL) (OUT): 632.60	SINGLE CURB INLET
ST5-K4	638.96	12" HDPE (IN): 633.80 12" HDPE (OUT): 633.80	12" NYLOPLAST
ST5-K5	636.78	12" HDPE (OUT): 634.30	12" NYLOPLAST
ST5-M1	640.54	12" HDPE (IN): 637.75 18" PP (DUAL WALL) (OUT): 637.30	SINGLE CURB INLET
ST5-M2	641.85	12" HDPE (OUT): 639.40	12" NYLOPLAST
ST5-N1	645.19	18" PP (DUAL WALL) (OUT): 641.75	SINGLE CURB INLET
ST5-O1	646.77	18" PP (DUAL WALL) (IN): 642.10 18" PP (DUAL WALL) (IN): 642.10 18" PP (DUAL WALL) (OUT): 642.00	SINGLE CURB INLET
ST5-O2	656.00	18" PP (DUAL WALL) (IN): 650.10 18" PP (DUAL WALL) (OUT): 650.00	SINGLE CURB INLET
ST5-O3	656.00	18" PP (DUAL WALL) (OUT): 650.50	SINGLE CURB INLET
ST5-P1	647.04	18" PP (DUAL WALL) (OUT): 642.75	SINGLE CURB INLET
ST5-U1	623.06	18" PP (DUAL WALL) (IN): 618.93	18" - 24" CONCRETE HEADWALL
ST5-U2	632.88	18" PP (DUAL WALL) (IN): 620.35 18" PP (DUAL WALL) (OUT): 620.25	SINGLE CURB INLET
ST5-U3	633.28	18" PP (DUAL WALL) (IN): 620.95 18" PP (DUAL WALL) (OUT): 620.85	SINGLE CURB INLET
ST5-U4	633.40	18" PP (DUAL WALL) (IN): 621.25 18" PP (DUAL WALL) (OUT): 621.15	SINGLE CURB INLET
ST5-U5	637.77	18" PP (DUAL WALL) (IN): 623.00 18" PP (DUAL WALL) (IN): 634.50 18" PP (DUAL WALL) (OUT): 622.90	SINGLE CURB INLET
ST5-U6	643.58	18" PP (DUAL WALL) (IN): 640.10 18" PP (DUAL WALL) (IN): 640.10 18" PP (DUAL WALL) (OUT): 640.00	SINGLE CURB INLET
ST5-U7	647.25	18" PP (DUAL WALL) (IN): 642.30 18" PP (DUAL WALL) (IN): 642.00 18" PP (DUAL WALL) (OUT): 641.90	SINGLE CURB INLET
ST5-U8	648.44	12" HDPE (IN): 642.70 18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET
ST5-U9	646.74	12" HDPE (OUT): 644.30	12" NYLOPLAST
ST5-V1	637.77	12" HDPE (IN): 623.30 18" PP (DUAL WALL) (OUT): 623.20	SINGLE CURB INLET
ST5-V2	627.31	12" HDPE (IN): 624.70 12" HDPE (OUT): 624.70	12" NYLOPLAST
ST5-V3	630.61	12" HDPE (OUT): 628.00	12" NYLOPLAST
ST5-W1	643.58	18" PP (DUAL WALL) (OUT): 640.40	SINGLE CURB INLET
ST5-X1	647.15	18" PP (DUAL WALL) (IN): 642.70 18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST5-X2	646.93	18" PP (DUAL WALL) (IN): 643.30 18" PP (DUAL WALL) (OUT): 643.20	SINGLE CURB INLET
ST5-X3	646.93	18" PP (DUAL WALL) (OUT): 643.65	SINGLE CURB INLET
ST6-B1	621.45	30" PP (DUAL WALL) (IN): 616.73	30" - 36" CONCRETE HEADWALL
ST6-B2	626.65	30" PP (DUAL WALL) (IN): 617.10 30" PP (DUAL WALL) (OUT): 617.00	JUNCTION MANHOLE
ST6-B3	624.31	24" PP (DUAL WALL) (IN): 618.00 24" PP (DUAL WALL) (IN): 618.00 30" PP (DUAL WALL) (OUT): 617.90	SINGLE CURB INLET
ST6-B4	628.95	24" PP (DUAL WALL) (IN): 624.50 18" PP (DUAL WALL) (IN): 624.50 24" PP (DUAL WALL) (OUT): 624.40	SINGLE CURB INLET
ST6-B5	638.78	24" PP (DUAL WALL) (IN): 633.30 18" PP (DUAL WALL) (IN): 633.20 24" PP (DUAL WALL) (OUT): 633.20	SINGLE CURB INLET
ST6-B6	649.53	18" PP (DUAL WALL) (IN): 645.00 24" PP (DUAL WALL) (IN): 642.50 24" PP (DUAL WALL) (OUT): 642.40	SINGLE CURB INLET
ST6-B7	658.07	18" PP (DUAL WALL) (IN): 653.20 18" PP (DUAL WALL) (IN): 651.50 24" PP (DUAL WALL) (OUT): 651.40	SINGLE CURB INLET
ST6-B8	665.17	18" PP (DUAL WALL) (IN): 660.90 18" PP (DUAL WALL) (IN): 659.10 18" PP (DUAL WALL) (OUT): 659.00	SINGLE CURB INLET
ST6-B9	667.43	18" PP (DUAL WALL) (IN): 661.70 18" PP (DUAL WALL) (IN): 663.40 18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST6-B10	667.44	18" PP (DUAL WALL) (OUT): 662.40	SINGLE CURB INLET
ST6-C1	624.09	18" PP (DUAL WALL) (IN): 618.50 24" PP (DUAL WALL) (IN): 618.50 24" PP (DUAL WALL) (OUT): 618.40	SINGLE CURB INLET
ST6-C2	625.05	24" PP (DUAL WALL) (IN): 619.40 24" PP (DUAL WALL) (OUT): 619.30	SINGLE CURB INLET
ST6-C3	628.48	18" PP (DUAL WALL) (IN): 624.00 18" PP (DUAL WALL) (IN): 622.10 24" PP (DUAL WALL) (OUT): 622.00	SINGLE CURB INLET
ST6-C4	632.23	12" HDPE (IN): 627.50 18" PP (DUAL WALL) (OUT): 627.50	SINGLE CURB INLET
ST6-C5	631.51	12" HDPE (IN): 629.00 12" HDPE (OUT): 629.00	12" NYLOPLAST
ST6-C6	638.38	12" HDPE (OUT): 635.60	12" NYLOPLAST
ST6-D1	624.09	12" HDPE (IN): 619.39 18" PP (DUAL WALL) (OUT): 618.80	SINGLE CURB INLET
ST6-D2	625.13	12" HDPE (IN): 621.50 12" HDPE (OUT): 621.50	12" NYLOPLAST
ST6-D3	633.15	12" HDPE (IN): 629.50 12" HDPE (OUT): 629.50	12" NYLOPLAST
ST6-D4	643.45	12" HDPE (OUT): 639.40	12" NYLOPLAST
ST6-E1	628.48	18" PP (DUAL WALL) (IN): 624.50 18" PP (DUAL WALL) (OUT): 624.40	SINGLE CURB INLET
ST6-E2	630.08	18" PP (DUAL WALL) (IN): 626.40 18" PP (DUAL WALL) (IN): 626.40 18" PP (DUAL WALL) (OUT): 626.30	SINGLE CURB INLET
ST6-E3	636.64	18" PP (DUAL WALL) (IN): 633.10 18" PP (DUAL WALL) (OUT): 633.00	SINGLE CURB INLET
ST6-E4	638.80	18" PP (DUAL WALL) (IN): 634.60 18" PP (DUAL WALL) (IN): 635.30 18" PP (DUAL WALL) (OUT): 634.50	SINGLE CURB INLET
ST6-E5	638.80	18" PP (DUAL WALL) (IN): 635.00 18" PP (DUAL WALL) (OUT): 634.90	SINGLE CURB INLET
ST6-E6	646.98	18" PP (DUAL WALL) (IN): 641.50 18" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST6-E7	646.74	18" PP (DUAL WALL) (IN): 642.00 18" PP (DUAL WALL) (OUT): 641.90	SINGLE CURB INLET
ST6-E8	647.53	12" HDPE (IN): 642.50 18" PP (DUAL WALL) (OUT): 642.40	SINGLE CURB INLET
ST6-E9	647.72	12" HDPE (OUT): 645.50	12" NYLOPLAST
ST6-F1	630.05	18" PP (DUAL WALL) (OUT): 626.70	SINGLE CURB INLET
ST6-G1	645.35	18" PP (DUAL WALL) (IN): 641.50 18" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST6-G2	645.35	18" PP (DUAL WALL) (OUT): 641.80	SINGLE CURB INLET
ST6-H1	628.95	18" PP (DUAL WALL) (OUT): 625.00	SINGLE CURB INLET
ST6-I1	638.78	18" PP (DUAL WALL) (OUT): 634.60	SINGLE CURB INLET
ST6-J1	649.53	18" PP (DUAL WALL) (IN): 646.20 18" PP (DUAL WALL) (OUT): 646.10	SINGLE CURB INLET
ST6-J2	652.00	18" PP (DUAL WALL) (IN): 648.30 18" PP (DUAL WALL) (IN): 648.30 18" PP (DUAL WALL) (OUT): 648.20	SINGLE CURB INLET
ST6-J3	656.50	18" PP (DUAL WALL) (IN): 652.70 18" PP (DUAL WALL) (OUT): 652.60	SINGLE CURB INLET
ST6-J4	659.00	18" PP (DUAL WALL) (IN): 655.45 18" PP (DUAL WALL) (OUT): 655.35	SINGLE CURB INLET
ST6-J5	659.00	18" PP (DUAL WALL) (OUT): 655.75	SINGLE CURB INLET
ST6-K1	651.96	18" PP (DUAL WALL) (OUT): 648.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST6-M1	658.03	18" PP (DUAL WALL) (IN): 654.00 18" PP (DUAL WALL) (OUT): 653.90	SINGLE CURB INLET
ST6-M2	662.72	18" PP (DUAL WALL) (IN): 659.10 18" PP (DUAL WALL) (IN): 657.80 18" PP (DUAL WALL) (OUT): 657.70	SINGLE CURB INLET
ST6-N1	662.71	18" PP (DUAL WALL) (OUT): 659.40	SINGLE CURB INLET
ST6-P1	665.17	18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST6-Q1	667.50	18" PP (DUAL WALL) (IN): 664.00 18" PP (DUAL WALL) (OUT): 663.90	SINGLE CURB INLET
ST6-Q2	667.44	18" PP (DUAL WALL) (OUT): 664.30	SINGLE CURB INLET
ST8-A1	629.13	18" PP (DUAL WALL) (OUT): 625.00	18" - 24" CONCRETE HEADWALL
ST8-A2	627.63	18" PP (DUAL WALL) (OUT): 626.00	OUTLET STRUCTURE
ST8-B1	630.65	24" PP (DUAL WALL) (IN): 626.00	18" - 24" CONCRETE HEADWALL
ST8-B2	639.06	24" PP (DUAL WALL) (IN): 636.00 24" PP (DUAL WALL) (OUT): 628.50	JUNCTION MANHOLE
ST8-B3	649.16	24" PP (DUAL WALL) (IN): 645.50 24" PP (DUAL WALL) (OUT): 639.00	JUNCTION MANHOLE
ST8-B4	662.95	24" PP (DUAL WALL) (IN): 657.00 18" PP (DUAL WALL) (IN): 657.00 18" PP (DUAL WALL) (IN): 657.00 24" PP (DUAL WALL) (OUT): 656.90	SINGLE CURB INLET
ST8-B5	664.97	18" PP (DUAL WALL) (IN): 659.52 18" PP (DUAL WALL) (IN): 661.50 18" PP (DUAL WALL) (OUT): 659.42	SINGLE CURB INLET
ST8-B6	665.49	18" PP (DUAL WALL) (IN): 660.02 18" PP (DUAL WALL) (OUT): 659.92	SINGLE CURB INLET
ST8-B7	667.50	18" PP (DUAL WALL) (IN): 661.70 18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST8-B8	667.88	18" PP (DUAL WALL) (IN): 662.20 18" PP (DUAL WALL) (OUT): 662.10	SINGLE CURB INLET
ST8-B9	668.47	12" HDPE (IN): 663.10 12" HDPE (IN): 663.10 18" PP (DUAL WALL) (OUT): 663.00	SINGLE CURB INLET
ST8-C1	662.19	18" PP (DUAL WALL) (IN): 658.00 18" PP (DUAL WALL) (OUT): 658.00 24" PP (DUAL WALL) (OUT): 657.90	SINGLE CURB INLET
ST8-C2	663.87	18" PP (DUAL WALL) (IN): 660.40 18" PP (DUAL WALL) (IN): 660.60 18" PP (DUAL WALL) (OUT): 660.30	SINGLE CURB INLET
ST8-C3	667.19	18" PP (DUAL WALL) (IN): 663.80 18" PP (DUAL WALL) (IN): 664.10 18" PP (DUAL WALL) (OUT): 663.70	SINGLE CURB INLET
ST8-C4	671.81	18" PP (DUAL WALL) (IN): 668.30 18" PP (DUAL WALL) (OUT): 668.20	SINGLE CURB INLET
ST8-C5	671.81	18" PP (DUAL WALL) (OUT): 668.60	SINGLE CURB INLET
ST8-D1	662.19	18" PP (DUAL WALL) (IN): 658.40 18" PP (DUAL WALL) (OUT): 658.30	SINGLE CURB INLET
ST8-D2	662.21	12" HDPE (IN): 658.70 18" PP (DUAL WALL) (OUT): 658.60	SINGLE CURB INLET
ST8-D3	663.86	12" HDPE (IN): 660.60 12" HDPE (OUT): 660.60	12" NYLOPLAST
ST8-D4	670.49	12" HDPE (OUT): 664.00	12" NYLOPLAST
ST8-F1	663.87	18" PP (DUAL WALL) (OUT): 660.85	SINGLE CURB INLET
ST8-G1	667.19	12" HDPE (IN): 664.50 18" PP (DUAL WALL) (OUT): 664.40	SINGLE CURB INLET
ST8-G2	669.46	12" HDPE (IN): 666.10 12" HDPE (OUT): 666.00	12" NYLOPLAST
ST8-G3	675.12	12" HDPE (OUT): 672.30	12" NYLOPLAST
ST8-H1	665.18	18" PP (DUAL WALL) (IN): 662.40 18" PP (DUAL WALL) (OUT): 662.30	SINGLE CURB INLET
ST8-H2	667.12	18" PP (DUAL WALL) (IN): 663.80 18" PP (DUAL WALL) (OUT): 663.70	SINGLE CURB INLET
ST8-H3	667.73	18" PP (DUAL WALL) (OUT): 664.20	SINGLE CURB INLET
ST8-I1	669.66	12" HDPE (OUT): 665.70	12" NYLOPLAST
ST8-K1	663.47	18" PP (DUAL WALL) (IN): 659.90 18" PP (DUAL WALL) (OUT): 659.80	SINGLE CURB INLET
ST8-K2	663.47	18" PP (DUAL WALL) (IN): 660.30 18" PP (DUAL WALL) (OUT): 660.20	SINGLE CURB INLET
ST8-K3	667.33	18" PP (DUAL WALL) (IN): 662.20 18" PP (DUAL WALL) (OUT): 662.10	SINGLE CURB INLET
ST8-L1	668.47	12" HDPE (IN): 663.32 12" HDPE (OUT): 663.32	SINGLE CURB INLET
ST8-L2	667.84	12" HDPE (OUT): 664.60	12" NYLOPLAST
ST8-M1	667.60	12" HDPE (IN): 662.30 18" PP (DUAL WALL) (OUT): 662.30	SINGLE CURB INLET
ST8-M2	664.55	12" HDPE (OUT): 662.50	12" NYLOPLAST
ST9-A1	623.74	18" PP (DUAL WALL) (IN): 619.61	18" - 24" CONCRETE HEADWALL

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST9-A2	621.63	18" PP (DUAL WALL) (OUT): 620.00	POND 9 OUTLET STRUCTURE
ST9-B2	624.51	18" PP (DUAL WALL) (IN): 621.40 18" PP (DUAL WALL) (OUT): 621.30	SINGLE CURB INLET
ST9-B3	624.51	18" PP (DUAL WALL) (OUT): 621.60	SINGLE CURB INLET
ST9-C1	625.13	18" PP (DUAL WALL) (IN): 621.00	18" - 24" CONCRETE HEADWALL
ST9-C2	640.70	18" PP (DUAL WALL) (IN): 637.00 18" PP (DUAL WALL) (OUT): 634.00	SINGLE CURB INLET
ST9-C3	640.70	18" PP (DUAL WALL) (IN): 637.40 18" PP (DUAL WALL) (OUT): 637.30	SINGLE CURB INLET
ST9-C4	656.46	18" PP (DUAL WALL) (IN): 650.00 18" PP (DUAL WALL) (OUT): 649.20 18" PP (DUAL WALL) (OUT): 649.90	SINGLE CURB INLET
ST9-C5	660.45	18" PP (DUAL WALL) (IN): 652.00 18" PP (DUAL WALL) (OUT): 651.90	SINGLE CURB INLET
ST9-C6	658.09	18" PP (DUAL WALL) (IN): 654.50 18" PP (DUAL WALL) (OUT): 654.40	SINGLE CURB INLET
ST9-C7	658.09	18" PP (DUAL WALL) (IN): 654.90 18" PP (DUAL WALL) (OUT): 654.80	SINGLE CURB INLET
ST9-C8	660.43	18" PP (DUAL WALL) (IN): 657.30 18" PP (DUAL WALL) (OUT): 657.20	SINGLE CURB INLET
ST9-C9	669.48	18" PP (DUAL WALL) (IN): 664.70 18" PP (DUAL WALL) (OUT): 664.60	SINGLE CURB INLET
ST9-C10	669.78	18" PP (DUAL WALL) (OUT): 665.00	SINGLE CURB INLET
ST9-D1	656.46	18" PP (DUAL WALL) (IN): 648.90	SINGLE CURB INLET
STP-B1	625.13	18" PP (DUAL WALL) (IN): 621.00	18" - 24" CONCRETE HEADWALL

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ENGINEERING CRUNK

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

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

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C7.10
STORM STRUCTURE TABLE

Drawing Path: H:\2021\21067 - 3MB Greens Mill Rd\Eng\Construction\Land Disturbance Permit\Phase 2\C7.0-STRM.dwg

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
	659.00	ST6-M2	657.80	123	0.98%	CIRCULAR	18	PP (DUAL WALL)
BYP-H2	653.67	BYP-H1	643.00	112	9.57%	CIRCULAR	24	PP (DUAL WALL)
BYP-J2	614.10	BYP-J1	612.87	52	2.36%	CIRCULAR	18	ADS
ST3-B6	637.90		637.42	84	0.57%	CIRCULAR	24	PP (DUAL WALL)
ST3-B7	641.40	ST3-B6	638.00	148	2.30%	CIRCULAR	24	PP (DUAL WALL)
ST3-B8	641.60	ST3-B7	641.40	29	0.69%	CIRCULAR	24	PP (DUAL WALL)
ST3-B9	642.50	ST3-B8	641.70	67	1.20%	CIRCULAR	24	PP (DUAL WALL)
ST3-B10	643.10	ST3-B9	642.60	76	0.66%	CIRCULAR	24	PP (DUAL WALL)
ST3-B11	643.60	ST3-B10	643.20	65	0.62%	CIRCULAR	24	PP (DUAL WALL)
ST3-B12	644.10	ST3-B11	643.70	77	0.52%	CIRCULAR	24	PP (DUAL WALL)
ST3-J1	639.50	ST3-B6	639.10	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST3-K1	642.60	ST3-B7	641.50	121	0.91%	CIRCULAR	18	PP (DUAL WALL)
ST3-L1	646.80	ST3-B10	644.70	81	2.60%	CIRCULAR	18	PP (DUAL WALL)
ST3-M1	646.00	ST3-B12	644.20	78	2.30%	CIRCULAR	12	HDPE
ST3-M2	649.20	ST3-M1	646.00	284	1.13%	CIRCULAR	12	HDPE
ST4-A2	624.00	ST4-A1	623.00	38	2.66%	CIRCULAR	36	PP (DUAL WALL)
ST4-B2	635.00	ST4-B1	624.00	124	8.90%	CIRCULAR	18	PP (DUAL WALL)
ST4-B3	642.90	ST4-B2	639.50	296	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST4-B4	647.90	ST4-B3	643.00	306	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST4-B5	658.20	ST4-B4	648.00	364	2.80%	CIRCULAR	18	PP (DUAL WALL)
ST4-B6	664.40	ST4-B5	658.30	246	2.48%	CIRCULAR	18	PP (DUAL WALL)
ST4-B7	665.00	ST4-B6	664.50	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-B8	665.70	ST4-B7	665.10	42	1.42%	CIRCULAR	18	PP (DUAL WALL)
ST4-B9	666.30	ST4-B8	665.80	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-C1	643.80	ST4-B2	643.50	28	1.07%	CIRCULAR	18	PP (DUAL WALL)
ST4-D1	647.40	ST4-B3	646.80	25	2.40%	CIRCULAR	18	PP (DUAL WALL)
ST4-E1	650.30	ST4-B4	649.80	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-E2	650.90	ST4-E1	650.40	43	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST4-E3	652.90	ST4-E2	651.00	117	1.63%	CIRCULAR	18	PP (DUAL WALL)
ST4-E4	654.00	ST4-E3	653.00	140	0.71%	CIRCULAR	12	HDPE
ST4-E5	659.00	ST4-E4	654.10	250	1.96%	CIRCULAR	12	HDPE
ST4-F1	651.50	ST4-E2	651.00	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-G1	658.50	ST4-B5	658.20	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-C2	621.70	ST5-C1	620.31	161	0.86%	CIRCULAR	36	PP (DUAL WALL)
ST5-C3	622.10	ST5-C2	621.80	39	0.77%	CIRCULAR	30	PP (DUAL WALL)
ST5-C4	622.40	ST5-C3	622.20	25	0.80%	CIRCULAR	30	PP (DUAL WALL)
ST5-C5	622.80	ST5-C4	622.50	44	0.68%	CIRCULAR	30	PP (DUAL WALL)
ST5-C6	623.90	ST5-C5	622.90	185	0.54%	CIRCULAR	30	PP (DUAL WALL)
ST5-C7	624.60	ST5-C6	624.00	118	0.51%	CIRCULAR	30	PP (DUAL WALL)
ST5-C8	628.70	ST5-C7	624.70	282	1.42%	CIRCULAR	30	PP (DUAL WALL)
ST5-C9	630.00	ST5-C8	628.80	155	0.77%	CIRCULAR	24	PP (DUAL WALL)
ST5-C10	631.20	ST5-C9	630.10	118	0.93%	CIRCULAR	24	PP (DUAL WALL)
ST5-C11	636.40	ST5-C10	634.50	89	2.13%	CIRCULAR	24	PP (DUAL WALL)
ST5-C12	640.40	ST5-C11	636.50	236	1.66%	CIRCULAR	24	PP (DUAL WALL)
ST5-D1	624.10	ST5-C5	622.90	25	4.75%	CIRCULAR	30	PP (DUAL WALL)
ST5-E1	622.60	ST5-C2	622.00	101	0.59%	CIRCULAR	18	PP (DUAL WALL)
ST5-E2	623.00	ST5-E1	622.70	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-E3	624.00	ST5-E2	623.10	126	0.71%	CIRCULAR	18	PP (DUAL WALL)
ST5-F1	623.70	ST5-C4	622.50	119	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-F2	624.00	ST5-F1	623.80	20	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-G1	624.30	ST5-C6	624.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-H1	629.50	ST5-C8	628.80	25	2.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-H2	632.25	ST5-H1	629.60	136	1.95%	CIRCULAR	12	HDPE
ST5-I1	633.25	ST5-C9	632.90	25	1.40%	CIRCULAR	18	PP (DUAL WALL)
ST5-J1	624.80	ST5-C7	624.60	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-J2	627.50	ST5-J1	624.90	136	1.91%	CIRCULAR	12	HDPE
ST5-K1	631.63	ST5-C10	631.30	42	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-K2	631.90	ST5-K1	631.70	25	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-K3	632.60	ST5-K2	632.00	75	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-K4	633.80	ST5-K3	632.70	153	0.72%	CIRCULAR	12	HDPE
ST5-K5	634.30	ST5-K4	633.80	57	0.88%	CIRCULAR	12	HDPE
ST5-M1	637.30	ST5-C11	637.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-M2	639.40	ST5-M1	637.75	136	1.21%	CIRCULAR	12	HDPE
ST5-N1	641.75	ST5-C12	641.35	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST5-O1	642.00	ST5-C12	640.50	42	3.55%	CIRCULAR	18	PP (DUAL WALL)

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST5-O2	650.00	ST5-O1	642.10	250	3.16%	CIRCULAR	18	PP (DUAL WALL)
ST5-O3	650.50	ST5-O2	650.10	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST5-P1	642.75	ST5-O1	642.10	26	2.50%	CIRCULAR	18	PP (DUAL WALL)
ST5-U2	620.25	ST5-U1	618.93	171	0.77%	CIRCULAR	18	PP (DUAL WALL)
ST5-U3	620.85	ST5-U2	620.35	56	0.89%	CIRCULAR	18	PP (DUAL WALL)
ST5-U4	621.15	ST5-U3	620.95	26	0.78%	CIRCULAR	18	PP (DUAL WALL)
ST5-U5	622.90	ST5-U4	621.25	208	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-U6	640.00	ST5-U5	634.50	277	1.99%	CIRCULAR	18	PP (DUAL WALL)
ST5-U7	641.90	ST5-U6	640.10	178	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-U8	642.60	ST5-U7	642.00	54	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST5-U9	644.30	ST5-U8	642.70	158	1.01%	CIRCULAR	12	HDPE
ST5-V1	623.20	ST5-U5	623.00	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-V2	624.70	ST5-V1	623.30	150	0.94%	CIRCULAR	12	HDPE
ST5-V3	628.00	ST5-V2	624.70	191	1.73%	CIRCULAR	12	HDPE
ST5-W1	640.40	ST5-U6	640.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-X1	642.60	ST5-U7	642.30	25	1.18%	CIRCULAR	18	PP (DUAL WALL)
ST5-X2	643.20	ST5-X1	642.70	44	1.13%	CIRCULAR	18	PP (DUAL WALL)
ST5-X3	643.65	ST5-X2	643.30	25	1.40%	CIRCULAR	18	PP (DUAL WALL)
ST6-B2	617.00	ST6-B1	616.73	15	1.73%	CIRCULAR	30	PP (DUAL WALL)
ST6-B3	617.90	ST6-B2	617.10	132	0.61%	CIRCULAR	30	PP (DUAL WALL)
ST6-B4	624.40	ST6-B3	618.00	200	3.21%	CIRCULAR	24	PP (DUAL WALL)
ST6-B5	633.20	ST6-B4	624.50	250	3.48%	CIRCULAR	24	PP (DUAL WALL)
ST6-B6	642.40	ST6-B5	633.30	274	3.32%	CIRCULAR	24	PP (DUAL WALL)
ST6-B7	651.40	ST6-B6	642.50	227	3.92%	CIRCULAR	24	PP (DUAL WALL)
ST6-B8	659.00	ST6-B7	651.50	251	2.99%	CIRCULAR	18	PP (DUAL WALL)
ST6-B9	661.60	ST6-B8	659.10	227	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-B10	662.40	ST6-B9	661.70	65	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST6-C1	618.40	ST6-B3	618.00	56	0.71%	CIRCULAR	24	PP (DUAL WALL)
ST6-C2	619.30	ST6-C1	618.50	115	0.70%	CIRCULAR	24	PP (DUAL WALL)
ST6-C3	622.00	ST6-C2	619.40	173	1.50%	CIRCULAR	24	PP (DUAL WALL)
ST6-C4	627.50	ST6-C3	622.10	201	2.69%	CIRCULAR	18	PP (DUAL WALL)
ST6-C5	629.00	ST6-C4	627.50	84	1.79%	CIRCULAR	12	HDPE
ST6-C6	635.60	ST6-C5	629.00	249	2.65%	CIRCULAR	12	HDPE
ST6-D1	618.80	ST6-C1	618.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-D2	621.50	ST6-D1	619.39	150	1.41%	CIRCULAR	12	HDPE
ST6-D3	629.50	ST6-D2	621.50	195	4.10%	CIRCULAR	12	HDPE
ST6-D4	639.40	ST6-D3	629.50	262	3.78%	CIRCULAR	12	HDPE
ST6-E1	624.40	ST6-C3	624.00	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-E2	626.30	ST6-E1	624.50	43	4.19%	CIRCULAR	18	PP (DUAL WALL)
ST6-E3	633.00	ST6-E2	626.40	194	3.41%	CIRCULAR	18	PP (DUAL WALL)
ST6-E4	634.50	ST6-E3	633.10	61	2.30%	CIRCULAR	18	PP (DUAL WALL)
ST6-E5	634.90	ST6-E4	634.60	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-E6	641.40	ST6-E5	635.00	243	2.63%	CIRCULAR	18	PP (DUAL WALL)
ST6-E7	641.90	ST6-E6	641.50	44	0.91%	CIRCULAR	18	PP (DUAL WALL)
ST6-E8	642.40	ST6-E7	642.00	37	1.07%	CIRCULAR	18	PP (DUAL WALL)
ST6-E9	645.50	ST6-E8	642.50	192	1.56%	CIRCULAR	12	HDPE
ST6-F1	626.70	ST6-E2	626.40	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-G1	641.40	ST6-E4	635.30	227	2.69%	CIRCULAR	18	PP (DUAL WALL)
ST6-G2	641.80	ST6-G1	641.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-H1	625.00	ST6-B4	624.50	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST6-I1	634.60	ST6-B5	633.20	25	5.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-J1	646.10	ST6-B6	645.00	25	4.40%	CIRCULAR	18	PP (DUAL WALL)
ST6-J2	648.20	ST6-J1	646.20	44	4.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-J3	652.60	ST6-J2	648.30	139	3.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-J4	655.35	ST6-J3	652.70	110	2.41%	CIRCULAR	18	PP (DUAL WALL)
ST6-J5	655.75	ST6-J4	655.45	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-K1	648.60	ST6-J2	648.30	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-M1	653.90	ST6-B7	653.20	64	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-M2	657.70	ST6-M1	654.00	132	2.81%	CIRCULAR	18	PP (DUAL WALL)
ST6-N1	659.40	ST6-M2	659.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-P1	661.60	ST6-B8	660.90	65	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST6-Q1	663.90	ST6-B9	663.40	44	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST6-Q2	664.30	ST6-Q1	664.00	26	1.17%	CIRCULAR	18	PP (DUAL WALL)
ST8-A2	626.00	ST8-A1	625.00	25	4.03%	CIRCULAR	18	PP (DUAL WALL)
ST8-B2	628.50	ST8-B1	626.00	28	9.10%	CIRCULAR	24	PP (DUAL WALL)

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST8-B3	639.00	ST8-B2	636.00	33	9.09%	CIRCULAR	24	PP (DUAL WALL)
ST8-B4	656.90	ST8-B3	645.50	163	7.03%	CIRCULAR	24	PP (DUAL WALL)
ST8-B5	659.42	ST8-B4	657.00	220	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST8-B6	659.92	ST8-B5	659.52	37	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-B7	661.60	ST8-B6	660.02	100	1.59%	CIRCULAR	18	PP (DUAL WALL)
ST8-B8	662.10	ST8-B7	661.70	37	1.09%	CIRCULAR	18	PP (DUAL WALL)
ST8-B9	663.00	ST8-B8	662.20	69	1.16%	CIRCULAR	18	PP (DUAL WALL)
ST8-C1	657.90	ST8-B4	657.00	153	0.59%	CIRCULAR	24	PP (DUAL WALL)
ST8-C2	660.30	ST8-C1	658.00	223	1.03%	CIRCULAR	18	PP (DUAL WALL)
ST8-C3	663.70	ST8-C2	660.40	167	1.97%	CIRCULAR	18	PP (DUAL WALL)
ST8-C4	668.20	ST8-C3	663.80	212	2.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-C5	668.60	ST8-C4	668.30	26	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST8-D1	658.30	ST8-C1	658.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-D2	658.60	ST8-D1	658.40	24	0.84%	CIRCULAR	18	PP (DUAL WALL)
ST8-D3	660.60	ST8-D2	658.70	146	1.30%	CIRCULAR	12	HDPE
ST8-F1	660.85	ST8-C2	660.60	25	1.00%	CIRCULAR	18	PP (DUAL WALL)
ST8-G1	664.40	ST8-C3	664.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-G2	666.00	ST8-G1	664.50	147	1.02%	CIRCULAR	12	HDPE
ST8-G3	672.30	ST8-G2	666.10	216	2.87%	CIRCULAR	12	HDPE
ST8-H1	662.30	ST8-B5	661.50	72	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST8-H2	663.70	ST8-H1	662.40	121	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-H3	664.20	ST8-H2	663.80	36	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST8-I1	665.70	ST8-B9	663.10	150	1.74%	CIRCULAR	12	HDPE
ST8-K1	659.80	ST8-B4	657.00	56	5.01%	CIRCULAR	18	PP (DUAL WALL)
ST8-K2	660.20	ST8-K1	659.90	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-K3	662.10	ST8-K2	660.30	121	1.49%	CIRCULAR	18	PP (DUAL WALL)
ST8-L1	663.32	ST8-B9	663.10	25	0.87%	CIRCULAR	12	PP (DUAL WALL)
ST8-L2	664.60	ST8-L1	663.32	150	0.86%	CIRCULAR	12	HDPE
ST8-M1	662.30	ST8-K3	662.20	25	0.40%	CIRCULAR	18	PP (DUAL WALL)
ST8-M2	662.50	ST8-M1	662.30	26	0.76%	CIRCULAR	12	HDPE
ST9-A2	620.00	ST9-A1	619.61	25	1.53%	CIRCULAR	18	PP (DUAL WALL)
ST9-B2	621.30	ST9-B1	621.00	30	0.99%	CIRCULAR	18	PP (DUAL WALL)
ST9-B3	621.60	ST9-B2	621.40	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST9-C2	634.00	ST9-C1	621.00	134	9.78%	CIRCULAR	18	PP (DUAL WALL)
ST9-C3	637.30	ST9-C2	637.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-C4	649.90	ST9-C3	637.40	270	4.63%	CIRCULAR	18	PP (DUAL WALL)
ST9-C5	651.90	ST9-C4	650.00	207	0.92%	CIRCULAR	18	PP (DUAL WALL)
ST9-C6	654.40	ST9-C5	652.00	217	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST9-C7	654.80	ST9-C6	654.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-C8	657.20	ST9-C7	654.90	172	1.34%	CIRCULAR	18	PP (DUAL WALL)
ST9-C9	664.60	ST9-C8	657.30	190	3.85%	CIRCULAR	18	PP (DUAL WALL)
ST9-C10	665.00	ST9-C9	664.70	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-D1	650.30	ST9-C4	650.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)

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ENGINEERING CRUNK

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

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

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C7.11

STORM PIPE TABLE

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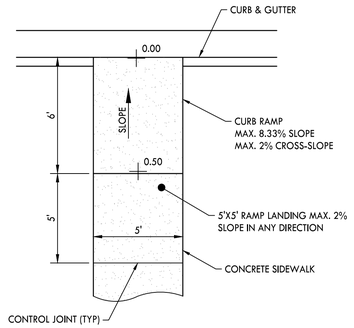
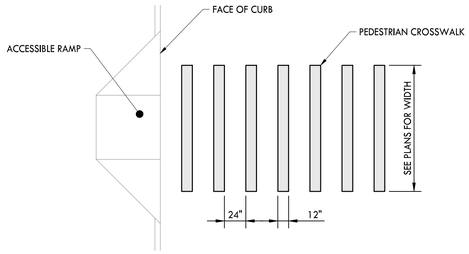


10 ACCESSIBLE RAMP - TYPE A

NOT TO SCALE

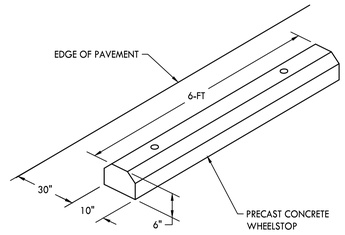


NOTES:

1. THE PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2. MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT.
3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL.

7 PEDESTRIAN CROSSWALK

NOT TO SCALE



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. REINFORCED WITH 2 #3 BARS.

4 CONCRETE WHEELSTOP

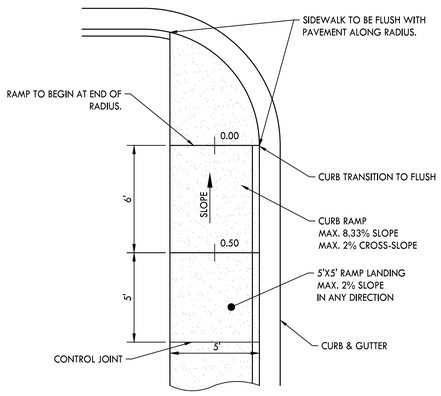
NOT TO SCALE

NOTE:

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

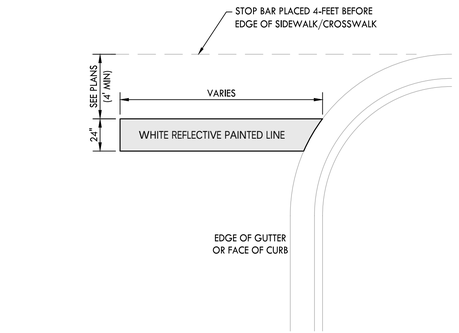
1 PAVEMENT SECTIONS

NOT TO SCALE



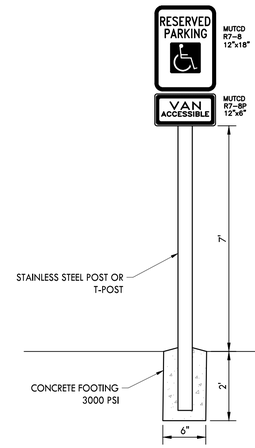
11 ACCESSIBLE RAMP - TYPE B

NOT TO SCALE



8 24" PAINTED STOP BAR

NOT TO SCALE

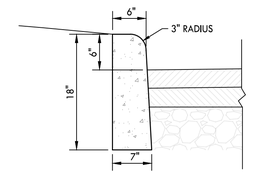


NOTES:

1. PROVIDE VAN ACCESSIBLE SIGN AT VAN ACCESSIBLE SPACES ONLY.
2. SIGN SHOULD BE 7-FT FROM FINISHED GRADE TO BOTTOM OF SIGN.
3. SECURE SIGN TO POST AS REQUIRED.

5 ACCESSIBLE PARKING SIGN

NOT TO SCALE



NOTES:

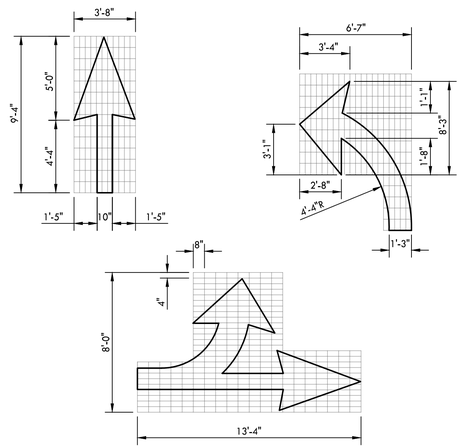
1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

2 EXTRUDED CURB

NOT TO SCALE

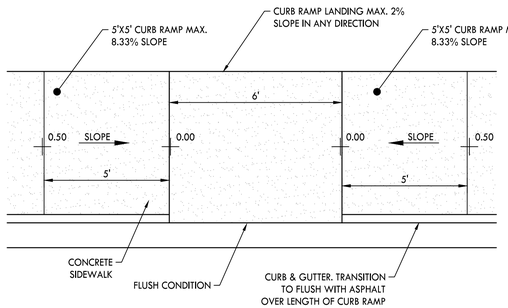
12 RESERVED

NOT TO SCALE



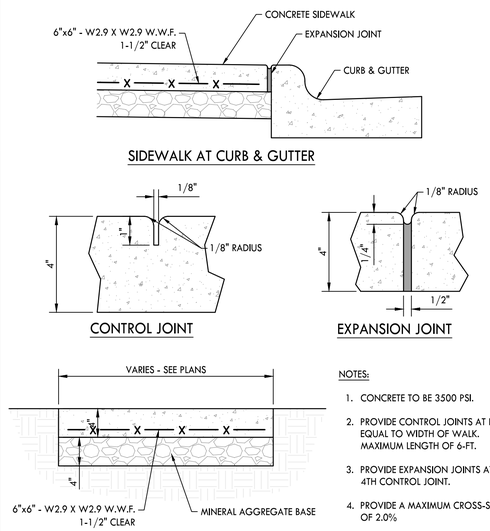
9 DIRECTIONAL ARROW

NOT TO SCALE



6 CURB RAMP AT ACCESSIBLE PARKING

NOT TO SCALE



NOTES:

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

3 CONCRETE SIDEWALK

NOT TO SCALE

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

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

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C9.0

DETAILS

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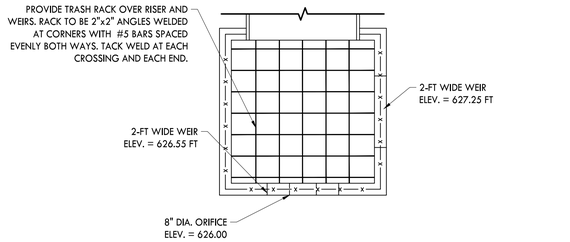
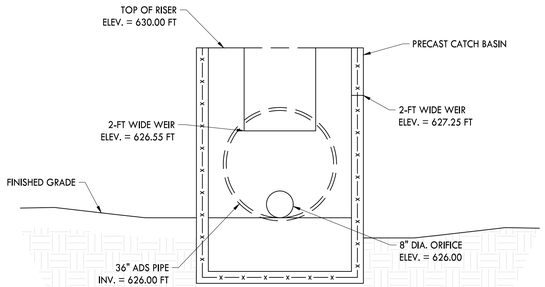


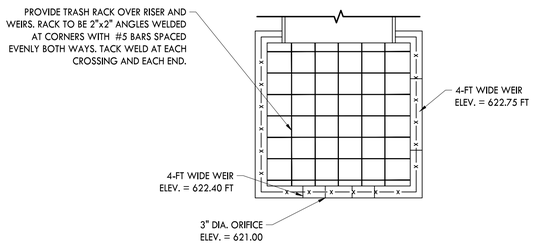
PLAN VIEW



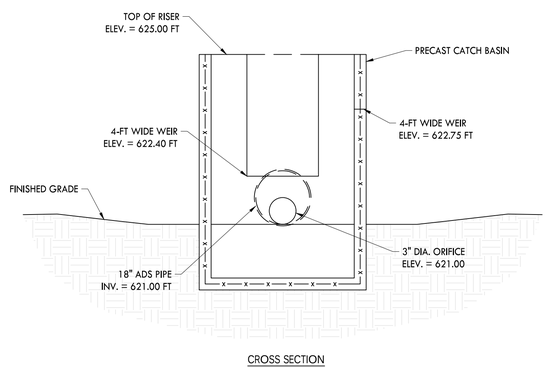
CROSS SECTION

7 STORMWATER POND 8 OUTLET STRUCTURE

NOT TO SCALE



PLAN VIEW



CROSS SECTION

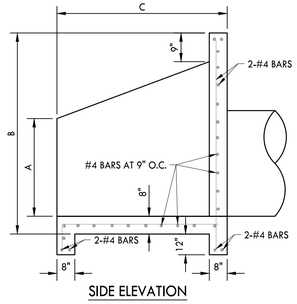
8 STORMWATER POND 9 OUTLET STRUCTURE

NOT TO SCALE

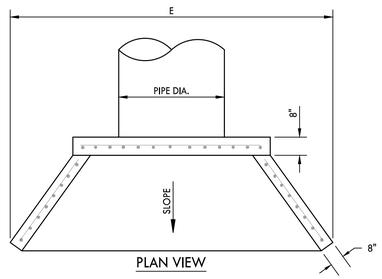
DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

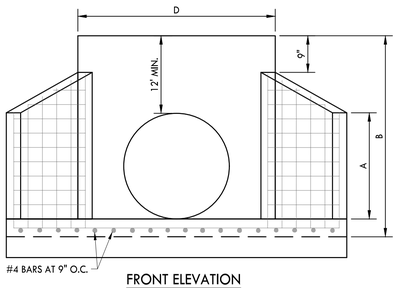
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION



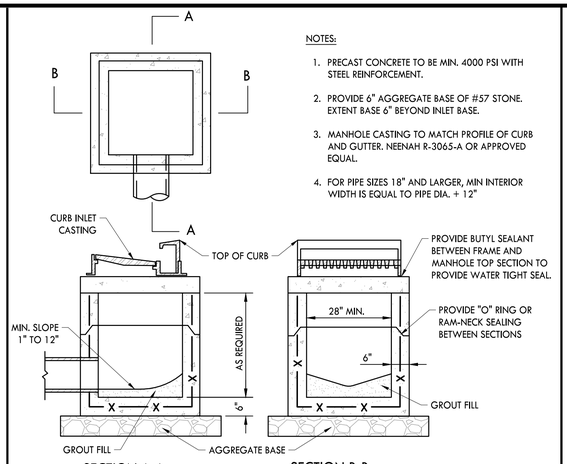
PLAN VIEW



FRONT ELEVATION

6 CONCRETE HEADWALL

NOT TO SCALE



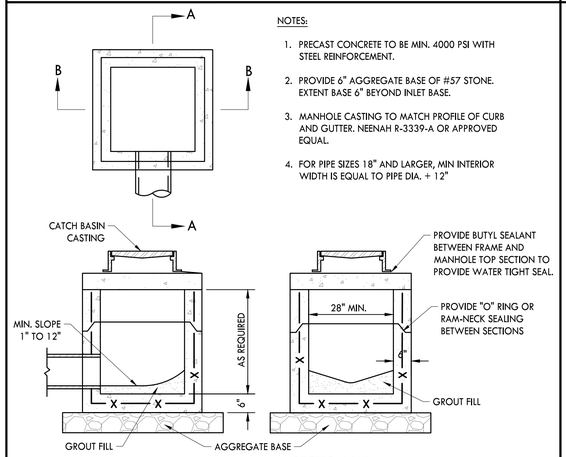
SECTION A-A SECTION B-B

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3065-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

3 SINGLE CURB INLET

NOT TO SCALE



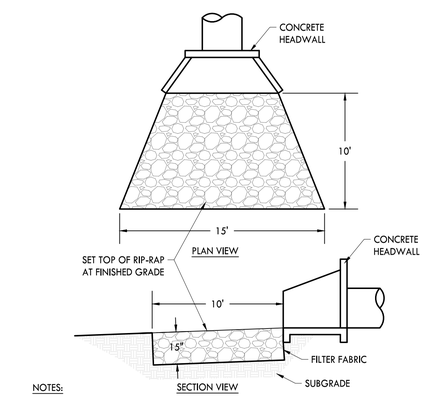
SECTION A-A SECTION B-B

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3339-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

4 SINGLE CATCH BASIN

NOT TO SCALE

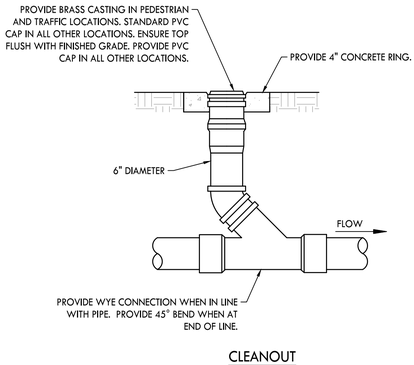


NOTES:

1. RIP-RAP TO BE d50=7"
2. TOP OF RIP-RAP TO BE AT FINISHED GRADE.

5 RIP-RAP OUTLET PROTECTION

NOT TO SCALE



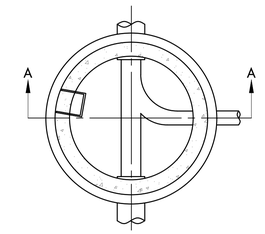
CLEANOUT

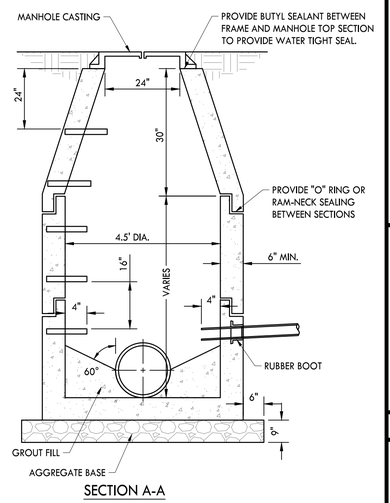
1 CLEANOUT

NOT TO SCALE

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 9" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" OUTSIDE OF MANHOLE DIAMETER.
3. MANHOLE CASTING TO BE NEENAH R-1556 OR APPROVED EQUAL.





SECTION A-A

2 PRECAST CONCRETE MANHOLE

NOT TO SCALE

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ENGINEERING CRUNK

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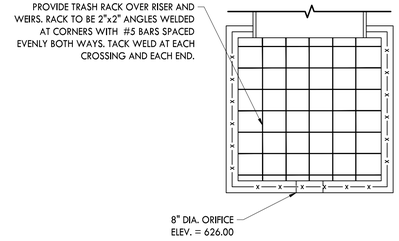
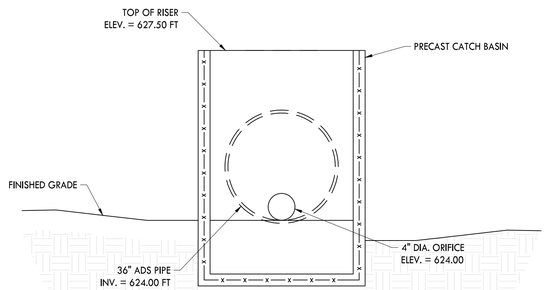
DETAILS

Drawing Path: P:\2021\21067 - 3495 Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Plans 24\21067-DIST.dwg



PLAN VIEW



CROSS SECTION

1 STORMWATER POND 4 OUTLET STRUCTURE

NOT TO SCALE

2

2 RESERVED

NOT TO SCALE

3 RESERVED

NOT TO SCALE

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8/27/24
No. 124695
STATE OF TENNESSEE

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

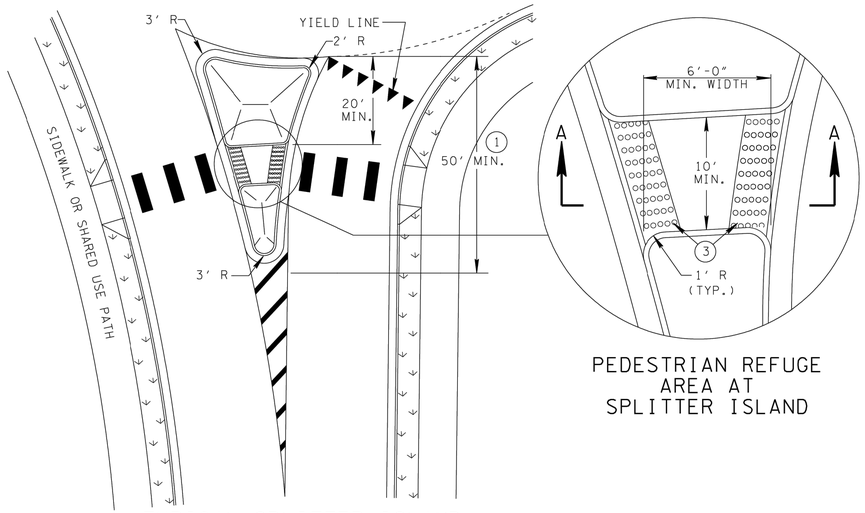
REVISIONS	
No.	DATE
1	08/21/24
2	08/27/24

07/22/24 17067

C9.2

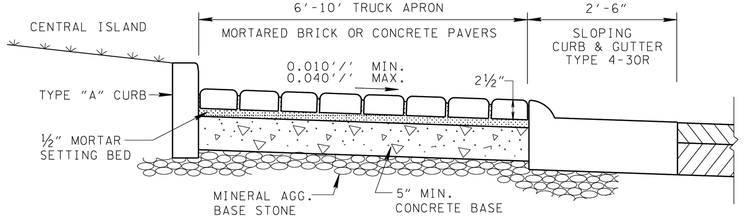
DETAILS

Drawing Path: K:\2021\17067 - JMB Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C9.0-SHT.dwg



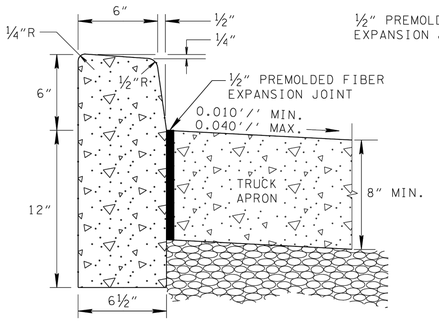
TYPICAL SPLITTER ISLAND

PEDESTRIAN REFUGE AREA AT SPLITTER ISLAND

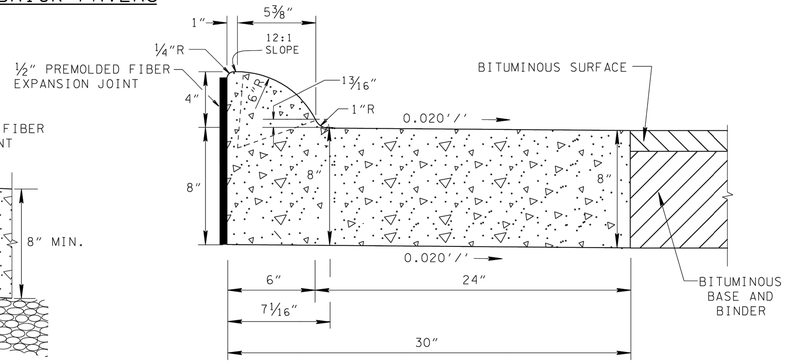


TRUCK APRON WITH CONCRETE OR BRICK PAVERS

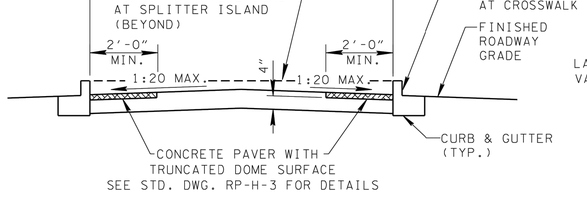
(BRICK PAVERS SHOWN)



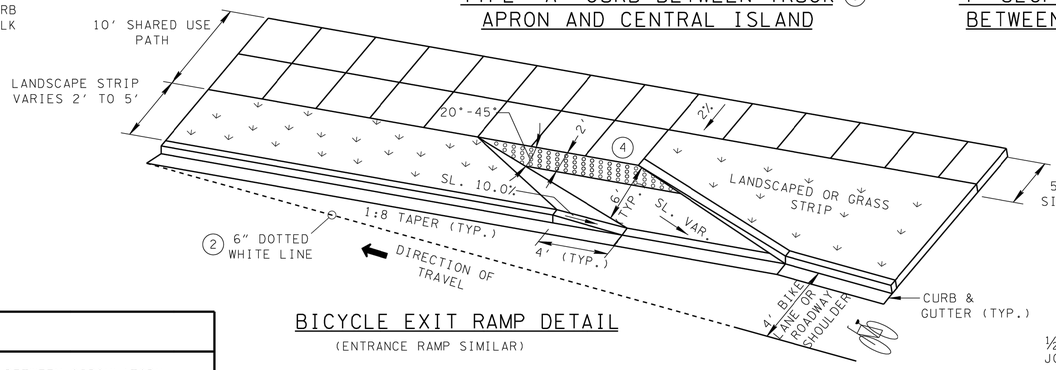
TYPE "A" CURB BETWEEN TRUCK (6) APRON AND CENTRAL ISLAND



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

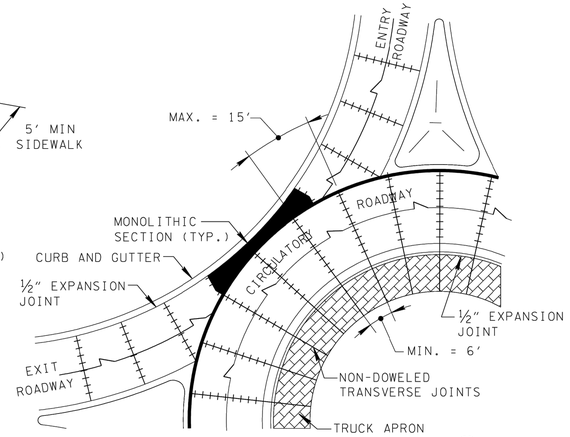


SPLITTER ISLAND CROSSING SECTION A-A



BICYCLE EXIT RAMP DETAIL

(ENTRANCE RAMP SIMILAR)



TYPICAL JOINTING DETAIL FOR CONCRETE PAVEMENT (5)

GENERAL NOTES

(A) 4" SLOPING CONCRETE COMBINED CURB AND GUTTER SHOULD BE USED BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON UNLESS OTHERWISE NOTED. TYPE "A" CURB SHOULD BE USED BETWEEN THE TRUCK APRON AND THE CENTRAL ISLAND.

(B) THE CROSS SLOPE OF THE LANDING AREA SHALL NOT EXCEED 2% IN THE SIDEWALK AREA.

(C) SPLITTER ISLAND SIZE AND SHAPE WILL BE DETERMINED BY THE ROADWAY DEFLECTION.

(D) THE FINISH ON THE TRUCK APRON SHOULD CREATE A CONTRAST IN COLOR OR TEXTURE BETWEEN THE CIRCULATORY ROADWAY AND THE APRON. THIS CAN BE ACCOMPLISHED WITH THE USE OF CONCRETE, STAMPED CONCRETE, COLORED CONCRETE, CONCRETE PAVERS, OR BRICK PAVERS. WHEN PAVERS ARE USED, A BASKETWEAVE OR HERRINGBONE PATTERN SHOULD BE APPLIED.

(E) FOR PAVEMENT MARKINGS AND SIGNAGE AT BICYCLE RAMP AND SHARED USE PATH, SEE STANDARD DRAWING T-M-10.

(F) UNLESS OTHERWISE NOTED ON PLANS, THE CIRCULATORY ROADWAY SHOULD BE CONSTRUCTED OF ASPHALT. THE USE OF CONCRETE PAVEMENT SHALL BE ON A CASE-BY-CASE BASIS.

(G) CONCRETE QUANTITY FOR TYPE 4-30R CURB & GUTTER SHALL BE COMPUTED USING 0.06731 CUBIC YARDS PER LINEAR FOOT. PAYMENT WILL BE AS FOLLOWS:

ITEM NO. 702-01 CONCRETE CURB PER CUBIC YARD
ITEM NO. 702-02 CONCRETE GUTTER PER CUBIC YARD
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER PER CUBIC YARD

DESIGN NOTES

(1) SPLITTER ISLAND SHOULD BE A RAISED MEDIAN WITH CONCRETE HARDSCAPING (PREFERED). SPLITTER ISLAND SHOULD EXTEND A MINIMUM OF 50' FROM THE YIELD LINE. SEE STANDARD DRAWING RP-H-6 FOR ADDITIONAL DETAILS OF MEDIAN CROSSINGS.

(2) 6" X 2' DOTTED WHITE LINE ALONG ENTIRE LENGTH OF TAPER AT BICYCLE RAMP.

(3) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AT BOTH SIDES OF THE SPLITTER ISLAND PEDESTRIAN REFUGE AREA. SEE STD. DWG. RP-H-3 FOR DETAILS.

(4) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AT THE TOP OF ALL BICYCLE EXIT AND ENTRANCE RAMPS, SEE STD. DWG. RP-H-3 FOR DETAILS.

(5) WHEN CIRCULATORY ROADWAY IS CONCRETE, THE TRANSVERSE CONTRACTION JOINTS SHOULD LINE UP WITH CONTRACTION JOINTS IN THE TRUCK APRON. THE JOINTS IN THE TRUCK APRON SHOULD NOT BE DOWELED. THE COMBINED CURB AND GUTTER SHOULD BE TIED TO THE ROADWAY CONCRETE.

(6) FOR ADDITIONAL DETAILS OF TYPE "A" CURB, SEE STANDARD DRAWING RP-NMC-10.

JOINT SYMBOLS

¾" EXPANSION JOINT

TRANSVERSE CONTRACTION

LONGITUDINAL CONTRACTION OR LONGITUDINAL CONSTRUCTION

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD CONSTRUCTION DETAILS FOR ROUNDABOUTS

4-28-10 | RP-R-2

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

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

REVISIONS

No.	DATE
1	08/21/24

07/22/24 | 17067

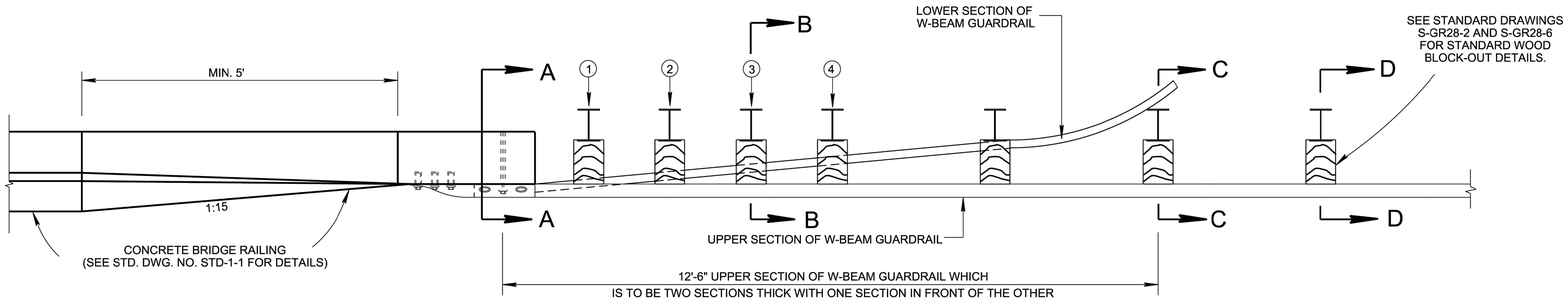
C9.3
DETAILS

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

REV. 06-28-19: CHANGED DRAWING NO. AND REDREW SHEET.

THIS DRAWING IS TO BE USED FOR RESURFACING, MAINTENANCE, AND BRIDGE REPAIR PROJECTS ONLY, THIS DRAWING IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION OR RECONSTRUCTION PROJECTS.

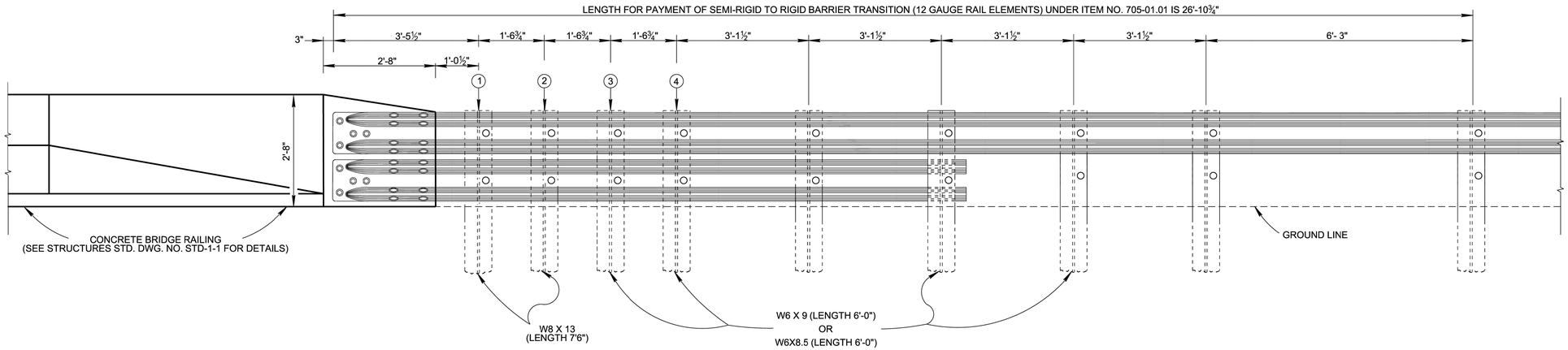
NOTE: THIS SYSTEM HAS BEEN EVALUATED UNDER NCHRP 350 TL-3.



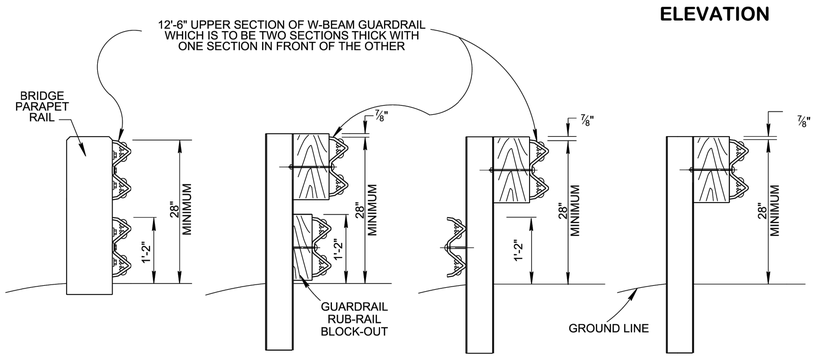
PLAN

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

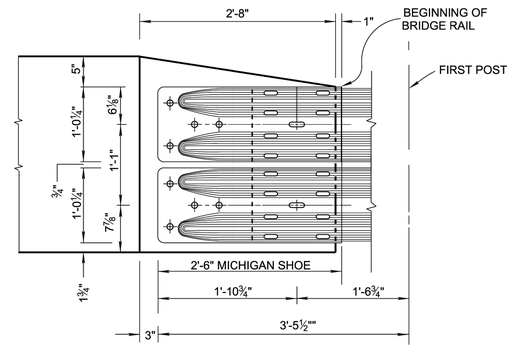
TREATED TIMBER 14½" X 4" BLOCK-OUT



ELEVATION



SECTION A-A **SECTION B-B** **SECTION C-C** **SECTION D-D**



ENLARGED DETAIL FOR GUARDRAIL ATTACHMENT TO CONCRETE BRIDGE RAIL

NOT TO SCALE

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

GUARDRAIL ATTACHMENT TO BRIDGE ENDS DETAILS

03-15-2018 S-GR28-7M

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

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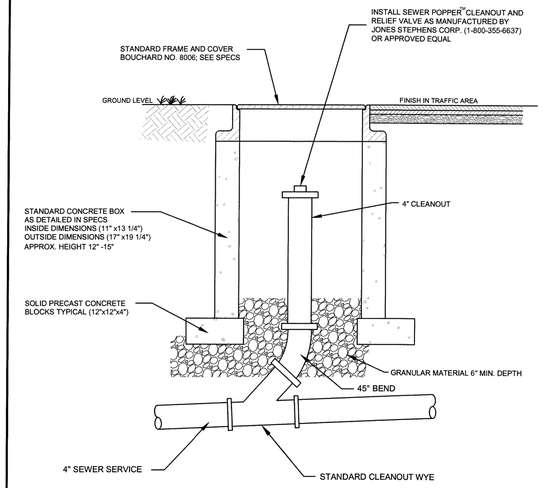
C9.4
DETAILS



TYPICAL CLEANOUT ASSEMBLY

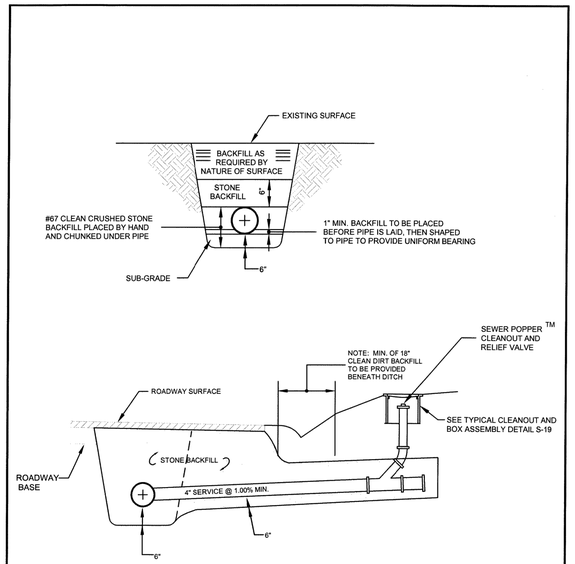
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S19

5



SERVICE LINE

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

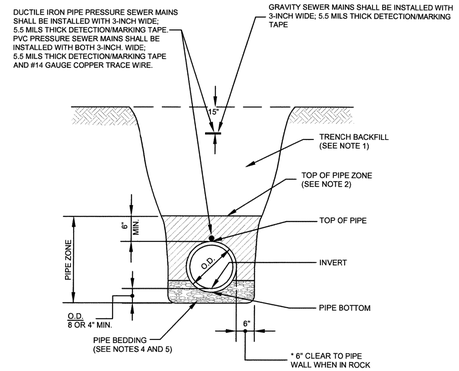
WMS# 21101

STANDARD SEWER DETAIL NO: S4

3

NOTES:

1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE CRUSHED STONE, GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY THE ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER BOTTOM OF PIPE IS TO BE 1/8 OUTER DIAMETER (O.D.) OF PIPE OR 4", WHICHEVER IS GREATER.*
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.



TYPICAL SEWER INSTALLATION

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S1

1

CONNECTION TO EXISTING MANHOLE

NOT TO SCALE

NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

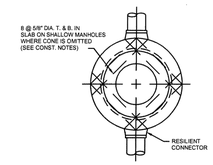
CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S5

4

NOTE: ALL MANHOLES SHALL BE MANUFACTURED WITH XYPEX ADMIX C-1000/C-2000 IN CONCRETE FOR WATERPROOFING AND PROTECTION AGAINST HYDROGEN SULFIDE DETERIORATION. XYPEX ADMIX SHALL BE AS SUPPLIED BY TOM WILLIAMS: 1231 ANTOICH PIKE, NASHVILLE. PRECAST MANHOLES SHALL BE AS SUPPLIED BY CLOUD CONCRETE PRODUCTS OR ENGINEER APPROVED EQUAL.

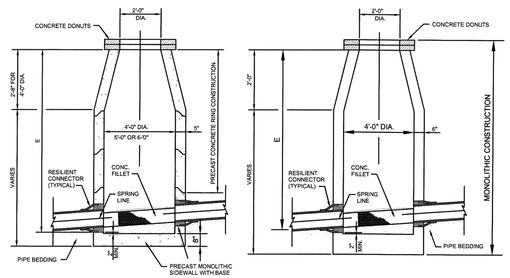


PLAN

CONSTRUCTION NOTES

CYLINDRICAL AND CONICAL SECTIONS OF ALL MANHOLES SHALL BE CONSTRUCTED OF EITHER MONOLITHIC CONCRETE OR PRECAST CONCRETE RINGS AS DESIGNED IN THE PROJECT SPECIFICATIONS OF THE CONTRACT DOCUMENT.
CONCENTRIC CONES SHALL BE USED ON PRECAST CONCRETE AND MONOLITHIC CONCRETE UNITS.
DIMENSION "E" VARIES. WHEN LESS THAN 5-FEET OMIT CONE AND EXTEND CYLINDRICAL MANHOLE SIDEWALL SECTION TO AN ELEVATION 8-INCHES BELOW BOTTOM OF ADJUSTING BRICK. CONSTRUCT 8-INCH THICK CONCRETE SLAB ON TOP OF CYLINDRICAL SECTION, REINFORCED WITH 5/8-INCH DIA. BARS AS SHOWN. PROVIDE 24-INCH DIAMETER OPENING IN SLAB FOR MANHOLES FRAME AND BRICK ADJUSTMENT RINGS AS ON CONED MANHOLE.
BENCH WALLS IN MANHOLES FOR SEWERS 18-INCHES IN DIAMETER AND SMALLER TO BE BUILT UP TO THE THREE-QUARTER POINT ON PIPE. SEWERS 21-INCHES TO 30-INCHES IN DIAMETER - 15-INCHES HIGH. LARGER SEWERS TO SPRING LINE. NO BENCH WALLS REQUIRED IN DEAD END MANHOLES, ALTHOUGH BOTTOM TO BE PROPERLY DISHED.

NOTE: GRANULAR BACKFILL MATERIAL SHALL BE PLACED ADJACENT TO MANHOLE IN AREAS WHERE SWELLING CLAY EXIST.



SECTION

INSTALL FLEXIBLE ANNULAR SPACE FILLER AROUND PIPES WITH "CAVITY-O-RING" AS MANUFACTURED BY N.P.C. SYSTEMS, INC. OF MILFORD, NEW HAMPSHIRE, OR APPROVED EQUAL.

FOR SEWERS 36" DIAMETER & SMALLER

NOT TO SCALE

POURED IN PLACE MANHOLE

NOT TO SCALE

STANDARD MANHOLES

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S2

2

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8/21/24
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STATE OF TENNESSEE

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

REVISIONS

No.	DATE
1	08/21/24

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C9.5

DETAILS

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

GREENS MILL ROAD

2558 GREENS MILL RD., COLUMBIA, TN 38401

PRELIMINARY PLAT

GENERAL INFORMATION

DEVELOPER

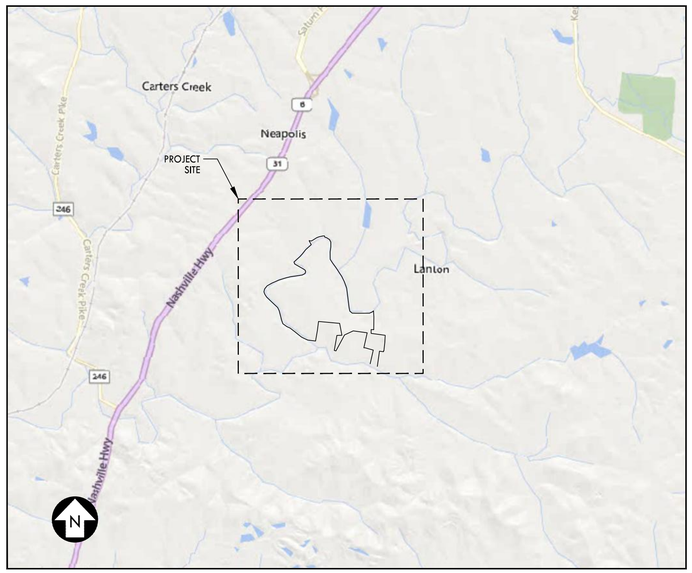
SAFE HARBOR RESIDENTIAL
105 WESTPARK DRIVE, SUITE 365
BRENTWOOD, TN 37027

CIVIL ENGINEER

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

NOTE:

THIS MASTER PLAN IS BEING REVIEWED UNDER THE PREVIOUS ZONING CODE 3638 AS AN RS-10 PUD.



LOCATION MAP
NOT TO SCALE

Sheet List Table

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

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No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/20/2024 17067

C0.0
COVER SHEET

REFER TO SHEET C1.2
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.1
FOR DETAILED INFORMATION
IN THIS AREA.

LOCATION OF NEW 100 YR FLOODPLAIN

LOCATION OF NEW 100 YR FLOODPLAIN

REFER TO SHEET C1.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.5
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.4
FOR DETAILED INFORMATION
IN THIS AREA.

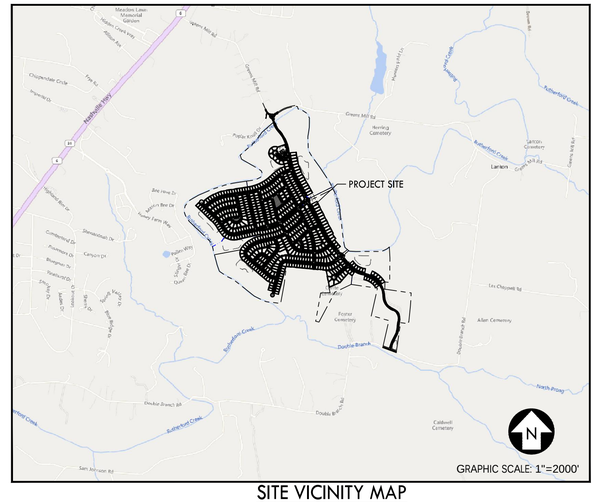
REFER TO SHEET C1.6
FOR DETAILED INFORMATION
IN THIS AREA.

0 350 700
GRAPHIC SCALE

N

FLOOD HAZARD NOTE:

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



SITE VICINITY MAP

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD	
ADDRESS: GREENS MILL ROAD 2558	
PARCEL ID: 051 055.00	
SITE ACREAGE: 376.96 ACRES	
PROPOSED DENSITY: 1.46 DUA	
PROPOSED ZONING: RS10	
ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	550 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	100
PHASE 2 LOTS:	218
PHASE 3: LOTS:	232
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA (22.62 AC)
OPEN SPACE PROVIDED:	178.08 AC (47.22%)
REQUIRED USABLE OPEN SPACE	
(33% OF REQUIRED OPEN SPACE):	7.46 AC
USABLE OPEN SPACE PROVIDED:	9.20 AC
***REFER TO SHEET C1.8 FOR OPEN SPACE PARCEL TABLE	

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REVISIONS	
No.	DATE

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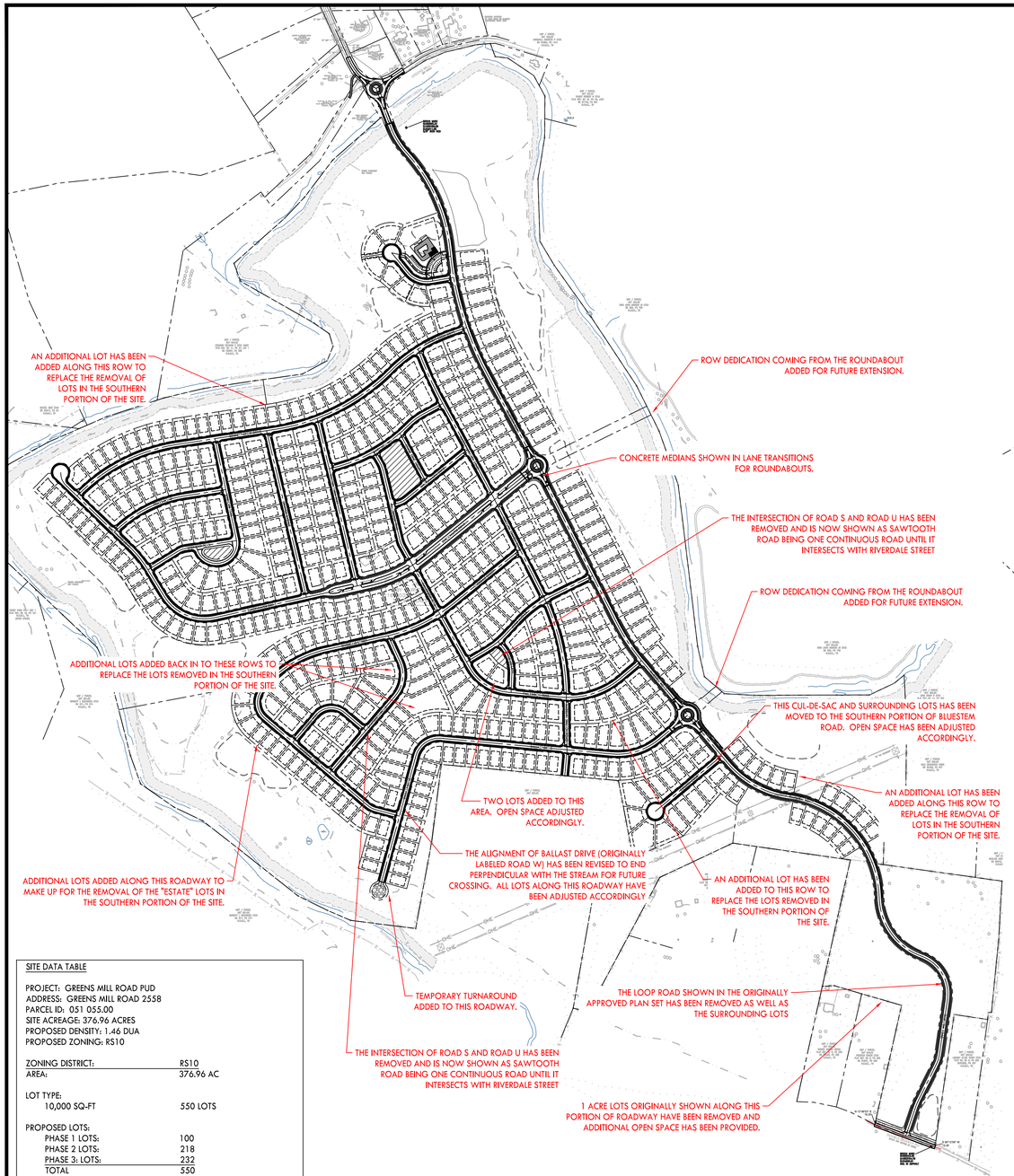
C1.0
OVERALL SITE LAYOUT PLAN



SITE DATA TABLE

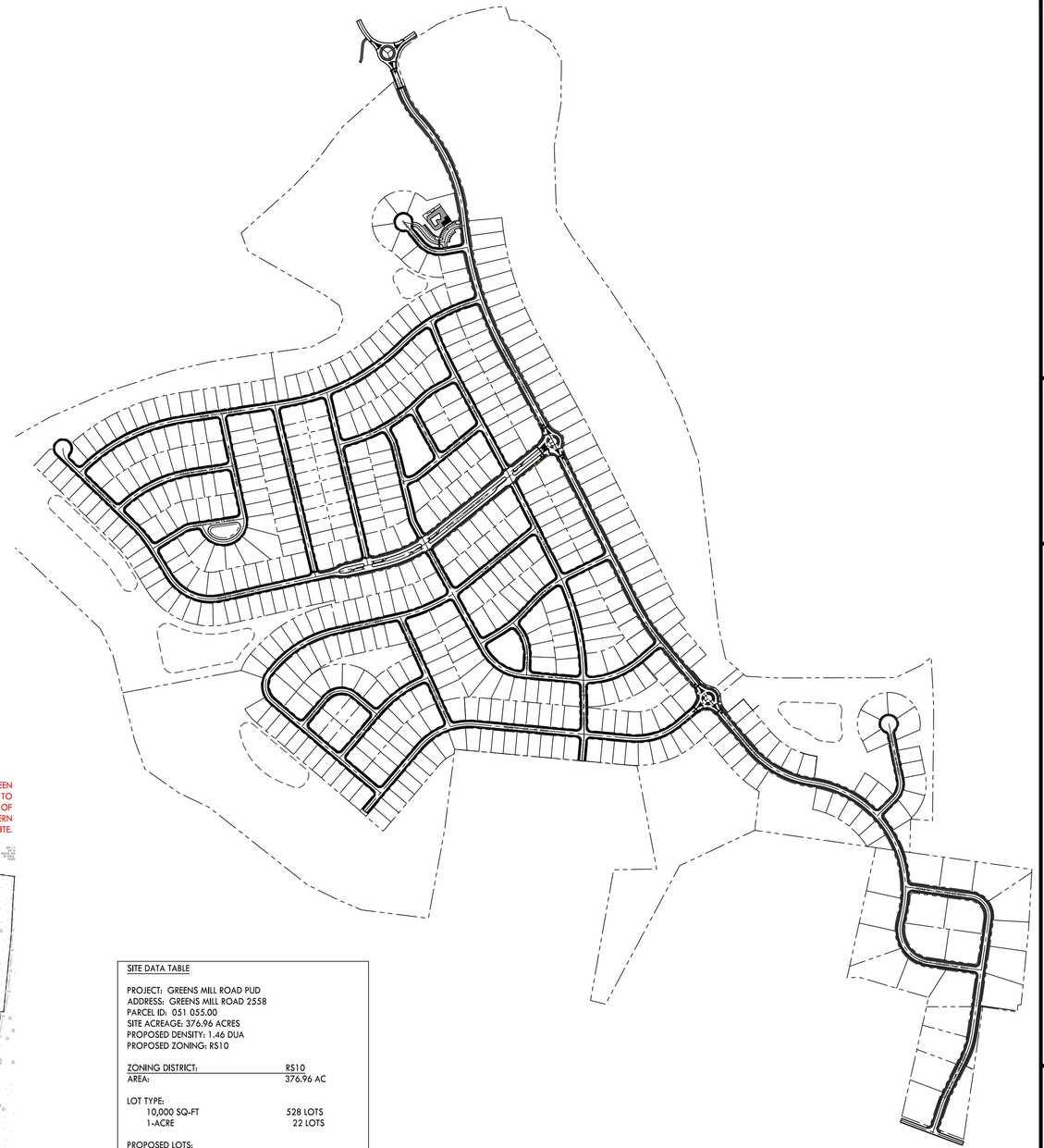
PROJECT: GREENS MILL ROAD PUD
ADDRESS: GREENS MILL ROAD 2558
PARCEL ID: 051 055.00
SITE ACREAGE: 376.96 ACRES
PROPOSED DENSITY: 1.46 DUA
PROPOSED ZONING: RS10

ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	550 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	100
PHASE 2 LOTS:	218
PHASE 3: LOTS:	232
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA (22.62 AC)
OPEN SPACE PROVIDED:	178.08 AC (47.22%)
REQUIRED USABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE):	7.46 AC
USABLE OPEN SPACE PROVIDED:	9.20 AC

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

PROPOSED LAYOUT PLAN

0 400 800
GRAPHIC SCALE



SITE DATA TABLE

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

ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	528 LOTS
1-ACRE	22 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	174
PHASE 2 LOTS:	175
PHASE 3: LOTS:	156
PHASE 4: LOTS:	45
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA
OPEN SPACE PROVIDED:	169 AC (25.68%)

***REFER TO SHEET C1.7 FOR OPEN SPACE PARCEL TABLE

ORIGINALLY APPROVED LAYOUT PLAN

0 400 800
GRAPHIC SCALE

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

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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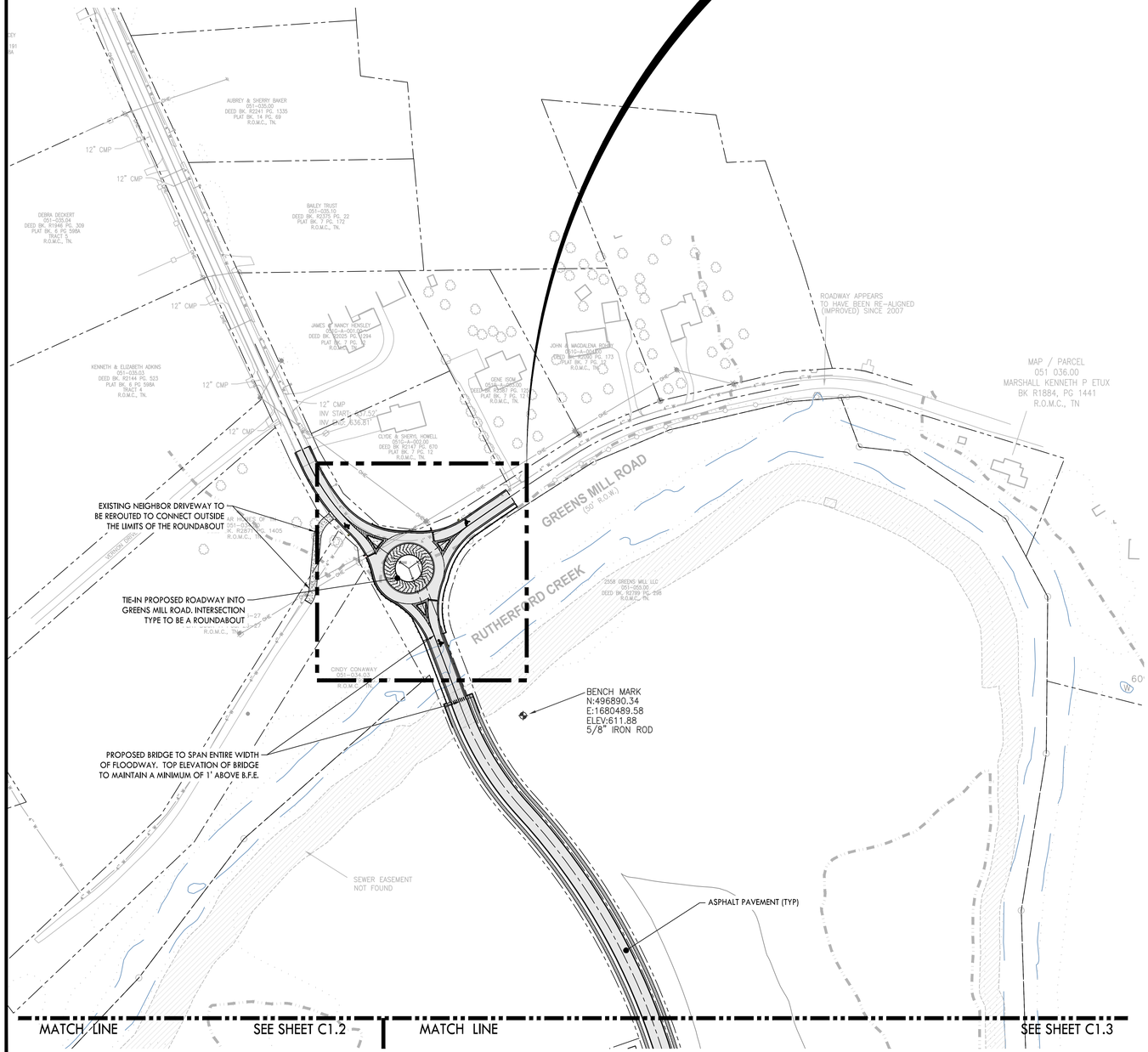
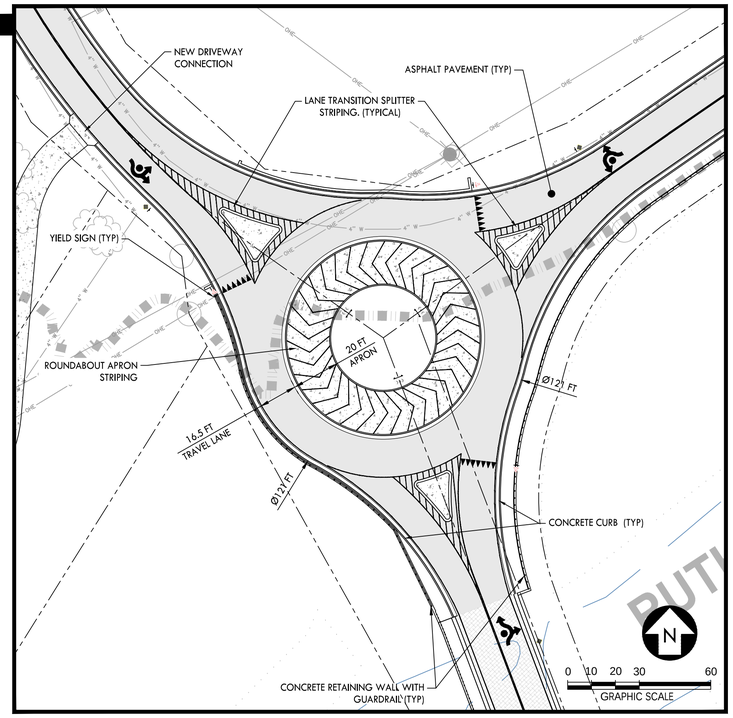
C1.0A
EXHIBIT OF CHANGES





GREENS MILL ROAD - ROAD A ROUNDABOUT - DETAILED LAYOUT

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE

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No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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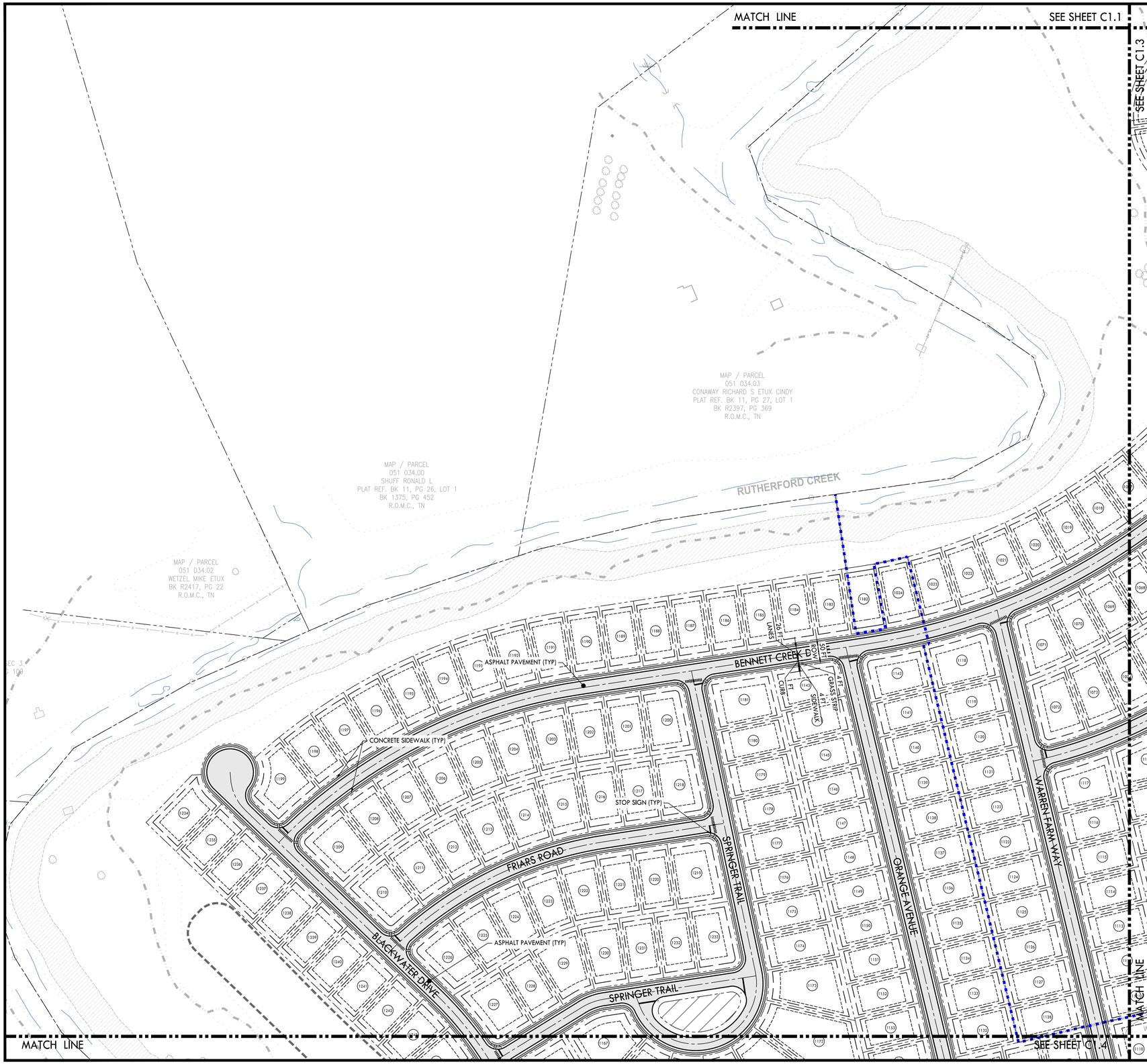
C1.1
SITE LAYOUT PLAN



NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE

N

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

GREENS MILL ROAD
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COLUMBIA, TENNESSEE

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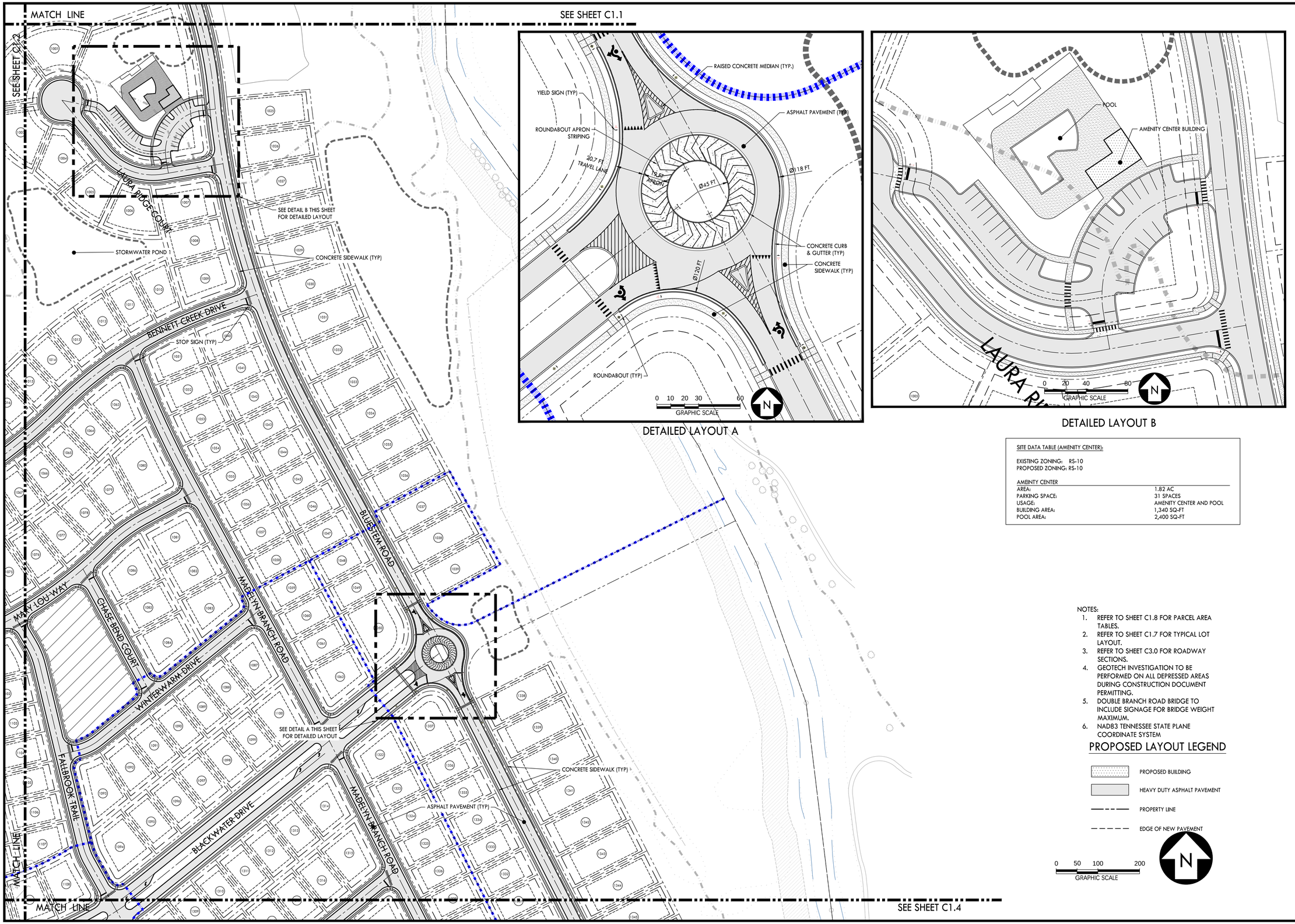
C1.2
SITE LAYOUT PLAN



DETAILED LAYOUT A

DETAILED LAYOUT B

SITE DATA TABLE (AMENITY CENTER):	
EXISTING ZONING:	RS-10
PROPOSED ZONING:	RS-10
AMENITY CENTER	
AREA:	1.82 AC
PARKING SPACE:	31 SPACES
USAGE:	AMENITY CENTER AND POOL
BUILDING AREA:	1,340 SQ-FT
POOL AREA:	2,400 SQ-FT

NOTES:
1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE
N

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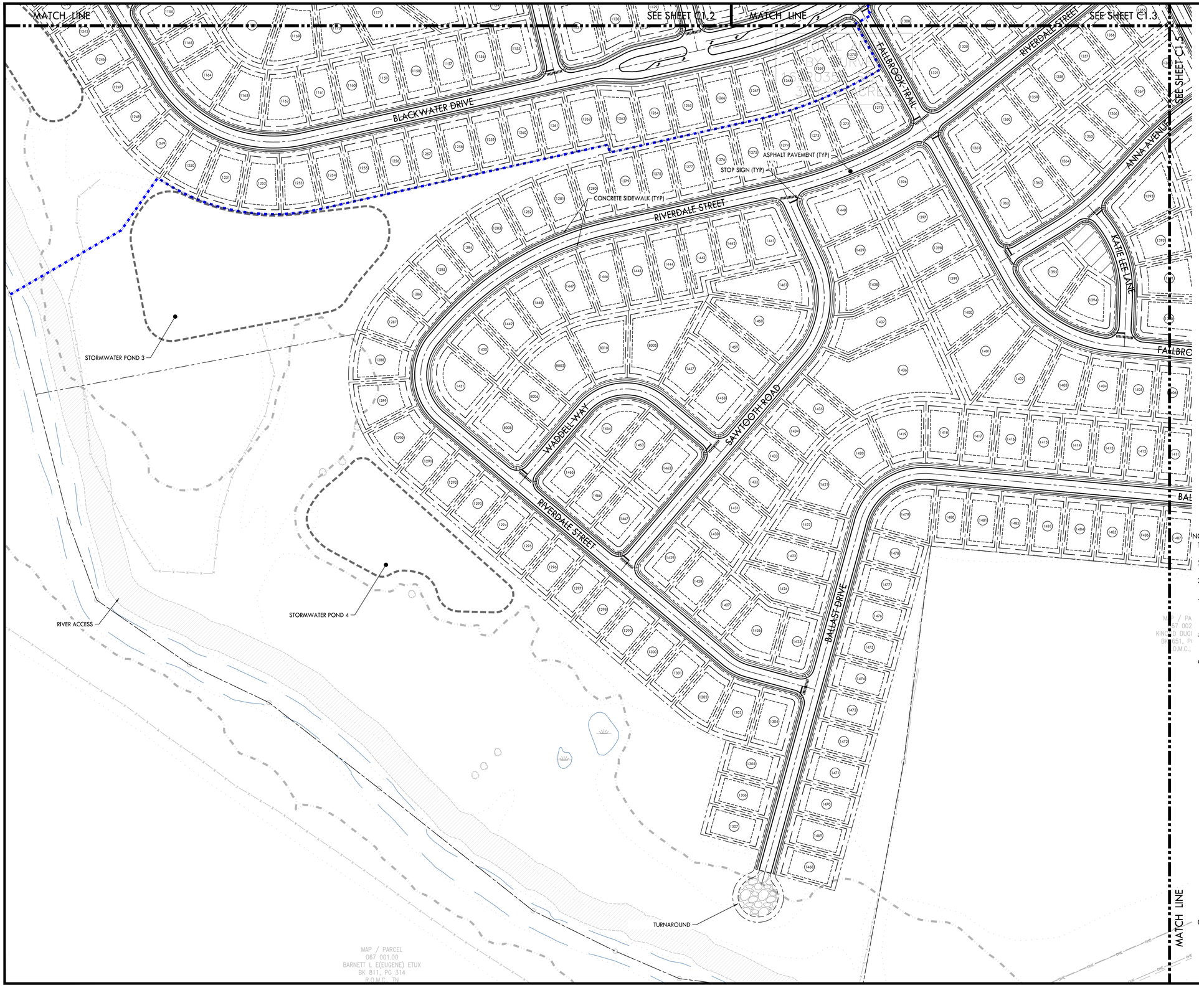
C1.3
SITE LAYOUT PLAN



NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

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5/20/24

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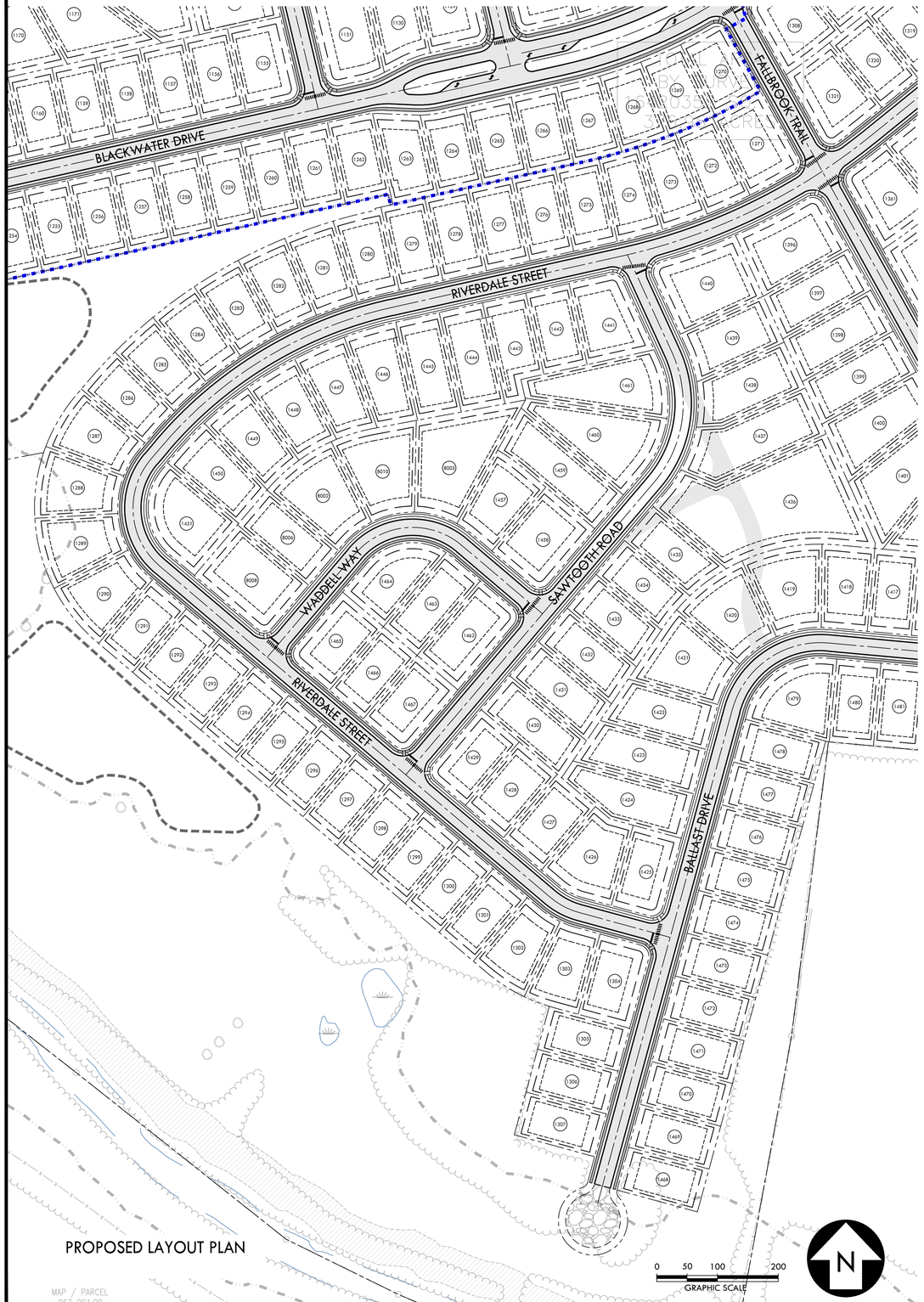
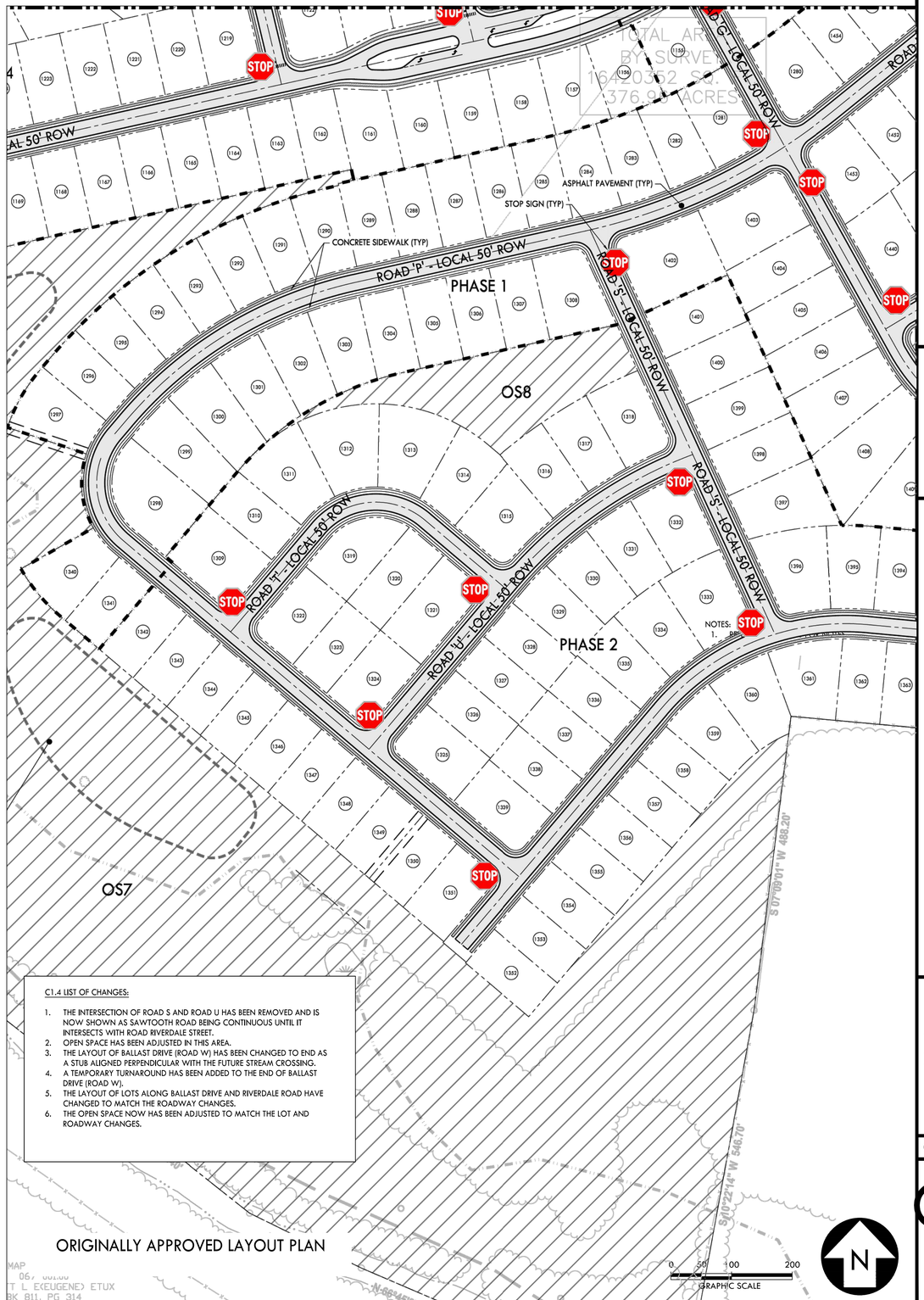
C1.4
SITE LAYOUT PLAN





C1.4 LIST OF CHANGES:

1. THE INTERSECTION OF ROAD S AND ROAD U HAS BEEN REMOVED AND IS NOW SHOWN AS SAWTOOTH ROAD BEING CONTINUOUS UNTIL IT INTERSECTS WITH ROAD RIVERDALE STREET.
2. OPEN SPACE HAS BEEN ADJUSTED IN THIS AREA.
3. THE LAYOUT OF BALLAST DRIVE (ROAD W) HAS BEEN CHANGED TO END AS A STUB ALIGNED PERPENDICULAR WITH THE FUTURE STREAM CROSSING.
4. A TEMPORARY TURNAROUND HAS BEEN ADDED TO THE END OF BALLAST DRIVE (ROAD W).
5. THE LAYOUT OF LOTS ALONG BALLAST DRIVE AND RIVERDALE ROAD HAVE CHANGED TO MATCH THE ROADWAY CHANGES.
6. THE OPEN SPACE NOW HAS BEEN ADJUSTED TO MATCH THE LOT AND ROADWAY CHANGES.

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COLUMBIA, TENNESSEE

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C1.4A
SITE LAYOUT PLAN
LIST OF CHANGES

MATCH LINE

SEE SHEET C1.4

SEE SHEET C1.3

RIVER ACCESS

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

RUTHERFORD CREEK

BLUESTEM ROAD

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

MADELYN BRANCH ROAD

LAST DRIVE

RETAINING WALL

STORMWATER POND 5

RETAINING WALL

COLLEEN COURT

BLUESTEM ROAD

75' TVA EASEMENT

MAP / PARCEL
067 005.00
DALE NARCISSUS HEIRS
BK R2106, PG 647
R.O.M.C., TN

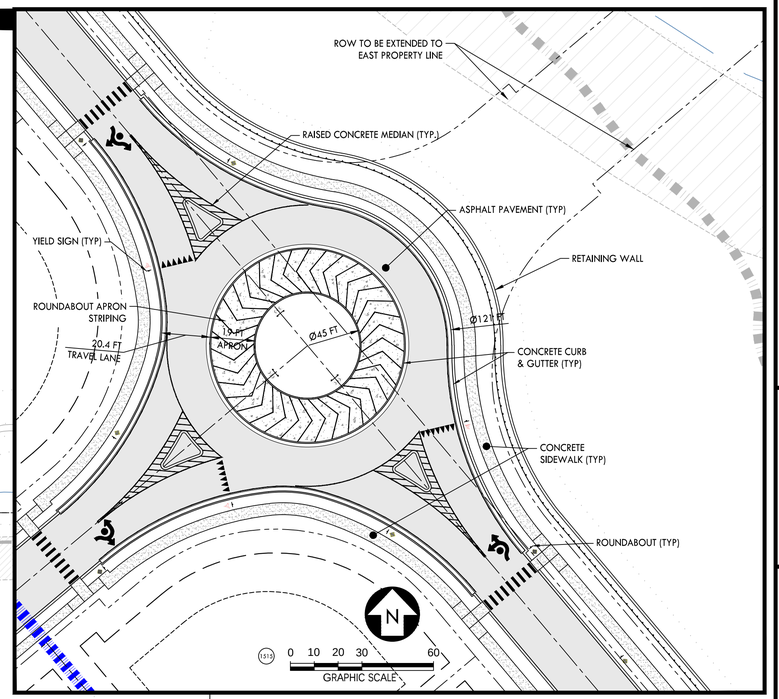
MAP / PARCEL
067 004.00
NAME:FREEDMAN RON
BK R1824, PG 946
R.O.M.C., TN

SEE SHEET C1.6

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

CEMETERY

MATCH LINE



ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

NOTES:

1. REFER TO SHEET C1.8 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE

N

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GREENS MILL ROAD

PRELIMINARY PLAT

COLUMBIA, TENNESSEE

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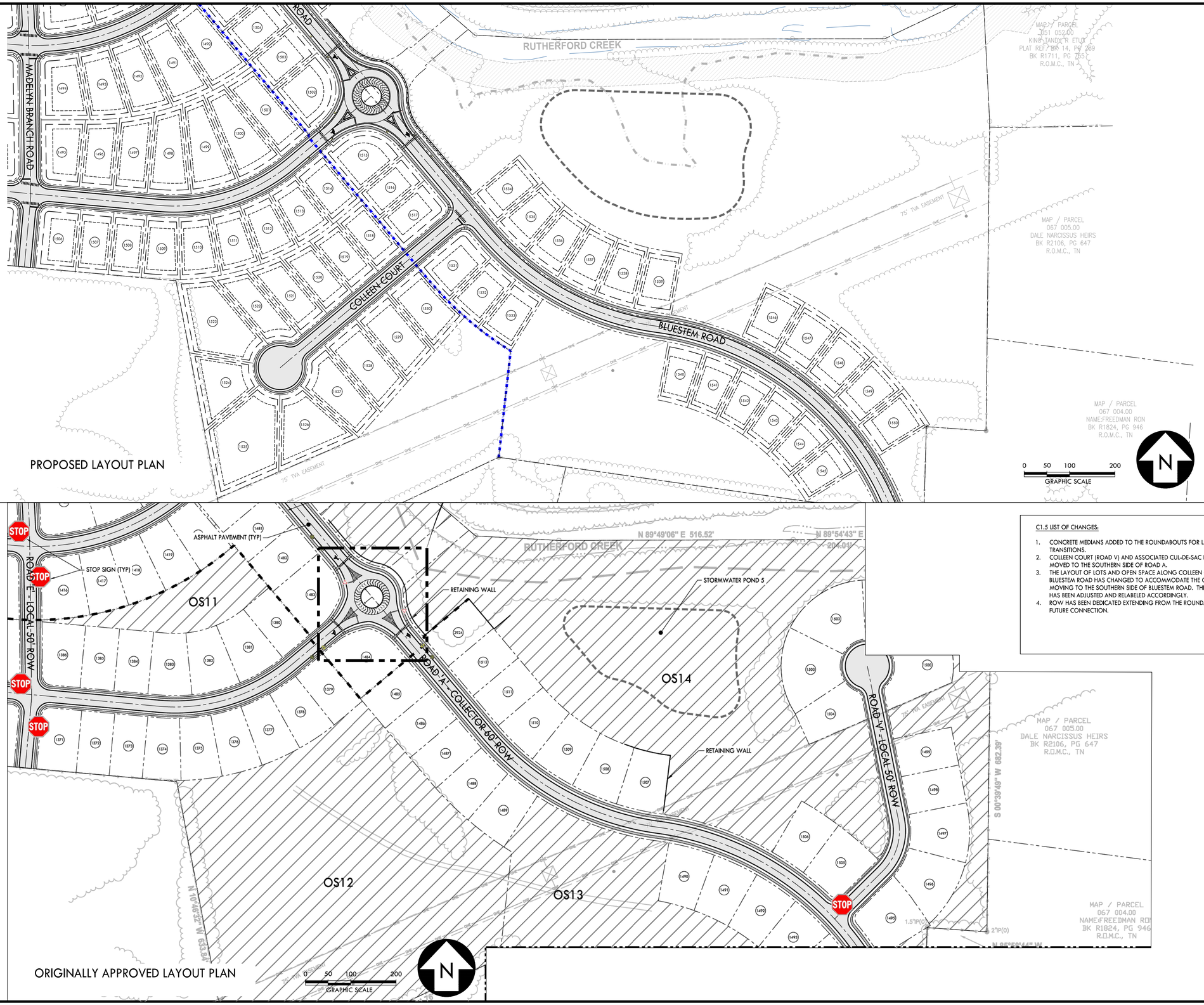
C1.5

SITE LAYOUT PLAN



C1.5 LIST OF CHANGES:

1. CONCRETE MEDIANS ADDED TO THE ROUNDABOUTS FOR LANE TRANSITIONS.
2. COLLEEN COURT (ROAD V) AND ASSOCIATED CUL-DE-SAC HAS BEEN MOVED TO THE SOUTHERN SIDE OF ROAD A.
3. THE LAYOUT OF LOTS AND OPEN SPACE ALONG COLLEEN COURT AND BLUESTEM ROAD HAS CHANGED TO ACCOMMODATE THE CUL-DE-SAC MOVING TO THE SOUTHERN SIDE OF BLUESTEM ROAD. THIS OPEN SPACE HAS BEEN ADJUSTED AND RELABELED ACCORDINGLY.
4. ROW HAS BEEN DEDICATED EXTENDING FROM THE ROUNDABOUT FOR FUTURE CONNECTION.

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5/2024

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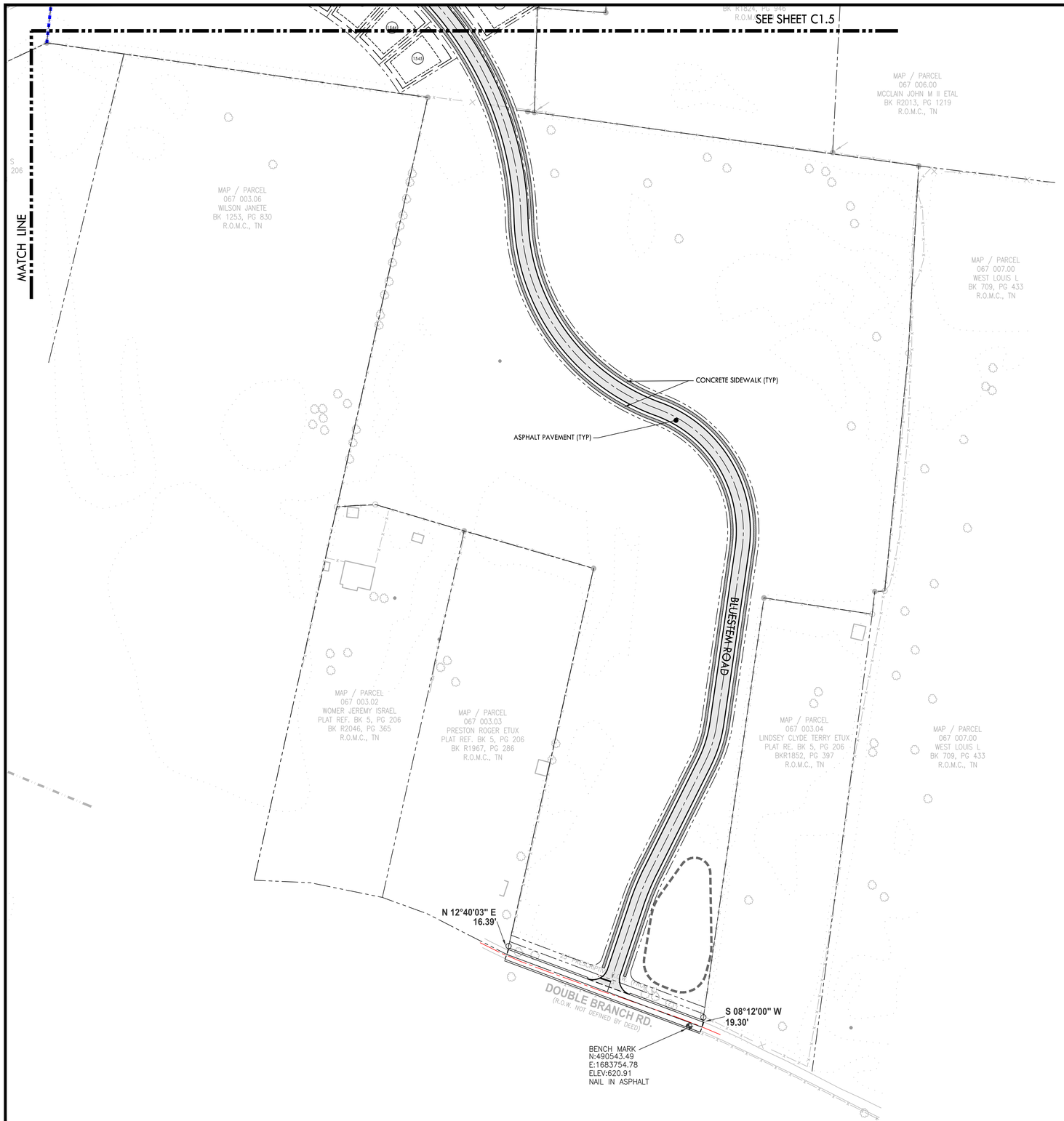
C1.5A
SITE LAYOUT PLAN
LIST OF CHANGES



NOTES:

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2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.
6. NAD83 TENNESSEE STATE PLANE COORDINATE SYSTEM

PROPOSED LAYOUT LEGEND

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

0 50 100 200
GRAPHIC SCALE

N

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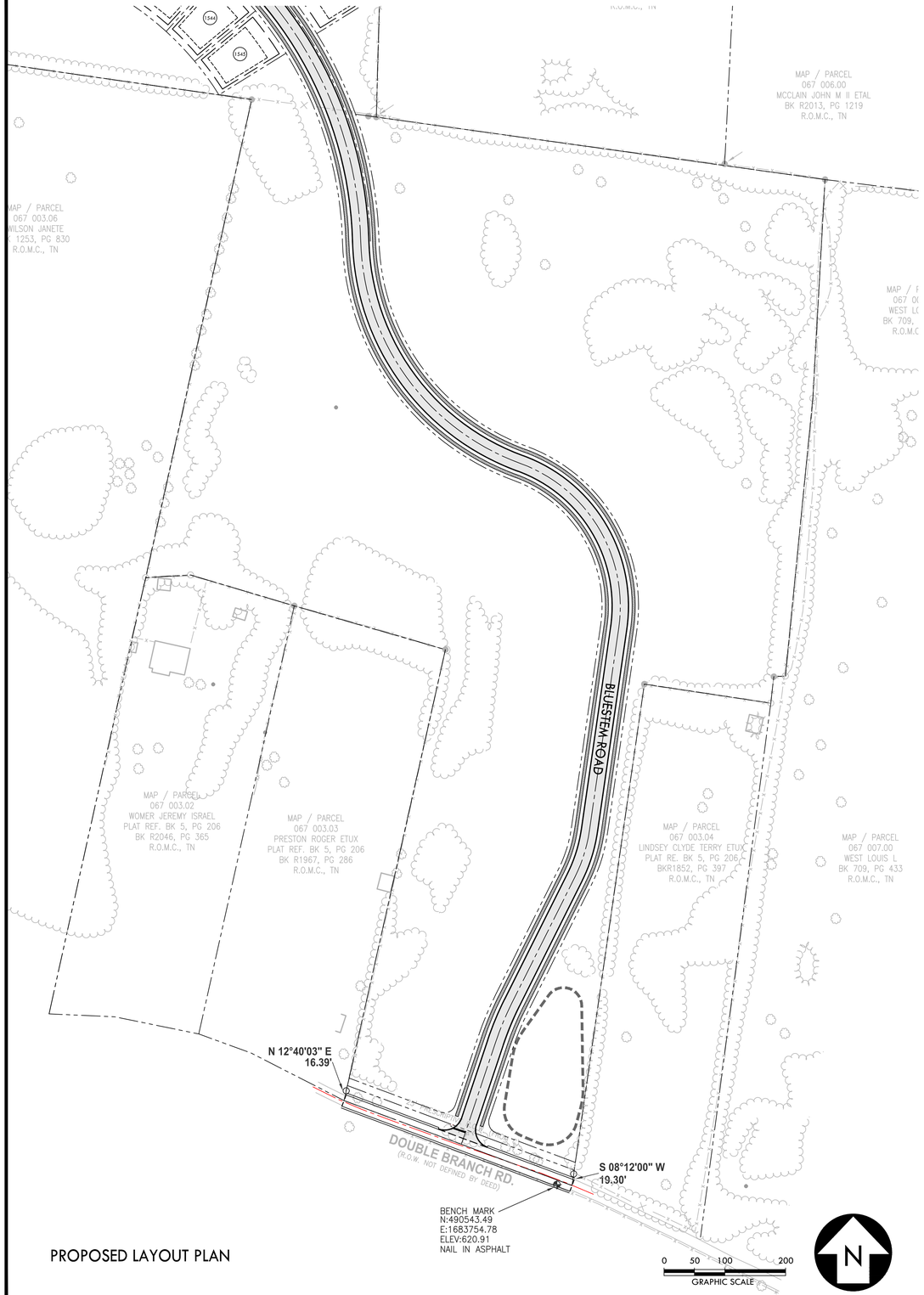
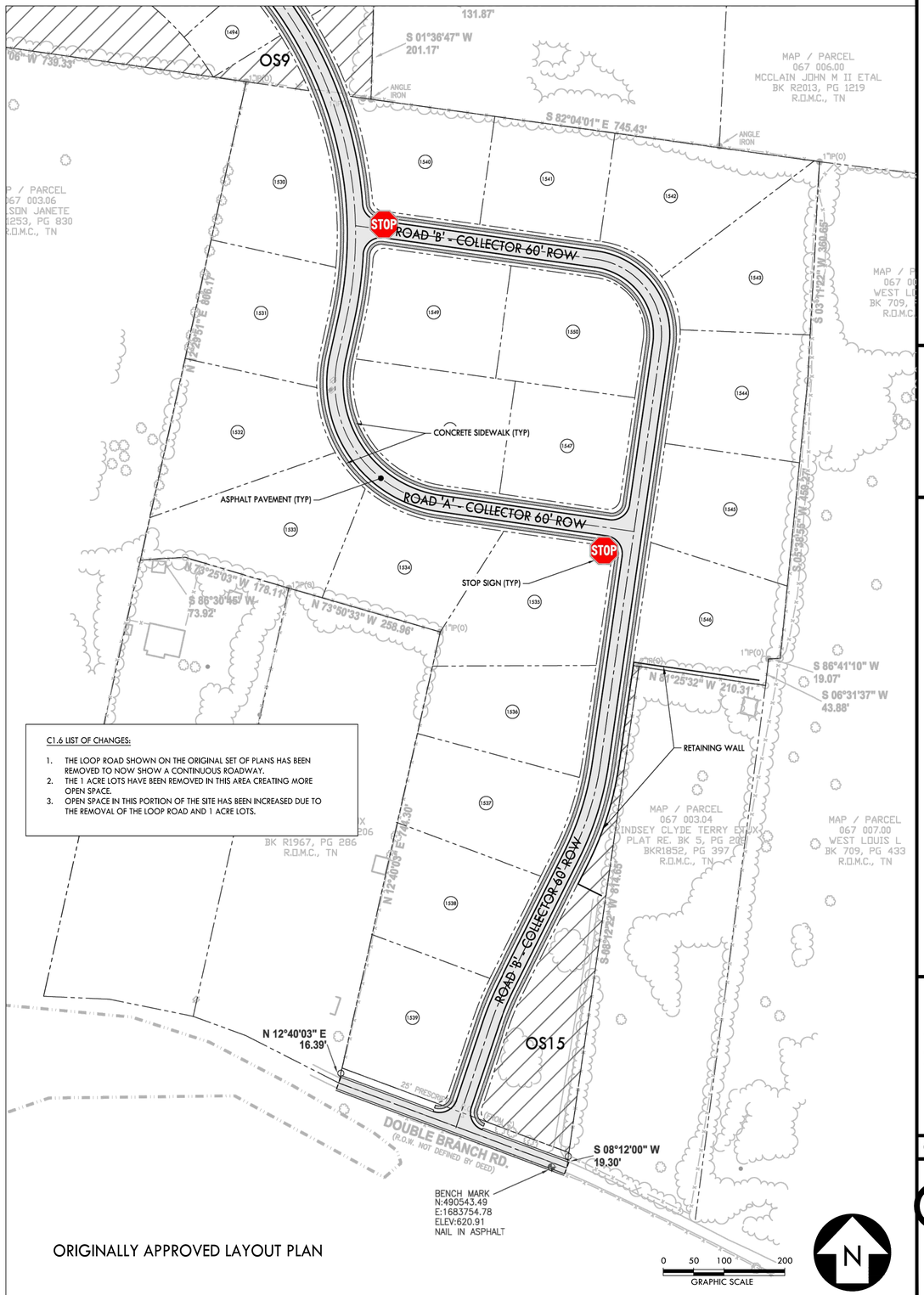
C1.6
SITE LAYOUT PLAN



PROPOSED LAYOUT PLAN



ORIGINALLY APPROVED LAYOUT PLAN

C1.6 LIST OF CHANGES:

1. THE LOOP ROAD SHOWN ON THE ORIGINAL SET OF PLANS HAS BEEN REMOVED TO NOW SHOW A CONTINUOUS ROADWAY.
2. THE 1 ACRE LOTS HAVE BEEN REMOVED IN THIS AREA CREATING MORE OPEN SPACE.
3. OPEN SPACE IN THIS PORTION OF THE SITE HAS BEEN INCREASED DUE TO THE REMOVAL OF THE LOOP ROAD AND 1 ACRE LOTS.

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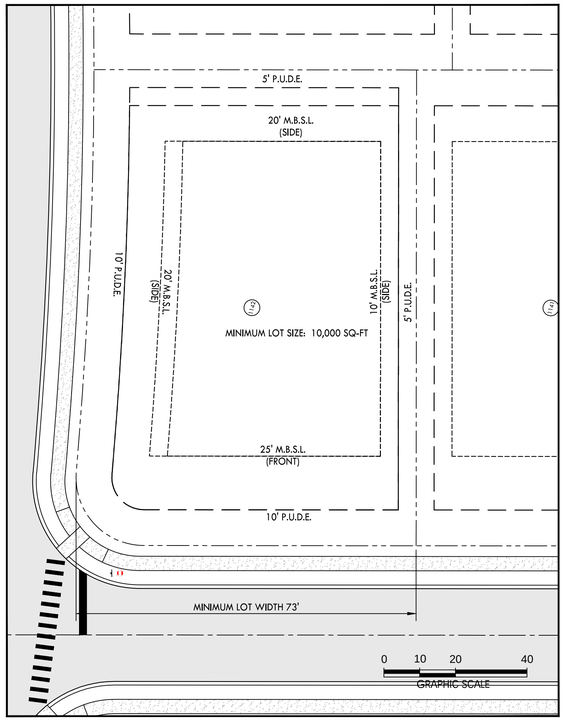
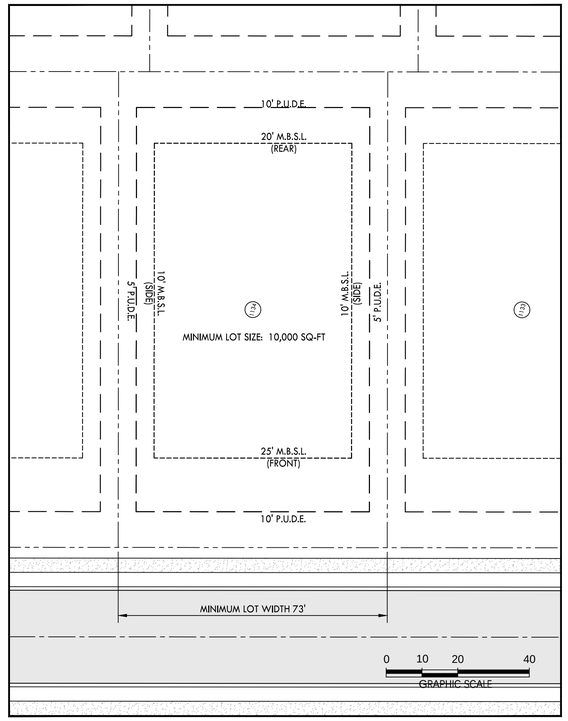
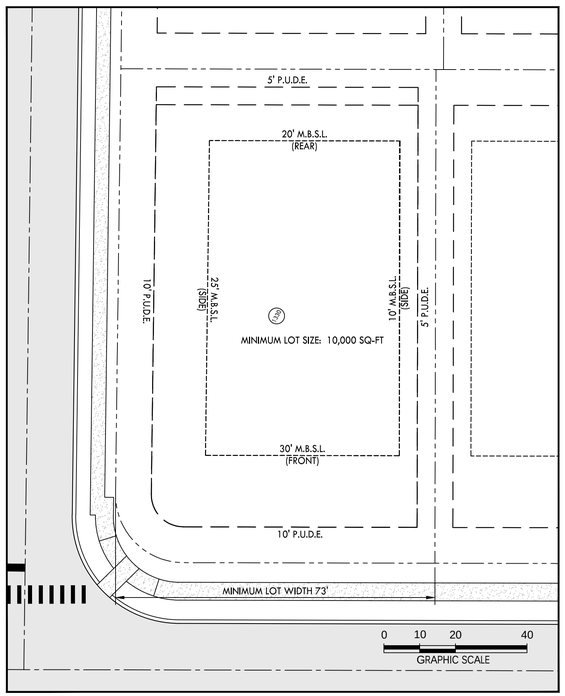
C1.6A
SITE LAYOUT PLAN
LIST OF CHANGES



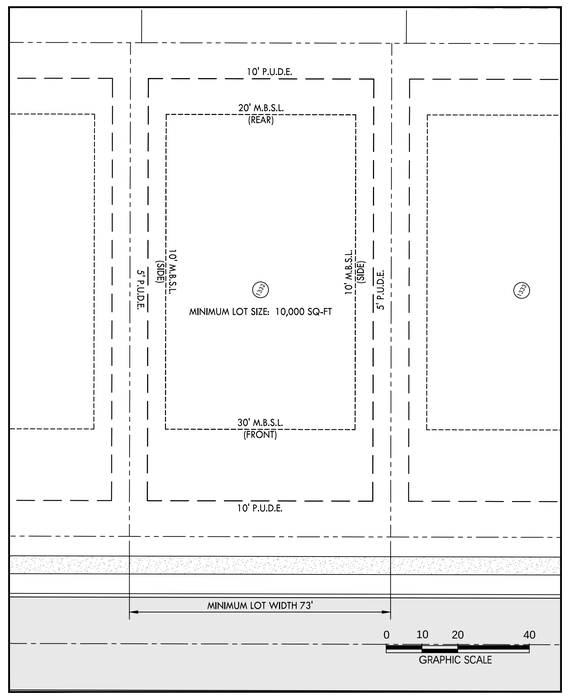
TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL LOT LAYOUT AT COLLECTOR ROADWAYS

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STATE OF TENNESSEE

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PRELIMINARY PLAT
COLUMBIA, TENNESSEE

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C1.7

TYPICAL LOT LAYOUT

Parcel Table	
Parcel #	Area
1001	17,017
1002	17,017
1003	17,017
1004	14,744
1005	13,017
1006	15,116
1007	15,290
1008	12,968
1009	15,357
1010	11,104
1011	10,417
1012	10,417
1013	10,417
1014	10,417
1015	10,066
1016	10,422
1017	10,422
1018	10,422
1019	10,422
1020	10,422
1021	10,422
1022	10,422
1023	10,422
1024	10,000
1025	17,079
1026	17,079
1027	17,079
1028	17,079
1029	17,079
1030	17,079
1031	17,079
1032	17,079
1033	17,252
1034	17,000
1035	17,000
1036	17,000
1037	17,000
1038	17,000
1039	17,000
1040	12,511
1041	10,407
1042	10,407
1043	10,397
1044	10,212
1045	10,212
1046	10,212
1047	10,212
1048	10,212
1049	10,212
1050	21,033
1051	11,912
1052	10,645
1053	10,645
1054	10,645
1055	10,428
1056	10,412
1057	10,412
1058	10,412
1059	10,412
1060	10,412
1061	10,412
1062	14,594
1063	14,209

Parcel Table	
Parcel #	Area
1064	10,242
1065	10,325
1066	10,325
1067	10,325
1068	10,325
1069	10,325
1070	10,325
1071	13,240
1072	13,199
1073	11,412
1074	11,614
1075	11,632
1076	11,468
1077	11,118
1078	10,741
1079	11,609
1080	19,233
1081	13,477
1082	11,692
1083	14,621
1084	14,553
1085	11,805
1086	15,013
1087	13,310
1088	10,138
1089	10,138
1090	10,138
1091	10,138
1092	11,168
1093	14,266
1094	15,338
1095	10,686
1096	10,686
1097	10,686
1098	10,686
1099	10,686
1100	13,799
1101	12,377
1102	10,001
1103	10,001
1104	10,001
1105	10,001
1106	10,001
1107	11,400
1108	13,627
1109	12,515
1110	13,458
1111	10,530
1112	10,138
1113	10,138
1114	10,138
1115	10,138
1116	10,138
1117	12,950
1118	14,369
1119	10,575
1120	10,575
1121	10,575
1122	10,575
1123	10,575
1124	10,575
1125	10,575
1126	10,575

Parcel Table	
Parcel #	Area
1127	10,575
1128	10,575
1129	13,142
1130	11,363
1131	14,589
1132	11,080
1133	10,000
1134	10,000
1135	10,000
1136	10,000
1137	10,000
1138	10,000
1139	10,000
1140	10,000
1141	10,000
1142	12,197
1143	11,021
1144	10,089
1145	10,001
1146	10,001
1147	10,001
1148	10,001
1149	10,001
1150	10,001
1151	10,001
1152	10,001
1153	10,001
1154	10,143
1155	12,335
1156	10,138
1157	10,138
1158	10,138
1159	10,138
1160	10,138
1161	10,138
1162	12,028
1163	12,884
1164	12,813
1165	10,001
1166	12,566
1167	16,126
1168	16,150
1169	14,711
1170	12,891
1171	18,319
1172	25,673
1173	16,159
1174	11,297
1175	11,005
1176	10,868
1177	10,731
1178	10,594
1179	10,458
1180	10,321
1181	14,068
1182	10,000
1183	10,001
1184	10,001
1185	10,001
1186	10,001
1187	10,001
1188	10,001
1189	10,001

Parcel Table	
Parcel #	Area
1190	10,034
1191	10,610
1192	10,610
1193	10,610
1194	10,610
1195	10,610
1196	10,610
1197	10,610
1198	10,610
1199	14,451
1200	12,488
1201	10,686
1202	10,855
1203	11,187
1204	11,218
1205	11,237
1206	11,245
1207	11,240
1208	11,222
1209	14,934
1210	13,726
1211	11,237
1212	11,237
1213	11,237
1214	11,237
1215	11,237
1216	10,915
1217	10,686
1218	13,080
1219	14,112
1220	10,001
1221	10,165
1222	10,430
1223	10,358
1224	10,775
1225	10,989
1226	13,203
1227	13,566
1228	10,046
1229	12,710
1230	11,056
1231	10,001
1232	10,001
1233	11,904
1234	12,134
1235	10,001
1236	10,001
1237	10,001
1238	10,001
1239	10,001
1240	10,001
1241	10,001
1242	10,001
1243	10,000
1244	10,000
1245	10,000
1246	10,001
1247	10,012
1248	11,262
1249	11,262
1250	11,262
1251	11,262
1252	11,262

Parcel Table	
Parcel #	Area
1253	11,094
1254	10,001
1255	10,001
1256	10,001
1257	10,001
1258	10,001
1259	10,001
1260	10,001
1261	10,001
1262	10,449
1263	10,897
1264	9,904
1265	10,000
1266	10,000
1267	10,000
1268	10,000
1269	10,000
1270	10,492
1271	13,270
1272	10,265
1273	10,220
1274	10,153
1275	10,292
1276	10,289
1277	10,289
1278	10,289
1279	10,289
1280	10,533
1281	10,659
1282	10,659
1283	10,659
1284	10,659
1285	10,659
1286	10,542
1287	12,105
1288	12,572
1289	12,572
1290	12,389
1291	10,076
1292	10,069
1293	10,069
1294	10,069
1295	10,069
1296	10,069
1297	10,069
1298	10,069
1299	10,069
1300	10,069
1301	10,069
1302	11,611
1303	11,134
1304	11,961
1305	10,001
1306	10,001
1307	10,001
1308	13,227
1309	10,000
1310	10,000
1311	10,000
1312	10,000
1313	10,000
1314	14,280
1315	14,579

Parcel Table	
Parcel #	Area
1316	10,549
1317	10,549
1318	10,549
1319	10,549
1320	10,549
1321	13,820
1322	14,636
1323	10,138
1324	10,138
1325	10,138
1326	10,138
1327	10,138
1328	10,138
1329	12,185
1330	12,173
1331	10,074
1332	10,074
1333	10,074
1334	10,074
1335	10,074
1336	10,074
1337	19,125
1338	17,000
1339	17,000
1340	17,000
1341	17,000
1342	17,000
1343	17,000
1344	17,000
1345	17,000
1346	17,000
1347	17,000
1348	17,000
1349	16,824
1350	15,140
1351	15,140
1352	11,113
1353	11,050
1354	11,050
1355	13,840
1356	10,686
1357	10,001
1358	10,001
1359	10,001
1360	11,722
1361	13,741
1362	15,280
1363	13,241
1364	13,493
1365	11,980
1366	11,512
1367	11,211
1368	14,642
1369	13,979
1370	11,830
1371	11,830
1372	12,096
1373	12,142
1374	13,963
1375	12,438
1376	12,941
1377	14,839
1378	15,337

Parcel Table	
Parcel #	Area
1379	17,114
1380	14,971
1381	13,500
1382	12,409
1383	14,257
1384	15,369
1385	10,368
1386	10,368
1387	10,368
1388	10,368
1389	13,193
1390	13,877
1391	12,355
1392	12,396
1393	18,871
1394	13,276
1395	14,544
1396	16,393
1397	12,508
1398	12,968
1399	13,428
1400	16,150
1401	20,205
1402	18,411
1403	13,637
1404	11,552
1405	10,549
1406	10,549
1407	10,549
1408	13,236
1409	13,283
1410	10,138
1411	10,138
1412	10,138
1413	10,138
1414	10,138
1415	10,138
1416	10,138
1417	10,001
1418	11,176
1419	14,518
1420	14,521
1421	15,023
1422	12,863
1423	14,651
1424	14,186
1425	11,183
1426	13,875
1427	11,261
1428	11,261
1429	11,183
1430	12,371
1431	11,787
1432	11,204
1433	10,620
1434	10,201
1435	10,788
1436	44,288
1437	18,692
1438	14,229
1439	12,616
1440	17,223
1441	13,417

Parcel Table	
Parcel #	Area
1442	10,001
1443	11,166
1444	12,345
1445	12,180
1446	12,681
1447	12,131
1448	11,940
1449	11,999
1450	12,345
1451	15,135
1457	11,917
1458	14,432
1459	15,684
1460	18,812
1461	17,071
1462	14,047
1463	11,714
1464	11,981
1465	11,979
1466	10,001
1467	11,979
1468	10,001
1469	10,001
1470	10,001
1471	10,001
1472	10,001
1473	10,001
1474	10,001
1475	10,001
1476	10,001
1477	10,001
1478	10,001
1479	14,251
1480	10,001
1481	10,001
1482	10,001
1483	10,001
1484	10,001
1485	10,001
1486	10,001
1487	10,001
1488	10,001
1489	11,979
1490	17,201
1491	15,189
1492	14,006
1493	12,649
1494	13,642
1495	12,909
1496	11,448
1497	12,591
1498	15,072
1499	16,261
1500	16,364
1501	14,960
1502	14,121
1503	11,050
1504	11,050
1505	12,923
1506	11,979
1507	10,001
1508	10,001
1509	10,741

Parcel Table	
Parcel #	Area
1510	10,980
1511	10,980
1512	10,980
1513	10,980
1514	10,938
1515	13,998
1516	9,782
1517	11,447
1518	10,366
1519	10,513
1520	11,275
1521	12,781
1522	13,522
1523	23,417
1524	15,113
1525	28,236
1526	18,575
1527	16,343
1528	16,700
1529	15,428
1530	14,509
1531	12,625
1532	10,832
1533	10,828
1534	10,984
1535	10,983
1536	10,983
1537	10,983
1538	10,983
1539	10,983
1540	10,032
1541	10,032
1542	10,032
1543	10,032
1544	10,032
1545	10,032
1546	11,595
1547	11,595
1548	11,595
1549	11,595
1550	11,595
8002	15,571
8005	21,470
8006	11,509
8008	16,736
8010	15,919

OPEN SPACE	
OPEN SPACE NUMBER	AREA (SQ-FT)
OS1	1,533,378
OS2	93,107
OS3	973,326
OS4	1,107,852
OS5	10,007
OS6	49,797
OS7	639,315
OS8	6,698
OS9	1,138,375
OS10	696,956
OS11	148,353
OS12	338,907
OS13	510,963
OS14	508,113

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ENGINEERING CRUNK

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

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/20/2024 17067

C1.8
PARCEL TABLES



NASHVILLE HIGHWAY AND GREENS MILL ROAD INTERSECTION:

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

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

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

GREENS MILL ROAD AND SITE INTERSECTION:

GENERAL IMPROVEMENTS:
1. INSTALL 3-LEG ROUNDABOUT.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROAD INTERSECTION:

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

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

DOUBLE BRANCH ROAD AND SITE INTERSECTION:

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

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

NOTES:

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

SCHEDULE OF IMPROVEMENTS:

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

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

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

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

0 50 1,000 2,000
GRAPHIC SCALE

N

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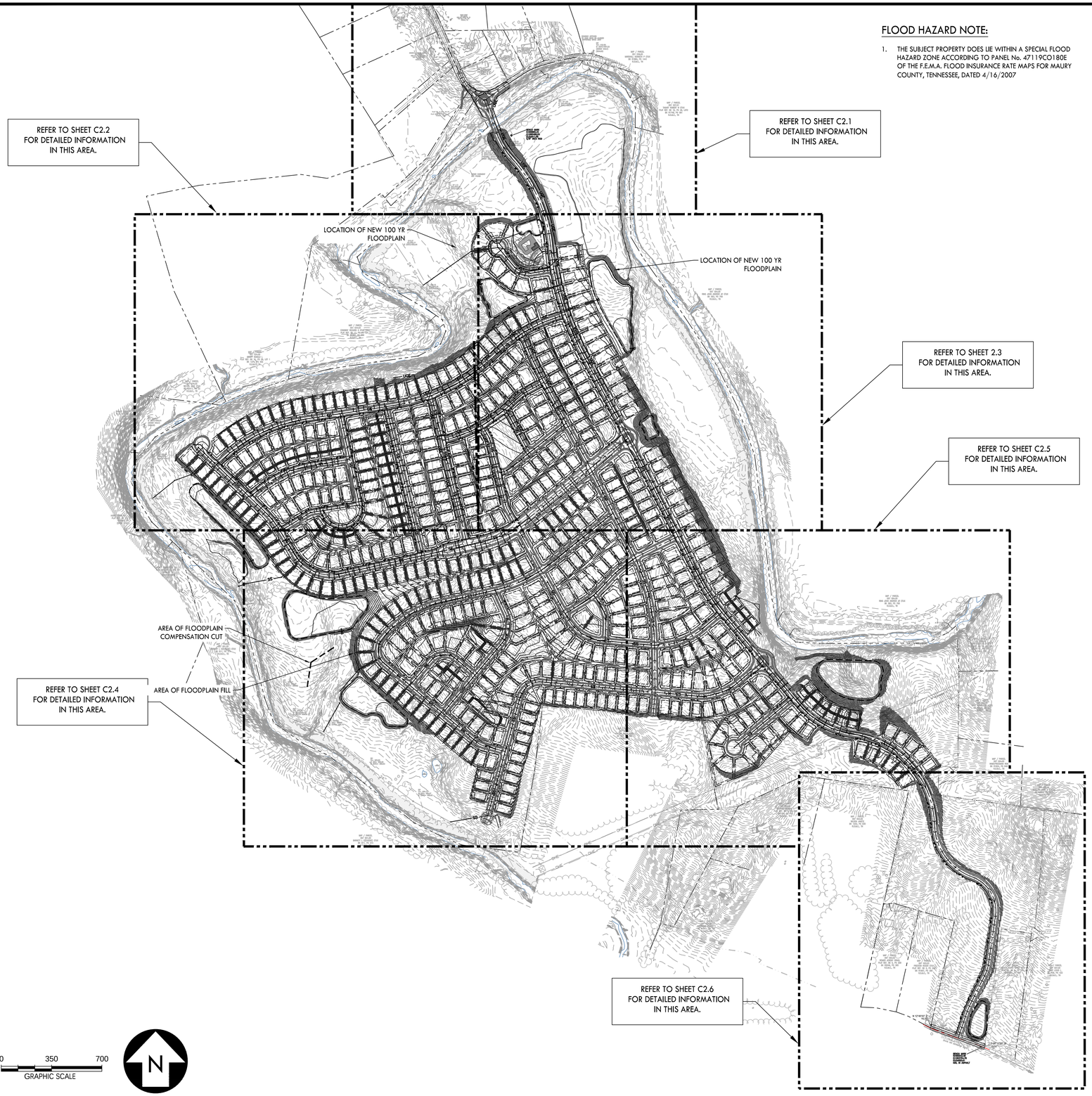
C1.9
OFFSITE IMPROVEMENTS

FLOOD HAZARD NOTE:

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



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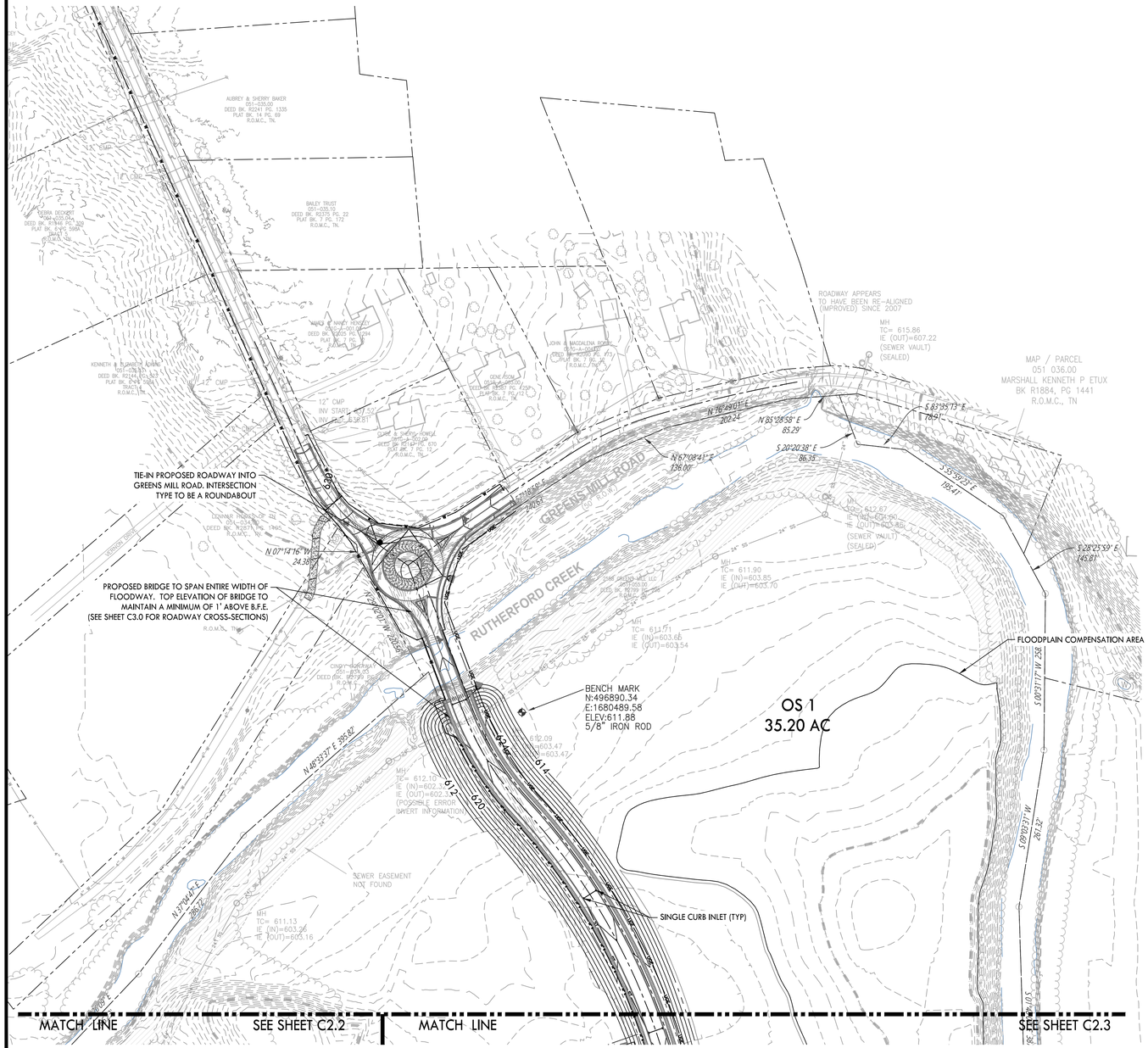
C2.0
OVERALL GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

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

0 50 100 200
GRAPHIC SCALE

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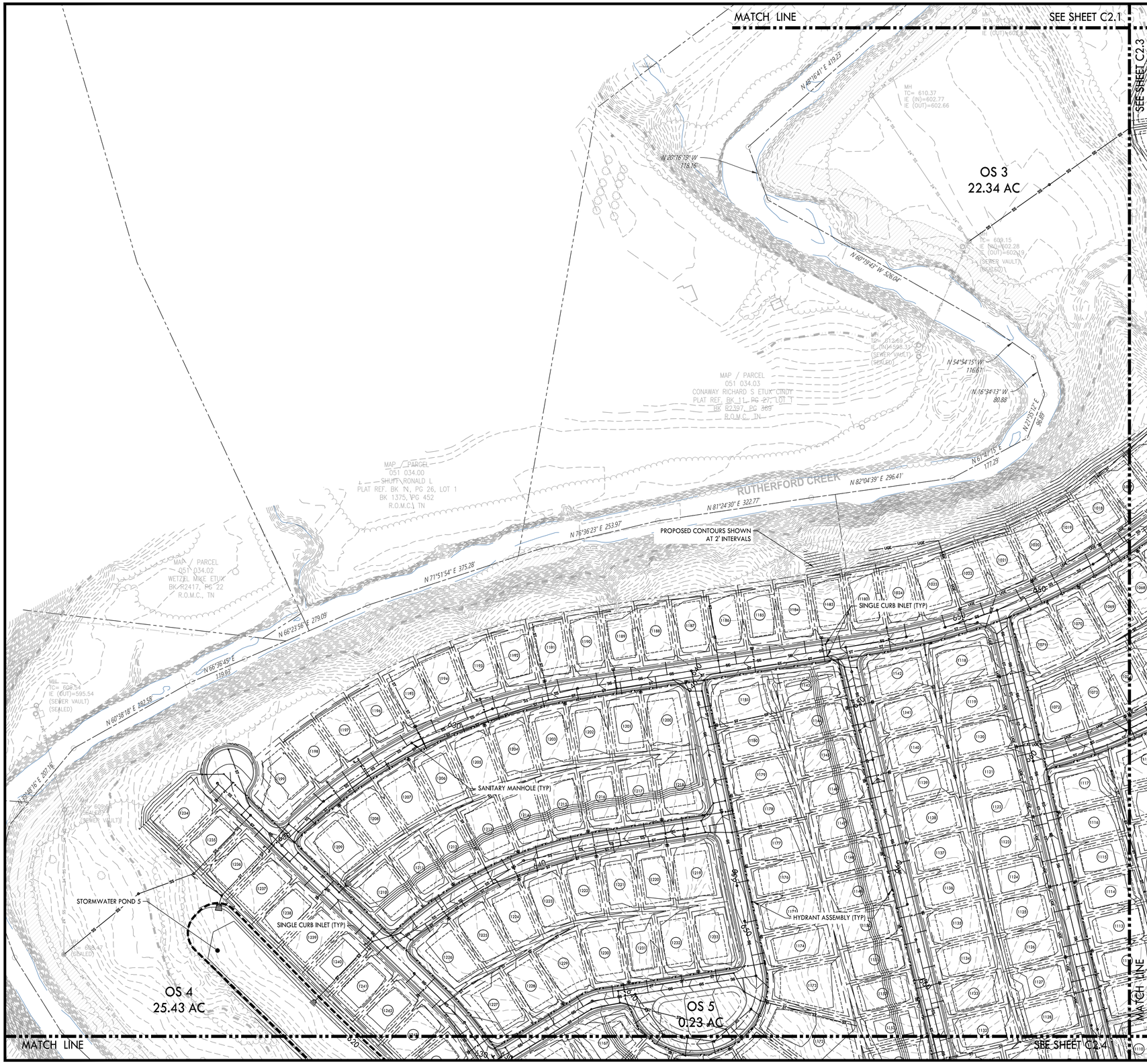
C2.1
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

NOTES:

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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COLUMBIA, TENNESSEE

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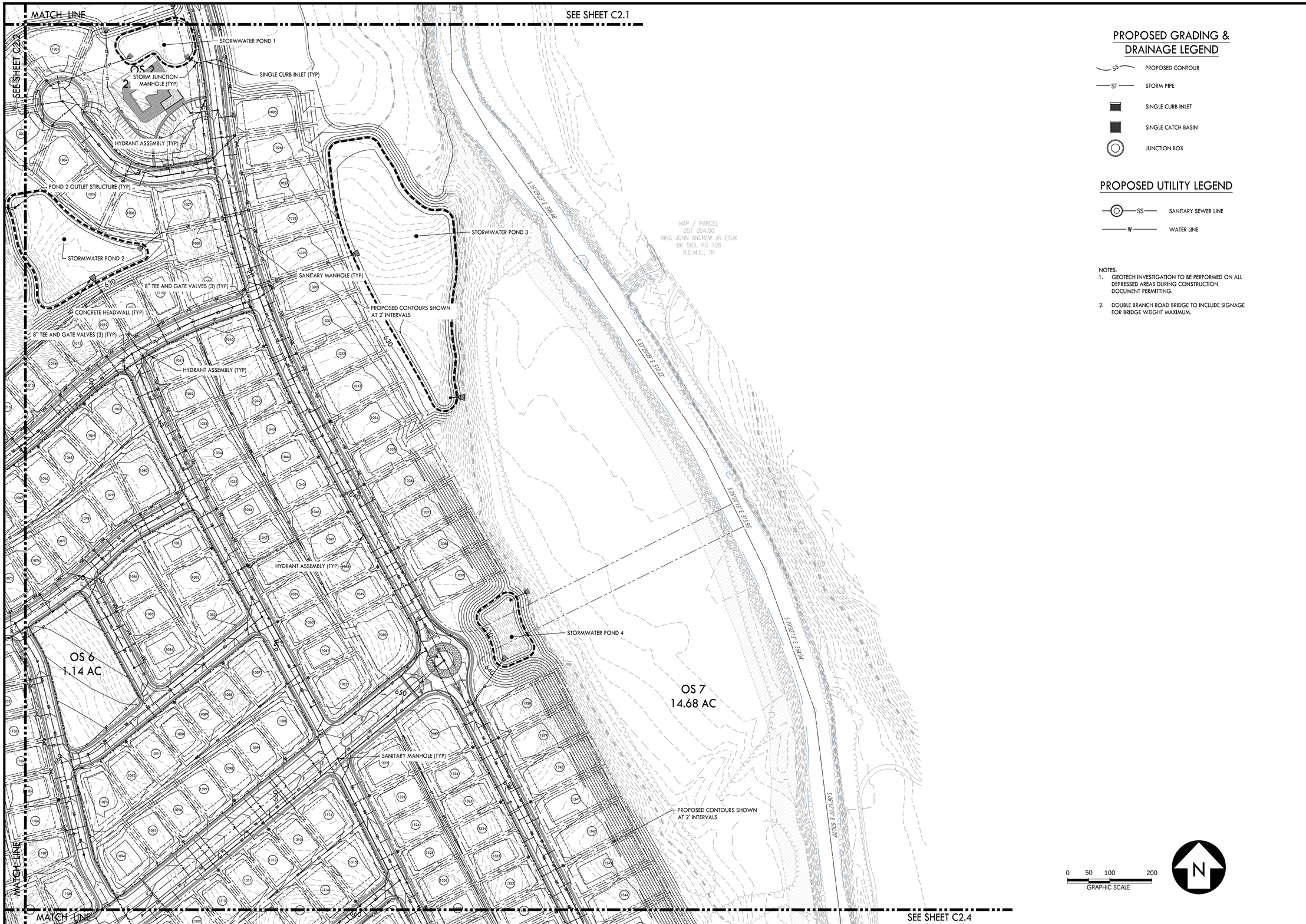
C2.2
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:

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

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C2.3
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.2

MATCH LINE

SEE SHEET C2.3

MATCH LINE

SEE THIS SHEET

MATCH LINE

SEE THIS SHEET

STORMWATER POND 5

20' PUBLIC UTILITY EASEMENT

STORMWATER POND 6

POND OUTLET STRUCTURE (TYP)

CONCRETE HEADWALL (TYP)

20' PUBLIC UTILITY EASEMENT

SINGLE CURB INLET (TYP)

SANITARY MANHOLE (TYP)

OS 8
0.15 AC

STORMWATER POND 7

POND OUTLET STRUCTURE (TYP)

SANITARY MANHOLE (TYP)

CONCRETE HEADWALL (TYP)

CONNECT TO EXISTING SANITARY MANHOLE

OS 9
26.13 AC

20' PUBLIC UTILITY EASEMENT

CONNECT TO EXISTING SANITARY MANHOLE

CONNECT TO EXISTING SANITARY MANHOLE

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

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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C2.4
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.3

SEE SHEET C2.4

SINGLE CURB INLET (TYP)

HYDRANT ASSEMBLY (TYP)

SANITARY MANHOLE (TYP)

HYDRANT ASSEMBLY (TYP)

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

HYDRANT ASSEMBLY (TYP)

RUTHERFORD CREEK

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

S 12°27'40" E
109.29'

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 09°35'38" W
131.87'

STORMWATER POND 8

OS 10
16.00 AC

OS 11
3.41 AC

75' TVA EASEMENT

S 64°49'28" W 501.76'

N 88°53'53" E 280.71'

CEMETERY

MAP / PARCEL
067 005.00
SIMPSON MICHAEL S
ETAL (067 004.00 & 005.00)
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

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

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

ENGINEERING CRUNK

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

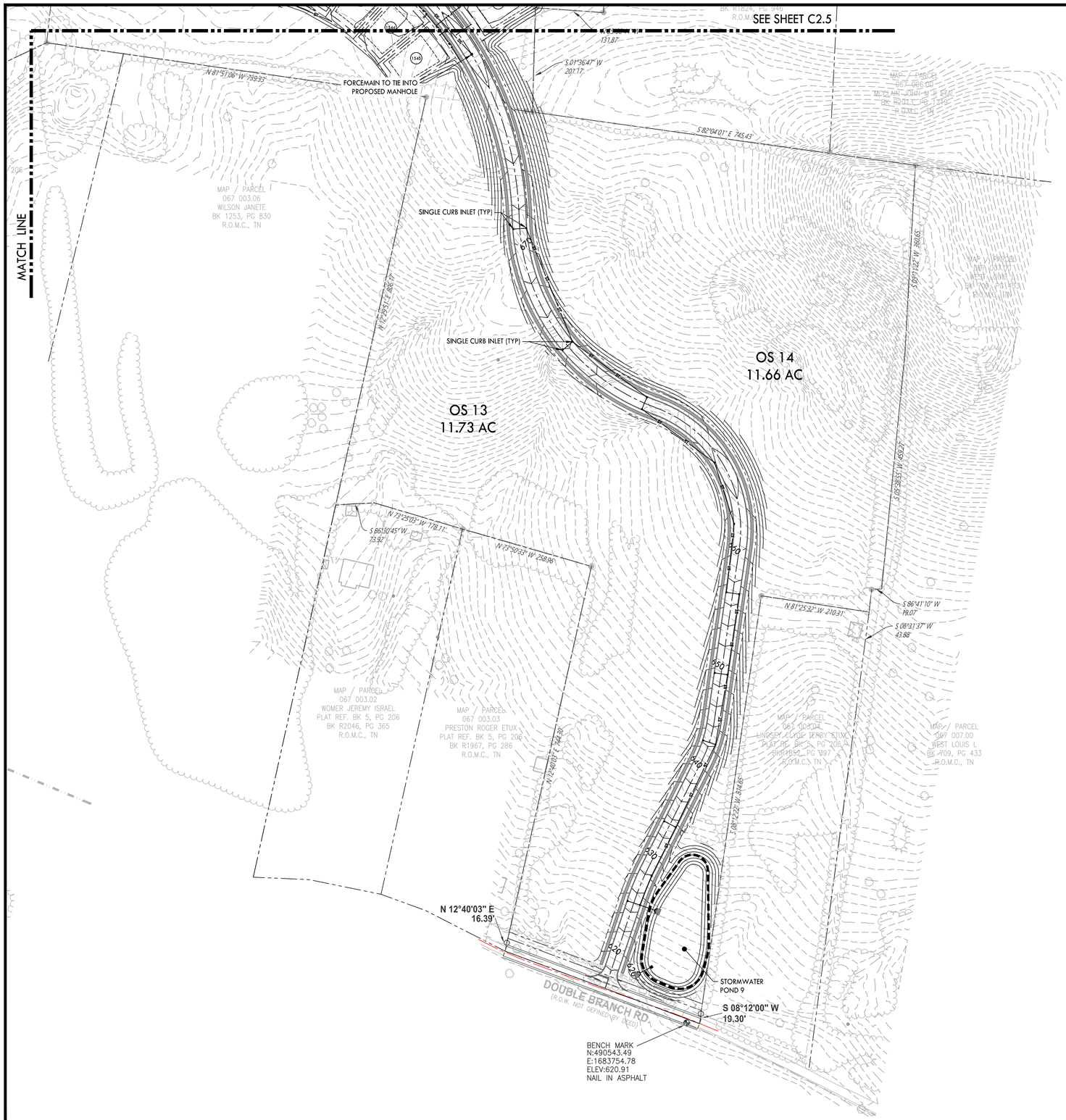
GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/20/2024 17067

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

CRUNK ENGINEERING LLC
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SUITE 201
BRENTWOOD, TN 37027
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WWW.CRUNKENG.COM

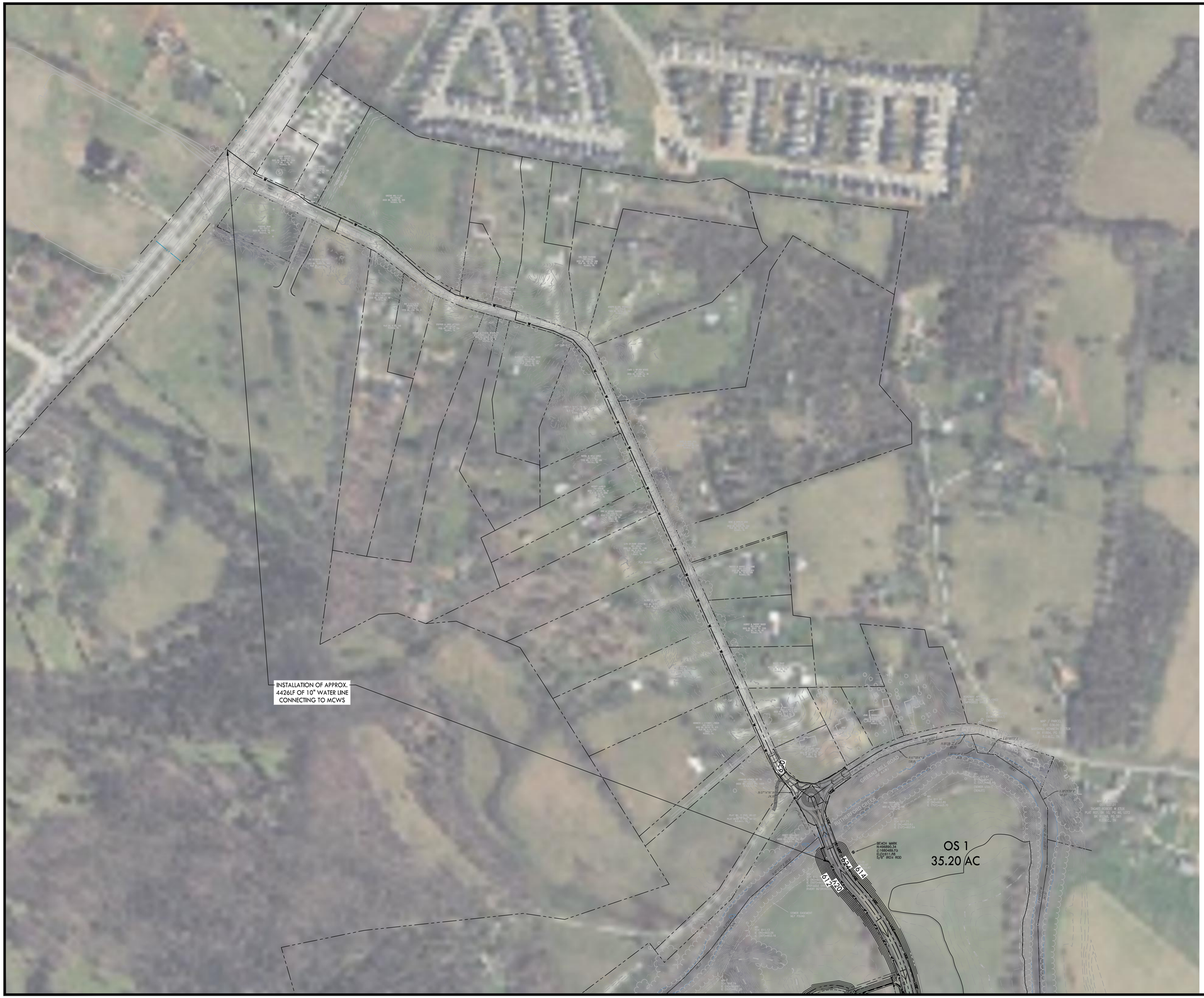
PATRICK JOSEPH PARROTT
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
5/20/24
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS
No.	DATE

05/20/2024 17067

C2.6
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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5/20/24
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STATE OF TENNESSEE

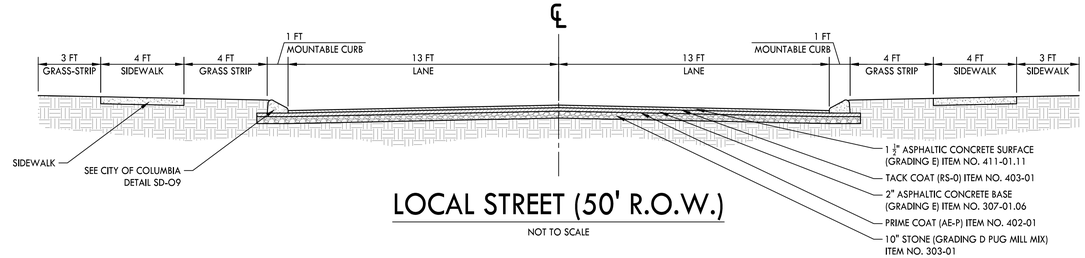
GREENS MILL ROAD
PRELIMINARY PLAT
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

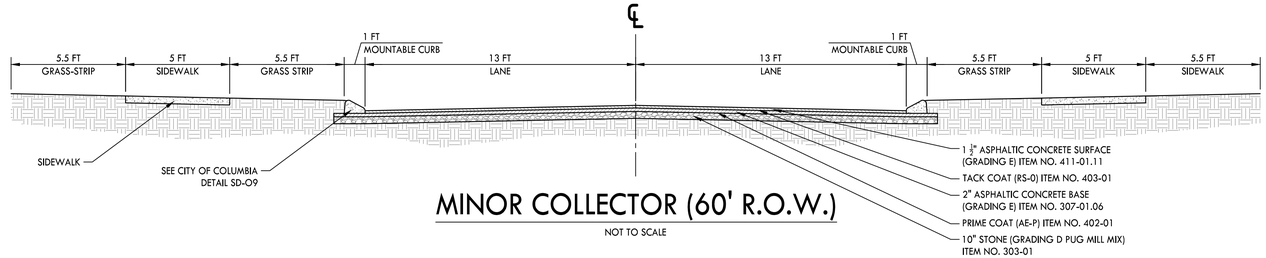
05/20/2024 17067

C2.7
CPWS WATERMAIN EXTENSION EXHIBIT



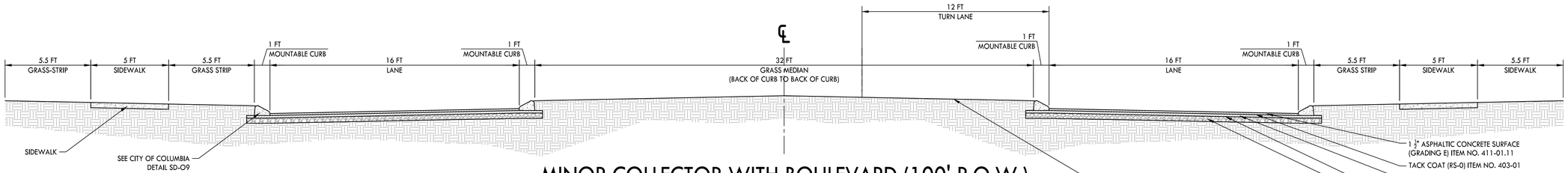
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



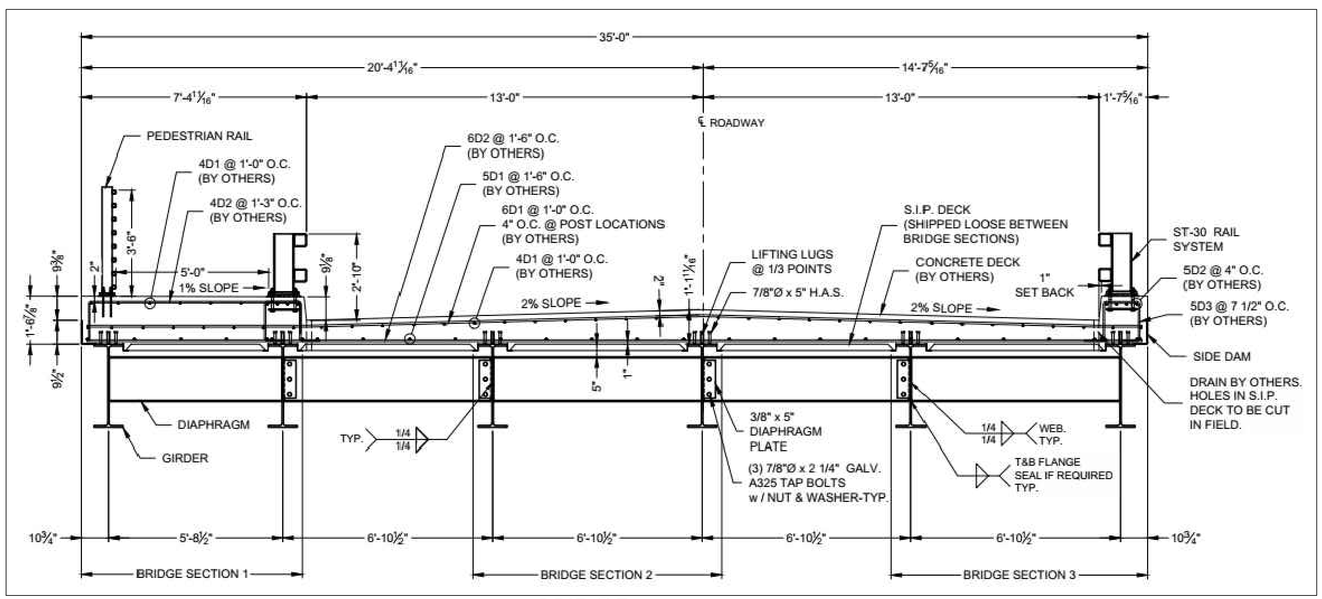
MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



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

NOT TO SCALE



BRIDGE

NOT TO SCALE

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

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

GREENS MILL ROAD

PRELIMINARY PLAT

COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/20/2024 17067

C3.0

ROADWAY CROSS SECTIONS

CPWS

September 30, 2025

Mr. Patrick Carroll
Crunk Engineering, LLC
7112 Crossroads Blvd, Suite 201
Brentwood, TN 37027
Sent via email: patrick@crunkeng.com

RE: Water Availability Letter Expires: 1/28/2026
Greens Mill Phase 2A – 73 Units
2558 Greens Mill Road
Tax Map 51, Parcel 5
Columbia*, Maury County, TN*

Dear Mr. Carroll:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of a 73-unit phase in a multi-phase residential development project. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.

- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- A new 10-inch (minimum size) water main crossing Rutherford Creek and tying into the adjacent Honey Farms water distribution system infrastructure is necessary prior to platting more than 200 lots in the subdivision.
- Water main sizing through the development will be established via hydraulic modeling during design phase in coordination with the developer. Minimum water main sizing is 8-inch.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.

  - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	73	**$28,510**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
  - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
  - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	73	$540	$39,420
Current Impact Fee for ¾" Service Meter	73	$5,500	$401,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$440,920**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Taylor Blaine, Safe Harbor
Bart Anderson, CPWS
File 22-024

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

21 October 2024

Jennifer Dodd, Director
Division of Water Resources
ATTN: Engineering Services Unit
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, TN 37243

RE: The Landings at Greens Mill Rd Phase 2
Columbia, TN 38401

Ms. Dodd,

The City of Columbia Wastewater Department has reviewed and approved the design of the subject project, consisting of 11912 linear feet of 8" gravity sewer main. Our Department has conducted an analysis and determined the system has adequate capacity and the project will not create or exacerbate any overflow problems. Our Department plans on owning, operating and maintaining the improvements inside the Public Right of Way, Dedicated Utility Easements and Open Space.

Regards,

Donald J. Boshers, Director
Wastewater Department
(931) 560-1001

Columbia Wastewater
Approves the Plans:

10/21/2024

DOCUMENT PREPARED BY:
Name: Alex Mollica
Company Crunk Engineering, LLC
Address: 7112 Crossroads Blvd., Suite 201
Brentwood, TN 37027

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 051, Parcel 55.00
Project Name: The Landings at Greens Mill Rd. - Phase 2A

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

THIS AGREEMENT, made this 15th day of December, 20 25, by and between Safe Harbor hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Charles Moore

Title Land Manager

Signature _____

Owner Safe Harbor

Address 105 Westpark Dr., #365

City, State ZIP Brentwood, TN 37027

STATE OF _____
COUNTY OF _____

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

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 2A

Columbia, TN

December 15, 2025

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds. The previous Stormwater Detention Ponds Maintenance Plans were recorded during the platting of Phase 2A.

- 2,421 feet of grass lined open channel.
- 3,980 feet of ADS storm pipe under 24", 845 feet of ADS storm pipe 30"-36", and 51 storm structures.

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

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized, and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

Maintenance Procedures

1. **GRASS LINED OPEN CHANNEL**
    - **a.** The facility should be checked annually for signs of erosion, vegetation loss, and channelization of the flow.
    - **b.** The grass should be mowed when it reaches a height of 8 inches (20.3 cm) and no shorter than 3 inches (7.6 cm). Allowing the grass to grow taller may cause it to thin and become less effective. The clippings should be bagged and removed.
    - **c.** Mow grass covered biofilters regularly to promote growth and pollutant uptake.
    - **d.** Remove cuttings and dispose of properly (preferably through composting).
    - **e.** Remove sediment by hand with a flat-bottomed shovel during dry periods.
    - **f.** Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or plug any damaged turf or vegetation.
    - **g.** Eventually, sufficient sediment will be trapped that the entire biofilter will need to be removed with sediment and reconstructed to begin a new cycle of stormwater quality control.
    - **h.** Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48.
2. **3,980 feet of ADS storm pipe under 24", 845 feet of ADS storm pipe 30"-36", and 51 storm structures.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

REFER TO SHEET C6.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.2
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.5
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.6
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.7
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.8
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.9
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.4
FOR DETAILED INFORMATION
IN THIS AREA.

OS 4
OS 7
8.10 AC
OS 8
21.47 AC
OS 11
14.68 AC
OS 14
16.01 AC
OS 13
3.41 AC
OS 15
13.92 AC
OS 16
9.49 AC

0 350 700
GRAPHIC SCALE

N

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

ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
12/18/24
No. 124695
STATE OF TENNESSEE

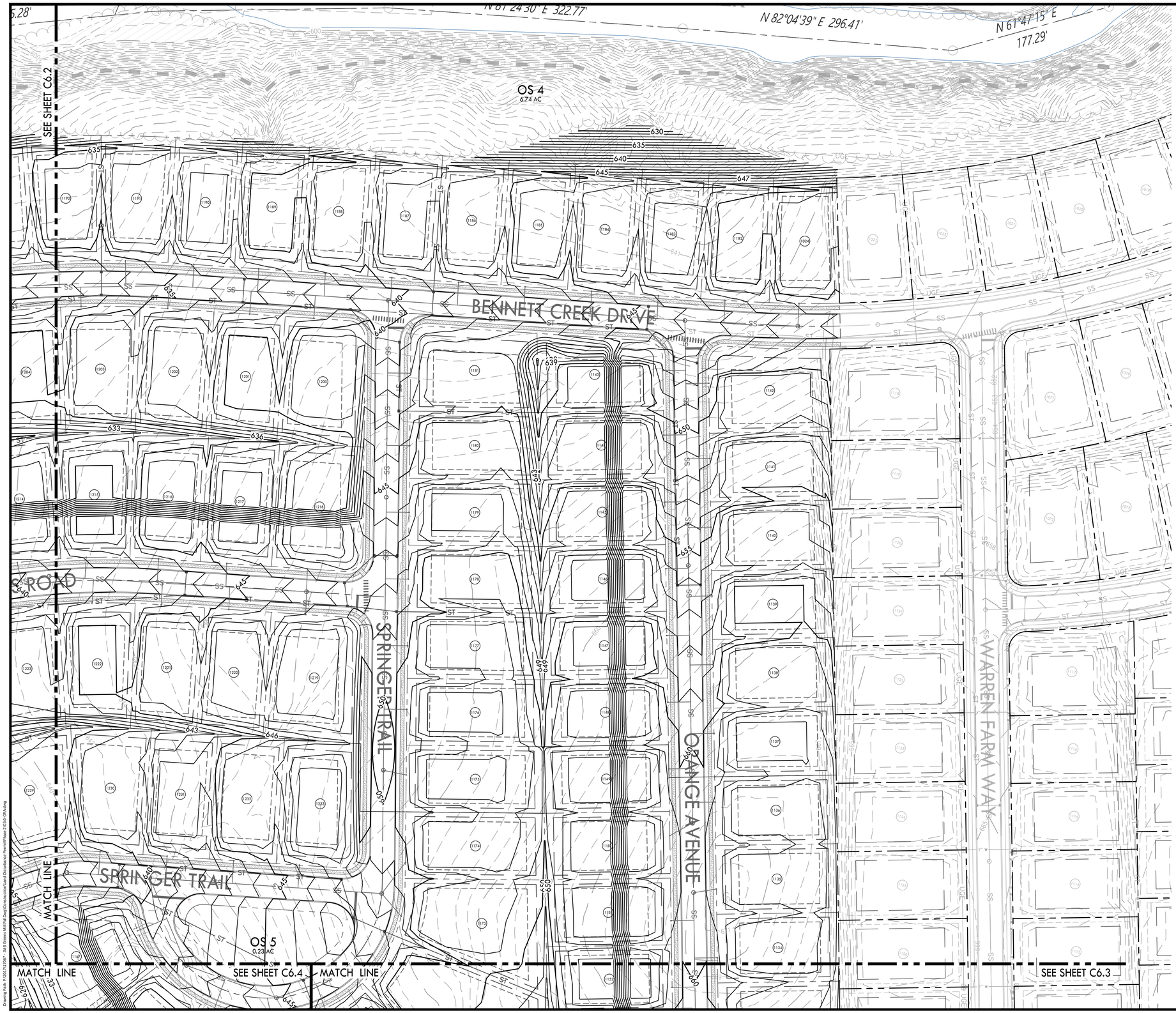
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	
2	08/27/24	
3	09/09/24	
4	10/15/24	
5	12/18/24	

07/22/24 17067

C6.0
OVERALL GRADING PLAN

Drawing Path: P:\2021\17067 - Jeff Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C6.0 GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	POND OUTLET STRUCTURE	-
G6	RIPRAP OUTLET PROTECTION	C8.3 - 3

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED GRADING LEGEND

55 PROPOSED CONTOUR

55.10 PROPOSED SPOT ELEVATION

0 10 20 30 40 50 100
GRAPHIC SCALE

N

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

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

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C6.1
GRADING PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	-
G2	SINGLE CATCH BASIN	-
G3	JUNCTION BOX	-
G4	CONCRETE HEADWALL	-
G5	POND OUTLET STRUCTURE	-
G6	RIPRAP OUTLET PROTECTION	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING LEGEND

55 — PROPOSED CONTOUR

55.10 — PROPOSED SPOT ELEVATION

0 10 20 30 40 50 100
GRAPHIC SCALE

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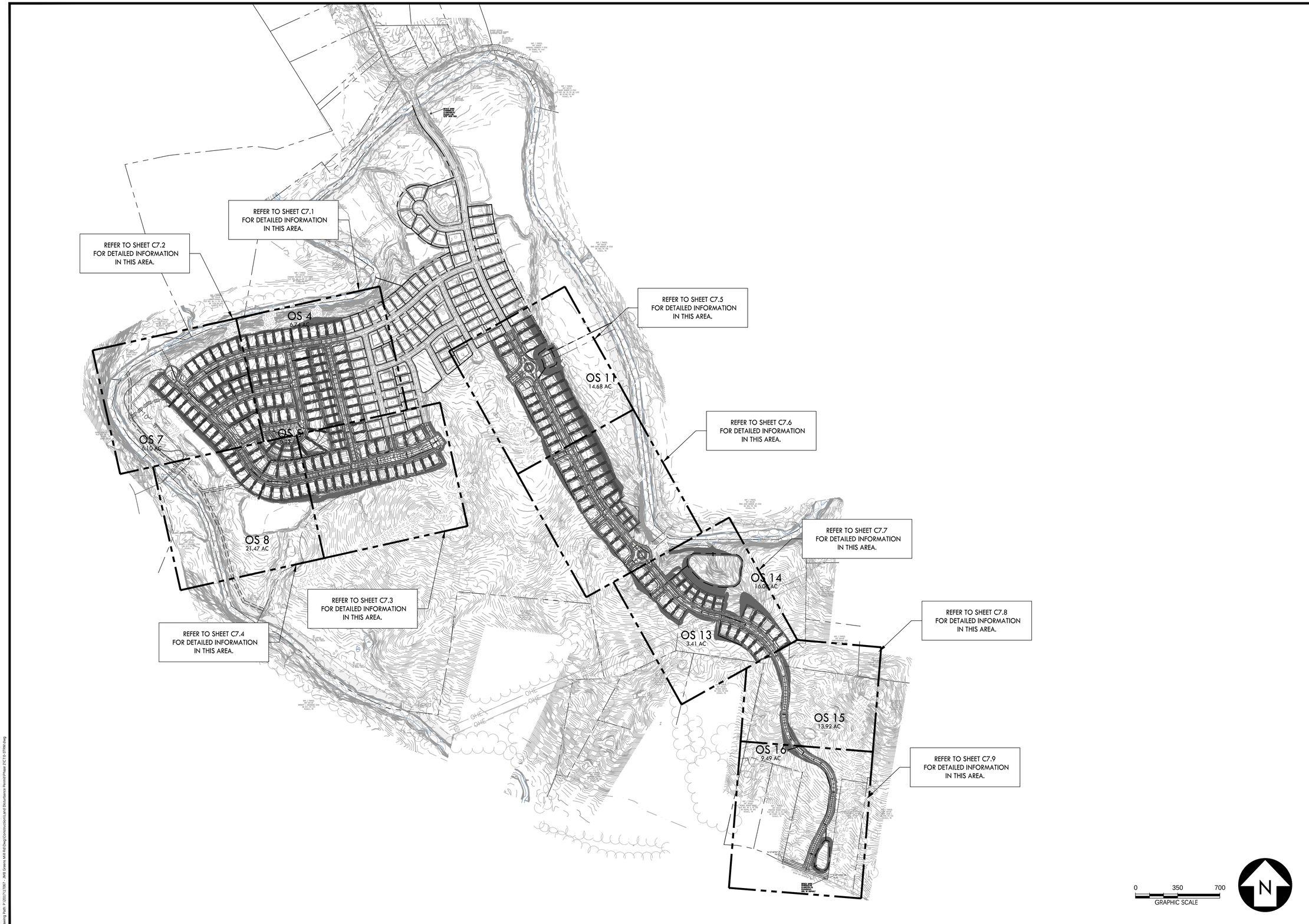
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C6.2
GRADING PLAN

Drawing Path: P:\2021\17067 - Mill Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Phase 2\C6.0-.02A.dwg



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SUITE 201
FRANKLIN, TN 37027
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No. 124695
STATE OF TENNESSEE
12/18/24

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

REVISIONS

No.	DATE
1	08/21/24
2	08/27/24
3	09/09/24
4	10/15/24
5	12/18/24

07/22/24 17067

C7.0
OVERALL DRAINAGE PLAN



DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C9.1 - 3
G2	SINGLE CATCH BASIN	C9.1 - 4
G3	JUNCTION BOX	C9.1 - 2
G4	CONCRETE HEADWALL	C9.1 - 6
G5	RIPRAP OUTLET PROTECTION	C9.1 - 5
G6	POND 4 OUTLET STRUCTURE	C9.2 - 1
G7	POND 8 OUTLET STRUCTURE	C9.1 - 7
G8	POND 9 OUTLET STRUCTURE	C9.1 - 8

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED DRAINAGE LEGEND

- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
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PATRICK JOSEPH CARROLL
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No. 124695
STATE OF TENNESSEE
8/21/24

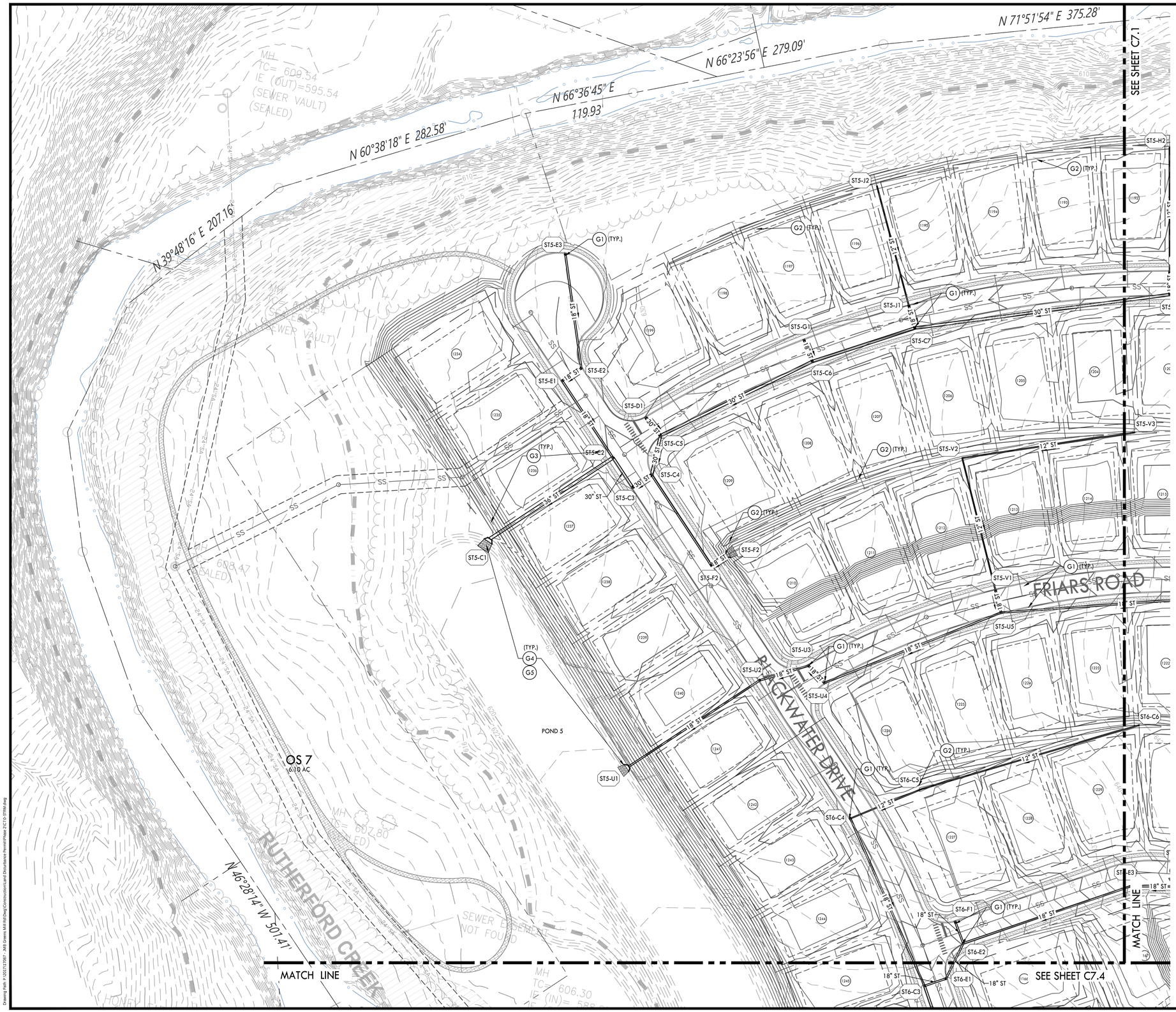
GREENS MILL ROAD - PH 2
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C7.1
DRAINAGE PLAN



DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C9.1 - 3
G2	SINGLE CATCH BASIN	C9.1 - 4
G3	JUNCTION BOX	C9.1 - 2
G4	CONCRETE HEADWALL	C9.1 - 6
G5	RIPRAP OUTLET PROTECTION	C9.1 - 5
G6	POND 4 OUTLET STRUCTURE	C9.2 - 1
G7	POND 8 OUTLET STRUCTURE	C9.1 - 7
G8	POND 9 OUTLET STRUCTURE	C9.1 - 8

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

PROPOSED DRAINAGE LEGEND

- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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STATE OF TENNESSEE
8/21/24

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

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C7.2
DRAINAGE PLAN

Drawing Path: P:\2021\21067 - Mill Creek MHP\Civil\Plan Sheets\Grading and Drainage\Phase 2\C7.0-7.5PH2.dwg

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BYP-H1	647.15	24" PP (DUAL WALL) (IN): 643.00	18" - 24" CONCRETE HEADWALL
BYP-H2	657.83	24" PP (DUAL WALL) (OUT): 653.67	18" - 24" CONCRETE HEADWALL
ST3-B6	642.90	18" PP (DUAL WALL) (IN): 639.10 24" PP (DUAL WALL) (IN): 638.00 24" PP (DUAL WALL) (OUT): 637.90	SINGLE CURB INLET
ST3-B7	645.31	24" PP (DUAL WALL) (IN): 641.40 18" PP (DUAL WALL) (IN): 641.50 24" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST3-B8	645.34	24" PP (DUAL WALL) (IN): 641.70 24" PP (DUAL WALL) (OUT): 641.60	SINGLE CURB INLET
ST3-B9	647.09	24" PP (DUAL WALL) (IN): 642.60 24" PP (DUAL WALL) (OUT): 642.50	SINGLE CURB INLET
ST3-B10	648.30	18" PP (DUAL WALL) (IN): 644.70 24" PP (DUAL WALL) (IN): 643.20 24" PP (DUAL WALL) (OUT): 643.10	SINGLE CURB INLET
ST3-B11	648.29	24" PP (DUAL WALL) (IN): 643.70 24" PP (DUAL WALL) (OUT): 643.60	SINGLE CURB INLET
ST3-B12	650.24	12" HDPE (IN): 644.20 24" PP (DUAL WALL) (OUT): 644.10	SINGLE CURB INLET
ST3-J1	642.90	18" PP (DUAL WALL) (OUT): 639.50	SINGLE CURB INLET
ST3-K1	645.46	18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET
ST3-L1	650.38	18" PP (DUAL WALL) (OUT): 646.80	SINGLE CURB INLET
ST3-M1	649.07	12" HDPE (IN): 646.00 12" HDPE (OUT): 646.00	12" NYLOPLAST
ST3-M2	651.99	12" HDPE (OUT): 649.20	12" NYLOPLAST
ST4-A1	627.21	36" PP (DUAL WALL) (IN): 624.00 36" PP (DUAL WALL) (IN): 624.00	30" - 36" CONCRETE HEADWALL (DOUBLE BARREL)
ST4-A2	628.71	36" PP (DUAL WALL) (OUT): 625.00 36" PP (DUAL WALL) (OUT): 625.00	POND 4 OUTLET STRUCTURE
ST4-B1	626.63	18" PP (DUAL WALL) (IN): 625.00	18" - 24" CONCRETE HEADWALL
ST4-B2	647.18	18" PP (DUAL WALL) (IN): 643.50 18" PP (DUAL WALL) (IN): 639.50 18" PP (DUAL WALL) (OUT): 635.00	SINGLE CURB INLET
ST4-B3	650.89	18" PP (DUAL WALL) (IN): 646.80 18" PP (DUAL WALL) (IN): 643.00 18" PP (DUAL WALL) (OUT): 642.90	SINGLE CURB INLET
ST4-B4	654.64	18" PP (DUAL WALL) (IN): 649.80 18" PP (DUAL WALL) (IN): 648.00 18" PP (DUAL WALL) (OUT): 647.90	SINGLE CURB INLET
ST4-B5	661.67	18" PP (DUAL WALL) (IN): 658.30 18" PP (DUAL WALL) (IN): 658.20 18" PP (DUAL WALL) (OUT): 658.20	SINGLE CURB INLET
ST4-B6	668.39	18" PP (DUAL WALL) (IN): 664.50 18" PP (DUAL WALL) (OUT): 664.40	SINGLE CURB INLET
ST4-B7	668.39	18" PP (DUAL WALL) (IN): 665.10 18" PP (DUAL WALL) (OUT): 665.00	SINGLE CURB INLET
ST4-B8	669.13	18" PP (DUAL WALL) (IN): 665.80 18" PP (DUAL WALL) (OUT): 665.70	SINGLE CURB INLET
ST4-B9	669.14	18" PP (DUAL WALL) (OUT): 666.30	SINGLE CURB INLET
ST4-C1	647.17	18" PP (DUAL WALL) (OUT): 643.80	SINGLE CURB INLET
ST4-D1	650.89	18" PP (DUAL WALL) (OUT): 647.40	SINGLE CURB INLET
ST4-E1	654.64	18" PP (DUAL WALL) (IN): 650.40 18" PP (DUAL WALL) (OUT): 650.30	SINGLE CURB INLET
ST4-E2	655.51	18" PP (DUAL WALL) (IN): 651.00 18" PP (DUAL WALL) (IN): 651.00 18" PP (DUAL WALL) (OUT): 650.90	SINGLE CURB INLET
ST4-E3	657.69	12" HDPE (IN): 653.00 18" PP (DUAL WALL) (OUT): 652.90	SINGLE CURB INLET
ST4-E4	658.39	12" HDPE (IN): 654.10 12" HDPE (OUT): 654.00	12" NYLOPLAST
ST4-E5	664.53	12" HDPE (OUT): 659.00	12" NYLOPLAST
ST4-F1	655.49	18" PP (DUAL WALL) (OUT): 651.50	SINGLE CURB INLET
ST4-G1	661.67	18" PP (DUAL WALL) (OUT): 658.50	SINGLE CURB INLET
ST5-C1	625.52	36" PP (DUAL WALL) (IN): 620.31	30" - 36" CONCRETE HEADWALL
ST5-C2	630.10	30" PP (DUAL WALL) (IN): 621.80 18" PP (DUAL WALL) (IN): 622.00 36" PP (DUAL WALL) (OUT): 621.70	SINGLE CURB INLET
ST5-C3	630.49	30" PP (DUAL WALL) (IN): 622.20 30" PP (DUAL WALL) (OUT): 622.10	SINGLE CURB INLET
ST5-C4	630.49	18" PP (DUAL WALL) (IN): 622.50 30" PP (DUAL WALL) (IN): 622.50 30" PP (DUAL WALL) (OUT): 622.40	SINGLE CURB INLET
ST5-C5	629.47	30" PP (DUAL WALL) (IN): 622.90 30" PP (DUAL WALL) (IN): 622.90 30" PP (DUAL WALL) (OUT): 622.80	SINGLE CURB INLET
ST5-C6	628.36	30" PP (DUAL WALL) (IN): 624.00 18" PP (DUAL WALL) (IN): 624.00 30" PP (DUAL WALL) (OUT): 623.90	SINGLE CURB INLET
ST5-C7	628.83	30" PP (DUAL WALL) (IN): 624.70 18" PP (DUAL WALL) (IN): 624.60 30" PP (DUAL WALL) (OUT): 624.60	SINGLE CURB INLET
ST5-C8	633.39	24" PP (DUAL WALL) (IN): 628.80 18" PP (DUAL WALL) (IN): 628.80 30" PP (DUAL WALL) (OUT): 628.70	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST5-C9	636.46	24" PP (DUAL WALL) (IN): 630.10 18" PP (DUAL WALL) (IN): 632.90 24" PP (DUAL WALL) (OUT): 630.00	SINGLE CURB INLET
ST5-C10	638.79	24" PP (DUAL WALL) (IN): 634.50 18" PP (DUAL WALL) (IN): 631.30 24" PP (DUAL WALL) (OUT): 631.20	SINGLE CURB INLET
ST5-C11	640.54	24" PP (DUAL WALL) (IN): 636.50 18" PP (DUAL WALL) (IN): 637.00 24" PP (DUAL WALL) (OUT): 636.40	SINGLE CURB INLET
ST5-C12	645.19	18" PP (DUAL WALL) (IN): 641.35 18" PP (DUAL WALL) (IN): 640.50 24" PP (DUAL WALL) (OUT): 640.40	SINGLE CURB INLET
ST5-D1	629.51	30" PP (DUAL WALL) (OUT): 624.10	SINGLE CURB INLET
ST5-E1	629.09	18" PP (DUAL WALL) (IN): 622.70 18" PP (DUAL WALL) (OUT): 622.60	SINGLE CURB INLET
ST5-E2	629.09	18" PP (DUAL WALL) (IN): 623.10 18" PP (DUAL WALL) (OUT): 623.00	SINGLE CURB INLET
ST5-E3	627.18	18" PP (DUAL WALL) (OUT): 624.00	SINGLE CURB INLET
ST5-F1	631.68	18" PP (DUAL WALL) (IN): 623.80 18" PP (DUAL WALL) (OUT): 623.70	SINGLE CURB INLET
ST5-F2	628.13	18" PP (DUAL WALL) (OUT): 624.00	18" - 24" CONCRETE HEADWALL
ST5-G1	628.36	18" PP (DUAL WALL) (OUT): 624.30	SINGLE CURB INLET
ST5-H1	633.39	12" HDPE (IN): 629.60 18" PP (DUAL WALL) (OUT): 629.50	SINGLE CURB INLET
ST5-H2	634.70	12" HDPE (OUT): 632.25	12" NYLOPLAST
ST5-I1	636.46	18" PP (DUAL WALL) (OUT): 633.25	SINGLE CURB INLET
ST5-J1	628.83	12" HDPE (IN): 624.90 18" PP (DUAL WALL) (OUT): 624.80	SINGLE CURB INLET
ST5-J2	630.14	12" HDPE (OUT): 627.50	12" NYLOPLAST
ST5-K1	640.13	18" PP (DUAL WALL) (IN): 631.70 18" PP (DUAL WALL) (OUT): 631.63	SINGLE CURB INLET
ST5-K2	640.27	18" PP (DUAL WALL) (IN): 632.00 18" PP (DUAL WALL) (OUT): 631.90	SINGLE CURB INLET
ST5-K3	642.42	12" HDPE (IN): 632.70 18" PP (DUAL WALL) (OUT): 632.60	SINGLE CURB INLET
ST5-K4	638.96	12" HDPE (IN): 633.80 12" HDPE (OUT): 633.80	12" NYLOPLAST
ST5-K5	636.78	12" HDPE (OUT): 634.30	12" NYLOPLAST
ST5-M1	640.54	12" HDPE (IN): 637.75 18" PP (DUAL WALL) (OUT): 637.30	SINGLE CURB INLET
ST5-M2	641.85	12" HDPE (OUT): 639.40	12" NYLOPLAST
ST5-N1	645.19	18" PP (DUAL WALL) (OUT): 641.75	SINGLE CURB INLET
ST5-O1	646.77	18" PP (DUAL WALL) (IN): 642.10 18" PP (DUAL WALL) (IN): 642.10 18" PP (DUAL WALL) (OUT): 642.00	SINGLE CURB INLET
ST5-O2	656.00	18" PP (DUAL WALL) (IN): 650.10 18" PP (DUAL WALL) (OUT): 650.00	SINGLE CURB INLET
ST5-O3	656.00	18" PP (DUAL WALL) (OUT): 650.50	SINGLE CURB INLET
ST5-P1	647.04	18" PP (DUAL WALL) (OUT): 642.75	SINGLE CURB INLET
ST5-U1	623.06	18" PP (DUAL WALL) (IN): 618.93	18" - 24" CONCRETE HEADWALL
ST5-U2	632.88	18" PP (DUAL WALL) (IN): 620.35 18" PP (DUAL WALL) (OUT): 620.25	SINGLE CURB INLET
ST5-U3	633.28	18" PP (DUAL WALL) (IN): 620.95 18" PP (DUAL WALL) (OUT): 620.85	SINGLE CURB INLET
ST5-U4	633.40	18" PP (DUAL WALL) (IN): 621.25 18" PP (DUAL WALL) (OUT): 621.15	SINGLE CURB INLET
ST5-U5	637.77	18" PP (DUAL WALL) (IN): 623.00 18" PP (DUAL WALL) (IN): 634.50 18" PP (DUAL WALL) (OUT): 622.90	SINGLE CURB INLET
ST5-U6	643.58	18" PP (DUAL WALL) (IN): 640.10 18" PP (DUAL WALL) (IN): 640.10 18" PP (DUAL WALL) (OUT): 640.00	SINGLE CURB INLET
ST5-U7	647.25	18" PP (DUAL WALL) (IN): 642.30 18" PP (DUAL WALL) (IN): 642.00 18" PP (DUAL WALL) (OUT): 641.90	SINGLE CURB INLET
ST5-U8	648.44	12" HDPE (IN): 642.70 18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET
ST5-U9	646.74	12" HDPE (OUT): 644.30	12" NYLOPLAST
ST5-V1	637.77	12" HDPE (IN): 623.30 18" PP (DUAL WALL) (OUT): 623.20	SINGLE CURB INLET
ST5-V2	627.31	12" HDPE (IN): 624.70 12" HDPE (OUT): 624.70	12" NYLOPLAST
ST5-V3	630.61	12" HDPE (OUT): 628.00	12" NYLOPLAST
ST5-W1	643.58	18" PP (DUAL WALL) (OUT): 640.40	SINGLE CURB INLET
ST5-X1	647.15	18" PP (DUAL WALL) (IN): 642.70 18" PP (DUAL WALL) (OUT): 642.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST5-X2	646.93	18" PP (DUAL WALL) (IN): 643.30 18" PP (DUAL WALL) (OUT): 643.20	SINGLE CURB INLET
ST5-X3	646.93	18" PP (DUAL WALL) (OUT): 643.65	SINGLE CURB INLET
ST6-B1	621.45	30" PP (DUAL WALL) (IN): 616.73	30" - 36" CONCRETE HEADWALL
ST6-B2	626.65	30" PP (DUAL WALL) (IN): 617.10 30" PP (DUAL WALL) (OUT): 617.00	JUNCTION MANHOLE
ST6-B3	624.31	24" PP (DUAL WALL) (IN): 618.00 24" PP (DUAL WALL) (IN): 618.00 30" PP (DUAL WALL) (OUT): 617.90	SINGLE CURB INLET
ST6-B4	628.95	24" PP (DUAL WALL) (IN): 624.50 18" PP (DUAL WALL) (IN): 624.50 24" PP (DUAL WALL) (OUT): 624.40	SINGLE CURB INLET
ST6-B5	638.78	24" PP (DUAL WALL) (IN): 633.30 18" PP (DUAL WALL) (IN): 633.20 24" PP (DUAL WALL) (OUT): 633.20	SINGLE CURB INLET
ST6-B6	649.53	18" PP (DUAL WALL) (IN): 645.00 24" PP (DUAL WALL) (IN): 642.50 24" PP (DUAL WALL) (OUT): 642.40	SINGLE CURB INLET
ST6-B7	658.07	18" PP (DUAL WALL) (IN): 653.20 18" PP (DUAL WALL) (IN): 651.50 24" PP (DUAL WALL) (OUT): 651.40	SINGLE CURB INLET
ST6-B8	665.17	18" PP (DUAL WALL) (IN): 660.90 18" PP (DUAL WALL) (IN): 659.10 18" PP (DUAL WALL) (OUT): 659.00	SINGLE CURB INLET
ST6-B9	667.43	18" PP (DUAL WALL) (IN): 661.70 18" PP (DUAL WALL) (IN): 663.40 18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST6-B10	667.44	18" PP (DUAL WALL) (OUT): 662.40	SINGLE CURB INLET
ST6-C1	624.09	18" PP (DUAL WALL) (IN): 618.50 24" PP (DUAL WALL) (IN): 618.50 24" PP (DUAL WALL) (OUT): 618.40	SINGLE CURB INLET
ST6-C2	625.05	24" PP (DUAL WALL) (IN): 619.40 24" PP (DUAL WALL) (OUT): 619.30	SINGLE CURB INLET
ST6-C3	628.48	18" PP (DUAL WALL) (IN): 624.00 18" PP (DUAL WALL) (IN): 622.10 24" PP (DUAL WALL) (OUT): 622.00	SINGLE CURB INLET
ST6-C4	632.23	12" HDPE (IN): 627.50 18" PP (DUAL WALL) (OUT): 627.50	SINGLE CURB INLET
ST6-C5	631.51	12" HDPE (IN): 629.00 12" HDPE (OUT): 629.00	12" NYLOPLAST
ST6-C6	638.38	12" HDPE (OUT): 635.60	12" NYLOPLAST
ST6-D1	624.09	12" HDPE (IN): 619.39 18" PP (DUAL WALL) (OUT): 618.80	SINGLE CURB INLET
ST6-D2	625.13	12" HDPE (IN): 621.50 12" HDPE (OUT): 621.50	12" NYLOPLAST
ST6-D3	633.15	12" HDPE (IN): 629.50 12" HDPE (OUT): 629.50	12" NYLOPLAST
ST6-D4	643.45	12" HDPE (OUT): 639.40	12" NYLOPLAST
ST6-E1	628.48	18" PP (DUAL WALL) (IN): 624.50 18" PP (DUAL WALL) (OUT): 624.40	SINGLE CURB INLET
ST6-E2	630.08	18" PP (DUAL WALL) (IN): 626.40 18" PP (DUAL WALL) (IN): 626.40 18" PP (DUAL WALL) (OUT): 626.30	SINGLE CURB INLET
ST6-E3	636.64	18" PP (DUAL WALL) (IN): 633.10 18" PP (DUAL WALL) (OUT): 633.00	SINGLE CURB INLET
ST6-E4	638.80	18" PP (DUAL WALL) (IN): 634.60 18" PP (DUAL WALL) (IN): 635.30 18" PP (DUAL WALL) (OUT): 634.50	SINGLE CURB INLET
ST6-E5	638.80	18" PP (DUAL WALL) (IN): 635.00 18" PP (DUAL WALL) (OUT): 634.90	SINGLE CURB INLET
ST6-E6	646.98	18" PP (DUAL WALL) (IN): 641.50 18" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST6-E7	646.74	18" PP (DUAL WALL) (IN): 642.00 18" PP (DUAL WALL) (OUT): 641.90	SINGLE CURB INLET
ST6-E8	647.53	12" HDPE (IN): 642.50 18" PP (DUAL WALL) (OUT): 642.40	SINGLE CURB INLET
ST6-E9	647.72	12" HDPE (OUT): 645.50	12" NYLOPLAST
ST6-F1	630.05	18" PP (DUAL WALL) (OUT): 626.70	SINGLE CURB INLET
ST6-G1	645.35	18" PP (DUAL WALL) (IN): 641.50 18" PP (DUAL WALL) (OUT): 641.40	SINGLE CURB INLET
ST6-G2	645.35	18" PP (DUAL WALL) (OUT): 641.80	SINGLE CURB INLET
ST6-H1	628.95	18" PP (DUAL WALL) (OUT): 625.00	SINGLE CURB INLET
ST6-I1	638.78	18" PP (DUAL WALL) (OUT): 634.60	SINGLE CURB INLET
ST6-J1	649.53	18" PP (DUAL WALL) (IN): 646.20 18" PP (DUAL WALL) (OUT): 646.10	SINGLE CURB INLET
ST6-J2	652.00	18" PP (DUAL WALL) (IN): 648.30 18" PP (DUAL WALL) (IN): 648.30 18" PP (DUAL WALL) (OUT): 648.20	SINGLE CURB INLET
ST6-J3	656.50	18" PP (DUAL WALL) (IN): 652.70 18" PP (DUAL WALL) (OUT): 652.60	SINGLE CURB INLET
ST6-J4	659.00	18" PP (DUAL WALL) (IN): 655.45 18" PP (DUAL WALL) (OUT): 655.35	SINGLE CURB INLET
ST6-J5	659.00	18" PP (DUAL WALL) (OUT): 655.75	SINGLE CURB INLET
ST6-K1	651.96	18" PP (DUAL WALL) (OUT): 648.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST6-M1	658.03	18" PP (DUAL WALL) (IN): 654.00 18" PP (DUAL WALL) (OUT): 653.90	SINGLE CURB INLET
ST6-M2	662.72	18" PP (DUAL WALL) (IN): 659.10 18" PP (DUAL WALL) (IN): 657.80 18" PP (DUAL WALL) (OUT): 657.70	SINGLE CURB INLET
ST6-N1	662.71	18" PP (DUAL WALL) (OUT): 659.40	SINGLE CURB INLET
ST6-P1	665.17	18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST6-Q1	667.50	18" PP (DUAL WALL) (IN): 664.00 18" PP (DUAL WALL) (OUT): 663.90	SINGLE CURB INLET
ST6-Q2	667.44	18" PP (DUAL WALL) (OUT): 664.30	SINGLE CURB INLET
ST8-A1	629.13	18" PP (DUAL WALL) (OUT): 625.00	18" - 24" CONCRETE HEADWALL
ST8-A2	627.63	18" PP (DUAL WALL) (OUT): 626.00	OUTLET STRUCTURE
ST8-B1	630.65	24" PP (DUAL WALL) (IN): 626.00	18" - 24" CONCRETE HEADWALL
ST8-B2	639.06	24" PP (DUAL WALL) (IN): 636.00 24" PP (DUAL WALL) (OUT): 628.50	JUNCTION MANHOLE
ST8-B3	649.16	24" PP (DUAL WALL) (IN): 645.50 24" PP (DUAL WALL) (OUT): 639.00	JUNCTION MANHOLE
ST8-B4	662.95	24" PP (DUAL WALL) (IN): 657.00 18" PP (DUAL WALL) (IN): 657.00 18" PP (DUAL WALL) (IN): 657.00 24" PP (DUAL WALL) (OUT): 656.90	SINGLE CURB INLET
ST8-B5	664.97	18" PP (DUAL WALL) (IN): 659.52 18" PP (DUAL WALL) (IN): 661.50 18" PP (DUAL WALL) (OUT): 659.42	SINGLE CURB INLET
ST8-B6	665.49	18" PP (DUAL WALL) (IN): 660.02 18" PP (DUAL WALL) (OUT): 659.92	SINGLE CURB INLET
ST8-B7	667.50	18" PP (DUAL WALL) (IN): 661.70 18" PP (DUAL WALL) (OUT): 661.60	SINGLE CURB INLET
ST8-B8	667.88	18" PP (DUAL WALL) (IN): 662.20 18" PP (DUAL WALL) (OUT): 662.10	SINGLE CURB INLET
ST8-B9	668.47	12" HDPE (IN): 663.10 12" HDPE (IN): 663.10 18" PP (DUAL WALL) (OUT): 663.00	SINGLE CURB INLET
ST8-C1	662.19	18" PP (DUAL WALL) (IN): 658.00 18" PP (DUAL WALL) (OUT): 658.00 24" PP (DUAL WALL) (OUT): 657.90	SINGLE CURB INLET
ST8-C2	663.87	18" PP (DUAL WALL) (IN): 660.40 18" PP (DUAL WALL) (IN): 660.60 18" PP (DUAL WALL) (OUT): 660.30	SINGLE CURB INLET
ST8-C3	667.19	18" PP (DUAL WALL) (IN): 663.80 18" PP (DUAL WALL) (IN): 664.10 18" PP (DUAL WALL) (OUT): 663.70	SINGLE CURB INLET
ST8-C4	671.81	18" PP (DUAL WALL) (IN): 668.30 18" PP (DUAL WALL) (OUT): 668.20	SINGLE CURB INLET
ST8-C5	671.81	18" PP (DUAL WALL) (OUT): 668.60	SINGLE CURB INLET
ST8-D1	662.19	18" PP (DUAL WALL) (IN): 658.40 18" PP (DUAL WALL) (OUT): 658.30	SINGLE CURB INLET
ST8-D2	662.21	12" HDPE (IN): 658.70 18" PP (DUAL WALL) (OUT): 658.60	SINGLE CURB INLET
ST8-D3	663.86	12" HDPE (IN): 660.60 12" HDPE (OUT): 660.60	12" NYLOPLAST
ST8-D4	670.49	12" HDPE (OUT): 664.00	12" NYLOPLAST
ST8-F1	663.87	18" PP (DUAL WALL) (OUT): 660.85	SINGLE CURB INLET
ST8-G1	667.19	12" HDPE (IN): 664.50 18" PP (DUAL WALL) (OUT): 664.40	SINGLE CURB INLET
ST8-G2	669.46	12" HDPE (IN): 666.10 12" HDPE (OUT): 666.00	12" NYLOPLAST
ST8-G3	675.12	12" HDPE (OUT): 672.30	12" NYLOPLAST
ST8-H1	665.18	18" PP (DUAL WALL) (IN): 662.40 18" PP (DUAL WALL) (OUT): 662.30	SINGLE CURB INLET
ST8-H2	667.12	18" PP (DUAL WALL) (IN): 663.80 18" PP (DUAL WALL) (OUT): 663.70	SINGLE CURB INLET
ST8-H3	667.73	18" PP (DUAL WALL) (OUT): 664.20	SINGLE CURB INLET
ST8-I1	669.66	12" HDPE (OUT): 665.70	12" NYLOPLAST
ST8-K1	663.47	18" PP (DUAL WALL) (IN): 659.90 18" PP (DUAL WALL) (OUT): 659.80	SINGLE CURB INLET
ST8-K2	663.47	18" PP (DUAL WALL) (IN): 660.30 18" PP (DUAL WALL) (OUT): 660.20	SINGLE CURB INLET
ST8-K3	667.33	18" PP (DUAL WALL) (IN): 662.20 18" PP (DUAL WALL) (OUT): 662.10	SINGLE CURB INLET
ST8-L1	668.47	12" HDPE (IN): 663.32 12" HDPE (OUT): 663.32	SINGLE CURB INLET
ST8-L2	667.84	12" HDPE (OUT): 664.60	12" NYLOPLAST
ST8-M1	667.60	12" HDPE (IN): 662.30 18" PP (DUAL WALL) (OUT): 662.30	SINGLE CURB INLET
ST8-M2	664.55	12" HDPE (OUT): 662.50	12" NYLOPLAST
ST9-A1	623.74	18" PP (DUAL WALL) (IN): 619.61	18" - 24" CONCRETE HEADWALL

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST9-A2	621.63	18" PP (DUAL WALL) (OUT): 620.00	POND 9 OUTLET STRUCTURE
ST9-B2	624.51	18" PP (DUAL WALL) (IN): 621.40 18" PP (DUAL WALL) (OUT): 621.30	SINGLE CURB INLET
ST9-B3	624.51	18" PP (DUAL WALL) (OUT): 621.60	SINGLE CURB INLET
ST9-C1	625.13	18" PP (DUAL WALL) (IN): 621.00	18" - 24" CONCRETE HEADWALL
ST9-C2	640.70	18" PP (DUAL WALL) (IN): 637.00 18" PP (DUAL WALL) (OUT): 634.00	SINGLE CURB INLET
ST9-C3	640.70	18" PP (DUAL WALL) (IN): 637.40 18" PP (DUAL WALL) (OUT): 637.30	SINGLE CURB INLET
ST9-C4	656.46	18" PP (DUAL WALL) (IN): 650.00 18" PP (DUAL WALL) (OUT): 649.20 18" PP (DUAL WALL) (OUT): 649.90	SINGLE CURB INLET
ST9-C5	660.45	18" PP (DUAL WALL) (IN): 652.00 18" PP (DUAL WALL) (OUT): 651.90	SINGLE CURB INLET
ST9-C6	658.09	18" PP (DUAL WALL) (IN): 654.50 18" PP (DUAL WALL) (OUT): 654.40	SINGLE CURB INLET
ST9-C7	658.09	18" PP (DUAL WALL) (IN): 654.90 18" PP (DUAL WALL) (OUT): 654.80	SINGLE CURB INLET
ST9-C8	660.43	18" PP (DUAL WALL) (IN): 657.30 18" PP (DUAL WALL) (OUT): 657.20	SINGLE CURB INLET
ST9-C9	669.48	18" PP (DUAL WALL) (IN): 664.70 18" PP (DUAL WALL) (OUT): 664.60	SINGLE CURB INLET
ST9-C10	669.78	18" PP (DUAL WALL) (OUT): 665.00	SINGLE CURB INLET
ST9-D1	656.46	18" PP (DUAL WALL) (IN): 648.90	SINGLE CURB INLET
STP-B1	625.13	18" PP (DUAL WALL) (IN): 621.00	18" - 24" CONCRETE HEADWALL

CRUNK ENGINEERING LLC
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ENGINEERING CRUNK

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

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

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

C7.10
STORM STRUCTURE TABLE

Drawing Path: H:\2021\21067 - 3MB Greens Mill Rd\Eng\Construction\Land Disturbance Permit\Phase 2\C7.0-STRM.dwg

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
	659.00	ST6-M2	657.80	123	0.98%	CIRCULAR	18	PP (DUAL WALL)
BYP-H2	653.67	BYP-H1	643.00	112	9.57%	CIRCULAR	24	PP (DUAL WALL)
BYP-J2	614.10	BYP-J1	612.87	52	2.36%	CIRCULAR	18	ADS
ST3-B6	637.90		637.42	84	0.57%	CIRCULAR	24	PP (DUAL WALL)
ST3-B7	641.40	ST3-B6	638.00	148	2.30%	CIRCULAR	24	PP (DUAL WALL)
ST3-B8	641.60	ST3-B7	641.40	29	0.69%	CIRCULAR	24	PP (DUAL WALL)
ST3-B9	642.50	ST3-B8	641.70	67	1.20%	CIRCULAR	24	PP (DUAL WALL)
ST3-B10	643.10	ST3-B9	642.60	76	0.66%	CIRCULAR	24	PP (DUAL WALL)
ST3-B11	643.60	ST3-B10	643.20	65	0.62%	CIRCULAR	24	PP (DUAL WALL)
ST3-B12	644.10	ST3-B11	643.70	77	0.52%	CIRCULAR	24	PP (DUAL WALL)
ST3-J1	639.50	ST3-B6	639.10	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST3-K1	642.60	ST3-B7	641.50	121	0.91%	CIRCULAR	18	PP (DUAL WALL)
ST3-L1	646.80	ST3-B10	644.70	81	2.60%	CIRCULAR	18	PP (DUAL WALL)
ST3-M1	646.00	ST3-B12	644.20	78	2.30%	CIRCULAR	12	HDPE
ST3-M2	649.20	ST3-M1	646.00	284	1.13%	CIRCULAR	12	HDPE
ST4-A2	624.00	ST4-A1	623.00	38	2.66%	CIRCULAR	36	PP (DUAL WALL)
ST4-B2	635.00	ST4-B1	624.00	124	8.90%	CIRCULAR	18	PP (DUAL WALL)
ST4-B3	642.90	ST4-B2	639.50	296	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST4-B4	647.90	ST4-B3	643.00	306	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST4-B5	658.20	ST4-B4	648.00	364	2.80%	CIRCULAR	18	PP (DUAL WALL)
ST4-B6	664.40	ST4-B5	658.30	246	2.48%	CIRCULAR	18	PP (DUAL WALL)
ST4-B7	665.00	ST4-B6	664.50	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-B8	665.70	ST4-B7	665.10	42	1.42%	CIRCULAR	18	PP (DUAL WALL)
ST4-B9	666.30	ST4-B8	665.80	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-C1	643.80	ST4-B2	643.50	28	1.07%	CIRCULAR	18	PP (DUAL WALL)
ST4-D1	647.40	ST4-B3	646.80	25	2.40%	CIRCULAR	18	PP (DUAL WALL)
ST4-E1	650.30	ST4-B4	649.80	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-E2	650.90	ST4-E1	650.40	43	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST4-E3	652.90	ST4-E2	651.00	117	1.63%	CIRCULAR	18	PP (DUAL WALL)
ST4-E4	654.00	ST4-E3	653.00	140	0.71%	CIRCULAR	12	HDPE
ST4-E5	659.00	ST4-E4	654.10	250	1.96%	CIRCULAR	12	HDPE
ST4-F1	651.50	ST4-E2	651.00	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST4-G1	658.50	ST4-B5	658.20	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-C2	621.70	ST5-C1	620.31	161	0.86%	CIRCULAR	36	PP (DUAL WALL)
ST5-C3	622.10	ST5-C2	621.80	39	0.77%	CIRCULAR	30	PP (DUAL WALL)
ST5-C4	622.40	ST5-C3	622.20	25	0.80%	CIRCULAR	30	PP (DUAL WALL)
ST5-C5	622.80	ST5-C4	622.50	44	0.68%	CIRCULAR	30	PP (DUAL WALL)
ST5-C6	623.90	ST5-C5	622.90	185	0.54%	CIRCULAR	30	PP (DUAL WALL)
ST5-C7	624.60	ST5-C6	624.00	118	0.51%	CIRCULAR	30	PP (DUAL WALL)
ST5-C8	628.70	ST5-C7	624.70	282	1.42%	CIRCULAR	30	PP (DUAL WALL)
ST5-C9	630.00	ST5-C8	628.80	155	0.77%	CIRCULAR	24	PP (DUAL WALL)
ST5-C10	631.20	ST5-C9	630.10	118	0.93%	CIRCULAR	24	PP (DUAL WALL)
ST5-C11	636.40	ST5-C10	634.50	89	2.13%	CIRCULAR	24	PP (DUAL WALL)
ST5-C12	640.40	ST5-C11	636.50	236	1.66%	CIRCULAR	24	PP (DUAL WALL)
ST5-D1	624.10	ST5-C5	622.90	25	4.75%	CIRCULAR	30	PP (DUAL WALL)
ST5-E1	622.60	ST5-C2	622.00	101	0.59%	CIRCULAR	18	PP (DUAL WALL)
ST5-E2	623.00	ST5-E1	622.70	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-E3	624.00	ST5-E2	623.10	126	0.71%	CIRCULAR	18	PP (DUAL WALL)
ST5-F1	623.70	ST5-C4	622.50	119	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-F2	624.00	ST5-F1	623.80	20	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-G1	624.30	ST5-C6	624.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-H1	629.50	ST5-C8	628.80	25	2.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-H2	632.25	ST5-H1	629.60	136	1.95%	CIRCULAR	12	HDPE
ST5-I1	633.25	ST5-C9	632.90	25	1.40%	CIRCULAR	18	PP (DUAL WALL)
ST5-J1	624.80	ST5-C7	624.60	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-J2	627.50	ST5-J1	624.90	136	1.91%	CIRCULAR	12	HDPE
ST5-K1	631.63	ST5-C10	631.30	42	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-K2	631.90	ST5-K1	631.70	25	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-K3	632.60	ST5-K2	632.00	75	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-K4	633.80	ST5-K3	632.70	153	0.72%	CIRCULAR	12	HDPE
ST5-K5	634.30	ST5-K4	633.80	57	0.88%	CIRCULAR	12	HDPE
ST5-M1	637.30	ST5-C11	637.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-M2	639.40	ST5-M1	637.75	136	1.21%	CIRCULAR	12	HDPE
ST5-N1	641.75	ST5-C12	641.35	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST5-O1	642.00	ST5-C12	640.50	42	3.55%	CIRCULAR	18	PP (DUAL WALL)

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST5-O2	650.00	ST5-O1	642.10	250	3.16%	CIRCULAR	18	PP (DUAL WALL)
ST5-O3	650.50	ST5-O2	650.10	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST5-P1	642.75	ST5-O1	642.10	26	2.50%	CIRCULAR	18	PP (DUAL WALL)
ST5-U2	620.25	ST5-U1	618.93	171	0.77%	CIRCULAR	18	PP (DUAL WALL)
ST5-U3	620.85	ST5-U2	620.35	56	0.89%	CIRCULAR	18	PP (DUAL WALL)
ST5-U4	621.15	ST5-U3	620.95	26	0.78%	CIRCULAR	18	PP (DUAL WALL)
ST5-U5	622.90	ST5-U4	621.25	208	0.79%	CIRCULAR	18	PP (DUAL WALL)
ST5-U6	640.00	ST5-U5	634.50	277	1.99%	CIRCULAR	18	PP (DUAL WALL)
ST5-U7	641.90	ST5-U6	640.10	178	1.01%	CIRCULAR	18	PP (DUAL WALL)
ST5-U8	642.60	ST5-U7	642.00	54	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST5-U9	644.30	ST5-U8	642.70	158	1.01%	CIRCULAR	12	HDPE
ST5-V1	623.20	ST5-U5	623.00	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST5-V2	624.70	ST5-V1	623.30	150	0.94%	CIRCULAR	12	HDPE
ST5-V3	628.00	ST5-V2	624.70	191	1.73%	CIRCULAR	12	HDPE
ST5-W1	640.40	ST5-U6	640.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST5-X1	642.60	ST5-U7	642.30	25	1.18%	CIRCULAR	18	PP (DUAL WALL)
ST5-X2	643.20	ST5-X1	642.70	44	1.13%	CIRCULAR	18	PP (DUAL WALL)
ST5-X3	643.65	ST5-X2	643.30	25	1.40%	CIRCULAR	18	PP (DUAL WALL)
ST6-B2	617.00	ST6-B1	616.73	15	1.73%	CIRCULAR	30	PP (DUAL WALL)
ST6-B3	617.90	ST6-B2	617.10	132	0.61%	CIRCULAR	30	PP (DUAL WALL)
ST6-B4	624.40	ST6-B3	618.00	200	3.21%	CIRCULAR	24	PP (DUAL WALL)
ST6-B5	633.20	ST6-B4	624.50	250	3.48%	CIRCULAR	24	PP (DUAL WALL)
ST6-B6	642.40	ST6-B5	633.30	274	3.32%	CIRCULAR	24	PP (DUAL WALL)
ST6-B7	651.40	ST6-B6	642.50	227	3.92%	CIRCULAR	24	PP (DUAL WALL)
ST6-B8	659.00	ST6-B7	651.50	251	2.99%	CIRCULAR	18	PP (DUAL WALL)
ST6-B9	661.60	ST6-B8	659.10	227	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-B10	662.40	ST6-B9	661.70	65	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST6-C1	618.40	ST6-B3	618.00	56	0.71%	CIRCULAR	24	PP (DUAL WALL)
ST6-C2	619.30	ST6-C1	618.50	115	0.70%	CIRCULAR	24	PP (DUAL WALL)
ST6-C3	622.00	ST6-C2	619.40	173	1.50%	CIRCULAR	24	PP (DUAL WALL)
ST6-C4	627.50	ST6-C3	622.10	201	2.69%	CIRCULAR	18	PP (DUAL WALL)
ST6-C5	629.00	ST6-C4	627.50	84	1.79%	CIRCULAR	12	HDPE
ST6-C6	635.60	ST6-C5	629.00	249	2.65%	CIRCULAR	12	HDPE
ST6-D1	618.80	ST6-C1	618.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-D2	621.50	ST6-D1	619.39	150	1.41%	CIRCULAR	12	HDPE
ST6-D3	629.50	ST6-D2	621.50	195	4.10%	CIRCULAR	12	HDPE
ST6-D4	639.40	ST6-D3	629.50	262	3.78%	CIRCULAR	12	HDPE
ST6-E1	624.40	ST6-C3	624.00	25	1.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-E2	626.30	ST6-E1	624.50	43	4.19%	CIRCULAR	18	PP (DUAL WALL)
ST6-E3	633.00	ST6-E2	626.40	194	3.41%	CIRCULAR	18	PP (DUAL WALL)
ST6-E4	634.50	ST6-E3	633.10	61	2.30%	CIRCULAR	18	PP (DUAL WALL)
ST6-E5	634.90	ST6-E4	634.60	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-E6	641.40	ST6-E5	635.00	243	2.63%	CIRCULAR	18	PP (DUAL WALL)
ST6-E7	641.90	ST6-E6	641.50	44	0.91%	CIRCULAR	18	PP (DUAL WALL)
ST6-E8	642.40	ST6-E7	642.00	37	1.07%	CIRCULAR	18	PP (DUAL WALL)
ST6-E9	645.50	ST6-E8	642.50	192	1.56%	CIRCULAR	12	HDPE
ST6-F1	626.70	ST6-E2	626.40	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-G1	641.40	ST6-E4	635.30	227	2.69%	CIRCULAR	18	PP (DUAL WALL)
ST6-G2	641.80	ST6-G1	641.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-H1	625.00	ST6-B4	624.50	25	2.00%	CIRCULAR	18	PP (DUAL WALL)
ST6-I1	634.60	ST6-B5	633.20	25	5.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-J1	646.10	ST6-B6	645.00	25	4.40%	CIRCULAR	18	PP (DUAL WALL)
ST6-J2	648.20	ST6-J1	646.20	44	4.60%	CIRCULAR	18	PP (DUAL WALL)
ST6-J3	652.60	ST6-J2	648.30	139	3.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-J4	655.35	ST6-J3	652.70	110	2.41%	CIRCULAR	18	PP (DUAL WALL)
ST6-J5	655.75	ST6-J4	655.45	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-K1	648.60	ST6-J2	648.30	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-M1	653.90	ST6-B7	653.20	64	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST6-M2	657.70	ST6-M1	654.00	132	2.81%	CIRCULAR	18	PP (DUAL WALL)
ST6-N1	659.40	ST6-M2	659.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST6-P1	661.60	ST6-B8	660.90	65	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST6-Q1	663.90	ST6-B9	663.40	44	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST6-Q2	664.30	ST6-Q1	664.00	26	1.17%	CIRCULAR	18	PP (DUAL WALL)
ST8-A2	626.00	ST8-A1	625.00	25	4.03%	CIRCULAR	18	PP (DUAL WALL)
ST8-B2	628.50	ST8-B1	626.00	28	9.10%	CIRCULAR	24	PP (DUAL WALL)

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST8-B3	639.00	ST8-B2	636.00	33	9.09%	CIRCULAR	24	PP (DUAL WALL)
ST8-B4	656.90	ST8-B3	645.50	163	7.03%	CIRCULAR	24	PP (DUAL WALL)
ST8-B5	659.42	ST8-B4	657.00	220	1.10%	CIRCULAR	18	PP (DUAL WALL)
ST8-B6	659.92	ST8-B5	659.52	37	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-B7	661.60	ST8-B6	660.02	100	1.59%	CIRCULAR	18	PP (DUAL WALL)
ST8-B8	662.10	ST8-B7	661.70	37	1.09%	CIRCULAR	18	PP (DUAL WALL)
ST8-B9	663.00	ST8-B8	662.20	69	1.16%	CIRCULAR	18	PP (DUAL WALL)
ST8-C1	657.90	ST8-B4	657.00	153	0.59%	CIRCULAR	24	PP (DUAL WALL)
ST8-C2	660.30	ST8-C1	658.00	223	1.03%	CIRCULAR	18	PP (DUAL WALL)
ST8-C3	663.70	ST8-C2	660.40	167	1.97%	CIRCULAR	18	PP (DUAL WALL)
ST8-C4	668.20	ST8-C3	663.80	212	2.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-C5	668.60	ST8-C4	668.30	26	1.15%	CIRCULAR	18	PP (DUAL WALL)
ST8-D1	658.30	ST8-C1	658.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-D2	658.60	ST8-D1	658.40	24	0.84%	CIRCULAR	18	PP (DUAL WALL)
ST8-D3	660.60	ST8-D2	658.70	146	1.30%	CIRCULAR	12	HDPE
ST8-F1	660.85	ST8-C2	660.60	25	1.00%	CIRCULAR	18	PP (DUAL WALL)
ST8-G1	664.40	ST8-C3	664.10	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-G2	666.00	ST8-G1	664.50	147	1.02%	CIRCULAR	12	HDPE
ST8-G3	672.30	ST8-G2	666.10	216	2.87%	CIRCULAR	12	HDPE
ST8-H1	662.30	ST8-B5	661.50	72	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST8-H2	663.70	ST8-H1	662.40	121	1.08%	CIRCULAR	18	PP (DUAL WALL)
ST8-H3	664.20	ST8-H2	663.80	36	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST8-I1	665.70	ST8-B9	663.10	150	1.74%	CIRCULAR	12	HDPE
ST8-K1	659.80	ST8-B4	657.00	56	5.01%	CIRCULAR	18	PP (DUAL WALL)
ST8-K2	660.20	ST8-K1	659.90	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST8-K3	662.10	ST8-K2	660.30	121	1.49%	CIRCULAR	18	PP (DUAL WALL)
ST8-L1	663.32	ST8-B9	663.10	25	0.87%	CIRCULAR	12	PP (DUAL WALL)
ST8-L2	664.60	ST8-L1	663.32	150	0.86%	CIRCULAR	12	HDPE
ST8-M1	662.30	ST8-K3	662.20	25	0.40%	CIRCULAR	18	PP (DUAL WALL)
ST8-M2	662.50	ST8-M1	662.30	26	0.76%	CIRCULAR	12	HDPE
ST9-A2	620.00	ST9-A1	619.61	25	1.53%	CIRCULAR	18	PP (DUAL WALL)
ST9-B2	621.30	ST9-B1	621.00	30	0.99%	CIRCULAR	18	PP (DUAL WALL)
ST9-B3	621.60	ST9-B2	621.40	25	0.80%	CIRCULAR	18	PP (DUAL WALL)
ST9-C2	634.00	ST9-C1	621.00	134	9.78%	CIRCULAR	18	PP (DUAL WALL)
ST9-C3	637.30	ST9-C2	637.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-C4	649.90	ST9-C3	637.40	270	4.63%	CIRCULAR	18	PP (DUAL WALL)
ST9-C5	651.90	ST9-C4	650.00	207	0.92%	CIRCULAR	18	PP (DUAL WALL)
ST9-C6	654.40	ST9-C5	652.00	217	1.11%	CIRCULAR	18	PP (DUAL WALL)
ST9-C7	654.80	ST9-C6	654.50	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-C8	657.20	ST9-C7	654.90	172	1.34%	CIRCULAR	18	PP (DUAL WALL)
ST9-C9	664.60	ST9-C8	657.30	190	3.85%	CIRCULAR	18	PP (DUAL WALL)
ST9-C10	665.00	ST9-C9	664.70	25	1.20%	CIRCULAR	18	PP (DUAL WALL)
ST9-D1	650.30	ST9-C4	650.00	25	1.20%	CIRCULAR	18	PP (DUAL WALL)

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ENGINEERING CRUNK

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No. 124695
STATE OF TENNESSEE
8/21/24

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

REVISIONS

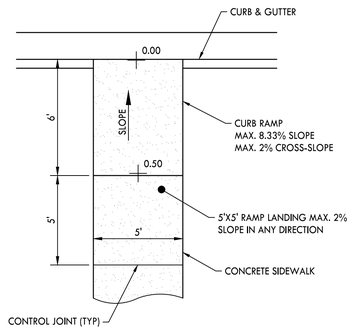
No.	DATE
1	08/21/24

07/22/24 17067

C7.11

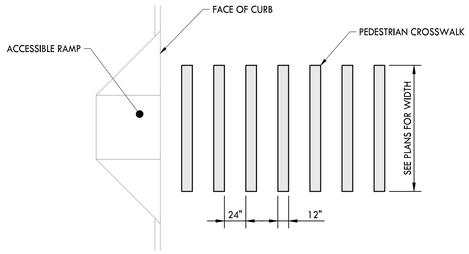
STORM PIPE TABLE

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



10 ACCESSIBLE RAMP - TYPE A

NOT TO SCALE

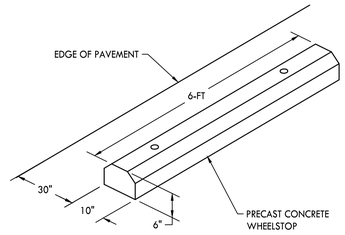


NOTES:

1. THE PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2. MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT.
3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL.

7 PEDESTRIAN CROSSWALK

NOT TO SCALE



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. REINFORCED WITH 2 #3 BARS.

4 CONCRETE WHEELSTOP

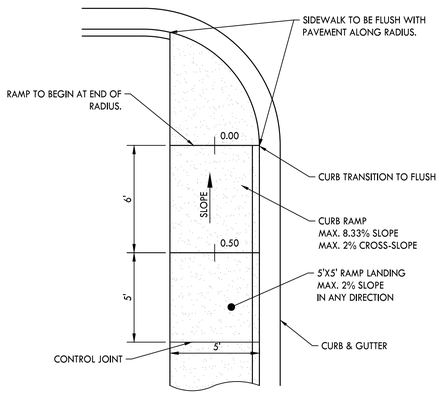
NOT TO SCALE

NOTE:

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

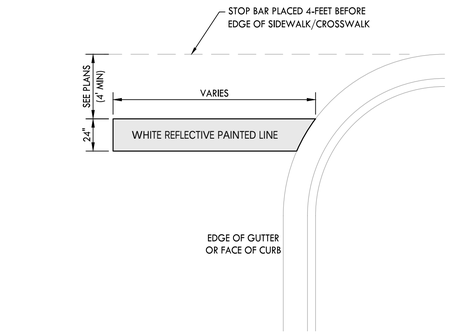
1 PAVEMENT SECTIONS

NOT TO SCALE



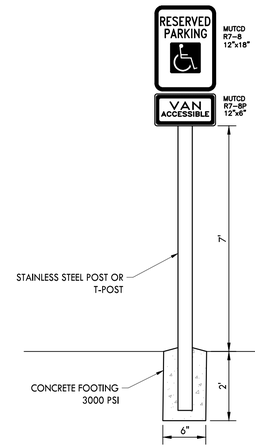
11 ACCESSIBLE RAMP - TYPE B

NOT TO SCALE



8 24" PAINTED STOP BAR

NOT TO SCALE

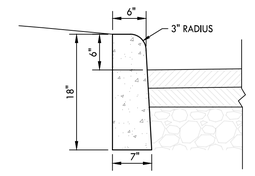


NOTES:

1. PROVIDE VAN ACCESSIBLE SIGN AT VAN ACCESSIBLE SPACES ONLY.
2. SIGN SHOULD BE 7-FT FROM FINISHED GRADE TO BOTTOM OF SIGN.
3. SECURE SIGN TO POST AS REQUIRED.

5 ACCESSIBLE PARKING SIGN

NOT TO SCALE



NOTES:

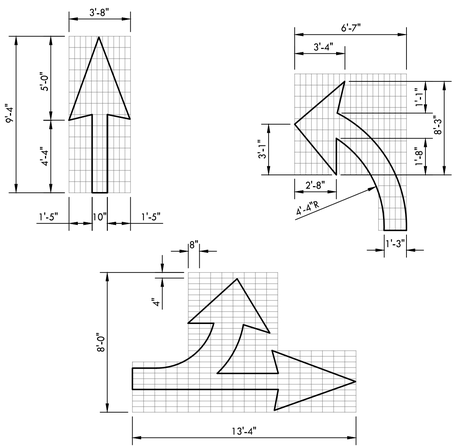
1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

2 EXTRUDED CURB

NOT TO SCALE

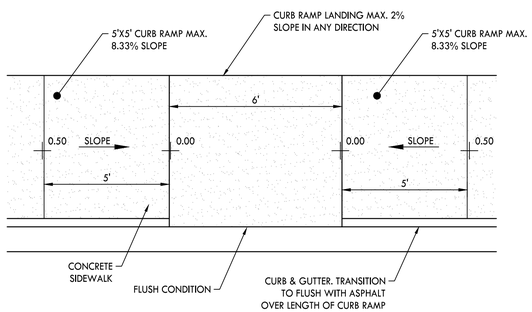
12 RESERVED

NOT TO SCALE



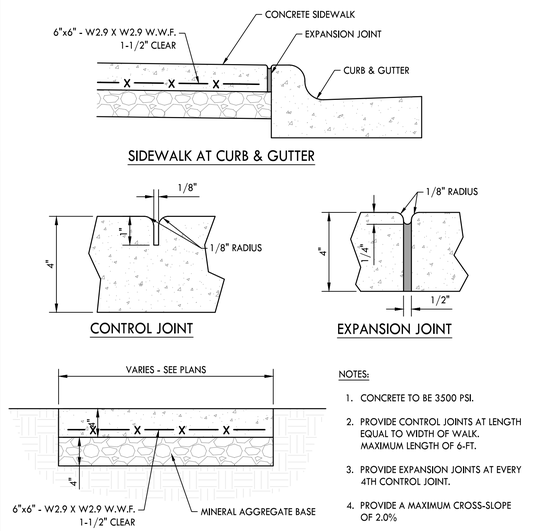
9 DIRECTIONAL ARROW

NOT TO SCALE



6 CURB RAMP AT ACCESSIBLE PARKING

NOT TO SCALE



NOTES:

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

3 CONCRETE SIDEWALK

NOT TO SCALE

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8/21/24
No. 124695
STATE OF TENNESSEE

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

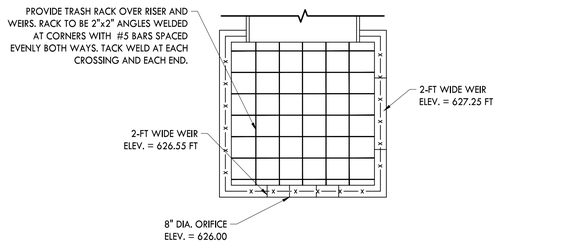
REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

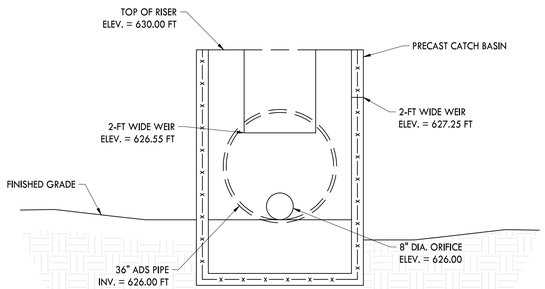
C9.0

DETAILS

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



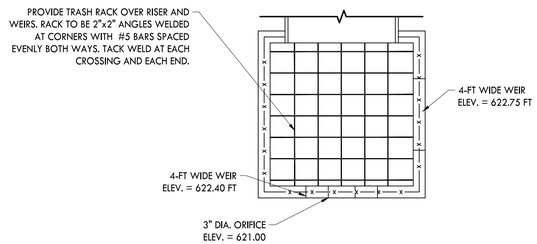
PLAN VIEW



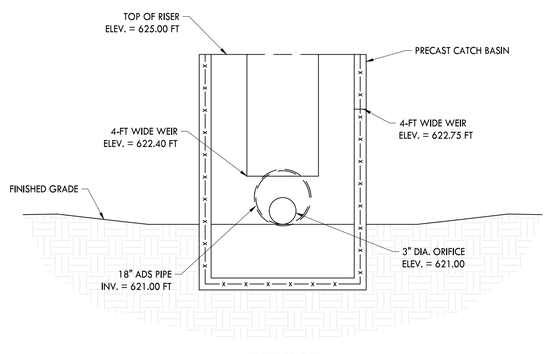
CROSS SECTION

7 STORMWATER POND 8 OUTLET STRUCTURE

NOT TO SCALE



PLAN VIEW



CROSS SECTION

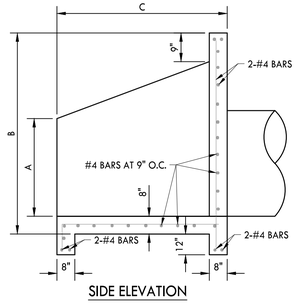
8 STORMWATER POND 9 OUTLET STRUCTURE

NOT TO SCALE

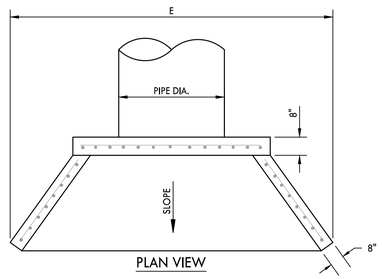
DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

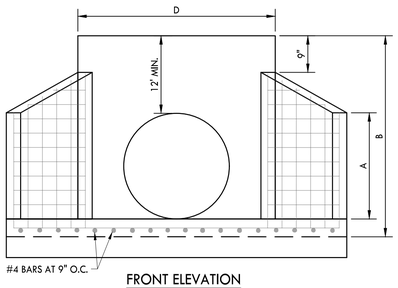
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION



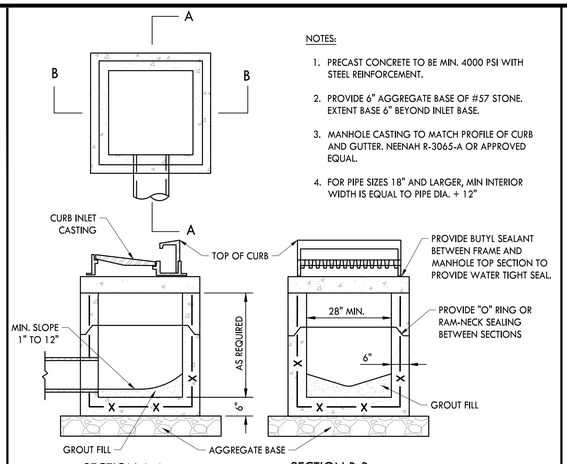
PLAN VIEW



FRONT ELEVATION

6 CONCRETE HEADWALL

NOT TO SCALE



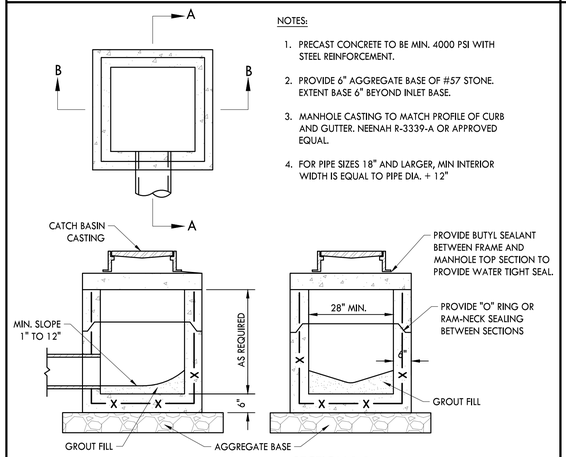
SECTION A-A SECTION B-B

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3065-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

3 SINGLE CURB INLET

NOT TO SCALE



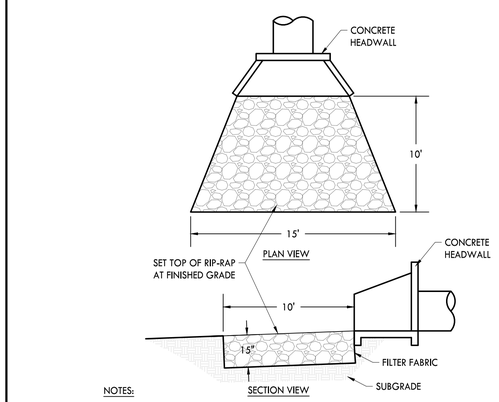
SECTION A-A SECTION B-B

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3339-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

4 SINGLE CATCH BASIN

NOT TO SCALE

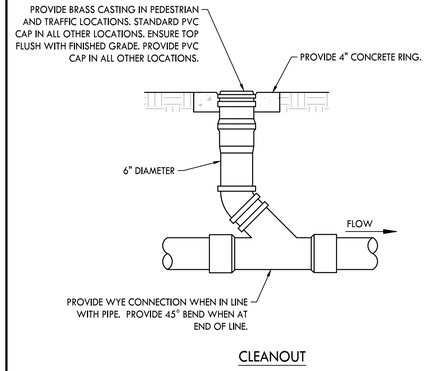


NOTES:

1. RIP-RAP TO BE d50=7"
2. TOP OF RIP-RAP TO BE AT FINISHED GRADE.

5 RIP-RAP OUTLET PROTECTION

NOT TO SCALE



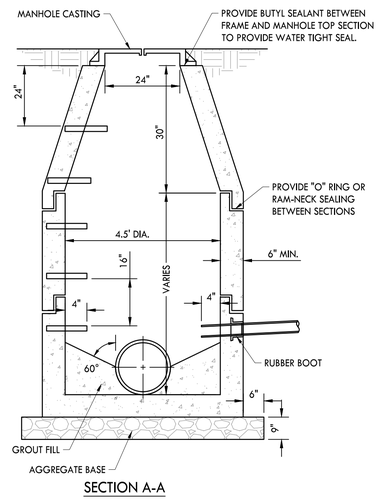
CLEANOUT

1 CLEANOUT

NOT TO SCALE

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 9" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" OUTSIDE OF MANHOLE DIAMETER.
3. MANHOLE CASTING TO BE NEENAH R-1556 OR APPROVED EQUAL.



SECTION A-A

2 PRECAST CONCRETE MANHOLE

NOT TO SCALE

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

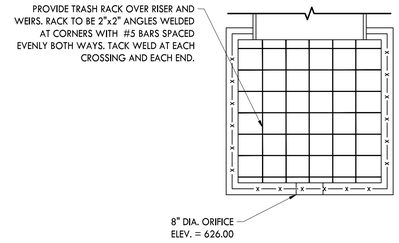
REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

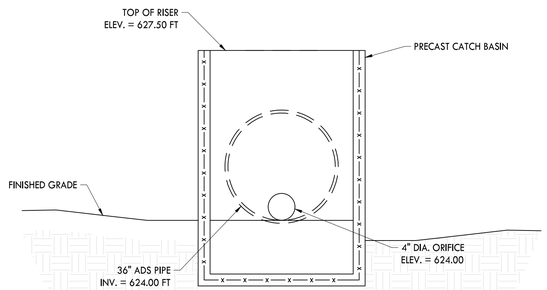
C9.1

DETAILS

Drawing Path: P:\2021\21067 - 3495 Greens Mill Rd\Dwg\Construction\Land Disturbance Permit\Plans 24\21067-DIST.dwg



PLAN VIEW



CROSS SECTION

1 STORMWATER POND 4 OUTLET STRUCTURE

NOT TO SCALE

2

2 RESERVED

NOT TO SCALE

3 RESERVED

NOT TO SCALE

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8/27/24
No. 124695
STATE OF TENNESSEE

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

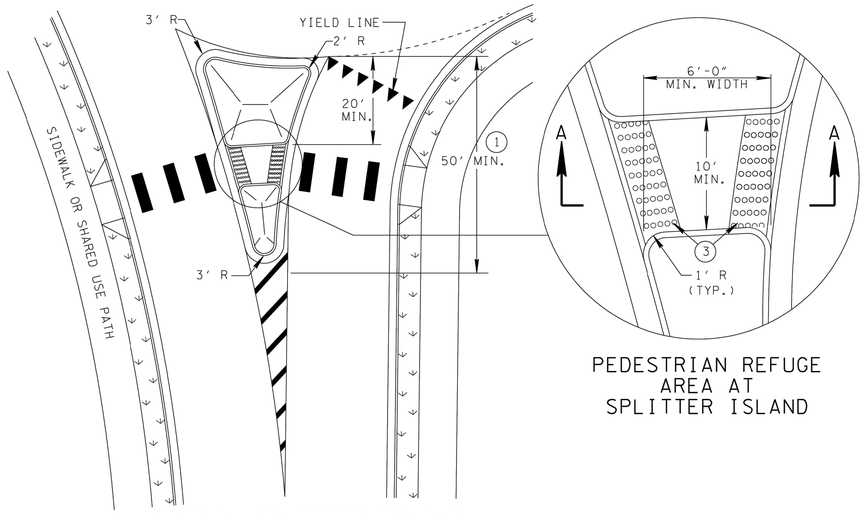
REVISIONS	
No.	DATE
1	08/21/24
2	08/27/24

07/22/24 17067

C9.2

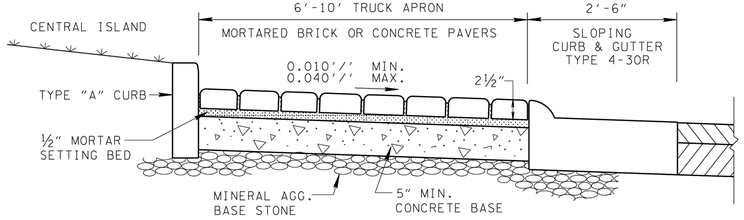
DETAILS

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



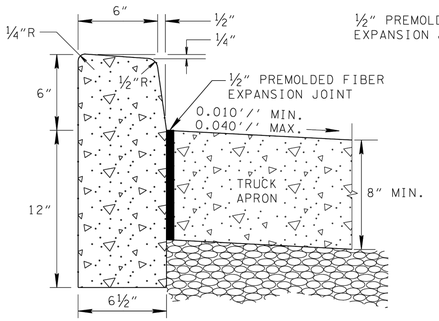
TYPICAL SPLITTER ISLAND

PEDESTRIAN REFUGE AREA AT SPLITTER ISLAND

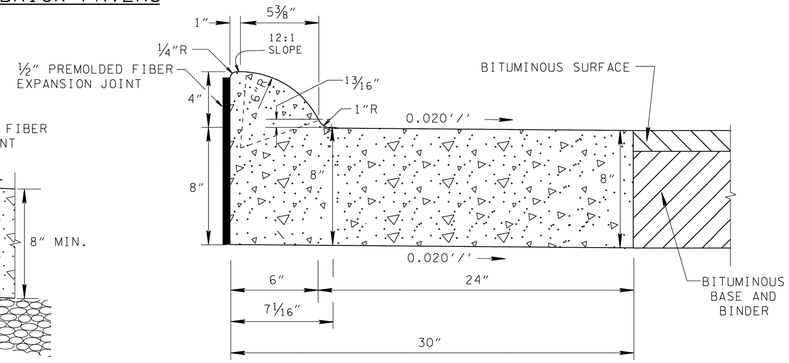


TRUCK APRON WITH CONCRETE OR BRICK PAVERS

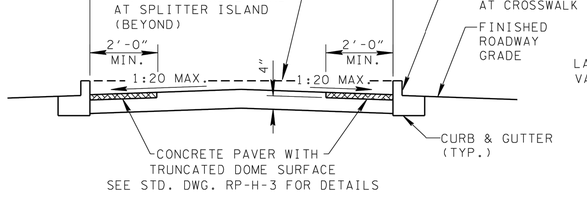
(BRICK PAVERS SHOWN)



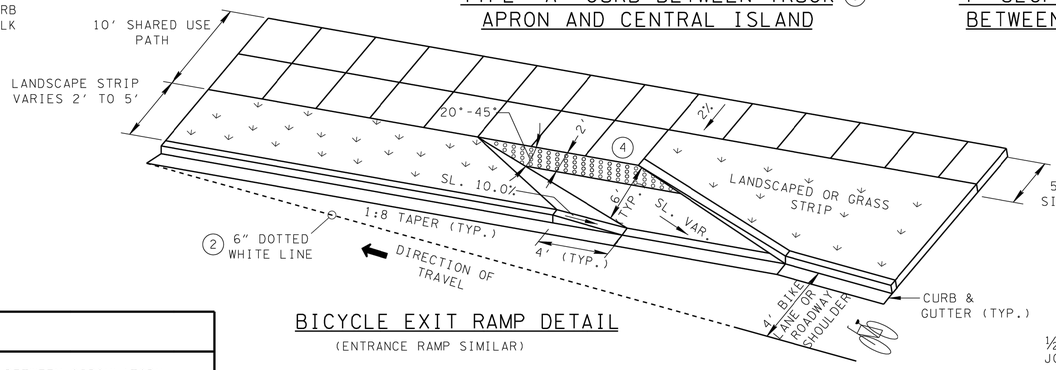
TYPE "A" CURB BETWEEN TRUCK (6) APRON AND CENTRAL ISLAND



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

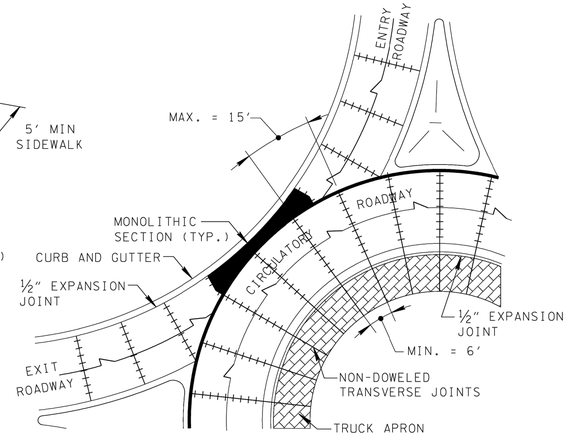


SPLITTER ISLAND CROSSING SECTION A-A



BICYCLE EXIT RAMP DETAIL

(ENTRANCE RAMP SIMILAR)



TYPICAL JOINTING DETAIL FOR CONCRETE PAVEMENT (5)

GENERAL NOTES

(A) 4" SLOPING CONCRETE COMBINED CURB AND GUTTER SHOULD BE USED BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON UNLESS OTHERWISE NOTED. TYPE "A" CURB SHOULD BE USED BETWEEN THE TRUCK APRON AND THE CENTRAL ISLAND.

(B) THE CROSS SLOPE OF THE LANDING AREA SHALL NOT EXCEED 2% IN THE SIDEWALK AREA.

(C) SPLITTER ISLAND SIZE AND SHAPE WILL BE DETERMINED BY THE ROADWAY DEFLECTION.

(D) THE FINISH ON THE TRUCK APRON SHOULD CREATE A CONTRAST IN COLOR OR TEXTURE BETWEEN THE CIRCULATORY ROADWAY AND THE APRON. THIS CAN BE ACCOMPLISHED WITH THE USE OF CONCRETE, STAMPED CONCRETE, COLORED CONCRETE, CONCRETE PAVERS, OR BRICK PAVERS. WHEN PAVERS ARE USED, A BASKETWEAVE OR HERRINGBONE PATTERN SHOULD BE APPLIED.

(E) FOR PAVEMENT MARKINGS AND SIGNAGE AT BICYCLE RAMP AND SHARED USE PATH, SEE STANDARD DRAWING T-M-10.

(F) UNLESS OTHERWISE NOTED ON PLANS, THE CIRCULATORY ROADWAY SHOULD BE CONSTRUCTED OF ASPHALT. THE USE OF CONCRETE PAVEMENT SHALL BE ON A CASE-BY-CASE BASIS.

(G) CONCRETE QUANTITY FOR TYPE 4-30R CURB & GUTTER SHALL BE COMPUTED USING 0.06731 CUBIC YARDS PER LINEAR FOOT. PAYMENT WILL BE AS FOLLOWS:

ITEM NO. 702-01 CONCRETE CURB PER CUBIC YARD
ITEM NO. 702-02 CONCRETE GUTTER PER CUBIC YARD
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER PER CUBIC YARD

DESIGN NOTES

(1) SPLITTER ISLAND SHOULD BE A RAISED MEDIAN WITH CONCRETE HARDSCAPING (PREFERED). SPLITTER ISLAND SHOULD EXTEND A MINIMUM OF 50' FROM THE YIELD LINE. SEE STANDARD DRAWING RP-H-6 FOR ADDITIONAL DETAILS OF MEDIAN CROSSINGS.

(2) 6" X 2' DOTTED WHITE LINE ALONG ENTIRE LENGTH OF TAPER AT BICYCLE RAMP.

(3) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AT BOTH SIDES OF THE SPLITTER ISLAND PEDESTRIAN REFUGE AREA. SEE STD. DWG. RP-H-3 FOR DETAILS.

(4) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AT THE TOP OF ALL BICYCLE EXIT AND ENTRANCE RAMPS, SEE STD. DWG. RP-H-3 FOR DETAILS.

(5) WHEN CIRCULATORY ROADWAY IS CONCRETE, THE TRANSVERSE CONTRACTION JOINTS SHOULD LINE UP WITH CONTRACTION JOINTS IN THE TRUCK APRON. THE JOINTS IN THE TRUCK APRON SHOULD NOT BE DOWELED. THE COMBINED CURB AND GUTTER SHOULD BE TIED TO THE ROADWAY CONCRETE.

(6) FOR ADDITIONAL DETAILS OF TYPE "A" CURB, SEE STANDARD DRAWING RP-NMC-10.

JOINT SYMBOLS

¾" EXPANSION JOINT

TRANSVERSE CONTRACTION

LONGITUDINAL CONTRACTION OR LONGITUDINAL CONSTRUCTION

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD CONSTRUCTION DETAILS FOR ROUNDABOUTS

4-28-10 | RP-R-2

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ENGINEERING CRUNK

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

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

REVISIONS		
No.	DATE	
1	08/21/24	

07/22/24 17067

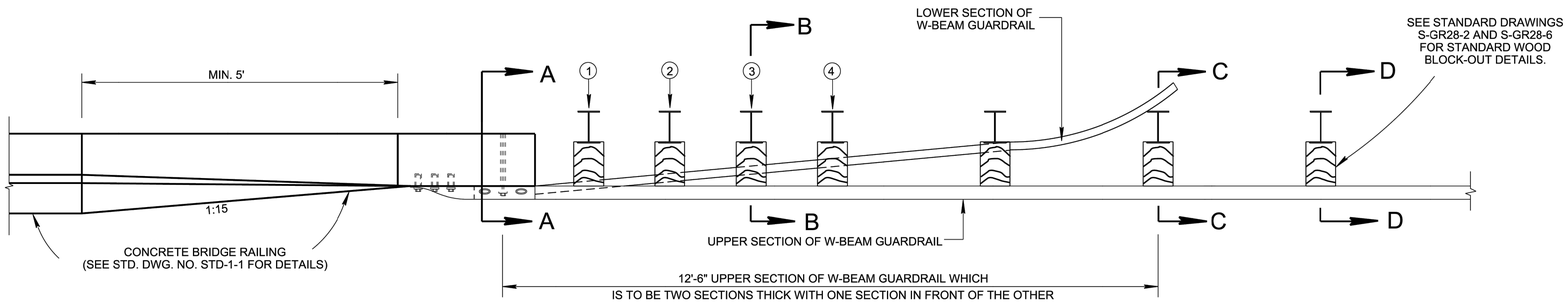
C9.3
DETAILS

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

REV. 06-28-19: CHANGED DRAWING NO. AND REDREW SHEET.

THIS DRAWING IS TO BE USED FOR RESURFACING, MAINTENANCE, AND BRIDGE REPAIR PROJECTS ONLY, THIS DRAWING IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION OR RECONSTRUCTION PROJECTS.

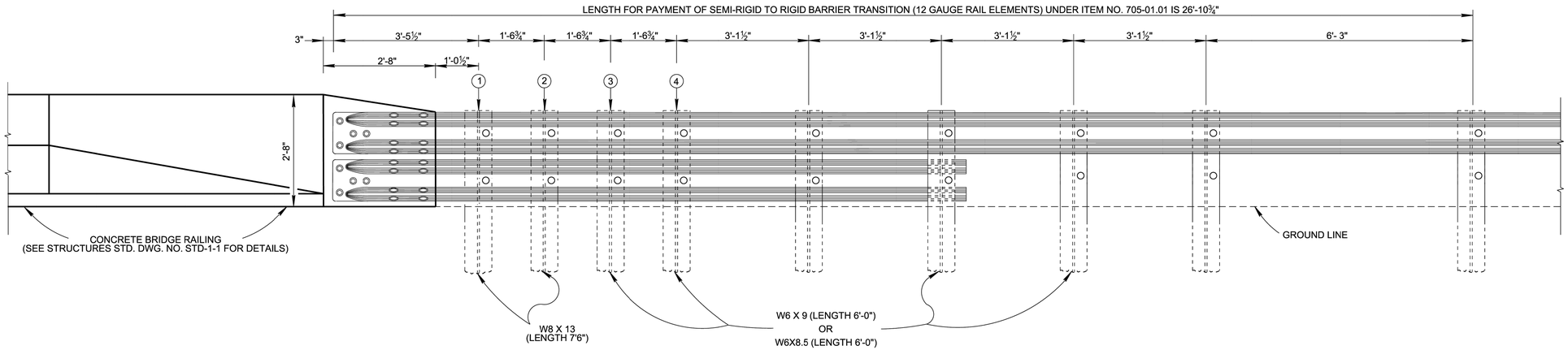
NOTE: THIS SYSTEM HAS BEEN EVALUATED UNDER NCHRP 350 TL-3.



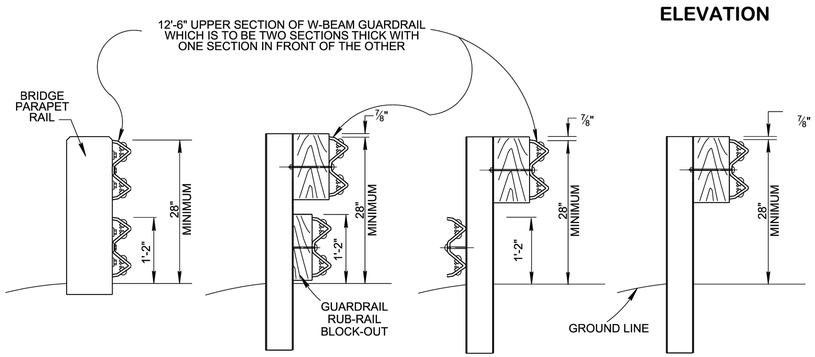
PLAN

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

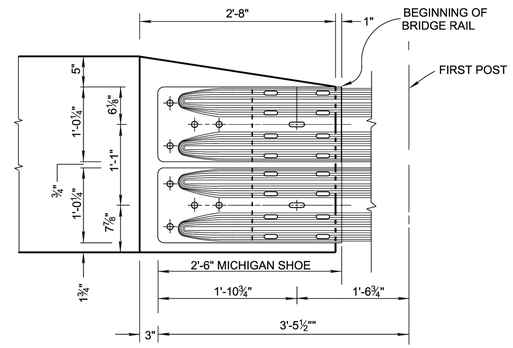
TREATED TIMBER 14½" X 4" BLOCK-OUT



ELEVATION



SECTION A-A **SECTION B-B** **SECTION C-C** **SECTION D-D**



ENLARGED DETAIL FOR GUARDRAIL ATTACHMENT TO CONCRETE BRIDGE RAIL

NOT TO SCALE

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

GUARDRAIL ATTACHMENT TO BRIDGE ENDS DETAILS

03-15-2018 S-GR28-7M

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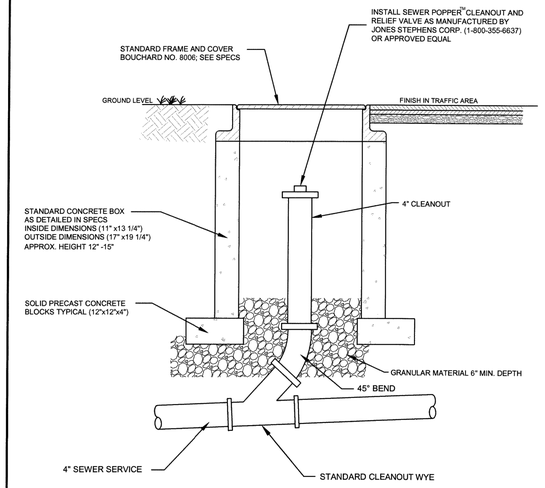
8/21/24
STATE OF TENNESSEE

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

REVISIONS	
No.	DATE
1	08/21/24

07/22/24 17067

C9.4
DETAILS



TYPICAL CLEANOUT ASSEMBLY

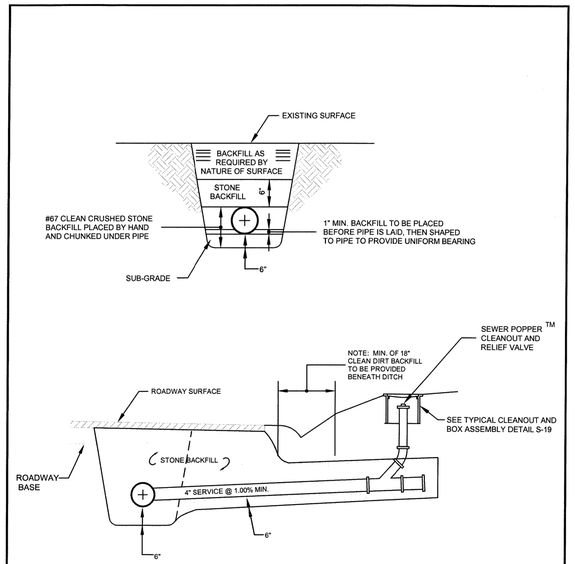
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S19

5



SERVICE LINE

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

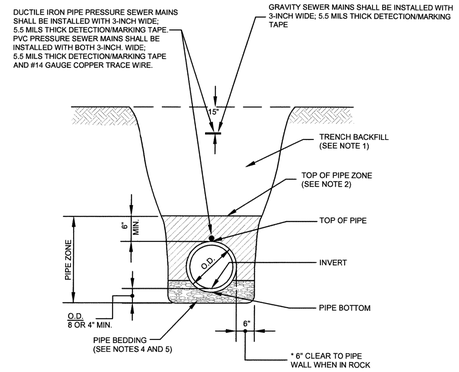
WMS# 21101

STANDARD SEWER DETAIL NO: S4

3

NOTES:

1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE CRUSHED STONE, GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY THE ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER BOTTOM OF PIPE IS TO BE 1/8 OUTER DIAMETER (O.D.) OF PIPE OR 4", WHICHEVER IS GREATER.*
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.



TYPICAL SEWER INSTALLATION

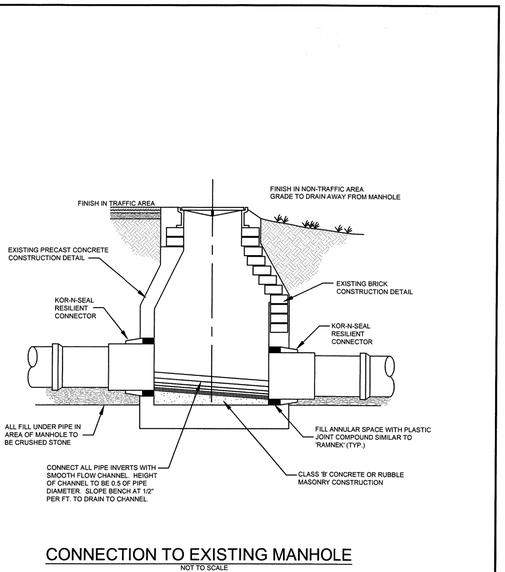
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S1

1



CONNECTION TO EXISTING MANHOLE

NOT TO SCALE

NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

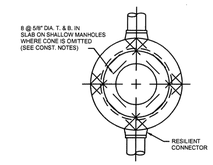
CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S5

4

NOTE: ALL MANHOLES SHALL BE MANUFACTURED WITH XYPEX ADMIX C-1000/C-2000 IN CONCRETE FOR WATERPROOFING AND PROTECTION AGAINST HYDROGEN SULFIDE DETERIORATION. XYPEX ADMIX SHALL BE AS SUPPLIED BY TOM WILLIAMS: 1231 ANTOICH PIKE, NASHVILLE. PRECAST MANHOLES SHALL BE AS SUPPLIED BY CLOUD CONCRETE PRODUCTS OR ENGINEER APPROVED EQUAL.

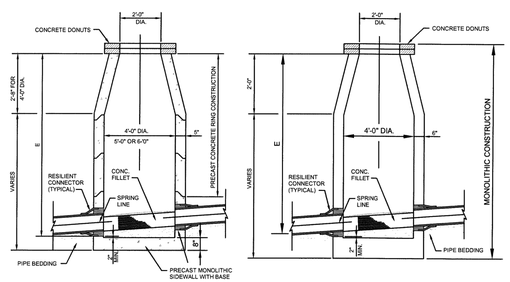


PLAN

CONSTRUCTION NOTES

CYLINDRICAL AND CONICAL SECTIONS OF ALL MANHOLES SHALL BE CONSTRUCTED OF EITHER MONOLITHIC CONCRETE OR PRECAST CONCRETE RINGS AS DESIGNED IN THE PROJECT SPECIFICATIONS OF THE CONTRACT DOCUMENT.
CONCENTRIC CONES SHALL BE USED ON PRECAST CONCRETE AND MONOLITHIC CONCRETE UNITS.
DIMENSION "E" VARIES. WHEN LESS THAN 5-FEET OMIT CONE AND EXTEND CYLINDRICAL MANHOLE SIDEWALL SECTION TO AN ELEVATION 8-INCHES BELOW BOTTOM OF ADJUSTING BRICK. CONSTRUCT 8-INCH THICK CONCRETE SLAB ON TOP OF CYLINDRICAL SECTION, REINFORCED WITH 5/8-INCH DIA. BARS AS SHOWN. PROVIDE 24-INCH DIAMETER OPENING IN SLAB FOR MANHOLE'S FRAME AND BRICK ADJUSTMENT RINGS AS ON CONED MANHOLE.
BENCH WALLS IN MANHOLES FOR SEWERS 18-INCHES IN DIAMETER AND SMALLER TO BE BUILT UP TO THE THREE-QUARTER POINT ON PIPE. SEWERS 21-INCHES TO 30-INCHES IN DIAMETER - 15-INCHES HIGH. LARGER SEWERS TO SPRING LINE. NO BENCH WALLS REQUIRED IN DEAD END MANHOLES, ALTHOUGH BOTTOM TO BE PROPERLY DISHED.

NOTE: GRANULAR BACKFILL MATERIAL SHALL BE PLACED ADJACENT TO MANHOLE IN AREAS WHERE SWELLING CLAY EXIST.



SECTION

FOR SEWERS 36" DIAMETER & SMALLER

NOT TO SCALE

POURED IN PLACE MANHOLE

NOT TO SCALE

STANDARD MANHOLES

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S2

2

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ENGINEERING CRUNK

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

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

REVISIONS

No.	DATE
1	08/21/24

07/22/24 17067

C9.5

DETAILS

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

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

___15th___ day of ____December_____, 20_25__ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

_____Safe Harbor Residential_____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the “CMPC”) on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

The Landings at Greens Mill - Phase 2A

PROJECT

Completed by the Developer	*Completed by the City*
Safe Harbor Residential DEVELOPER NAME	
Charles Moore AUTHORIZED AGENT NAME	_____ CITY ENGINEER
Charles Moore SIGNATURE	_____ SIGNATURE
12-15-2025 DATE	_____ DATE
105 Westpark Dr., Suite 365 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
865-622-1774 PHONE	
charles@safeharborresidential.com EMAIL	
Attest	*Attest*
Lisa Dziezgowski ATTEST NAME	_____ ATTEST NAME
Lisa Dziezgowski ATTEST SIGNATURE	_____ ATTEST SIGNATURE
12-15-2025 DATE	_____ DATE

Melissa Sanders

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

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

Thanks,

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

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From: Charles Rush <CRush@Columbiatn.gov>
Sent: Monday, February 23, 2026 10:20 AM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>
Cc: Irby, William <William.Irby@kimley-horn.com>; Melissa Sanders <MSanders@Columbiatn.gov>
Subject: Re: Honey Farm Crossing Townhomes 225 - Application for Water Service

Good morning Josh,

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

Thanks,

Charles

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

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

Thanks,

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

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

Thank you,

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

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

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

Thanks,

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

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

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

Thank you,

Matthew J. Wheeler, PE

Thanks,

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

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

Thanks,

Josh Rowland, PLA | Planning & Landscape Architecture
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, Tennessee 37210
Direct: 615-823-2209 | Main: 615-564-2701 | Mobile: 303-345-1555
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From: Charles Rush <CRush@Columbiatn.gov>
Sent: Wednesday, January 7, 2026 12:01 PM
To: Rowland, Josh <Josh.Rowland@kimley-horn.com>; Glenn Harper <GHarper@Columbiatn.gov>
Cc: Paul Keltner <PKeltner@Columbiatn.gov>; Austin Brass <ABrass@Columbiatn.gov>
Subject: RE: Honey Farm Crossing Townhomes 225 - Application for Water Service

Josh,

We will need an updated letter from CPWS.

Thanks,



CHARLES RUSH
Development Services
Principal Planner

Office: (931) 560-1531

CRush@ColumbiaTN.gov

www.ColumbiaTN.gov

700 N Garden Street, Columbia, TN 38401

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

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

Thanks,

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

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

Thank you,

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

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

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

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

Thanks,

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

Josh:

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

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

Thank you,

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

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

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

Thanks,

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

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

Josh:

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

Any questions, don't hesitate to reach out.

Thank you,

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

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

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

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

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

- Approved by the development board?

Section/Phase number

Multifamily "A"

Approximate date water service is desired

12/31/2026

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

- Engineer

Developer Name

NVR Ryan Homes

Authorized Representative

Kimley-Horn / Josh Rowland

Title

Engineer

Contact info for Authorized Representative

Address

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

Telephone

615-823-2209

Email

josh.rowland@kimley-horn.com

Property Owner Name (if different)

Equitas Management Group

Authorized Representative

Drew Smith

Title

Manager

Address

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

Telephone

469.585.7913

Email

drew.smith@equitasmg.com

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

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February 12, 2026

Mr. Josh Rowland
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210
Sent via email: *josh.rowland@kimley-horn.com*

RE: **Water Availability Letter - Extension** Expires: 3/31/2026
Honey Farm Crossing Townhomes – 225 Units
2248 Nashville Highway
Tax Map & Parcel 051 058.00
Columbia, TN

Dear Mr. Rowland:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 225 Townhome units located on the north side of Honey Farm Way. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.

- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- The above request translates to a 225 Single Family Unit (SFU) flow demand equivalent.
- Townhome buildings will be served via gang-meter vaults with a maximum of 6 meters per vault.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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

This Water Availability Letter will expire on the date listed unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.

  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	225	**$84,750**

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
  - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.
  - Please see CPWS website for schedule of impact fees and timing of planned fee escalations.
  - Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
  - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	225	$540	$121,500
Current Impact Fee for ¾" Service Meter	225	$5,500	$1,237,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$1,359,000**

- No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Drew Smith, Equitas Mgmt Group
Bart Anderson, CPWS
File 24-026

Melissa Sanders

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

Charles,

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

Thanks,

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

Celebrating 16 years as one of FORTUNE's 100 Best Companies to Work For

2248 Nashville HWY Honey Farm Crossing Townhomes

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

PROJECT SUMMARY

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

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

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

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

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

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



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

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

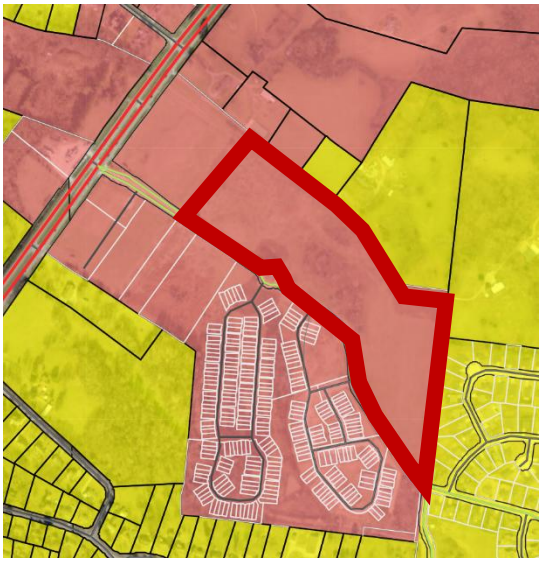
- The Planning Commission is the **Recommending Body** for Preliminary PUD Master Plans.
- The City Council is the **Approving Body** for Preliminary PUD Master Plans.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

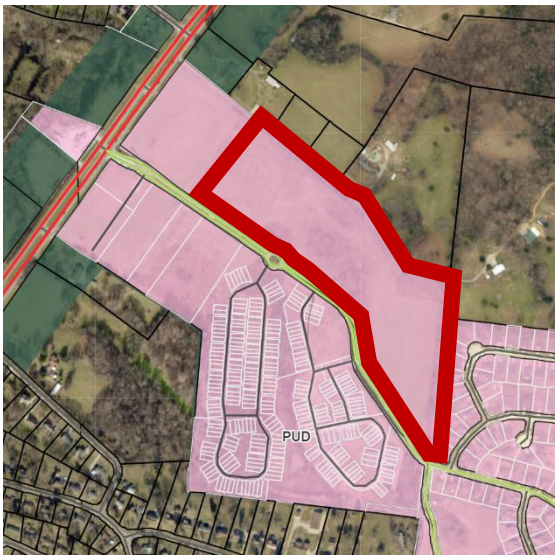
SITE INFORMATION

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



FUTURE LAND USE MAP	ZONING MAP





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

CONFORMITY WITH ZONING ORDINANCE

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

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

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

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

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

REVIEW PROCESS

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

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

8.5.21.B Master PUD Development Plan Approval

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

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

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

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

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

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

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

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

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

SAMPLE MOTIONS

Recommend Approval:

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

Recommend Approval Subject to Conditions:

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

Recommend Denial:

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

Defer:

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

PLANNED UNIT DEVELOPMENT

HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

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

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

PUD VARIANCE REQUEST

Variance Request 1

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

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

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

Variance Request 2

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

Deviation: Rear Setback, 5 ft. min.

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

Variance Request 3

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

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

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

Variance Request 4

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

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

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

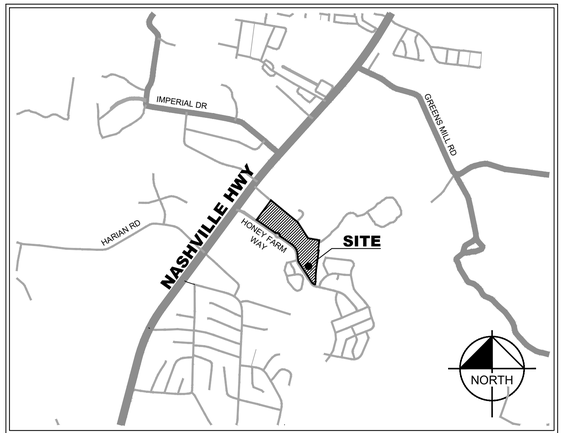
Variance Request 5

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

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

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

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



VICINITY MAP
NOT TO SCALE

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

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: KEEGAN MCCORMACK
PHONE: (615) 200-8972

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: JOSH ROWLAND
PHONE: (615) 823-2209

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

OWNER
EMG HONEY FARM, LLC
C/O EQUITAS MANAGEMENT GROUP
6148 LEE HIGHWAY SUITE 300
CHATTANOOGA, TN 37421
CONTACT: DREW SMITH
PHONE: (469) 585-7913

DEVELOPER
NVR
302 INNOVATION DRIVE, SUITE 200
FRANKLIN, TN 37067
CONTACT: NICK BATEMAN
PHONE: (615) 454-7289
EMAIL: NBATEMAN@NVRINC.COM

PLANS PREPARED BY
Kimley»Horn

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

ENGINEER'S SEAL

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

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
017407106	C0-00	27

Know what's below. Call

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

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

GENERAL NOTES

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

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

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

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

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

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

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

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

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

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

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

TITLE EXCEPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY DESCRIPTION

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

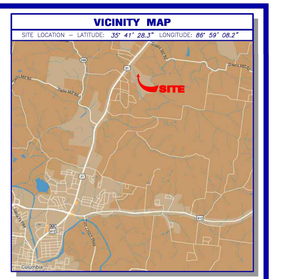
COMMENCING at a 1/2--inch rebar found at the intersection of the southeasterly right--of--way line of Nashville Highway (variable right--of--way) with the northeasterly right--of--way line of Honey Farm Way (variable right--of--way); Thence along said northeasterly right--of--way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2--inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8--inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right--of--way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2--inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2--inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2--inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2--inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8--inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2--inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2--inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2--inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2--inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2--inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2--inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8--inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8--inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2--inch rebar found on the northeasterly right--of--way line of Honey Farm Way; Thence continuing with said right--of--way line along the arc of a curve to the right an arc length of 30.99 feet, said curve having a radius of 819.74 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.99 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2--inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8--inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2--inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2--inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8--inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 350.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2--inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2--inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING.

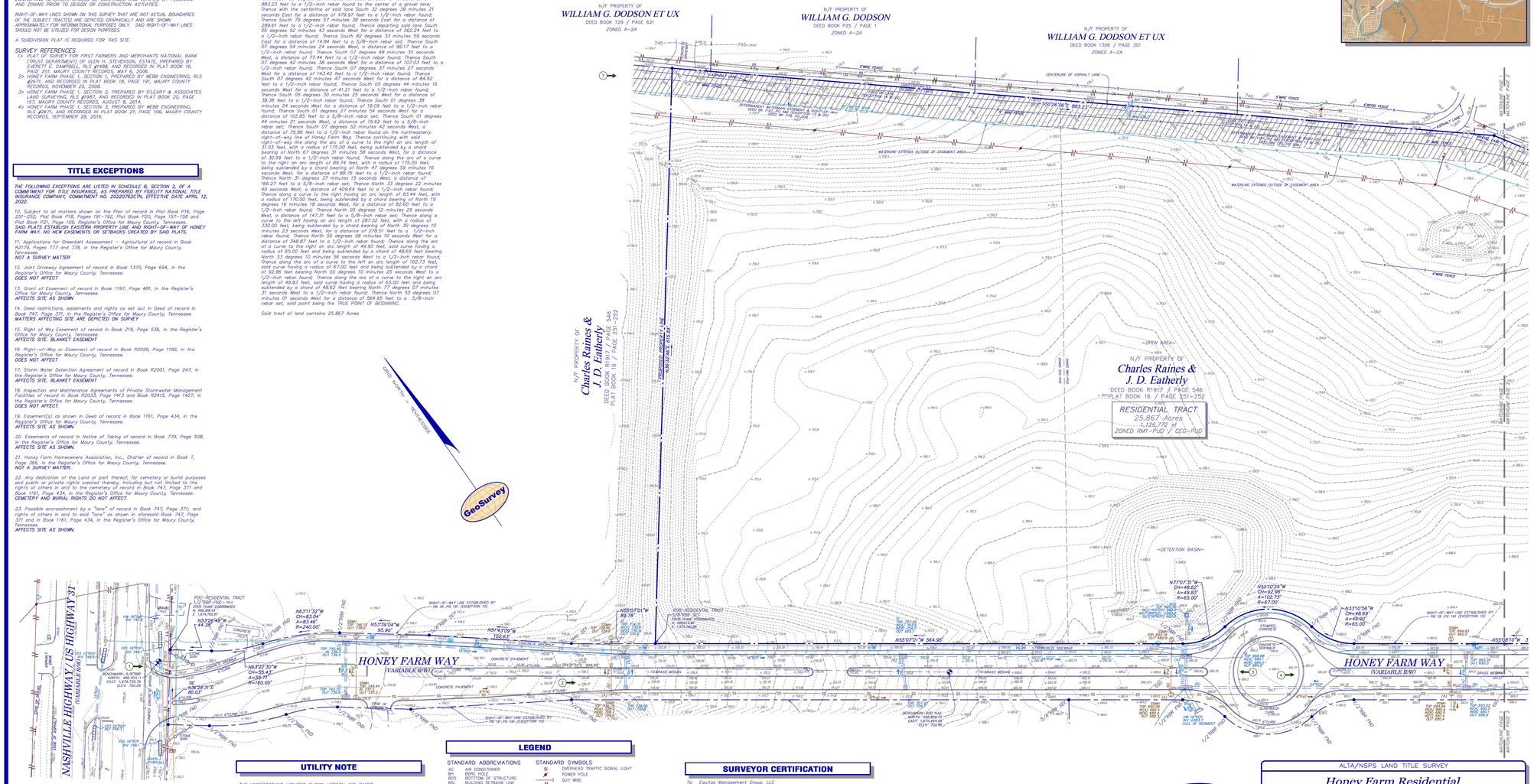
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS

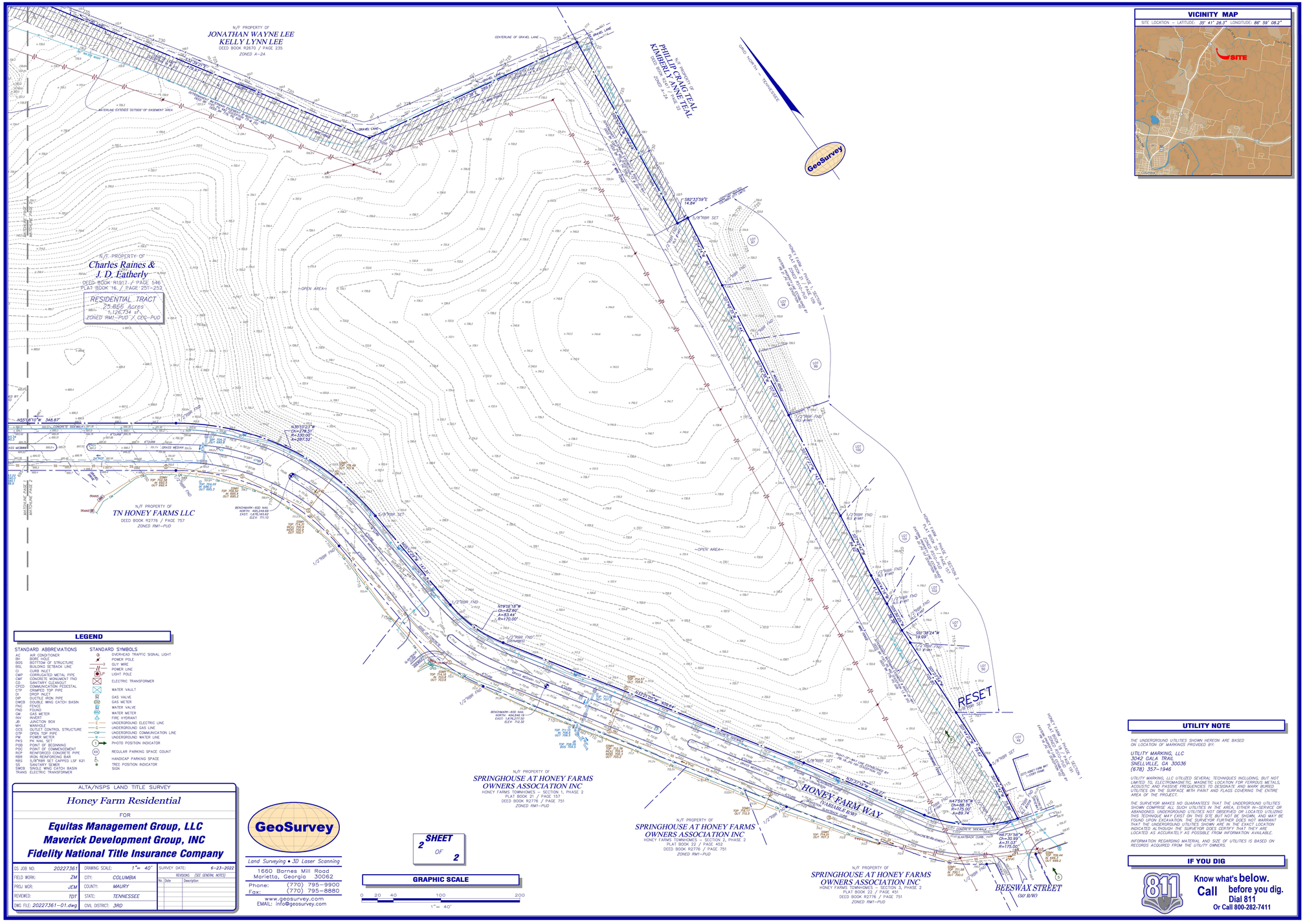


VICINITY MAP




N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 921
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1308 / PAGE 301
ZONED A--2A
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
RESIDENTIAL TRACT
25.867 Acres
1,126,772 sf
ZONED RM1--PUD / CEG--PUD
HONEY FARM WAY
(VARIABLE R/W)
NASHVILLE HIGHWAY/US HIGHWAY 31
(VARIABLE R/W)
POC--RESIDENTIAL TRACT
1/2"RBF FND
GRID NORTH -- TENNESSEE
GeoSurvey
~DETENTION BASIN~
~OPEN AREA~
~TO BRASS MONUMENT~
~TO BENCHMARK~
BENCHMARK--5/8"REBAR WITH CAP "WEBB" ELEV. 735.76
BENCHMARK--ROD "NAIL" NORTH 1405809.72 EAST 1675424.58 ELEV. 708.96
N55°07'01"W 564.95'
N55°07'01"W 89.78'
N53°39'04"W 95.90'
N51°43'09"W 152.63'
N50°07'01"W
N36°32'46"E 616.84'
N77°07'31"W
CH=48.62'
A=49.83'
R=65.00'
N53°12'25"W
CH=92.96'
A=102.73'
R=67.00'
N13°10'56"W
CH=48.69'
A=49.90'
R=65.00'
N63°22'30"W
CH=55.43'
A=58.71'
R=160.00'
N63°11'32"W
CH=83.04'
A=83.46'
R=240.00'
N53°26'48"W
A=44.38'
N53°28'31"E
80.03'
N55°18'12"W
N36°32'46"E
N50°28'06"E
N32°39'21"E
N55°07'01"W 564.95'
N55°07'01"W 89.78'
N51°43'09"W 152.63'
N53°39'04"W 95.90'
N63°22'30"W
CH=55.43'
A=58.71'
R=160.00'
N63°11'32"W
CH=83.04'
A=83.46'
R=240.00'
N53°26'48"W
A=44.38'
N53°28'31"E
80.03'
N55°18'12"W
N36°32'46"E
N50°28'06"E
N32°39'21"E
PROPOSED ROCKERY
PROPOSED ENTRANCE
PROPOSED ENTRANCE
PROPOSED ENTRANCE

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



VICINITY MAP

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

LEGEND

STANDARD ABBREVIATIONS

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

STANDARD SYMBOLS

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

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

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

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

SURVEY DATE: 6-23-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

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

SHEET 2 OF 2

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

UTILITY NOTE

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

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

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

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

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

IF YOU DIG

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

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

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

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

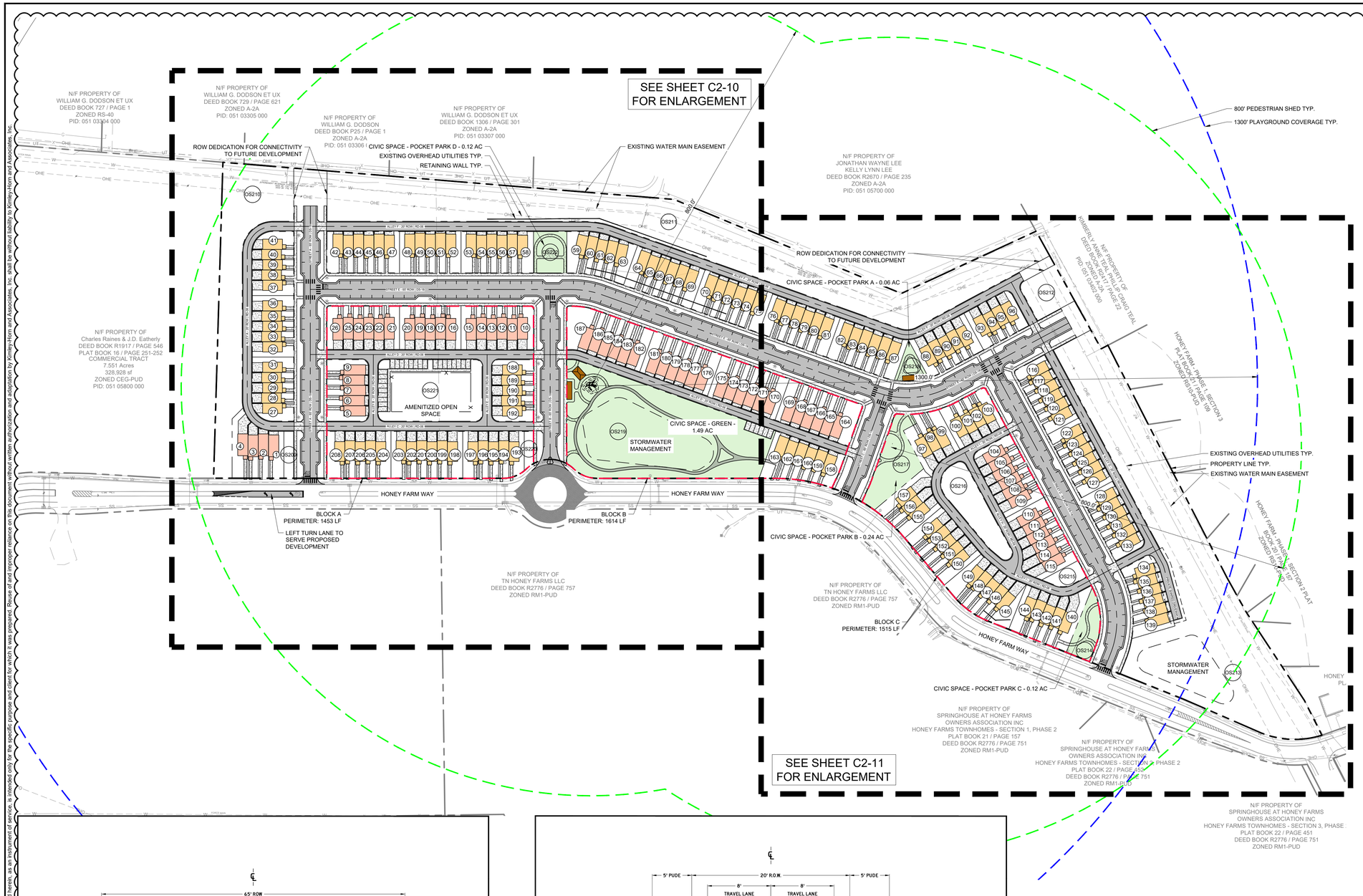
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-03

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C1-00 EXISTING CONDITIONS.dwg C0-03 Dec 15, 2025 6:25pm by: William.Irby

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



SITE DATA TABLE

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

PRODUCT LEGEND

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

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

PRODUCT FOUNDATION NOTE

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

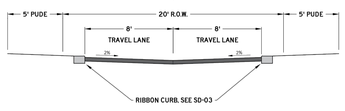
BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

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

NOTES:

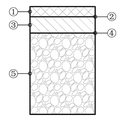
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES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

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



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-D.02 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE); OR 307-01.02 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C ♥ (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-01 BITUMINOUS MATERIAL FOR TACK COAT ITC! (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (ACS) (BPMB HM) GRADING B MZ
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT IPC! (0.30 - 0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL IPC! (5-10 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE GRADING D



NOTES:

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

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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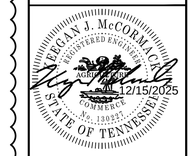
HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN



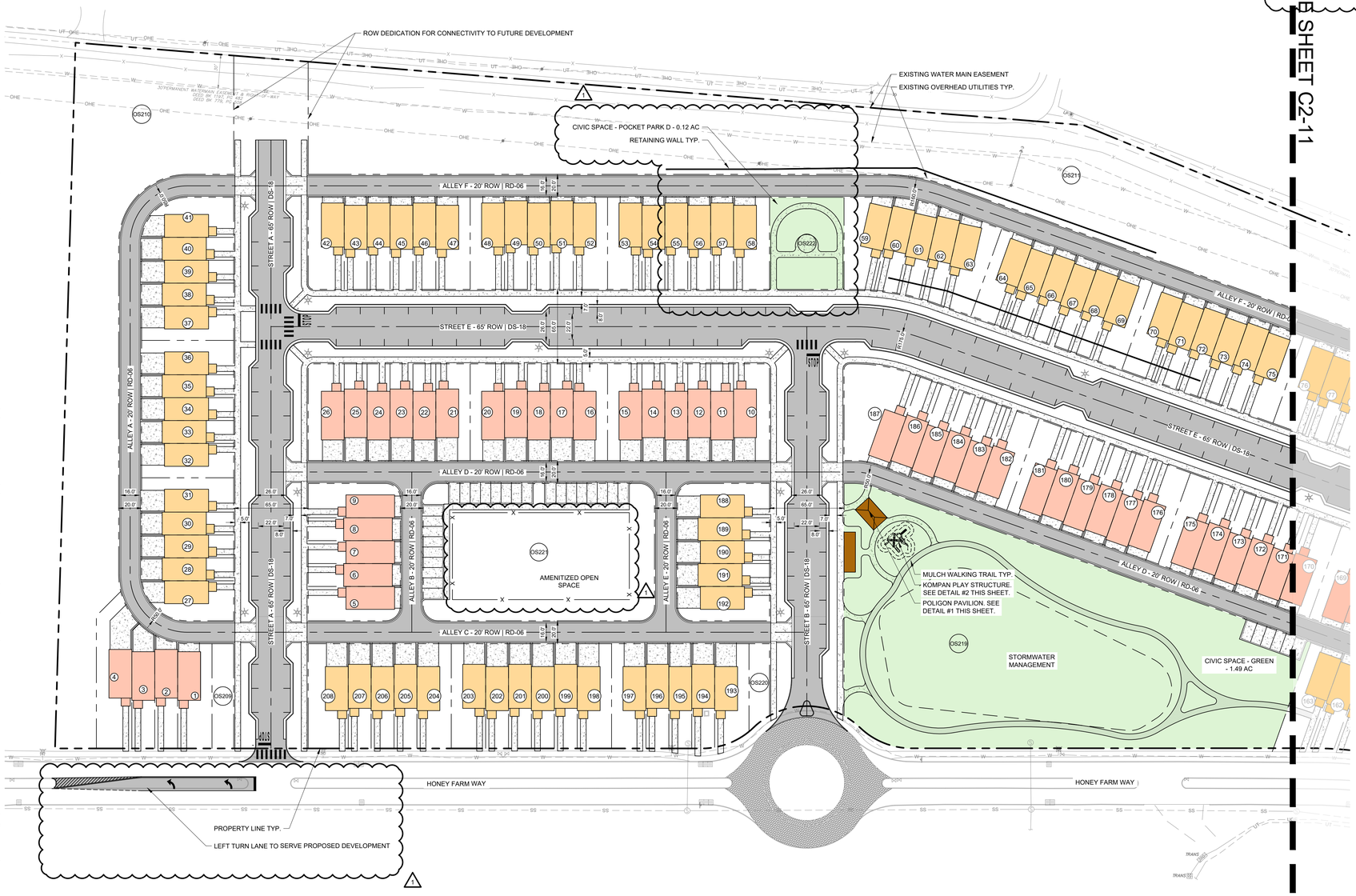
No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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



MATCHLINE SEE SHEET C2-11

PRODUCT LEGEND

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

PRODUCT FOUNDATION NOTE

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

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

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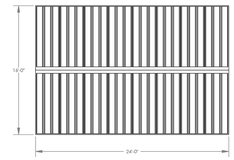
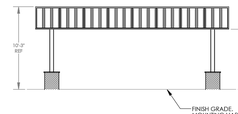
SITE DATA TABLE

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





1 POLIGON SHELTER 16' X 24'

NTS



PRODUCT SPECIFICATIONS

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

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

2 PLAY STRUCTURE

NTS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

EVAN J. McCORMACK — REGISTERED ENGINEER — 130221 — STATE OF TENNESSEE — 12/15/2025

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

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

KIMLEY-HORN PROJECT NO. 017407106

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10

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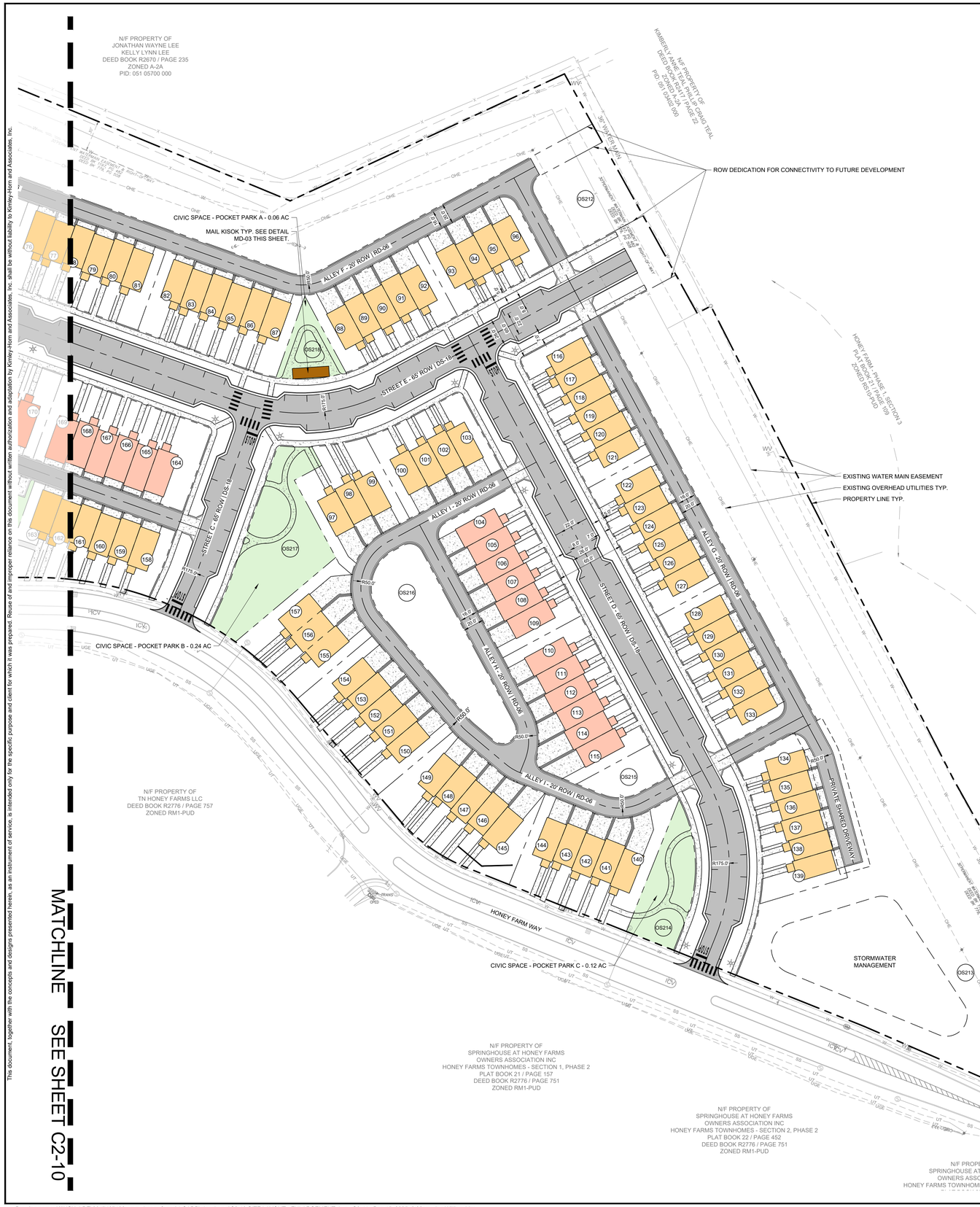

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MATCHLINE SEE SHEET C2-10

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
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SITE AREA (SF):	1,126,724 SF
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IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
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TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
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MIN. REAR SETBACK:	5 FT
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TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
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CIVIC SPACE LIST:	
GREEN:	1.49 AC
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TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

PRODUCT LEGEND

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

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

PRODUCT FOUNDATION NOTE

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

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

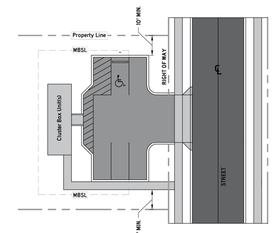
ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE

1

NOTES:

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

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



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

MAIL CLUSTER BOX UNITS

(NTS)

DATE 6/9/2022

MD-03

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

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

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

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-11 Dec 15, 2025 6:26pm by: William.Irby

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

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

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

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

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

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

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

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

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

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

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

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
222	5232.50	0.12

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HONEY FARM CROSSING
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COLUMBIA, TN

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

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2			
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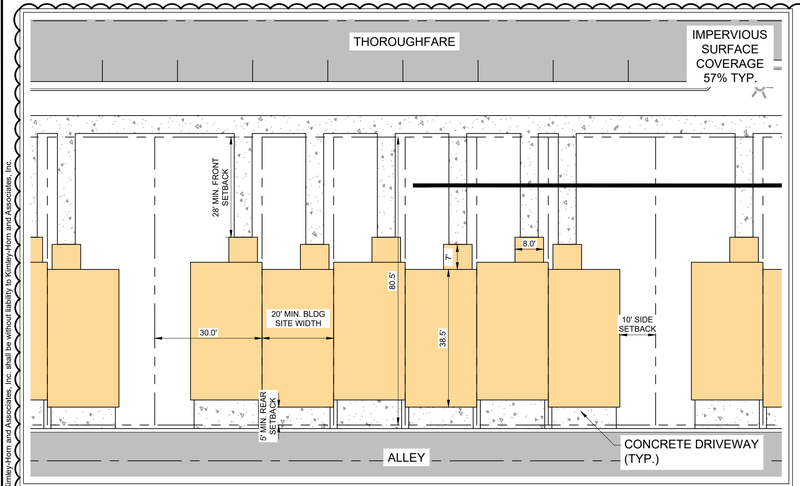
8			
9			
10			

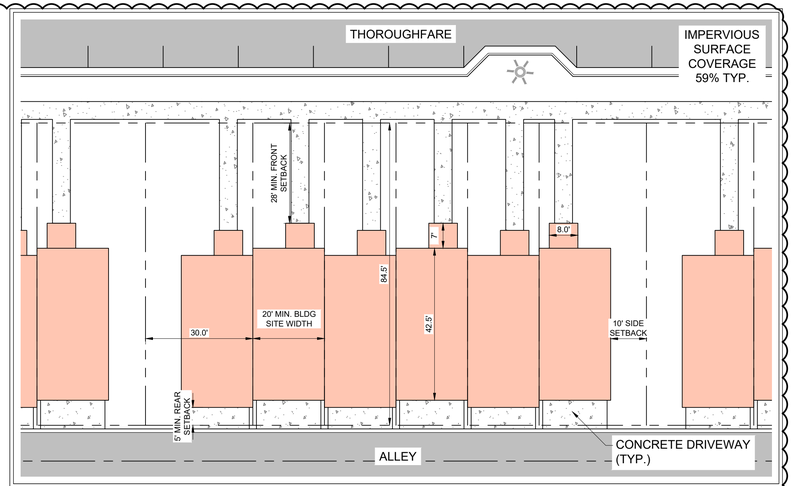
DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

TABULAR DATA

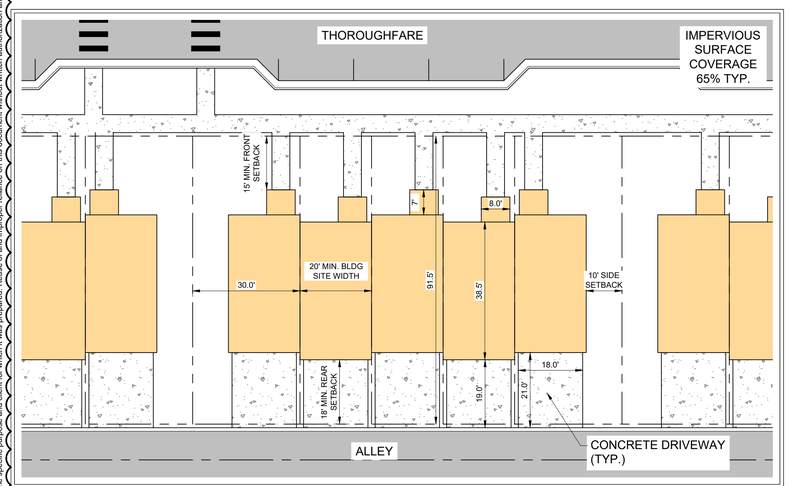
SHEET NUMBER
C2-12



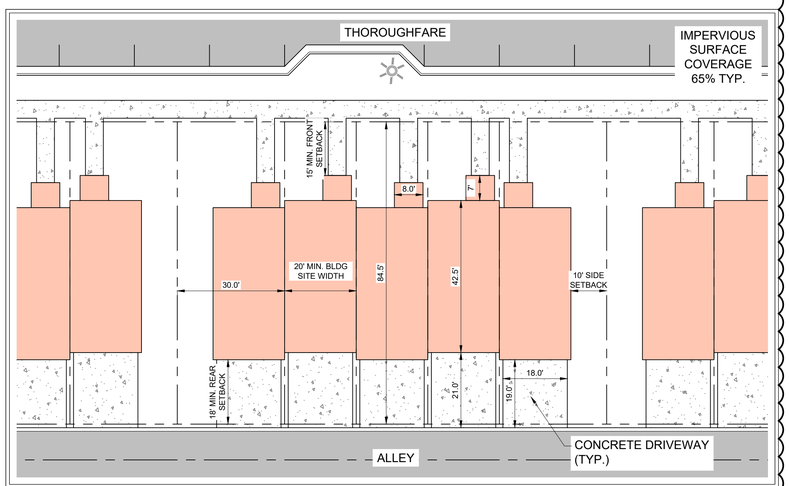
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'

1

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

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

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

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

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

KIMLEY-HORN PROJECT NO. 017407106

LOT TYPICALS

SHEET NUMBER
C2-13

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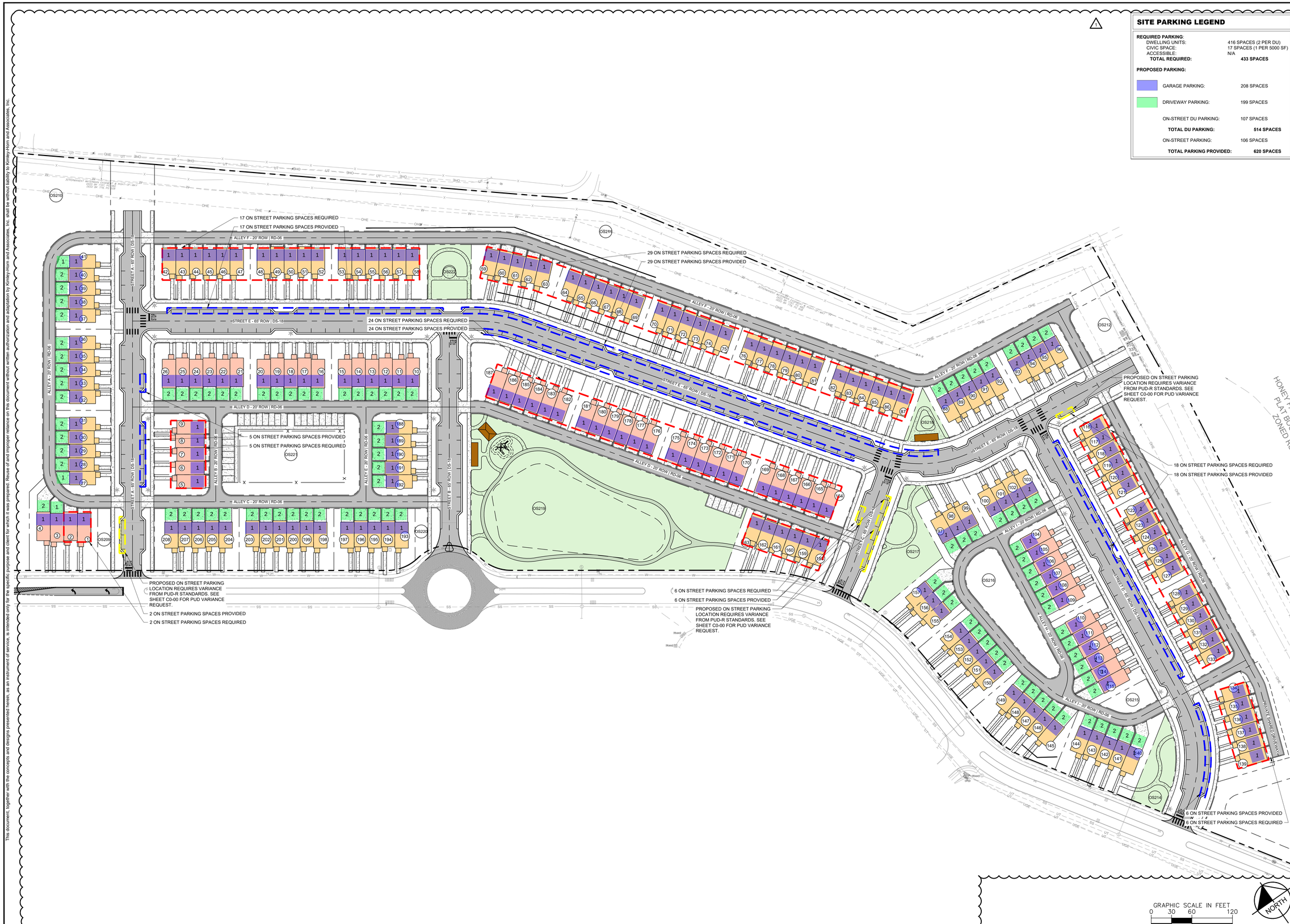
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-13 Dec 15, 2025 6:27pm by: William.lrby



SITE PARKING LEGEND

REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
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10			

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

KIMLEY-HORN PROJECT NO. 017407106

PARKING EXHIBIT

SHEET NUMBER
C2-50

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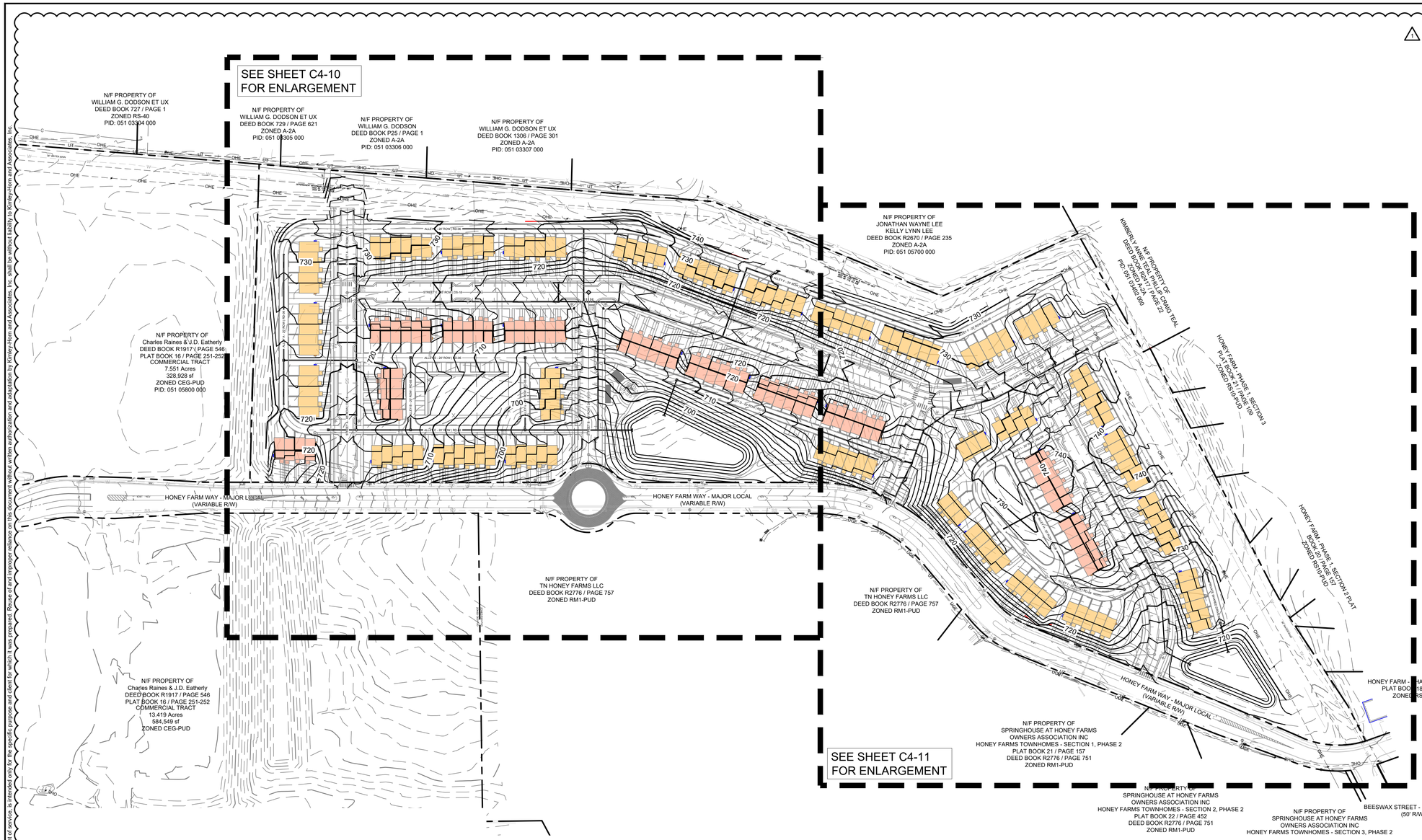
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 Dec 15, 2025 6:27pm by: William.lrby



SITE DATA TABLE

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

PRODUCT LEGEND

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

PRODUCT FOUNDATION NOTE

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

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

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

GRADING PLAN LEGEND

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

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

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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MATCHLINE SEE SHEET C4-11

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

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

EP: 17+36.05

PI: 16+36.05

PI: 10+00.00

BP: 9+00.00

STREET A - 65' ROW | DS-18

STREET B - 65' ROW | DS-18

STREET E - 65' ROW | DS-18

ALLEY A - 20' ROW | RD-06

ALLEY B - 20' ROW | RD-06

ALLEY C - 20' ROW | RD-06

ALLEY D - 20' ROW | RD-06

ALLEY E - 20' ROW | RD-06

ALLEY F - 20' ROW | RD-06

ALLEY G - 20' ROW | RD-06

ALLEY D - 20' ROW | RD-06

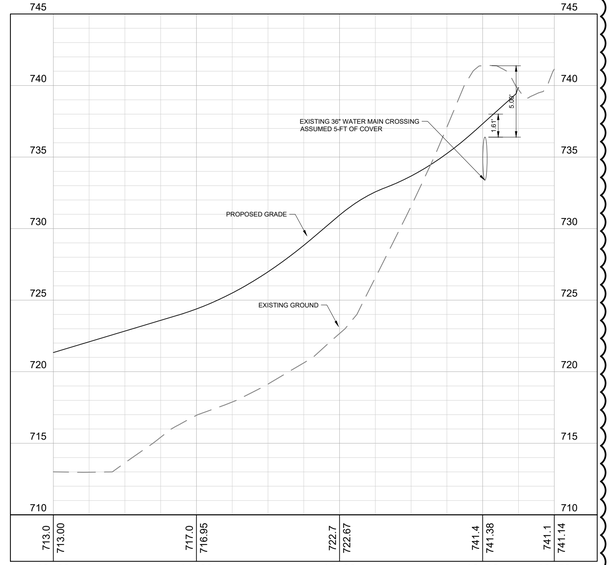
DETENTION POND A

HONEY FARM WAY
- MAJOR LOCAL
- VARIABLE R/W

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

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

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



SITE DATA TABLE

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EXISTING LAND USE:	VACANT
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U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
POCKET PARK D:	0.12 AC
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ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

GRADING PLAN LEGEND

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

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

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

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10



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

GRADING PLAN LEGEND

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

COORDINATES ARE NAD83.
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
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EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
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SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

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

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

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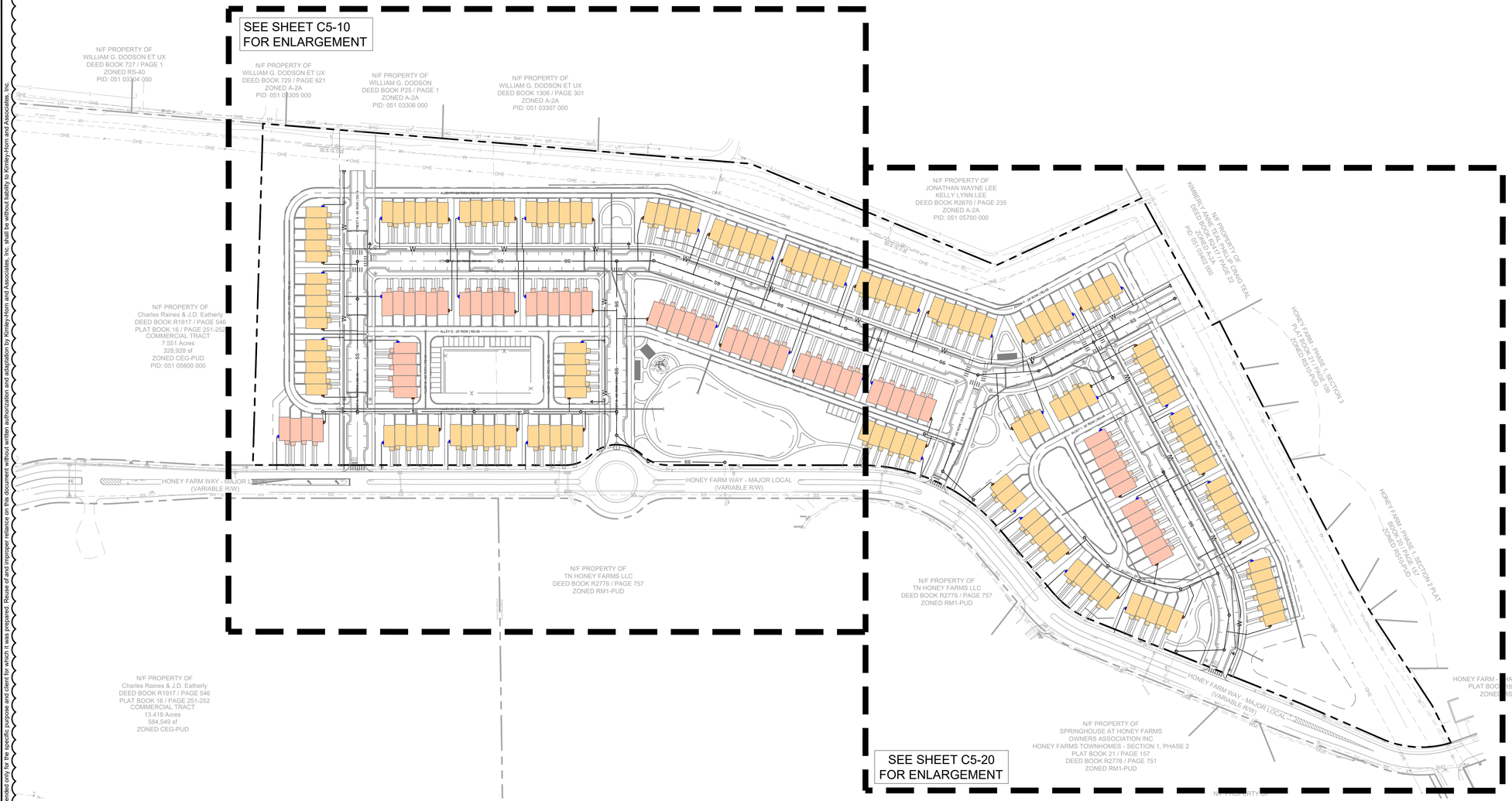

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
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MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
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UTILITY LEGEND (N.T.S)

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
No. 136571
STATE OF TENNESSEE
12/15/2025

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

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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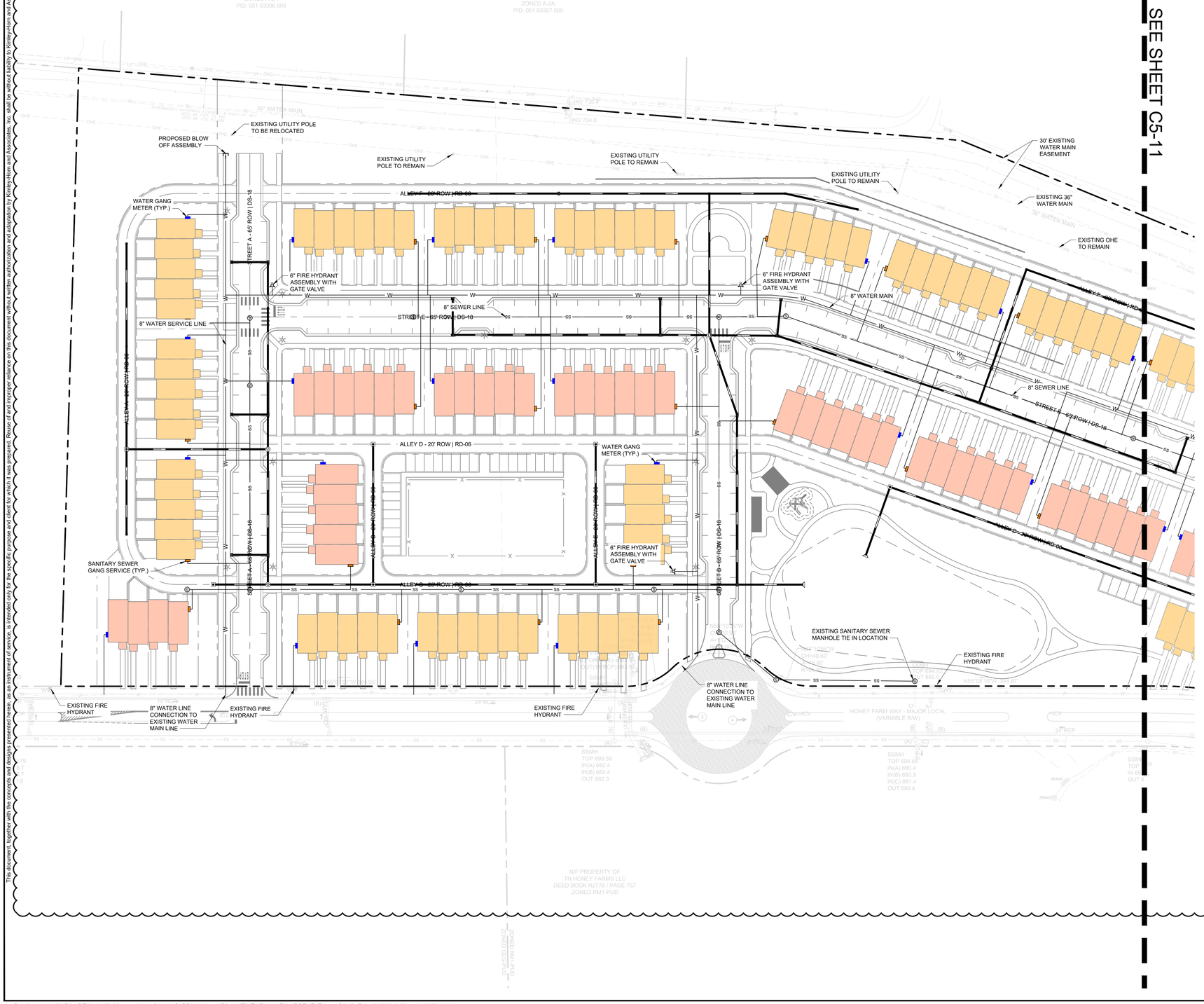

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NORTH

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RYAN HOMES
COLUMBIA, TN

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

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

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

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10

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SITE DATA TABLE

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

UTILITY LEGEND (N.T.S)

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

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

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

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

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
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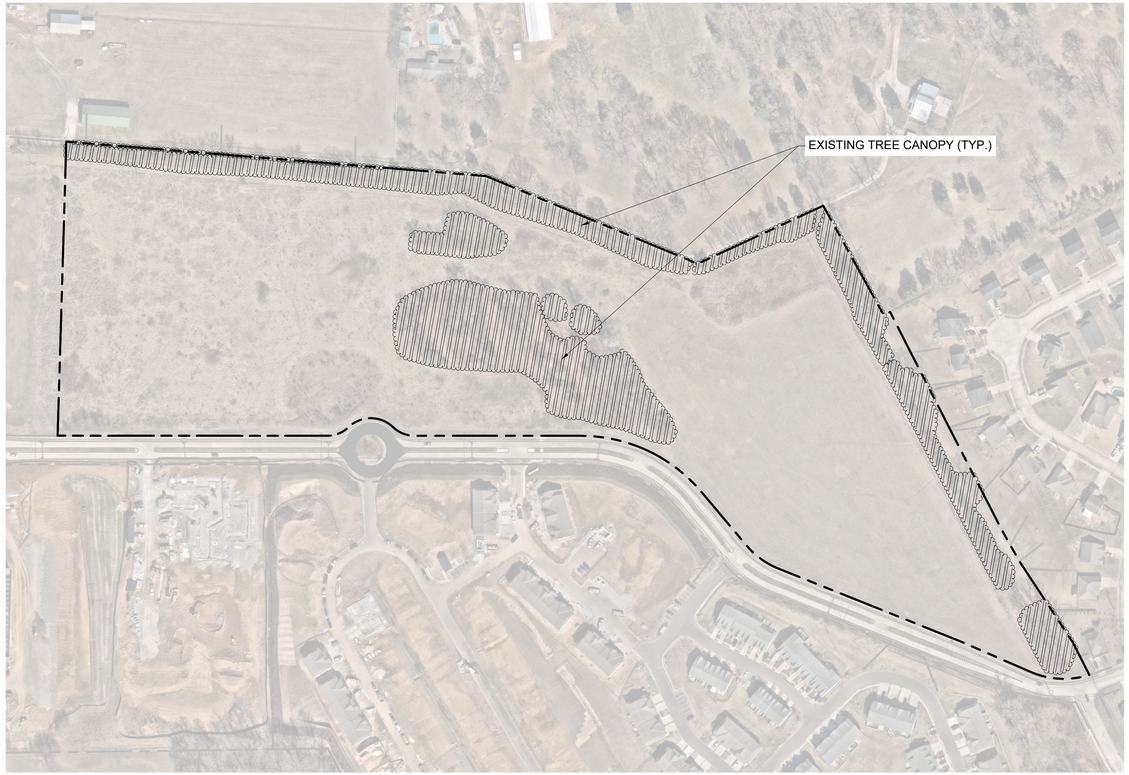
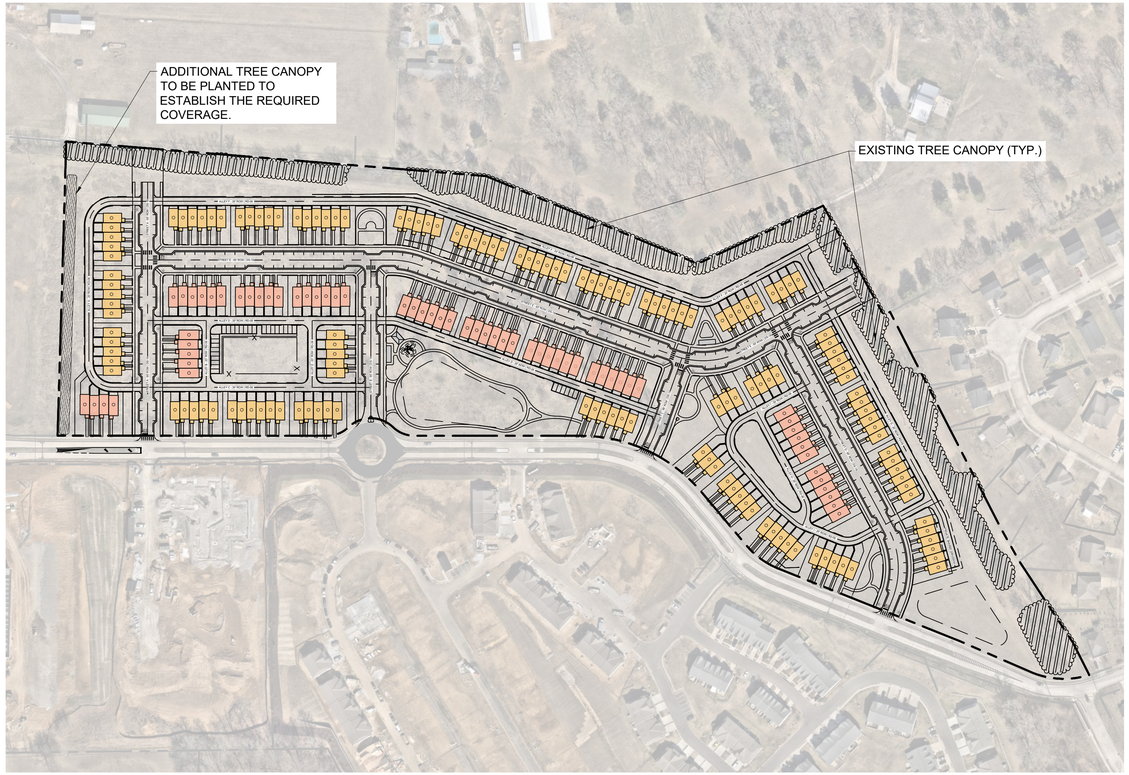


EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

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EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	X
SITE AREA (AC):	25.9 AC
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

TREE CANOPY REQUIREMENTS

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

TREE PROTECTION NOTES

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

TREE REMOVAL NOTE

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

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

COORDINATES ARE NAD83.
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GRAPHIC SCALE IN FEET
0 75 150 300

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
12/15/2025

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DESIGNED BY:	JLR
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KIMLEY-HORN PROJECT NO. 017407106

TREE CANOPY EXHIBIT

SHEET NUMBER
L0-00

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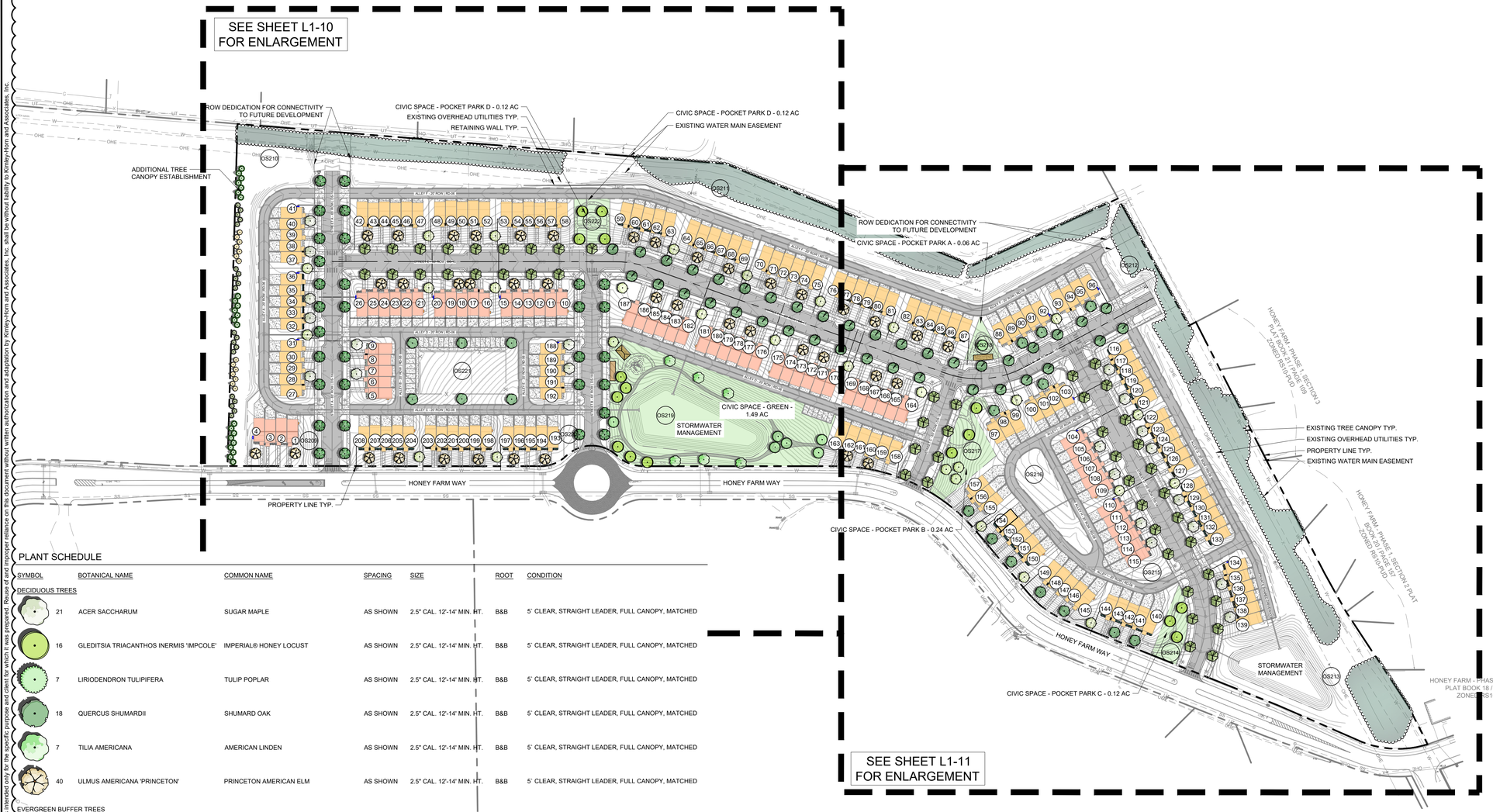
SEE SHEET L1-10
FOR ENLARGEMENT



SEE SHEET L1-11
FOR ENLARGEMENT

PLANT SCHEDULE

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

SITE DATA TABLE

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PROPOSED LAND USE:	TOWN HOMES
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SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
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PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

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DESIGNED BY:	JLR
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KIMLEY-HORN PROJECT NO.	017407106

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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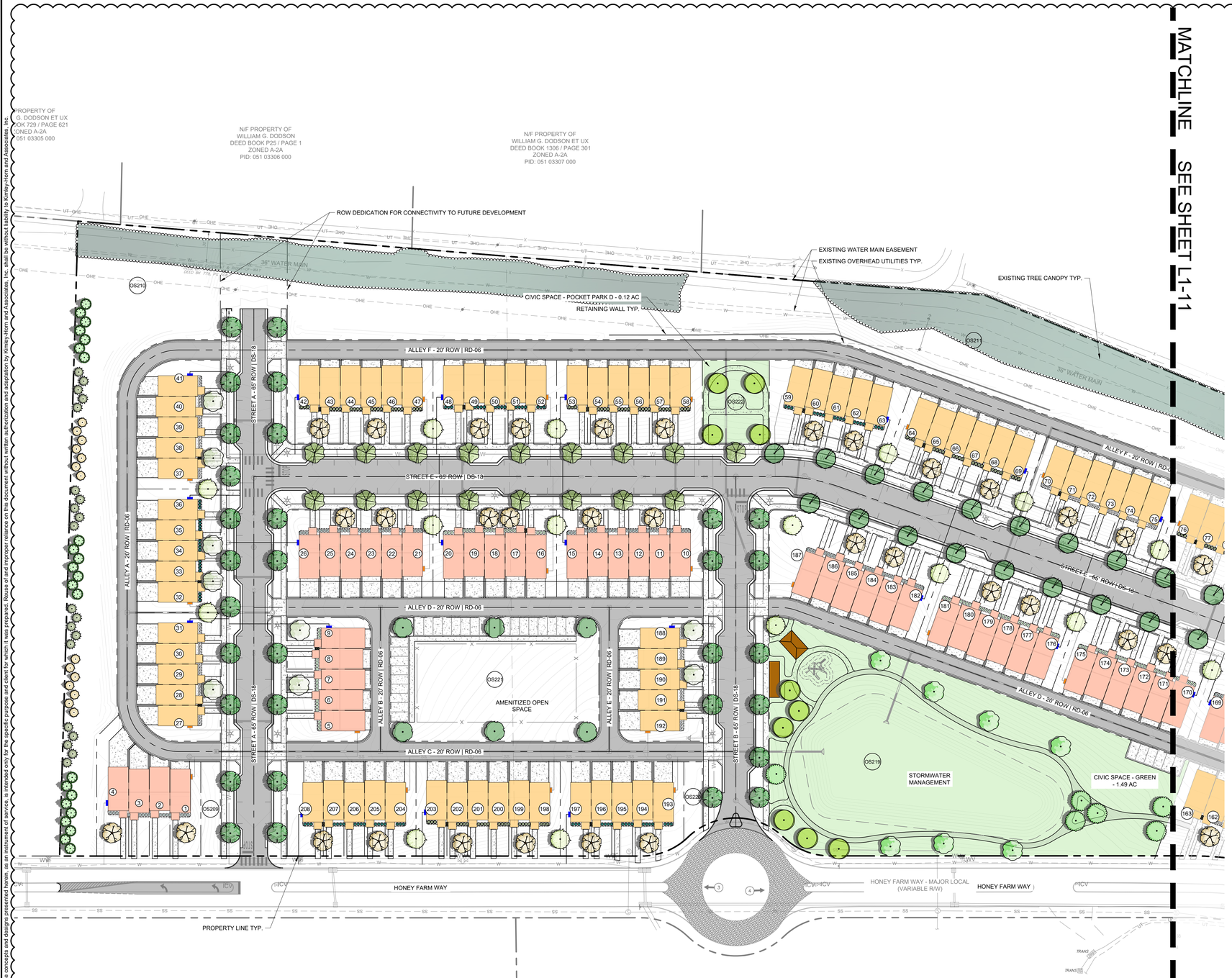

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MATCHLINE SEE SHEET L1-10

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FOUNDATION PLANTINGS			
	84	ABELIA X GRANDIFLORA `LITTLE RICHARD`	LITTLE RICHARD GLOSSY ABELIA
	60	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY
	154	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
	182	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY
	192	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
	159	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
No. 3801578
STATE OF TENNESSEE
LANDSCAPE ARCHITECT
12/15/2025

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

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

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

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

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

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

1.04 MATERIALS

A. GENERAL

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

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

B. PLANT MATERIALS

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

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

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

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

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

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

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

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

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

1.06 WATER

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

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

1.07 FERTILIZER

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

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

1.08 MULCH

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

1.09 DIGGING AND HANDLING

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

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

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

1.10 CONTAINER GROWN STOCK

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

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

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

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

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

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

1.12 FINE GRADING

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

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

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

1.13 PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

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

1.14 LAWN SODDING

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

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

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

D. SODDING

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

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

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

E. LAWN MAINTENANCE

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

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

1.15 CLEANUP

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

1.16 PLANT MATERIAL MAINTENANCE

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

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

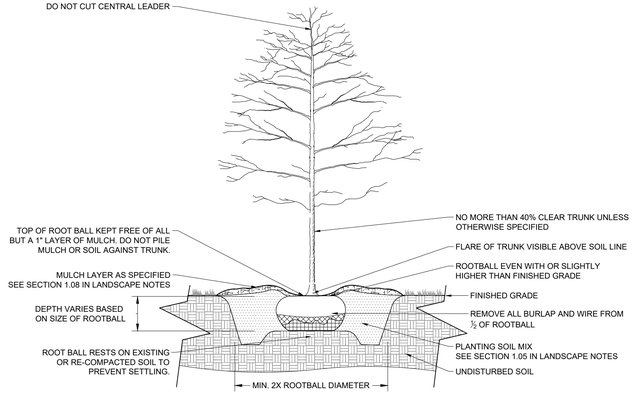
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING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

1.18 WARRANTY

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

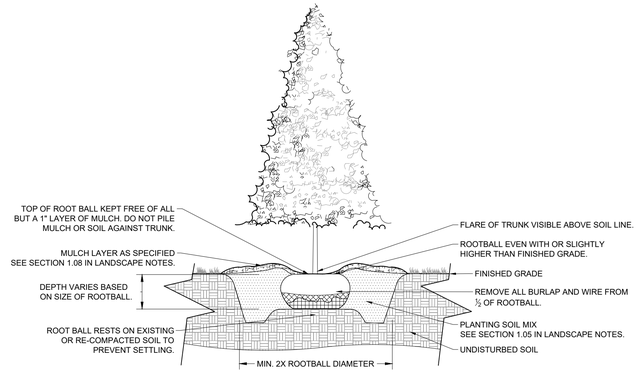
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST.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

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



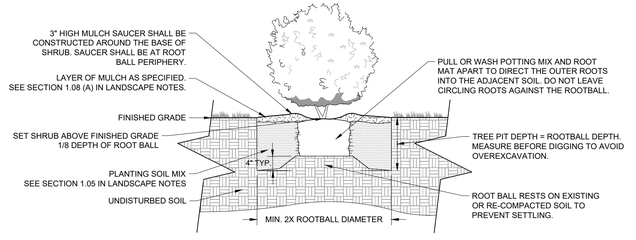
1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROW





1





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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

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

ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-00





1





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COLUMBIA, TN

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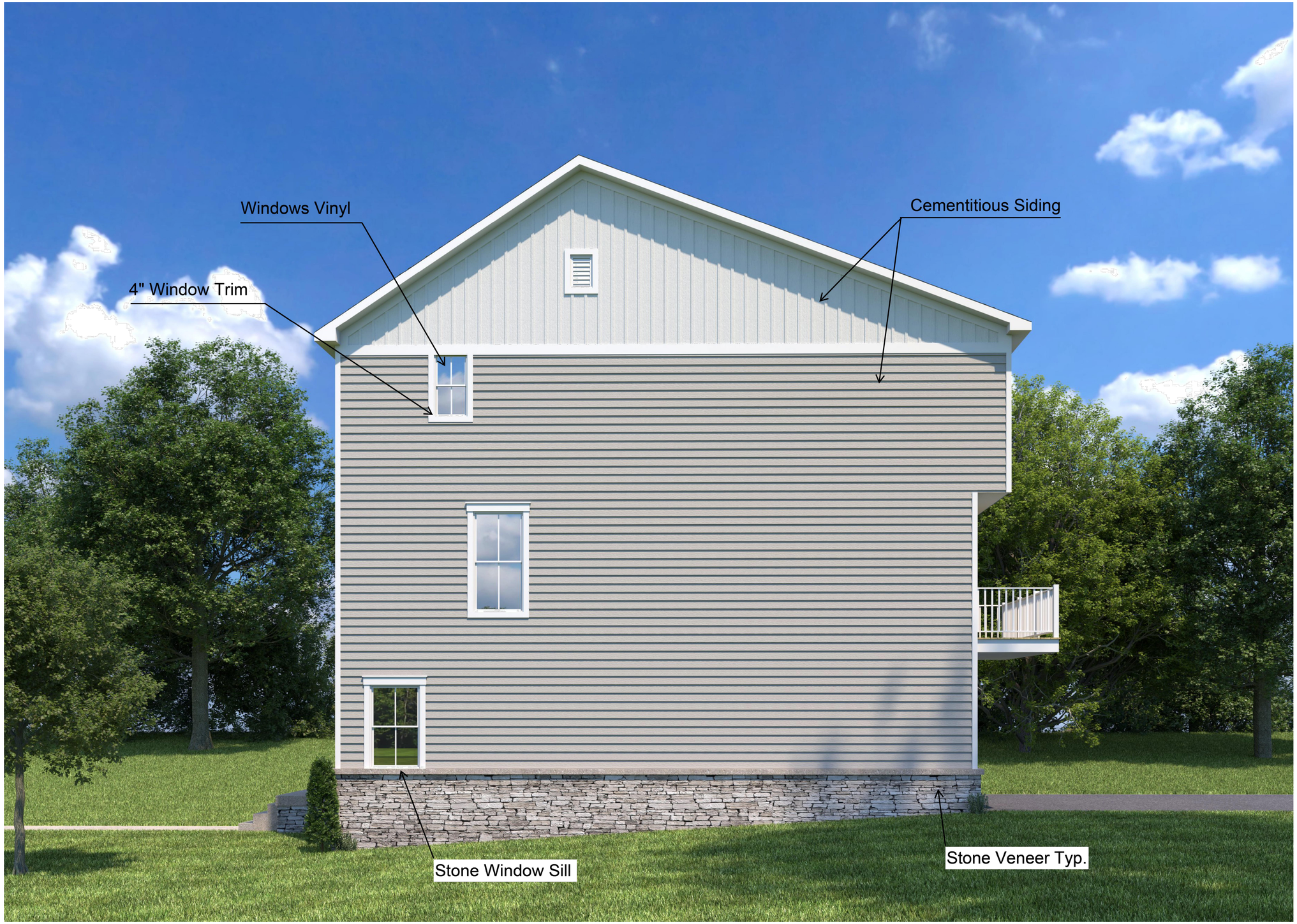
ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-01



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COLUMBIA, TN

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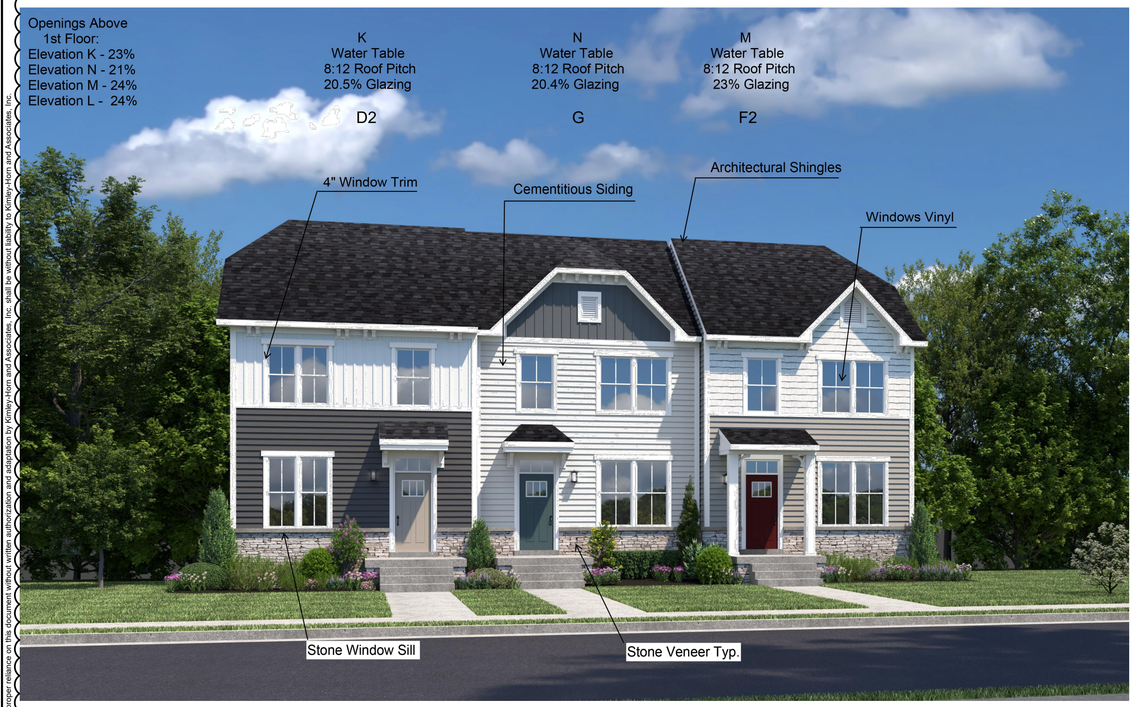
KIMLEY-HORN PROJECT NO.	017407106

ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-02





1





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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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

KIMLEY-HORN PROJECT NO.
017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-03









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

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-04

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

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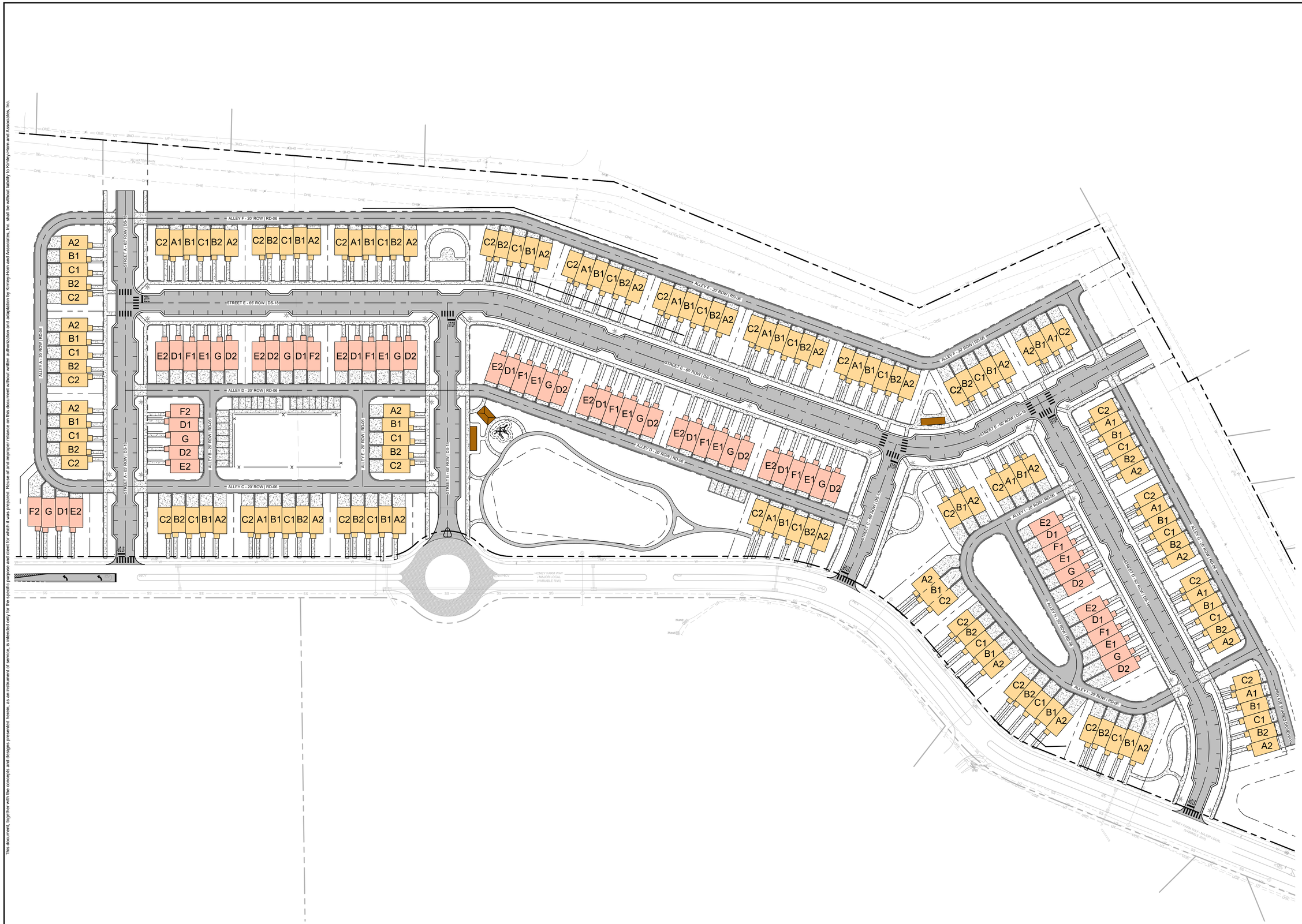
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO.
017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-05



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ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-06

Kimley»Horn

MEMORANDUM

To: City of Columbia – Development Services Review Staff

From: William Irby and Josh Rowland, PLA

Kimley-Horn and Associates, Inc.

Date: December 15, 2025

Subject: NVR Honey Farms – Planned Unit Development Plan

Deviation Requests:

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

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

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

Staff Comment Response Letter

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

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

Engineering Comments

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

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

Planning Comments

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

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

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

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

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

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

ATT Comments

38. ATT intends to serve.
    - Acknowledged.

Police Comments

39. No comments provided.

    - Acknowledged.

City Attorney Comments

40. No comments provided.
    - Acknowledged.

Building Comments

41. No comments.
    - Acknowledged.

Maury County Schools Comments

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

    - Acknowledged.

Columbia Power Comments

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

Public Works Comments

44. No comments.
    - Acknowledged.

Atmos Energy Comments

45. No comments provided.
    - Acknowledged.

Maury County E911 Comments

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

    - Acknowledged

Duck River Electric Membership Corp Comments

47. No comments provided.
    - Acknowledged.

Maury County Highway Dept. Comments

48. No comments.
    - Acknowledged.

Fire Comments

49. No comments provided.
    - Acknowledged.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, December 9, 2025

ITEM NO.
25-0417

DESCRIPTION: 2248 Nashville Hwy Honey Farm Crossing

COMMENTS:

Engineering

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

Planning

9. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
10. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
11. Water Availability Letter (WAL) will expire on 1/29/2026. If you are unable to be on the 1/14/26 PC agenda an updated WAL will be needed.
12. The requested zoning will be PUD-R
13. provide block perimeter measurements (2000 ft max)
14. provide list of basement or slab foundations
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21. provide finished floor level calculations or statement that they will meet the min 18" above average grade at Facade
22. confirm stories of townhomes
23. several elevations do not meet the minimum glazing requirement of 20%, This would have to be noted as a deviation and an explanation would be needed on why this deviation is needed.
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25. provide calculations for window tippers in stories above first floor must be less than 50% of total facade area.
26. provide window sill height is greater than 5' from average grade at facade
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28. Min interior dimensions for garages are 10' x 20' per vehicle. Meaning that a 2 car garage would have to be 20'20'. Garages do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed
29. List driveway width
30. provide landscaping plan that meet PUD-R standards
31. provide retaining wall sheet that meets the requirements of the zoning ordinance
32. 75' parcel buffer for PUD-R (min 90% opacity 3ft from ground and up, evergreen plants greater than or equal to 2.5 in. caliper measured 3' from ground and 8' tall; @ installation and 20' tall @ maturity, planted les than or equal 10' o.c. single family structure (2272 Nash Hwy
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37. Driveway parking is not used in the calculations

ATT

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

Police

39. No comments provided.

City Attorney

40. No comments provided.

Building

41. No comments.

Maury County Schools

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

Columbia Power

43. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

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

Public Works

44. No comment.

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

Atmos Energy

45. No comments provided.

Maury County E911

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

Duck River Electric Membership Corp

47. No comments.

Maury County Highway Dept.

48. No comment.

Columbia Water

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

Fire

50. No comment.

Resubmittal Guidelines

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

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

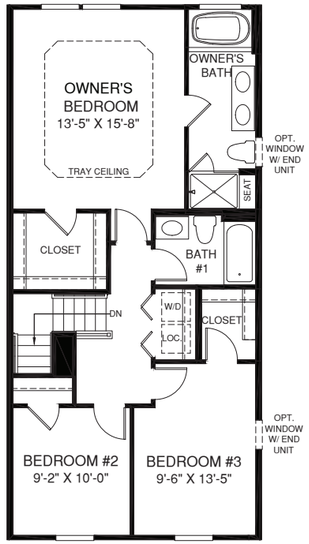
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

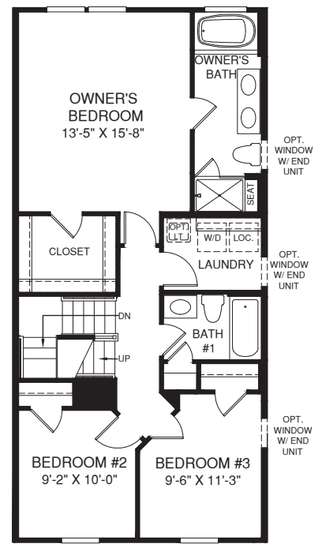
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

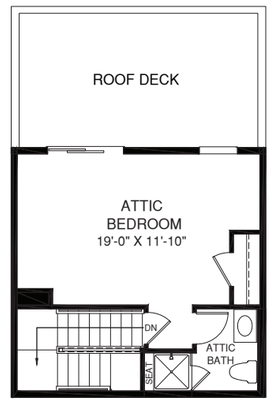
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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









UPPER LEVEL WITH ATTIC

The Strauss

BASEMENT ENTRY

Product Line: Ryan

Series: Signature

Footprint Min: 20’-0” X 42’-0”

Footprint Max: 20’-0” X 42’-0”

Height w/o Attic: 23’-10 3/8”

Height w/ Attic: 26’-10 1/4”

Sq. Ft. Min: 1,680

Available Foundation Types:

Level Entry, Level Entry w/ Rear Garage

Bedrooms:	Std:	3	Opt.:	2
Full Baths:	Std:	2	Opt.:	2
Half Baths:	Std:	0	Opt.:	2

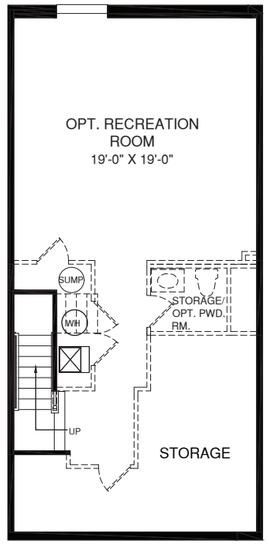
Ceiling Height:

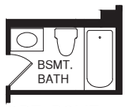
- Bsmt: 8’
- 1st Floor: 9’
- 2nd Floor: 9’

Available Veneers:

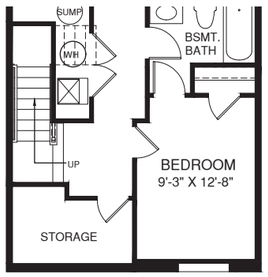
- Traditional: Yes
- Craftsman: Yes

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

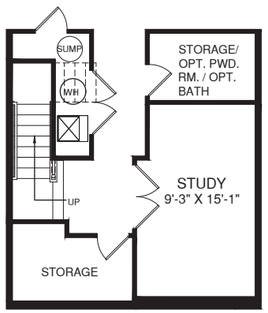




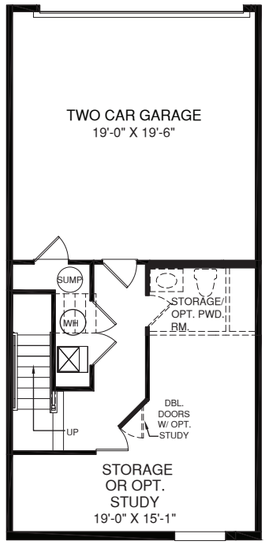
OPT. BSMT. BATH

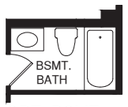


OPT. BEDROOM



OPT. STUDY

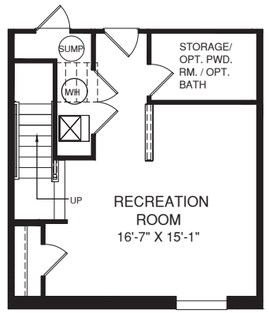




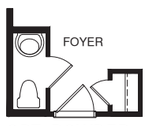
OPT. BSMT. BATH



OPT. BEDROOM



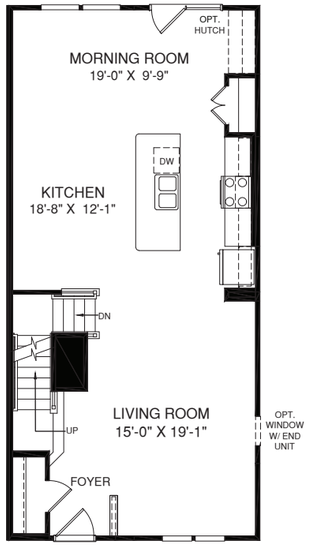
OPT. RECREATION ROOM



OPT. POWDER ROOM

LOWER LEVEL

OPT. DECK W/ PATIO DOOR



MAIN LEVEL

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

STRAUSS
RY0523STS0Av02
RY0523SSA0Av02

October 1, 2025

Mr. Josh Rowland
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210
Sent via email: *josh.rowland@kimley-horn.com*

RE: **Water Availability Letter** Expires: 1/29/2026
Honey Farm Crossing Townhomes – 225 Units
2248 Nashville Highway
Tax Map & Parcel 051 058.00
Columbia, TN

Dear Mr. Rowland:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 225 Townhome units located on the north side of Honey Farm Way. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.

- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- The above request translates to a 225 Single Family Unit (SFU) flow demand equivalent.
- Townhome buildings will be served via gang-meter vaults with a maximum of 6 meters per vault.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.

  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	225	**$84,750**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
  - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
  - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	225	$540	$121,500
Current Impact Fee for ¾" Service Meter	225	$5,500	$1,237,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$1,359,000**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Drew Smith, Equitas Mgmt Group
Bart Anderson, CPWS
File 24-026

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/14/2025
Name: William Irby
Phone: 615 564 2704
Email: William.Irby@Kimley-Horn.com
Address/Parcel ID: A portion of parcel ID 051 05800 000
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Townhomes
Enclosed Area (ft^2): 2,000

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

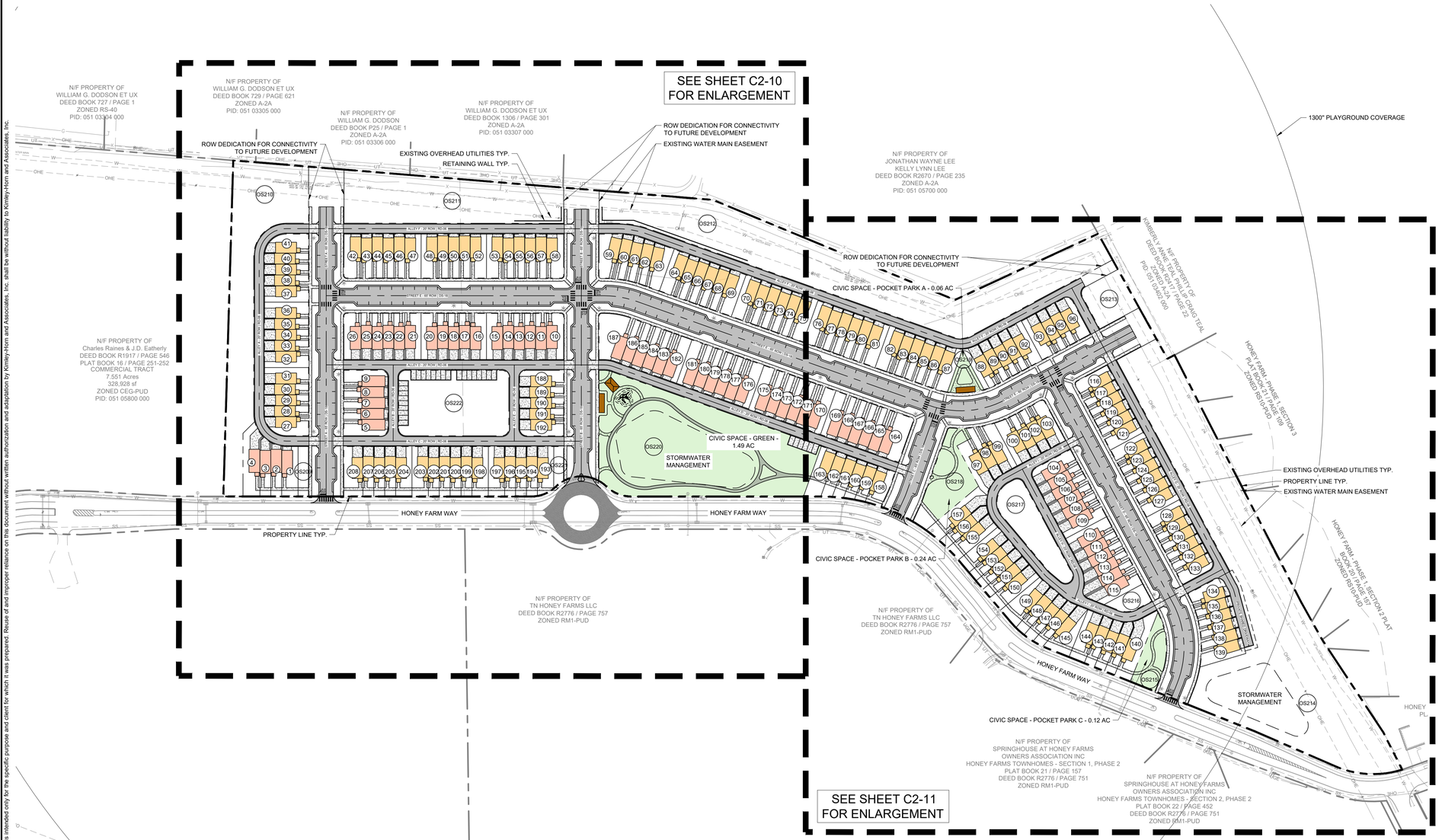
Minimum number of hydrants: 1

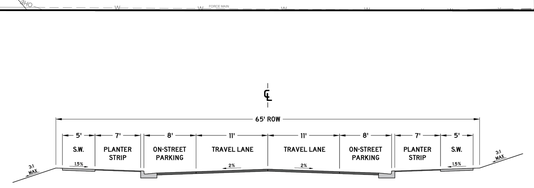
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 11/14/2025

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

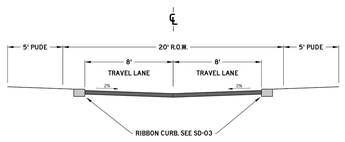




NOTES:

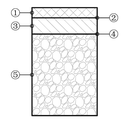
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES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

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



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 401-D.12 ASPHALT CONCRETE MIX: PG64-22: (ACS: GRADING D (SURFACE)), OR 307-D.12 ASPHALT CONCRETE MIX: PG64-22: (ACS: GRADING C W (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-3.6 BITUMINOUS MATERIAL FOR TACK COAT (TC): (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-D.08 ASPHALT CONCRETE MIX: (PG64-22): (SPR90 MIX: GRADING B M2
④	**PRIME COAT** 402-3.9 BITUMINOUS MATERIAL FOR PRIME COAT (PC): (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC): (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

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

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

SITE DATA TABLE

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2023 Kimley-Horn and Associates, Inc.

HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

22 August 2025

William Irby
Kimley-Horn
10 Lea Avenue
Nashville, TN 37210

RE: 2248 Nashville Hwy, Columbia, TN 38401; Honey Farm Crossing, 226 DU of townhomes

William,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

May 10, 2024

Kimley-Horn
Brayden Gries
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067

Re: Honey Farm Crossing, being Tax Map: 051 Parcel ID: 05800

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

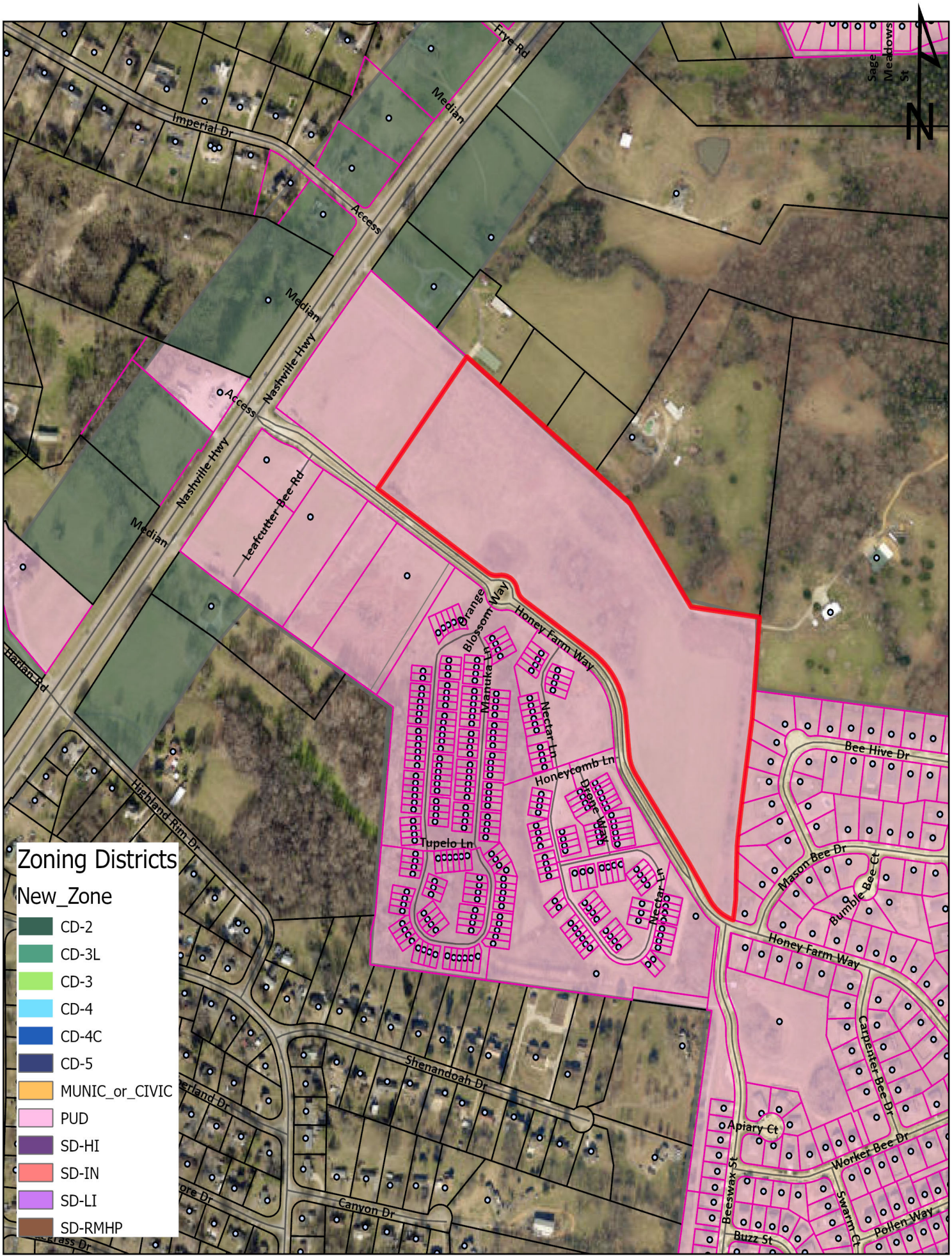
- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

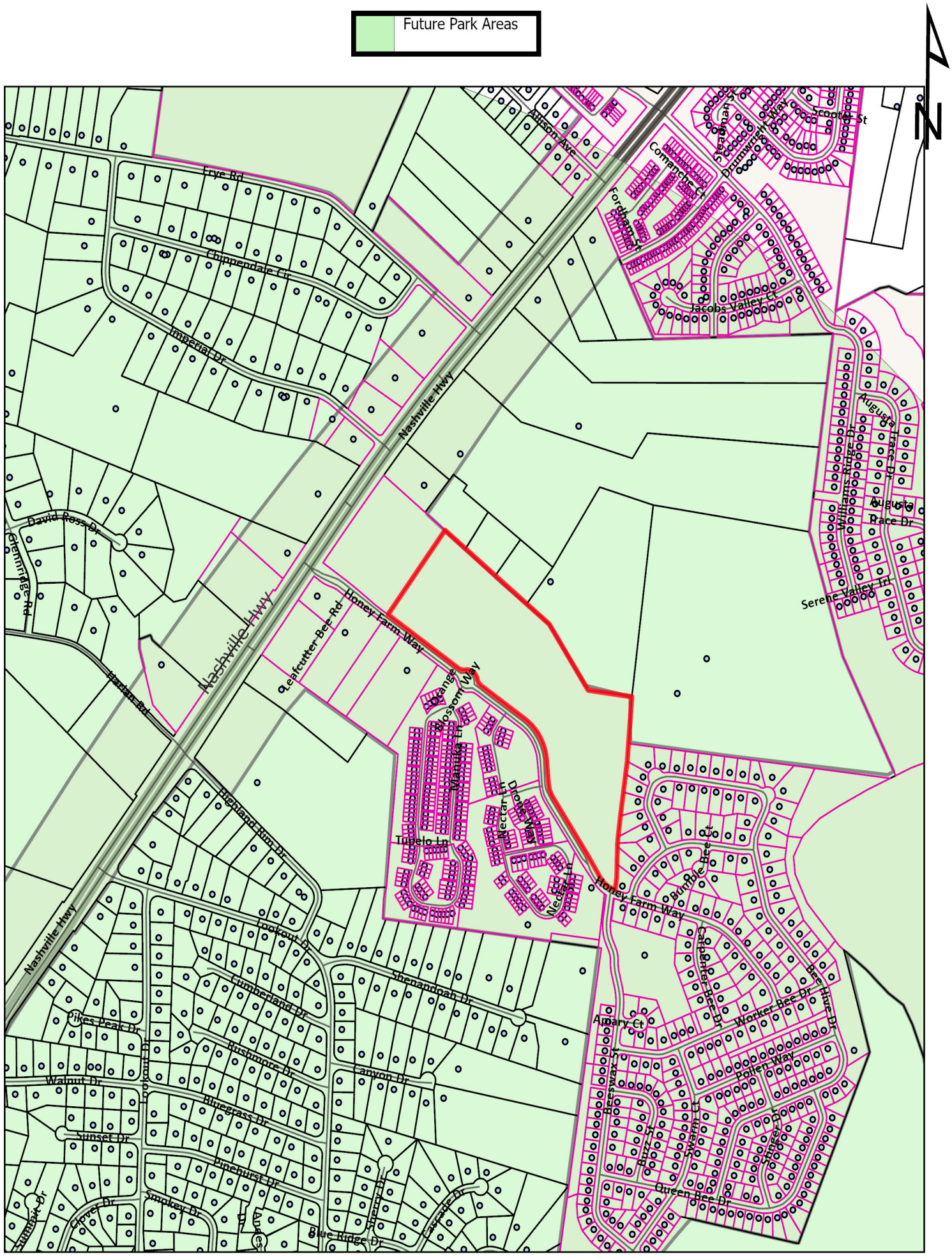
Trevor Gilmer
Power Engineering Manager

so



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

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



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

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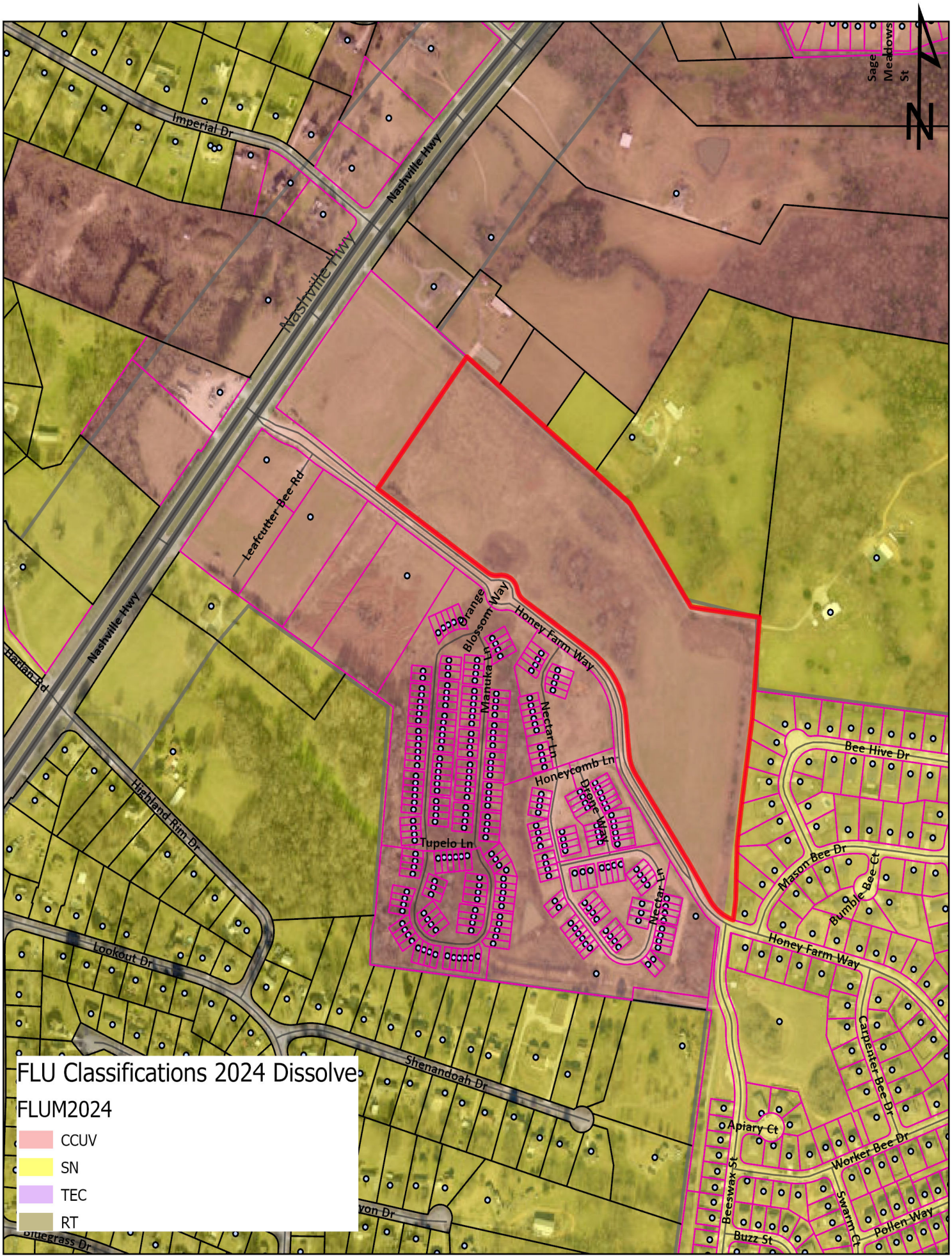

Case #25-0417
Honey Farm PUD, Honey Farm Crossing Lot 6B
Tax Map 51 Parcel 58

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

Honey Farm Crossing Preliminary PUD Legal Description

PROPERTY DESCRIPTION

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

COMMENCING at a 1/2-inch rebar found at the intersection of the southeasterly right-of-way line of Nashville Highway (variable right-of-way) with the northeasterly right-of-way line of Honey Farm Way (variable right-of-way); Thence along said northeasterly right-of-way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2-inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8-inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right-of-way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 26 minutes 06 seconds East for a distance of 883.23 feet to a 1/2-inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2-inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2-inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2-inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8-inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2-inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2-inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2-inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2-inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2-inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2-inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2-inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2-inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8-inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8-inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2-inch rebar found on the northeasterly right-of-way line of Honey Farm Way; Thence continuing with said right-of-way line along the arc of a curve to the right an arc length of 31.03 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 67 degrees 31 minutes 58 seconds West, for a distance of 30.99 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2-inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8-inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2-inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2-inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2-inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 25.867 Acres

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farm Crossing PUD

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

General

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

Lots and Land-Use

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

Structures

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

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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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PUD Specific Items

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

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

Checklist Completed By:

William Irby	*William Irby*	11/14/2025
Print Name	Signature	Date

MEMORANDUM

To: City of Columbia

From: William Irby
Josh Rowland, PLA
Kimley-Horn and Associates, Inc.

Date: November 17, 2025

Subject: ***Honey Farm Crossing – Preliminary PUD Project Narrative***

This memorandum provides a summary of the landholder's interest in the land proposed to be developed as well as a statement of concurrence from all parties having a beneficial interest in the property.

PROJECT NARRATIVE

The developer (NVR) is proposing a residential community featuring 208 town home dwelling units. The proposed zoning for the project assumes a base zoning of PUD. The residential units will include 20' townhomes with a mixture of depths including 38' and 42' deep homes. The community will incorporate a variety of active and passive amenity spaces for residents including a park and walking paths. This community will offer residents attractive elevations, open floor plans, and will be constructed from cementitious siding.

The community will have ample on-street parallel parking for guests. All driveways within the community will be privately owned and maintained and will be designed to meet the City's minimum parking lot and driveway design criteria. Easements for public utilities will be provided in driveways and alleys to serve each unit. The development proposes a total of 222 lots with 208 single family lots and 14 open space lots.

This PUD is in accordance with the Comprehensive Plan overlay of City Center & Urban Village because it provides medium density with a well-organized circulation pattern for vehicles and pedestrians. This development provides medium density blocks with strong form and pedestrian scale along the frontages.

Honey Farm PUD

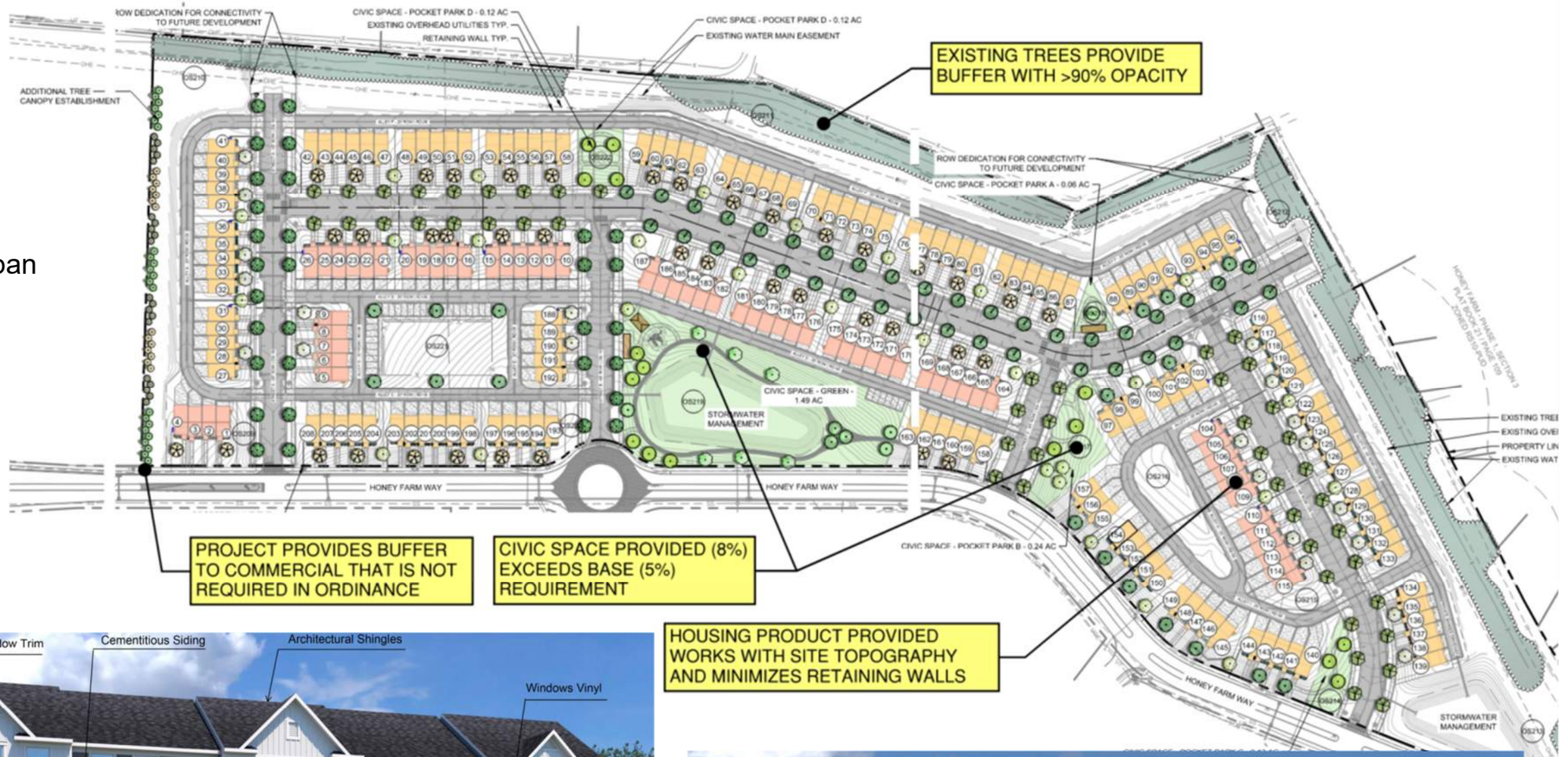
Preliminary PUD Master Plan
Residential Townhome Community

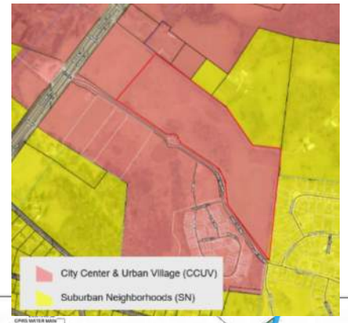
An NVR/Ryan Homes Development

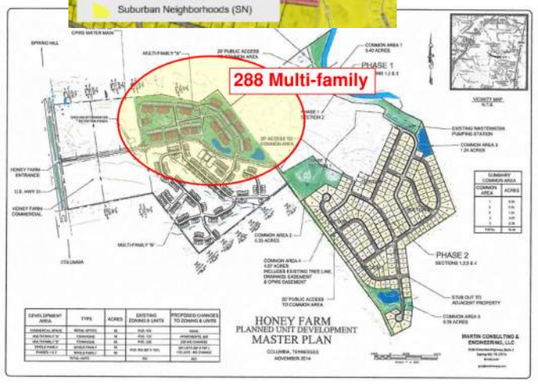
Kimley»Horn

Project Introduction

- 208 Townhomes, 8 units/acre (12 max.)
- Previous PUD allowed for 288 multifamily
- CCUV Comp Plan designation supports urban scale development / CD-4 standards
- Attractive townhome elevations and plans comply with most architectural standards
- Additional Buffer Standards provided
- No retaining wall deviation requests







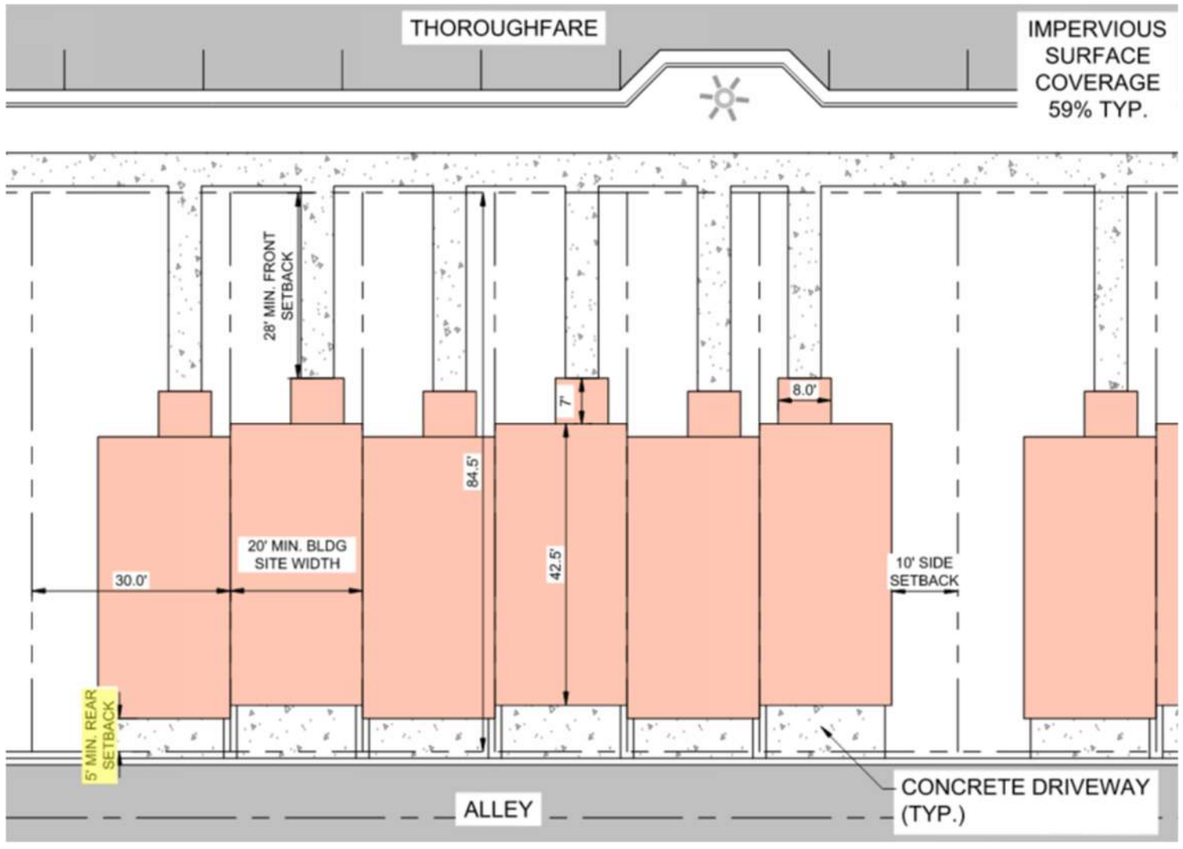


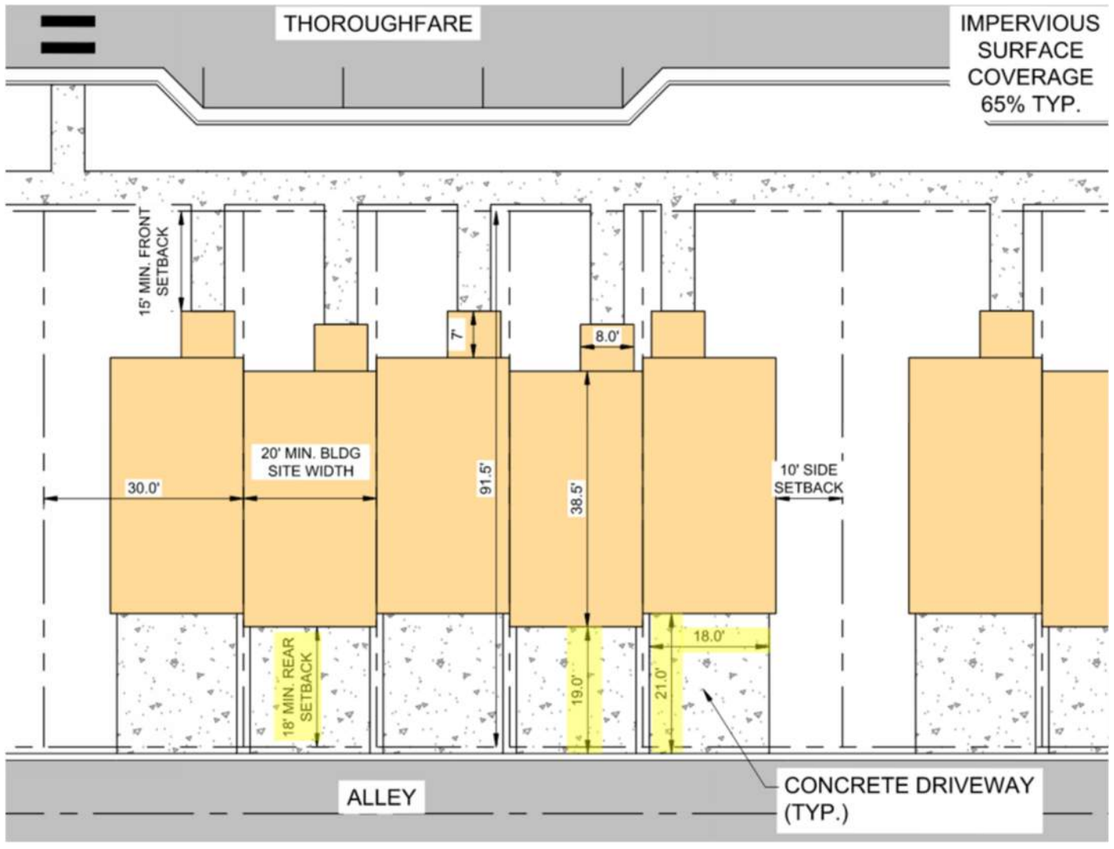


PUD Setback Deviation

- PUD-R standards more compatible with single-family subdivision use
- CD-4 criteria supported in the CCUV future land use is more compatible with a townhome use
- Original PUD calls for multifamily uses in this area (288 apartment units)
- Setback deviations are consistent with, or greater than, CD-4 criteria and allow for the urban aesthetic envisioned for the CCUV area

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

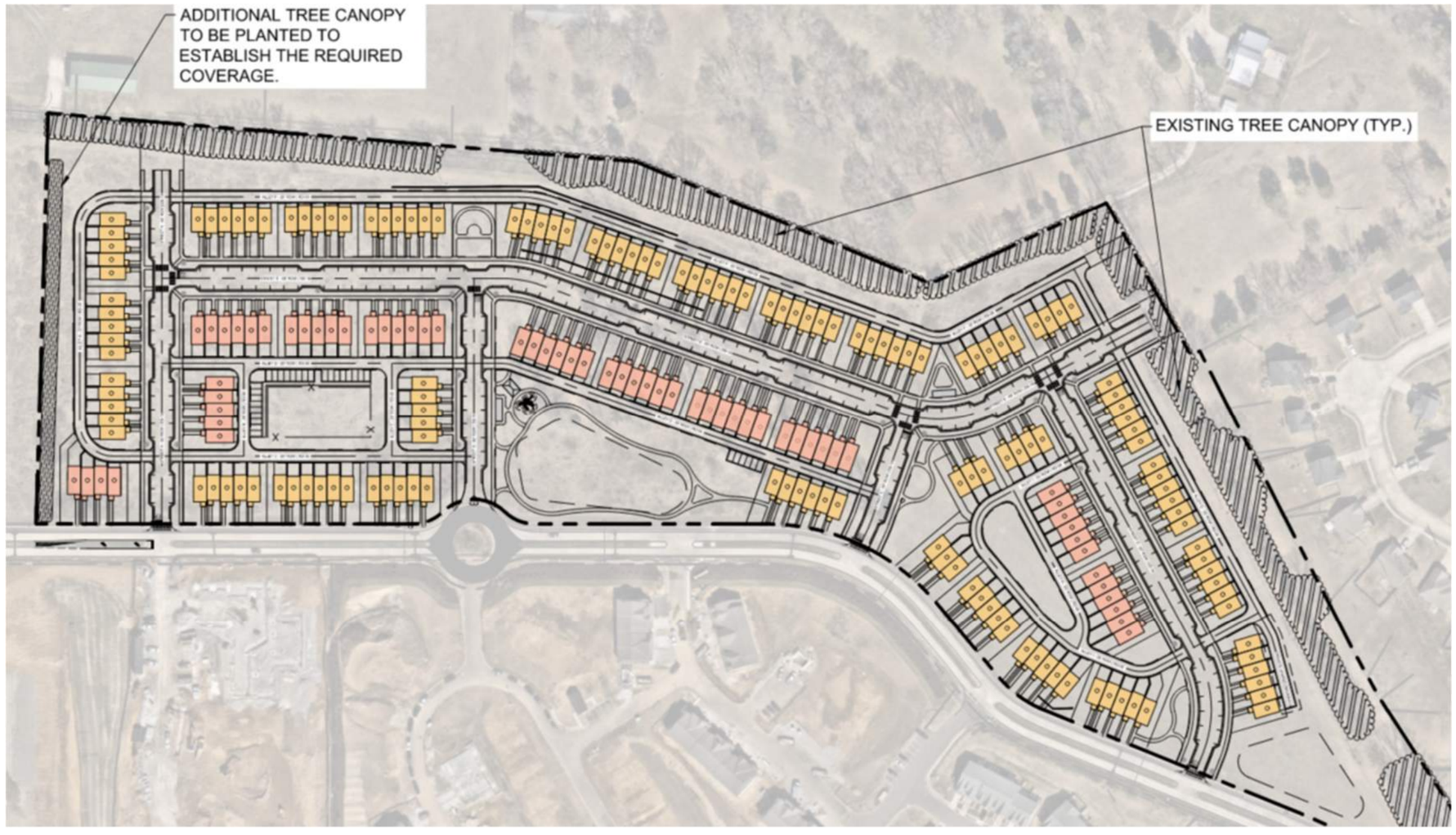




PUD Buffer Deviation

- Home FFE ranges from 10 to 20 feet below north and west project boundaries
- Existing trees and vegetation along north and east property boundaries provide buffer requirement of >90% opacity
- Water and overhead power line easement prohibit the planting of new vegetation in buffer zone
- Tree buffer provided along west property boundary, not required in ordinance, to offset deviation request.





PUD Windowsill Deviation

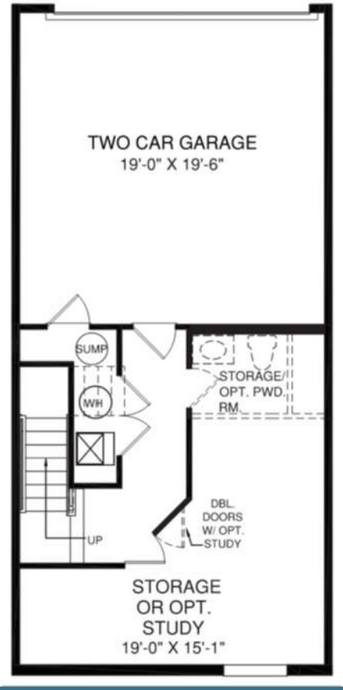
- Requesting 4’ min. from grade to windowsill
- Code requires 5’ min., consistent with raised foundation building types
- Common deviation granted for slab construction

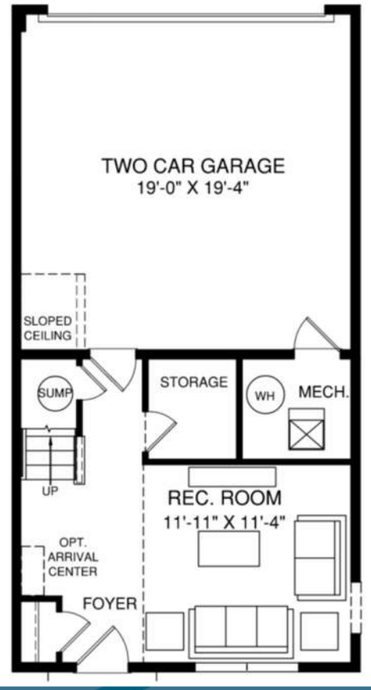


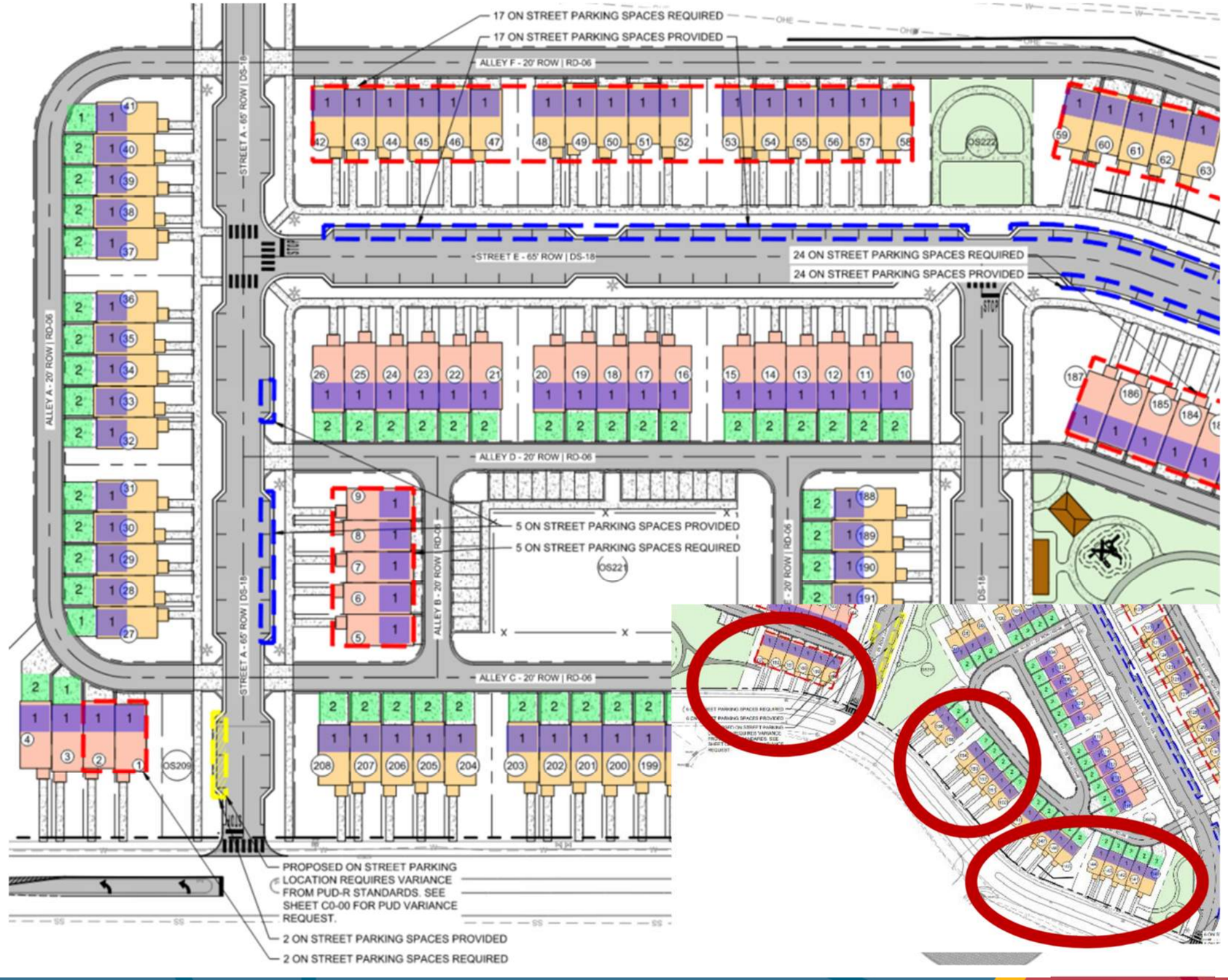


PUD Parking Deviation

- Required Parking Spaces – 433
- Provided Parking Spaces – 620 / 828 w/ 2 per garage
- All units have 2-car garages totaling 416 spaces, only counting 1-space per garage, 208 spaces
- Minimum garage dimensions for 2 parking spaces is 20’ x 20’, proposed unit garages below
- 199 spaces provided in driveways
- 213 on-street spaces provided / 107 required, with a minor deviation for location of spaces on side frontage

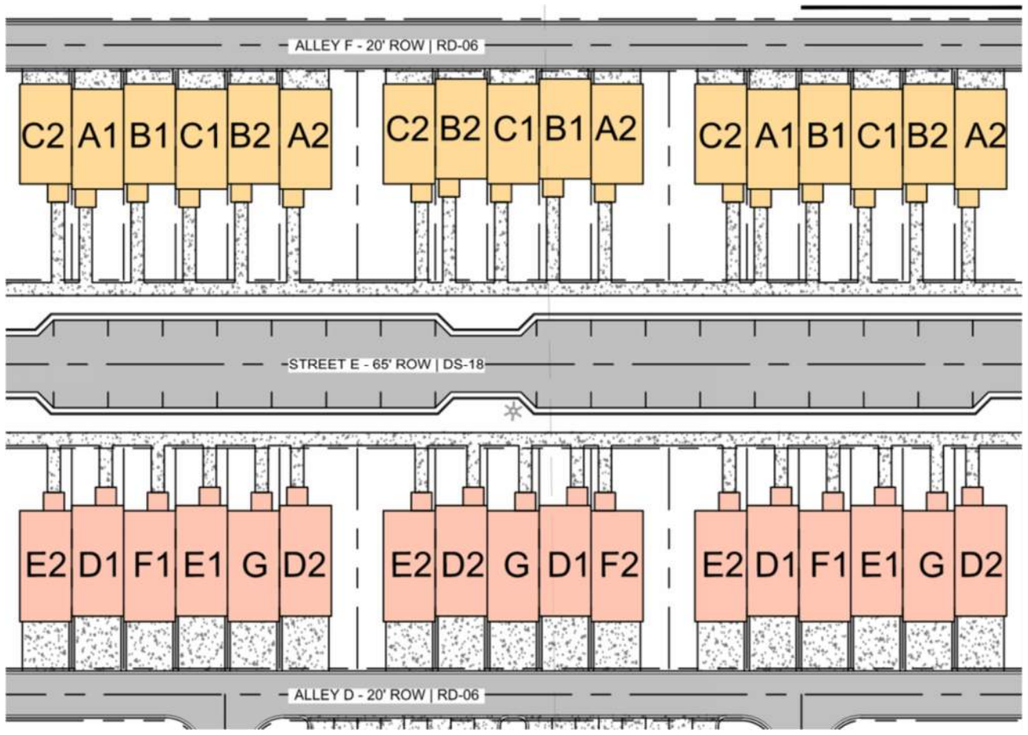






PUD Facade Deviation

- Code requires that no elevation shall be repeated along the same block face
- Request that elevations shall not be repeated in the same building or within 100’ of the same
- Community layout does not have the same product across the street in most circumstances
- Following the Code would require most all elevations to be unique across the community







PUD Architectural Facades













Honey Farms Taco Bell Preliminary PUD Master Plan

Project #:	26-0029	Location:	2250 Nashville Hwy, Tax Map 51 Parcel 58.07
Applicant:	Palmer Engineering, LLC	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	2,524 SF Taco Bell Restaurant

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 2,524 SF Quick Service Restaurant within a PUD-MU District. This proposal is located within the Honey Farms Crossing Development and will enfront Nashville Hwy. The Planning Commission has previously deferred this item due to more clarity on the glazing regarding clear and spandrel glass. The applicant has resubmitted this application indicating clear glass on all elevations where glass is present. In addition, the applicant has removed some upper-level glazing on non-façade elevations with hardie reveal panels. The following bullet points list requested includes deviations that do not comply with the PUD-MU standards of the Zoning Ordinance. Please see applicant response to deviations list in attachments.

- A PUD-MU district does not permit a freestanding sign. The applicant has requested a freestanding monument sign that would meet the signage standards of a general urban (CD-4C) corridor for a freestanding monument sign of 50 SF.
- Glazing (*glass*) is required to be clear glass on all elevations within a PUD-MU district. The applicant has previously requested a deviation from this requirement to utilize spandrel glass in combination with clear glass. The applicant has updated this request to provide clear glazing on all elevations.
- A sidewalk connection has been added along the frontage of the parcel from the 3rd layer parking and includes a sidewalk along the entire width of the property connecting to adjacent uses along Nashville Hwy. An exception to exceed a 24 ft. side setback has been indicated.
- The building design standards include a brick base and cementous siding with a two-story façade design similar to an adjacent quick service restaurant (*McDonalds*) recently approved with a PUD-MU District.
- The Planning Commission is the **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.K of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	Quick Service Restaurant	+ /- 1.2 acres



FUTURE LAND USE MAP (*City Center Urban Village*)

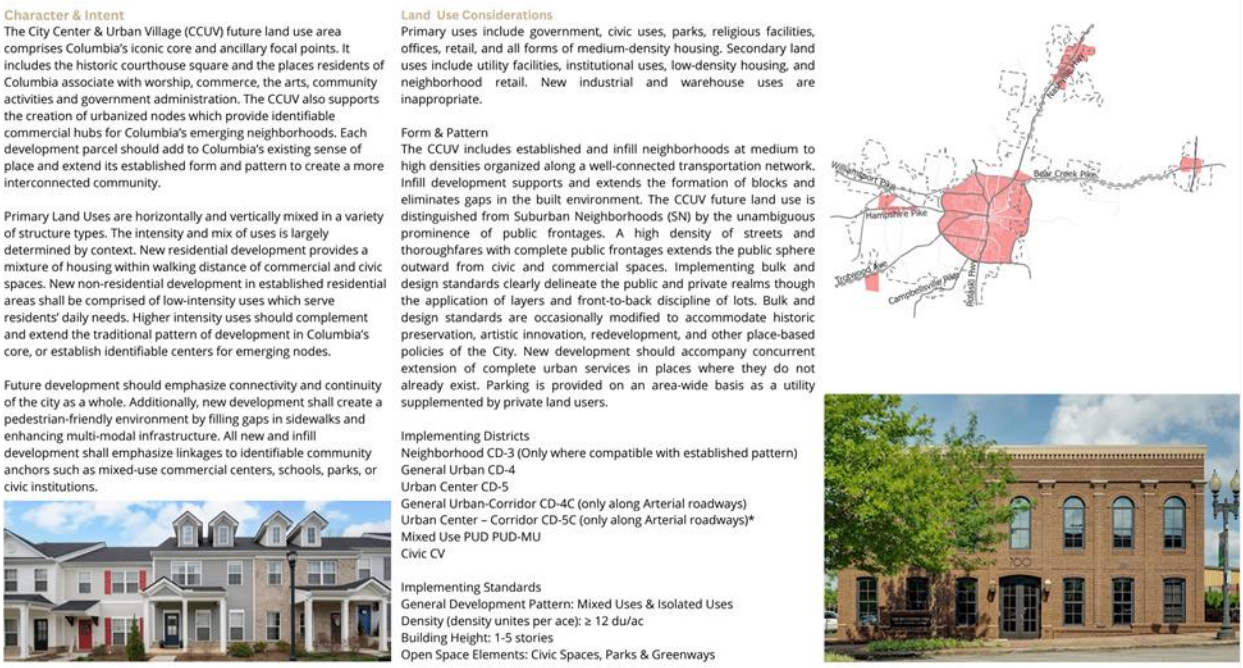


ZONING MAP (PUD-MU)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	City Center & Urban Village	**PUD-MU**	**Vacant Parcel**
North	City Center & Urban Village	**PUD-MU**	**Commercial (*McDonalds*)**
South	Suburban Neighborhoods	**PUD-MU**	**Vacant (*Future Commercial*)**
East	City Center & Urban Village	**PUD-MU**	**Commercial (*Self-Storage*)**
West	City Center & Urban Village	**CD-2**	**Vacant Parcel**

CONSISTENCY WITH CONNECT COLUMBIA



Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low intensity uses which serve residents' daily needs. Higher intensity uses

should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a Pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions. This request includes a pedestrian connection to adjacent parcels in with a sidewalk that is located within the frontage of the site parallel to Nashville Hwy.

AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as ***Activate*****.** The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (*Connect Columbia p. 32).*



Activate (City Policies Foster Proactive Change)
Protect (City Policies Minimize Change to Established Land Use)
Facilitate (City Facilitates Orderly Market-Driven Change)

CONFORMITY WITH ZONING ORDINANCE

Landscaping & Tree Inventory/ Buffering:

This site development plan conforms to all internal landscaping standards for parking lot islands and frontage landscaping. In addition, one tree per 50 ft of frontage has been included in addition to all required street screening in the form of a hedge row at the frontage of the site along Nashville Hwy. Furthermore, there is no existing tree cover on the site that would require a tree inventory.

Parking/Loading:

A quick service restaurant has a parking ratio of 1 space per 100 SF. The applicant has proposed 32 spaces which is permitted by the Zoning Ordinance that allows a site parking ratio not to exceed 50% of the maximum requirement. All parking is proposed to be within the 3rd layer of the site as required for parking orientation within a PUD-MU District. A 10' x 50' loading space has been added within the 3rd layer.

Lots, Building Sites & Bulk Standards:

Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-M of the Zoning Ordinance within a PUD-MU District.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	177 ft.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The primary entrance is at the façade elevation that enfronts Nashville Hwy. The drive-thru and associated stacking is located within the 3rd layer of the site as required.
Building Height:	2 stories minimum **Subject to adjacent uses in PUD MU per Planning Commission*	2 story façade design
Frontage Buildout:	60% minimum	(*177 ft lot frontage*; *82' facade & screening*) 60%

Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Side:** – 0' attached, 10 ft-24ft. **Rear:** NR.	**Front:** – 20 ft. **Side:** - **24 ft +** **Rear:** NR

Architectural Design Standards:

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section (*Nashville Hwy*)
Vertical Composition:	Identifiable Base, Middle, & Cap	The facade includes a defined base, middle, and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings with separate entrances.	82' building façade to include screening in the form of a hedge screen and screen wall (20%) 106' total frontage buildout.
Façade Openings:	20 ft. or less spacing for windows/doors	Proposed windows and/or doors are spaced 20' apart.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront, 20% secondary elevations and upper floors	50%, Shopfront façade (1st floor), 20% (2nd floor).
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows are ground level with exception to window dormer elements within visible roofline.
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear glass	Clear Glass

Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and solider course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (*Commercial uses do not have this requirement*)
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	N/A
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic stucco over masonry	Fiber Cement Board
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

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

8.5.21.B Master PUD Development Plan Approval

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

> Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council 's first making formal, written findings regarding each of the items listed that the proposed Development, such applications, and approvals:

a. conforms to all applicable standards and requirements of this Ordinance,
b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
d. adequately conserve woodland and the protect water courses from erosion and siltation;
e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and
f. adequately address all such other matters as they may find to have material bearing upon the stated standards and objectives of this Ordinance.

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

8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan
Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

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

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its February 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** highlighted that application listed deviations that would not meet the base zoning of the PUD-MU standards. The applicant is requesting a freestanding monument sign. The requested deviation to utilize spandrel glass has been corrected to be clear glass.
- **Engineering** noted that this approval is subject to existing traffic study and construction plan approval.
- **Columbia Water** indicated that the water availability letter was issued on **January 20th, 2026,** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

SAMPLE MOTIONS

Recommend Approval:

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

Recommend Approval Subject to Conditions:

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

Recommend Denial:

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

Defer:

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

PRELIMINARY DESIGN PLANS FOR

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN 38401

JOB SITE SAFETY

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

ACCESSIBILITY INFORMATION:

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

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

BEFORE YOU DIG

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

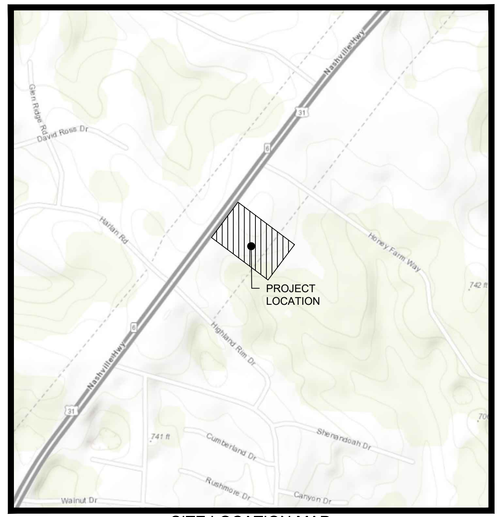
GAS

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

TELECOMMUNICATIONS

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

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



SITE LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY, TN

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

PROJECT #: 12965

PROJECT DESIGN TEAM:

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

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

OWNER / BUILDER:

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

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

CONTRACT DATE:	03/30/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

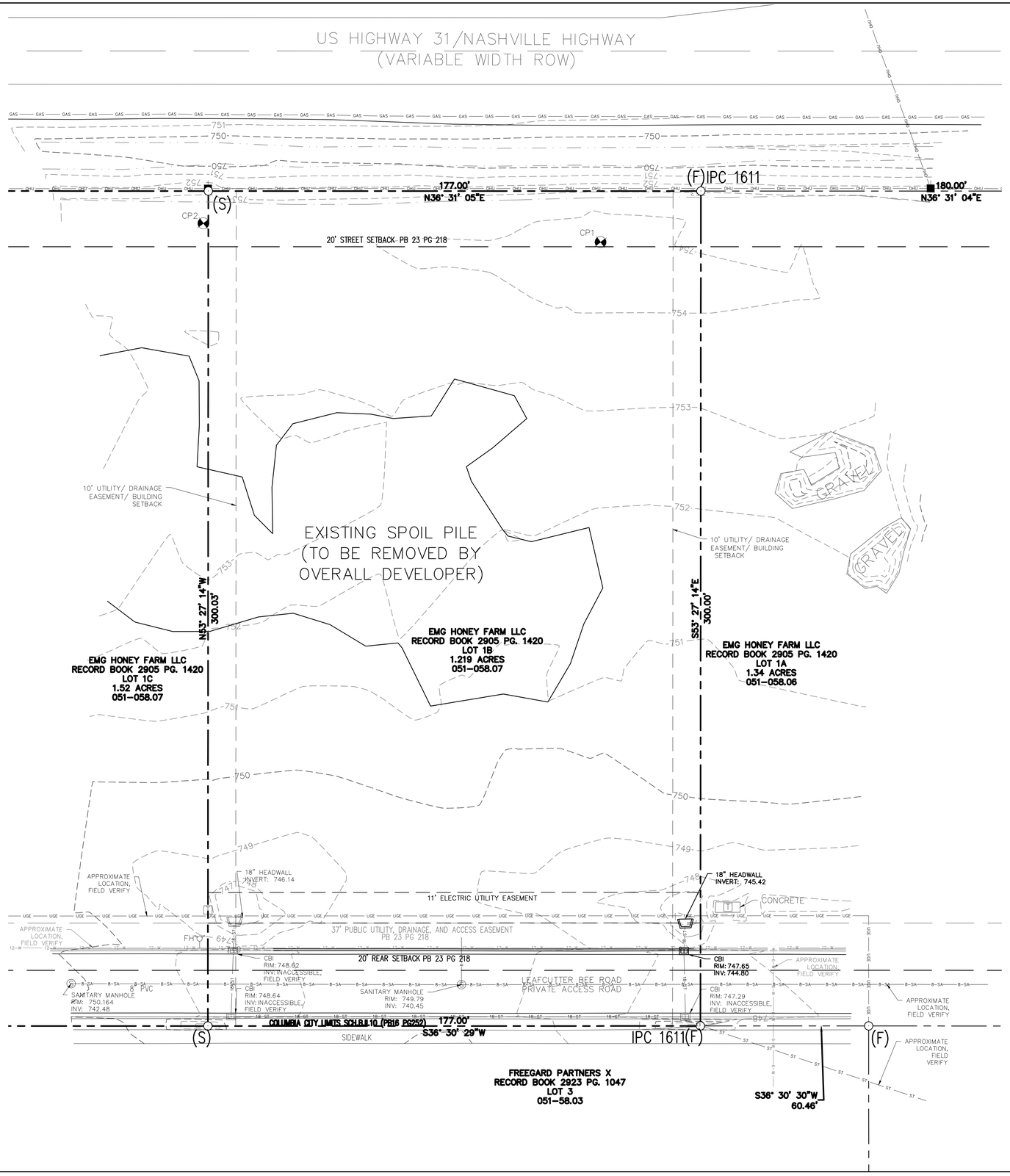
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

COVER SHEET

C-0.0

PERMIT PLOT DATE: 03/30/2026



LEGEND

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

CONTROL POINT SCHEDULE (CP)

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

SURVEY NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

CONTRACT DATE:	03/30/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

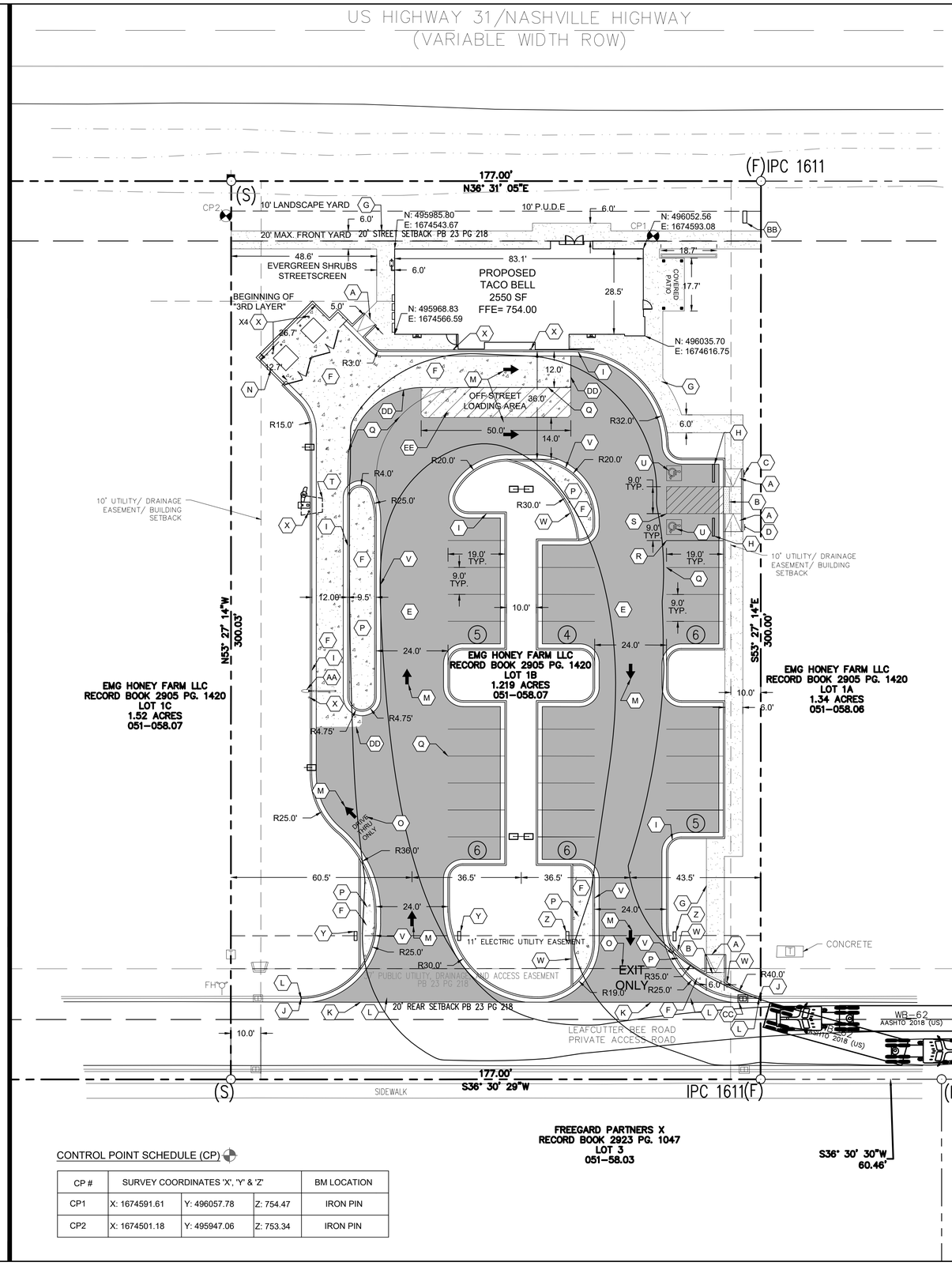
TACO BELL

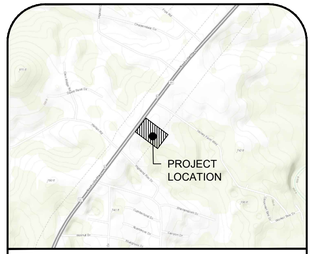
HONEY FARM CROSSING
COLUMBIA, TN

BOUNDARY AND TOPOGRAPHY SURVEY PLAN

C-0.1

PERMIT PLOT DATE: 03/30/2026





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 50% OVER MIN.	MIN.2,550 SF / 100 = 26 SPACES MAX. 26 X 50% = 39
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	29,960 SQ FT
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	60% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 84.96' (177' X 60% = 106.2'; 106.2' X -20% = 84.96' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	130.4' FRONTAGE BUILDOUT (83.1' TOTAL BUILDING WIDTH AND 48.6' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 26.3' (83.1' TOTAL BUILDING WIDTH AND ALLOWED 26.3' STREETSCREEN WIDTH = 109.4')

LEGEND

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

SITE PLAN NOTES:

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

SITE PLAN KEY:

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

CONTROL POINT SCHEDULE (CP)

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

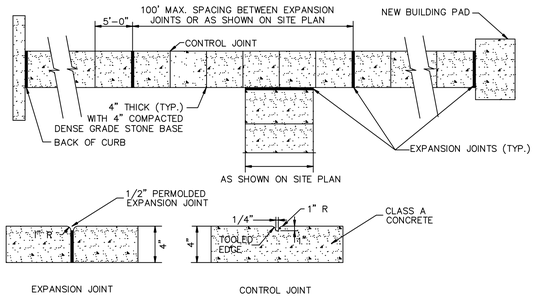
CONTRACT DATE: 03/30/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

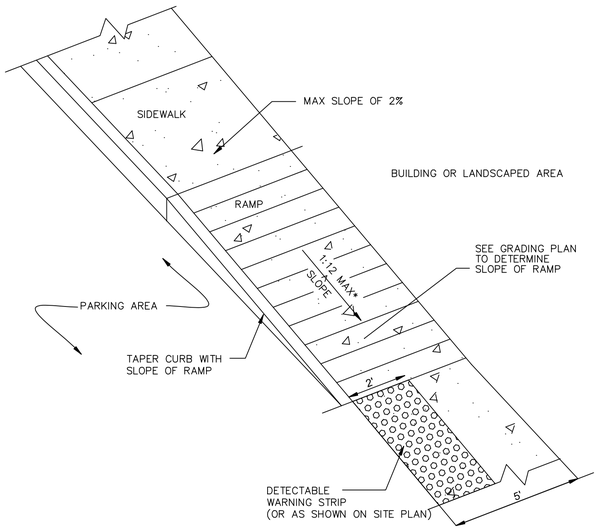
SITE PLAN

C-1.0

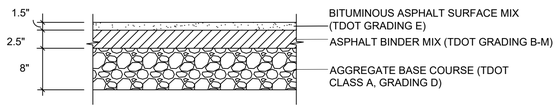
PERMIT PLOT DATE: 03/30/2026



CONCRETE SIDEWALK (A)
NOT TO SCALE

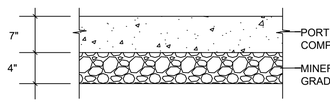


ADA ACCESSIBLE CURB RAMP DETAIL (B)
NOT TO SCALE



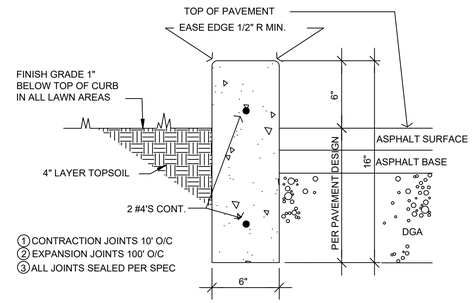
HEAVY DUTY ASPHALT PAVEMENT DETAIL (C)
NOT TO SCALE

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

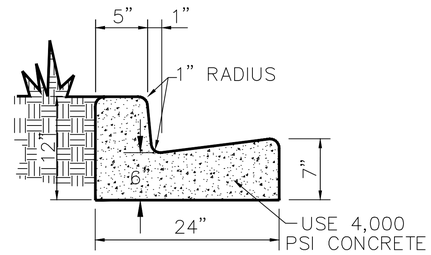


HEAVY DUTY CONCRETE PAVING DETAIL (D)
NOT TO SCALE

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

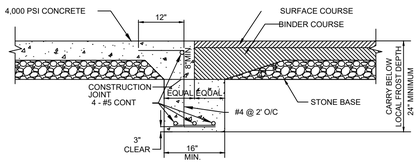


6" HEADER CURB DETAIL (E)
NOT TO SCALE

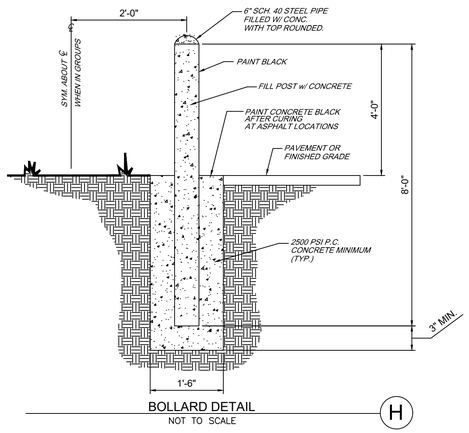


1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC
4. BASE AND SUBGRADE REQUIREMENTS SHALL MATCH ADJACENT PAVEMENT DETAIL
5. INSTALL PER CITY/STATE STANDARD DRAWINGS

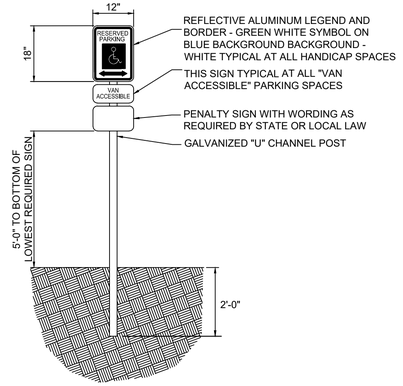
24" STANDARD CURB AND GUTTER (F)
NOT TO SCALE



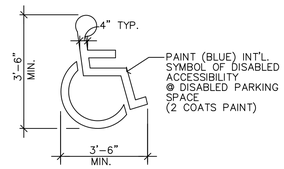
CONCRETE/ASPHALT JOINT DETAIL (G)
NOT TO SCALE



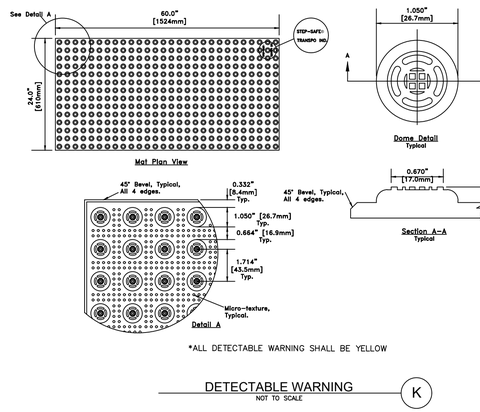
BOLLARD DETAIL (H)
NOT TO SCALE



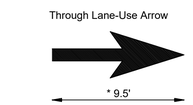
ADA ACCESSIBLE PARKING SIGN (I)
NOT TO SCALE



ADA ACCESSIBLE SYMBOL DETAIL (J)
NOT TO SCALE



DETECTABLE WARNING (K)
NOT TO SCALE



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

TRAFFIC ARROWS (L)
NOT TO SCALE

Palmer ENGINEERING
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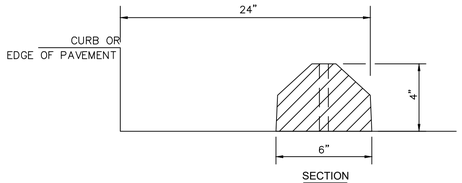
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

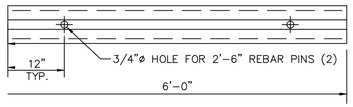
C-1.1

PERMIT PLOT DATE: 03/30/2026

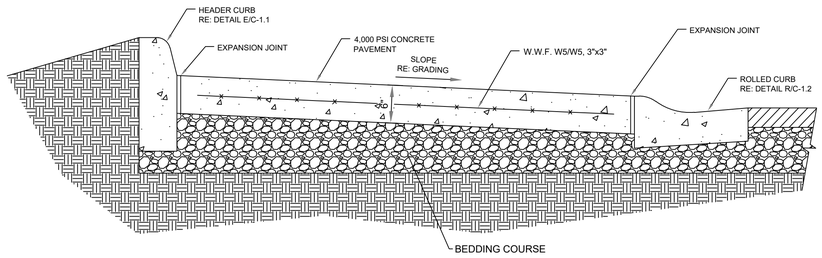


SECTION

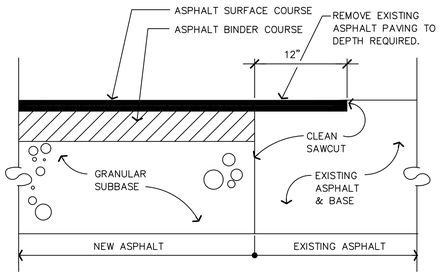
RECYCLED RUBBER WHEEL STOPS WITH WHITE STRIPES (72"L x 6"W x 4"H); ACCESSIBLE PARKING WITH BLUE STRIPES



RECYCLED RUBBER WHEEL STOP (M)
NOT TO SCALE

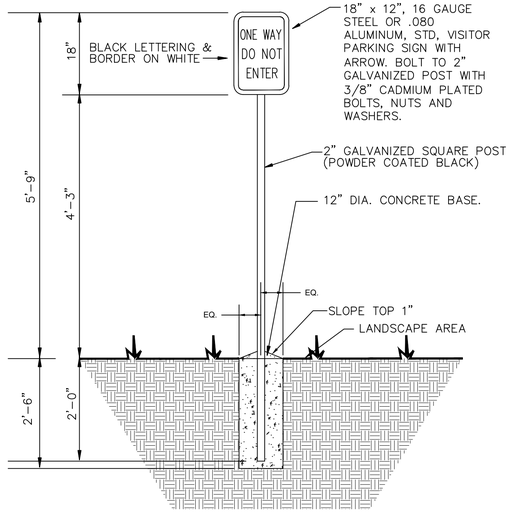


MOUNTABLE CONCRETE MEDIAN DETAIL (P)
NOT TO SCALE

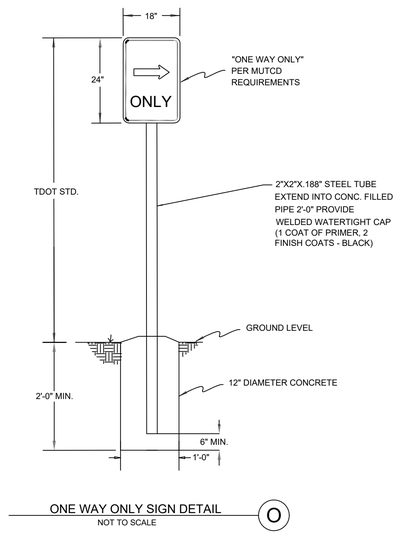


NOTE: TYPICAL AT NEW TO EXISTING PAVEMENT TIE-IN POINTS.

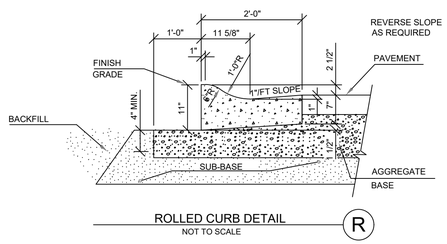
EDGE KEY DETAIL (N)
NOT TO SCALE



DO NOT ENTER SIGN (Q)
NOT TO SCALE



ONE WAY ONLY SIGN DETAIL (O)
NOT TO SCALE



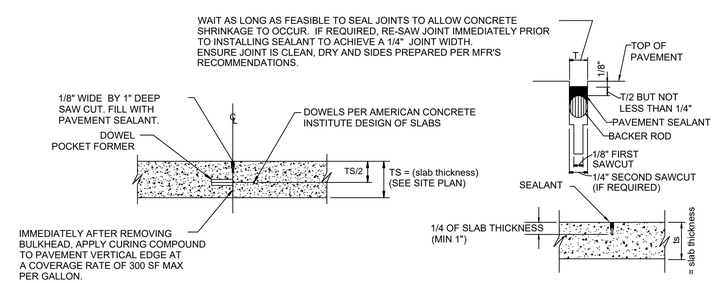
ROLLED CURB DETAIL (R)
NOT TO SCALE

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

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

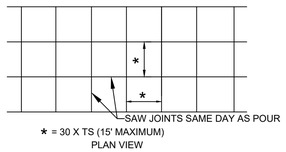
*ACI Committee 325 (1956); Walker and Holland (1998).
†Total dowel length includes allowance made for joint opening and minor errors in positioning dowels.
‡Rectangular plates are typically used in sawcut contraction joints.
Notes: Table values based on a maximum joint opening of 0.20 in. (5 mm). Dowels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

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

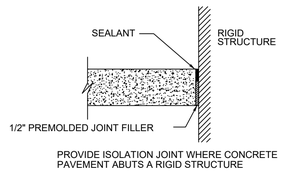


CONSTRUCTION JOINT

SAW JOINT



CONCRETE PAVEMENT



ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL (S)
NOT TO SCALE

Palmer ENGINEERING
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SUITE 210
LEXINGTON, KY 40513
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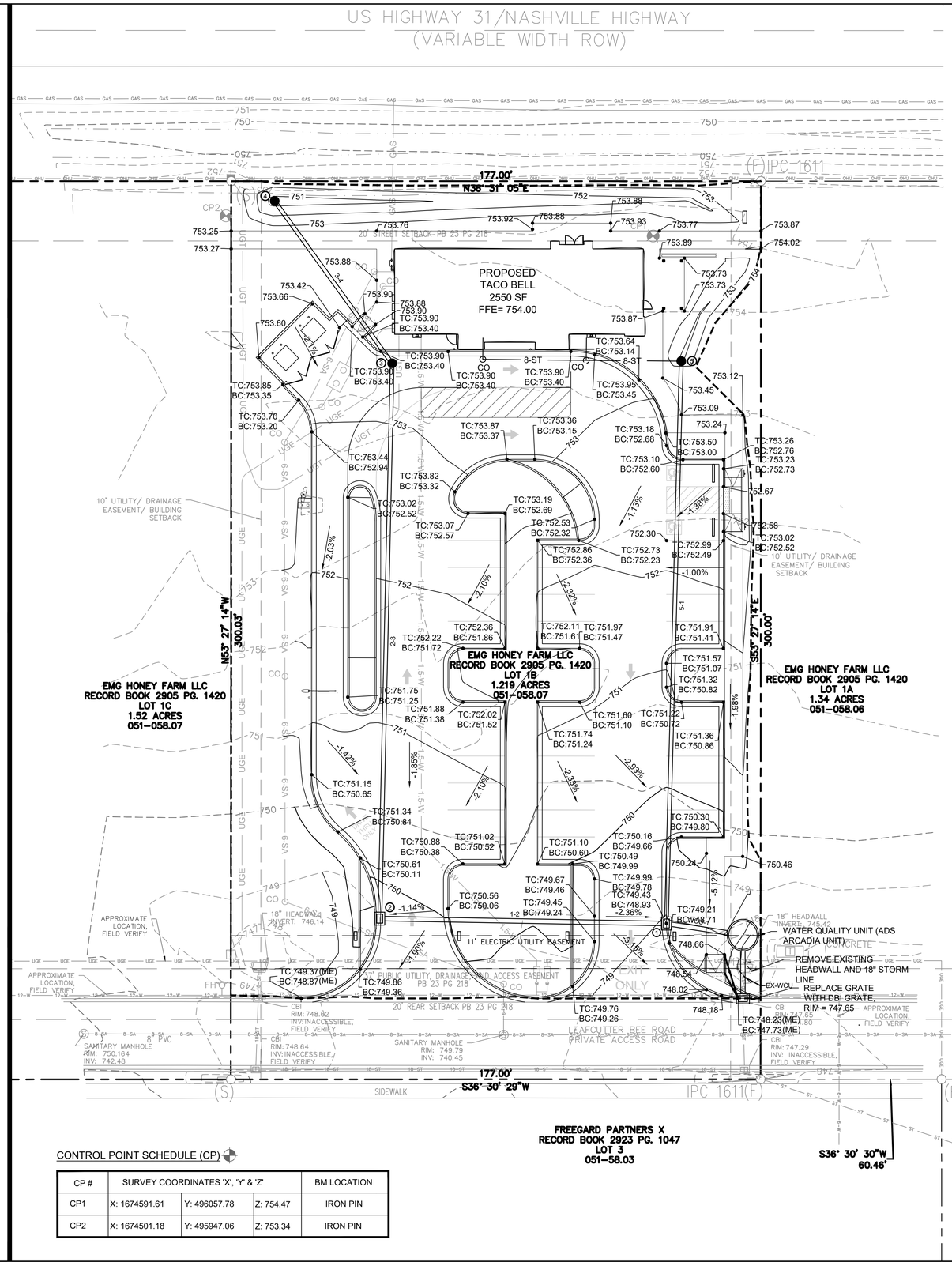
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

C-1.2

PERMIT PLOT DATE: 03/30/2026



LEGEND

- PROPERTY LINE
- EASEMENT
- 615 EXISTING MAJOR CONTOUR
- 615 EXISTING MINOR CONTOUR
- 8-ST 8-ST 8-ST PROPOSED STORM PIPE
- 750 PROPOSED MAJOR CONTOUR
- 751 PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- 18-ST EXISTING STORM LINE
- -1.00% SURFACE SLOPE
- 752.00 SURFACE SPOT ELEVATION
- 752.00 (ME) MATCH EXISTING ELEVATION
- TC: 754.00 BC: 753.50 TOP / BOTTOM OF CURB
- CO CLEAN OUT
- PROPOSED INLETS

GRADING & DRAINAGE NOTES:

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

STORM STRUCTURE TABLE			
STRUCTURE #	DESCRIPTION	STRUCTURE DETAILS	COORDINATES
1	CBI	RIM = 749.26 INV IN = 745.53 INV IN = 747.64 INV OUT = 745.53	N=495924.67 E=1674778.76
2	DBI	RIM = 749.77 INV IN = 746.02 INV OUT = 746.02	N=495848.70 E=1674720.47
3	YARD DRAIN	RIM = 753.38 INV IN = 746.94 INV OUT = 746.94	N=495962.40 E=1674573.88
4	YARD DRAIN	RIM = 750.47 INV OUT = 747.27	N=495963.10 E=1674506.93
5	YARD DRAIN	RIM = 751.77 INV OUT = 747.89	N=496040.45 E=1674630.78

STORM PIPE TABLE				
PIPE #	SIZE	LENGTH	SLOPE	MATERIAL
EX-WCU	18"	14'	4.39%	HDPE / RCP
WCU-1	18"	21'	0.55%	HDPE / RCP
1-2	18"	96'	0.51%	HDPE / RCP
2-3	15"	186'	0.50%	HDPE / RCP
3-4	15"	67'	0.49%	HDPE / RCP
5-1	12"	188'	1.59%	HDPE / RCP

CONTROL POINT SCHEDULE (CP)

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

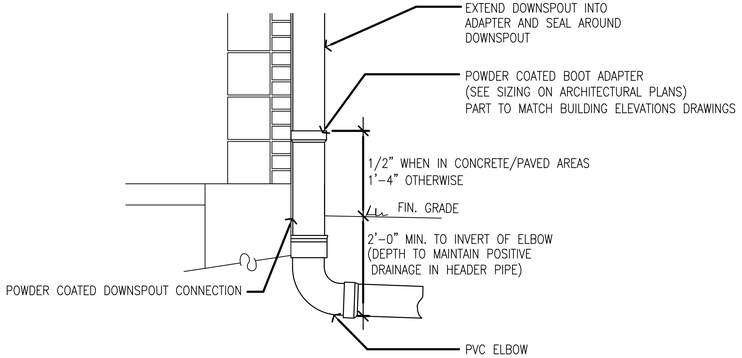
CONTRACT DATE: 03/30/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

GRADING PLAN

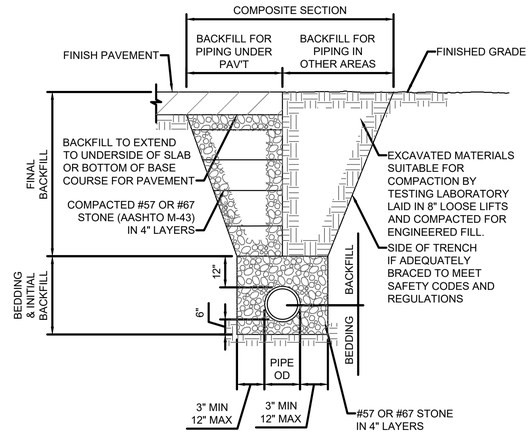
C-3.0

PERMIT PLOT DATE: 03/30/2026



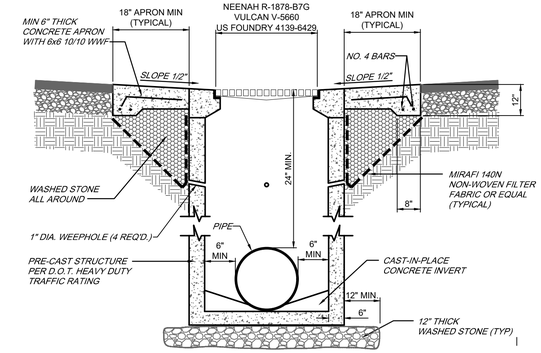
A DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



B PIPE BEDDING & BACKFILL DETAIL

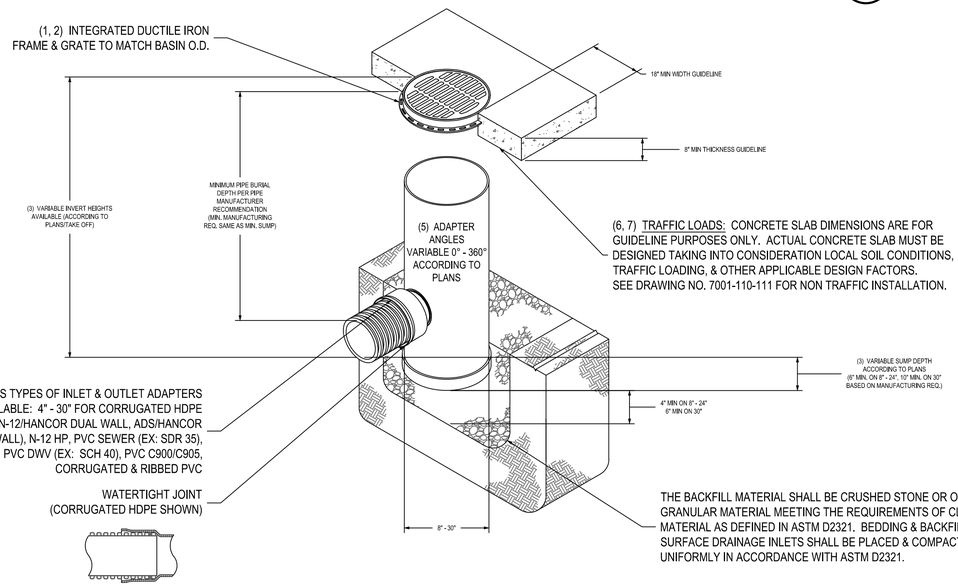
NOT TO SCALE



C DROP BOX INLET

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



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

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

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

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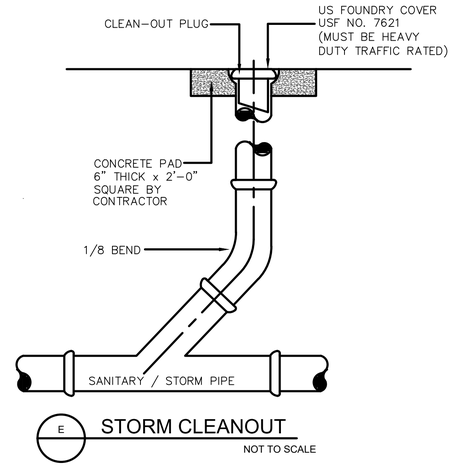
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY EBC	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 3-3-10			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144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

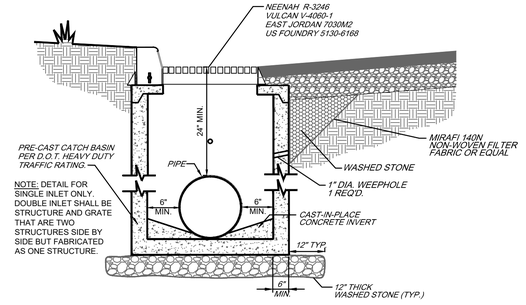
D YARD DRAIN

NOT TO SCALE



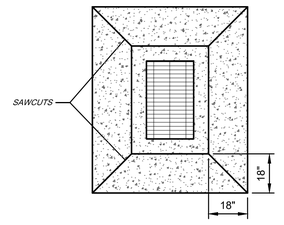
E STORM CLEANOUT

NOT TO SCALE



F CURB BOX INLET

NOT TO SCALE



G INLET APRON

NOT TO SCALE

Palmer ENGINEERING
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LEXINGTON, KY 40513
(859) 389-9293

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STORE NUMBER:	TBD

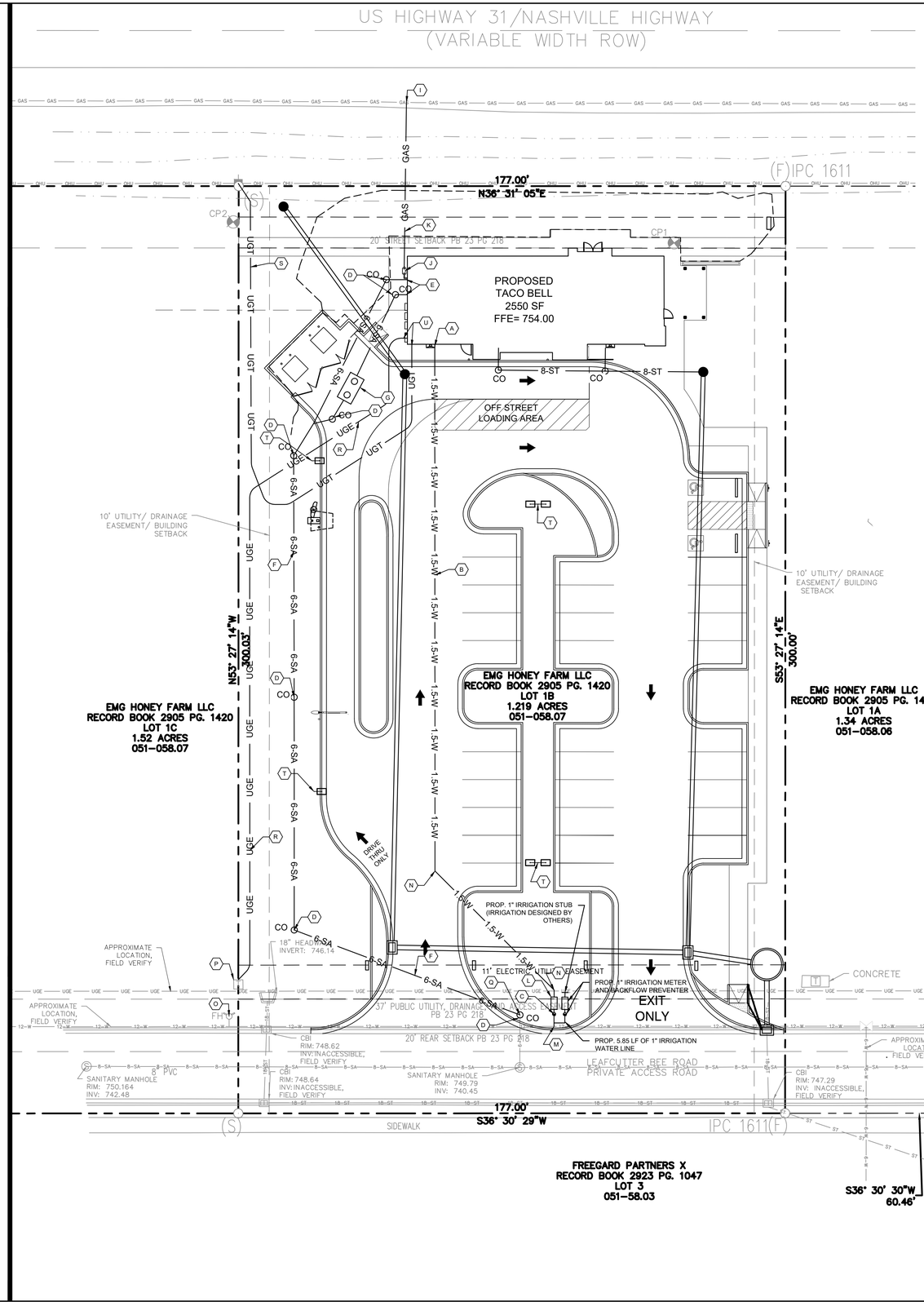
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

DRAINAGE DETAILS

C-3.1

PERMIT PLOT DATE: 03/30/2026



UTILITY PLAN KEY NOTES:

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

UTILITY NOTES:

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

GAS

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

TELECOMMUNICATIONS

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

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

LEGEND

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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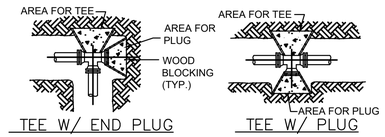
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

UTILITY PLAN

C-4.0

PERMIT PLOT DATE: 03/30/2026



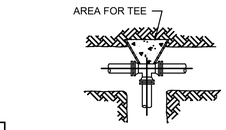
TEE W/ END PLUG

TEE W/ PLUG

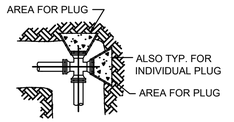
THRUST BLOCK AREAS IN SQ. FT.				
PIPE SIZE IN INCHES	90°BEND, TEES,PLUGS	45° BEND	22.5° BEND	11.25° BEND
4	1.6	0.9	0.4	0.2
6	3.6	1.9	1.0	0.5
8	6.4	3.5	1.8	0.9
10	10.0	5.4	2.8	1.4
12	14.4	7.8	4.0	2.0
16	25.2	13.6	7	3.5

NOTES

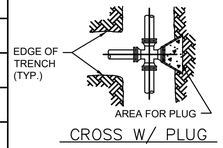
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED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



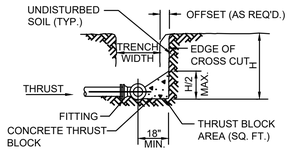
TEE



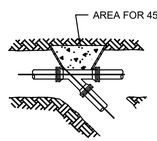
CROSS W/ TWO PLUGS



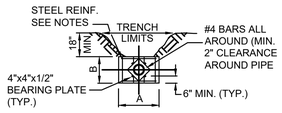
CROSS W/ PLUG

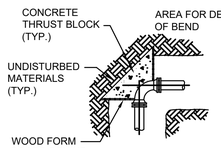


TYPICAL SECTION

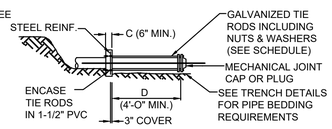


WYE



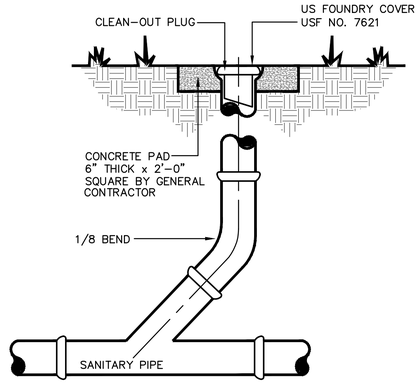


BENDS

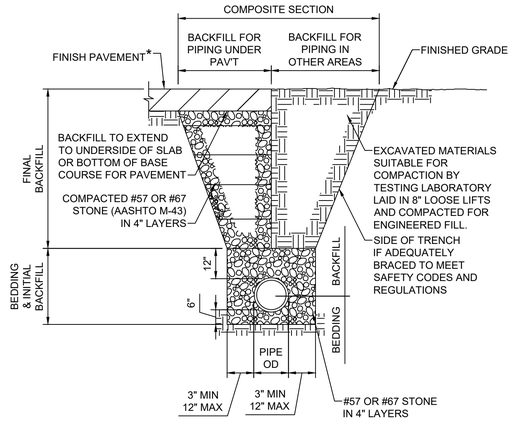


"DEAD MAN" THRUST AND RESTRAINT

THRUST BLOCK DETAILS (A)
NOT TO SCALE



CLEANOUT DETAIL (B)
NOT TO SCALE



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

PIPE BEDDING & BACKFILL DETAIL (C)
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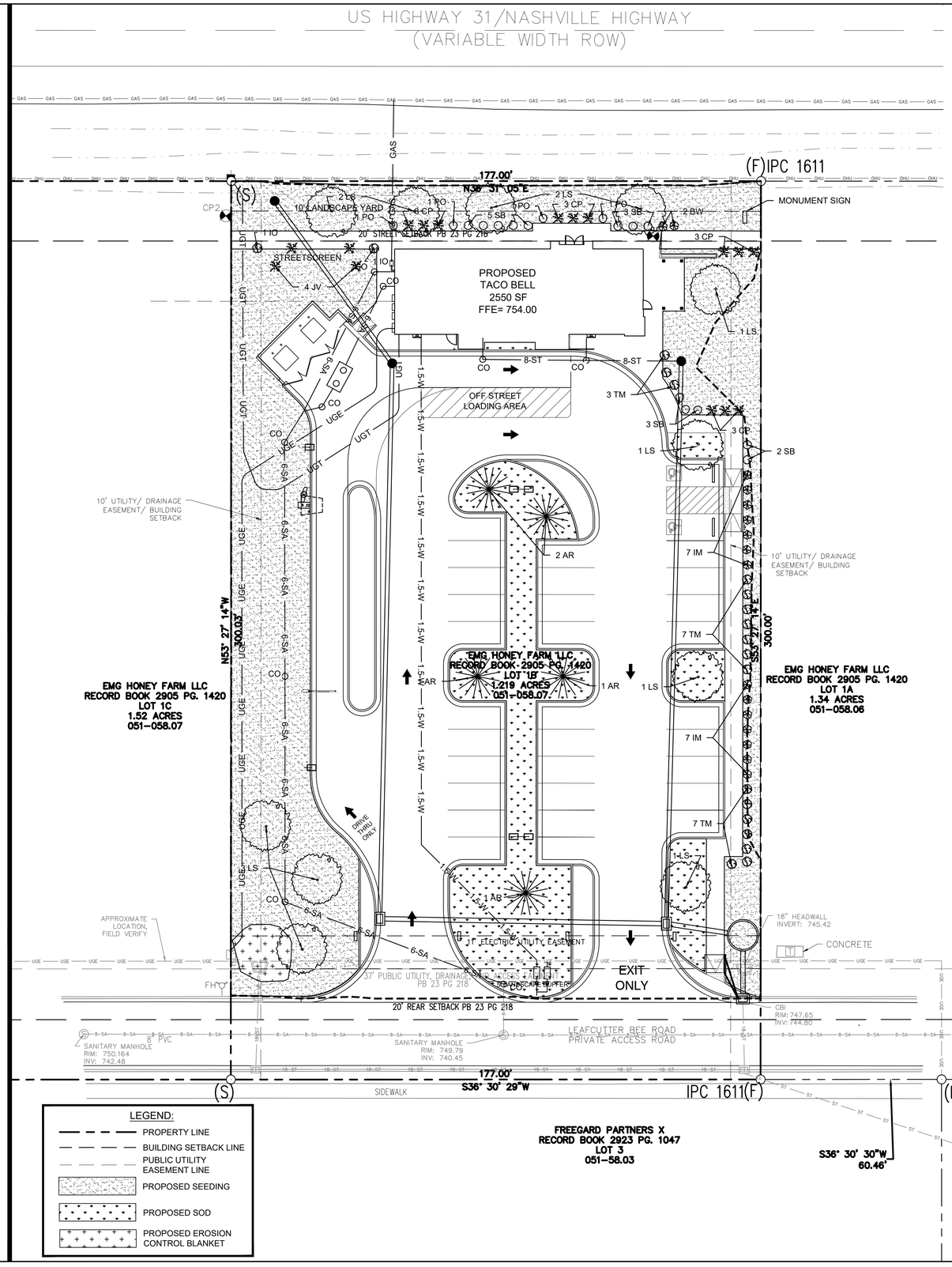
UTILITY DETAILS

C-4.1

PERMIT PLOT DATE: 03/30/2026



LANDSCAPE DATA

SITE AREA: 1.22 ± ACRES ZONING: PUD-MU

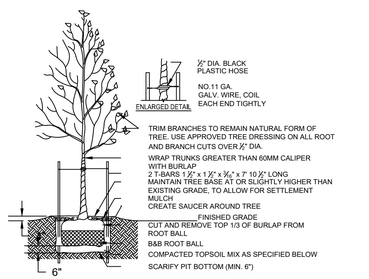
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 177' FRONTAGE = 177' / 50 = 3.5 OR 4 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATIONS APPROVAL 4 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (9,737 / 2,000 SF = 4.87 OR 5 TREES)	3 TREES IN ISLANDS 6 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

PLANT SCHEDULE

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

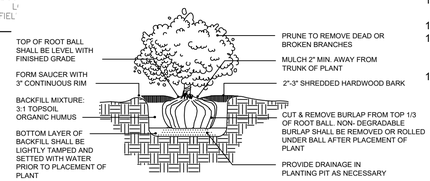
TURF ESTABLISHMENT:

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



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

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

CONTRACT DATE:	03/25/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

TACO BELL

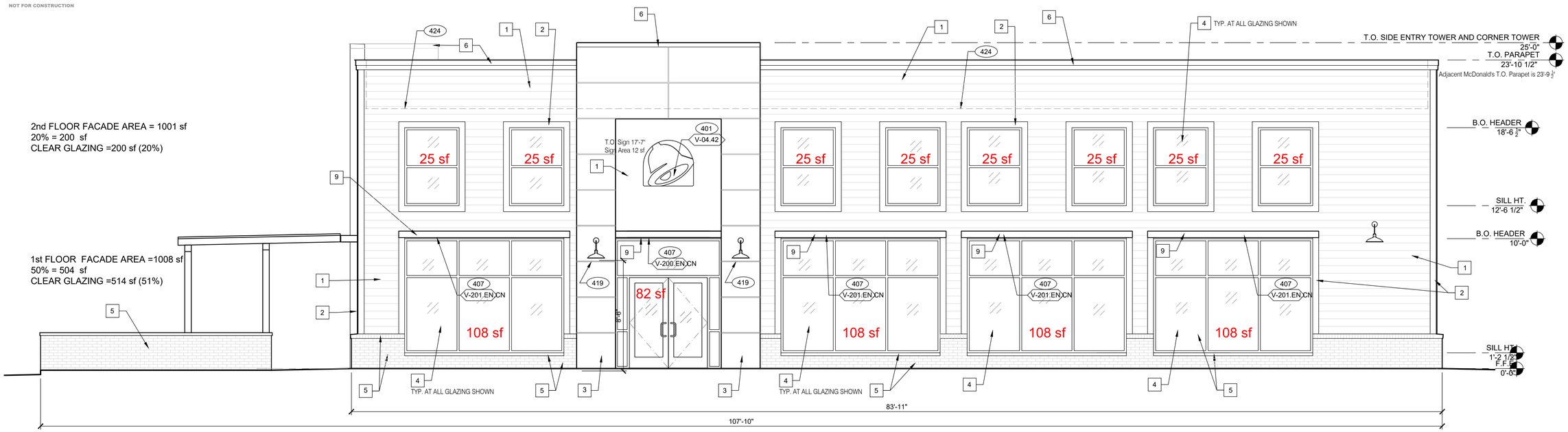
HONEY FARM CROSSING
COLUMBIA, TN

LANDSCAPE PLAN

C-5.0

PERMIT PLOT DATE: 03/25/2026

NOT FOR CONSTRUCTION



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

TRANSPARENT GLAZING
ALL GLAZING SHOWN IS TRANSPARENT

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	AS-2
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	AS-2
NORTH			
V-202.EN.CN **	1	FRONT AWNING 17' 7" L x 6" H x 1' 4" D BLACK	AS-2
WEST			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	AS-1
V-200.EN	1	SIDE ENTRY AWNING 8' 4" x 3' 0" BLACK	AS-1
V-201.EN.CN **	4	SIDE ENTRY EYEBROW 13' 0" L x 6" H x 1' 4" D BLACK	AS-1
SOUTH			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	AS-2
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	AS-2
DRIVE THRU SIDE			
V-101.DT **	1	DT AWNING (OVER DT) 7' 10" x 4' 0" BLACK	AS-2
V-102.DT **	1	DT AWNING (OVER PRE-PAY) 6' 10" x 4' 0" BLACK	AS-2
V-201.EN.CN **	1	DT SIDE EYEBROW 13' 0" L x 6" H x 1' 4" D BLACK	AS-2
V-203.EN	1	DT SIDE EYEBROW 7' 8" L x 6" H x 1' 4" D BLACK	AS-2
V-204.EN.CN **	1	AWINING (OVER WUW) 6' 0" x 4' 0" BLACK	AS-2

SIGNAGE | **E**

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

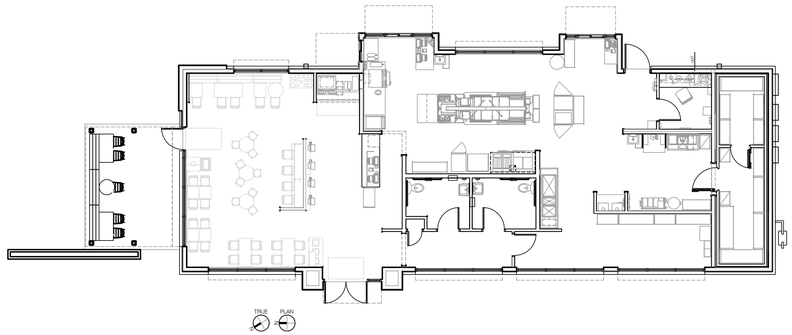
SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

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

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

** SPECIFIC TO COLUMBIA TN NASHVILLE HWY PROJECT

GENERAL NOTES | **C**



FOR REFERENCE ONLY. FLOORPLAN TO BE REVIEWED AS PART OF BUILDING PLAN REVIEW.

KEY PLAN 3/32" = 1'-0" | **A**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	ALT. MANUFACTURER SPEC 'A'	ALT. MATERIAL SPEC 'A'	ALT. MANUFACTURER SPEC 'B'	ALT. MATERIAL SPEC 'B'	COLOR	CONTACT INFO
1	SIDING - HORIZONTAL APPLICATION	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior V-RUSTIC 192"L x 7.5"W; 7" EXPOSURE; PRIMED FOR PAINT	NICHIHA	TruExterior V-RUSTIC 192"L x 7.5"W; 7" EXPOSURE; PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	REFER TO EXTERIOR FINISH VENDOR CONTACTS ON A7.2 FOR TACO BELL NATIONAL ACCOUNT REPRESENTATIVES (DO NOT CALL MANUFACTURER 1-800 OR GENERAL CONTACT NUMBERS AS YOU WILL NOT RECEIVE CORRECT INFORMATION TO BRAND SPECIFIED PRODUCTS.
2	BUILDING TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH; 1"x5.5" PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior TRIM 5/4 x 6; 1" x 5.5" PRIMED FOR PAINT	NICHIHA	TruExterior TRIM 5/4 x 6; 1" x 5.5" PRIMED FOR PAINT	CYBERSPACE (SW7076), SEMI-GLOSS	
3	REVEAL PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLYN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	CYBERSPACE (SW7076), SEMI-GLOSS	
4	TRANSPARENT GLAZING ALL GLAZING IS TO BE TRANSPARENT	VITROGLAZINGS	SOLARBAN 70 SOLAR CONTROL LOW-E GLASS					STOREFRONT TO BE DARK BRONZE	
5	BRICK WAINSCOT	BELDEN BRICK	"EBONY BLACK" FIRED CLAY MODULAR BRICK	----	----	----	----		
6	METAL PARAPET CAP	----	24GA GALVANIZED	----	----	----	----	CYBERSPACE (SW7076) KYNAR 500 COATING	
7	HOLLOW METAL DOOR	----	----	----	----	----	----	SW PURPLE (TB2603C), SEMI-GLOSS	
8	SCUPPERS & DOWNSPOUTS & ELECTRICAL PANELS	----	----	----	----	----	----	WORLDLY GRAY (SW7043), SEMI-GLOSS	
9	AWNINGS	BRAND APPROVED SIGNAGE VENDOR	----	----	----	----	----	BLACK (BY THE SIGNAGE VENDOR)	

EXTERIOR FINISH SCHEDULE | **D**

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
GS18	HYPNOTIZE ME BELL	D	M02	48x96	AS-2

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

424 LINE OF ROOF BEYOND.

NOT FOR CONSTRUCTION **KEY NOTES** | **B**

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

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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	AS-1
DRAWN BY	TO
CHECKED BY	MWH
DATE:	3.17.2026
SCALE:	AS NOTED

Exterior Elevations

AS-1

DWG . OF .

NOT FOR CONSTRUCTION



1st FLOOR FACADE AREA =1004 sf
20% = 201 sf
CLEAR GLAZING (CLEAR) =283 sf (28%)

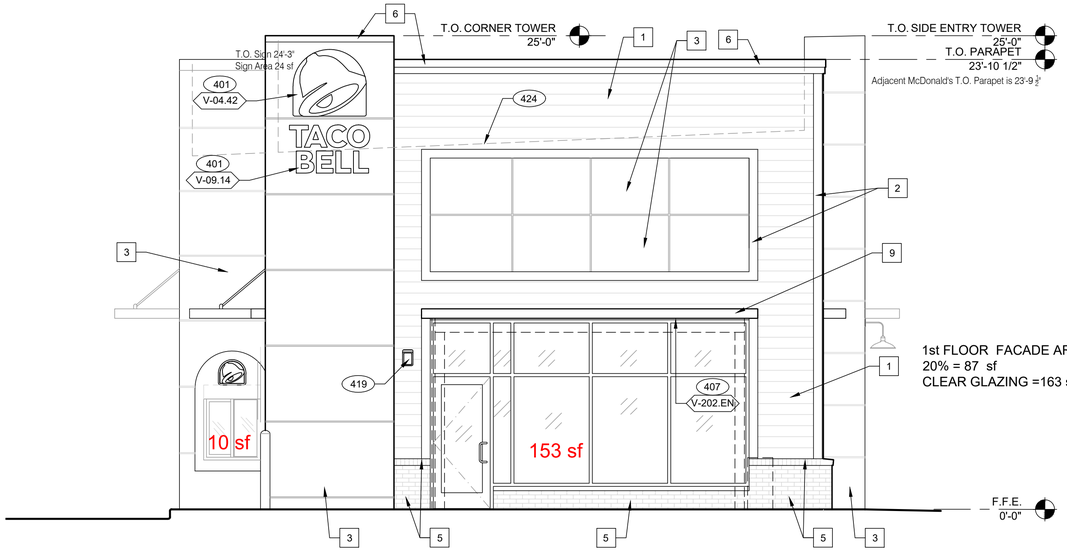
TRANSPARENT GLAZING
ALL GLAZING SHOWN IS TRANSPARENT

SEE SHEET AS-1 FOR FINISH SCHEDULE

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

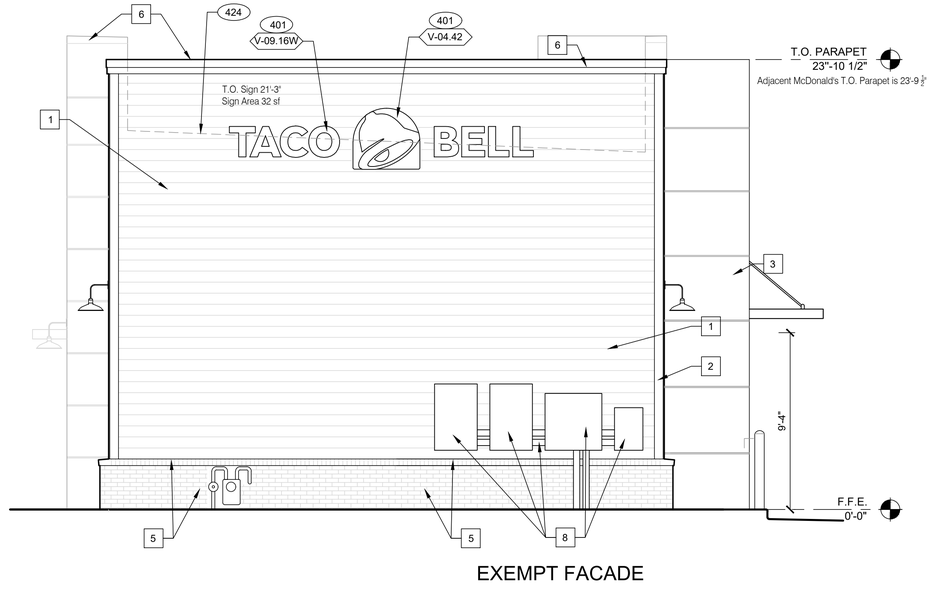
KEY NOTES | **A**

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



1st FLOOR FACADE AREA =434 sf
20% = 87 sf
CLEAR GLAZING =163 sf (38%)

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



EXEMPT FACADE

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

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Taco Bell
Nashville Highway
Columbia TN 38401

ENDEAVOR 2.0

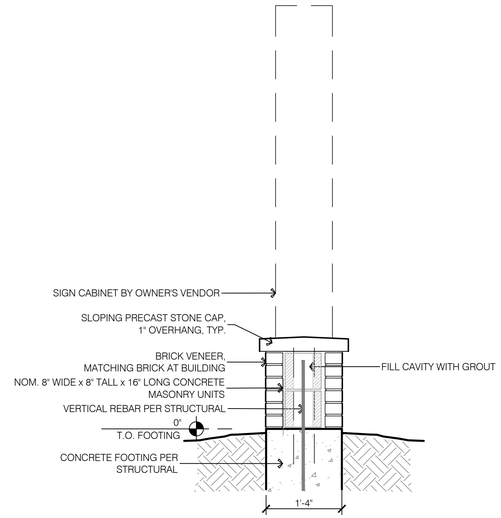
REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	AS-2
DRAWN BY	TO
CHECKED BY	MWH
DATE:	3.17.2026
SCALE:	AS NOTED

Exterior Elevations

AS-2

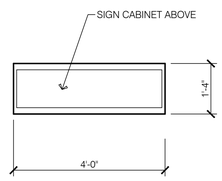
DWG OF .



3 Vertical Section
SCALE: 3/4" = 1'-0"



2 Monument Sign Elevation
SCALE: 1/2" = 1'-0"



1 Monument Sign Plan
SCALE: 1/2" = 1'-0"

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Taco Bell
Nashville Highway
Columbia TN 38401

ENDEAVOR 2.0

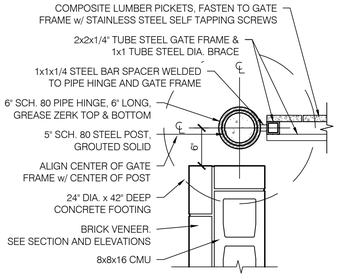
REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	-
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	

NOT FOR CONSTRUCTION

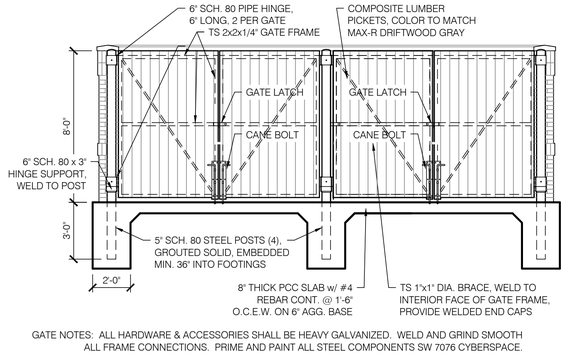
AS-3
MONUMENT SIGN

DWG OF .



5 Gate Detail

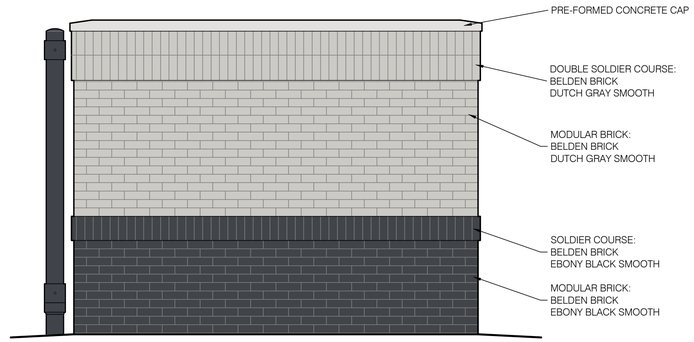
SCALE: 1" = 1'-0" Horizontal Section



GATE NOTES: ALL HARDWARE & ACCESSORIES SHALL BE HEAVY GALVANIZED. WELD AND GRIND SMOOTH ALL FRAME CONNECTIONS. PRIME AND PAINT ALL STEEL COMPONENTS SW 7076 CYBERSPACE.

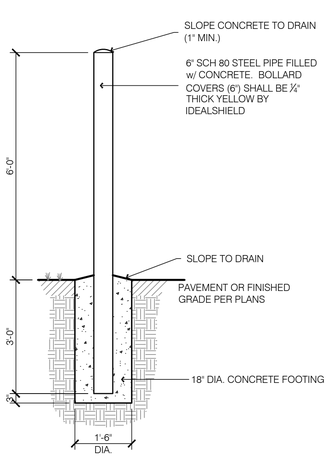
4 Enclosure Front Elevation

SCALE: 1/4" = 1'-0"



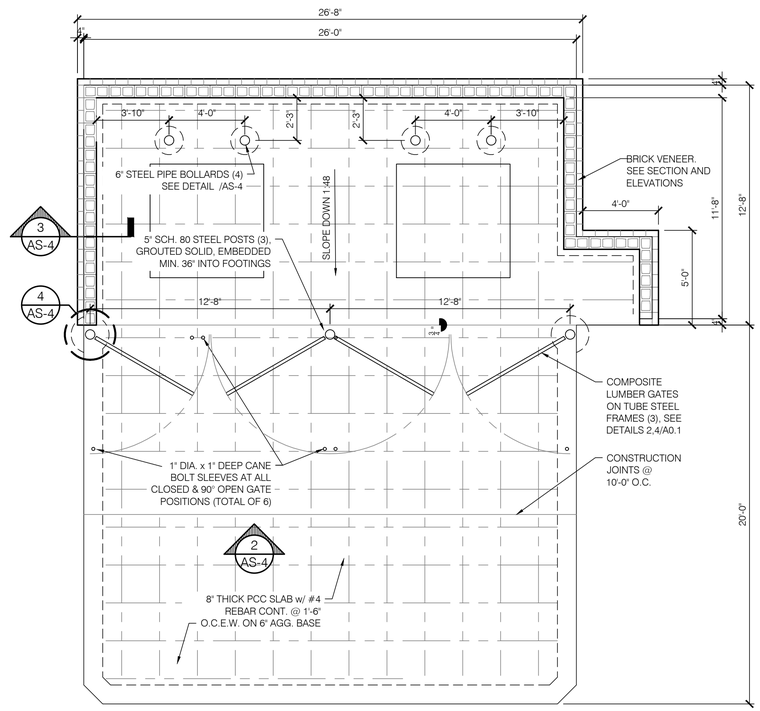
3 Enclosure Side Elevation

SCALE: 1/2" = 1'-0"



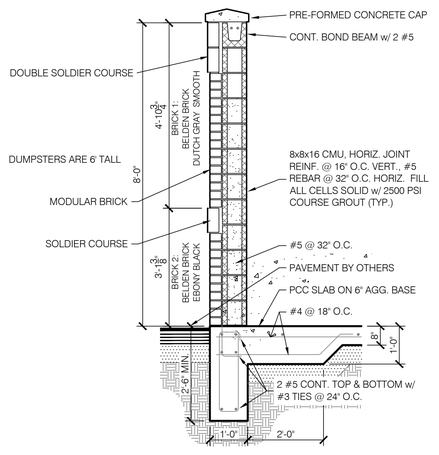
6 Bollard Detail

SCALE: 1" = 1'-0"



1 Enclosure Plan

SCALE: 1/4" = 1'-0"



2 Enclosure Vertical Section

SCALE: 1/2" = 1'-0"

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NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

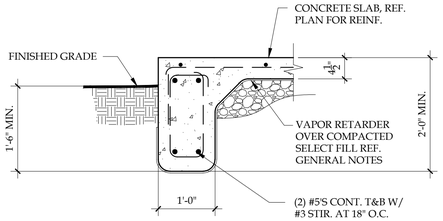
PROJECT NO.	2501
CAD FILE	.
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	

AS-4

DUMPSTER ENCLOSURE

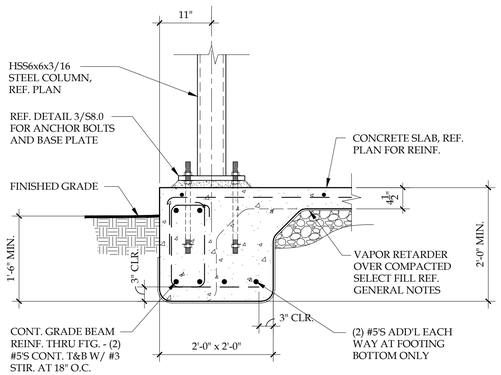
DWG OF .

NOT FOR CONSTRUCTION



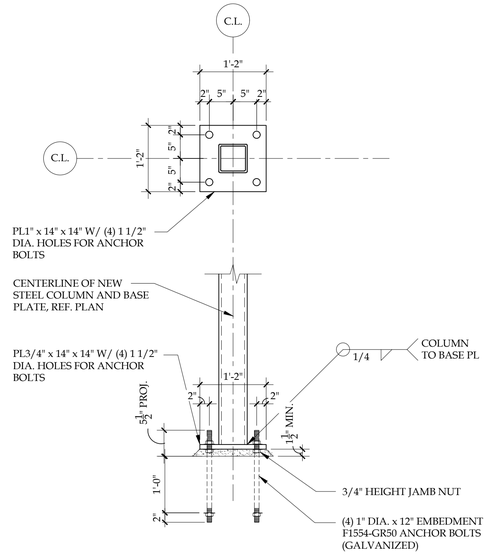
1. SECTION AT PATIO SLAB

3/4" = 1'-0"



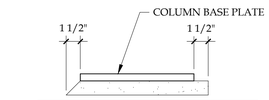
2. SECTION AT CANOPY COLUMN

3/4" = 1'-0"



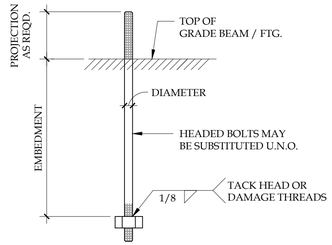
3. BASE PLATE AND ANCHOR BOLT DETAIL

3/4" = 1'-0"



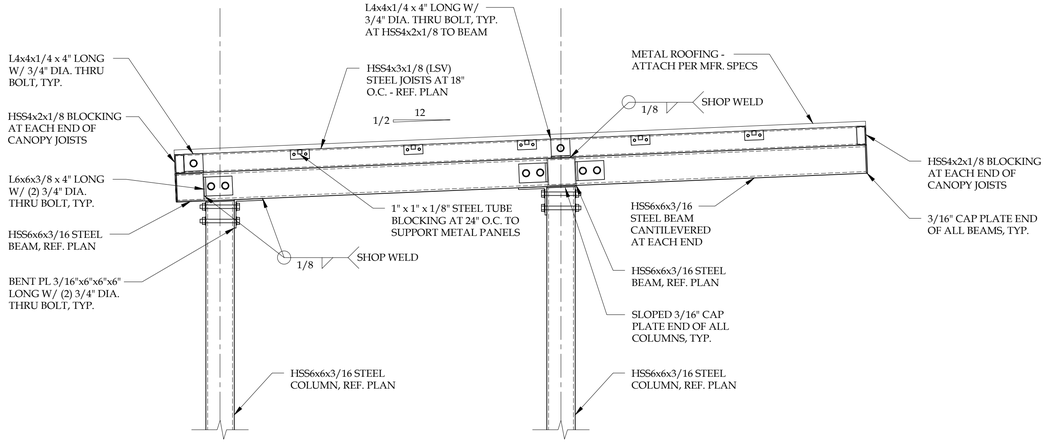
GROUT PLACEMENT

NO SCALE



ANCHOR BOLT DIAGRAM

NO SCALE



4. SECTION THROUGH CANOPY

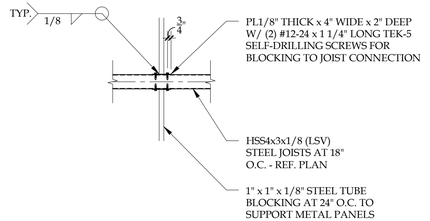
3/4" = 1'-0"

CANOPY NOTES

1. ALL SELF DRILLING SCREWS SHALL BE MINIMUM #12-24 x 1 1/4" LONG TEK-5 SELF-DRILLING WITH HEX WASHER HEAD. ALL SCREWS SHALL BE ZINC-PLATED. PROVIDE MINIMUM 3/4" EDGE DISTANCE, TYPICAL.

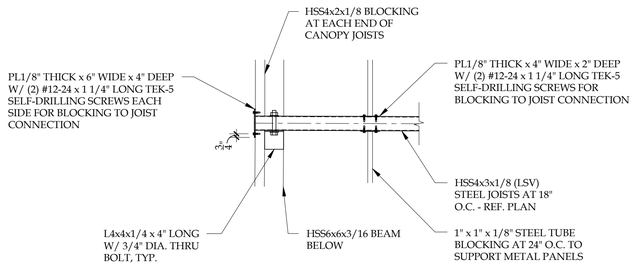
2. ALL WELDS AT CANOPY CONNECTIONS TO BE DONE IN SHOP WITH 1/8" FILLET WELDS. PROVIDE WELDS ALL AROUND.

3. 22 GAGE MAGNA-LOC 180 ROOF PANELS - ATTACH AT EDGE USING #12 X 3/4" SCREWS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD WITH NEOPRENE WASHERS - REFER TO MFR. INSTALLATION GUIDE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



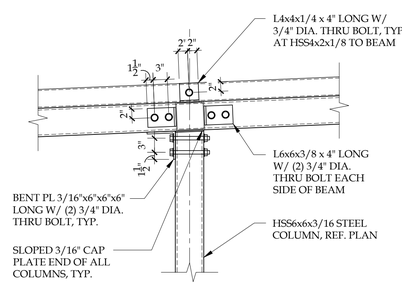
5. BLOCKING TO JOIST CONN.

3/4" = 1'-0"



6. END BLOCKING TO JOIST CONN.

3/4" = 1'-0"



7. COLUMN TO BEAM CONN.

3/4" = 1'-0"

JUSTIN BILLODEAU, P.E.
TN NO. 120934
9901 BRODIE LANE
SUITE 160 PMB 297
AUSTIN, TX 78748
512 328 5353 PHONE

STRUCTURAL ENGINEER:



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN BILLODEAU (TN P.E. 120934) ON JANUARY 30, 2026

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

PROJECT NO.	26003
CAD FILE	
DRAWN BY	JTB
CHECKED BY	JTB
DATE:	01.30.2026
SCALE:	3/4" = 1'-0"

CANOPY DETAILS

S8.0

DWG 15 OF 15

PRELIMINARY DESIGN PLANS FOR

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN 38401

JOB SITE SAFETY

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

ACCESSIBILITY INFORMATION:

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

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

BEFORE YOU DIG

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

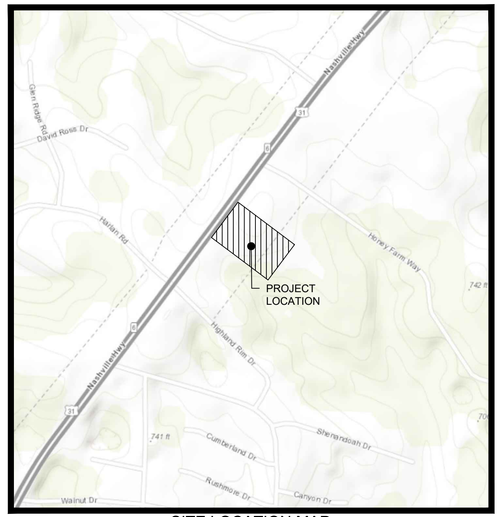
GAS

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

TELECOMMUNICATIONS

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

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



SITE LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY, TN

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

PROJECT #: 12965

PROJECT DESIGN TEAM:

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

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

OWNER / BUILDER:

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

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

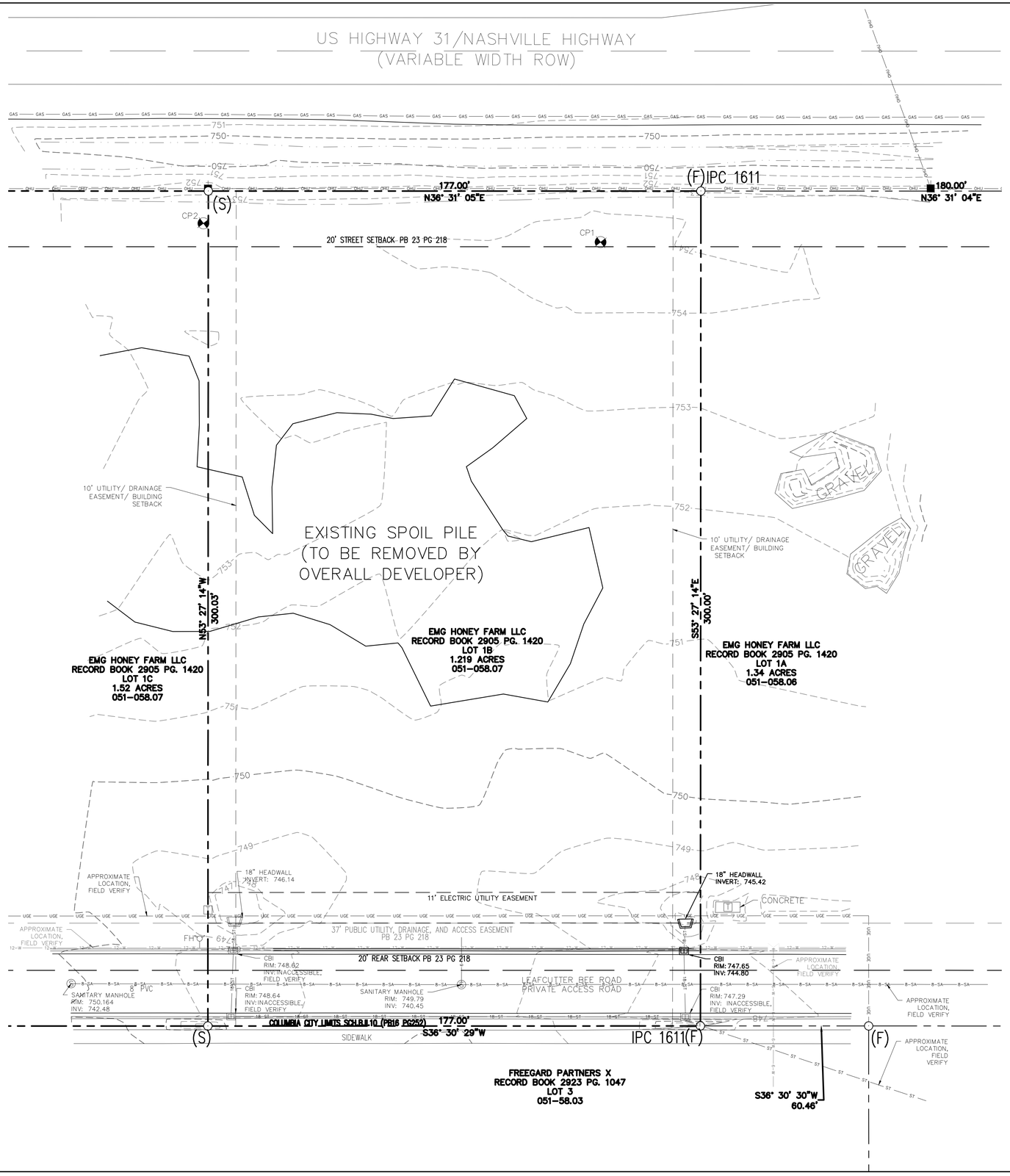
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

COVER SHEET

C-0.0

PERMIT PLOT DATE: 02/16/2026



LEGEND

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

CONTROL POINT SCHEDULE (CP)

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

SURVEY NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

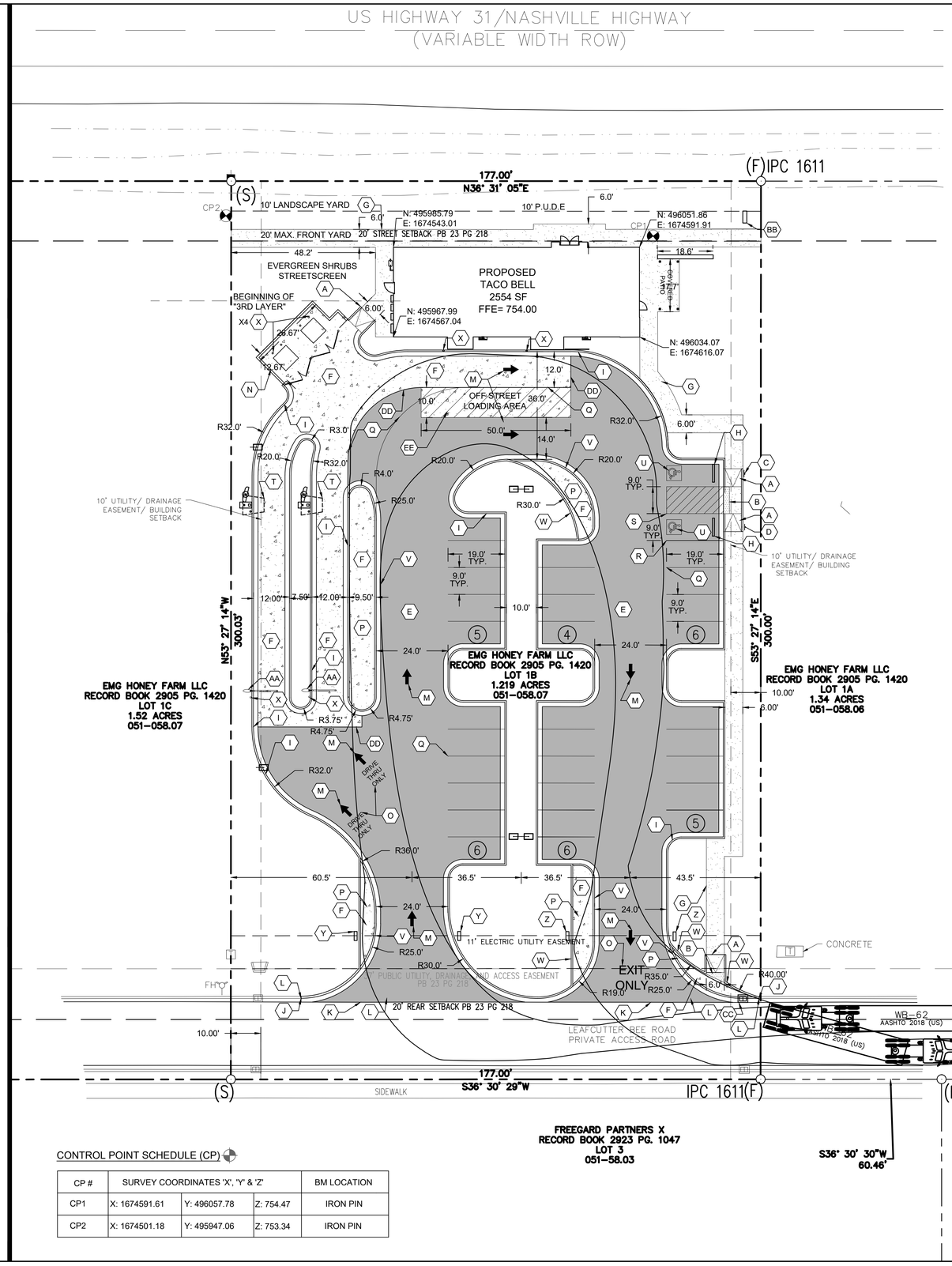
TACO BELL

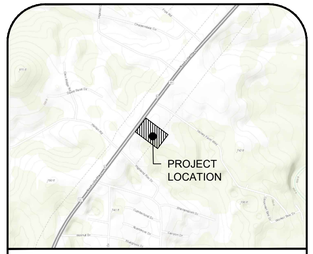
HONEY FARM CROSSING
COLUMBIA, TN

BOUNDARY AND TOPOGRAPHY SURVEY PLAN

C-0.1

PERMIT PLOT DATE: 02/16/2026





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

LEGEND

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

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 50% OVER MIN.	 MIN.2,554 SF / 100 = 26 SPACES MAX. 26 X 50% = 39
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	30,840 SQ FT (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	60% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 84.96' (177' X 60% = 106.2'; 106.2' X -20% = 84.96' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	155.9' FRONTAGE BUILDOUT (106.7' TOTAL BUILDING WIDTH AND 49.2' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 31.2' (106.7' TOTAL BUILDING WIDTH AND ALLOWED 31.2' STREETSCREEN WIDTH = 137.9')

SITE PLAN NOTES:

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

SITE PLAN KEY:

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

CONTROL POINT SCHEDULE (CP)

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

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TACO BELL

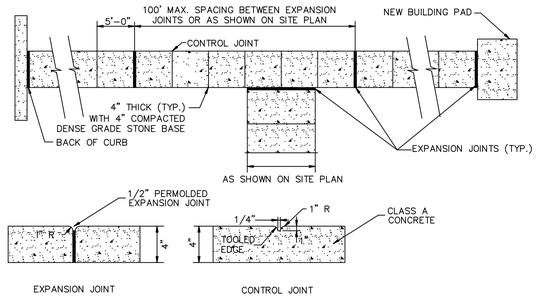
HONEY FARM CROSSING
COLUMBIA, TN

TACO BELL

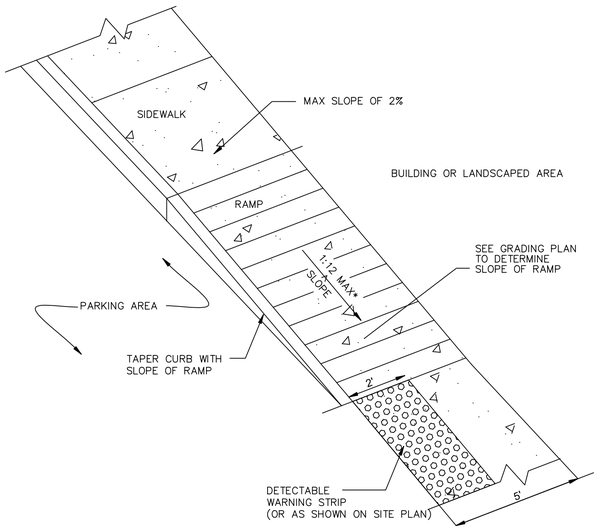
SITE PLAN

C-1.0

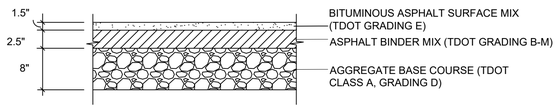
PERMIT PLOT DATE: 02/16/2026



CONCRETE SIDEWALK
NOT TO SCALE — A

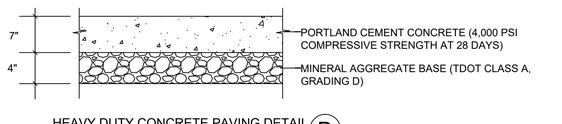


ADA ACCESSIBLE CURB RAMP DETAIL
NOT TO SCALE — B



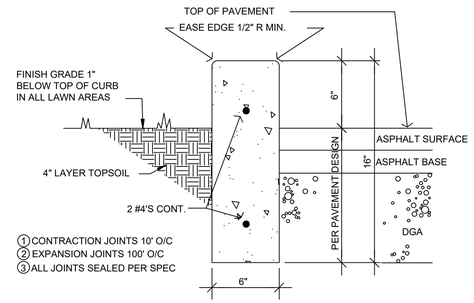
HEAVY DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE — C

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

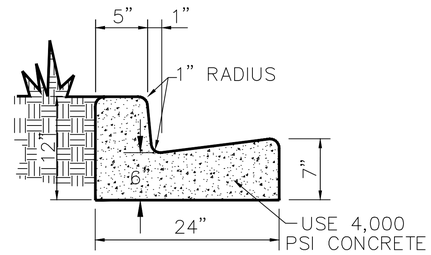


HEAVY DUTY CONCRETE PAVING DETAIL
NOT TO SCALE — D

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

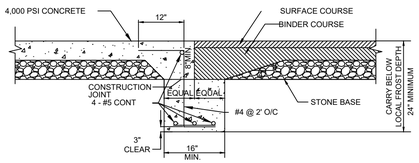


6" HEADER CURB DETAIL
NOT TO SCALE — E

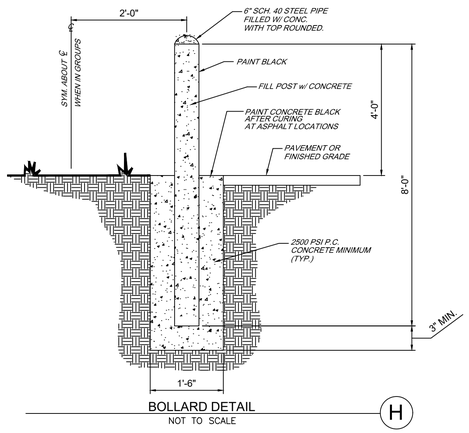


1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC
4. BASE AND SUBGRADE REQUIREMENTS SHALL MATCH ADJACENT PAVEMENT DETAIL
5. INSTALL PER CITY/STATE STANDARD DRAWINGS

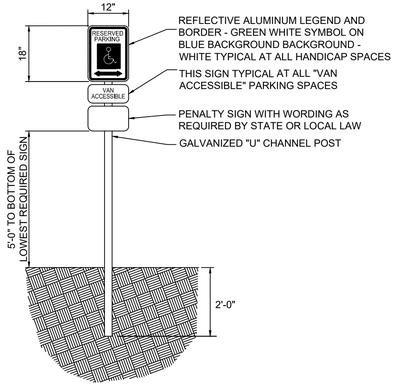
24" STANDARD CURB AND GUTTER
NOT TO SCALE — F



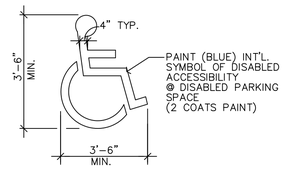
CONCRETE/ASPHALT JOINT DETAIL
NOT TO SCALE — G



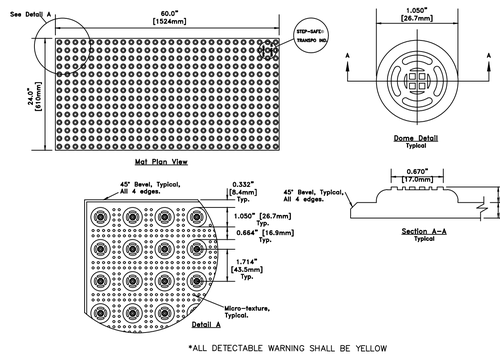
BOLLARD DETAIL
NOT TO SCALE — H



ADA ACCESSIBLE PARKING SIGN
NOT TO SCALE — I

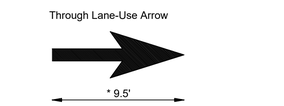


ADA ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE — J



*ALL DETECTABLE WARNING SHALL BE YELLOW

DETECTABLE WARNING
NOT TO SCALE — K



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

TRAFFIC ARROWS
NOT TO SCALE — L

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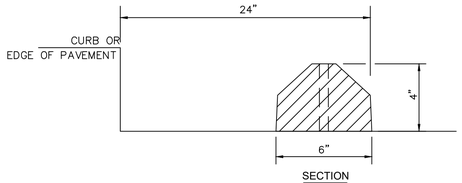
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

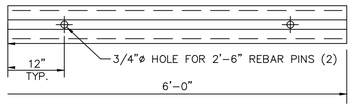
C-1.1

PERMIT PLOT DATE: 02/16/2026

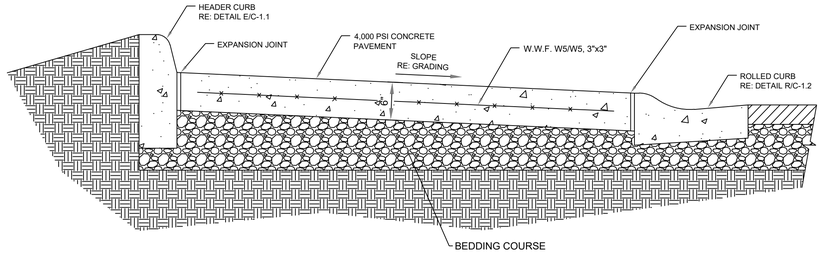


SECTION

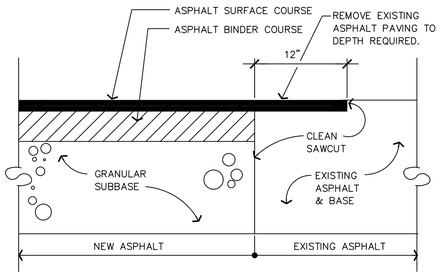
RECYCLED RUBBER WHEEL STOPS WITH WHITE STRIPES (72"L x 6"W x 4"H); ACCESSIBLE PARKING WITH BLUE STRIPES



RECYCLED RUBBER WHEEL STOP (M)
NOT TO SCALE

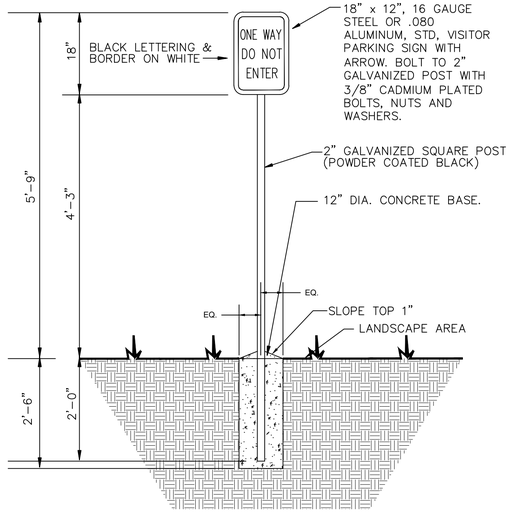


MOUNTABLE CONCRETE MEDIAN DETAIL (P)
NOT TO SCALE

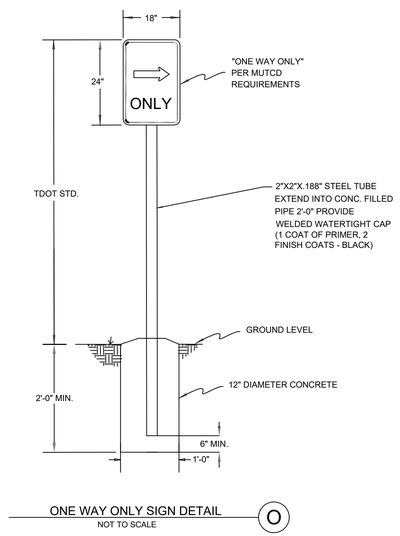


NOTE: TYPICAL AT NEW TO EXISTING PAVEMENT TIE-IN POINTS.

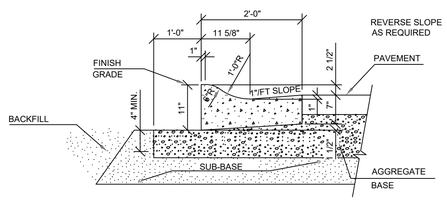
EDGE KEY DETAIL (N)
NOT TO SCALE



DO NOT ENTER SIGN (Q)
NOT TO SCALE



ONE WAY ONLY SIGN DETAIL (O)
NOT TO SCALE



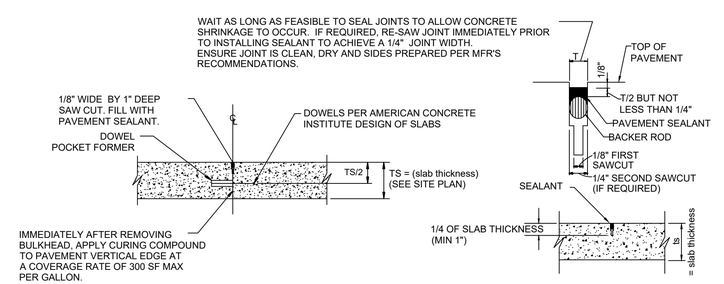
ROLLED CURB DETAIL (R)
NOT TO SCALE

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

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

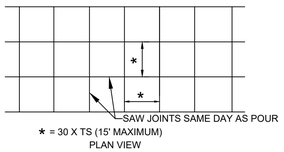
*ACI Committee 325 (1956); Walker and Holland (1998).
†Total dowel length includes allowance made for joint opening and minor errors in positioning dowels.
‡Rectangular plates are typically used in sawcut contraction joints.
Notes: Table values based on a maximum joint opening of 0.20 in. (5 mm). Dowels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

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



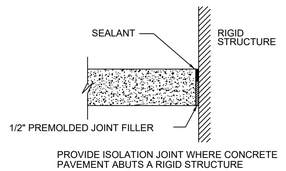
CONSTRUCTION JOINT

SAW JOINT



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

CONCRETE PAVEMENT



PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL (S)
NOT TO SCALE

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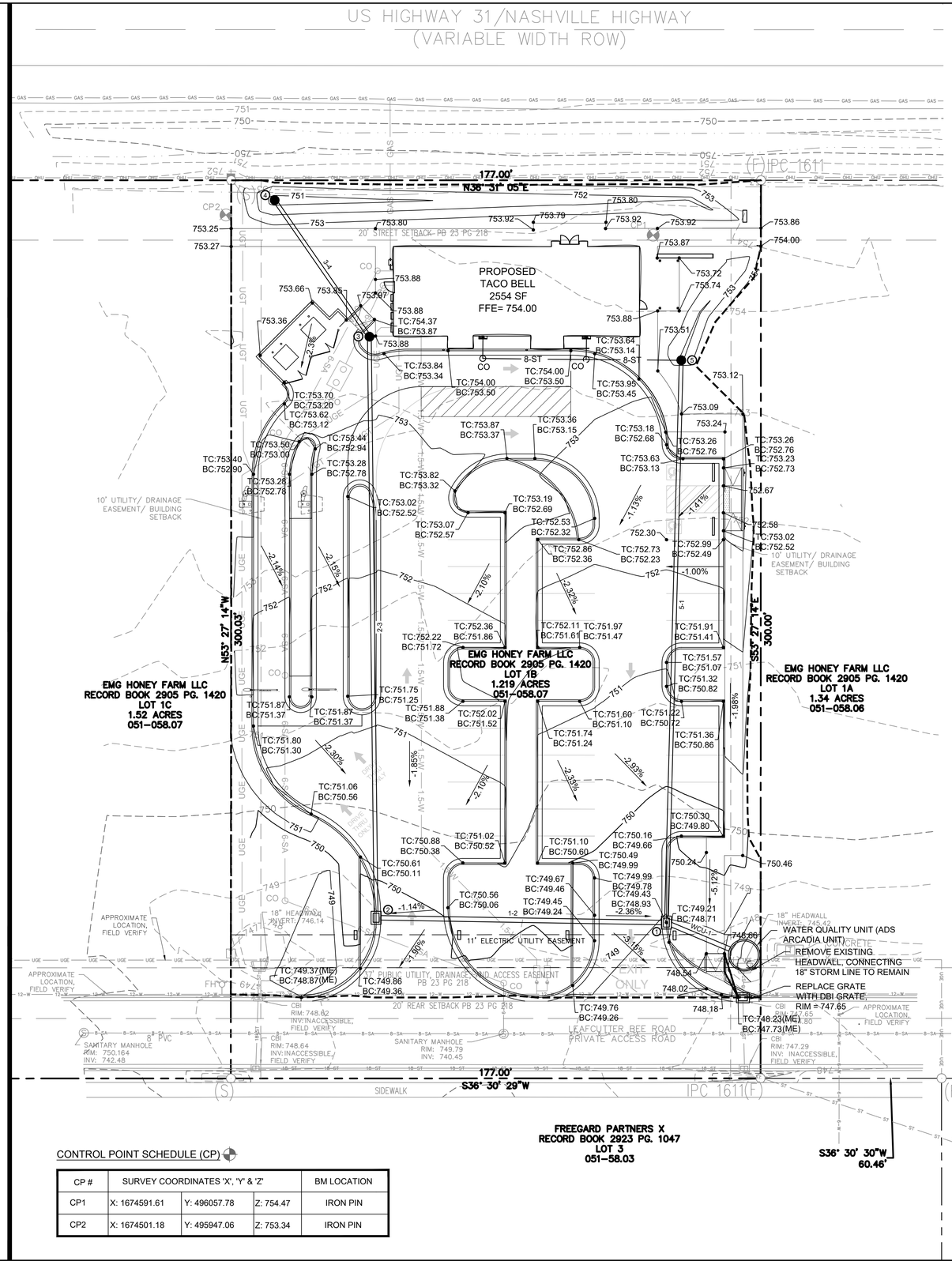
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

C-1.2

PERMIT PLOT DATE: 02/16/2026



LEGEND

- PROPERTY LINE
- EASEMENT
- 615 EXISTING MAJOR CONTOUR
- 615 EXISTING MINOR CONTOUR
- 8-ST 8-ST 8-ST — PROPOSED STORM PIPE
- 750 PROPOSED MAJOR CONTOUR
- 751 PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- 18-ST EXISTING STORM LINE
- -1.00% SURFACE SLOPE
- 752.00 SURFACE SPOT ELEVATION
- 752.00 (ME) MATCH EXISTING ELEVATION
- TC: 754.00 / BC: 753.50 TOP / BOTTOM OF CURB
- CO CLEAN OUT
- PROPOSED INLETS

GRADING & DRAINAGE NOTES:

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

CONTROL POINT SCHEDULE (CP)

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

STORM STRUCTURE TABLE

STRUCTURE #	DESCRIPTION	STRUCTURE DETAILS	COORDINATES
1	CBI	RIM = 749.26 INV IN = 745.53 INV OUT = 745.53	N=495924.67 E=1674778.76
2	DBI	RIM = 749.98 INV IN = 746.02 INV IN = 746.02 INV OUT = 746.02	N=495847.67 E=1674719.75
3	YARD DRAIN	RIM = 753.58 INV IN = 746.99 INV OUT = 746.99	N=495961.40 E=1674562.43
4	YARD DRAIN	RIM = 750.75 INV OUT = 747.27	N=495964.44 E=1674531.32
5	YARD DRAIN	RIM = 751.77 INV OUT = 748.52	N=496040.45 E=1674630.78

STORM PIPE TABLE

PIPE #	SIZE	LENGTH	SLOPE	MATERIAL
WCU-1	18"	23'	0.50%	HDPE / RCP
1-2	18"	97'	0.50%	HDPE / RCP
2-3	15"	194'	0.50%	HDPE / RCP
3-4	15"	56'	0.50%	HDPE / RCP
5-1	12"	188'	1.59%	HDPE / RCP

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

CONTRACT DATE: 02/16/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

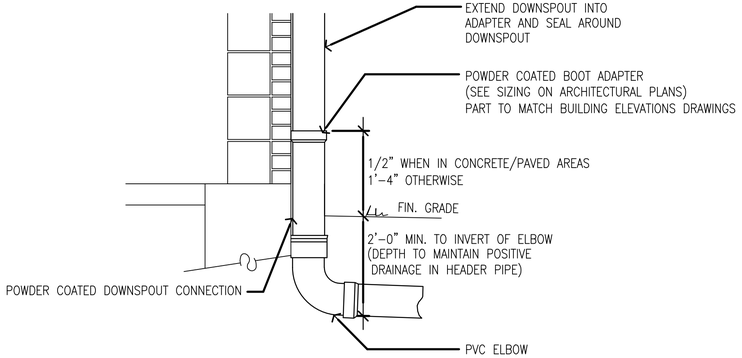
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

GRADING PLAN

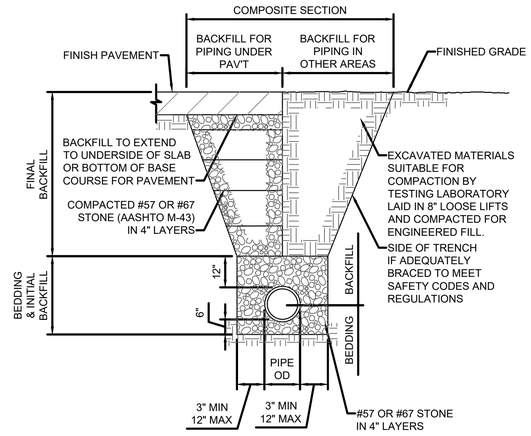
C-3.0

PERMIT PLOT DATE: 02/16/2026



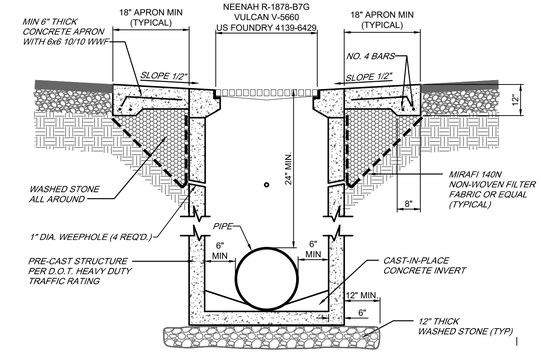
A DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



B PIPE BEDDING & BACKFILL DETAIL

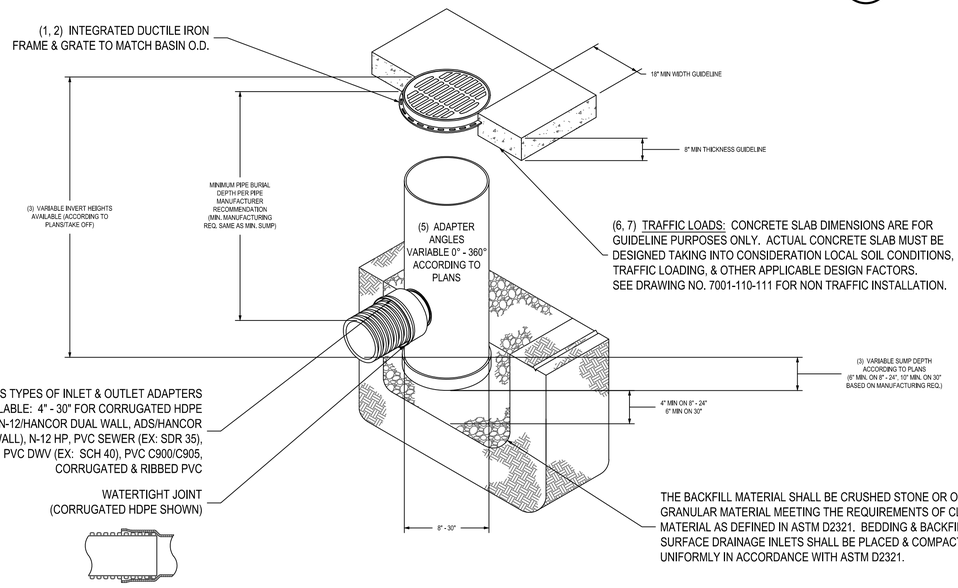
NOT TO SCALE



C DROP BOX INLET

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



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

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

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

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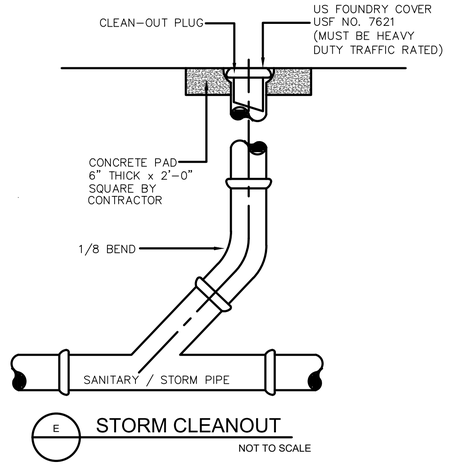
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY EBC	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 3-3-10			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144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

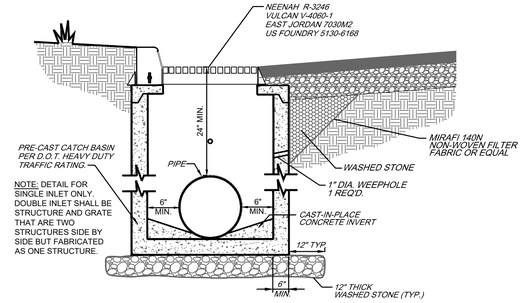
D YARD DRAIN

NOT TO SCALE



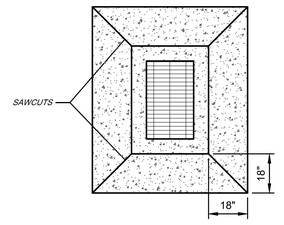
E STORM CLEANOUT

NOT TO SCALE



F CURB BOX INLET

NOT TO SCALE



G INLET APRON

NOT TO SCALE

Palmer ENGINEERING
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SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE:	02/16/2026
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

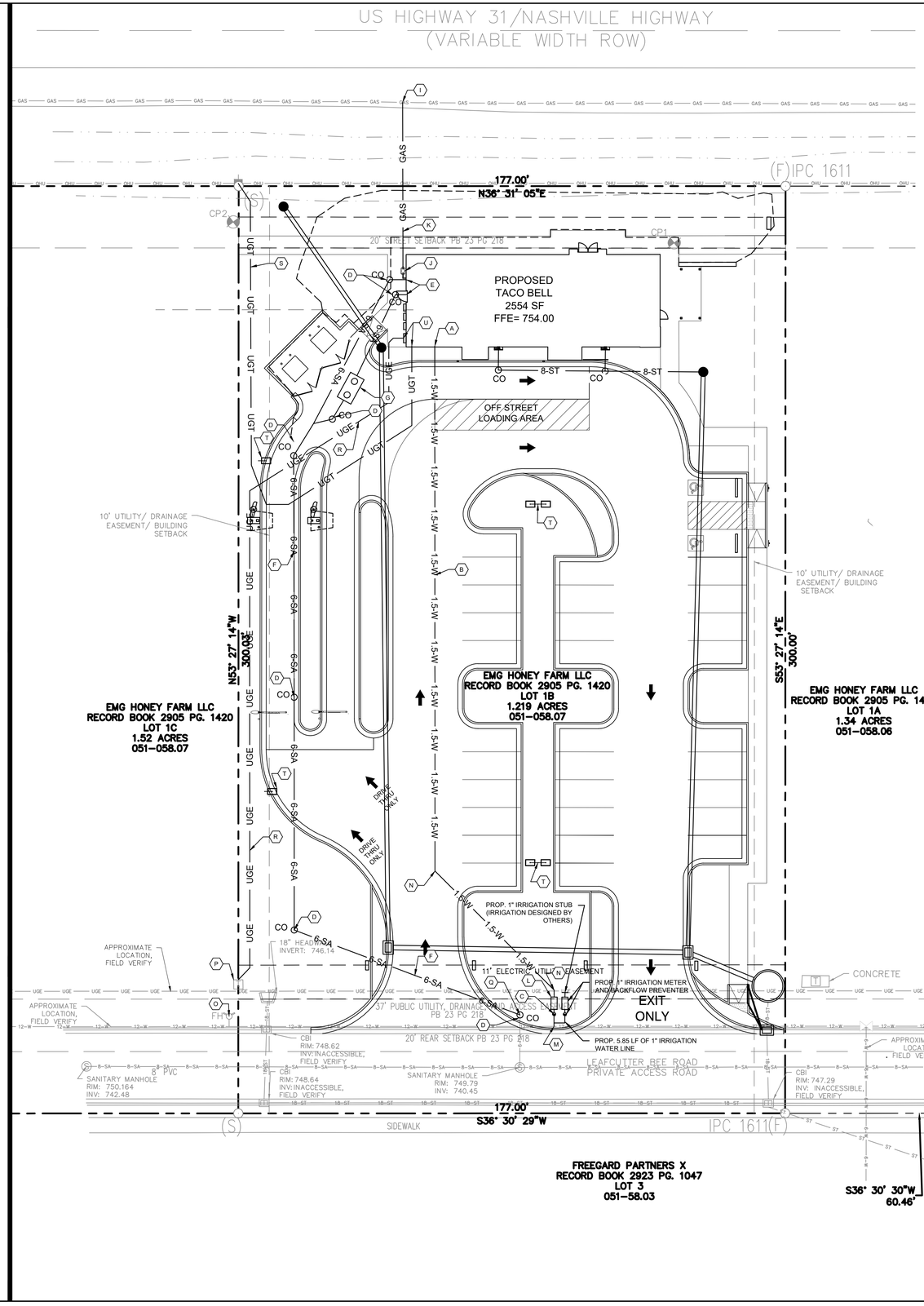
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

DRAINAGE DETAILS

C-3.1

PERMIT PLOT DATE: 02/16/2026



UTILITY PLAN KEY NOTES:

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

UTILITY NOTES:

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

GAS

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

TELECOMMUNICATIONS

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

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

LEGEND

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
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1040 MONARCH STREET
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LEXINGTON, KY 40513
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CONTRACT DATE: 02/16/2026
BUILDING TYPE: END. MED40
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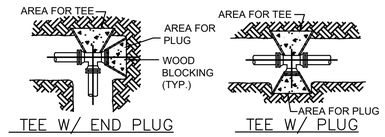
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

UTILITY PLAN

C-4.0

PERMIT PLOT DATE: 02/16/2026



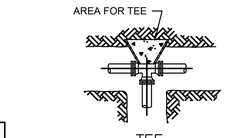
TEE W/ END PLUG

TEE W/ PLUG

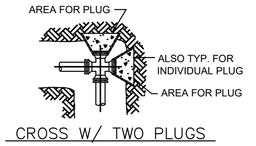
THRUST BLOCK AREAS IN SQ. FT.				
PIPE SIZE IN INCHES	90°BEND, TEES,PLUGS	45° BEND	22.5° BEND	11.25° BEND
4	1.6	0.9	0.4	0.2
6	3.6	1.9	1.0	0.5
8	6.4	3.5	1.8	0.9
10	10.0	5.4	2.8	1.4
12	14.4	7.8	4.0	2.0
16	25.2	13.6	7	3.5

NOTES

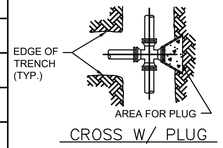
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED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



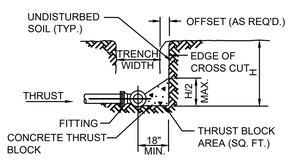
TEE



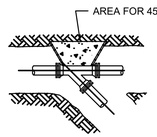
CROSS W/ TWO PLUGS



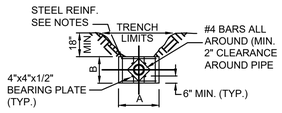
CROSS W/ PLUG

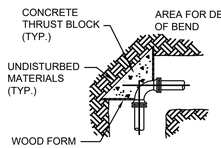


TYPICAL SECTION

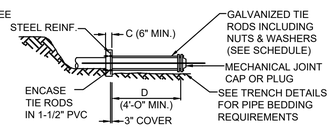


WYE



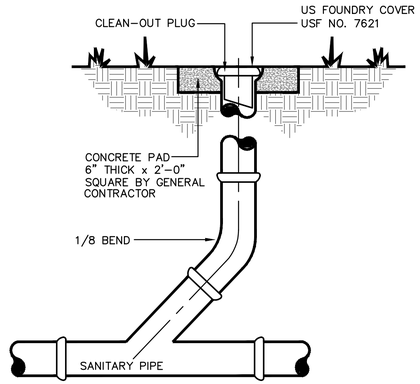


BENDS

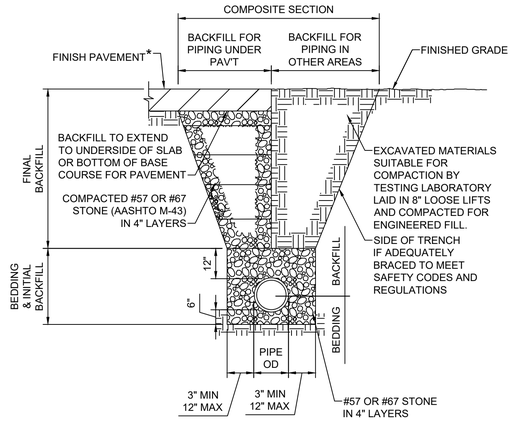


"DEAD MAN" THRUST AND RESTRAINT

THRUST BLOCK DETAILS (A)
NOT TO SCALE



CLEANOUT DETAIL (B)
NOT TO SCALE



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

PIPE BEDDING & BACKFILL DETAIL (C)
NOT TO SCALE

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

CONTRACT DATE: 02/16/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

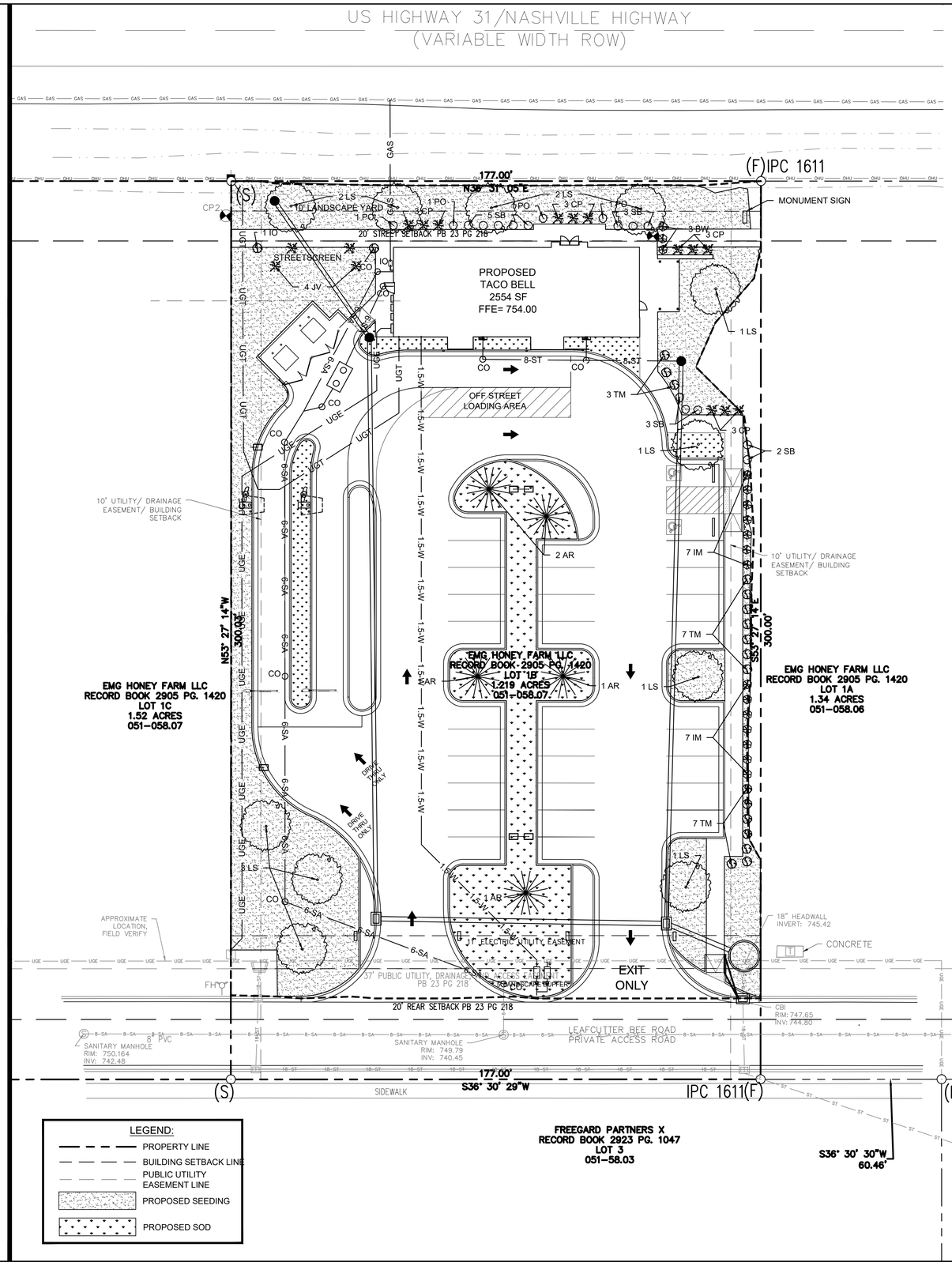
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

UTILITY DETAILS

C-4.1

PERMIT PLOT DATE: 02/16/2026



LANDSCAPE DATA

SITE AREA: 1.22 ± ACRES ZONING: PUD-MU

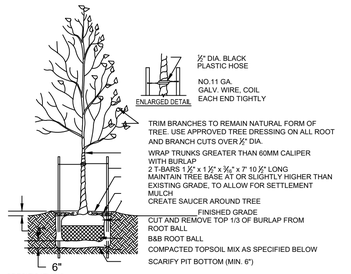
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 177' FRONTAGE = 177' / 50 = 3.5 OR 4 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATIONS APPROVAL 4 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (9,737 / 2,000 SF = 4.87 OR 5 TREES)	3 TREES IN ISLANDS 6 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

PLANT SCHEDULE

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

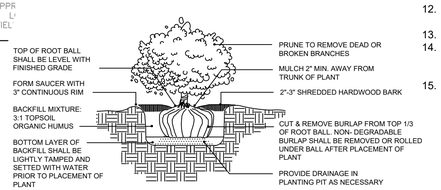
TURF ESTABLISHMENT:

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



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

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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

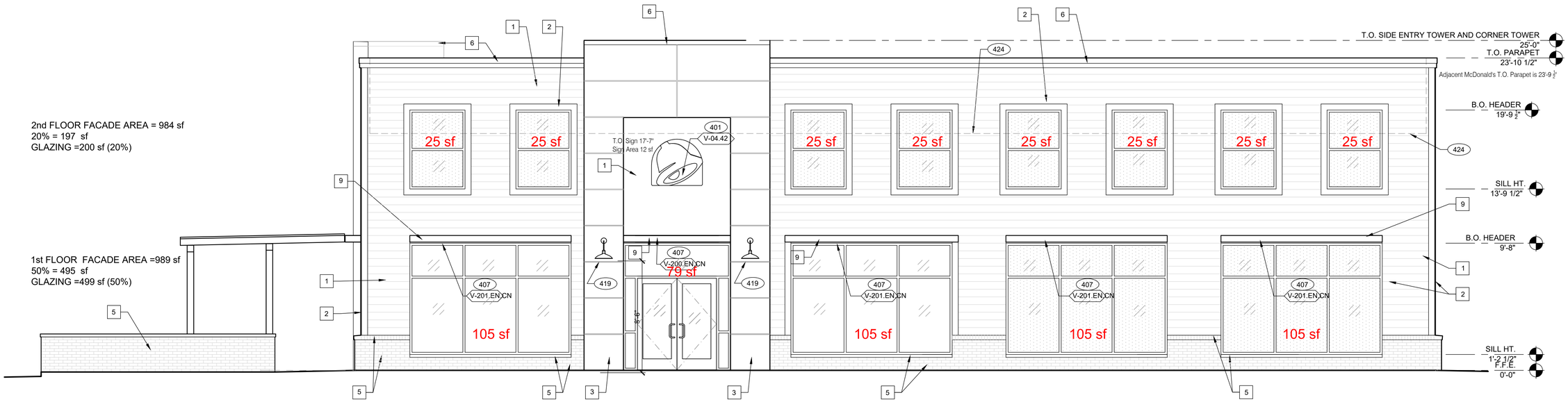
CONTRACT DATE: 02/16/2026
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

LANDSCAPE PLAN

C-5.0

PERMIT PLOT DATE: 02/16/2026



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

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
FRONT			
V-202.EN.CN **	1	FRONT AWNING 17' 7" L x 6" H x 1' 4" D BLACK	A4.1
SIDE ENTRY SIDE			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 8' 4" x 3' 0" BLACK	A4.0
V-201.EN.CN **	4	SIDE ENTRY EYEBROW 13' 0" L x 6" H x 1' 4" D BLACK	A4.0
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
DRIVE THRU SIDE			
V-101.DT **	1	DT AWNING (OVER DT) 7' 10" x 4' 0" BLACK	A4.1
V-102.DT **	1	DT AWNING (OVER PRE-PAY) 6' 10" x 4' 0" BLACK	A4.1
V-203.EN	1	DT SIDE EYEBROW 7' 8" L x 6" H x 1' 4" D BLACK	A4.1
V-201.EN.CN **	1	DT SIDE EYEBROW 13' 0" L x 6" H x 1' 4" D BLACK	A4.1

SIGNAGE | **E**

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

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

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

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

** SPECIFIC TO COLUMBIA TN NASHVILLE HWY PROJECT

GENERAL NOTES | **C**

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

EXTERIOR FINISH SCHEDULE | **D**

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

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

PAINT NOTES | **A**

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

424 LINE OF ROOF BEYOND.

NOT FOR CONSTRUCTION **KEY NOTES** | **B**

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

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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

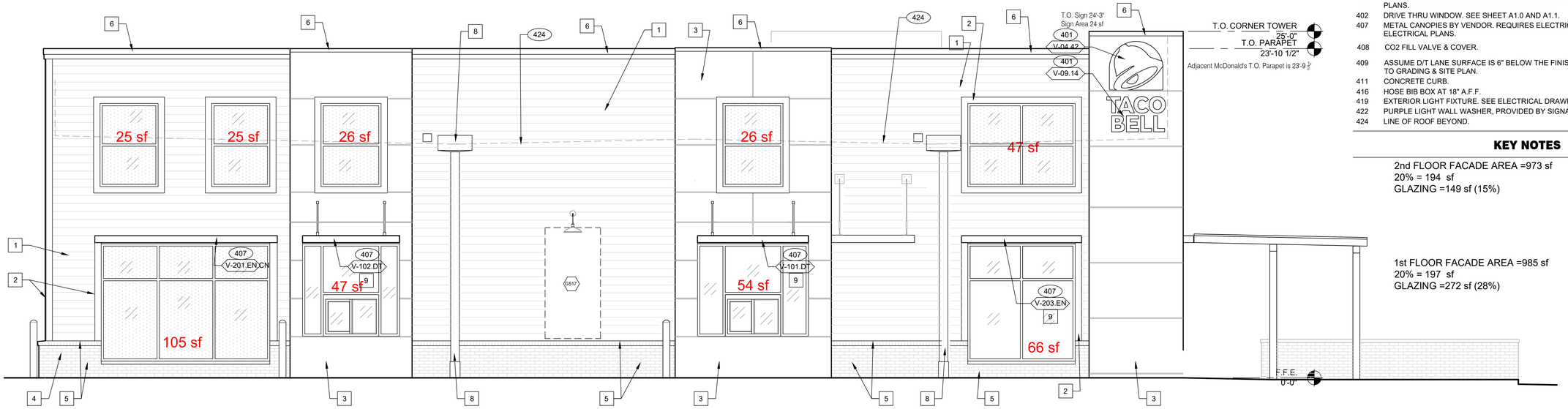
PROJECT NO.	2501
CAD FILE	AS-1
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-1

DWG . OF .



SEE SHEET A4.0 FOR FINISH SCHEDULE

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

KEY NOTES **A**

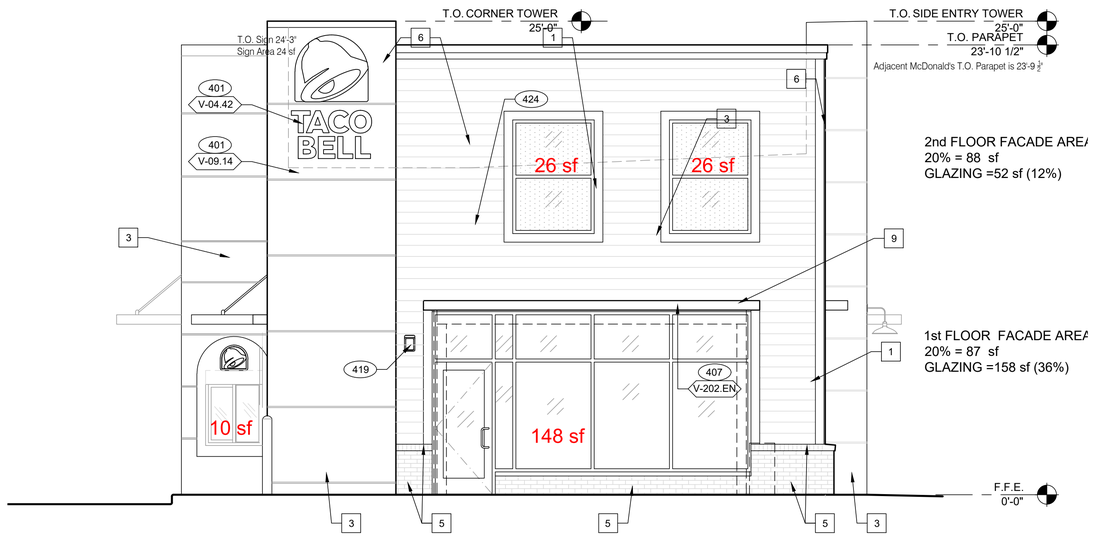
2nd FLOOR FACADE AREA =973 sf
20% = 194 sf
GLAZING =149 sf (15%)

1st FLOOR FACADE AREA =985 sf
20% = 197 sf
GLAZING =272 sf (28%)

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

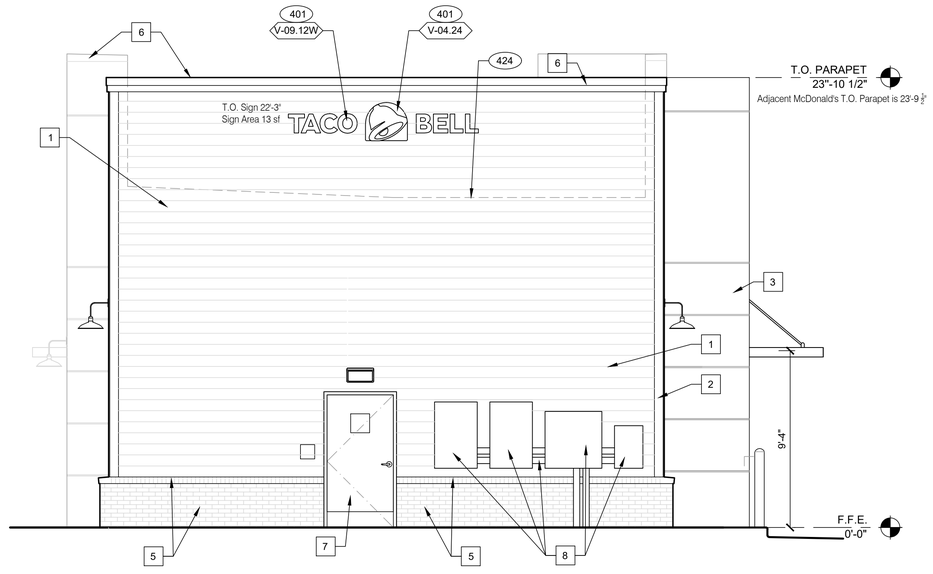
EAST ELEVATION 1/4" = 1'-0" **1**



2nd FLOOR FACADE AREA
20% = 88 sf
GLAZING =52 sf (12%)

1st FLOOR FACADE AREA
20% = 87 sf
GLAZING =158 sf (36%)

NORTH ELEVATION 1/4" = 1'-0" **2**



EXEMPT FACADE

SOUTH ELEVATION 1/4" = 1'-0" **3**

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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

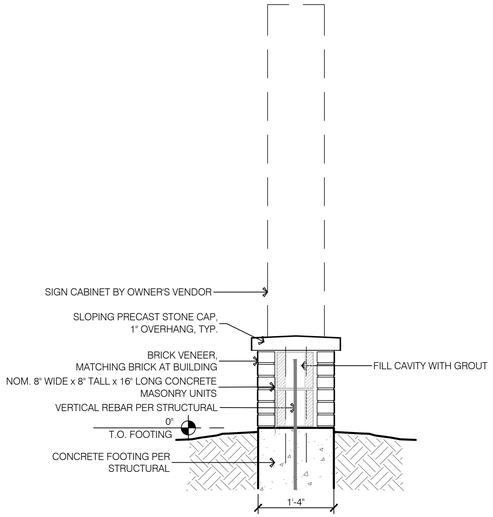
PROJECT NO.	2501
CAD FILE	AS-2
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-2

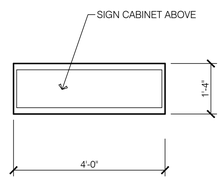
DWG OF .



3 Vertical Section
SCALE: 3/4" = 1'-0"



2 Monument Sign Elevation
SCALE: 1/2" = 1'-0"



1 Monument Sign Plan
SCALE: 1/2" = 1'-0"

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NOT FOR CONSTRUCTION

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ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
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NOT FOR CONSTRUCTION

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Taco Bell
Nashville Highway
Columbia TN 38401

ENDEAVOR 2.0

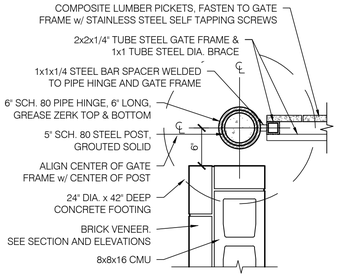
REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	-
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	

AS-3
MONUMENT SIGN

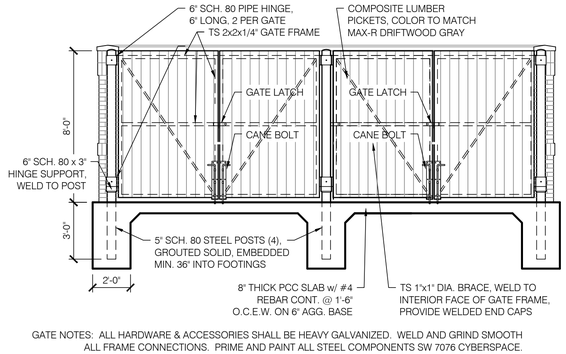
DWG OF .

NOT FOR CONSTRUCTION



5 Gate Detail

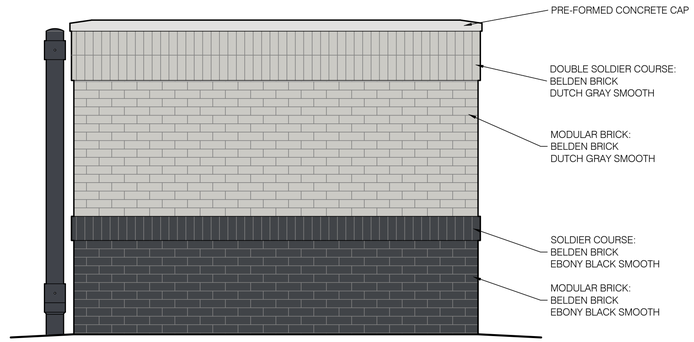
SCALE: 1" = 1'-0" Horizontal Section



GATE NOTES: ALL HARDWARE & ACCESSORIES SHALL BE HEAVY GALVANIZED. WELD AND GRIND SMOOTH ALL FRAME CONNECTIONS. PRIME AND PAINT ALL STEEL COMPONENTS SW 7076 CYBERSPACE.

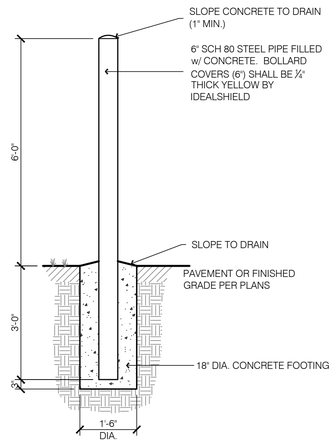
4 Enclosure Front Elevation

SCALE: 1/4" = 1'-0"



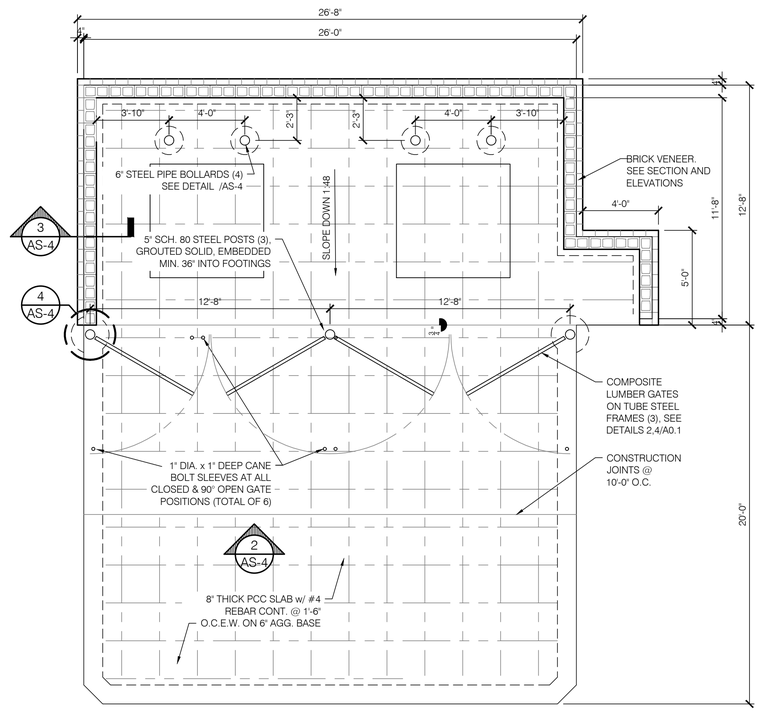
3 Enclosure Side Elevation

SCALE: 1/2" = 1'-0"



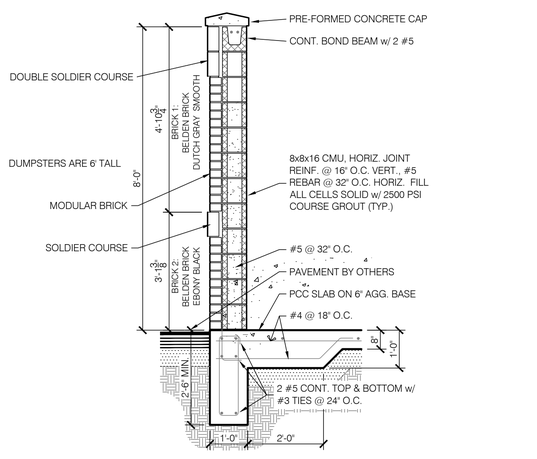
6 Bollard Detail

SCALE: 1" = 1'-0"



1 Enclosure Plan

SCALE: 1/4" = 1'-0"



2 Enclosure Vertical Section

SCALE: 1/2" = 1'-0"

© HOOVER & ASSOCIATES, INC. 2026

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

NOT FOR CONSTRUCTION

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

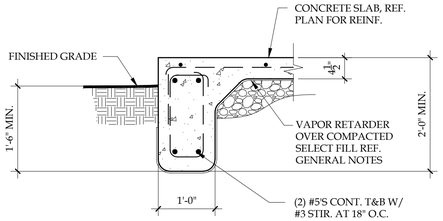
REVISIONS	DATE

PROJECT NO.	2501
CAD FILE	.
DRAWN BY	TO
CHECKED BY	MWH
DATE:	2.16.2026
SCALE:	

NOT FOR CONSTRUCTION

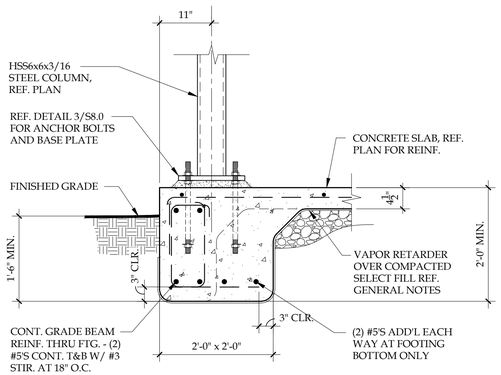
AS-4
DUMPSTER ENCLOSURE

DWG OF .



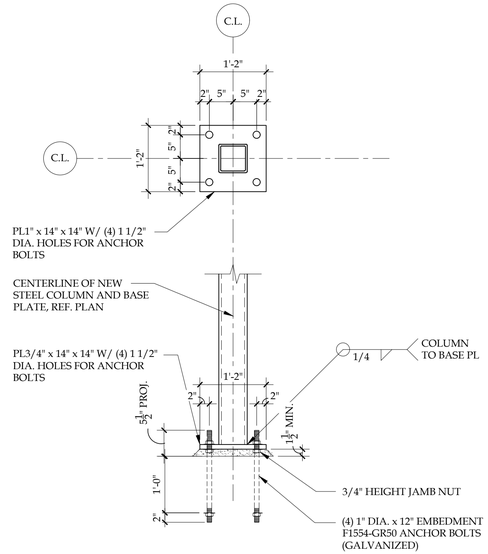
1. SECTION AT PATIO SLAB

3/4" = 1'-0"



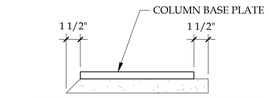
2. SECTION AT CANOPY COLUMN

3/4" = 1'-0"



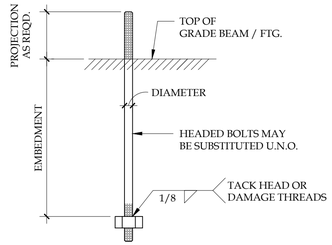
3. BASE PLATE AND ANCHOR BOLT DETAIL

3/4" = 1'-0"



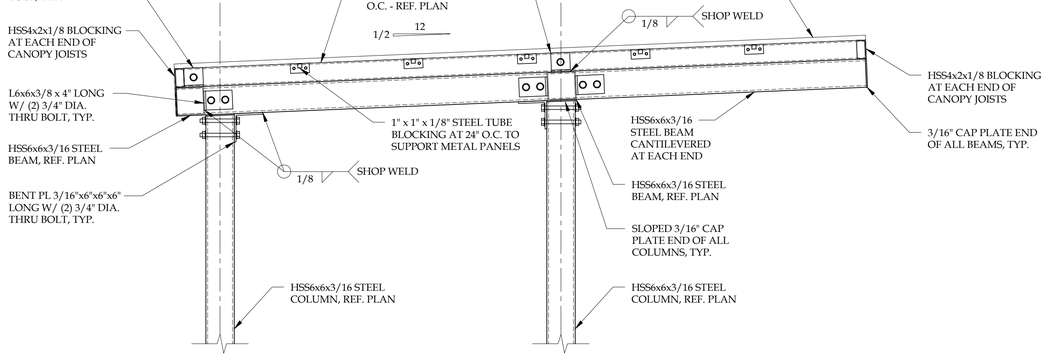
GROUT PLACEMENT

NO SCALE



ANCHOR BOLT DIAGRAM

NO SCALE



4. SECTION THROUGH CANOPY

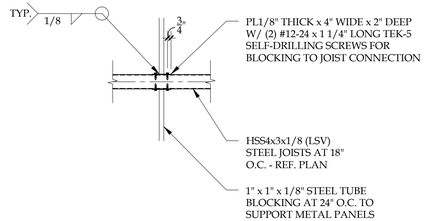
3/4" = 1'-0"

CANOPY NOTES

1. ALL SELF DRILLING SCREWS SHALL BE MINIMUM #12-24 x 1 1/4" LONG TEK-5 SELF-DRILLING WITH HEX WASHER HEAD. ALL SCREWS SHALL BE ZINC-PLATED. PROVIDE MINIMUM 3/4" EDGE DISTANCE, TYPICAL.

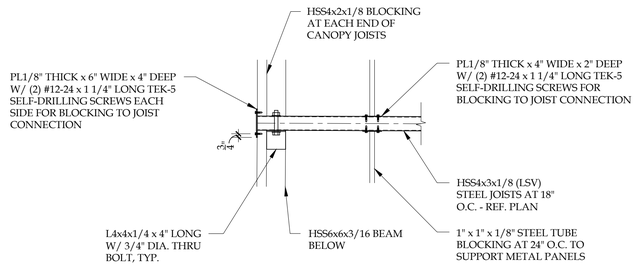
2. ALL WELDS AT CANOPY CONNECTIONS TO BE DONE IN SHOP WITH 1/8" FILLET WELDS. PROVIDE WELDS ALL AROUND.

3. 22 GAGE MAGNA-LOC 180 ROOF PANELS - ATTACH AT EDGE USING #12 X 3/4" SCREWS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD WITH NEOPRENE WASHERS - REFER TO MFR. INSTALLATION GUIDE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



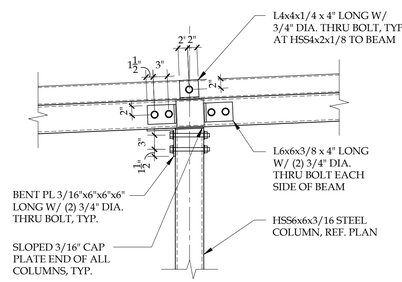
5. BLOCKING TO JOIST CONN.

3/4" = 1'-0"



6. END BLOCKING TO JOIST CONN.

3/4" = 1'-0"

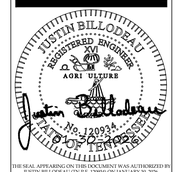


7. COLUMN TO BEAM CONN.

3/4" = 1'-0"

JUSTIN BILLODEAU, P.E.
TN NO. 120934
9901 BRODIE LANE
SUITE 160 PMB 297
AUSTIN, TX 78748
512 328 5353 PHONE

STRUCTURAL ENGINEER:



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN BILLODEAU (TN P.E. 120934) ON JANUARY 30, 2026.

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

Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

PROJECT NO. 26003
CAD FILE
DRAWN BY JTB
CHECKED BY JTB
DATE: 01.30.2026
SCALE: 3/4" = 1'-0"

CANOPY DETAILS

S8.0

DWG 15 OF 15

Item No. 26-0029
2259 Nashville Highway Honey Farm Taco Bell

Engineering

1. Subject to existing TIS and Construction plan approval.
   Response-We will address any comments to our plan submittal based on the existing TIS and Construction Plan approval

Planning

2. A PUD-MU district requires a minimum height requirement when adjacent to a similar use. Please note the height of the adjacent use (McDonalds) to determine a similar height with neighboring adjoining conditions.
   Response: Height of Taco Bell is to match the height of McDonald's. Height of McDonald's is noted on sheets AS-1 and AS-2.
3. Provide notation that all glazing will consist of clear glass.
   Response: Not all glazing will consist of clear glass. Glass in front of structure, WICF and restrooms will need to be opaque glass. This is listed under Deviations.
4. Provide details on canopy above decorative wall.
   Response: Details above decorative wall provided.
5. Provide details of height and size of all signage including location of any freestanding sign. Please refer to Article 7 of the ZO regarding signage. Please note that any freestanding sign would be a monument sign in precedent to previous approvals for signage within a PUD-MU.
   Response: Height and size of all signage has been provided. Free standing sign proposed is a monument sign of the same scale as adjacent McDonald's.
6. Provide sidewalk connection to and from adjacent uses to the adjacent McDonalds with connection. Sidewalk now provided
7. Indicate maximum drive aisle width at rear. 24' max PUD-MU Width is indicated at both entrances to be 24' wide
8. Provide revision to frontage buildout calculation as 60%. Site Plan indicates 90%. Calculation revised
9. Parking allowance appears to be within code requirements at 1 per 100 sf; however, a maximum of 50% is allowed to exceed. Provide Calculation. Calculation updated
10. Parking endow must terminate into a landscape island with one shade tree on north boundary line. Landscape area with width of 9' now provided adjacent to parking space
11. One additional tree required in landscape island at middle of site. Tree has been moved into landscape area island adjacent to ADA parking.
12. Provide dumpster height and wall detail that meets PUD-MU standards.
    Response: Dumpster height is to be 8'-0", two feet higher than dumpster, meeting PUD-MU standards. See details on sheet AS-4.
13. Indicate 10 X 50 X 15 off street loading area within 3rd layer. Loading area added adjacent to drive thru lane near drive thru window
14. As a Planned Unit Development the goal is for the site to achieve all standards of the Ordinance as listed for a PUD-MU district. Deviations shall be listed.
    Response: See Deviations below.
15. The lead case planner for the item will be Austin Brass, AICP. Please have all communication sent to abrass@columbiatn.gov

Response: Confirmed

Fire

16. No comments

Maury County Highway Dept.

17. No comment.

Maury County Schools

18. No comment.

Public Works

19. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
    Response: Confirmed
20. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
    and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
    capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
    Response: dumpster pad dimensions have been updated per the Dumpster Guidelines and Accessibility Requirements

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

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

Response: See sheet C-1.0 and AS-4 for dumpster enclosure plan, elevations and details. Dumpster enclosure meets the requirements listed above.

Columbia Power

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

    Response: Confirmed

City Attorney

23. No comment.

    Response: Confirmed

Police

24. No comment provided.

    Response: Confirmed

Building

25. No comment.

    Response: Confirmed

Duck River Electric Membership Corp

26. No comment.

    Response: Confirmed

Wastewater

27. Sanitary sewer plans subject to plan review, submit to Ryan Filipkowski, via email at rfilipkowski@columbiatn.gov. Precon will be required with inspector.

    Response: Confirmed

Columbia Water

A water availability letter was issued on January 20, 2026, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Response: Confirmed. No main line extensions are proposed. No fire protection lines are required to proposed building. A domestic and possible an irrigation line connection would be proposed only.

Maury County E911

28. No comment.
    Response: Confirmed

ATT

29. ATT INTENDS TO SERVE.
    Response: Confirmed

Atmos Energy

30. No comment provided.
    Response: Confirmed

DEVIATIONS:

1. Monument Sign: Owner MRCO requests that they be allowed a free-standing monument sign, similar in size as adjacent McDonald's. Details of monument sign are provided on sheet AS-3.
2. Glazing: To meet required amounts of glazing, some glazing occurs where it would not be possible or advisable to have clear glazing. Instances of that include where glazing is in front of roof structure, restrooms or the walk-in cooler/freezer.
3. Glazing percentages: All facades meet the glazing percentage requirements laid out in the Zoning Ordinance with the exception of glazing at 2nd floor of north elevation and 2nd floor of east elevation which do not quite achieve the 20% requirement spelled out in Zoning Ordinance. To do so would result in an extraordinarily ugly façade and in both instances, the glazing requirement at the 1st floor is surpassed by a significant amount.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

ITEM NO.
26-0029

DESCRIPTION: 2250 Nashville Hwy_HF Taco Bell

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

COMMENTS:

Engineering

1. Subject to existing TIS and Construction plan approval.

Planning

2. A PUD-MU district requires a minimum height requirement when adjacent to a similar use. Please note the height of the adjacent use (McDonalds) to determine a similar height with neighboring adjoining conditions.
3. Provide notation that all glazing will consist of clear glass.
4. Provide details on canopy above decorative wall.
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6. Provide sidewalk connection to and from adjacent uses to the adjacent McDonalds with connection.
7. Indicate maximum drive aisle width at rear. 24' max PUD-MU
8. Provide revision to frontage buildout calculation as 60%. Site Plan indicates 90%.
9. Parking allowance appears to be within code requirements at 1 per 100 sf; however, a maximum of 50% is allowed to exceed. Provide Calculation.
10. Parking endow must terminate into a landscape island with one shade tree on north boundary line.
11. One additional tree required in landscape island at middle of site.
12. Provide dumpster height and wall detail that meets PUD-MU standards.
13. Indicate 10 X 50 X 15 off street loading area within 3rd layer.

14. As a Planned Unit Development the goal is for the site to achieve all standards of the Ordinance as listed for a PUD-MU district. Deviations shall be listed.
15. The lead case planner for the item will be Austin Brass, AICP. Please have all communication sent to abrass@columbiatn.gov

Fire

16. No comments

Maury County Highway Dept.

17. No comment.

Maury County Schools

18. No comment.

Public Works

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    DUMPSTER AND COMPACTOR STANDARDS
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    and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
    capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.

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

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    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
    6. Gates must be unlocked and open for collection.

Columbia Power

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

City Attorney

23. No comment.

Police

24. No comment provided.

CITY OF COLUMBIA TENNESSEE

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

Building

25. No comment.

Duck River Electric Membership Corp

26. No comment.

Wastewater

27. Sanitary sewer plans subject to plan review, submit to Ryan Filipkowski, via email at rfilipkowski@columbiatn.gov. Precon will be required with inspector.

Columbia Water

28. A water availability letter was issued on January 20, 2026, it remains valid for 120 days. The availability
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the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee
Department of Environment and Conservation requirements.

Maury County E911

29. No comment.

ATT

30. ATT INTENDS TO SERVE.

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

Atmos Energy

31. No comment provided.

Resubmittal Guidelines

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

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

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

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

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

PRELIMINARY DESIGN PLANS FOR

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN 38401

JOB SITE SAFETY

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

ACCESSIBILITY INFORMATION:

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

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

BEFORE YOU DIG

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

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

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

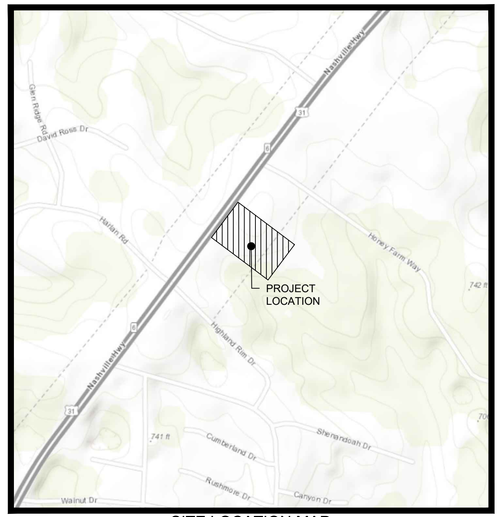
GAS

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

TELECOMMUNICATIONS

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

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



SITE LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY, TN

INDEX OF SHEETS

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

PROJECT #: 12965

PROJECT DESIGN TEAM:

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

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

OWNER / BUILDER:

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

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

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

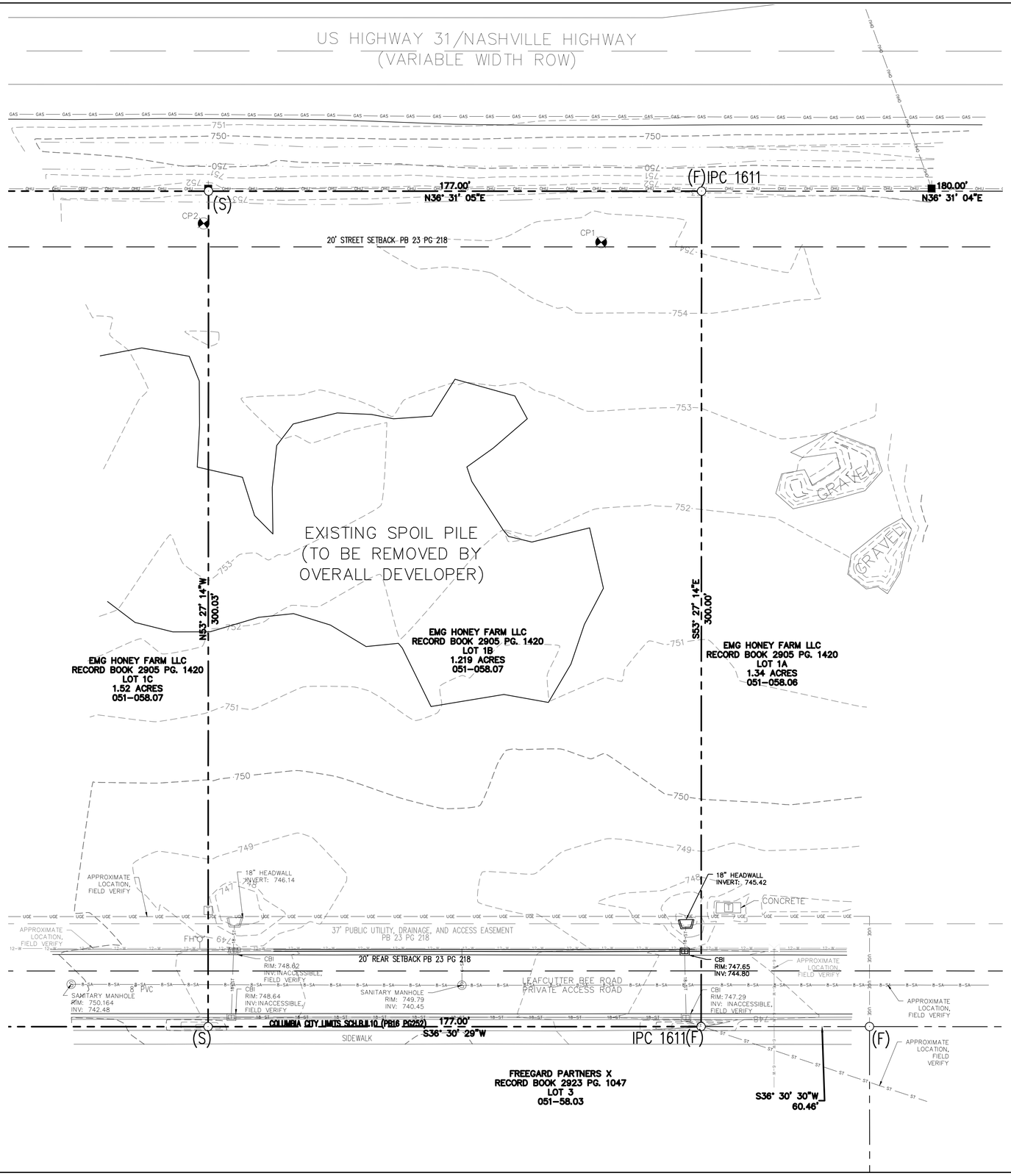
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

COVER SHEET

C-0.0

PERMIT PLOT DATE: 12/09/2025



LEGEND

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

CONTROL POINT SCHEDULE (CP)

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

SURVEY NOTES:

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

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

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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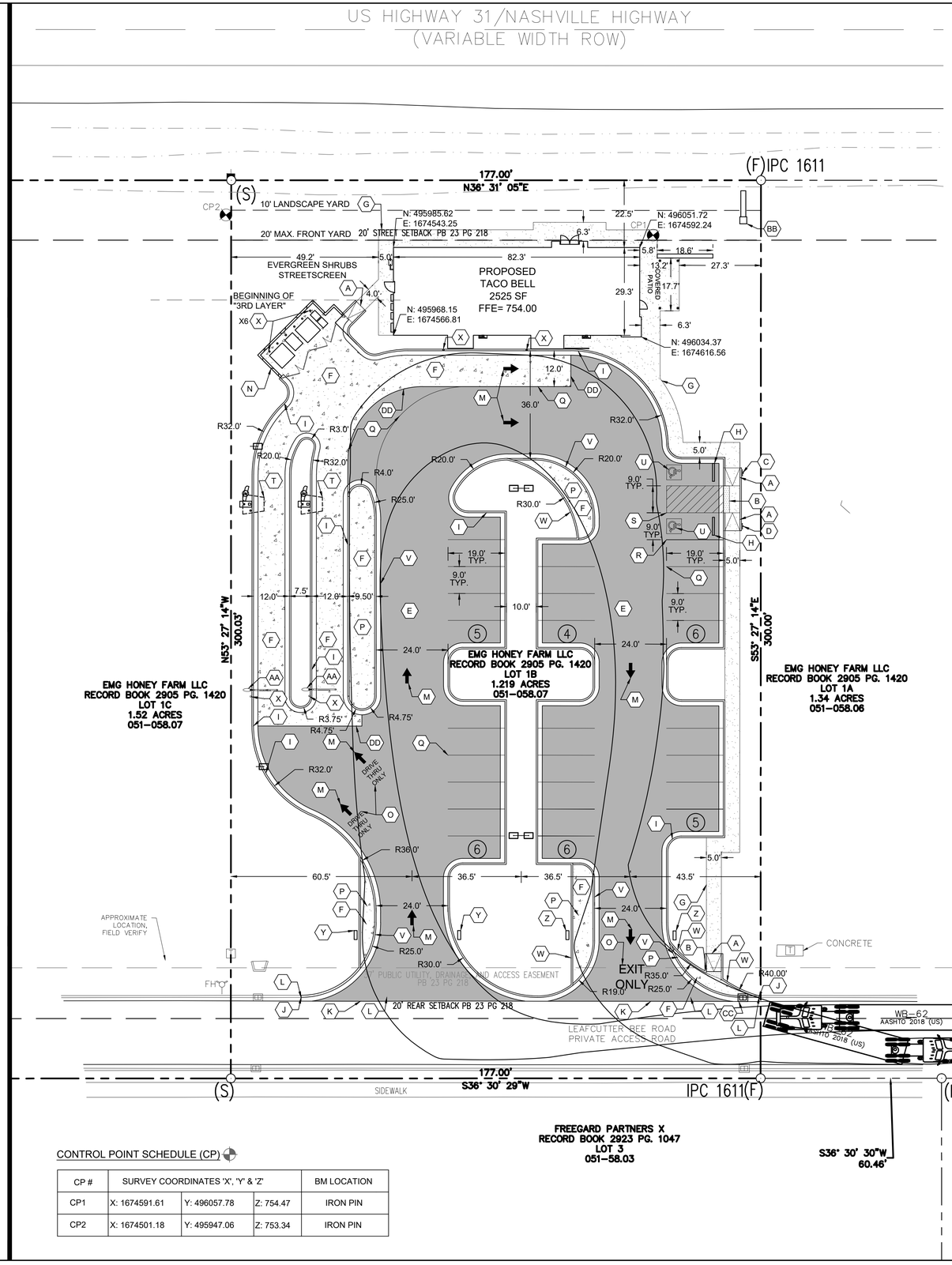
TACO BELL

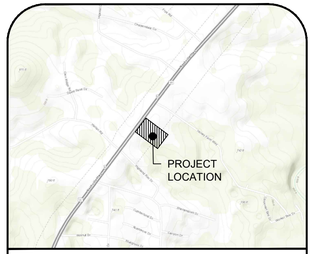
HONEY FARM CROSSING
COLUMBIA, TN

BOUNDARY AND TOPOGRAPHY SURVEY PLAN

C-0.1

PERMIT PLOT DATE: 12/09/2025





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

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

LEGEND

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

SITE PLAN NOTES:

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

SITE PLAN KEY:

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

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
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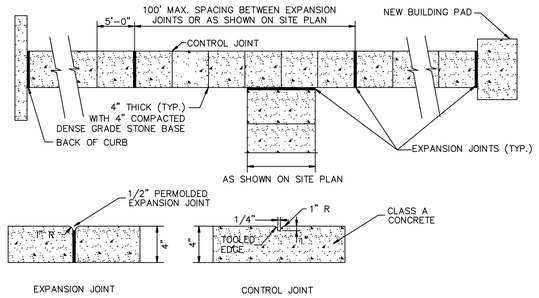
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

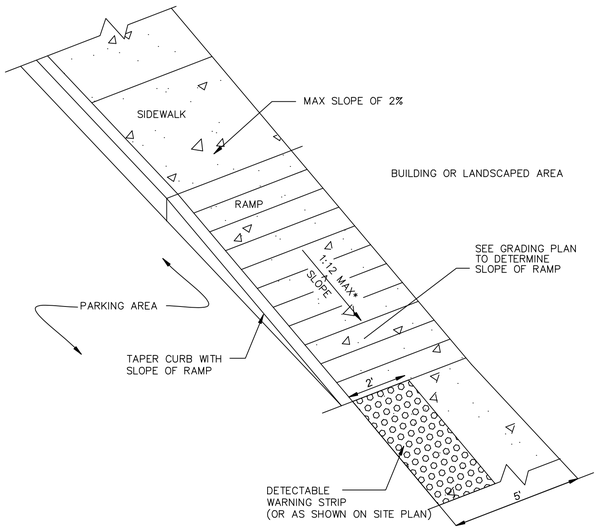
SITE PLAN

C-1.0

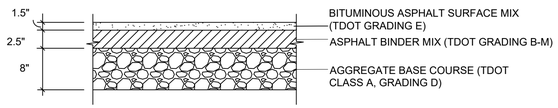
PERMIT PLOT DATE: 12/09/2025



CONCRETE SIDEWALK (A)
NOT TO SCALE

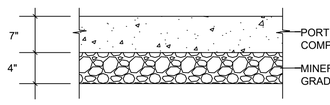


ADA ACCESSIBLE CURB RAMP DETAIL (B)
NOT TO SCALE



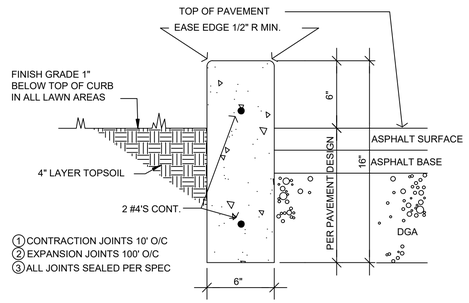
HEAVY DUTY ASPHALT PAVEMENT DETAIL (C)
NOT TO SCALE

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

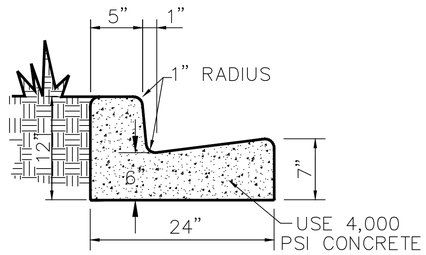


HEAVY DUTY CONCRETE PAVING DETAIL (D)
NOT TO SCALE

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

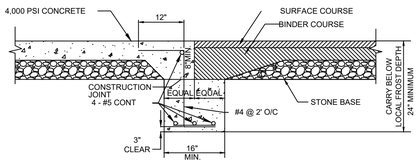


6" HEADER CURB DETAIL (E)
NOT TO SCALE

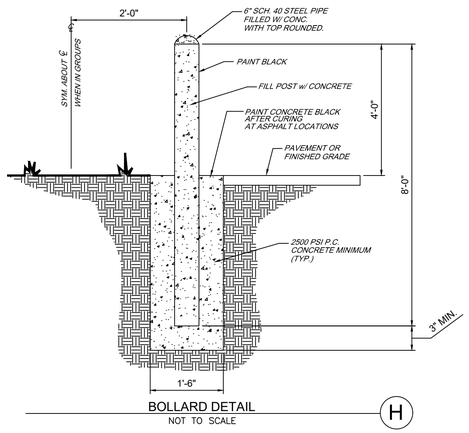


1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC
4. BASE AND SUBGRADE REQUIREMENTS SHALL MATCH ADJACENT PAVEMENT DETAIL
5. INSTALL PER CITY/STATE STANDARD DRAWINGS

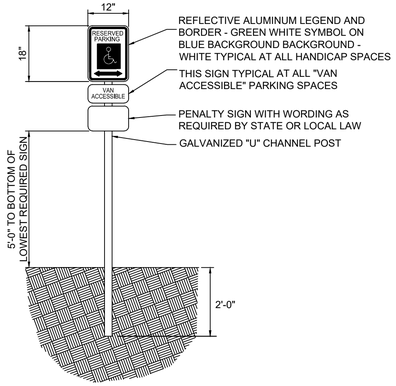
24" STANDARD CURB AND GUTTER (F)
NOT TO SCALE



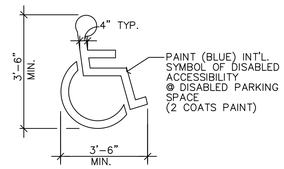
CONCRETE/ASPHALT JOINT DETAIL (G)
NOT TO SCALE



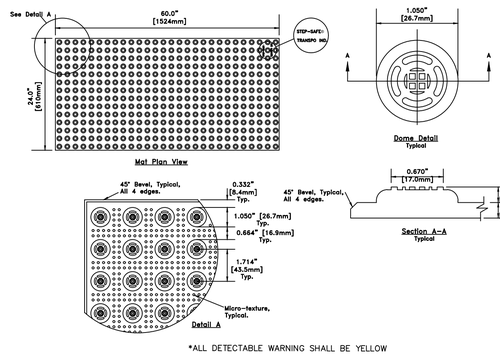
BOLLARD DETAIL (H)
NOT TO SCALE



ADA ACCESSIBLE PARKING SIGN (I)
NOT TO SCALE

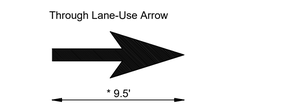


ADA ACCESSIBLE SYMBOL DETAIL (J)
NOT TO SCALE



*ALL DETECTABLE WARNING SHALL BE YELLOW

DETECTABLE WARNING (K)
NOT TO SCALE



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

TRAFFIC ARROWS (L)
NOT TO SCALE

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

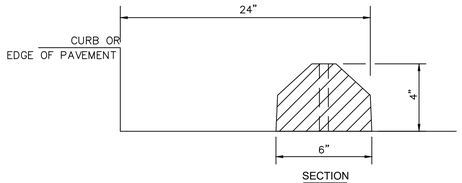
CONTRACT DATE:	12/09/2025
BUILDING TYPE:	END. MED40
PLAN VERSION:	TBD
SITE NUMBER:	TBD
STORE NUMBER:	TBD

TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

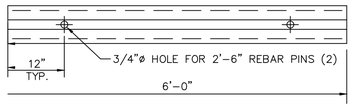
C-1.1

PERMIT PLOT DATE: 12/09/2025

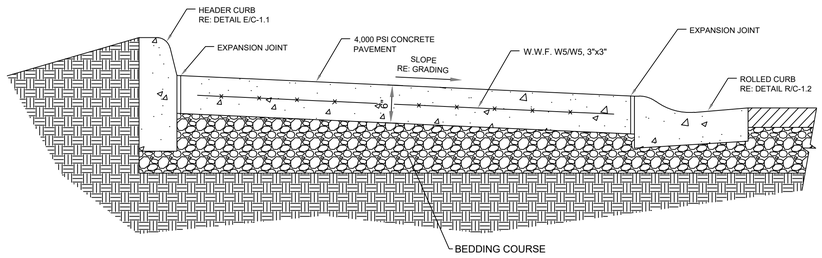


SECTION

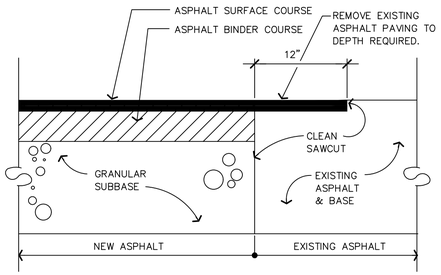
RECYCLED RUBBER WHEEL STOPS WITH WHITE STRIPES (72"L x 6"W x 4"H); ACCESSIBLE PARKING WITH BLUE STRIPES



RECYCLED RUBBER WHEEL STOP (M)
NOT TO SCALE

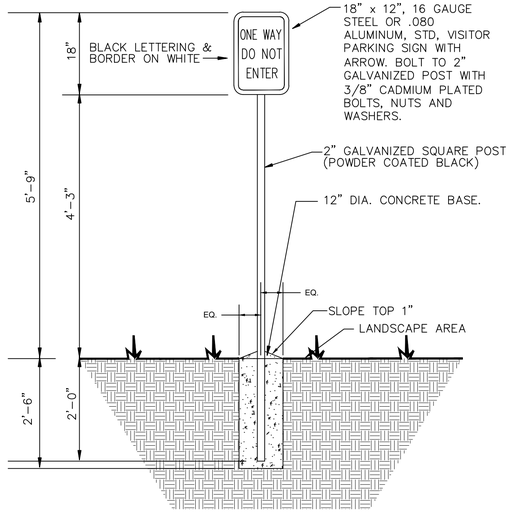


MOUNTABLE CONCRETE MEDIAN DETAIL (P)
NOT TO SCALE

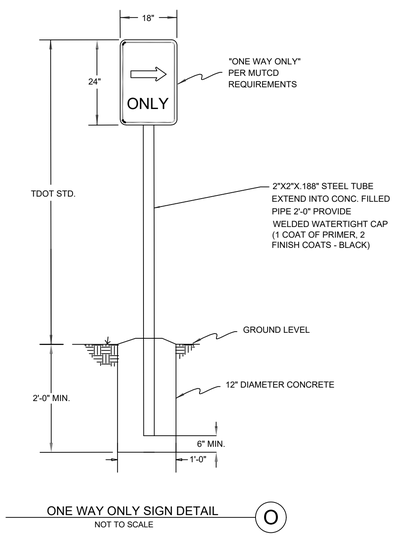


NOTE: TYPICAL AT NEW TO EXISTING PAVEMENT TIE-IN POINTS.

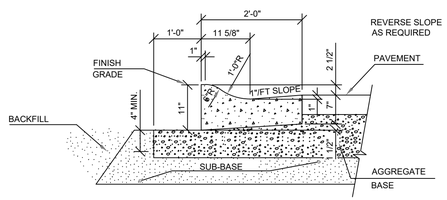
EDGE KEY DETAIL (N)
NOT TO SCALE



DO NOT ENTER SIGN (Q)
NOT TO SCALE



ONE WAY ONLY SIGN DETAIL (O)
NOT TO SCALE



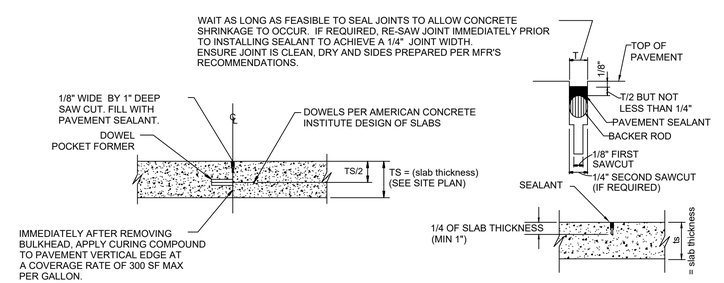
ROLLED CURB DETAIL (R)
NOT TO SCALE

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

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

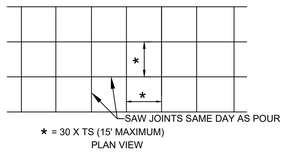
*ACI Committee 325 (1956); Walker and Holland (1998).
†Total dowel length includes allowance made for joint opening and minor errors in positioning dowels.
‡Rectangular plates are typically used in sawcut contraction joints.
Notes: Table values based on a maximum joint opening of 0.20 in. (5 mm). Dowels must be carefully aligned and supported during concrete operations. Misaligned dowels may lead to cracking.

NOTE: CLIP ABOVE FROM ACI 360R-06 DESIGN OF SLABS-ON-GROUND



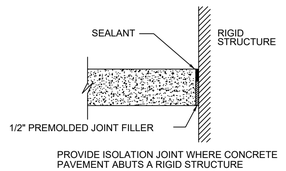
CONSTRUCTION JOINT

SAW JOINT



* = 30 X TS (15' MAXIMUM)
PLAN VIEW

CONCRETE PAVEMENT



PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL (S)
NOT TO SCALE

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STORE NUMBER: TBD

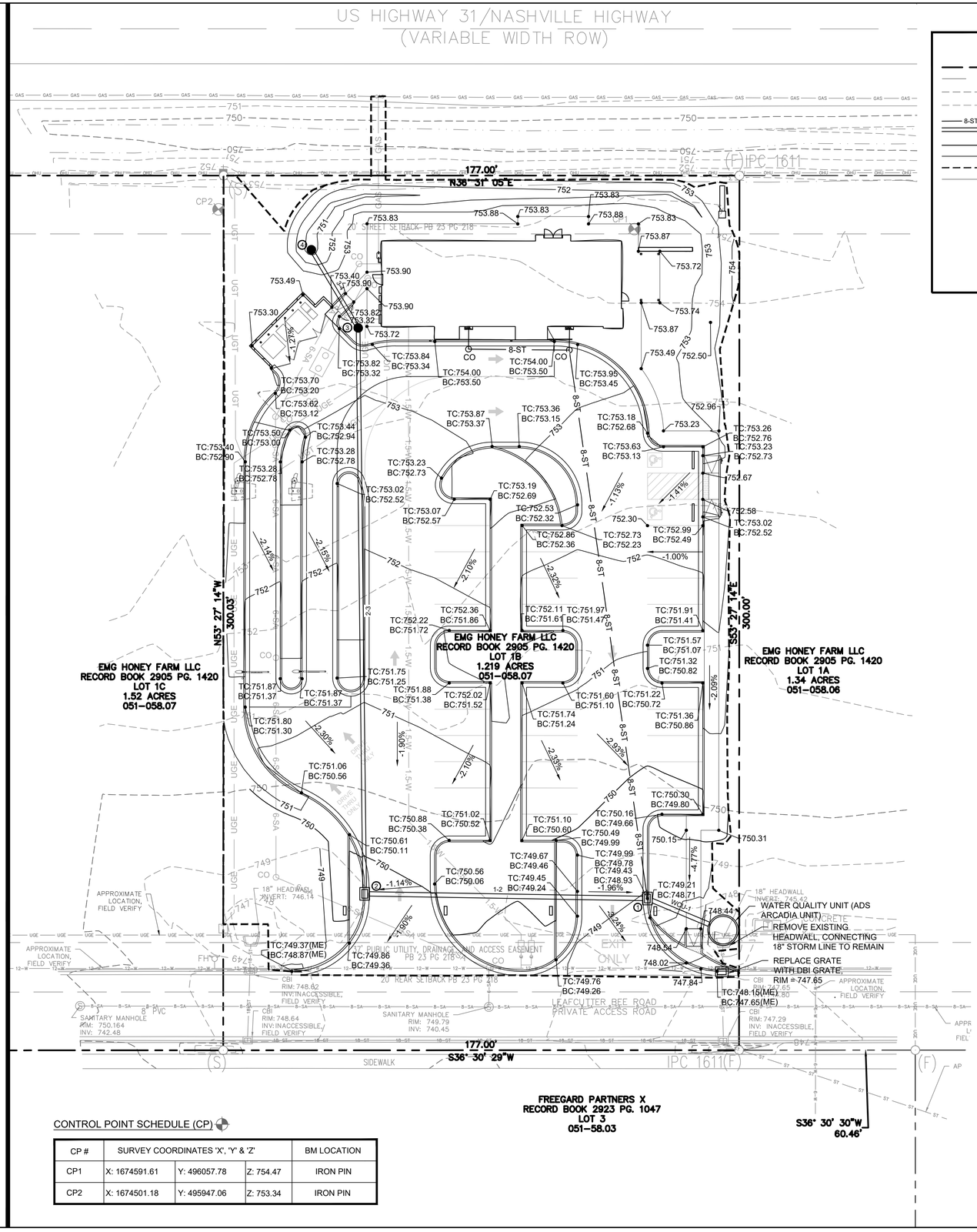
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

SITE DETAILS

C-1.2

PERMIT PLOT DATE: 12/09/2025



LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EXISTING STORM LINE
- SURFACE SLOPE
- SURFACE SPOT ELEVATION
- MATCH EXISTING ELEVATION
- TOP / BOTTOM OF CURB
- CLEAN OUT
- PROPOSED INLETS

GRADING & DRAINAGE NOTES:

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED, INCLUDING TREES, FENCING, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE EXCAVATING CONTRACTOR.
2. BURNING WILL BE SUBJECT TO LOCAL REGULATIONS.
3. EXCAVATING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION.
4. SITE GRADING SHALL NOT COMMENCE UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN OBTAINED FROM ALL REGULATORY AGENCIES HAVING JURISDICTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL AND GEOTECHNICAL ENGINEERS IF ON-SITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.
6. CONSULT WITH THE GEOTECHNICAL ENGINEER FOR PROPER STABILIZATION OF THE SITE. ANY STABILIZATION PROCEDURE SHOULD BE PERFORMED UNDER DIRECT SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.
7. THE GEOTECHNICAL ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUB-GRADE PREPARATION, STRUCTURAL PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
8. SUFFICIENT TEST OF FILL SOILS SHALL BE MADE TO VERIFY THAT SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE GEOTECHNICAL ENGINEER ON SITE.
9. THE OWNER MAY REQUEST ADDITIONAL GEOTECHNICAL TESTING, AT THE OWNER'S EXPENSE, AS APPEARS NECESSARY.
10. POSITIVE DRAINAGE TO THE NEAREST DRAINAGE FEATURE MUST BE MAINTAINED AT ALL TIMES. NO PONDING WILL BE PERMITTED.
11. MAINTAIN SITE GRADING SUCH THAT ALL SURFACE WATER WITHIN EARTH DISTURBING LIMITS AND DEWATERING, IF REQUIRED, IS DIVERTED THROUGH EROSION AND SEDIMENT CONTROL MEASURES.
12. THE DIRECTION OF THE TEXT FOR CONTOUR LABELS INDICATES THE DIRECTION OF THE SLOPE.
13. FINAL DOWNSPOUT LOCATIONS PER ARCHITECTURAL PLANS.
14. NO SIDEWALK SHALL EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
15. HANDICAP SPACES AND ASSOCIATED ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
16. ALL PROPOSED PIPES SHALL BE EITHER RCP OR HDPE. CONTRACTOR TO COORDINATE WITH OWNER ON DECISION IN THE FIELD.
17. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND ROUNDED UP TO THE NEAREST WHOLE NUMBER.
18. ALL STORM PIPE SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
19. DOWNSPOUTS/ROOF DRAINS SHALL BE TIED TO THE PROPOSED STORM SEWER SYSTEM OR NEAREST DRAINAGE FEATURE. CONTRACTOR TO INSTALL HEADER PIPES, AS NECESSARY, WITH SUFFICIENT PIPE SIZES (PER PLUMBING CODES) AND AT SUFFICIENT SLOPES (NOT LESS THAN 1%) TO CARRY ROOF DRAINAGE. INSTALL CLEANOUTS WHERE NECESSARY TO MAINTAIN ALL DOWNSPOUTS AND HEADER PIPES.
20. ALL IMPORT / EXCESS MATERIAL, UNLESS OTHERWISE COORDINATED WITH THE OWNER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. WATER DETENTION IS ACCOUNTED FOR IN THE REGIONAL BASIN BEHIND THE STORAGE UNITS.
22. PER THE GEOTECHNICAL EXPLORATION REPORT AND DUE TO UNDOCUMENTED FILL BEING PLACED ON THE SITE, THE CONTRACTOR SHALL UNDERCUT A MINIMUM 3 FEET BELOW FOUNDATION BEARING LEVEL TO CONSTRUCT A MINIMUM 3 FOOT THICK "BUFFER" LAYER OF NEW ENGINEERED FULL BENEATH THE FOUNDATION BEARING LEVEL. UNDERCUT SHOULD EXTEND 1.5' BEYOND THE EXTERIOR EDGES OF THE FOUNDATIONS. LIFTS OF 2' AND 1' ARE RECOMMENDED FOR THIS INSTALLATION. SEE GEOTECHNICAL EXPLORATION REPORT FOR MORE DETAILS.

STORM STRUCTURE TABLE

STRUCTURE #	DESCRIPTION	STRUCTURE DETAILS	COORDINATES
1	CBI	RIM = 749.26 INV IN = 745.53 INV OUT = 745.53	N=495924.67 E=1674778.76
2	DBI	RIM = 749.98 INV IN = 746.02 INV IN = 746.02 INV OUT = 746.02	N=495847.67 E=1674719.75
3	YARD DRAIN	RIM = 753.58 INV IN = 746.99 INV OUT = 746.99	N=495961.40 E=1674562.43
4	YARD DRAIN	RIM = 750.75 INV OUT = 747.14	N=495964.44 E=1674531.32

STORM PIPE TABLE

PIPE #	SIZE	LENGTH	SLOPE	MATERIAL
WCU-1	18"	23'	0.50%	HDPE / RCP
1-2	18"	97'	0.50%	HDPE / RCP
2-3	15"	194'	0.50%	HDPE / RCP
3-4	15"	31'	0.50%	HDPE / RCP

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

Know what's below.
Call before you dig.

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

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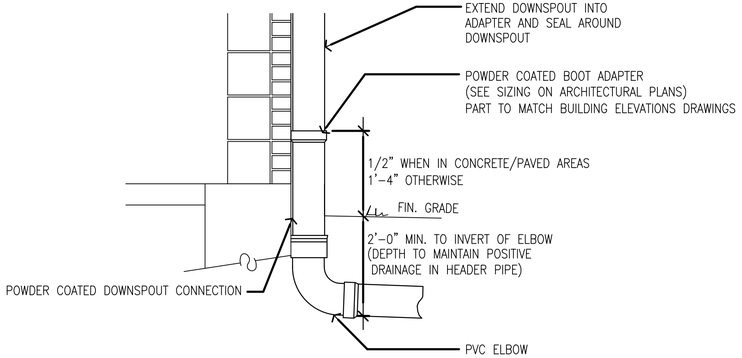
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

GRADING PLAN

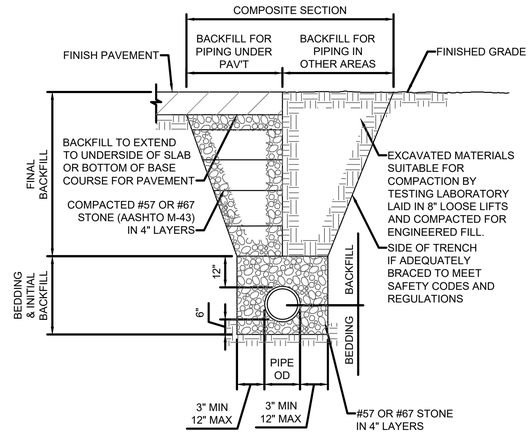
C-3.0

PERMIT PLOT DATE: 12/09/2025



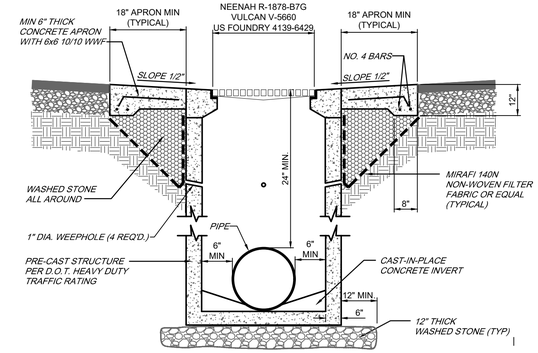
A DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



B PIPE BEDDING & BACKFILL DETAIL

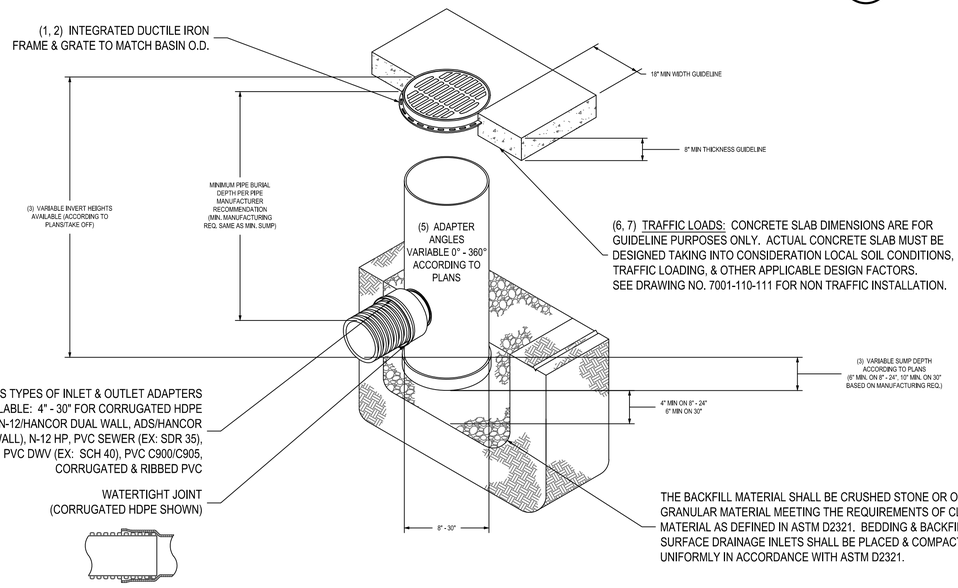
NOT TO SCALE



C DROP BOX INLET

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



(6, 7) TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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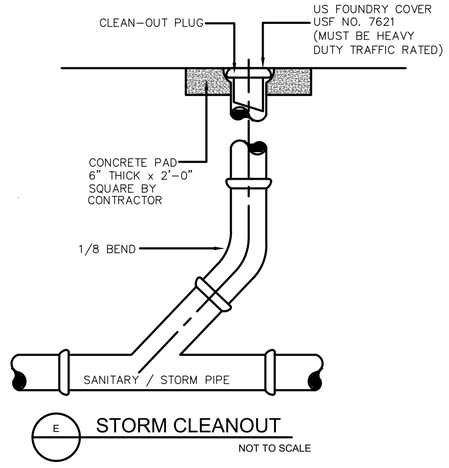
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY EBC	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 3-3-10			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144	REV F

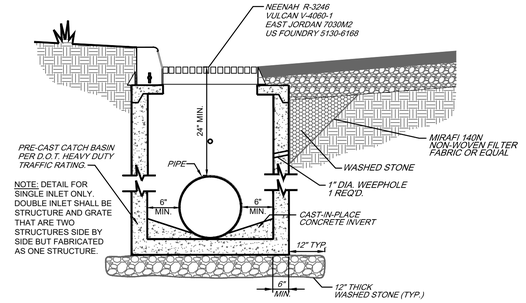
D YARD DRAIN

NOT TO SCALE



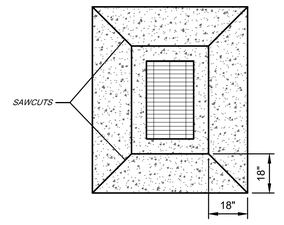
E STORM CLEANOUT

NOT TO SCALE



F CURB BOX INLET

NOT TO SCALE



G INLET APRON

NOT TO SCALE

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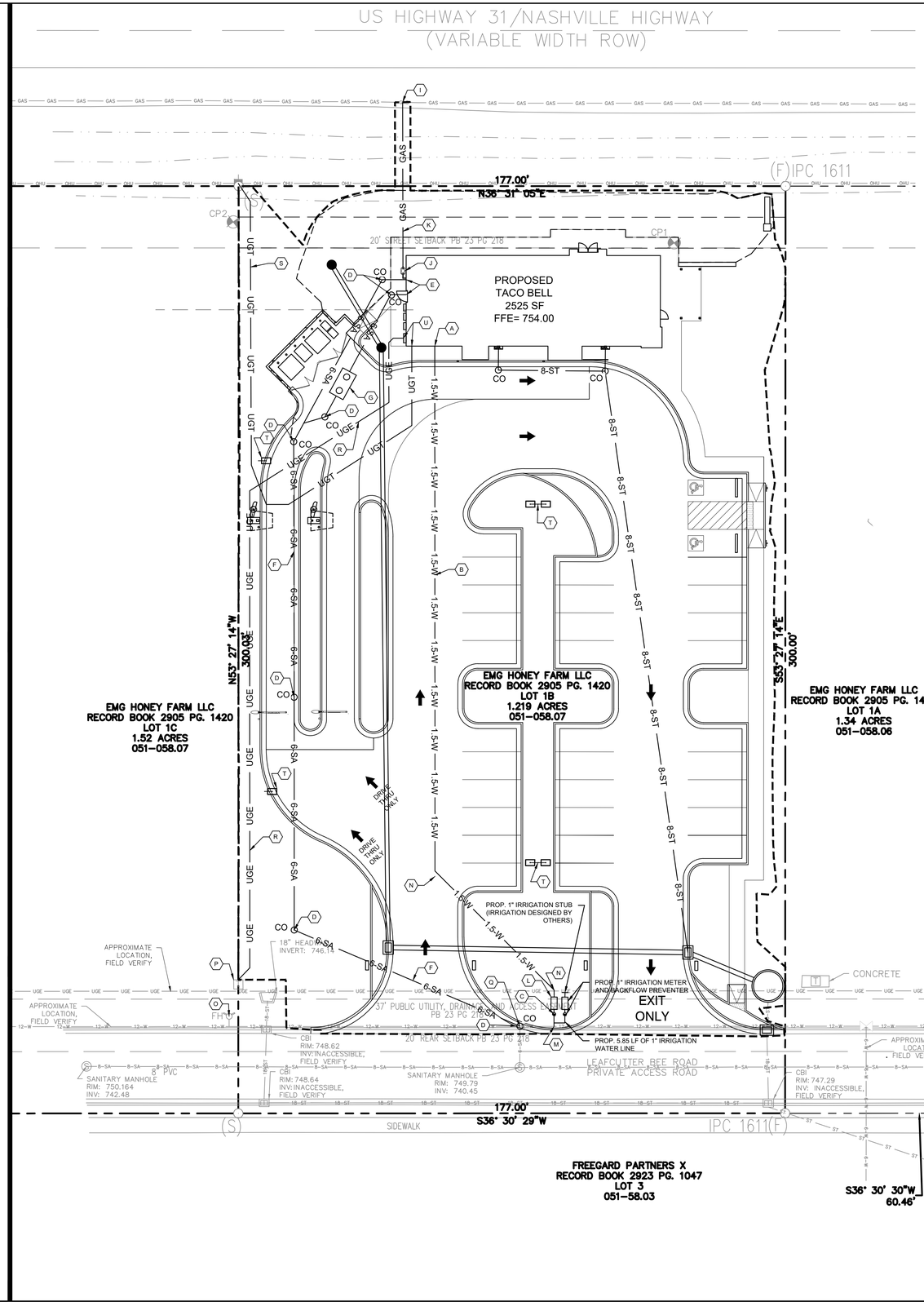
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

DRAINAGE DETAILS

C-3.1

PERMIT PLOT DATE: 12/09/2025



UTILITY PLAN KEY NOTES:

KEY	DESCRIPTION
A	CONNECT 1.5" DOMESTIC WATER LINE TO BUILDING (SEE MEP PLANS)
B	WATER LINE TO BE COPPER TYPE K OR DIP TO METER
C	SET 1" PROPOSED DOMESTIC WATER METER WITH OUTLET GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF COLUMBIA ON REQUIRED FEES. VERIFY RESPONSIBILITIES WITH COLUMBIA POWER AND WATER SYSTEMS
D	SANITARY SEWER CLEANOUT
E	CONNECT PROPOSED 6" SANITARY SEWER TO BUILDING ELEV=751.00; (3.0' BELOW FFE) (SEE MEP PLANS FOR ADDITIONAL INFORMATION)
F	6" SANITARY SEWER LATERAL (SDR 35) AT 1% MINIMUM SLOPE
G	1,000 GALLON GREASE TRAP (SEE MEP PLANS)
I	GAS TAP BY UTILITY COMPANY (CONTRACTOR TO COORDINATE)
J	GAS LINE FROM METER TO BUILDING BY UTILITY COMPANY
K	GAS LINE AND METER INSTALLATION BY UTILITY COMPANY
L	REDUCED PRESSURE BACKFLOW PREVENTION (RPBP)
M	WET TAP TO EXISTING WATER LINE (COORDINATE WITH UTILITY)
N	45 DEGREE BEND
O	EXISTING FIRE HYDRANT BY OVERALL DEVELOPER
P	EXISTING TRANSFORMER, CONTRACTOR TO VERIFY RESPONSIBILITIES WITH CP&W
Q	CONNECT 6" SANITARY SEWER LATERAL TO EXISTING SANITARY SEWER LATERAL LINE. INVERT ESTIMATED AT 741.60. CONTRACTOR TO FIELD VERIFY ACTUAL INVERT.
R	SEE MEP PLANS FOR COORDINATION OF SECONDARY AND PRIMARY UNDERGROUND ELECTRIC SERVICE
S	INSTALL 2" CONDUIT AND 100# PULL STRING (SEE MEP PLANS FOR SECONDARY UNDERGROUND TELECOMMUNICATION SERVICE)
T	PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN)
U	SEE MEP PLANS FOR CONTINUATION OF ELECTRIC AND TELECOM LINES INTO THE BUILDING

UTILITY NOTES:

1. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY ALL CONTRACTORS BY EITHER CONTACTING THE UTILITY COMPANY PROVIDING THE SERVICE AND/OR CALLING 811.
2. ALL CONSTRUCTION MUST CONFORM TO CITY, COUNTY AND STATE STANDARDS.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND DETAILS.
4. THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES AND PROVIDERS HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
5. ALL CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE A 2-FT x 2-FT x 6-IN THICK CONCRETE APRON AROUND ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF BUILDING.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. ALL SEWER WORK IS TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL UTILITY.
10. UNLESS OTHERWISE SPECIFIED, NO 90 DEGREE BENDS SHALL BE USED IN THE WATER LINE INSTALLATION. THE CONTRACTOR SHALL MINIMIZE THE USE OF VERTICAL BENDS.
11. THRUST BLOCKS SHALL BE PROVIDED ON WATER LINES AT ALL BENDS AND TEES UNLESS OTHERWISE RESTRAINED.
12. ALL PROPOSED UTILITY CROSSINGS SHALL BE VERIFIED BY ANY CONTRACTOR DOING WORK. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18-IN SEPARATION AT NO COST TO THE OWNER. SEWER CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
13. CLEANOUTS ON SANITARY LINES SHALL BE PLACED AT LEAST EVERY 100 FEET AND WITHIN FIVE (5) FEET OF THE BUILDING ON ALL GRAVITY SANITARY SEWER SERVICE LINES.
14. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING ON WATER AND SEWER LINES PER LOCAL UTILITY REQUIREMENTS. WATER AND SEWER CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION OF THE LOCAL UTILITY. SITE CONTRACTOR SHALL MAINTAIN EXISTING WATER AND SEWER SERVICE TO EXISTING CUSTOMERS AT ALL TIMES.
15. ALL COPPER WATER SERVICE LINES SHALL BE WRAPPED IN 4 MILS OF HDPE WRAP OR 8 MILS OF LDPE WRAP. THE SEAMS SHALL BE SEALED WITH DUCT TAPE. WATERLINE SHALL BE PROVIDED A MINIMUM 36" OF COVER.
16. ALL SANITARY SEWER SHALL BE MARKED WITH DETECTABLE MYLAR SEWER LINE TAPE APPROVED BY THE ENGINEER (MINIMUM OF 18" DEEP).
17. ALL GRAVITY SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE NOTED.
18. ALL GRAVITY SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 AND LOCAL UTILITY STANDARDS.
19. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SECURING AND COORDINATING TEMPORARY SERVICE IF NEEDED FOR CONSTRUCTION.
20. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL UTILITIES TO WITHIN FIVE (5) FEET OF THE BUILDING.
21. ALL 6" SANITARY SEWER LATERAL LINES AND CLEANOUTS ARE PRIVATE SEWER LINES AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY. ALL BURIED SANITARY PIPING SHALL BE SDR 35 WITH A MINIMUM OF 36" COVER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES REQUIRED BY UTILITY COMPANIES.
23. SEE ELECTRICAL PLANS FOR ALL ELECTRICAL CONDUIT LOCATIONS AND SIZING, INCLUDING PRIMARY POWER, SECONDARY POWER, SITE LIGHTING AND SIGNAGE LIGHTING.
24. COORDINATE CONDUIT UTILITY LOCATIONS WITH GRAVITY LINES. GRAVITY LOCATIONS SHALL TAKE PRECEDENCE OVER CONDUITS.
25. SEE SITE LIGHTING PLAN FOR MORE DETAILS TO SITE LIGHTING LAYOUT.

UTILITY CONTACTS

ELECTRIC, WATER, & SEWER

COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE,
COLUMBIA, TN 38401
931-388-4833

GAS

ATMOS ENERGY
810 NASHVILLE HWY,
COLUMBIA, TN 38401
931-388-9136

TELECOMMUNICATIONS

COMMUNICATION CONCEPTS
802 NASHVILLE HWY,
COLUMBIA, TN 38401
931-388-8662

SPECTRUM
405 S JAMES CAMPBELL BLVD,
COLUMBIA TN 48401
888-406-7063

LEGEND

- EXISTING 18" STORM LINE
- EXISTING OVERHEAD UTILITY
- EXISTING 8" SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED GAS LINE BY UTILITY
- PROPOSED 6" SANITARY LATERAL
- PROPOSED 1.5" WATER LINE
- PROPOSED UNDERGROUND TELECOMMUNICATION LINE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPOSED CLEANOUT
- PROPOSED GAS METER
- PROPOSED 1,000 GAL GREASE TRAP
- PROPOSED STORM LINES
- PROPOSED STORM INLET
- PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT

Know what's below.
Call before you dig.

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

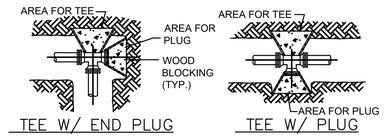
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

UTILITY PLAN

C-4.0

PERMIT PLOT DATE: 12/09/2025



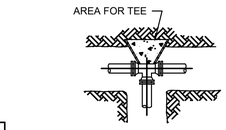
TEE W/ END PLUG

TEE W/ PLUG

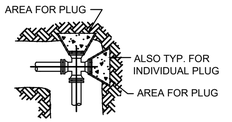
THRUST BLOCK AREAS IN SQ. FT.				
PIPE SIZE IN INCHES	90°BEND, TEES,PLUGS	45° BEND	22.5° BEND	11.25° BEND
4	1.6	0.9	0.4	0.2
6	3.6	1.9	1.0	0.5
8	6.4	3.5	1.8	0.9
10	10.0	5.4	2.8	1.4
12	14.4	7.8	4.0	2.0
16	25.2	13.6	7	3.5

NOTES

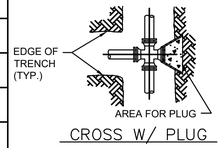
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS SHALL NOT BE COVERED BY THRUST BLOCK.
3. ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDE OF THRUST BLOCKS.
4. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUIT THE SPECIFIC FITTING ARRANGEMENT.
5. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE, AND/OR SOIL BEARING CAPACITY IS LESS THAN 2,000 P.S.F. OR PIPE IS 16" OR GREATER.
6. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
7. THRUST BLOCK AND RESTRAINING SEWER AND WATER MAIN SCHEDULES SHALL BE COMPLETED BY THE ENGINEER, BASED ON ALL DESIGN CONSIDERATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PIPE TYPE, SOIL BEARING CAPACITY, SOIL TYPE, DEPTH OF COVER, TEST PRESSURE, LAYING CONDITIONS, SAFETY FACTOR.
8. STEEL REINFORCEMENT FOR "DEAD MAN" SHALL BE DETERMINED BY ENGINEER.
9. THRUST BLOCKS ALLOWED ONLY AT LOCATIONS PRE-APPROVED IN WRITING BY UTILITY COMPANY.



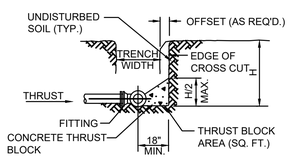
TEE



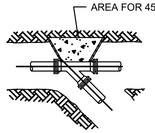
CROSS W/ TWO PLUGS



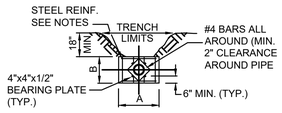
CROSS W/ PLUG

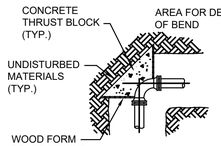


TYPICAL SECTION

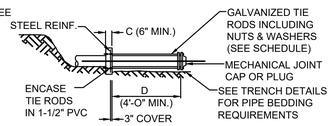


WYE



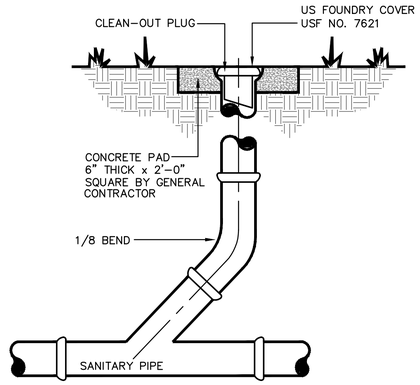


BENDS

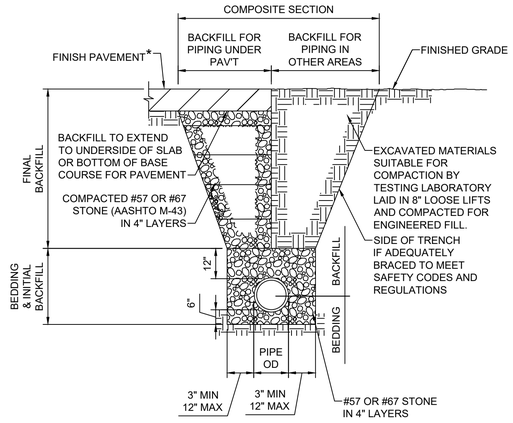


"DEAD MAN" THRUST AND RESTRAINT

THRUST BLOCK DETAILS (A)
NOT TO SCALE



CLEANOUT DETAIL (B)
NOT TO SCALE



*FOR UTILITY TRENCH RESTORATION UNDEREXISTING PAVEMENT, SEE HEAVY DUTY ASPHALT DETAIL C / C-1.1.

PIPE BEDDING & BACKFILL DETAIL (C)
NOT TO SCALE

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SUITE 210
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(859) 389-9293

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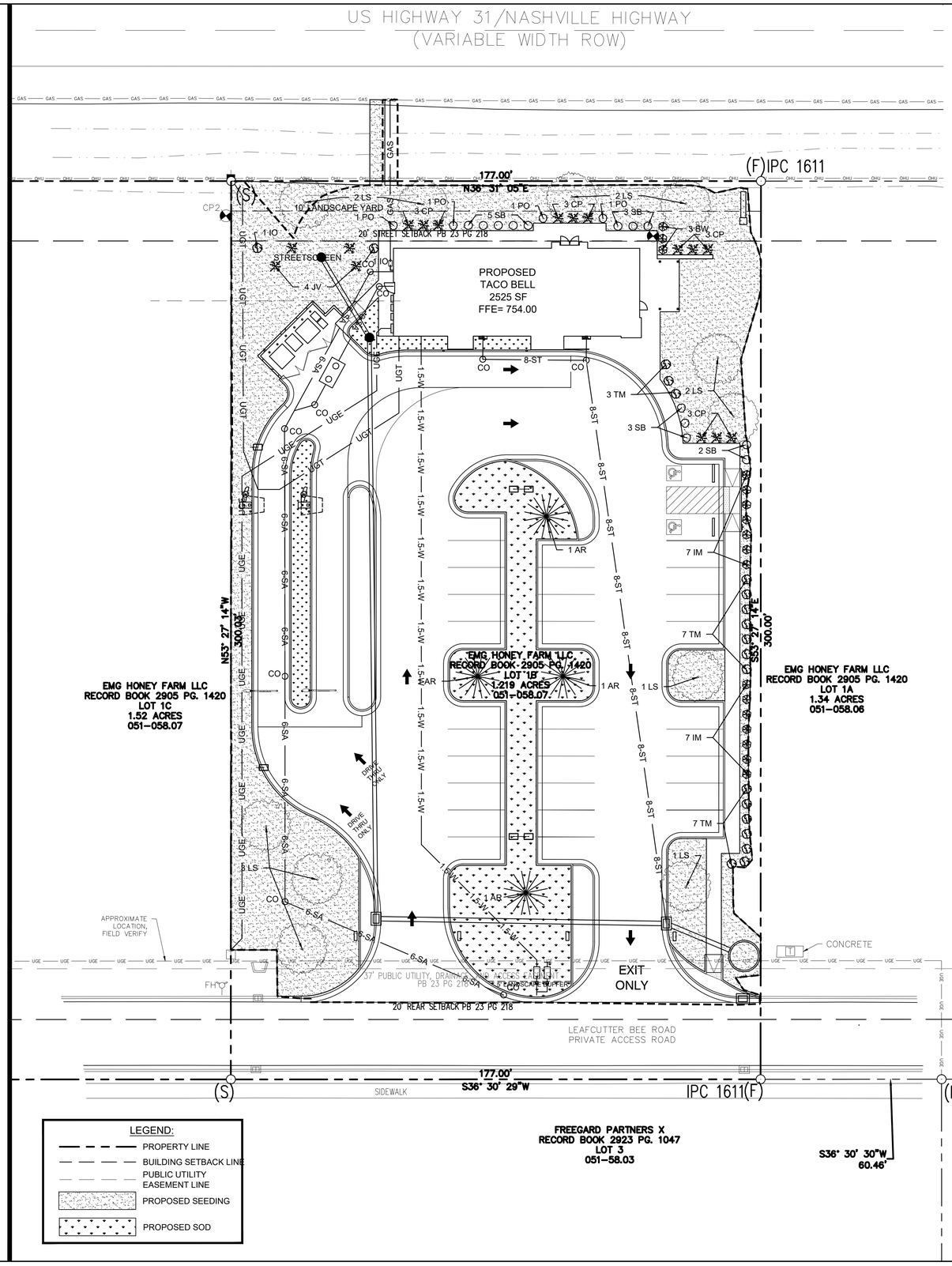
TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

UTILITY DETAILS

C-4.1

PERMIT PLOT DATE: 12/09/2025



LANDSCAPE DATA

SITE AREA: 1.22 ± ACRES ZONING: PUD-MU

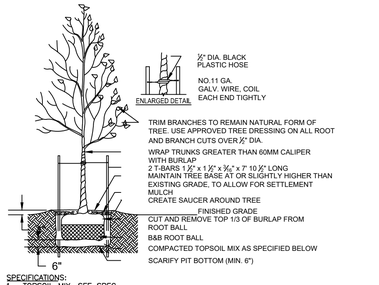
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 177' FRONTAGE = 177' / 50 = 3.5 OR 4 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATIONS APPROVAL 4 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (9,737 / 2,000 SF = 4.87 OR 5 TREES)	3 TREES IN ISLANDS 5 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

PLANT SCHEDULE

QUANTITY	ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
4	AR	ACER RUBRUM	RED MAPLE	2 1/2" CAL	SINGLE STEM, WELL BRANCHED, B & B
2	IO	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY	5-6' HT	UNIFORMLY BRANCHED, FULL, NO HOLES, 8' SPACING
4	JV	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE RED CEDAR	5-6' HT	UNIFORMLY BRANCHED, FULL, NO HOLES, 8' SPACING
11	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	2 1/2" CAL	SINGLE STEM, WELL BRANCHED, B & B
SHRUBS					
3	BW	BUXUS X 'WINTER GEM'	WINTER GEM BOXWOOD	3 GALL. CONT	FULL, 4' O.C., 30" HEIGHT / SPREAD
9	CP	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MAP FALSE CYPRESS	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
14	IM	ILEX X MESERVEAE 'BLUE BOY'	BLUE BOY HOLLY	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
4	PO	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
13	SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
17	TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GALL. CONT	FULL, 5' O.C., 30" HEIGHT / SPREAD
MULCH					
3" LANDSCAPE STONE ADJACENT TO BUILDING					
4" HARDWOOD MULCH PERIMETER BEDS					

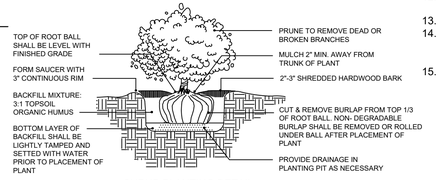
TURF ESTABLISHMENT:

1. THE LANDSCAPE CONTRACTOR SHALL PLACE A 4" COMPACTED LAYER OF TOPSOIL OVER ALL AREAS TO BE ESTABLISHED IN TURF. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE.
2. REMOVE STONES BIGGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER.
3. HYDROSEED ALL DISTURBED AREAS AS SPECIFIED UNLESS SOD IS SPECIFIED.
4. MIX SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIALLY DESIGNED FOR HYDROSEED APPLICATION.
5. APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
6. LAY SOD WITHIN 24 HOURS OF STRIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
7. WATER SOD WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. SOD SHOULD BE SOAKED TWICE DAILY DURING THE FIRST WEEK OF PLANTING.
8. CONTRACTOR TO PROVIDE WATERING UNTIL SOD AND PLANTS ARE ESTABLISHED.



SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION ANSI Z60 AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
4. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD AS THE GROWING SEASON PERMITS. THE OWNER MAY INSPECT THE PLANTS AT THE END OF THE GUARANTEE PERIOD. PLANTS THAT ARE DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON AT NO ADDITIONAL COST TO THE OWNER.
5. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED.
6. ALL PLANTS AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE OWNER.
7. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, EROSION CONTROL BLANKET, OR DESIGNATED FOR SODDING (INCLUDING RIGHT-OF-WAY) SHALL BE SEEDED.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL AREAS PLANTED WITH SHRUBS SHALL RECEIVE A 3" LAYER OF BROWN SHREDDED HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER."
10. THE TOP OF ALL AREAS OF HARDWOOD MULCH SHALL BE AT GRADE OF ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SOD UNTIL WELL ESTABLISHED. IRRIGATION SHALL BE SUPPLIED BY TWO HOSE BIBS ON THE BUILDING AND IRRIGATION SYSTEM, WITH SEPARATE 1" LINE AND WATER METER AND TO BE INSTALLED BY EXTREME IRRIGATION OF NASHVILLE.
12. CONTRACTOR MUST CONTACT OWNER'S REPRESENTATIVE PRIOR TO INSTALLING LANDSCAPING TO APPROVE PLANT LOCATIONS.
13. SEE EROSION CONTROL DETAIL SHEET (C-2.1) FOR SEEDING SPECIFICATIONS.
14. RIVER ROCK SHALL BE A MIX OF MOSTLY TANS AND BEIGE ROCKS. IT SHOULD NOT BE ALL ONE COLOR NOR SIZE. ROCK SHALL RANGE FROM 2"-5" WITH APPROXIMATELY 30% 2", 40% 3"-4", AND 30% 5". ALL ROCK MUST BE FULLY WASHED BEFORE BEING PLACED.
15. A WEED FABRIC MUST BE PLACED ON TOP OF THE SOIL BEFORE THE LANDSCAPE RIVER ROCKS ARE PLACED.

811 Know what's below. Call before you dig.

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

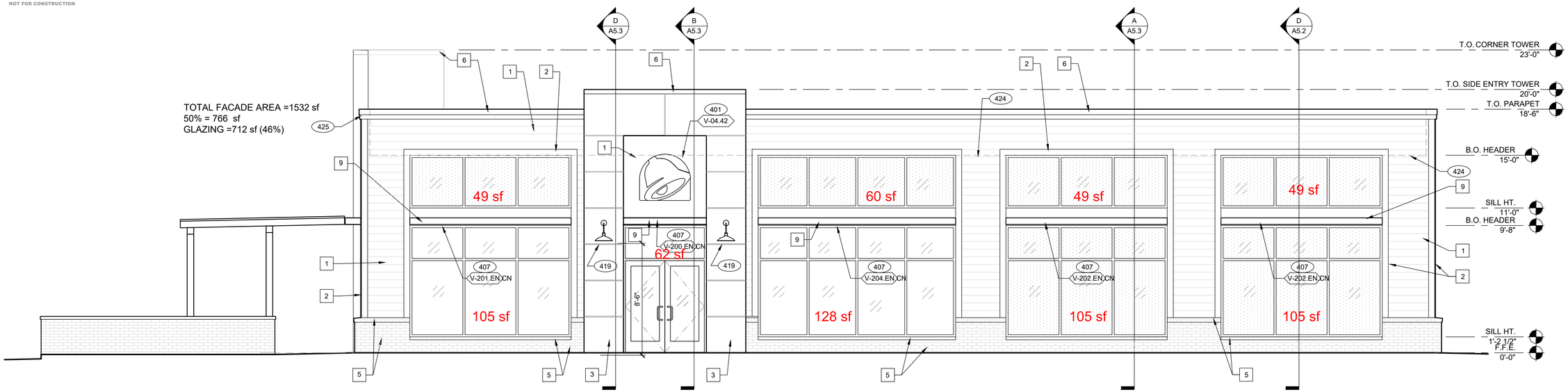
TACO BELL
HONEY FARM CROSSING
COLUMBIA, TN

LANDSCAPE PLAN

C-5.0

PERMIT PLOT DATE: 12/09/2025

NOT FOR CONSTRUCTION



FRONT ELEVATION 1/4" = 1'-0" | 1

TRANSLUCENT GLAZING

OPAQUE SPANDREL GLAZING
(at structure, restrooms, WICF)

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
FRONT			
V-202.EN.CN **	1	FRONT AWNING 16' 8" L x 6" H x 1' 4" D BLACK	A4.1
SIDE ENTRY SIDE			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6' 2" x 3' 0" BLACK	A4.0
V-201.EN.CN **	3	SIDE ENTRY EYEBROW 12' 1" L x 6" H x 1' 4" D BLACK	A4.0
V-204.EN.CN **	1	SIDE ENTRY EYEBROW 14' 10" L x 6" H x 1' 4" D BLACK	A4.0
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
DRIVE THRU SIDE			
V-101.DT **	1	DT AWNING (OVER DT) 7' 10" x 4' 0" BLACK	A4.1
V-102.DT **	1	DT AWNING (OVER PRE-PAY) 6' 10" x 4' 0" BLACK	A4.1
V-203.EN	1	DT SIDE EYEBROW 7' 8" L x 6" H x 1' 4" D BLACK	A4.1
V-201.EN.CN **	1	DT SIDE EYEBROW 12' 1" L x 6" H x 1' 4" D BLACK	A4.1

SIGNAGE | E

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

** SPECIFIC TO COLUMBIA TN NASHVILLE HWY PROJECT

GENERAL NOTES | C

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
GS16	HYPNOTIZE ME BELL	D	M02	48x96	A4.0

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES | A

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	ALT. MANUFACTURER SPEC 'A'	ALT. MATERIAL SPEC 'A'	ALT. MANUFACTURER SPEC 'B'	ALT. MATERIAL SPEC 'B'	COLOR	CONTACT INFO
1	SIDING - HORIZONTAL APPLICATION	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior V-RUSTIC 192"L x 7.5"W; 7" EXPOSURE; PRIMED FOR PAINT	NICHIHA	TruExterior V-RUSTIC 192"L x 7.5"W; 7" EXPOSURE; PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	REFER TO EXTERIOR FINISH VENDOR CONTACTS ON A7.2 FOR TACO BELL NATIONAL ACCOUNT REPRESENTATIVES (DO NOT CALL MANUFACTURER 1-800 OR GENERAL CONTACT NUMBERS AS YOU WILL NOT RECEIVE CORRECT INFORMATION TO BRAND SPECIFIED PRODUCTS.
2	BUILDING TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH; 1"x5.5" PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior TRIM 5/4 x 6; 1" x 5.5" PRIMED FOR PAINT	NICHIHA	TruExterior TRIM 5/4 x 6; 1" x 5.5" PRIMED FOR PAINT	CYBERSPACE (SW7076), SEMI-GLOSS	
3	REVEAL PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLYN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	CYBERSPACE (SW7076), SEMI-GLOSS	
4	REVEAL PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLYN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	SW PURPLE (TB2603C), SEMI-GLOSS	
5	BRICK WAINSCOT	GENERAL SHALE	'STEEL' FIRED CLAY MODULAR BRICK	----	----	----	----		
6	METAL PARAPET CAP	----	24GA GALVANIZED	----	----	----	----	CYBERSPACE (SW7076) KYNAR 500 COATING	
7	HOLLOW METAL DOOR	----	----	----	----	----	----	SW PURPLE (TB2603C), SEMI-GLOSS	
8	SCUPPERS & DOWNSPOUTS & ELECTRICAL PANELS	----	----	----	----	----	----	WORLDLY GRAY (SW7043), SEMI-GLOSS	
9	AWNINGS	BRAND APPROVED SIGNAGE VENDOR	----	----	----	----	----	BLACK (BY THE SIGNAGE VENDOR)	

EXTERIOR FINISH SCHEDULE | D

401 BUILDING SIGN BY VENDOR. GC TO INSTALL BLOCKING PER VENDOR REQUIREMENTS. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. GC TO INSTALL BLOCKING PER VENDOR REQUIREMENTS. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILL VALVE & COVER.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

424 LINE OF ROOF BEYOND.

NOT FOR CONSTRUCTION

KEY NOTES | B

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HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

NOT FOR CONSTRUCTION

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

Taco Bell
Nashville Highway
Columbia TN 38401

ENDEAVOR 2.0

REVISIONS	DATE

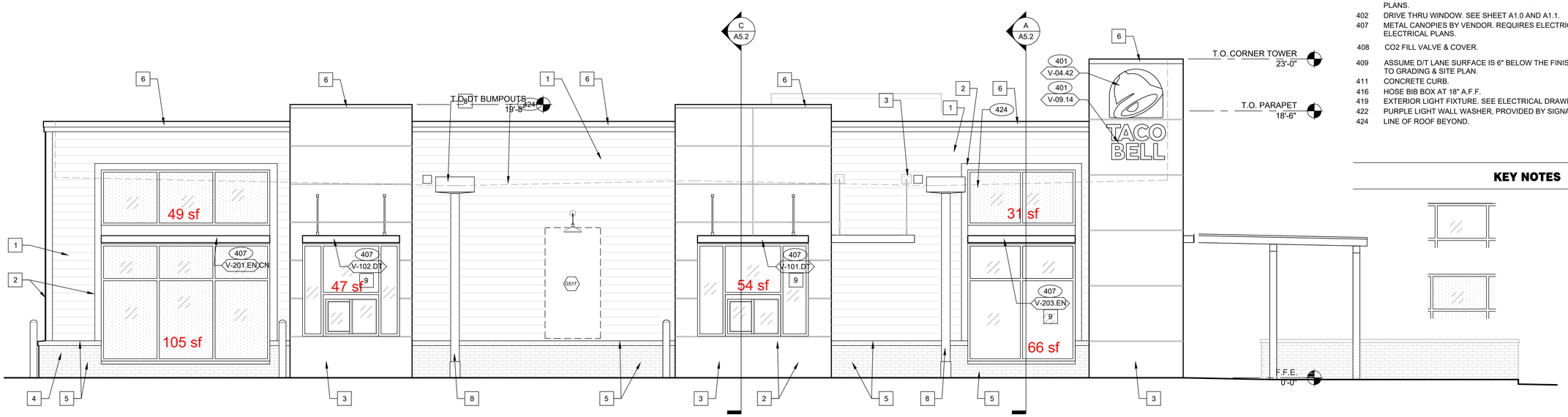
PROJECT NO.	2501
CAD FILE	AS-1
DRAWN BY	TO
CHECKED BY	MWH
DATE:	1.5.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-1

DWG . OF .

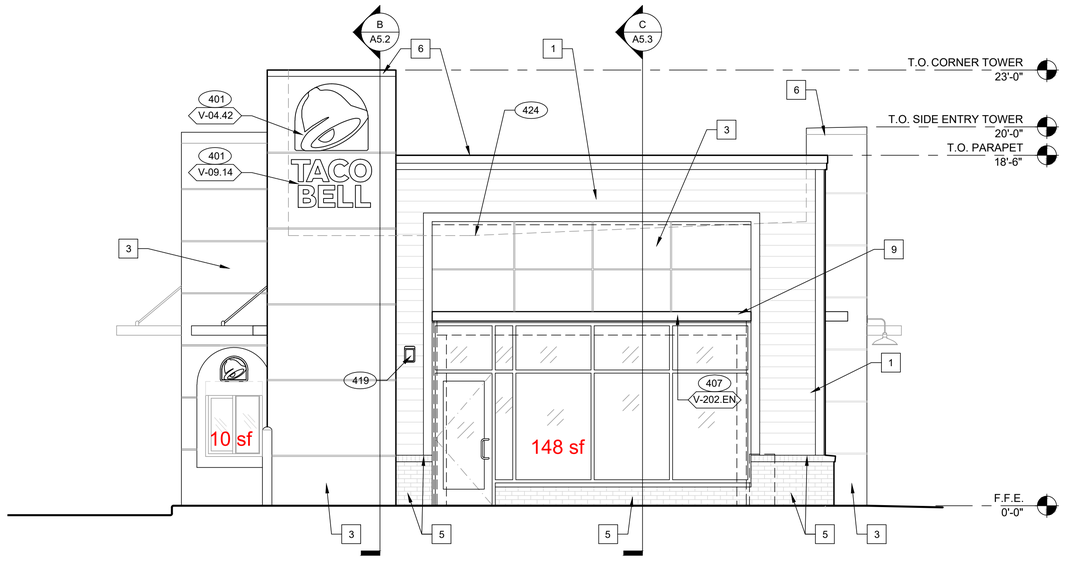


SEE SHEET A4.0 FOR FINISH SCHEDULE

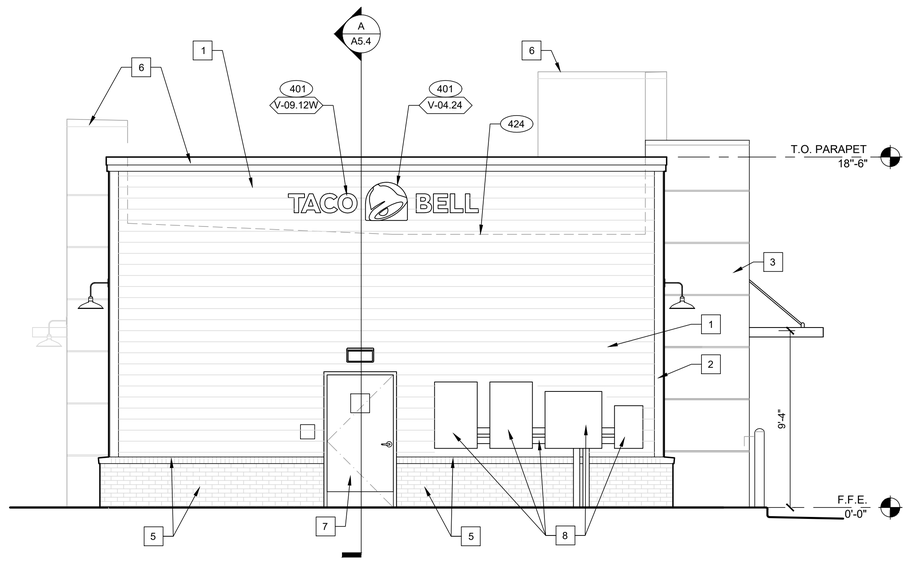
316 METAL PARAPET CAP.
329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILL VALVE & COVER.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES | **A**

REAR ELEVATION 1/4" = 1'-0" | **1**



FRONT ELEVATION 1/4" = 1'-0" | **2**



REAR ELEVATION 1/4" = 1'-0" | **3**

NOT FOR CONSTRUCTION

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1407 W. 46th Street
Austin, TX. 78756
512/467-2626
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Taco Bell
Nashville Highway
Columbia TN 38401

TACO BELL
ENDEAVOR 2.0

REVISIONS	DATE

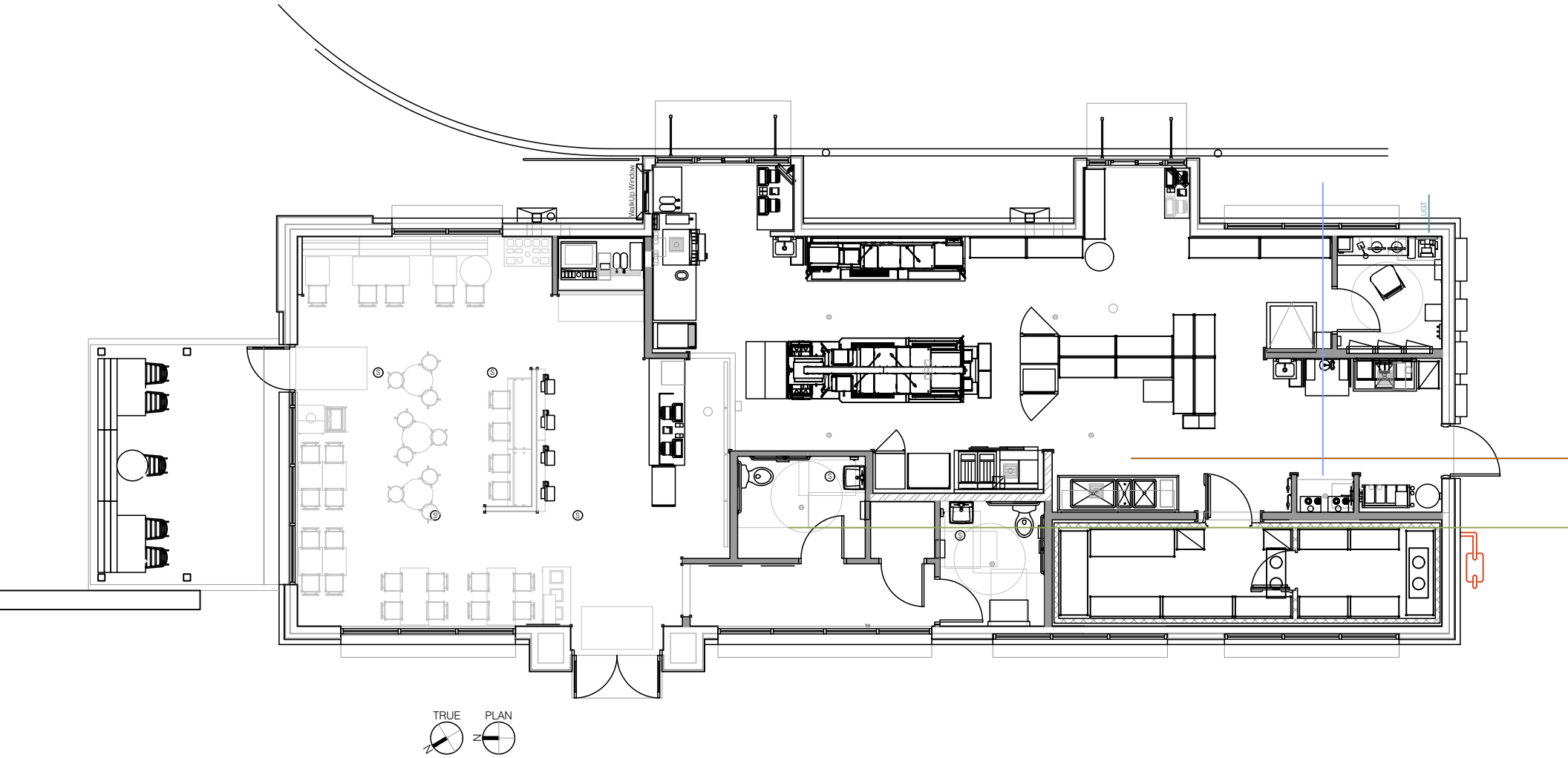
PROJECT NO.	2501
CAD FILE	AS-2
DRAWN BY	TO
CHECKED BY	MWH
DATE:	1.5.2026
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

Exterior Elevations

AS-2

DWG OF .



Drawing is not intended for construction or for regulatory approval

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46TH STREET
AUSTIN, TEXAS 78756
512/467-2626 FAX 512/467-2655

Taco Bell Columbia TN

Honey Farm Crossing
Columbia TN
Scale: 1" = 10'-0"
July 24, 2025

January 20, 2026

Mr. Chris Mischel
Palmer Engineering
1040 Monarch Street, Suite 210
Lexington, KY 40513
Sent via email: cmischel@palmernet.com

RE: Water Availability Letter Expires: 7/20/2026
Taco Bell Honey Farms Crossing
2240 Nashville Highway
Tax Map 51, Parcel 58 Lot 1B
Columbia, TN

Dear Mr. Mischel:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a 2,525 square foot retail restaurant building. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire flow demand while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Available fire flow capacity at the proposed development is 1,750 gpm.

- Assumed water meters are listed below based on preliminary description of project. Actual meter count and sizes will be verified during the Design Review process.
    - One (1) 1" Service Meter
    - One (1) ¾" Landscape Irrigation Meter
- The above request translates to a 14 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval if necessary).

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - If required, once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below.

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	14	**$6,680**

- *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
    - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.
    - Please see CPWS website for schedule of impact fees and timing of planned fee escalations.
    - Water meters will be ordered by CPWS once meter fees are paid.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	1	$540	$540
1" Service Meter Cost	1	$710	$710
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of Impact and Meter Fees =			**$15,950**

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: John Miljanich, MRCO
Bart Anderson, CPWS
File 25-038

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 12/10/2025
Name: Chris Mischel
Phone: 859-389-9293
Email: cmischel@palmernet.com
Address/Parcel ID: 2240 Nashville Highway/Tax Map 51, Parcel 58, Lot 1B
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Single Story Brick wit
Enclosed Area (ft²): 2525

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,500 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

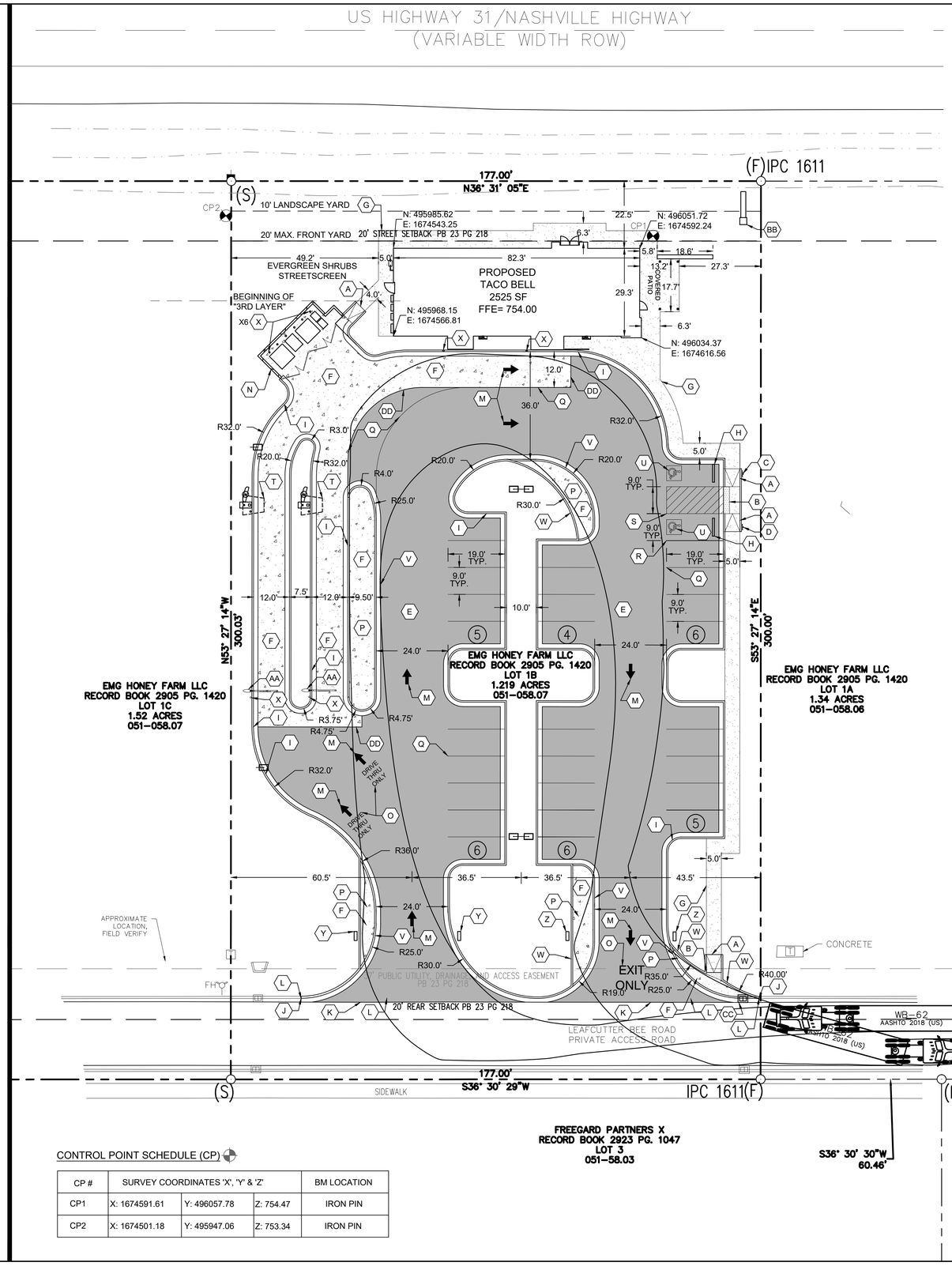
Minimum number of hydrants: 1

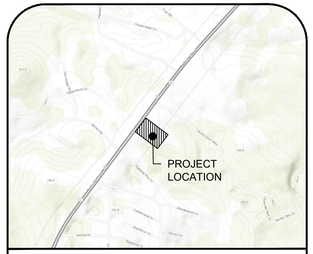
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 12/10/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply





Columbia, Maury County, Tennessee

VICINITY MAP (N.T.S)

SITE DATA INFORMATION

LOT SIZE	53,103 SQ FT / 1.22 ACRES
PROPOSED USE	QUICK SERVICE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	 MIN.2,525 SF / 100 = 26 SPACES MAX. 26 X 30% = 34
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	16 SPACES
PROPOSED IMPERVIOUS AREA	30,840 SQ FT (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	177 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 127.44' (177' X 90% = 159.3; 159.3' X 20% = 127.44' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	155.9' FRONTAGE BUILDOUT (106.7' TOTAL BUILDING WIDTH AND 49.2' EVERGREEN SHRUB STREETSCREEN) 20% ALLOWABLE STREETSCREEN WIDTH = 31.2' (106.7' TOTAL BUILDING WIDTH AND ALLOWED 31.2' STREETSCREEN WIDTH = 137.9')

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- (1) NUMBER OF PARKING SPACES
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE SETBACK
- PROPOSED LIGHT POLES (SEE SITE LIGHTING & PHOTOMETRICS PLAN

SITE PLAN NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO CITY OF COLUMBIA AND STATE OF TENNESSEE STANDARDS.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING, OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT. ALL RADII ARE 5 FEET UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CITY OR STATE PERMITS.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND BOLLARD LOCATIONS.
7. SEE ELECTRICAL PLANS FOR SITE LIGHTING LOCATIONS.
8. ALL SIDEWALKS ADJACENT TO THE ADA PARKING SPACES ACCESSIBLE TO THE NEAREST DOOR SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALKS SHALL HAVE GREATER THAN 5% RUNNING SLOPE OR HAVE MORE THAN A 2% CROSS SLOPE.
9. ADA PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
10. COORDINATES AND DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, EDGE OF BUILDING, OR FACE OF CURB.
11. ADA PARKING STALLS AND ACCESS AISLE SHALL BE MINIMUM 9'X18' IN DIMENSION (EACH).

SITE PLAN KEY:

KEY	DESCRIPTION	DETAIL
A	ADA ACCESSIBLE RAMP WITH 6' CURB TAPER (6' LONG, MAX SLOPE 12:1)	B/C-1.1
B	DETECTABLE WARNING	K/C-1.1
C	VAN ACCESSIBLE ADA PARKING SIGN	I/C-1.1
D	ADA ACCESSIBLE PARKING SIGN	I/C-1.1
E	HEAVY DUTY ASPHALT PAVEMENT	C/C-1.1
F	HEAVY DUTY CONCRETE PAVEMENT	D/C-1.1
G	CONCRETE SIDEWALK W/CURB WHERE APPLICABLE	A/C-1.1
H	RUBBER WHEEL STOP	M/C-1.2
I	24" CURB AND GUTTER	F/C-1.1
J	TIE TO EXISTING CURB AND GUTTER	
K	EDGE KEY	N/C-1.2
L	REMOVE EXISTING CURB AND GUTTER	
M	TRAFFIC ARROW (8 TOTAL)	L/C-1.1
N	DUMPSTER PAD AREA ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)	
O	PAINTED WHITE LETTERING	
P	MOUNTABLE MEDIAN	P/C-1.2
Q	4" SOLID WHITE PAINT STRIPE	
R	4" SOLID BLUE PAINT STRIPE	
S	45° BLUE CROSS HATCH STRIPING	
T	MENU BOARD, CANOPY, SPEAKER BOX (SEE ARCHITECTURAL DRAWINGS)	
U	ADA ACCESSIBLE SYMBOL	J/C-1.1
V	ROLLED CURB AND GUTTER	R/C-1.2
W	6" HEADER CURB	E/C-1.1
X	BOLLARD	H/C-1.1
Y	"ONE WAY ONLY" DIRECTIONAL SIGNAGE	O/C-1.2
Z	"ONE WAY ONLY DO NOT ENTER" DIRECTIONAL SIGNAGE	Q/C-1.2
AA	OVERHEAD CLEARANCE BAR (SEE ARCHITECTURAL DRAWINGS)	
BB	MONUMENT SIGN	
CC	REMOVE AND REPLACE EXISTING CBI (SEE C-3.0 FOR REPLACEMENT)	
DD	CONCRETE/ASPHALT JOINT	G/C-1.1

CONTROL POINT SCHEDULE (CP)

CP #	SURVEY COORDINATES 'X', 'Y' & 'Z'			BM LOCATION
CP1	X: 1674591.61	Y: 496057.78	Z: 754.47	IRON PIN
CP2	X: 1674501.18	Y: 495947.06	Z: 753.34	IRON PIN

811 Know what's below. Call before you dig.

1"=20'-0"

20 10 0 20'

NORTH INDICATED IS IN RELATION TO TENNESSEE STATE PLANE ZONE.

Palmer ENGINEERING
PALMER ENGINEERING
1040 MONARCH STREET
SUITE 210
LEXINGTON, KY 40513
(859) 389-9293

CONTRACT DATE: 12/09/2025
BUILDING TYPE: END. MED40
PLAN VERSION: TBD
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL

HONEY FARM CROSSING
COLUMBIA, TN

SITE PLAN

C-1.0

PERMIT PLOT DATE: 12/09/2025

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

12 December 2025

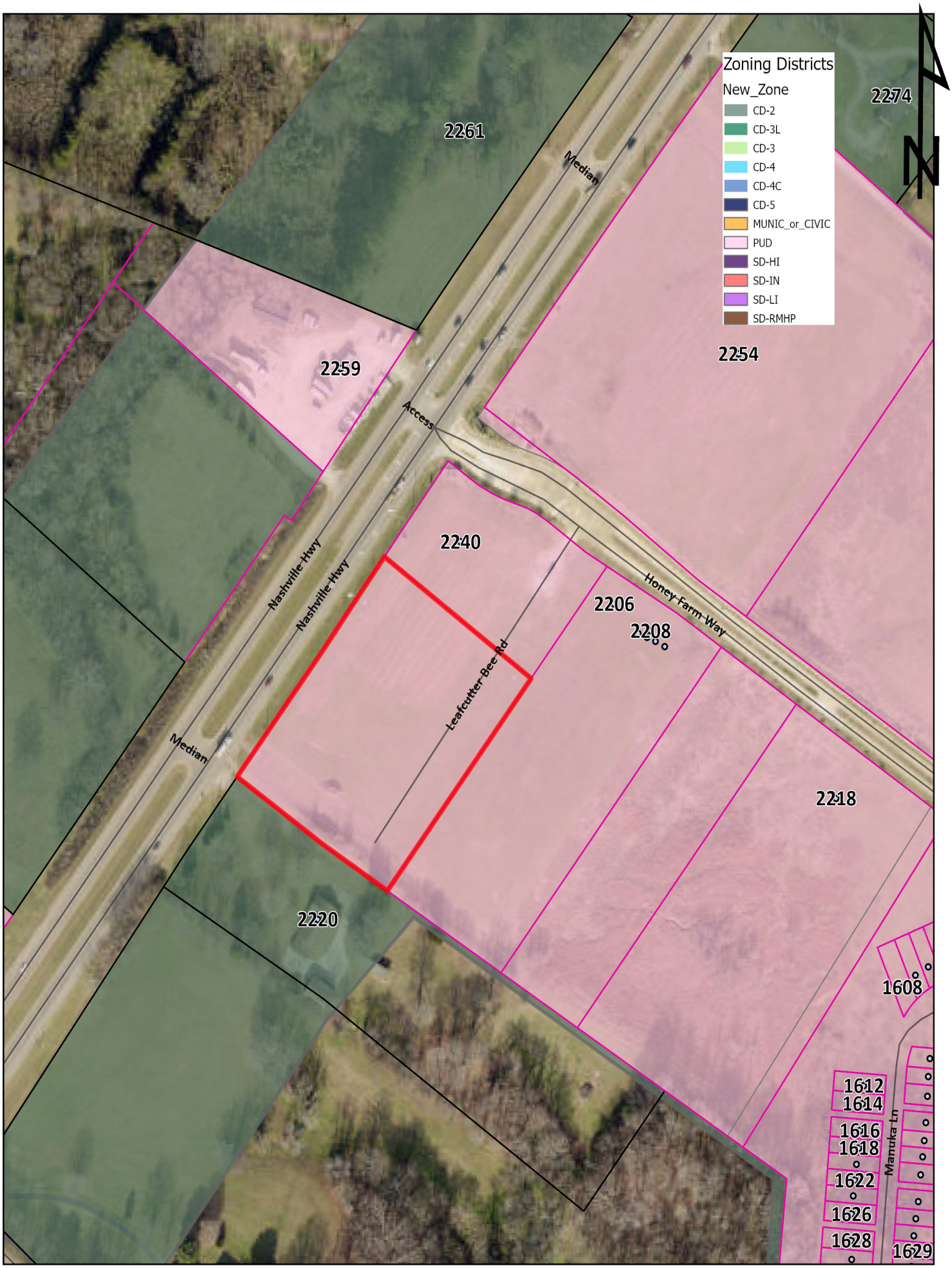
Chris Mischel
Palmer Engineering
1040 Monarch Street, Suite 210
Lexington, KY 40515

RE: 2240 Nashville Highway; New Taco Bell in Columbia at Honey Farms Crossing

Chris,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any final plat approval and dedication of the infrastructure are both subject to correct installation and function, as determined by our department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



Case #26-0029
Nashville Hwy & Leafcutter Bee Rd.
Honey Farm PUD, Honey Farm Crossing Lot 1B
Taxx Map 51 Parcel 58.07

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farms-Taco Bell

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☐ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☐ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- N/A ☐ Proposed phasing and timetable for all phases of development
- N/A ☐ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- N/A ☐ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- N/A ☐ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ☐ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- N/A ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- N/A ☐ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ☑ List of all deviations from PUD Standards requested
- ☑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Chris Mischel		
Print Name	Signature	Date

Proposed Taco Bell Restaurant at Honey Farm Crossing. Project includes new restaurant and associated infrastructure improvements including parking, storm water, and utilities.

Bear Springs Multifamily Elevation Revision

Project #:	26-0028	**Location:**	Map 092 Parcel 012.00
Applicant:	Adam Crunk	**Case Type(s):**	Final PUD Master Plan - Revision
Staff Planner:	Charles Rush	**Proposed Use:**	336 Apartments

Staff Update for April Planning Commission

The Applicant has submitted a site matrix for elevations. Six (6) of the multifamily buildings are going to have a gable roof, five (5) are going to have a hip roof with dormers, and three (3) are going to have clipped gable roofs.

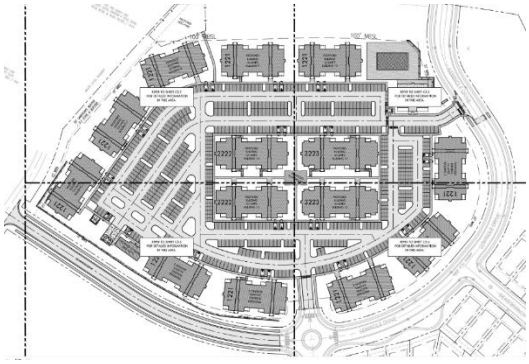
In addition to the matrix, the applicant has also updated their elevations from Planning Commission feedback in March.

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan for Bear Springs (1449 Rock Springs Rd.). This request amends the Final PUD Master plan from the approved PUD Master Plan (which was approved by City Council on August 12th, 2021) request applies to the multi-family apartment buildings.

- This request is a second revision of a Final PUD Master Plan. The planning commission approved a revision for the design and elevations in 2024 (*24-0282*).
- The approvals created a vested right to develop under the standards in effect at the time.
- The DRC reviewed this proposal at its February 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission recommended approval of the Annexation/Comprehensive Plan Amendment that included a Preliminary PUD Master Plan (*21-0076*) for the development of 121 single-family homes, 221 townhomes, and 336 multi-family units lots on June 9th, 2021 with approval by City Council on August 12th, 2021.
- This Final PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- 14 Multi-Family Buildings, each has 24 apartment units.
- All 14 apartment buildings are proposed to have the same elevations.
- The Final PUD Master Plan revisions deal with elevation.

- The Planning Commission is the **Decision-Making Authority** for any revision to a PUD Master Plan.

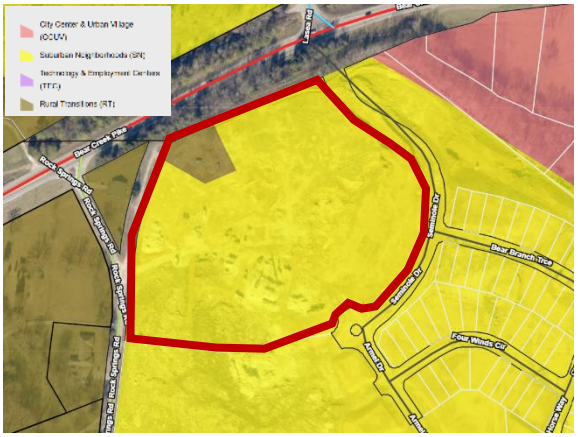


SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Multi-Family	336 apartments	+ /- 106 acres total



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (Planned Unit Development)





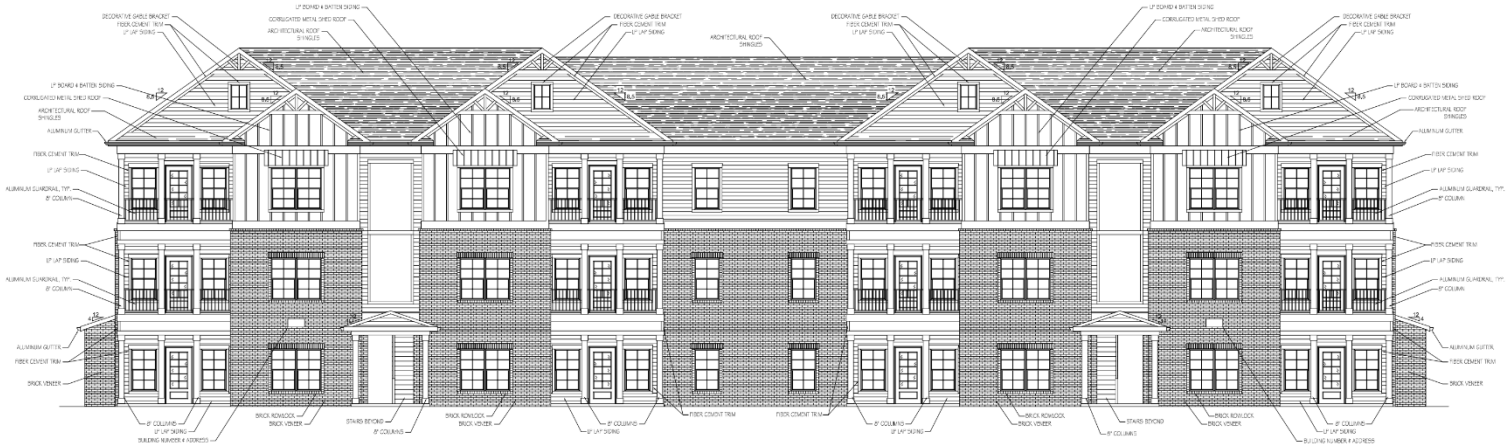
COMMENTARY FROM PLANNING STAFF

Approved Front and Rear Elevations



FRONT & REAR ELEVATIONS-
ORIGINAL DESIGN
SCALE: 3/16" = 1'-0"

Proposed Front and Rear Elevations



FRONT & REAR ELEVATIONS-
NEW DESIGN
SCALE: 3/16" = 1'-0"

Multi-Family Buildings- Exterior Changes

Front & Rear Elevations:

- Roof Lines Changed
- Removed Dormers
- Changed Cladding Materials
- Removed Keystones on Windows
- Removed Shutters
- Window Type Changes- Changed From (2) Single Windows to (1) Double Window
- Removed Attic Windows & Added Gable Brackets
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Removed Trim at Sprinkler/ Riser Room
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Added Sprinkler/Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building

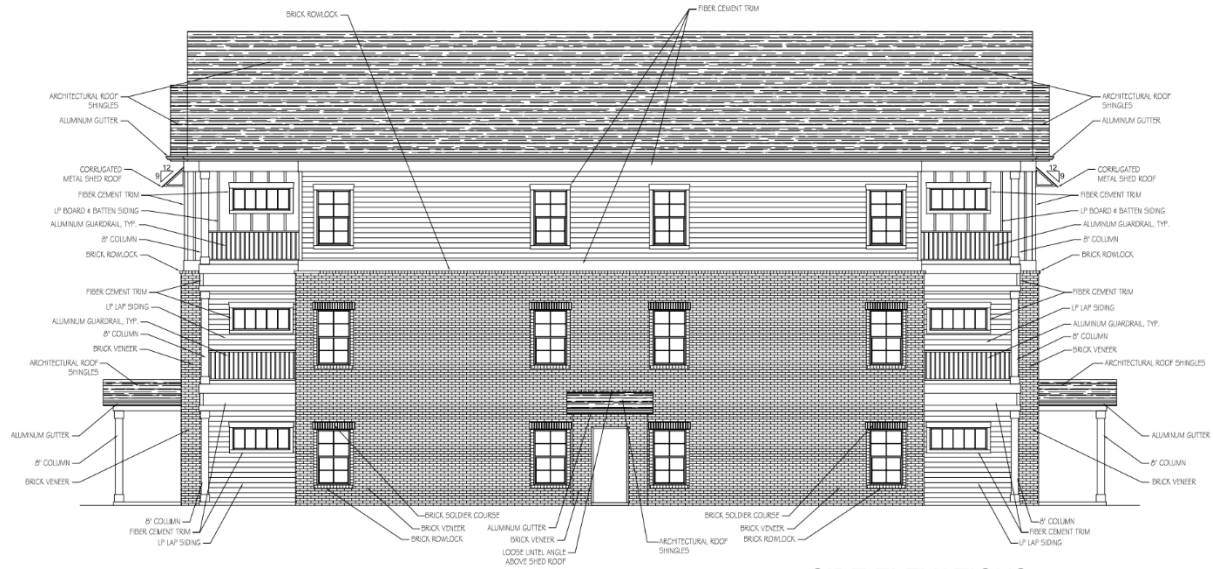
Approved Side Elevations



- = CHANGED ROOF LINES
- = CHANGED CLADDING MATERIALS
- = REMOVED KEYSTONES AT WINDOWS
- = CHANGED THE 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES
- = CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH
- = CHANGED WINDOW LAYOUT
- = ADDED SPRINKLER/ RISER ROOM
- = REMOVED DOOR & ADDED WINDOW. NOW MATCHES OTHER SIDE OF BUILDING

SIDE ELEVATIONS- ORIGINAL DESIGN
SCALE: 3/16" = 1'-0"

Proposed Side Elevations

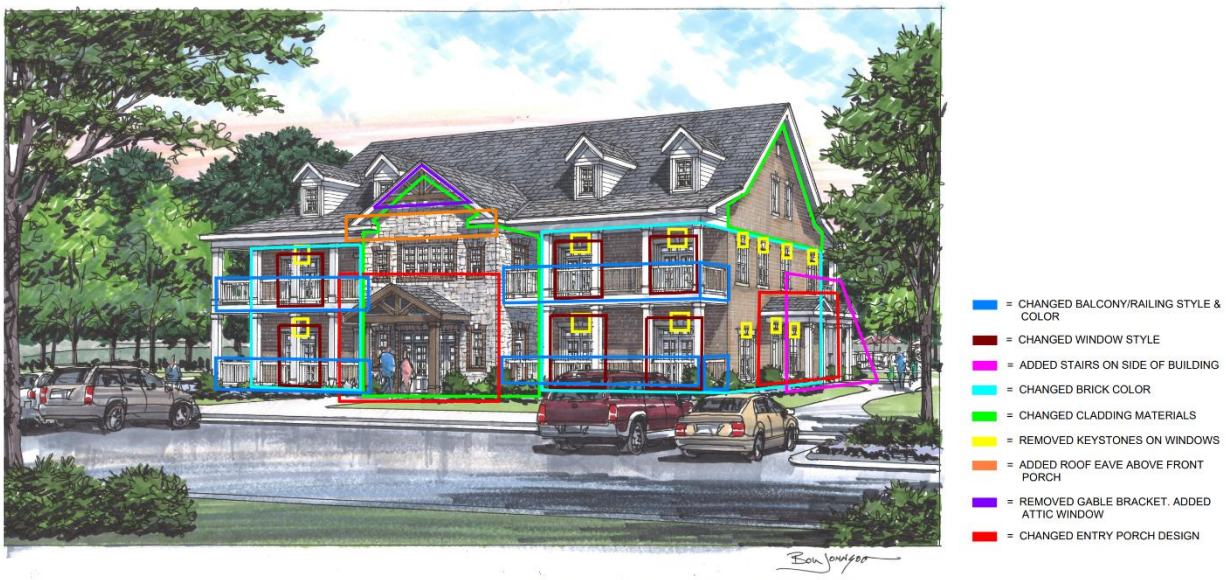


SIDE ELEVATIONS- NEW DESIGN
SCALE: 3/16" = 1'-0"

Side Elevations for Multi-Family Building:

- Roof Lines Changed
- Changed Cladding Materials
- Removed Keystones on Windows
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Changed Window Layout
- Added Sprinkler/ Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building
- Removed Door on Unit Porch & Added Window. It Now Matches the Other Side of Building.

Approved Clubhouse Building



PERSPECTIVE RENDERING- ORIGINAL DESIGN
SCALE: N.T.S

Proposed Clubhouse Building



PERSPECTIVE RENDERING- NEW DESIGN
SCALE: N.T.S

Clubhouse Building- Exterior Changes

Rendered Perspective Elevation:

- Changed Brick Color
- Changed Cladding Materials
- Removed Keystones on Windows
- Added Roof Eave Above Entry Porch
- Removed Gable Bracket Above Front Porch. Added Attic Window
- Changed Entry Porch Design
- Added Stairs on Side of Building
- Changed Window Style
- Changed Balcony/Railing Style & Color

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final PUD Master Plan revision at its February 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.21.R** of the Zoning Ordinance establishes the criteria for Planning Commission review and action on the proposed Final PUD Master Plan.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final PUD Development Plan or Amendment to the existing Master PUD development plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to the Final Master PUD Development plan if it finds:
   a. The Final Master PUD Development Plan or amendment to the Final Master PUD development Plan meets the provisions for substantial compliance with the Preliminary PUD Development Plan or amendment to the Preliminary PUD Development Plan; and
   b. The Final Master PUD Development Plan or amendment to the Final PUD Development Plan complies with all other standards for review which were not

considered when the Preliminary Master PUD Development plan amendment was approved. The Planning Commission may approve the Final Master PUD Development plan with conditions or modifications.

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final PUD Development Plan, or in the instance of conditional or modified approval of a Final PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications Final Plan Master Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

(1) The City Council;
(2) The City Recorder;
(3) The Zoning Administrator

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administrator shall prepare a written report on behalf of the Planning Commission and send it to the City Council and the applicant. This report shall detail the grounds on which the Final Master PUD Development Plan or an amendment to the Final Master PUD Development was denied.

SAMPLE MOTIONS

Approve:

Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Planned Unit Development Master Plan and Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

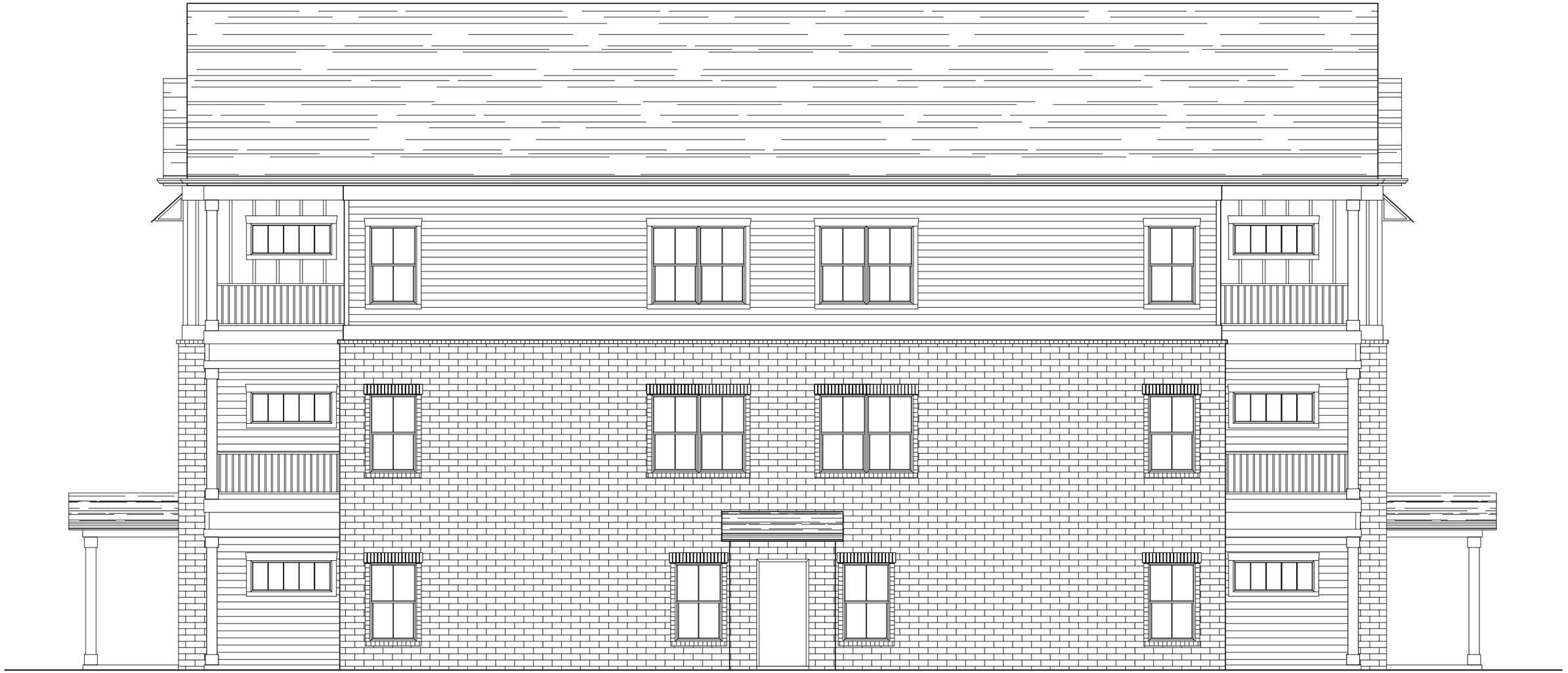
Move to find that the Final Planned Unit Development Master Plan and Preliminary Plat as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].


PRINCIPAL ARTERIAL ROADWAY
PROPERTY LINE
10' AERIAL STREET BUFFER
100' MBSL
SEMINOLE DRIVE
22' MBSL
DOG PARK
BLDG. 10
1221
24-UNIT
CLUBHOUSE & AMENITY CENTER
BLDG. 9
1221
24-UNIT
BLDG. 1
1221
24-UNIT
BLDG. 8
1221
24-UNIT
BLDG. 11
3223
24-UNIT
BLDG. 14
2222
24-UNIT
PROPOSED PLAYGROUND
BLDG. 12
3223
24-UNIT
BLDG. 2
1221
24-UNIT
BLDG. 7
1221
24-UNIT
BLDG. 13
2222
24-UNIT
BLDG. 3
1221
24-UNIT
FIRE HYDRANT
30' MBSL
25' LANDSCAPE BUFFER - 0.1 (TYPE 6 BUFFER)
20' MBSL
25' LANDSCAPE BUFFER
BLDG. 6
1221
24-UNIT
MAJOR LOCAL ROADWAY
MAIL KIOSK
DUMPSTER ENCLOSURE
STORAGE BLDG.
BLDG. 5
1221
24-UNIT
BLDG. 4
1221
24-UNIT
ARMEL DRIVE
BUILDING LEGEND:
GABLE ROOF
HIP ROOF WITH DORMERS
CLIPPED GABLE ROOF
1. ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"
N



Bldg. 1221 #1- Front & Rear Elevations

- GABLE ROOF DESIGN



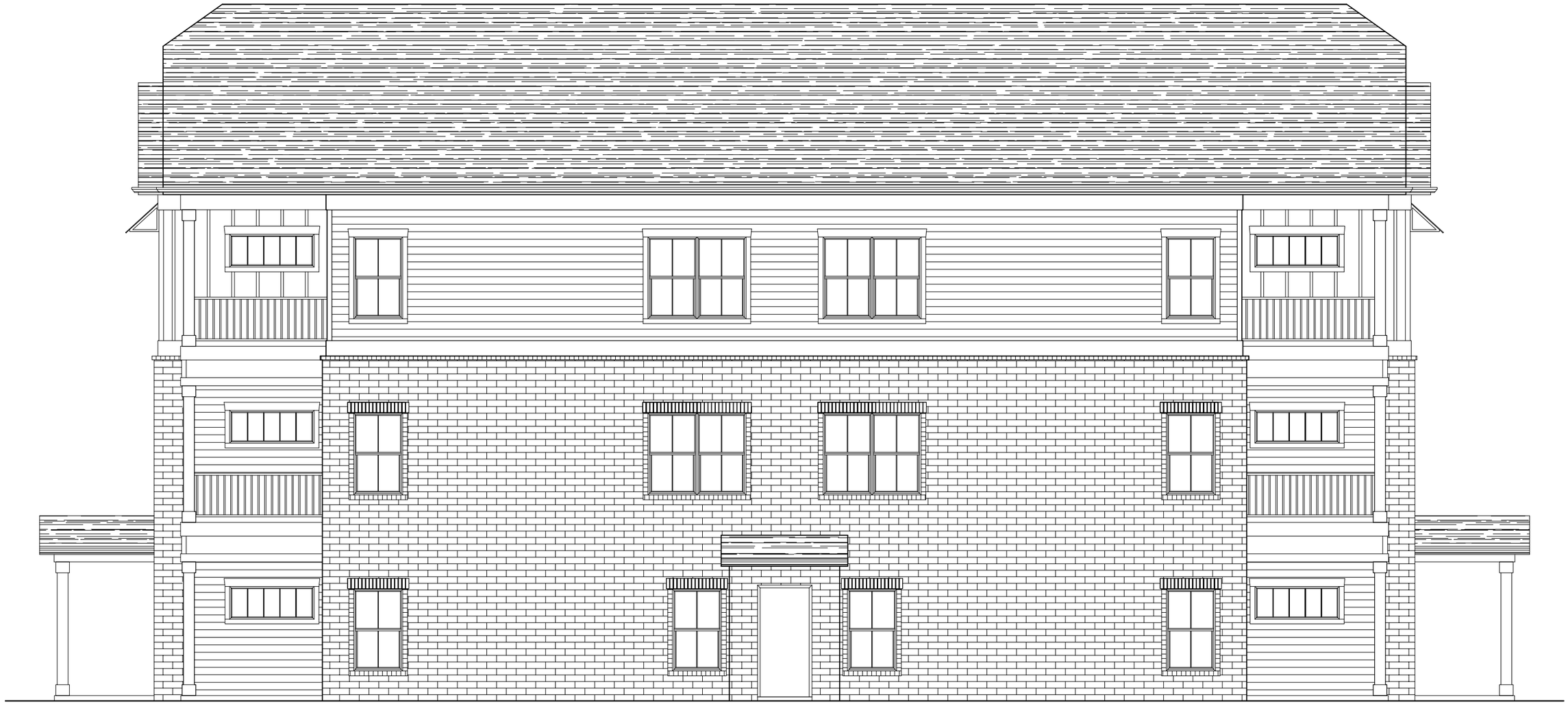
Bldg. 1221 #1- Side Elevations

- GABLE ROOF DESIGN



Bldg. 1221 #2- Front & Rear Elevations

- CLIPPED GABLE ROOF DESIGN



Bldg. 1221 #2- Side Elevations

- CLIPPED GABLE ROOF DESIGN



Bldg. 1221 #3- Front & Rear Elevations

- HIP ROOF & DORMER DESIGN



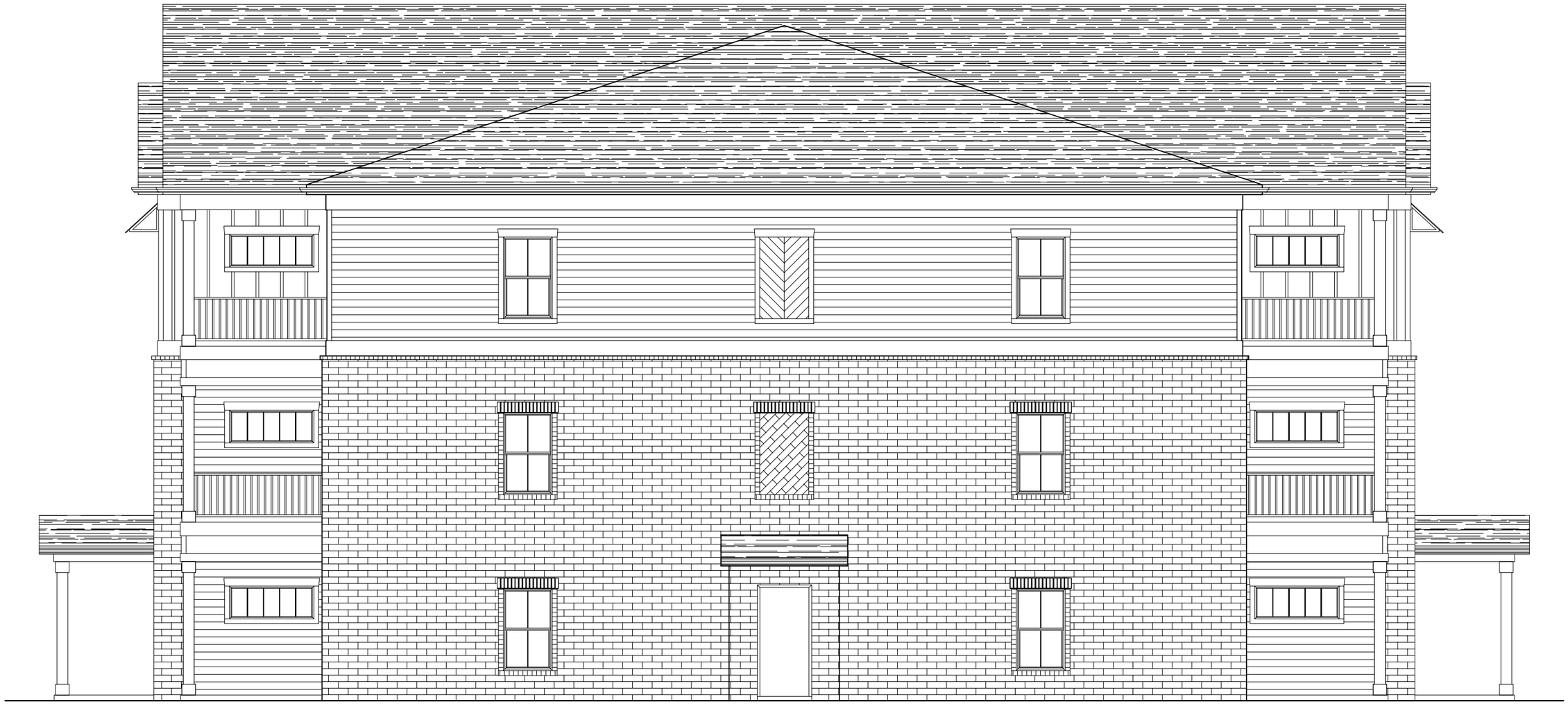
Bldg. 1221 #3- Side Elevations

- HIP ROOF & DORMER DESIGN



Bldg. 2222 #1- Front & Rear Elevations

- GABLE ROOF DESIGN



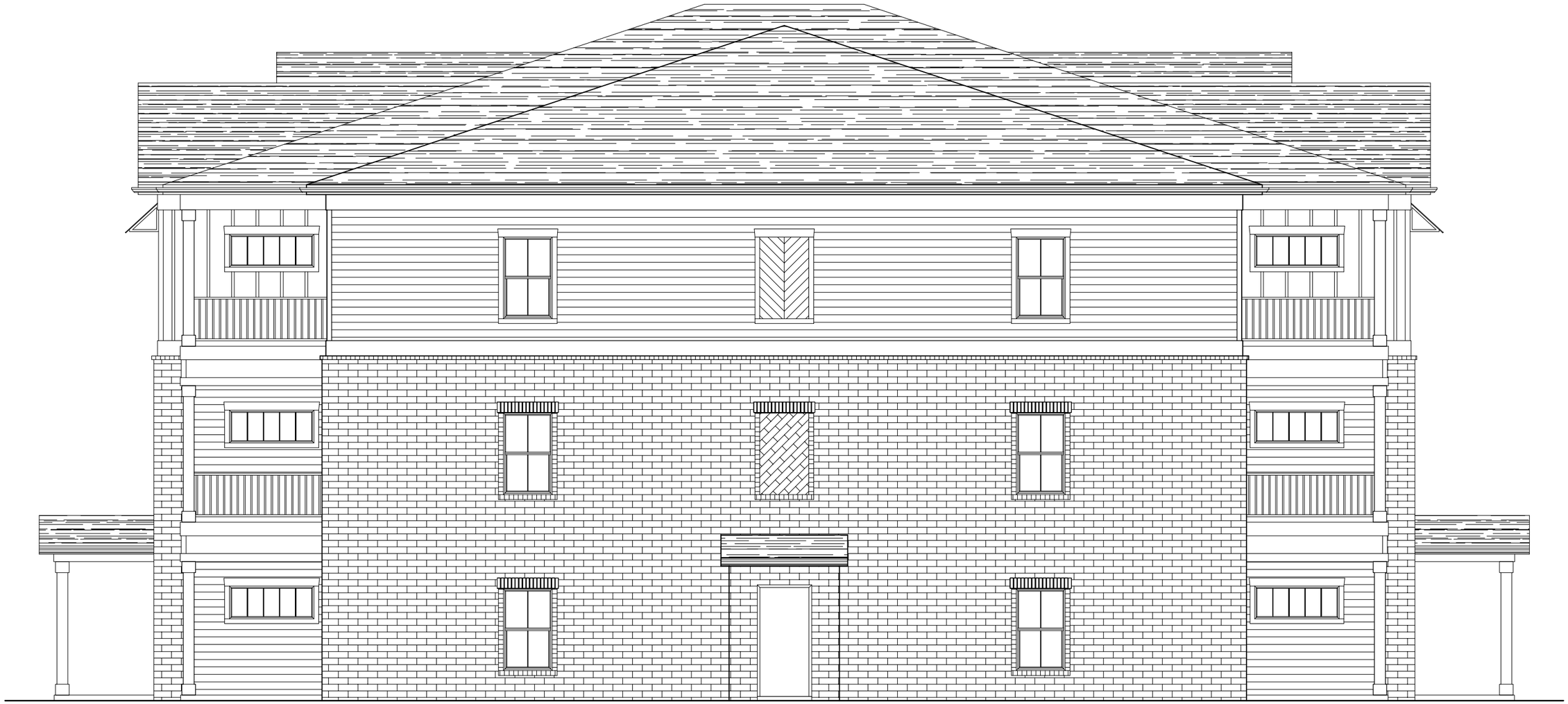
Bldg. 2222 #1- Side Elevations

- GABLE ROOF DESIGN



Bldg. 2222 #2- Front & Rear Elevations

- HIP ROOF & DORMER DESIGN



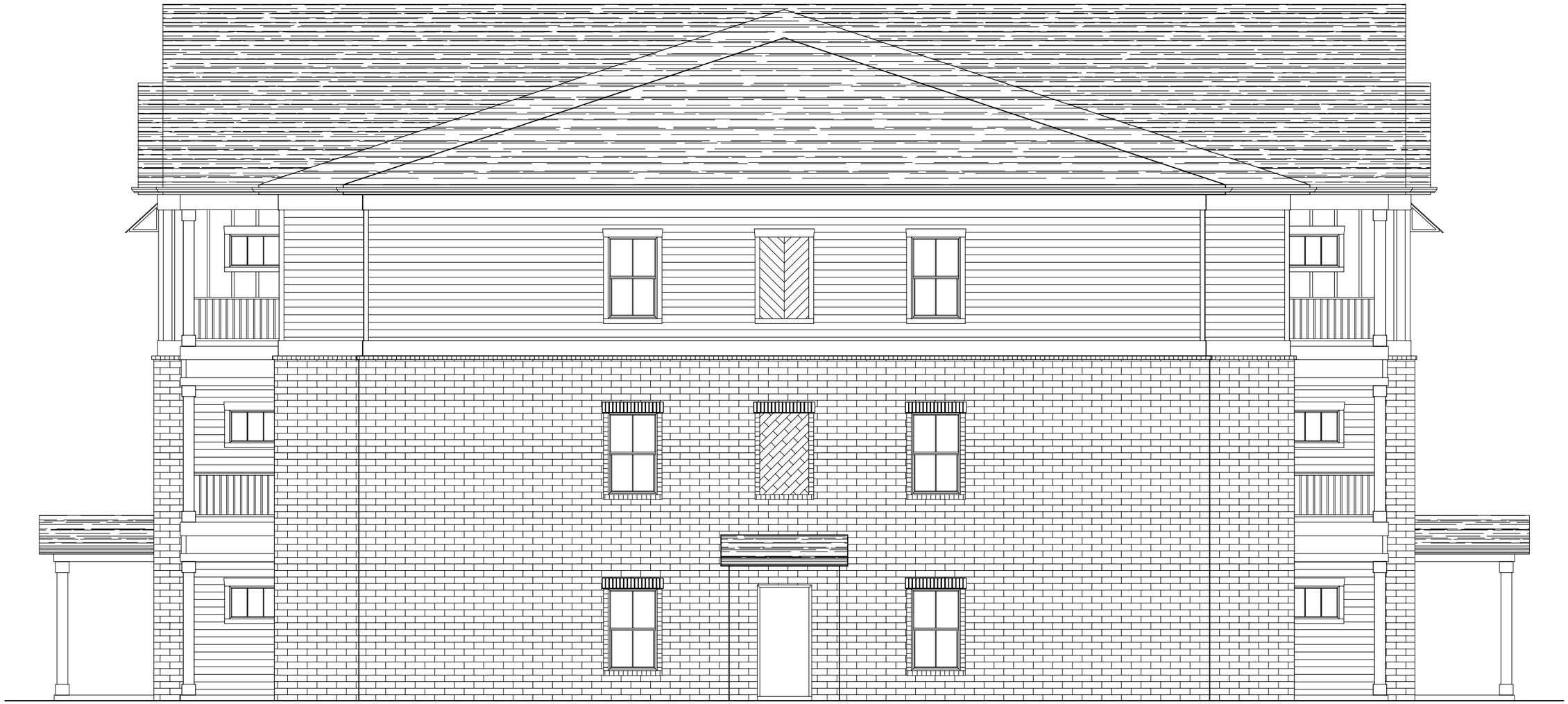
Bldg. 2222 #2- Side Elevations

- HIP ROOF & DORMER DESIGN



Bldg. 3223 #1- Front & Rear Elevations

- GABLE ROOF DESIGN



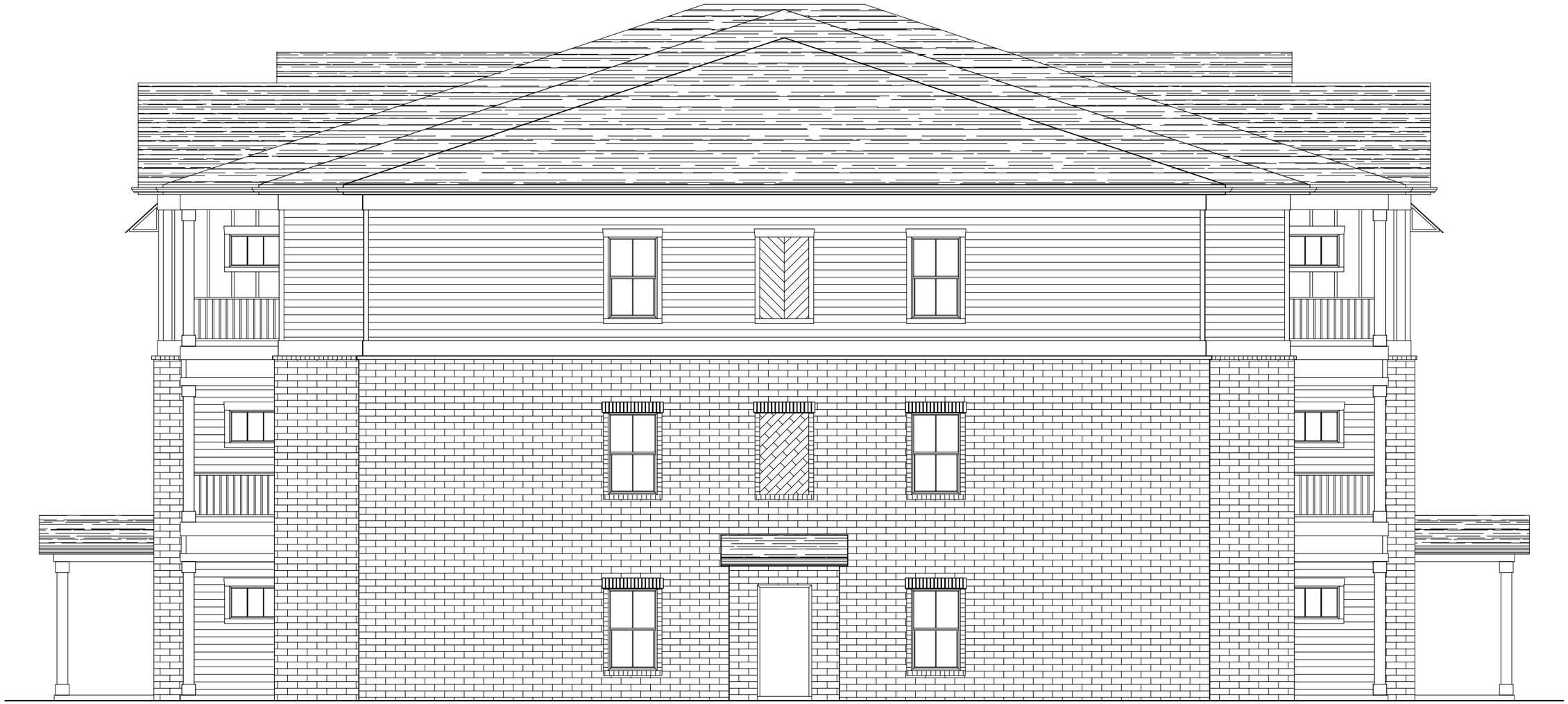
Bldg. 3223 #1- Side Elevations

- GABLE ROOF DESIGN



Bldg. 3223 #2- Front & Rear Elevations

- HIP ROOF & DORMER DESIGN



Bldg. 3223 #2- Side Elevations

- HIP ROOF & DORMER DESIGN



Clubhouse- Front Elevation



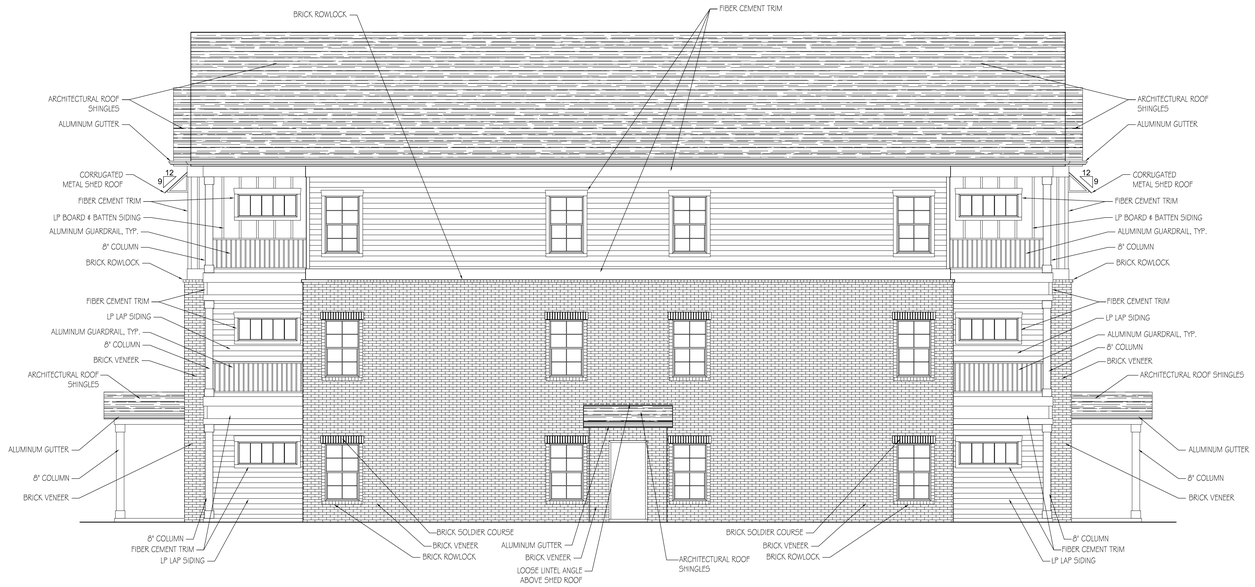
Clubhouse- Left Elevation



Clubhouse- Rear Elevation



Clubhouse- Right Elevation



SIDE ELEVATIONS- NEW DESIGN

SCALE: 3/16" = 1'-0"



= CHANGED ROOF LINES

= CHANGED CLADDING MATERIALS

= REMOVED KEYSTONES AT WINDOWS

= CHANGED THE 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES

= CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH

= CHANGED WINDOW LAYOUT

= ADDED SPRINKLER/ RISER ROOM

= REMOVED DOOR & ADDED WINDOW. NOW MATCHES OTHER SIDE OF BUILDING

SIDE ELEVATIONS- ORIGINAL DESIGN

SCALE: 3/16" = 1'-0"

Purser White architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
dave@purserwhitearch.com
www.purserwhitearch.com
615.943.8615



02.16.2026

Bear Springs Apartments Building 1
1412 Seminole Dr.
Columbia, TN 38401

DEVELOPER:

JOHN MAHER BUILDERS
Our Reputation is Building

3000 Reserve Blvd.
Spring Hill, TN 37174

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

NO.	REVISION/ISSUE	DATE
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Exterior Elevations



PERSPECTIVE RENDERING- NEW DESIGN
SCALE: N.T.S



= CHANGED BALCONY/RAILING STYLE & COLOR

= CHANGED WINDOW STYLE

= ADDED STAIRS ON SIDE OF BUILDING

= CHANGED BRICK COLOR

= CHANGED CLADDING MATERIALS

= REMOVED KEYSTONES ON WINDOWS

= ADDED ROOF EAVE ABOVE FRONT PORCH

= REMOVED GABLE BRACKET. ADDED ATTIC WINDOW

= CHANGED ENTRY PORCH DESIGN

PERSPECTIVE RENDERING- ORIGINAL DESIGN
SCALE: N.T.S

Purser White
architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
dave@purserwhitearch.com
www.purserwhitearch.com
615.943.8615

JOHN DAVID PURSER
REGISTERED ARCHITECT
No. 103708
STATE OF TENNESSEE

02.16.2026

Bear Springs Apartments Clubhouse
1410 Seminole Dr.
Columbia, TN 38401

DEVELOPER:

JOHN MAHER BUILDERS
Our Reputation is Building

3000 Reserve Blvd.
Spring Hill, TN 37174

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NO.	REVISION/ISSUE	DATE
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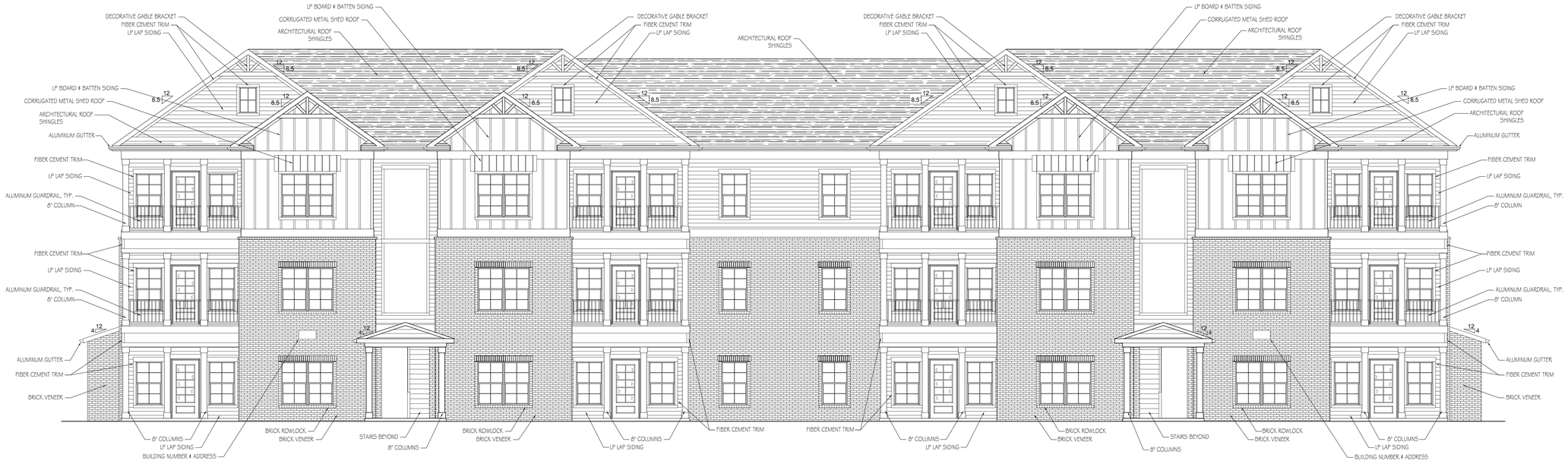
Exterior Elevations



FRONT & REAR ELEVATIONS- NEW DESIGN

SCALE: 3/16" = 1'-0"



= CHANGED ROOF LINES

= REMOVED DORMERS

= CHANGED CLADDING MATERIALS

= REMOVED KEYSTONES ON WINDOWS

= REMOVED SHUTTERS

= WINDOW TYPE CHANGE

= REMOVED ATTIC WINDOWS & ADDED GABLE BRACKETS

= CHANGED 1st LEVEL UNIT BALCONIES- THEY NOW MATCH THE 2nd & 3rd LEVEL UNIT BALCONIES

= REMOVED TRIM AT SPRINKLER/RISER ROOM

= CHANGED CURVE DETAIL ON BEAM AT BREEZEWAY ENTRY PORCH

= REMOVED BREEZEWAY WINDOWS- CHANGED TO SEE-THROUGH OPENINGS

= ADDED SPRINKLER/ RISER ROOM

FRONT & REAR ELEVATIONS- ORIGINAL DESIGN

SCALE: 3/16" = 1'-0"

Purser White architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
dave@purserwhitearch.com
www.purserwhitearch.com
615.943.8615

JOHN DAVID PURSER REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 103768 STATE OF TENNESSEE

02.16.2026

Bear Springs Apartments Building 1
1412 Seminole Dr.
Columbia, TN 38401

DEVELOPER:

JOHN MAHER BUILDERS
Our Reputation is Building

3000 Reserve Blvd.
Spring Hill, TN 37174

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

NO.	REVISION/ISSUE	DATE
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© 2026 PWA, PLLC

Exterior Elevations

Purser White architecture
2819 Columbine Place, Suite 5 • Nashville, TN 37204 • 629.202.4170 • www.purserwhitearch.com

February 16, 2026

Project Name: **Bear Springs Apartments**
Project Address: **1412 Seminole Dr.**

Dear Plans Reviewer:

See list below of exterior changes to the multifamily buildings and the clubhouse building from what was originally submitted for the Bear Springs community. See attached exterior elevations & perspective rendering sheets for a visual breakdown of these changes.

Multifamily Buildings- Exterior Changes

Front & Rear Elevations:

- Roof Lines Changed
- Removed Dormers
- Changed Cladding Materials
- Removed Keystones on Windows
- Removed Shutters
- Window Type Changes- Changed From (2) Single Windows to (1) Double Window
- Removed Attic Windows & Added Gable Brackets
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Removed Trim at Sprinkler/ Riser Room
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Added Sprinkler/Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building

Side Elevations:

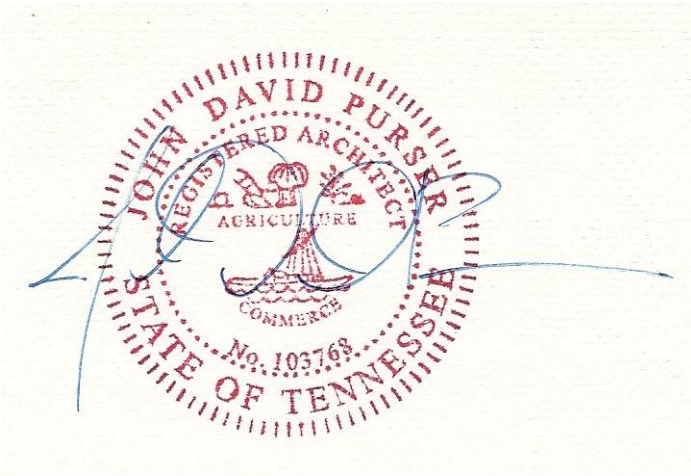
- Roof Lines Changed
- Changed Cladding Materials
- Removed Keystones on Windows
- Changed 1st Level Unit Balconies- They Now Match the 2nd & 3rd Level Unit Balconies
- Changed Curve Detail on Beat at Breezeway Entry Porch
- Changed Window Layout
- Added Sprinkler/ Riser Room- Now (1) Sprinkler/Riser Room at Each End of Building
- Removed Door on Unit Porch & Added Window. It Now Matches the Other Side of Building.

Clubhouse Building- Exterior Changes

Rendered Perspective Elevation:

- Changed Brick Color
- Changed Cladding Materials
- Removed Keystones on Windows
- Added Roof Eave Above Entry Porch
- Removed Gable Bracket Above Front Porch. Added Attic Window
- Changed Entry Porch Design
- Added Stairs on Side of Building
- Changed Window Style
- Changed Balcony/Railing Style & Color

Sincerely,



Dave Purser
Principal

02-16-2026

ATTN: Development Review committee

RE: 1449 Rock Springs Rd – Bear Springs Multi-Family

Below are the comments received on February 13th, 2026. Our responses are as follows:

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
    - **Response: Noted.**

2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
    - **Response: Noted.**

3. Update Application to reflect the request. PUD Master Plan Revision – Elevations.
    - **Response: Noted. The application has been updated accordingly.**

4. The application submitted only shows 1 building, which includes 24 units and an amenity center. Are all the buildings going to reflect this architectural style.
    - **Response: Yes, both the clubhouse building and multifamily buildings will experience changes to their architectural style.**

5. Provide architectural elevations instead of photos. The elevations should list materials and the percentage of the materials being used on the exterior, etc. (e.g., 44% brick)
    - **Response: Noted. Architectural elevations have been provided.**

6. Provide a contrasting sheet of approved elevations and proposed elevation
    - **Response: Noted. This has been provided.**

7. City of Columbia shall annex Rock Springs Road ROW and roadway to the limits of the proposed development; NE property corner of Tax Map 092 Parcel 011.00.
    - **Response: Noted.**

8. DREMC will be the local power provider for Bear Springs. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.
    - **Response: Noted.**
9. Private sanitation services, including dumpsters, compactors, individual receptables or valet service, may be utilized for townhome and multi-family residents. if not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.

- **<u>Response:</u> Noted. These requirements have been met.**

10. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
DUMPSTER AND COMPACTOR STANDARDS
GENERAL
All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
GUIDELINES FOR DUMPSTERS
The number and capacity of dumpsters must be adequate to serve the disposal needs of the
business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily
accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for
the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent
the gates from swinging into the path of the truck during servicing.
    - **<u>Response:</u> Noted. These guidelines and accessibility requirements have been met.**

11. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to
the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet
apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32
inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the
surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.

4. No overhead obstructions at waste handling or access area. Refuse collection trucks need
a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

- **Response: Noted. These requirements have been met.**

12. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
    - **Response: Noted.**

13. ATT INTENDS TO SERVE
    - **Response: Noted.**

We believe that all comments have been satisfied and ask for approval. If you have any questions or need additional information, please contact me or Pablo Dahbura at pablo@crunkeng.com.

Thanks.



Adam Crunk, PE
Crunk Engineering LLC
615-873-1795
adam@crunkeng.com

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

ITEM NO.
26-0028

DESCRIPTION: 1449 Rock Springs Rd - Bear Springs Multi-Family

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Update Application to reflect the request. PUD Master Plan Revision - Elevations
4. The application submitted only shows 1 building, which includes 24 units and an amenity center. Are all the buildings going to reflect this architectural style?
5. Provide architecture elevations instead of photos. The elevations should list materials and the percentage of the materials being used on the exterior, etc. (e.g., 44 % brick)
6. Provide a contrasting sheet of approved elevations and proposed elevation

Engineering

7. No comments

Fire

8. No comments

Maury County E911

9. No comment.

City Attorney

10. No comments provided.

Police

11. No comments provided.

Building

12. No comments provided.
13.

Maury County Highway Dept.

14. City of Columbia shall annex Rock Springs Road ROW and roadway to the limits of the proposed development; NE property corner of Tax Map 092 Parcel 011.00.

Maury County Schools

15. No comment.

Duck River Electric Membership Corp

16. DREMC will be the local power provider for Bear Springs. Distribution power will be provided in accordance with all DREMC service policies, rules, and regulations.

Public Works

17. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. If not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.
18. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
DUMPSTER AND COMPACTOR STANDARDS

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and 6 inches of clearance on each side of the dumpster.
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5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

19. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
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6. Gates must be unlocked and open for collection.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Columbia Power

20. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Columbia Water

21. No comments.

ATT

22. ATT INTENDS TO SERVE.

Atmos Energy

23. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the

DEVELOPMENT SERVICES
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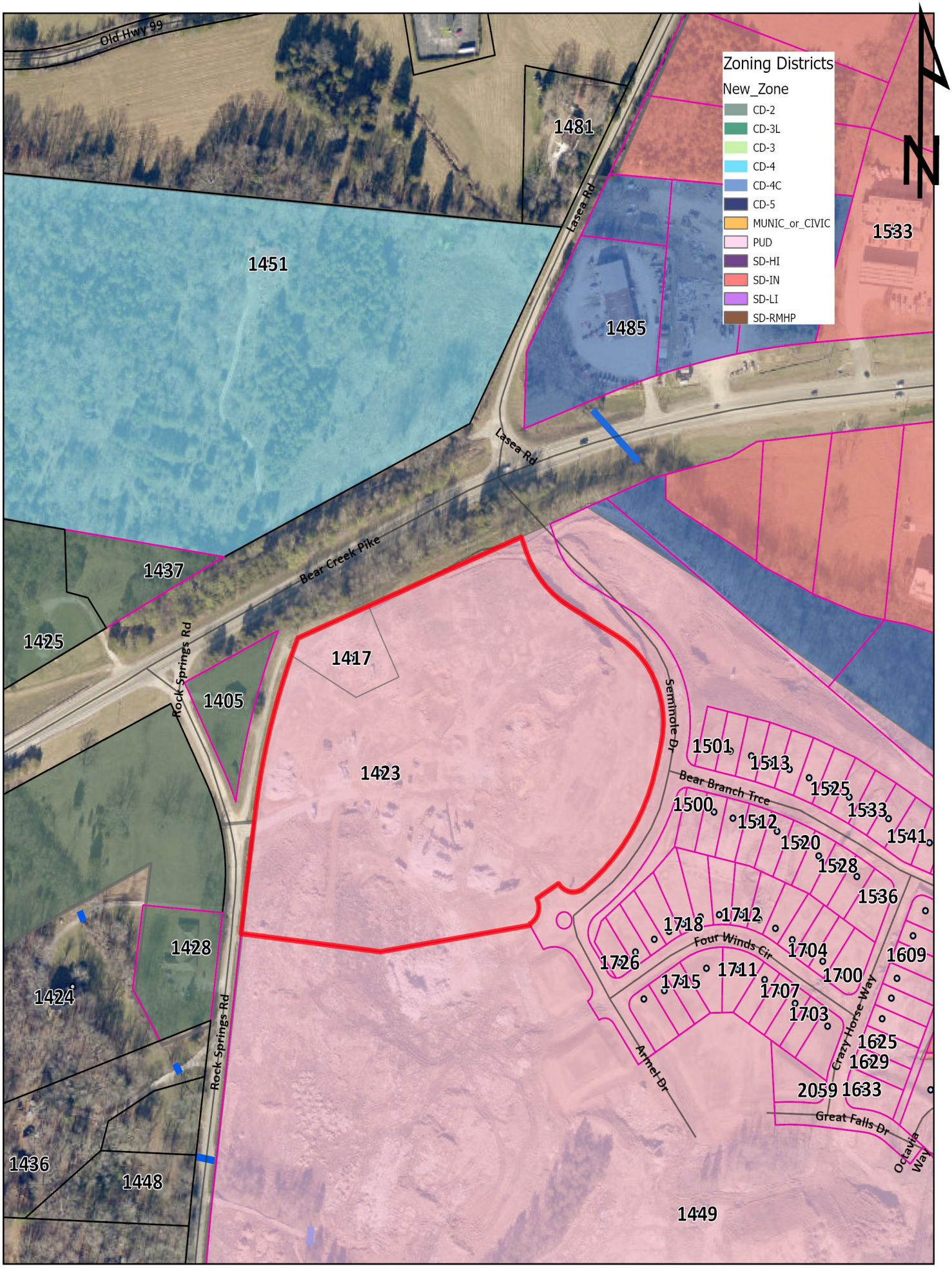
first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



Case #26-0028
Bear Creek Pk.- JMB Bear Springs PUD
Tax Map 92 Parcel 12.02

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

Front Elevation – Amenity Center



Front Elevation – 24 Unit Building



Front Elevation – 24 Unit Building



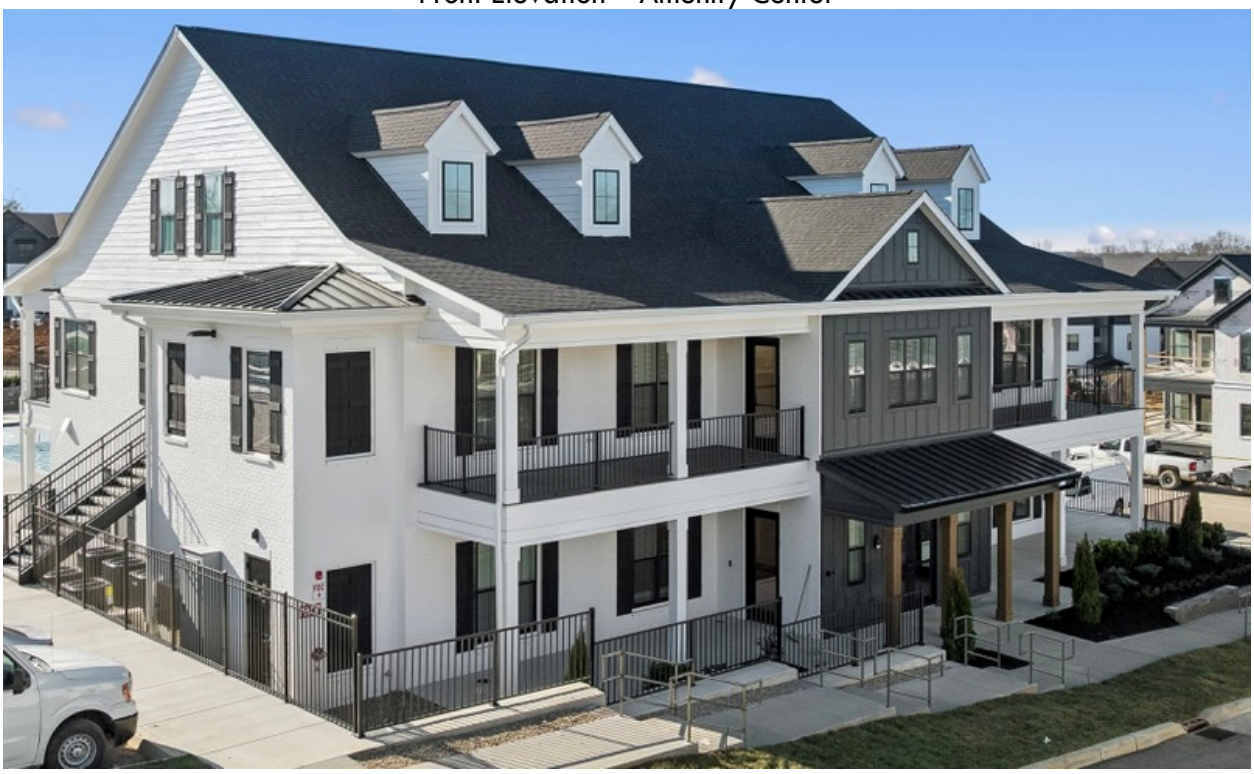
Rear Elevation – Amenity Center



Left Elevation – 24- Unit Building



Front Elevation – Amenity Center



Front Elevation – 24 Unit Building



800 S James Campbell Blvd. – Preliminary/Final Plat

Project #:	25-0463	**Location:**	100N L 006.00
Applicant:	Nathan Guessetto/Gresham Smith	**Case Type(s):**	Preliminary/Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Commercial

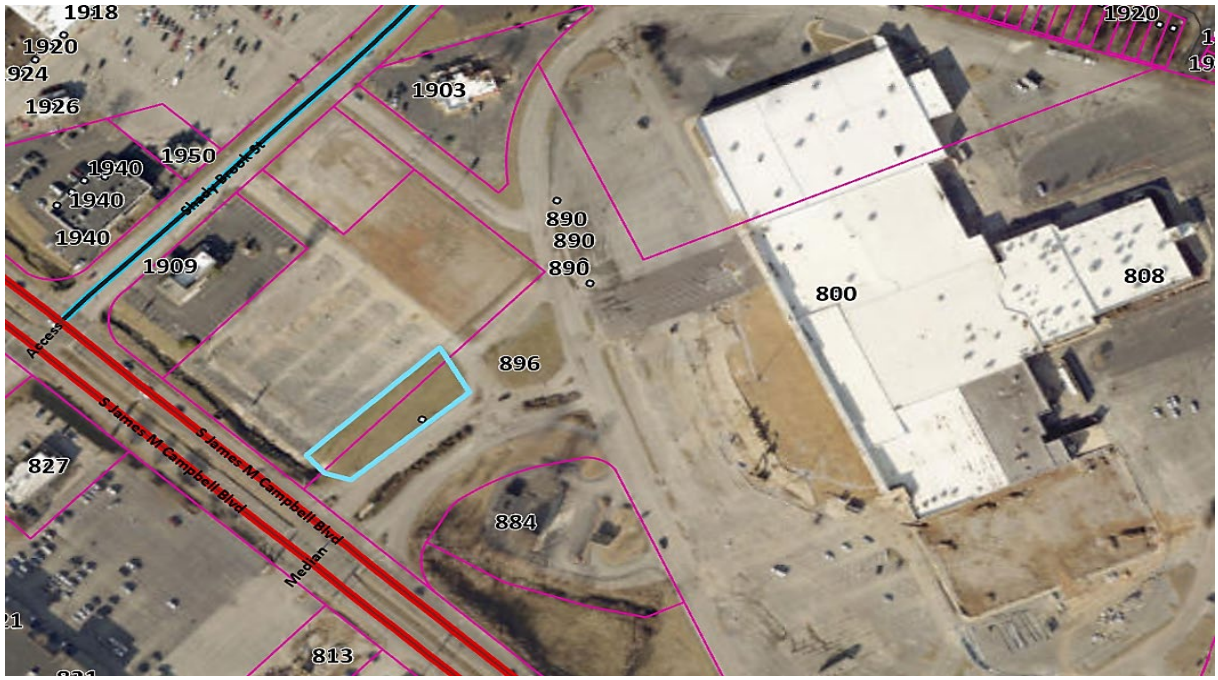
PROJECT SUMMARY

The applicant is seeking approval to create a lot of record, abandon a portion of an existing sanitary sewer easement, and dedicate a new sanitary sewer easement and a water line easement. This lot is part of a larger commercial development. On April 9, 2025, the Planning Commission granted approval for a Preliminary Plat, Site Development Plan, and Alternative Performance (25-0047). This prior approval has created a vested right to develop in accordance with the CD-4C (General Urban Corridor) character district standards outlined in the current Zoning Ordinance.

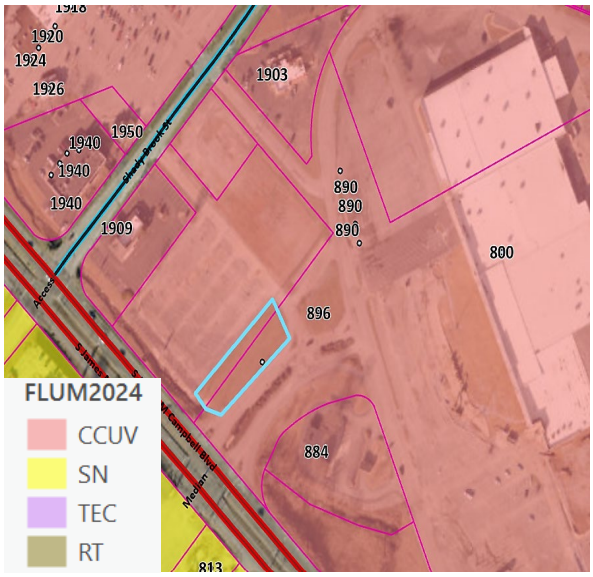
- This development is subject to Ordinance 4400, the current zoning ordinance.
- The Final Plat conforms to the Preliminary Plat.
- This development did not require a financial surety, a development agreement, or a stormwater maintenance agreement per the Subdivision Regulations.
- The DRC reviewed this proposal at its February 2026 meeting. Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

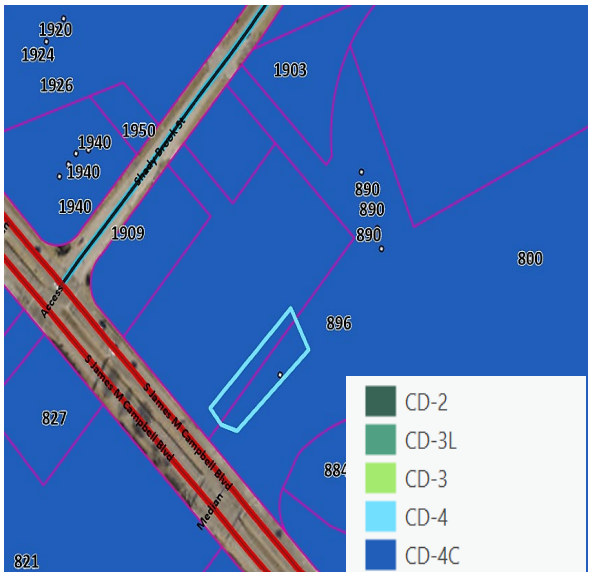
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C	In Development	Commercial	+/-0.45 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-4C	Commercial/Retail
North	City Center Urban Village	CD-4C	Commercial/Retail
South	City Center Urban Village	CD-4C	Commercial/Retail
East	City Center Urban Village	CD-4C	Commercial/Retail
West	City Center Urban Village	CD-4C	Commercial/Retail

The subject site is a part of larger commercial development surrounding the area that is compatible with the CD-4C district standards.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat adheres to the Preliminary Plat, the CD-4C district standards outlined in the applicable zoning ordinance (4400), and the City of Columbia's Subdivision Regulations.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary/Final Plats at its February 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*

3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

SITE DATA TABLE

1. CURRENT ZONING: CD-4C

2. BUILDING SETBACKS: FRONT (R/W) = 6' MINIMUM, 40' MAXIMUM (FROM RIPARIAN BUFFER LINE)
   FRONT (SE) = 0'
   SIDE (NW) = 0'
   SIDE (NE) = 0'

3. LANDSCAPE BUFFERS: FRONT (R/W) = 5' HEDGE ROW
   SIDE (SE) = 5' HEDGE ROW
   SIDE (NW) = 0'
   REAR = 0'

4. MAXIMUM BUILDING HEIGHT ALLOWED= 4 STORIES
   BUILDING HEIGHT PROVIDED = 1 STORY (19' 5 3/4")
   COOLER BUILDING HEIGHT = 1 STORY (10'-6")

5. LOT AREA: 19,400 S.F. = 0.45 ACRES

6. BUILDING AREA: 600 S.F. GROSS AREA
   COOLER STORAGE BUILDING AREA: 285 S.F. GROSS AREA

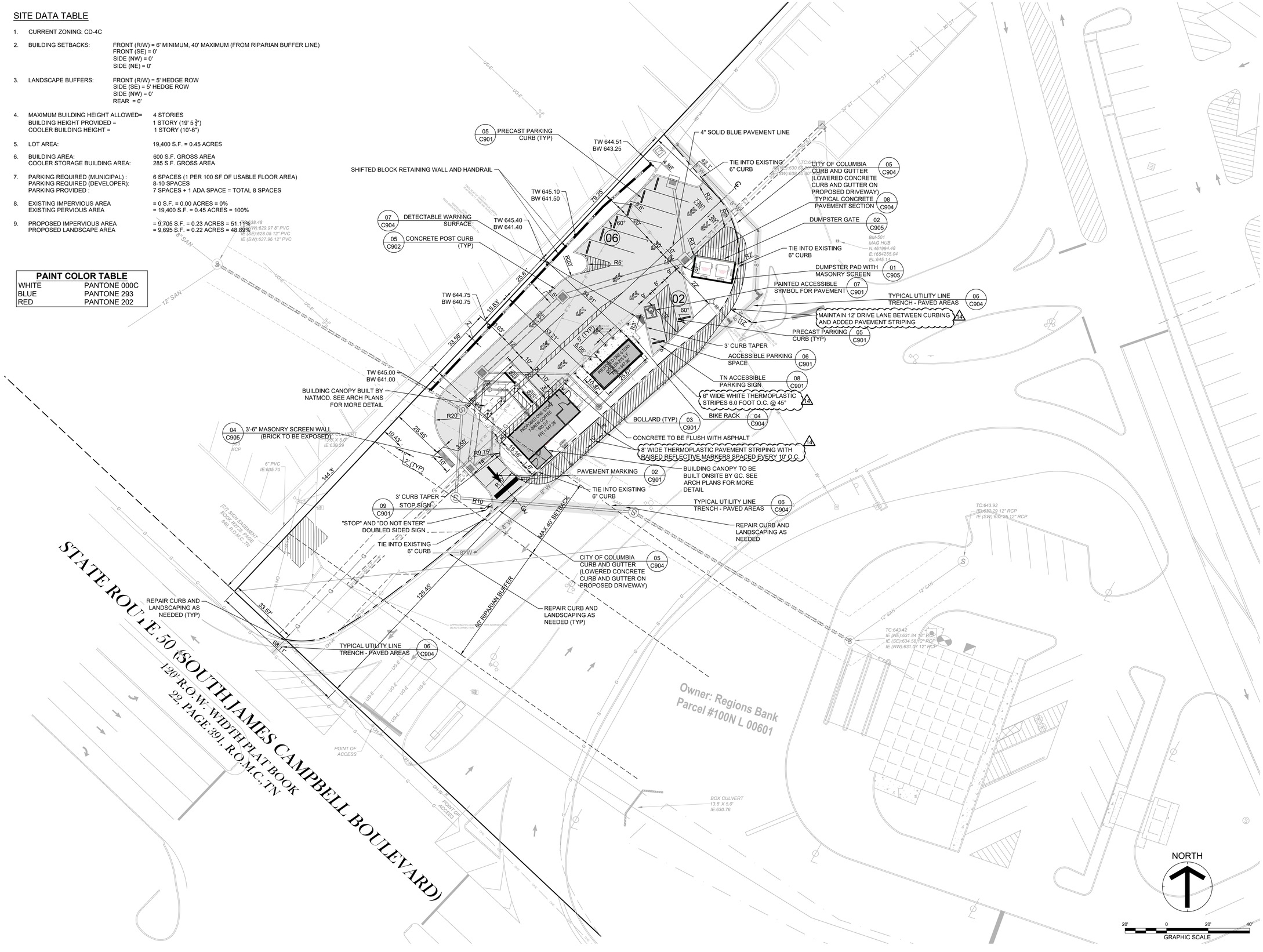
7. PARKING REQUIRED (MUNICIPAL) : 6 SPACES (1 PER 100 SF OF USABLE FLOOR AREA)
   PARKING REQUIRED (DEVELOPER): 8-10 SPACES
   PARKING PROVIDED : 7 SPACES + 1 ADA SPACE = TOTAL 8 SPACES

8. EXISTING IMPERVIOUS AREA = 0 S.F. = 0.00 ACRES = 0%
   EXISTING PERVIOUS AREA = 19,400 S.F. = 0.45 ACRES = 100%

9. PROPOSED IMPERVIOUS AREA = 9,705 S.F. = 0.23 ACRES = 51.11%
   PROPOSED LANDSCAPE AREA = 9,695 S.F. = 0.22 ACRES = 48.89%

PAINT COLOR TABLE

WHITE	PANTONE 000C
BLUE	PANTONE 293
RED	PANTONE 202



Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

7 BREW

898 S JAMES M CAMPBELL BLVD
COLUMBIA, TN 38401

ETHAN MADISON KLUDING REGISTERED ENGINEER AMERICA'S FUTURE No. 121727 STATE OF TENNESSEE

Ethan Madison Kluding

Digitally signed by Ethan Madison Kluding
Date: 2026.03.17 15:11:17-05'00'

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	05/19/2025	CITY OF COLUMBIA
2	06/19/2025	CITY OF COLUMBIA
3	06/23/2025	ADA ROUTE
4	08/19/2025	RELOCATED WM
5	08/25/2025	CPWS COMMENTS
6	09/05/2025	ADDRESS/SRIPING
*	09/22/2025	IFC
7	09/22/2025	ADDENDUM 1
8	10/29/2025	ADDENDUM 2
9	11/03/2025	SANITARY ROUTE
10	02/10/2026	WALL LOCATION
11	02/16/2026	WALL ELEVATIONS
12	03/12/2026	GUARDRAIL MOVE
13	03/16/2026	STRIPING LANE
14	03/17/2026	STRIPING LANE WIDTH

SITE LAYOUT PLAN

C200

49048.04
04/04/2025

This Line Is 3 Inches When Printed Full Size

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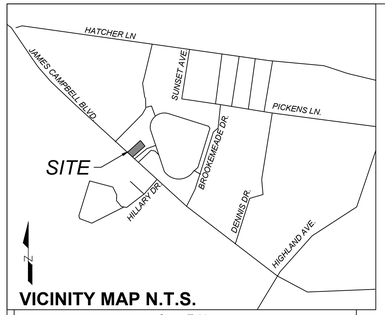
SEVEN 7B BREW
COFFEE
ONLY
ROYAL




Lowe's
ROSS
DRESS FOR LESS
Electronic Express
AUDIO
VIDEO
ONLY



VICINITY MAP N.T.S.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT, CREATE A WATER AND SEWER EASEMENT, AND ABANDON A PORTION OF AN EXISTING EASEMENT.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
4. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND INFORMATION PROVIDED TO SURVEYOR BY CLIENT. LOT 1A & LOT 1B SHALL BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA, ON THE MOST CURRENT FLOOD INSURANCE MAP PANEL NO. 47119C0285E WITH EFFECTIVE DATE APRIL 16, 2007.

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)

Curve Table					
Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S23° 16' 03"E	25.96	43.00	26.37	35°08'13"
C2	N12° 58' 56"E	31.39	49.00	31.95	37°21'46"
C3	S40° 06' 09"W	12.62	43.00	12.67	16°52'39"
C4	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C5	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"
C6	S79° 44' 11"W	243.57	316.73	250.01	45°13'39"
C7	N50° 37' 14"W	288.09	316.28	299.11	54°11'07"
C8	N62° 01' 44"W	55.94	45.00	60.36	76°51'11"
C9	S61° 16' 02"W	144.97	233.22	147.41	36°12'52"
C10	S25° 29' 50"W	17.60	145.00	17.61	6°57'32"
C11	S1° 38' 26"E	36.70	45.00	37.80	48°07'50"
C12	S31° 37' 32"E	29.01	145.00	29.06	11°29'03"
C13	N10° 39' 06"E	243.40	318.00	249.77	45°00'07"
C14	S54° 53' 45"W	25.02	316.82	25.03	4°31'33"

Line Table		
Line #	Direction	Length
L1	N46° 55' 46"W	33.76
L2	S40° 50' 10"E	38.86
L3	N84° 18' 03"E	6.00
L4	N58° 20' 11"W	6.00
L5	S48° 32' 29"W	88.84
L6	S41° 51' 05"E	6.21
L7	S48° 08' 55"W	27.43
L8	N43° 14' 55"W	6.40
L9	S48° 32' 29"W	28.33
L10	S50° 18' 23"W	45.76
L11	N43° 25' 04"E	49.72
L12	N43° 11' 39"E	9.93
L13	S79° 39' 04"W	57.55
L14	S29° 08' 04"W	75.70
L15	N46° 42' 15"W	208.98

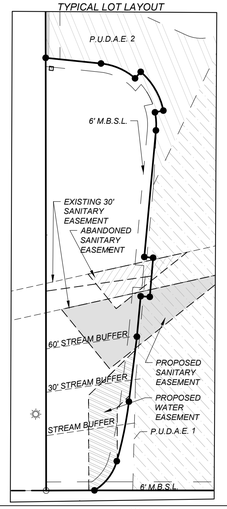
STREETS, PARKING, AND PEDESTRIAN ELEMENTS

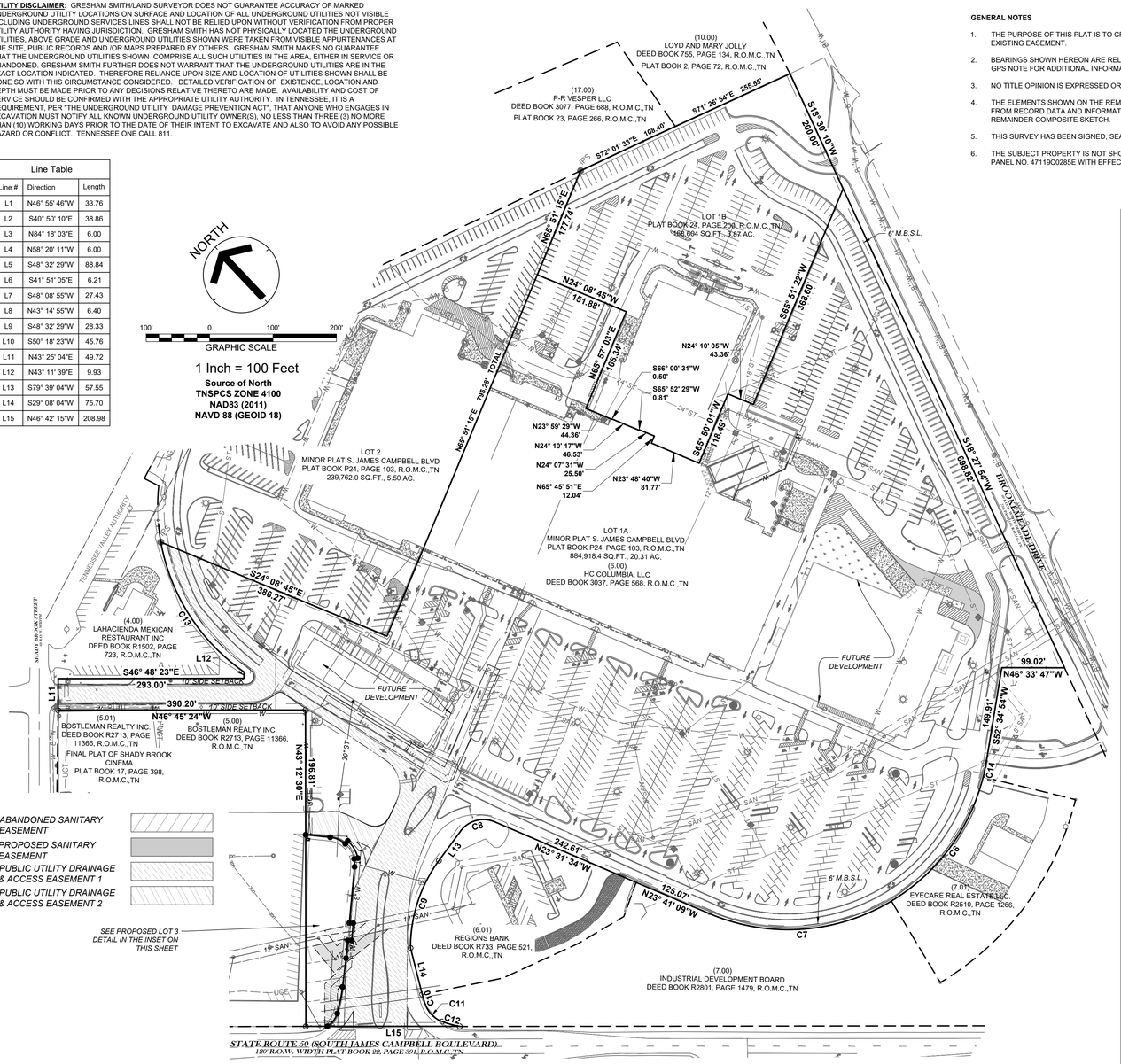
- PROVIDED PARKING:
  7 PARKING SPACES AND 1 ADA SPACE, 8 TOTAL SPACES
- REQUIRED PARKING:
  1 PER 100 SF OF USEABLE FLOOR AREA (600SF/100 = 6 SPACES)

DEVELOPMENT SUMMARY

- FOR 7 BREW COFFEE SHOP
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  HC COLUMBIA, LLC
  73 WHITEBRIDGE ROAD SUITE 103 #230
  NASHVILLE, TN 37205
  WYATT@HIGHLANDCPT.COM
- TAX MAP: 100N L
- PARCEL: 006.00
- ZONING CD-AC
- PROPERTY ADDRESS: 800 SOUTH JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
- PROPOSED SEWER EASEMENT TOTAL AREA: 2,834.26 SQ. FT., 0.07 AC.
- ABANDONED SEWER EASEMENT TOTAL AREA: 907.58 SQ.FT., 0.02 AC.
- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1,694.19 SQ.FT.,0.04 AC.
- PROPOSED LOT 3: 19,685.40 SQ.FT., 0.45 AC.

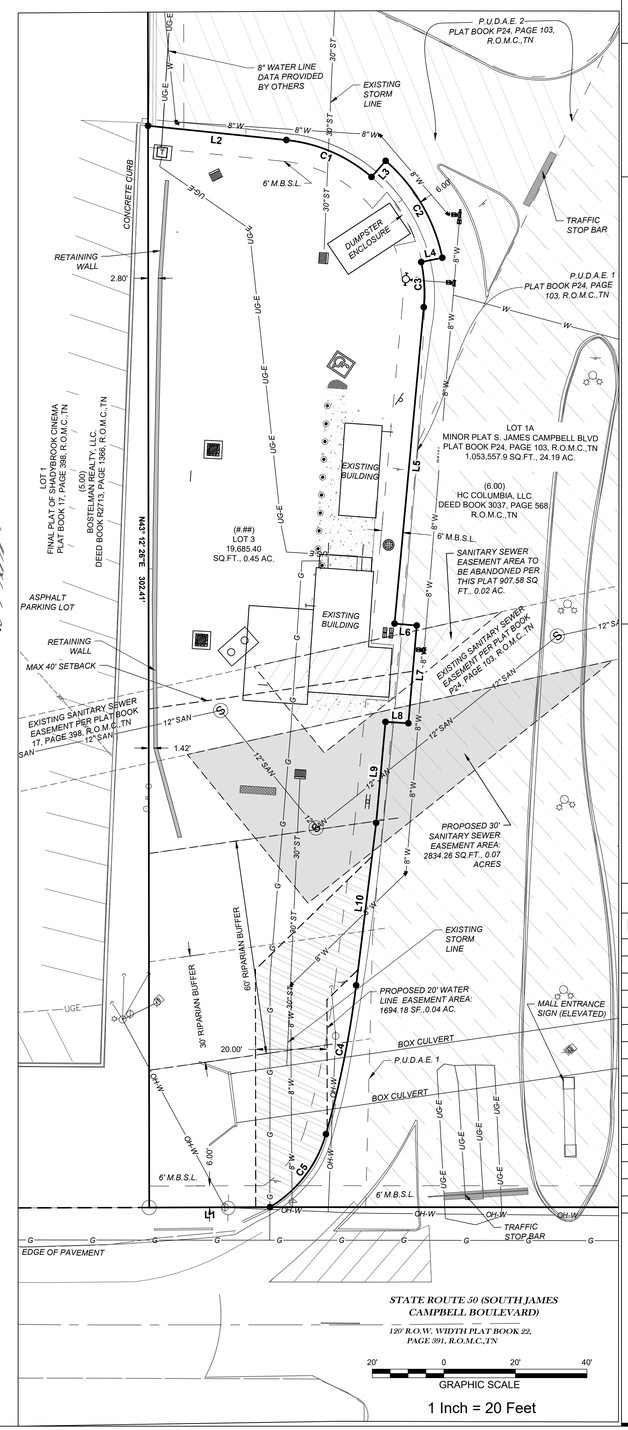
TYPICAL LOT LAYOUT





ABANDONED SANITARY EASEMENT
PROPOSED SANITARY EASEMENT
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT 1
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT 2

SEE PROPOSED LOT 3 DETAIL IN THE INSET ON THIS SHEET



LEGEND

●	(Set) 1/2" Diameter Rebar with GS Cap	Ⓢ	Sewer Manhole
○	(Found) Property Corner	⌀	Power Pole
———	Property Line	☒	Electric Pull Box / Telephone Pedestal
- - - -	Adjacent Property Line	E	Electric Meter
— — —	Easement Line	W	Water Meter
OHW	Overhead Wire	R.O.M.C.,TN	Register Office of Maury County Tennessee
W	Water Line	(#)	Parcel Number
SAN	Sewer Line	R.O.W.	Right of Way
ST	Storm Drainage Pipe		Double Light Pole
G	Gas Line		Water Valve
UGE	Underground Electric Line		Bollard
	Light Pole	x x x	Fence
P.U.D.A.E.	Public Utility Drainage Access Easement		

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS I LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

DATE: 03/16/2026

NATHAN GUESSETTO, TN RLS 3426
GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
OFFICE: 615.770.8223
EMAIL: NATHAN.GUESSETTO@GRESHAMSMITH.COM

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 3037, PAGE 568 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON.

HC COLUMBIA, LLC — DATE

WYATT WOELTJE, PRESIDENT

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HASHAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

NAME — DATE

TITLE — COLUMBIA POWER & WATER SYSTEMS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT — DATE
COLUMBIA, TENNESSEE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

SECOND REVISION-LOT 1
800 SOUTH JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

NATHAN GUESSETTO REGISTERED LAND SURVEYOR TENNESSEE NO. 3426 03/16/2026

Nathan Guessetto, TN RLS 3426
Gresham Smith
[E] nathan.guessetto@greshamsmith.com
[P] 615-770-8223

Revision

No.	Date	Description
1	01/20/2026	PLANNING COMMENTS
2	02/16/2026	ADD NEW LOT
3	03/4/2026	ADD RETAINING WALL
4	03/16/2026	HATCH P.U.D.A.E.

FINAL PLAT

1 OF 1

49048.04
01/09/2026

\\global.gsp\data\vf\na_nf07\49048\08SurveyGp\00Work\00CAD\49048.04_V-Preliminary Plat.dwg - Nathan Guessetto - 3/16/2026 3:39:32 PM

CITY OF COLUMBIA TENNESSEE

700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Engineer's Certification of Retaining Wall Construction

General Information

Building Permit No.	26-0244-WALL
Contractor	ADAM MILLS CONSTRUCTION

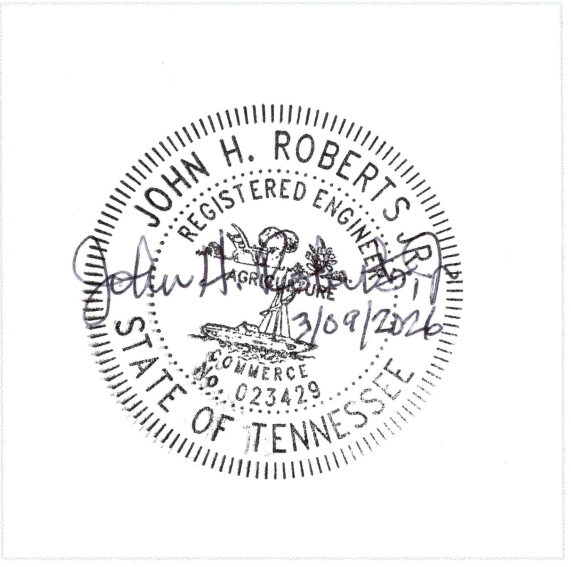
Design Engineer Information

Name	JOHN H. ROBERTS, JR
License No.	TN PE 23429

Certifying Engineer Information

Name	JOHN H.
License No.	TN PE 23429
Phone	615-260-7319
Email	jhrengg@bellsouth.net

I John H. Roberts, Jr. *(print name),* registered professional engineer in the State of Tennessee, hereby certify with my signature and seal that in my opinion the described retaining wall was adequately constructed in accordance with the design and best practices and standards of construction.



PLACE SEAL HERE

CITY OF COLUMBIA TENNESSEE

700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Retaining Wall Requirements

A building permit and stamped engineered design is required for any retaining wall in the City of Columbia city over four feet in height as measured from the bottom of the footing or supporting a surcharge.

Please note: construction plan approval of site plans does not relieve the applicant of the permit requirements for retaining walls. Construction plan approval of site plans only takes into account general information about the retaining structures. Further, approved wall plans may be required for construction plan approval of site plans depending on loading, location, and other factors.

1. Submit a site plan and grading showing the following:
   - A. Show distances to property lines SEE 7 BREW CIVIL PLANS
   - B. Show distances to any existing structures SEE 7 BREW CIVIL PLANS
   - C. Show existing and proposed grades at intervals of not more than two feet.
   - D. Show height of the wall by the top of the wall elevation and bottom of the wall elevation ON JRE DRAWINGS
   - E. Show which side of the wall is retaining soil ON JRE DRAWINGS
   - F. Show location of all easements SEE 7 BREW CIVIL PLANS
   - G. Show setback lines SEE 7 BREW CIVIL PLAN
   - H. Show the location of utility lines (sanitary sewer, water, underground electric and communication cables) SEE 7 BREW CIVIL PLANS
2. Submit detailed retaining wall construction plans drawn to scale containing the following information. Plans must be sealed by a professional engineer registered in Tennessee. BY JRE (JOHN A. ROBERTS, JR)
   - A. Provide an introductory discussion about the project and retaining wall(s). Include discussion about the loads used in the designs and impact/vibration consideration. Mention any loads imparted by other structures and how they affect the design. SEE JRE DESIGN LETTER
   - B. Provide profiles for all walls showing station numbers, elevations (existing and proposed), and any locations where utilities penetrate or go under a wall, etc. SEE 7 BREW CIVIL PLANS
   - C. Provide a set of design calculations for each wall. The calculations should include soil parameters (for footing/leveling pad, backfill behind the walls or any other use), safety factors (names, required value and calculated value), slope conditions both sides of the walls, design loads, etc. SEE JRE DESIGN NOTE
   - D. Provide typical sections. Show wall batter, drainage aggregate or geotextile behind the wall, swale behind the wall for storm water drainage, footing or leveling pad, stabilization details downstream of a storm pipe penetration where the effluent is released at the wall, etc. SEE JRE DRAWINGS WHERE APPLICABLE

Rev. 2/12/2024

CITY OF COLUMBIA TENNESSEE

700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

E. Provide details/specifications for the wall blocks, features which retain the wall blocks in place (pins, lips, etc.), geogrid, system to ensure proper tensioning of the geogrid, grout for sealing wall penetration areas, etc. SEE SPE DRAWINGS WHERE APPLICABLE

F. State construction sequences for unusual/unique situations such as where geo-grid extends under a structure or must go around a storm pipe and/or its related structure. NOT APPLICABLE EXCEPT AT EXISTING LITE POLE

G. Clearly identify on the plans the limits for guard rails atop or immediately behind walls. SEE 7 SHEET CIVIL PLANS

H. See Engineering Standards and Specifications for additional requirements for retaining walls. USED/NOTED

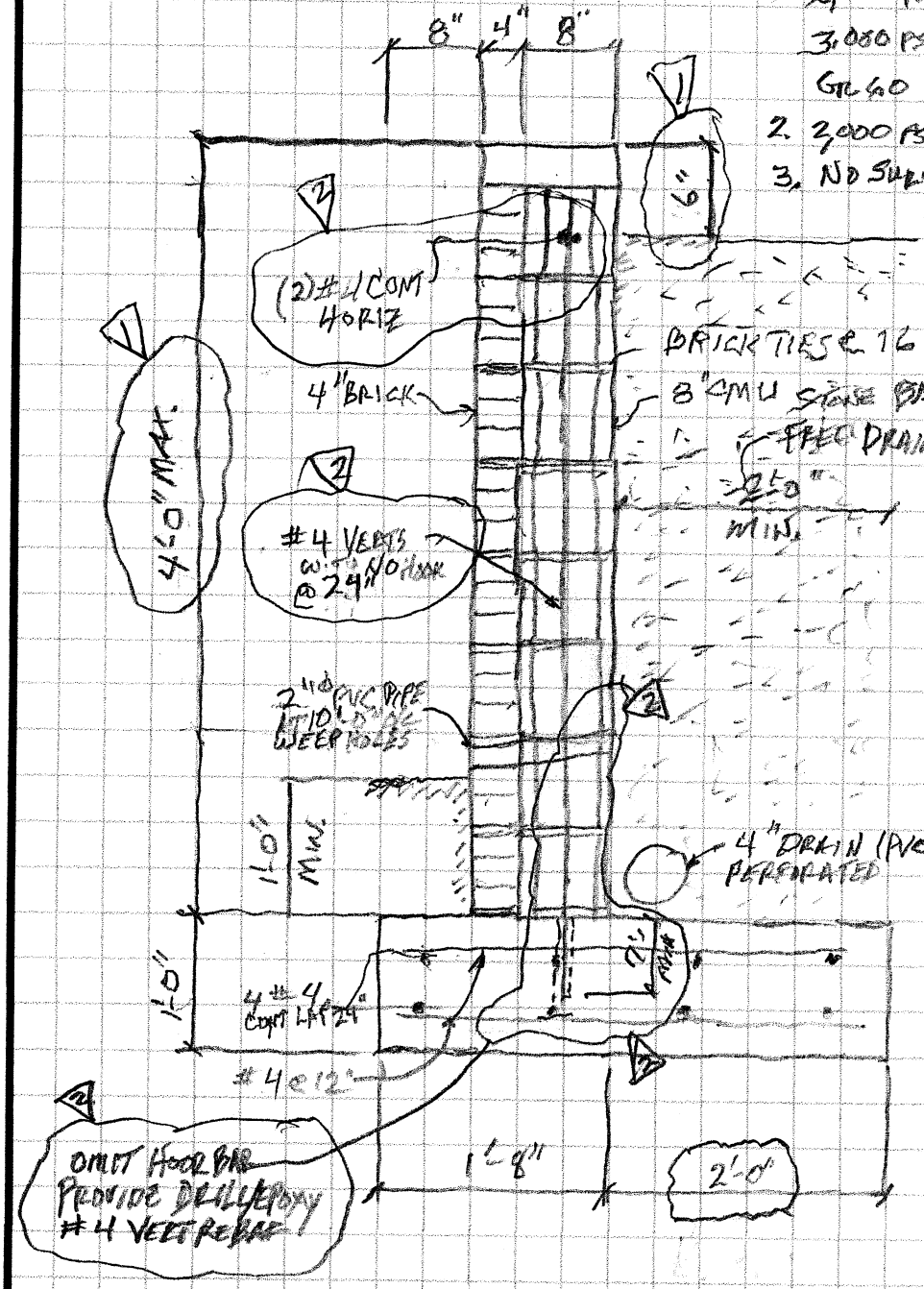
3. All retaining walls are to be built under the supervision of a professional engineer registered in Tennessee (preferably the engineer that sealed the design plans and calculations) who will certify to the City of Columbia development services department that the walls were built per approved plans. BY SPE

   The preceding requirements apply to most simple retaining wall projects; however, the City of Columbia may determine that unusual circumstances dictate the need for additional information on any particular project. OK

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB RETAINING WALL @ COLUMBIA MALL
SHEET NO. SK-1 OF
CALCULATED BY JHR REV.1 DATE 02/06/26
CHECKED BY REV2 DATE 02/25/26
SUBJECT RETAINING WALL SECTION (REINFORCING)

NOTES
1. 3,000 PSI CONCRETE (FOOTING)
   3,000 PSI GROUT (WALLS)
   GR 60 REBAR (LAP 24" MIN)
2. 2,000 PSF ALLOW SOIL BEARING (ASSUMED)
3. NO SURCHARGE. LEVL BACKFILL



WALL FOOTING SECTION

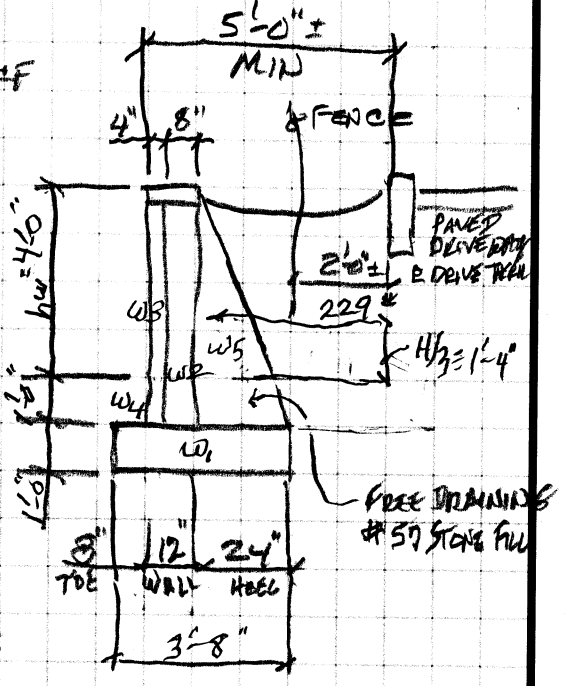
JOHN H. ROBERTS JR.
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 023429
STATE OF TENNE
2/25/2026

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB COLUMBIA MALL (7 BREWS) COLUMBIA, TN
SHEET NO. 1.1 OF
CALCULATED BY JHR DATE 01/29/2026
CHECKED BY DATE
SUBJECT RETAINING WALL CALCS

RETAINING WALL

ASSUME RANKINE THEORY SOIL PRESSURE
SOIL HT @ HEEL SIDE = 5'-0" γ_{SOIL} = 100 PCF
SOIL HT @ TOE SIDE = 1'-0
FOOTING SLAB THK = 1'-0 γ_{CONC} = 150 PCF
TOE WIDTH = 8" CONCRETE
WALL WIDTH = 8" GROUTED CMU
WALL WIDTH = 4" BRICK
HEEL WIDTH = 24" CONCRETE



$W_1 = 150(3.67)(1.0) = 550$ PLF FOOTING
$W_2 = 60(1.0)(5.0) = 300$ PLF 8" CMU
$W_3 = 40(1.0)(5.0) = 200$ PLF 4" BRICK
$W_4 = 100(0.67)(1.0) = 67$ PLF SOIL @ TOE
$W_5 = 100(2.0)(5.0) = 1{,}000$ PLF SOIL @ HEEL

NO SURCHARGE ON RETAINING WALL
Φ ANGLE OF REPOSE = 33.67° (1 TO 1.5) $e = 0.2867(100)(4.0) = 115$ PSF
HORIZ, $H = h/3 = 0.1434(100)(4.0) = 229$ #/FT
OT MOMENT, $M_s = 229(2.0) = 458$ #/FT @ WALL DESIGN PINT

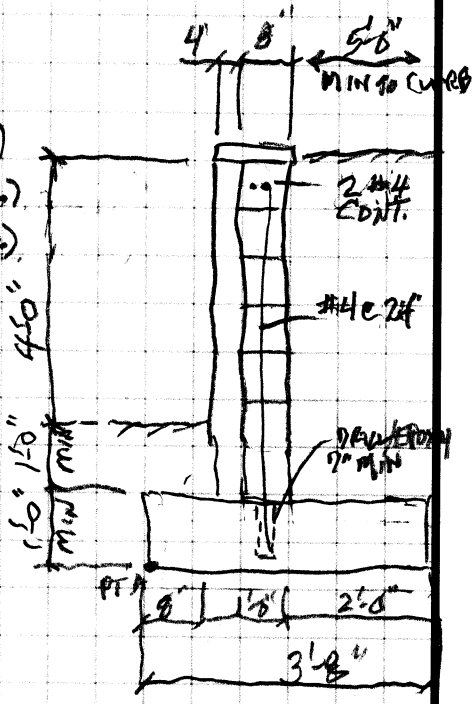
SOIL = $0.2867(100)(5.0)^2 = 143$ #/SF
HORIZ H @ TOP FTG = $0.1434(100)(5.0) = 358$ #/FT
OT MOMENT, $M = 358(2.0) = 716$ #/FT @ TOP FOOTING DESIGN

SOIL, $P_{SF} = 0.2867(100)(6.0)^2 = 172$ #/SF
HORIZ H @ BTM FTG = $0.1434(100)(6.0) = 516$ #/FT
OT MOMENT, $M = 516(2.0) = 1{,}032$ #/FT @ BTM FOOTING SOIL BEARING

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB COLUMBIA MALL (7 BREW) COLUMBIA, TN
SHEET NO. 1.2 OF
CALCULATED BY JHR DATE 01/29/2026
CHECKED BY DATE
SUBJECT RETAINING WALL

RETAINING WALL (CONT'D)



8" MASONRY WALL BEING $A_s = 0.10\ in^2$ (#4 @ 24")
$b = 12"$ $d = 3.81"$ $f'_m = 1,500\ psi$ (MASONRY BLOCK)
$a = \frac{0.10(60)}{0.8(12)(7.5)} = 0.42"$ $F_c = 1,800\ psi$ (TYPE S MORTAR)
$M_u = 1.7(458) = 779\ ^{1\#} < \phi M_n$
$\phi M_n = 0.80(0.10)(60)(3.81 - 0.42/2)/12 = 1,440\ ^{1\#}$

#4 VERT @ 24" IS OK

$V_u = 1.7(0.358) = 0.609^{K} < \phi V_s = 3.60^{K}$
$\phi V_n = 0.60(0.10)(60) = 3.60^{K}$ OK

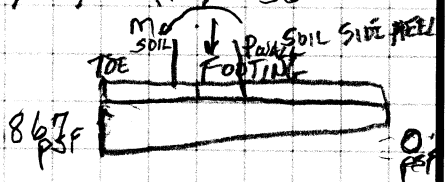
DRILL & EPOXY #4 VERT @ 24" (EMBED 7" MIN)
MIN $A_h = 0.0007(48)(7.63) = 0.26\ in^2 < 0.40\ in^2$

FOOTING BEARING 3'-8" W x 12" THICK NSB = 2,000 PSF (ASSUMED)
$BA = 1.0(3.67) = 3.67\ SF$ $S_x = 1.0(3.67)^2/6 = 2.24\ CF$

VERT. LOAD = 550 + 300 + 200 + 67 + 1,000 = 2,117#

VERT * ECC = 550(0) + 300(6/12) + 200(1.0) + 67(1.50) − 1,000(0.83) = −383 1#

LATERAL SOIL PRESSURE $M_s = 1,032\ ^{1\#}$



NSB = 2,117/3.67 + (−383)/2.24 + 1,032/2.24
= 597 + (−171) + 460 = 867 PSF < 2,000 PSF

OTSF/SLIDING $M_{OT} = 1,032\ ^{1\#}$ $V_{SLIDING} = 358\ ^{\#}$
@ PTA OT MRESIST = 550(1.83) + 300(2.33) + 200(2.83) + 67(3.33) + 1000(1.0) = 3,498 1#
OTSF = MR/MOT = 3,498/1,032 = 3.39 >> 1.50 OK
SLIDING RESIST = 0.50(2,117) = 1,059# > 358#. SF = 1059/358 = 2.96 >> 1.5

John Roberts Engineering
Structural Consulting Firm
615-260-7319

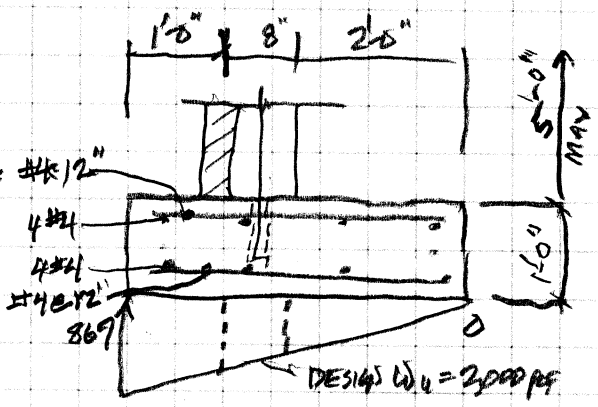
JOB COLUMBIA MALL (7 BREW) COLUMBIA, TN
SHEET NO. 1.3 & 2.3 OF
CALCULATED BY JHR DATE 01/29/2026
CHECKED BY DATE
SUBJECT RETAINING WALL CALCS

RETAINING WALL (CONT'D)

FOOTING SLAB REINF (SHORT WALLS)

SOIL BRG @ TOE = 867 PLF (1.7) = 1476 PLF
DESIGN W_u = 2,000 PLF (CONSERVATIVE)

$M_u = 2{,}000(2.0)^2/2 = 4{,}000$ '#/FT



#4@12" $\phi M_n = 0.80(0.20)(60)(8.0 - 0.42/2)/12$
a = 0.42 $= 6{,}232(1000) = 6{,}232$ '# >> M_u OK
d = 8"

#4 @ 12" TOP & BOTTOM TYPICAL IS OK
(4) #4 CONT (LAP 24" MIN) TYPICAL IS OK

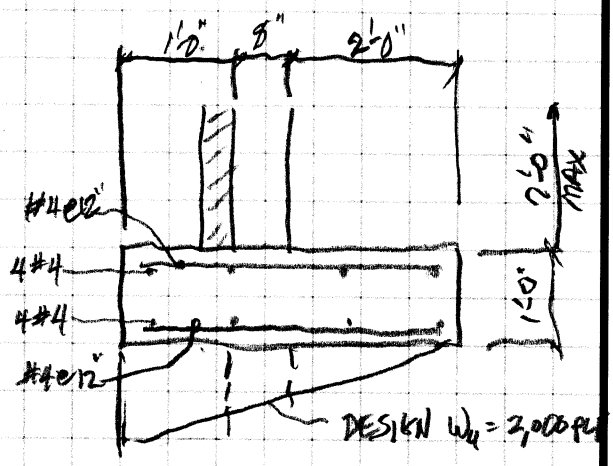
FOR 4'-0" MAX ABOVE GRADE
SEE PAGES 1.1 & 1.2

FOOTING SLAB REINF (TALL WALLS)

SOIL BRG @ TOE = 1,303 PLF (1.7) = 2,215 PLF
DESIGN W_u = 2,250 PLF (CONSERVATIVE)

$M_u = 2{,}250(2.0)^2/2 = 4{,}500$ '#

$\phi M_n = 6{,}232$ '# (FROM ABOVE) > M_u OK



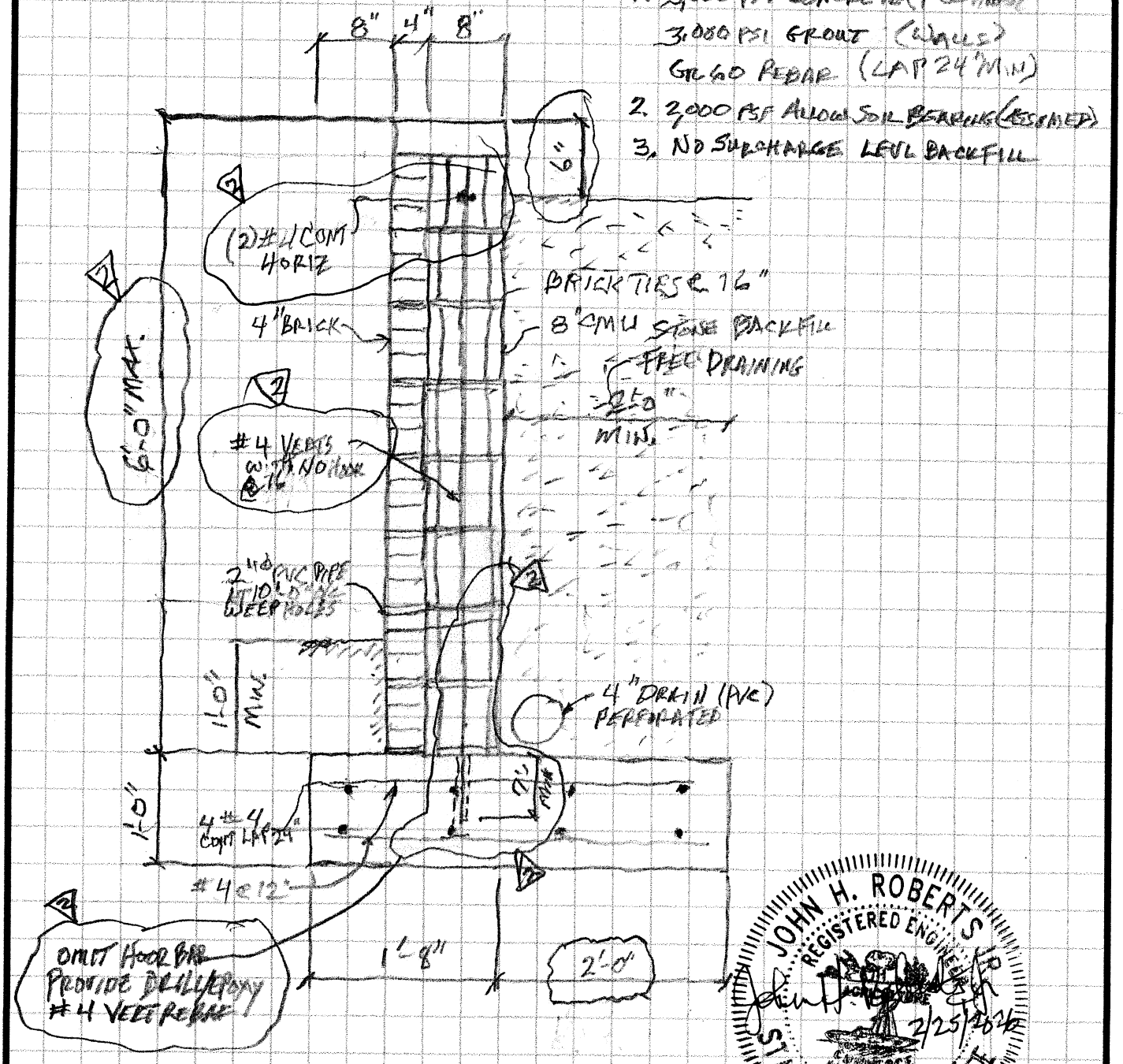
#4 @ 12" TOP & BOTTOM TYPICAL IS OK
(4) #4 CONT TOP & BOTTOM TYPICAL IS OK
LAP 24" MIN

FOR 6'-0" MAX ABOVE GRADE
SEE pages 2.1 & 2.2

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB RETAINING WALL @ COLUMBIA MALL
SHEET NO. SK-2 OF
CALCULATED BY JHR REV.1 DATE 02/06/26
CHECKED BY REV.2 DATE 02/25/26
SUBJECT RETAINING WALL SECTION (REINFORCING)

NOTES
1. 3,000 PSI CONCRETE (FOOTING)
   3,000 PSI GROUT (WALLS)
   GR 60 REBAR (LAP 24" MIN)
2. 2,000 PSF ALLOW SOIL BEARING (ASSUMED)
3. NO SURCHARGE, LEVEL BACKFILL



WALL FOOTING SECTION

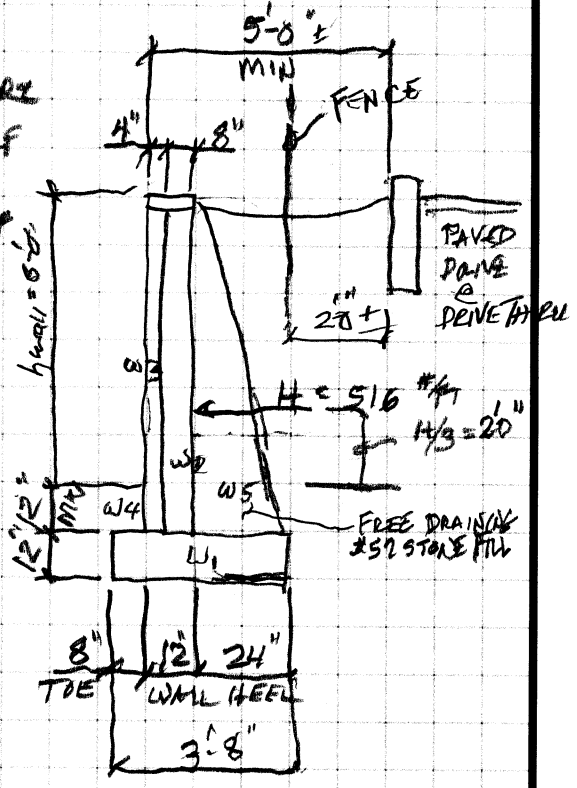
JOHN H. ROBERTS
REGISTERED ENGINEER
2/25/2026
STATE OF TENNESSEE

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB COLUMBIA MALL (7 BREWS) COLUMBIA, TN
SHEET NO. 2.1 OF
CALCULATED BY JHR DATE 02/27/2026
CHECKED BY DATE
SUBJECT RETAINING WALL CALCS

RETAINING WALL

ASSUME RANKINE THEORY SOIL PRESSURE
SOIL HT @ HEELSIDE = 7'-0" γ_{SOIL} = 100 PCF
SOIL HT @ TOE SIDE = 1'-0"
FOOTING THICK = 1'-0" γ_{CONC} = 150 PCF
TOE WIDTH = 8" CONCRETE
WALL WIDTH = 8" GROUTED CMU
WALL WIDTH = 4" BRICK
HEEL WIDTH = 24" CONCRETE



W_1 = 150(3.67)(1.0) = 550 PLF FOOTING
W_2 = 60(1.0)(7.0) = 420 PLF 8" CMU
W_3 = 40(1.0)(7.0) = 280 PLF 4" BRICK
W_4 = 100(0.67)(1.0) = 67 PLF SOIL TOE
W_5 = 100(2.0)(7.0) = 1400 PLF SOIL HEEL

NO SURCHARGE ON RETAINING WALL
ϕ ANGLE REPOSE = 33.69° (1 TO 1.5) P = 0.286(100)(6.0)² = 172 #/SF
HORIZ, $H = H/3$ = 0.1434(100)(6.0)² = 516 #/FT (TO WALL DESIGN)
OT MOMENT, M = 516(2.0) = 1,032 FT LBS (TO WALL DESIGN)

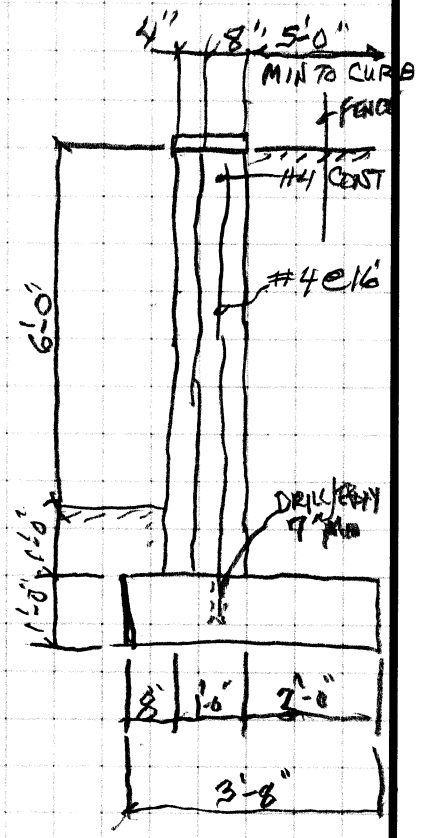
SOIL PSF = 0.2867(100)(7.0) = 201 #/SF
HORIZ, H @ TOP FTG = 0.1434(100)(7.0)² = 702 #/FT (TO TOP FTG)
OT MOMENT, M = 702(2.0) = 1,404 FT LBS (TO TOP FTG)

SOIL, PSF = 0.2867(100)(8.0) = 229 #/SF
HORIZ, H @ BTM FTG = 0.1434(100)(8.0)² = 917 #/FT
OT MOMENT @ BTM FTG = 917(2.0) = 1,834 #/FT

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB COLUMBIA MALL (TBRED) COLUMBIA, TN
SHEET NO. 2.2 OF
CALCULATED BY JHR DATE 02/27/2026
CHECKED BY DATE
SUBJECT RETAINING WALL CALCS

RETAINING WALL (CONT'D)



8" MASONRY WALL REINF $A_s = 0.15\ in^2$ (#4 @ 16")

$b = 12"$ $d = 3.81"$ $f'm = 1{,}500$ PSI (8" MASONRY BLOCK)

$a = \frac{0.15(60)}{0.80(12)1.5} = 0.62$ $f_c = 1{,}800$ PSI (TYPE S MORTAR)

$M_u = 1.7(1{,}032) = 1{,}755^{\#} < \phi M_n$

$\phi M_N = 0.80(0.15)(60)(3.81 - 0.62/2)/12 = 2{,}100^{\#}$

#4 VERT @ 16" IS OK

2 #4 HORIZ CONT IS OK

MIN $A_h = 0.0007(72)(7.62) = 0.38\ in^2$ 2#4 CONT

DRILL & EPOXY #4 @ 16" VERT (7" MIN EMBED)

$V_u = 1.7(0.702) = 1.19^{K} < \phi V_s = 5.40^{K}$ OK

$\phi V_n = 0.60(0.15)(60) = 5.40^{K}$

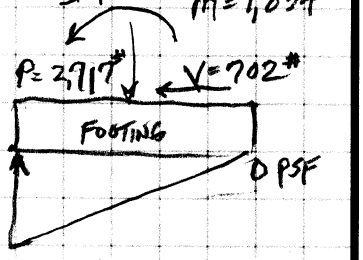
FOOTING BEARING 3'-8" W x 12" THICK

$BA = 1.0(3.67) = 3.67$ SF $S_x = 1.0(3.67)^2/6 = 2.24$ CF

VERT. LOAD = 550 + 420 + 280 + 67 + 1,400 = 2,717 #

VERT * ECC = 550(0) + 420(0.50) + 280(1.0) + 67(1.50) − 1,400(0.83) = −576 #

LATERAL SOIL PRESSURE, M = 1,834 #



NSB = 2,717/3.67 + (−576/2.24) + 1,834/2.24

= 741 − 257 + 819 = 1,303 PSF < 2,000 PSF 1,303 PSF

OTSF/SLIDING $M_{OT} = 1{,}834^{in}$ $V_{SLIDING} = 702^{\#}$

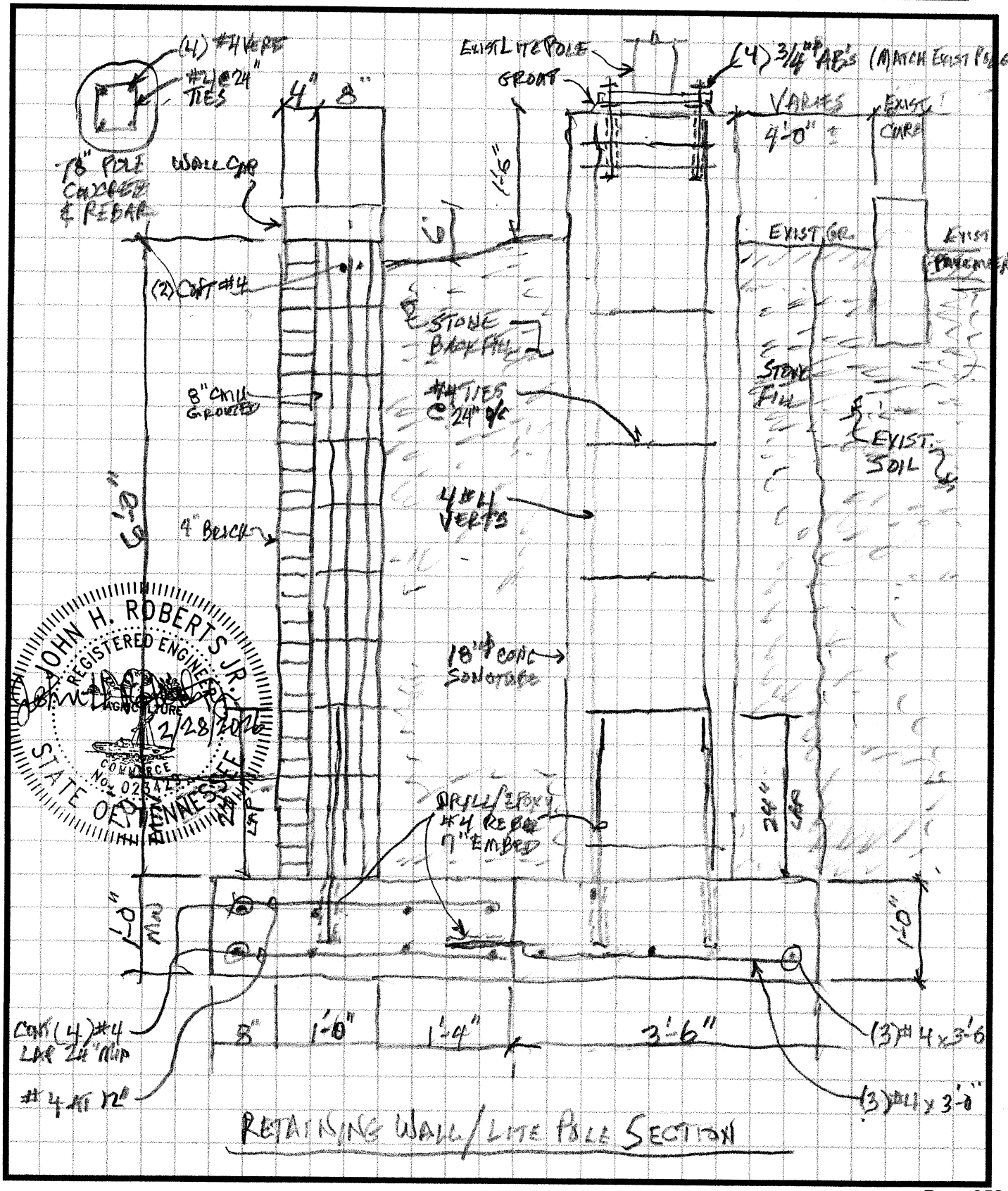
OTSF $M_{RESIST} = 550(1.83) + 420(2.33) + 280(2.83) + 67(3.33) + 1400(1.0) = 4{,}405^{in}$

OTSF $(M_{RESIST}/M_{OT}) = 4405/1834 = 2.40 > 1.50$ OK

(SLIDING RESIST) $= 0.50(2{,}717) = 1{,}359^{\#} \gg 702^{\#}$ SF: $1359/702 = 1.94 > 1.50$ OK

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB COLUMBIA MALL (7-BREW) COLUMBIA, TN
SHEET NO. SK-3 OF
CALCULATED BY JAR DATE 02/28/2026
CHECKED BY DATE
SUBJECT RETAINING WALL @ LITE POLE



RETAINING WALL/LITE POLE SECTION

John Roberts Engineering
Structural Consulting Firm
615-260-7319

JOB COLUMBIA MALL (7 BREW) COLUMBIA, TN
SHEET NO. 3.1 OF
CALCULATED BY JHR DATE 02/28/2016
CHECKED BY DATE
SUBJECT LITE POLE SUPPORT CALCS

LITE POLE LOADS

EXISTING LITE POLE 4"ϕ x 15'-0" TALL

WT LIGHT POLE (EST.) = 10(15.0) ≅ 150#
WT 18"ϕ CONC. (EST.) = 150(π)(0.75²)(7.5) ≅ 2,000#
WT = LIGHT FIXTURE (EST) ≅ 150#
TOTAL WT (TO FOOTING) = 2,300#
FOOTING WT = 150(3.50)(4.0)(1.0) = 2,100#

OT M_{ECC} (LITE) = 150(1.50) = 225'#

WIND = 115 MPH WIND ⊥ PIPE = 15 PSF
OT WIND M_s = 15(0.33)(15.0)(15.0/2) ≅ 562'#

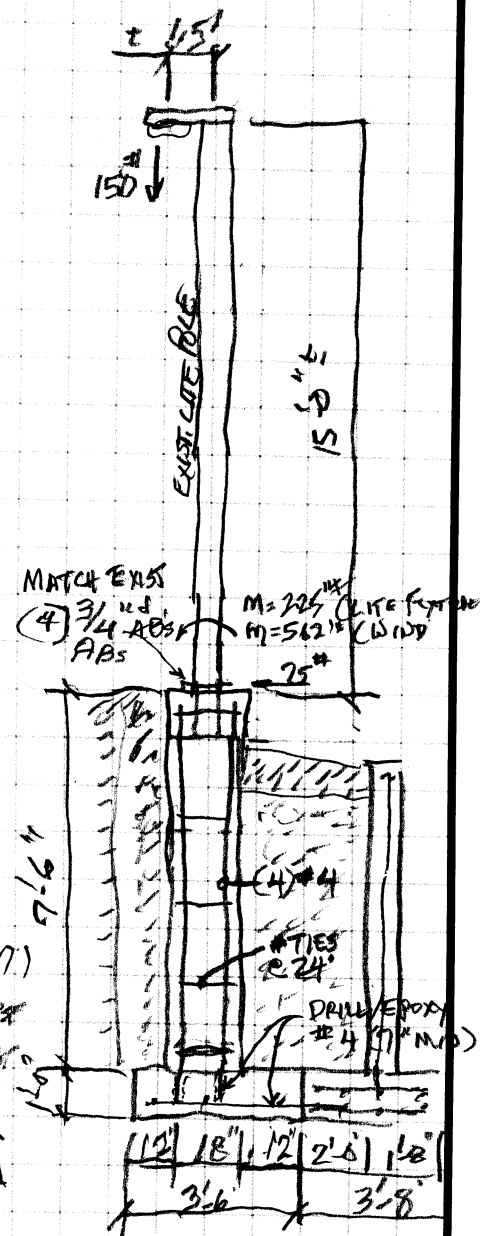
TRY 3'-6"W x 4'-0"L x 1'-0" FOOTING
BA = 14.0 SF S_x = 4.0(3.5)²/6 = 8.17 CF

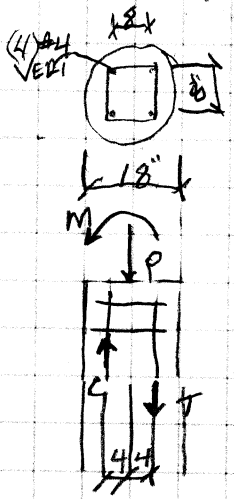
NSB = (2300+2100)/14.0 ± 562/8.17) ± 75(7.5)/8.17)
= 314 + 69 + 69 = 452 PSF < 2,000 PSF
= 314 − 69 − 69 = 176 PSF < 2000 PSF

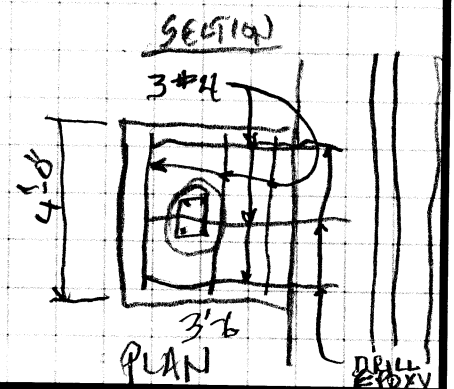
(4) #4 VERTS ON 8"x8" GRID

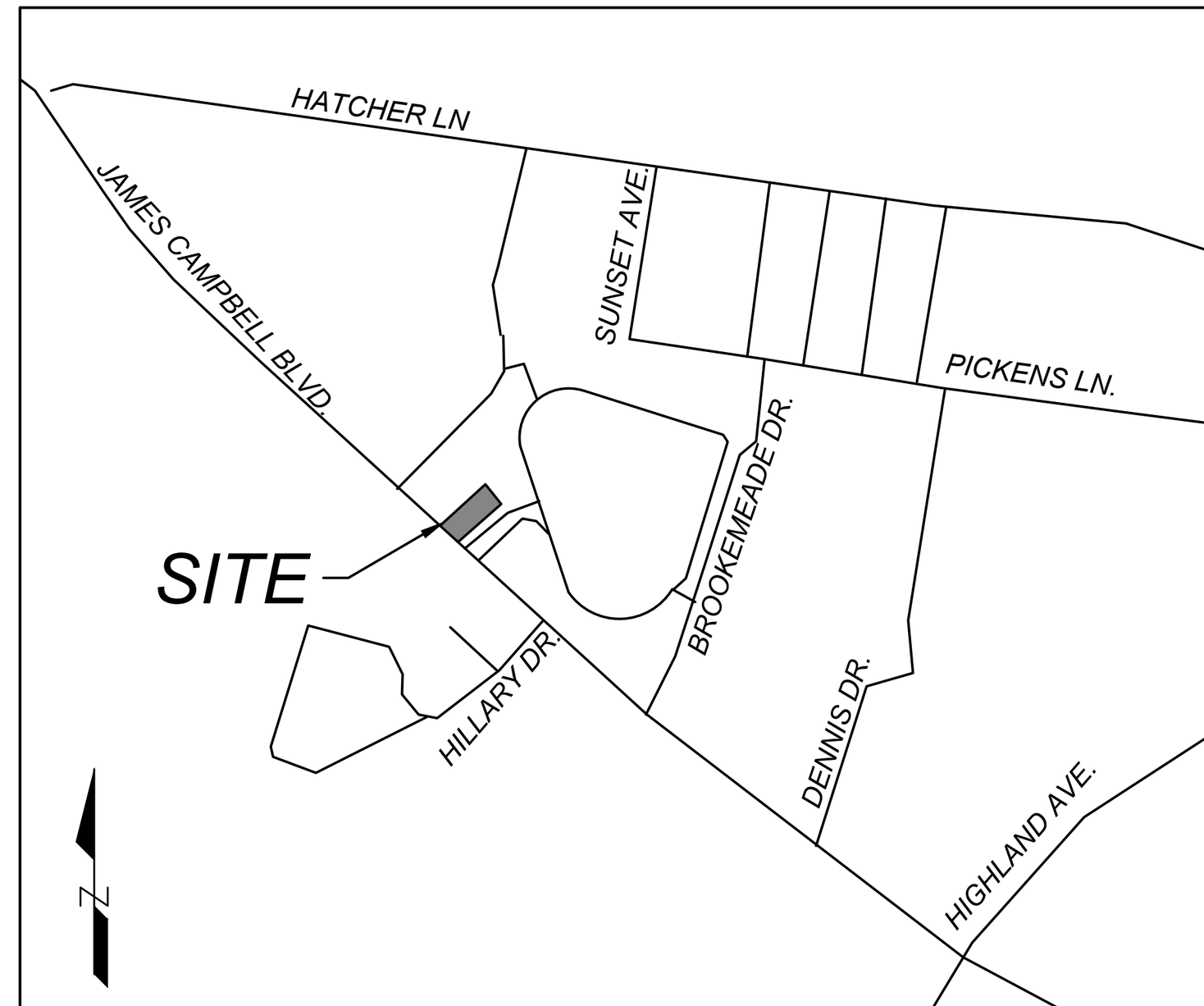
M_u = 1.7(225+562) = 1,338'#
ϕM_n ≅ 0.80(0.40)(60000)(8.0)/12
≈ 12,800'# >> 1,338'#

LITE POLE PIER AND FOOTING IS OK









VICINITY MAP N.T.S.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT, CREATE A WATER AND SEWER EASEMENT, AND ABANDON A PORTION OF AN EXISTING EASEMENT.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
4. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND INFORMATION PROVIDED TO SURVEYOR BY CLIENT. LOT 1A & LOT 1B SHALL BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA, ON THE MOST CURRENT FLOOD INSURANCE MAP PANEL NO. 47119C0285E WITH EFFECTIVE DATE APRIL 16, 2007.

NORTH

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)

Curve Table

Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S23° 16' 03"E	25.96	43.00	26.37	35°08'13"
C2	N12° 58' 56"E	31.39	49.00	31.95	37°21'46"
C3	S40° 06' 09"W	12.62	43.00	12.67	16°52'39"
C4	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C5	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"
C6	S79° 44' 11"W	243.57	316.73	250.01	45°13'39"
C7	N50° 37' 14"W	288.09	316.28	299.11	54°11'07"
C8	N62° 01' 44"W	55.94	45.00	60.36	76°51'11"
C9	S61° 16' 02"W	144.97	233.22	147.41	36°12'52"
C10	S25° 29' 50"W	17.60	145.00	17.61	6°57'32"
C11	S1° 38' 26"E	36.70	45.00	37.80	48°07'50"
C12	S31° 37' 32"E	29.01	145.00	29.06	11°29'03"
C13	N10° 39' 06"E	243.40	318.00	249.77	45°00'07"
C14	S54° 53' 45"W	25.02	316.82	25.03	4°31'33"

Line Table

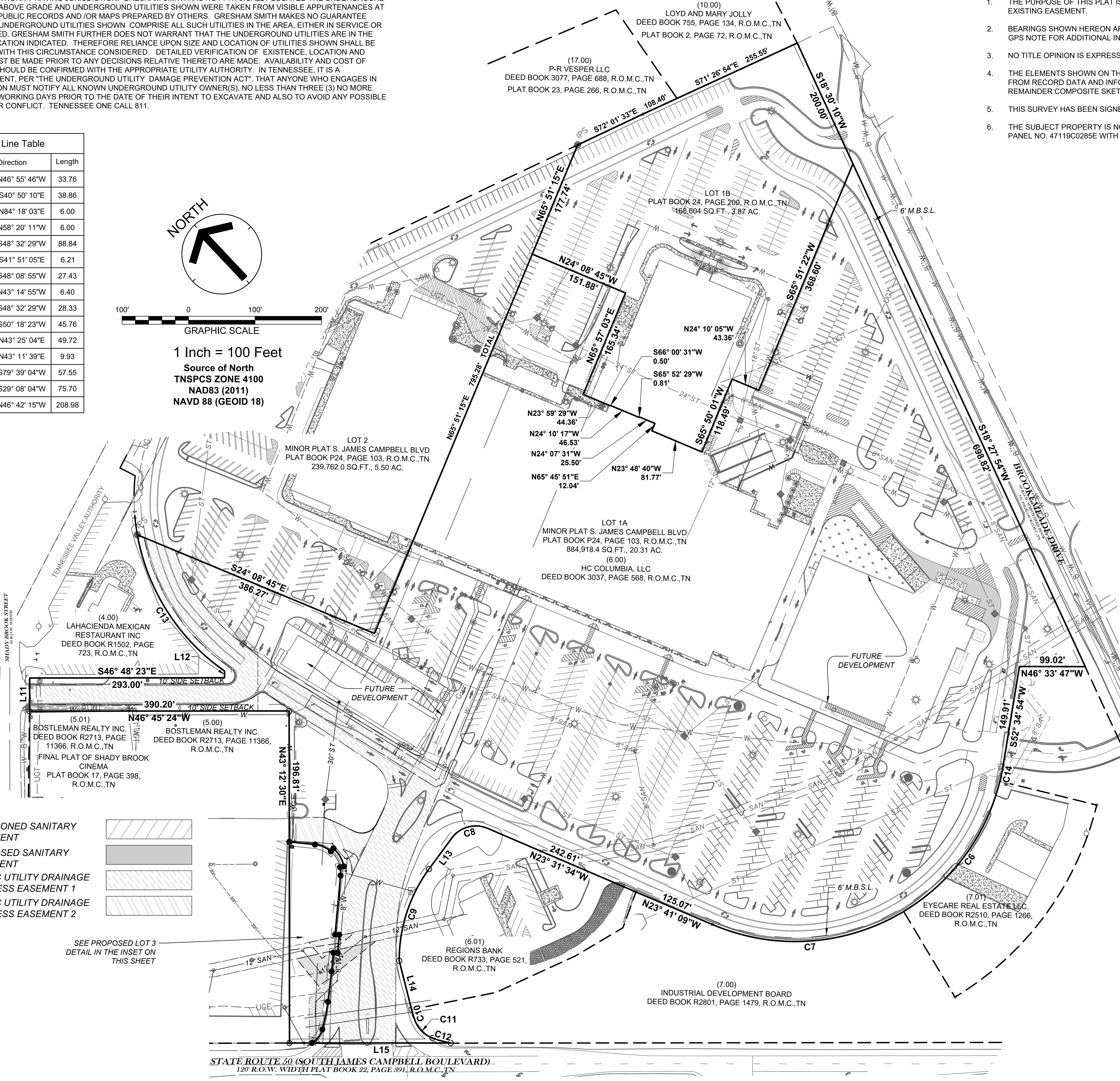
Line #	Direction	Length
L1	N46° 55' 46"W	33.76
L2	S40° 50' 10"E	38.86
L3	N84° 18' 03"E	6.00
L4	N58° 20' 11"W	6.00
L5	S48° 32' 29"W	88.84
L6	S41° 51' 05"E	6.21
L7	S48° 08' 55"W	27.43
L8	N43° 14' 55"W	6.40
L9	S48° 32' 29"W	28.33
L10	S50° 18' 23"W	45.76
L11	N43° 25' 04"E	49.72
L12	N43° 11' 39"E	9.93
L13	S79° 39' 04"W	57.55
L14	S29° 08' 04"W	75.70
L15	N46° 42' 15"W	208.98

NORTH

100' 0 100' 200'
GRAPHIC SCALE

1 Inch = 100 Feet

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)



ABANDONED SANITARY EASEMENT	
PROPOSED SANITARY EASEMENT	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT 1	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT 2	

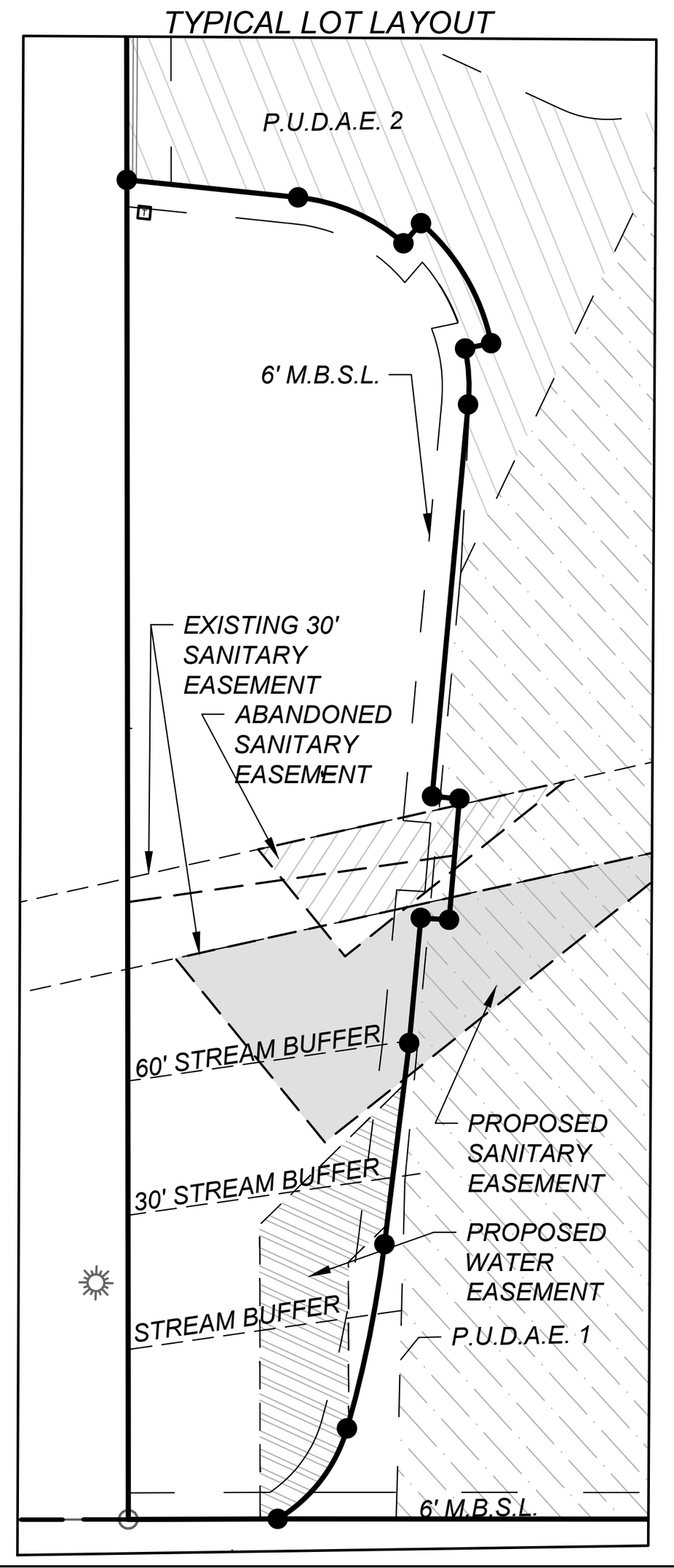
STREETS, PARKING, AND PEDESTRIAN ELEMENTS

- PROVIDED PARKING:
  7 PARKING SPACES AND 1 ADA SPACE, 8 TOTAL SPACES
- REQUIRED PARKING:
  1 PER 100 SF OF USEABLE FLOOR AREA (600SF/100 = 6 SPACES)

DEVELOPMENT SUMMARY

- FOR 7 BREW COFFEE SHOP
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  HC COLUMBIA, LLC
  73 WHITEBRIDGE ROAD SUITE 103 #230
  NASHVILLE, TN 37205
  WYATT@HIGHLANDCPT.COM
- TAX MAP: 100N L
- PARCEL: 006.00
- ZONING CD-4C
- PROPERTY ADDRESS: 800 SOUTH JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
- PROPOSED SEWER EASEMENT TOTAL AREA: 2,834.26 SQ. FT., 0.07 AC.
- ABANDONED SEWER EASEMENT TOTAL AREA: 907.58 SQ.FT., 0.02 AC.
- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1,694.19 SQ.FT.,0.04 AC.
- PROPOSED LOT 3: 19,685.40 SQ.FT., 0.45 AC.

TYPICAL LOT LAYOUT



LEGEND

●	(Set) 1/2" Diameter Rebar with GS Cap	Ⓢ	Sewer Manhole
○	(Found) Property Corner	Ø	Power Pole
———	Property Line	⊠	Electric Pull Box / Telephone Pedestal
— — — —	Adjacent Property Line	E	Electric Meter
— — — —	Easement Line	W	Water Meter
OHW —	Overhead Wire	R.O.M.C.,TN	Register Office of Maury County Tennessee
—W—	Water Line	(#)	Parcel Number
— SAN—	Sewer Line	R.O.W.	Right of Way
—ST —	Storm Drainage Pipe		Double Light Pole
— G —	Gas Line	WV	Water Valve
— UGE —	Underground Electric Line	⊙	Bollard
	Light Pole	——x——x——	Fence
P.U.D.A.E.	Public Utility Drainage Access Easement		

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS I LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

DATE: 03/16/2026

NATHAN GUESSETTO, TN RLS 3426
GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
OFFICE: 615.770.8223
EMAIL: NATHAN.GUESSETTO@GRESHAMSMITH.COM

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 3037, PAGE 568 , MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON.

HC COLUMBIA, LLC DATE

WYATT WOELTJE, PRESIDENT

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

NAME DATE

TITLE COLUMBIA POWER & WATER SYSTEMS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

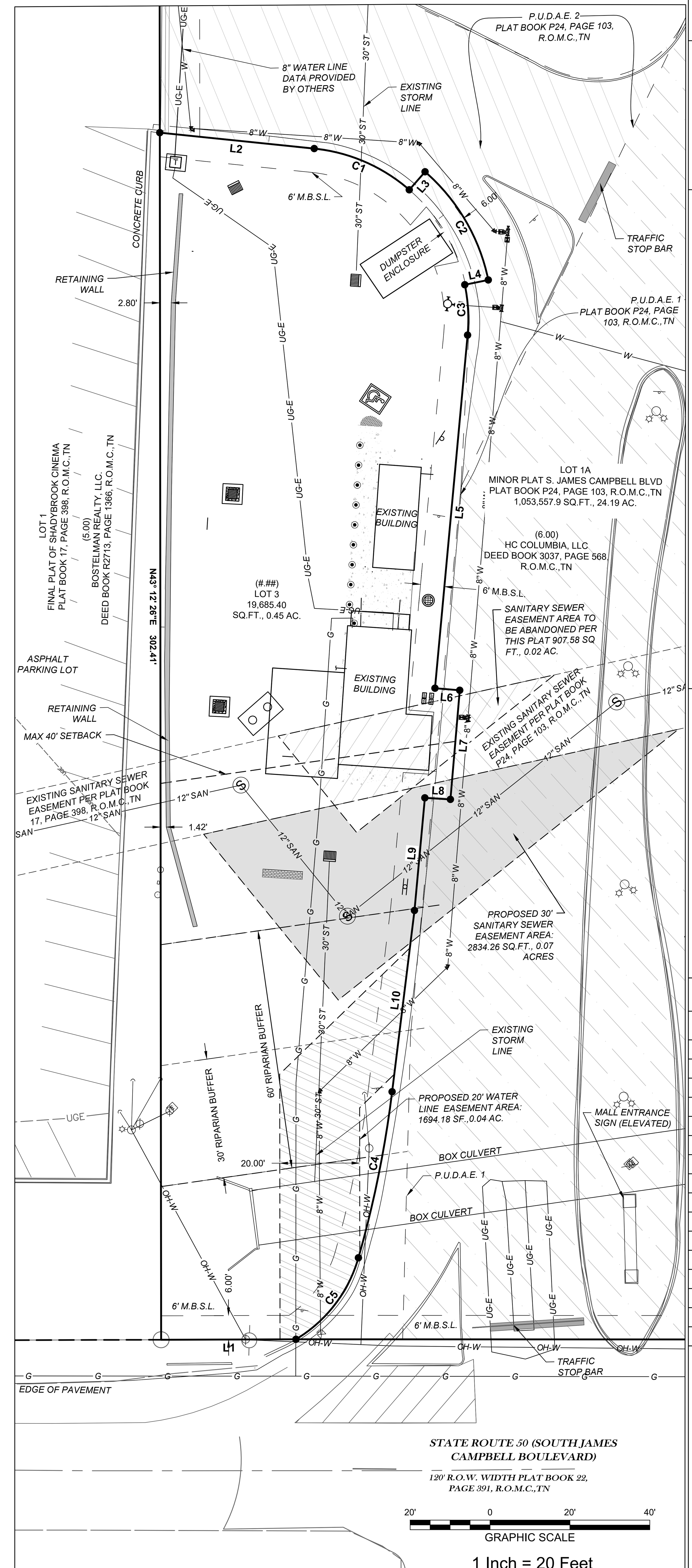
I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE



Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1 800 SOUTH JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY



Nathan Guessetto, TN RLS 3426
Gresham Smith
[E] nathan.guessetto@greshamsmith.com
[P] 615-770-8223

Revision

No.	Date	Description
1	01/20/2026	PLANNING COMMENTS
2	02/16/2026	ADD NEW LOT
3	03/4/2026	ADD RETAINING WALL
4	03/16/2026	HATCH P.U.D.A.E.

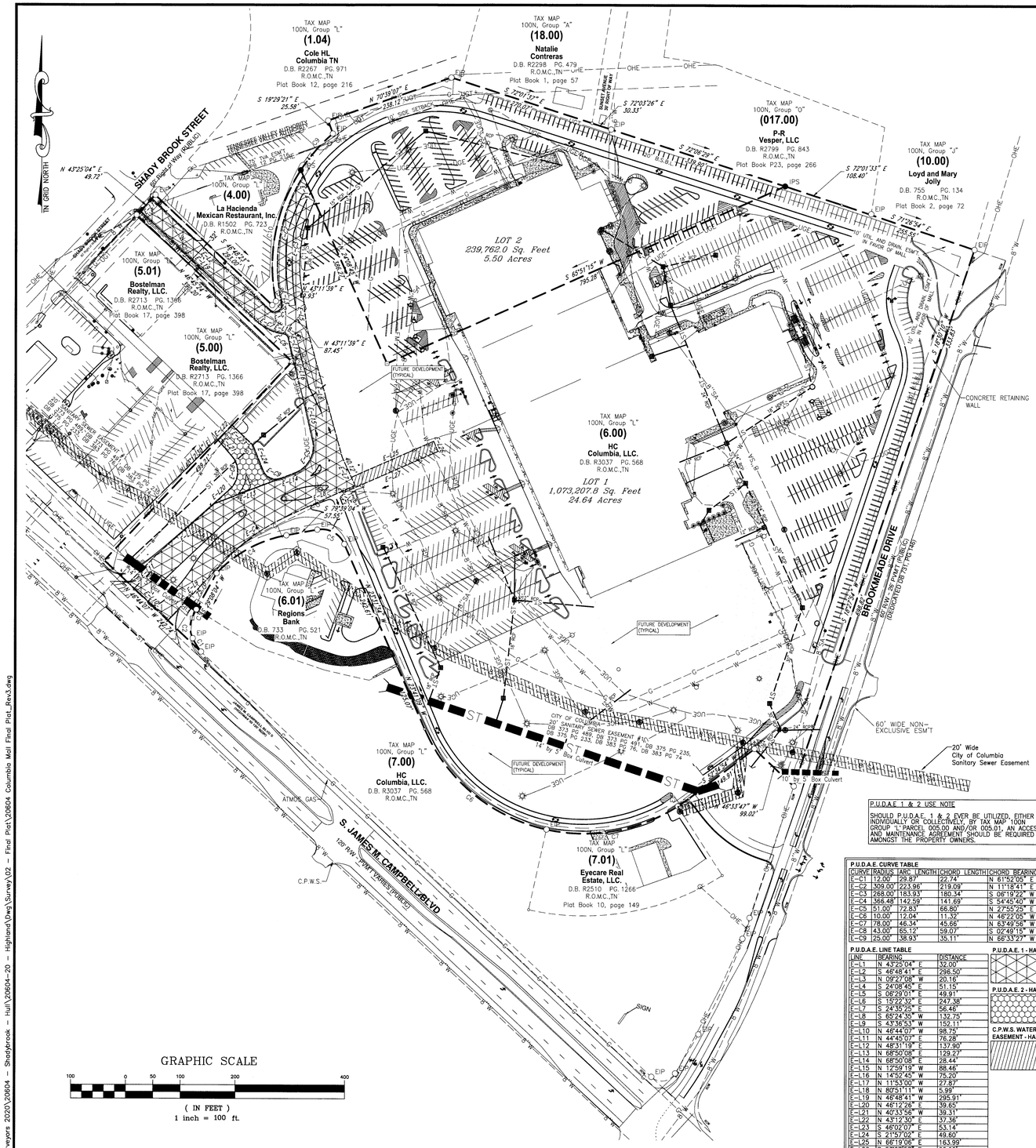
FINAL PLAT

1 OF 1

49048.04
01/09/2026

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf07\49048\04\08SurveyGp\00Work\00CAD\49048.04_V-Preliminary Plat.dwg - Nathan Guessetto - 3/16/2026 3:39:32 PM



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

P.U.D.A.E. 1 & 2 USE NOTE

SHOULD P.U.D.A.E. 1 & 2 EVER BE UTILIZED, EITHER INDIVIDUALLY OR COLLECTIVELY, 9P TAX MAP 100N GROUP "L" PARCEL 005.00 AND/OR 005.01, AN ACCESS AND MAINTENANCE AGREEMENT SHOULD BE REQUIRED AMONGST THE PROPERTY OWNERS.

P.U.D.A.E. CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
E-C1	12.00'	29.87'	22.74'	N 61°52'05" E	142°38'26"
E-C2	309.00'	223.98'	219.09'	N 11°18'41" E	41°31'59"
E-C3	268.00'	183.93'	180.34'	S 06°19'22" W	39°19'18"
E-C4	366.48'	142.59'	141.69'	S 5°45'40" W	22°17'34"
E-C5	51.00'	72.83'	66.80'	N 27°55'25" E	81°49'27"
E-C6	10.00'	12.04'	11.32'	N 46°22'05" W	68°58'10"
E-C7	78.00'	46.34'	45.66'	N 63°49'56" W	34°02'29"
E-C8	43.00'	65.12'	59.07'	S 02°49'15" W	86°46'22"
E-C9	25.00'	38.93'	35.11'	N 66°33'27" W	89°12'49"

P.U.D.A.E. LINE TABLE

LINE	BEARING	DISTANCE
E-L1	N 43°25'04" E	32.00'
E-L2	S 46°48'41" E	298.50'
E-L3	N 09°27'08" W	20.16'
E-L4	S 24°08'45" E	51.15'
E-L5	S 08°29'01" E	49.91'
E-L6	S 15°22'32" E	247.38'
E-L7	S 24°30'25" E	56.46'
E-L8	S 89°24'35" W	132.75'
E-L9	S 43°36'53" W	152.11'
E-L10	N 46°44'07" W	98.75'
E-L11	N 44°45'07" E	76.28'
E-L12	N 48°31'19" E	137.90'
E-L13	N 68°50'08" E	129.27'
E-L14	N 68°50'08" E	28.44'
E-L15	N 12°59'19" W	88.46'
E-L16	N 14°52'45" W	75.20'
E-L17	N 11°53'00" W	27.87'
E-L18	N 80°51'11" W	5.99'
E-L19	N 46°48'41" W	295.91'
E-L20	N 46°17'26" E	39.65'
E-L21	N 40°33'56" W	39.31'
E-L22	N 43°12'30" E	37.36'
E-L23	S 46°02'07" E	53.14'
E-L24	S 21°57'02" E	49.60'
E-L25	N 66°19'06" E	163.99'
E-L26	S 23°07'57" E	20.00'
E-L27	S 66°17'49" W	187.69'
E-L28	N 69°19'17" W	4.72'

P.U.D.A.E. 1 - HATCHING

P.U.D.A.E. 2 - HATCHING

C.P.W.S. WATERLINE EASEMENT - HATCHING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	145.00'	29.06'	29.01'	N 31°37'22" W	11°29'03"
C2	45.00'	37.80'	36.70'	N 01°38'26" W	48°07'50"
C3	145.00'	17.61'	17.60'	N 25°29'50" E	6°57'32"
C4	233.22'	147.41'	144.97'	N 61°16'02" E	36°12'52"
C5	45.00'	60.36'	55.94'	S 62°01'44" E	76°51'11"
C6	316.28'	299.13'	288.11'	S 50°37'21" E	54°11'21"
C7	316.82'	250.02'	243.58'	S 79°43'59" W	45°12'52"
C8	316.82'	25.03'	25.02'	N 54°53'45" E	4°31'33"
C9	318.00'	89.09'	88.80'	N 41°10'42" E	16°03'05"
C10	318.00'	249.77'	243.40'	N 10°39'06" E	45°00'07"
C11	268.00'	202.22'	197.46'	N 04°22'02" E	43°13'58"

Legend

- EIP Iron Rod/Pipe Found
- IPS Iron Rod Set
- ECM Concrete Monument Existing
- MAG Mag Nail
- Fence Post
- T-Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line
- City of Columbia Sewer Line Easement

PARCEL NUMBER:
TAX MAP 100N, GROUP "L", PARCEL 006.00

DEED BOOK:
R3037, PAGE 568

PARCEL ADDRESS:
800 S JAMES M CAMPBELL BLVD

EXISTING ZONING:
CD-4C

BUILDING SETBACKS:
FRONT – 6' MIN, 40' MAX
SIDE – 0' MIN
REAR – 3' MIN OR 15' MIN FROM CL OF REAR ALLEY

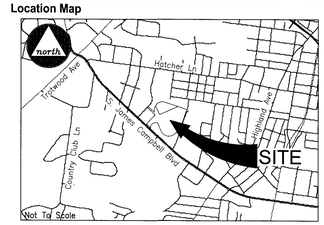
ACREAGE OF PARCEL:
±24.64 ACRES

PROPERTY OWNER:
HC COLUMBIA LLC
73 WHITE BRIDGE ROAD
SUITE 103 #230
NASHVILLE, TN 37205

Surveyor's Notes

1. All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure, GNSS distances measured are ground distances.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 100N, Group "L" Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book P8, Page 126, Plat Book P22, Page 391
9. Deed reference: Book R3037, Page 568
10. Bearings based on: Tennessee State Plane, NAD 83(2011).
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0285, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

Location Map



PURPOSE NOTE:
The purpose of this plat is to create Public Utility, Drainage, & Access Easements.

©2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R3037, Page 568, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

8/11/2025 — Date

HC Columbia, LLC, a Tennessee limited liabilty company, Wyatt Woeltje, Principal

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

8-5-2025 — Date

Crystal Gideon
Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

8/8/2025 — Date

Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Revision Lot 1 - 800 S. James M. Campbell Blvd has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

8-7-2025 — Date

Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

8/12/25 — Date

City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

8-21-25 — Date

Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

8/5/25 — Date

Allen B. O'Leary — TN RLS #1987 Number

08/22/2025 - 08:59 AM
25012290
1 PGS:AL-PLAT
JANE BATCH: 359800
PLAT BOOK: P24
PAGE: 103
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Register of Deed Recording Stamp

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — AGRICULTURE — SURVEYOR — TENNESSEE NO. 1987

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
ENGINEERS & SURVEYORS

Client
HC COLUMBIA, LLC,
73 WHITE BRIDGE ROAD, SUITE 103 #230
NASHVILLE, TN 37205
WYATT WOELTJE

REVISIONS	DATE
DRC - Staff Comments	6-16-25

Drawn:
Checked: AO
Approved:
Date: 5-19-2025

Job. no. 20604-20
Scale:
Vertical: 1"=100'
Horizontal:

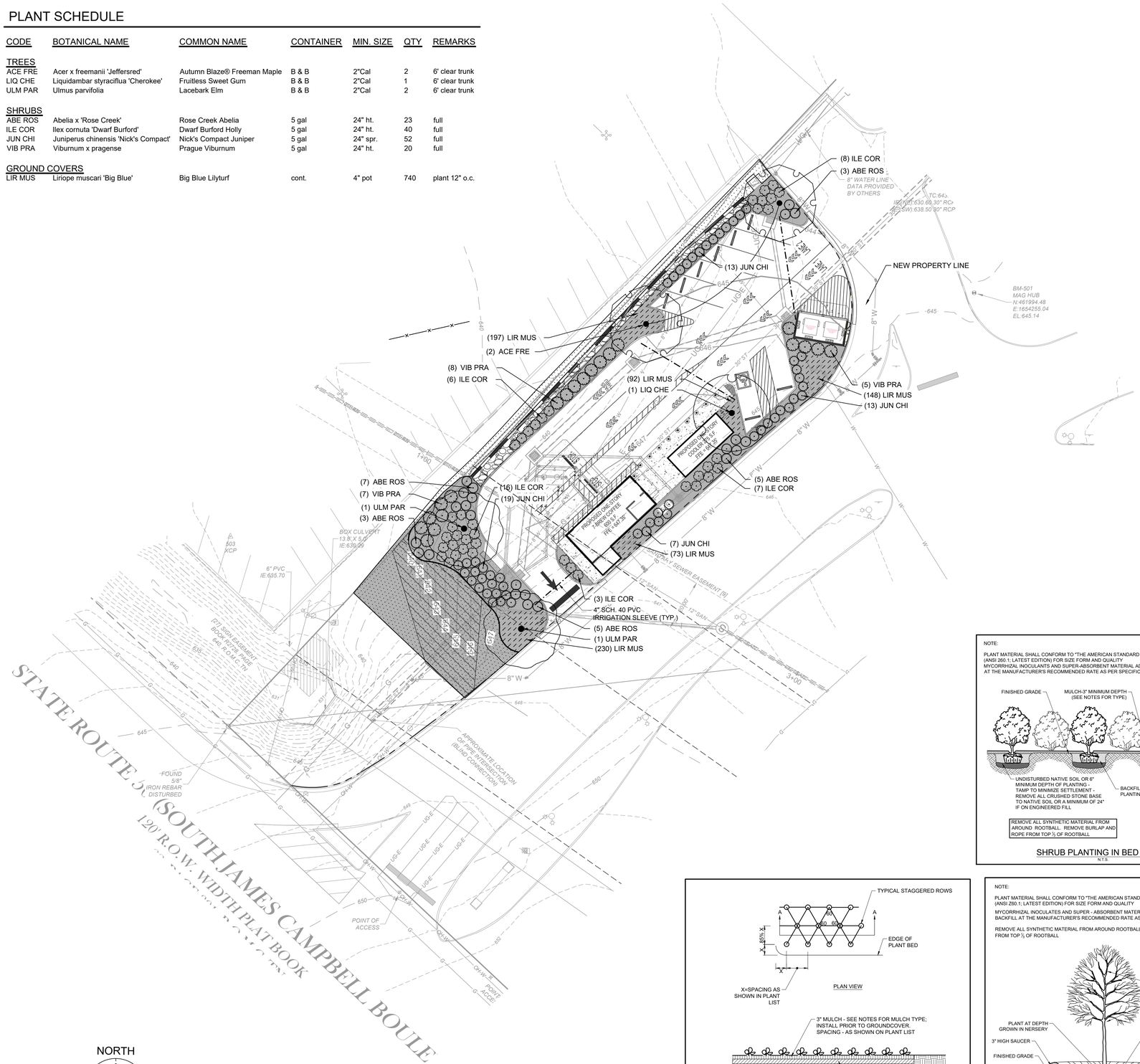
FINAL PLAT
REVISION LOT 1 - 800 S. JAMES M. CAMPBELL BLVD
COLUMBIA, TN (MAURY COUNTY)

1 of 1

FILE: J:\WES_Engineers_Surveyors\2020\20604 - Shadybrook - Hull\20604-20 - Highland\Dwg\Survey\02 - Final Plat\20604 Columbia Mall Final Plat_Rev3.dwg

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	MIN. SIZE	QTY	REMARKS
TREES						
ACE FRE	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	B & B	2"Cal	2	6' clear trunk
LIQ CHE	Liquidambar styraciflua 'Cherokee'	Fruitless Sweet Gum	B & B	2"Cal	1	6' clear trunk
ULM PAR	Ulmus parvifolia	Lacebark Elm	B & B	2"Cal	2	6' clear trunk
SHRUBS						
ABE ROS	Abelia x 'Rose Creek'	Rose Creek Abelia	5 gal	24" ht.	23	full
ILE COR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal	24" ht.	40	full
JUN CHI	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	5 gal	24" spr.	52	full
VIB PRA	Viburnum x pragense	Prague Viburnum	5 gal	24" ht.	20	full
GROUND COVERS						
LIR MUS	Liriope muscari 'Big Blue'	Big Blue Lilyturf	cont.	4" pot	740	plant 12" o.c.



NORTH

20' 0 20' 40'

GRAPHIC SCALE

AREA TO BE STABILIZED WITH 3 TO 5 INCH DIAMETER GRAY RIVER COBBLE PLACED OVER NON-WOVEN PERMEABLE WEED BARRIER FABRIC

AREA TO BE SEEDED WITH TURF TYPE FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. PROVIDE TEMPORARY IRRIGATION DURING FESCUE SEED ESTABLISHMENT PERIOD FOR AREAS NOT COVERED BY PERMANENT IRRIGATION. MULCH SEEDED AREAS WITH 1.5 BALES OF STRAW PER 1,000 S.F.

AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC IN ADDITION TO SEEDING.

IRRIGATION COVERAGE AREA

CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THE AREAS INDICATED BY THE PLAN AS A DESIGN/BUILD ITEM. CONTRACTOR SHALL SUBMIT SYSTEM SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL

NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO PREPARED SOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

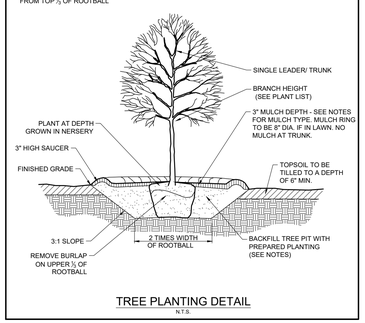
SHRUB PLANTING IN BED DETAIL
N.T.S.

GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL



TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.

A. SAND SHALL BE CLEAN MASONRY SAND.

B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.

C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.

8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.

TURFGRASS SPECIES IS ESTABLISHED.

18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES

SPRING: MARCH 1 - MAY 1
FALL: OCTOBER 1 - NOVEMBER 30

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

7 BREW

898 S JAMES M CAMPBELL BLVD
COLUMBIA, TN 38401

TERRENCE S. MULVANEY
REGISTERED
TENNESSEE NO. 431
LANDSCAPE ARCHITECT

2/16/26

Revision

No.	Date	Description
1	05/19/2025	CITY OF COLUMBIA
2	06/18/2025	CPWS COMMENTS
3	06/23/2025	ADA ROUTE
4	08/25/2025	RELOCATED WM
5	09/22/2025	IFC
6	01/21/2026	RELOCATED RETAINING WALL
7	02/16/2026	RELOCATED RETAINING WALL

LANDSCAPE PLAN

L200

49048.04
04/04/2025

This Line Is 3 Inches When Printed Full Size

\\global.gspdata\vf\na_nf07\49048\401Work\01CAD\06LP\Sheets\49048_L200.dwg - Terry Mulvaney - 2/16/2026 10:02:14 AM

Gresham Smith

February 13, 2026

Development Review Committee
City of Columbia
700 North Garden Street
Columbia, TN 38401

Subject: 7-Brew Columbia – Preliminary Plat
Columbia, TN
Item No: 25-0463
Gresham Smith Project Number: 49048.04

Dear DRC:

The following are Gresham Smith responses to your comments from your letter dated January 14, 2026 regarding 7-Brew Columbia – Preliminary Plat (Item No. 25-0463).

Planning Comments:

1. Comment: The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.

   Response: Noted as informational.

2. Comment: At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

Response: **Noted as informational**

3. Comment: Identify the exact location of retaining wall on the Preliminary Plat.

   Response: **The current as-built location of the wall is shown on the Preliminary Plat.**

4. Comment: Show all property boundaries, easements, and encumbrances.

   Response: **Shown on the face of preliminary and final plat.**

5. Comment: Prior to review and recordation of plat, the retaining wall will have to be placed on property.

   Response: **As-built location of retaining wall will be updated on the final plat prior to recording.**

6. Comment: Overall plat will have to show newly created MRH lot.

   Response: **The MRH lot is depicted on the face of the preliminary and final plat.**

7. Comment: Submit new landscape plan for site development review.

   Response: **Landscape plan is attached to this submittal.**

Building Comments:

9. Comment: No comments.

   Response: **NA**

Police Comments:

10. Comment: No comments

    Response: **NA**

City Attorney - Comments:

11. Comment: No Comment

Response: **NA**

Maury County Schools - Comments:

12. Comment: No comment

Response: **NA**

ATT – Comments:

13. Comment: No Comment

Response: **NA**

Duck River Electric Membership Corp. – Comments:

14. Comment: No comment

Response: **NA**

Maury County E911 – Comments:

15. Comment: No Comment

Response: **NA**

Columbia Power - Comments:

16. Comment: Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development

Response: **Noted as informational.**

Public Works - Comments

17. **Response:** Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.

DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

DUMPSTER AND COMPACTOR STANDARDS GENERAL

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

- **The concrete dumpster pad shall be at least 12 feet by 12 feet.**
- **The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.**
- **A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.**
- **Clearance at each side of the dumpster must be at least 2 feet and 6 inches.**
- **If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.**
- **Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.**
- **If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.**
- **Access area, approach and pad must be level.**
- **Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.**

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

- **Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.**
- **The collection truck shall not be required to back-up for no more than 200 feet.**
- **No backing into or across a public right-of-way.**

- **No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.**
- **Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.**
- **Gates must be unlocked and open for collection.**

Response: **Noted as informational**

18. **Comment:** No change from previous comments submitted: "Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized."

Response: **Noted as informational**

Maury County Highway Dept. – Comments:

19. **Comment:** No Comment.

Response: **NA**

Columbia Water – Comments:

20. **Comment:** No comments.

Response: **NA**

Atmos Energy – Comments:

21. **Comment:** No comments provided.

Response: **NA**

Engineering – Comments:

22. **Comment:** Show all easements on Lot 1.

Response: **Easements added.**

23. **Comment:** Lot 1 should reflect currently proposed plat dividing the Maury Regional portion, which should be approved and recorded prior to this plat.

    Response: **Lot 1 reflects proposed plat.**

If you have any questions, please do not hesitate to call me at 615.770.8223.

Sincerely,

Chris Goetz, RLS
Survey Manager

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 10, 2026

ITEM NO.
25-0463

DESCRIPTION: 7 Brew-800 S James Campbell Blvd

****Upon a successful resubmission this item will move forward to the Planning Commission on March 11th. Please note the date change.***

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Identify the exact location of retaining wall on the Preliminary Plat.
4. Show all property boundaries, easements, and encumbrances.
5. Prior to review and recordation of plat, the retaining wall will have to be placed on property.
6. Overall plat will have to show newly created MRH lot.
7. Submit new landscape plan for site development review.

Fire

8. No comments

Building

9. No comment.

Police

10. No comment provided.

City Attorney

11. No comment provided.

Maury County Schools

12. No comment.

ATT

13. ATT intends to serve.

Duck River Electric Membership Corp

14. No Comment.

Maury County E911

15. No comment.

Columbia Power

16. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Public Works

17. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
    DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the

business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

- The concrete dumpster pad shall be at least 12 feet by 12 feet.
- The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
- A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
- Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
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- No backing into or across a public right-of-way.
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DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
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PHONE: (931) 560-1560
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Maury County Highway Dept.

19. No comment.

Columbia Water

20. No comments.

Atmos Energy

21. No comments provided.

Engineering

22. Show all easements on Lot 1.
23. Lot 1 should reflect currently proposed plat dividing the Maury Regional portion, which should be approved and recorded prior to this plat.

Resubmittal Guidelines

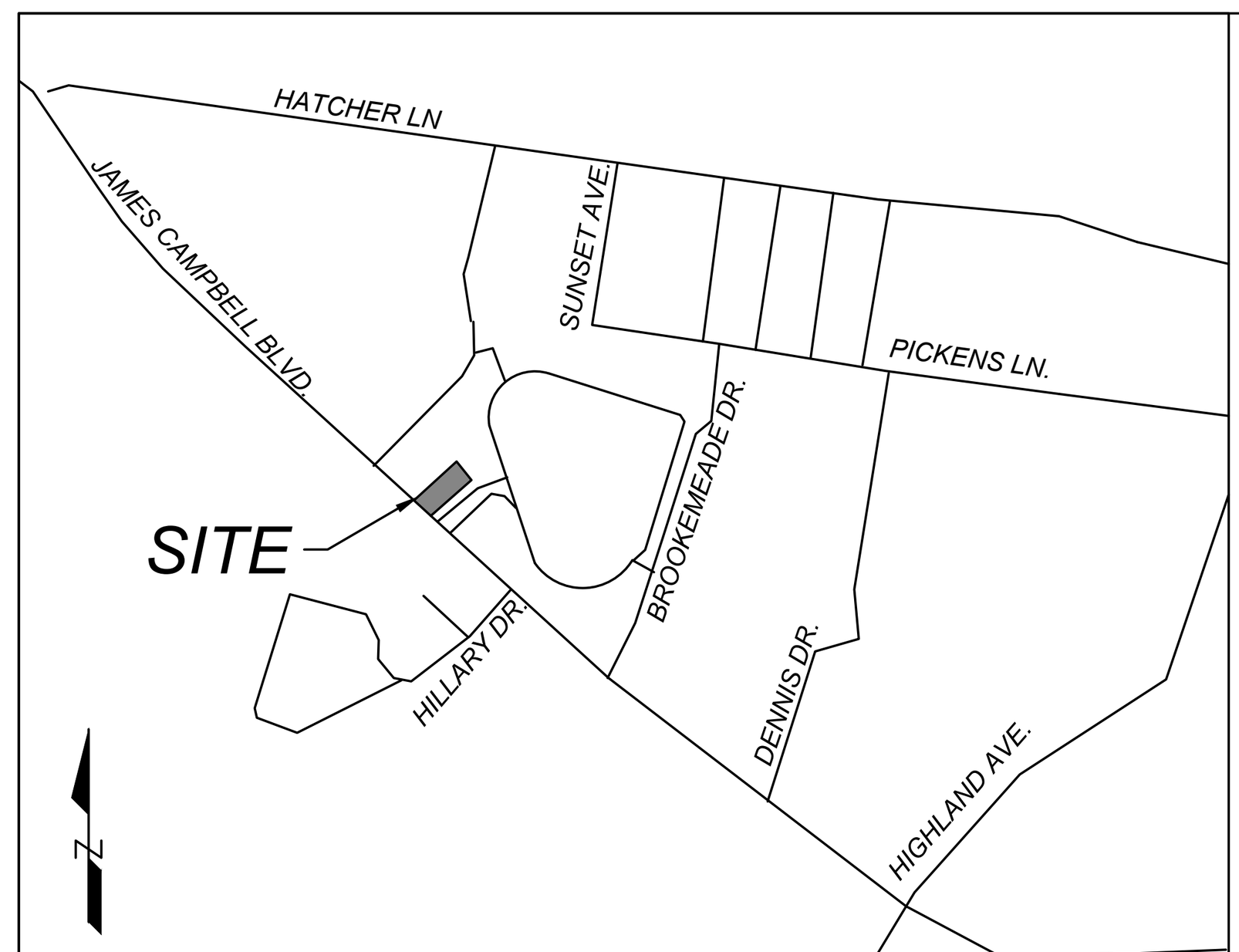
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

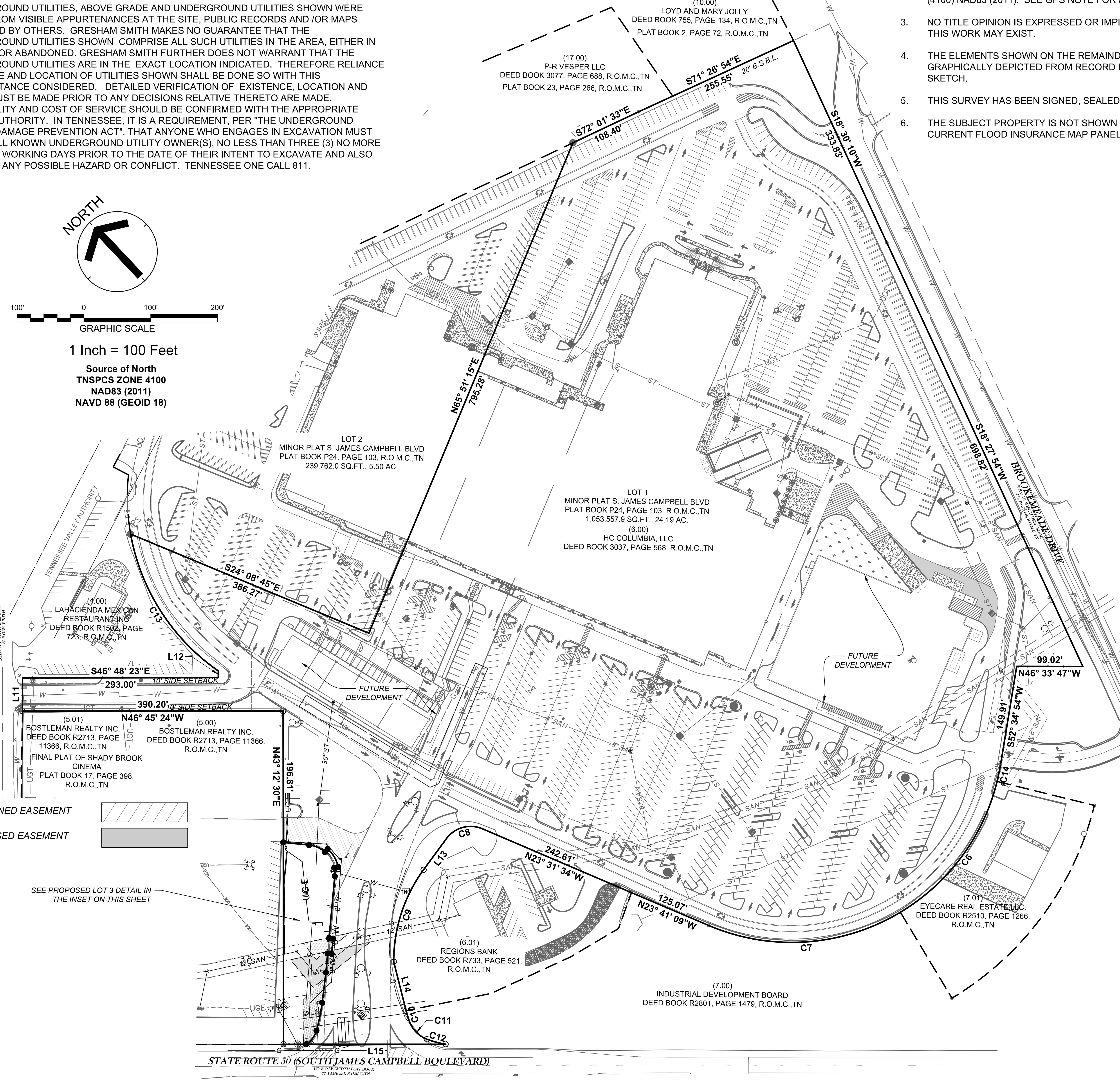


VICINITY MAP N.T.S.

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW EXISTING AND PROPOSED CONDITIONS.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). SEE GPS NOTE FOR ADDITIONAL INFORMATION.
3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
4. THE ELEMENTS SHOWN ON THE REMAINDER OF LOT 1 WERE NOT FIELD SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM RECORD DATA AND BE CONSIDERED A REMAINDER COMPOSITE SKETCH.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA, ON THE MOST CURRENT FLOOD INSURANCE MAP PANEL NO. 47119C0285E WITH EFFECTIVE DATE APRIL 16, 2007.



STRUCTURES

COFFEE RETAIL BUILDING
HEIGHT 19'- 5 $\frac{3}{4}$"
UTILIZATION: COFFEE STORE
AREA: 600 SQUARE FEET

COOLER BUILDING
HEIGHT: 10'- 6"
UTILIZATION: COLD STORAGE
AREA: 285 SQUARE FEET

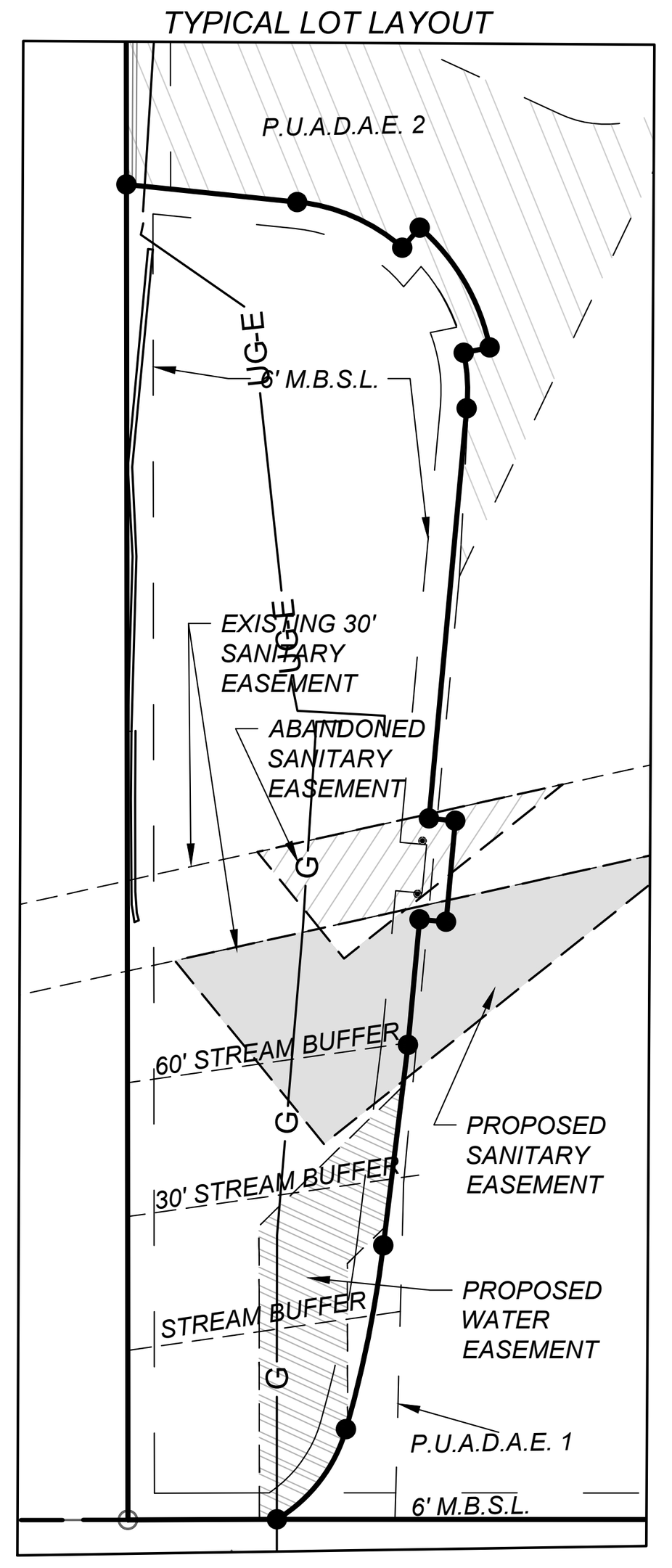
STREETS, PARKING, AND PEDESTRIAN ELEMENTS

- PROVIDED PARKING:
  7 PARKING SPACES AND 1 ADA SPACE, 8 TOTAL SPACES
- REQUIRED PARKING:
  1 PER 100 SF OF USEABLE FLOOR AREA (600SF/100 = 6 SPACES)

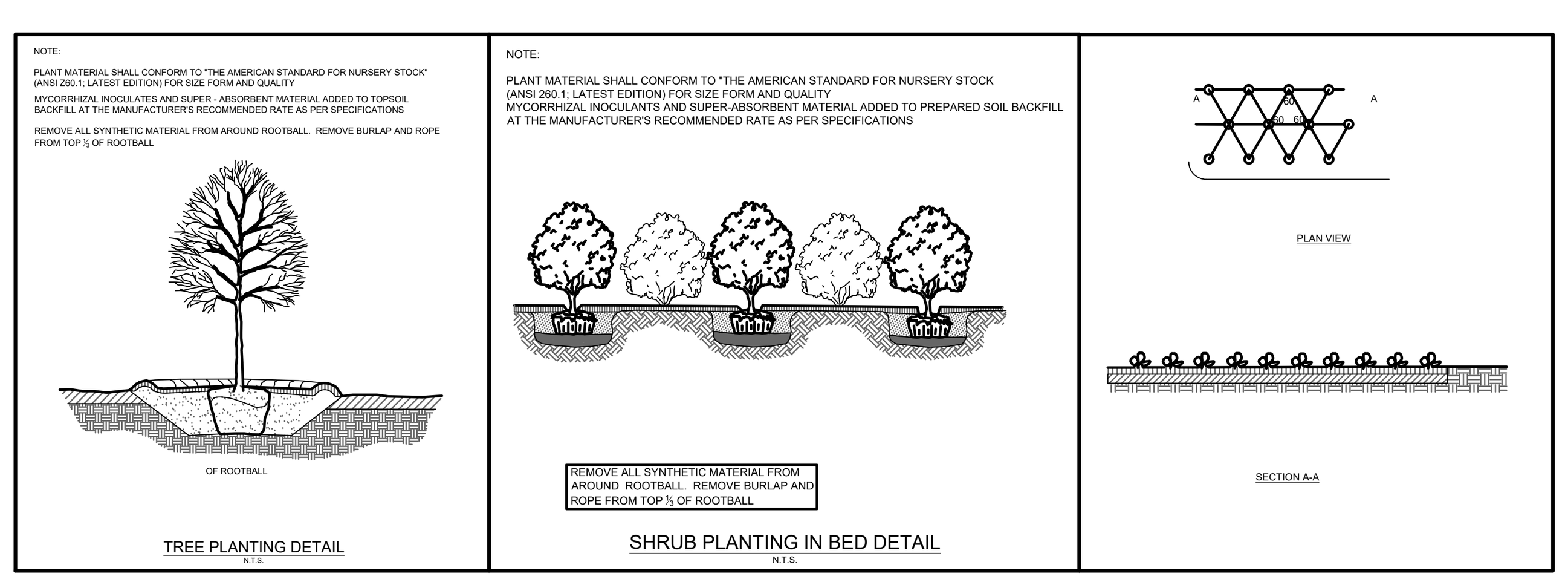
DEVELOPMENT SUMMARY

- FOR 7 BREW COFFEE SHOP
- COUNCIL DISTRICT: 9TH
- CURRENT OWNER:
  HC COLUMBIA, LLC
  73 WHITEBRIDGE ROAD SUITE 103 #230
  NASHVILLE, TN 37205
  WYATT@HIGHLANDCPT.COM\
- TAX MAP: 100N L
- PARCEL: 006.00
- ZONING CD-4C
- PROPERTY ADDRESS: 800 SOUTH JAMES CAMPBELL BOULEVARD, COLUMBIA, TENNESSEE 38401
- PROPOSED SEWER EASEMENT TOTAL AREA: 2,834.26 SQ. FT., 0.07 AC.
- ABANDONED SEWER EASEMENT TOTAL AREA: 907.58 SQ.FT., 0.02 AC.
- PROPOSED WATER LINE EASEMENT TOTAL AREA: 1,694.19 SQ.FT.,0.04 AC.
- PROPOSED LOT 3: 19,649.84 SQ.FT., 0.45 AC.

TYPICAL LOT LAYOUT



LEGEND			
●	(Set) 1/2" Diameter Rebar with GS Cap	Ⓢ	Sewer Manhole
○	(Found) Property Corner	Ø	Power Pole
———	Property Line	⊠	Electric Pull Box / Telephone Pedestal
— — — —	Adjacent Property Line	E	Electric Meter
— — — —	Easement Line	W	Water Meter
OHW —	Overhead Wire	R.O.D.M.,TN	Register Office of Maury County Tennessee
—W—	Water Line	(#)	Parcel Number
—SAN—	Sewer Line	R.O.W.	Right of Way
—ST —	Storm Drainage Pipe		Double Light Pole
— G —	Gas Line	WV	Water Valve
—UGE —	Underground Electric Line	⊙	Bollard
—○☼	Light Pole		Proposed Shrub
			Proposed Tree

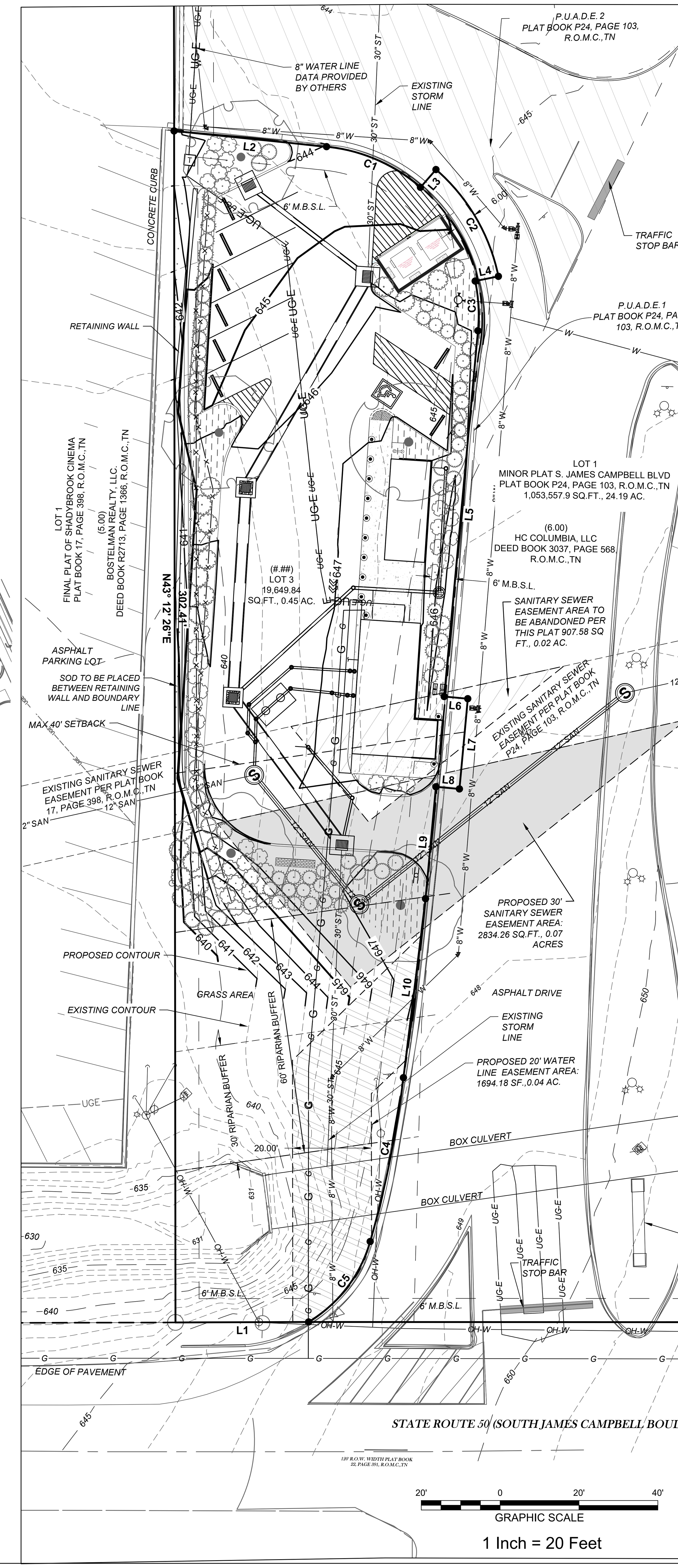


Curve Table					
Curve #	Chord Direction	Chord Length	Radius	Arc Length	Delta
C1	S23° 16' 03"E	25.96	43.00	26.37	35°08'13"
C2	N12° 58' 56"E	31.39	49.00	31.95	37°21'46"
C3	S40° 06' 09"W	12.62	43.00	12.67	16°52'39"
C4	S54° 43' 55"W	42.44	275.00	42.48	8°51'05"
C5	S80° 42' 05"W	25.71	35.00	26.32	43°05'15"
C6	S79° 44' 11"W	243.57	316.73	250.01	45°13'39"
C7	N50° 37' 14"W	288.09	316.28	299.11	54°11'07"
C8	N62° 01' 44"W	55.94	45.00	60.36	76°51'11"
C9	S61° 16' 02"W	144.97	233.22	147.41	36°12'52"
C10	S25° 29' 50"W	17.60	145.00	17.61	6°57'32"
C11	S1° 38' 26"E	36.70	45.00	37.80	48°07'50"
C12	S31° 37' 32"E	29.01	145.00	29.06	11°29'03"
C13	N10° 39' 06"E	243.40	318.00	249.77	45°00'07"
C14	S54° 53' 45"W	25.02	316.82	25.03	4°31'33"

Line Table		
Line #	Direction	Length
L1	N46° 55' 46"W	33.76
L2	S40° 50' 10"E	38.86
L3	N84° 18' 03"E	6.00
L4	N58° 20' 11"W	6.00
L5	S48° 32' 29"W	93.24
L6	S41° 27' 31"E	6.00
L7	S48° 32' 29"W	22.99
L8	N41° 27' 31"W	6.00
L9	S48° 32' 29"W	28.53
L10	S50° 18' 23"W	45.76
L11	N43° 25' 04"E	49.72
L12	N43° 11' 39"E	9.93
L13	S79° 39' 04"W	57.55
L14	S29° 08' 04"W	75.70
L15	N46° 42' 15"W	208.98

NORTH

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)



Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

SECOND REVISION-LOT 1
800 SOUTH JAMES M. CAMPBELL BOULEVARD

COLUMBIA, TENNESSEE 38401

9TH Civil District of Maury County, Tennessee 37122
Portion of Tax Map100N L Parcel 006.00

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

NATHAN GUESSETTO
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
01/21/2026
TENNESSEE NO. 3426

Nathan Guessetto, TN RLS 3426
Gresham Smith
[E] nathan.guessetto@greshamsmith.com
[P] 615-770-8223

Revision		
No.	Date	Description
1	01/20/2026	PLANNING COMMENTS

PRELIMINARY PLAT

1 OF 1

49048.04
01/09/2026

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf07\49048\04\08SurveyGp\00Work\00CAD\49048.04_V-Preliminary Plat.dwg - Nathan Guessetto - 1/21/2026 11:34:20 AM

Gresham Smith

January 21, 2026

Development Review Committee
City of Columbia
700 North Garden Street
Columbia, TN 38401

Subject: 7-Brew Columbia – Preliminary Plat
Columbia, TN
Item No: 25-0463
Gresham Smith Project Number: 49048.04

Dear DRC:

The following are Gresham Smith responses to your comments from your letter dated January 14, 2026 regarding 7-Brew Columbia – Preliminary Plat (Item No. 25-0463).

Planning Comments:

1. Comment: The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.

   Response: Noted as informational.

2. Comment: Show all property boundaries, easements, and encumbrances.

   Response: All are shown on the plat.

3. Comment: At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GreshamSmith.com

addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

Response: **This letter serves at the response letter.**

4. Comment: Structure on lot is required to meet the minimum secondary frontage setback of 6' running parallel to the internal drive located on the east side of the lot. Existing curbing at this location will need to be removed and re-alignment of the road intersection will be required to accomplish compliance with the setback requirement. This action will require a Public Access Easement to be established at this location.

Response: **After meeting with planning staff, it was decided that the eastern boundary line can be offset to allow the distance needed to keep the existing building out of the 6' easement.**

5. Comment: Show the location of all existing structures within the property.

Response: **The existing structures are shown on the plat.**

6. Comment: The retaining wall and landscaping on site at west side of property will have to be captured in an easement, and shown on Plat.

Response: **The retaining wall is being reconstructed within the boundary of the subject property. An easement is no longer needed.**

7. Comment: Provide typical lot layout depicting proposed setbacks and easements.

Response: **Shown on both the preliminary plat and final plat.**

8. Comment: Identify the zoning for all lots on the plat.

Response: **Lot zoning added to the development summary.**

<u>Engineering Comments:</u>

9. Comment: See planning comments regarding preliminary plat submittal.

Response: **Planning comments addressed above.**

10. Comment: Show stream and stream buffer, projected from the face of the headwall. indicated both 30 foot and 60-foot lines from top of bank.

Response: **60' buffer was already shown. 30' buffer was added.**

11. Comment: Show existing lot 1 entirety.

Response: **Lot 1 shown on face of plat.**

Building Comments:

2. Comment: No comment.

Response: **Noted.**

Police Comments:

3. Comment: No comment provided.

Response: **Noted.**

City Attorney:

4. Comment: No comment provided.

Response: **Noted.**

Maury County Schools

5. Comment: No comment provided.

Response: **Noted.**

ATT

6. Comment: ATT INTENDS TO SERVE.

Response: **Noted.**

Duck River Electric Membership Corp

7. Comment: No Comment.

   Response: Noted.

Maury County E911

8. Comment: No Comment.

   Response: Noted.

Columbia Power Comments:

9. Comment: Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

   Response: Noted as informational.

10. Comment: Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

    Response: Noted as informational.

Public Works Comments:

11. Comment: Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.

    Response: Noted as informational.

12. Comment: DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
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Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage. Gates must be unlocked and open for collection.

Response: **Noted as informational.**

Maury County Highway Dept.

13. Comment: No comment.

Response: **Noted.**

Columbia Water

14. Comment: No comments.

Response: **Noted.**

Atmos Energy

15. Comment: No comments.

Response: **Noted.**

If you have any questions, please do not hesitate to call me at 615-770-8223

Sincerely,

Nathan Guesetto, RLS, TN
Land Surveyor – Assistant Survey Manager

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, January 13, 2026

ITEM NO.
25-0463

DESCRIPTION: 7 Brew-800 S James Campbell Blvd

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. Show all property boundaries, easements, and encumbrances.
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8. Identify the zoning for all lots on the plat.

Engineering

9. See planning comments regarding preliminary plat submittal.
10. Show stream and stream buffer, projected from the face of the headwall. indicated both 30 foot and 60-foot lines from top of bank.
11. Show existing lot 1 entirety.

Fire

1. No comments

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Building

2. No comment.

Police

3. No comment provided.

City Attorney

4. No comment provided.

Maury County Schools

5. No comment.

ATT

6. ATT INTENDS TO SERVE.

Duck River Electric Membership Corp

7. No Comment.

Maury County E911

8. No comment.

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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Public Works

11. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
12. **DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS**

    DUMPSTER AND COMPACTOR STANDARDS GENERAL

    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

    GUIDELINES FOR DUMPSTERS

    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.

    DUMPSTER PAD REQUIREMENTS

    The concrete dumpster pad shall be at least 12 feet by 12 feet.

    The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.

    A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.

    Clearance at each side of the dumpster must be at least 2 feet and 6 inches.

    If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

    Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.

    If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.

    Access area, approach and pad must be level.

    Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

    Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.

    The collection truck shall not be required to back-up for no more than 200 feet.

    No backing into or across a public right-of-way.

    No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.

Heavy duty pavement is required for the collection truck's path through the complex.
City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
Gates must be unlocked and open for collection.

Maury County Highway Dept.

13. No comment.

Columbia Water

14. No comments.

Atmos Energy

15. No comments provided.

Resubmittal Guidelines

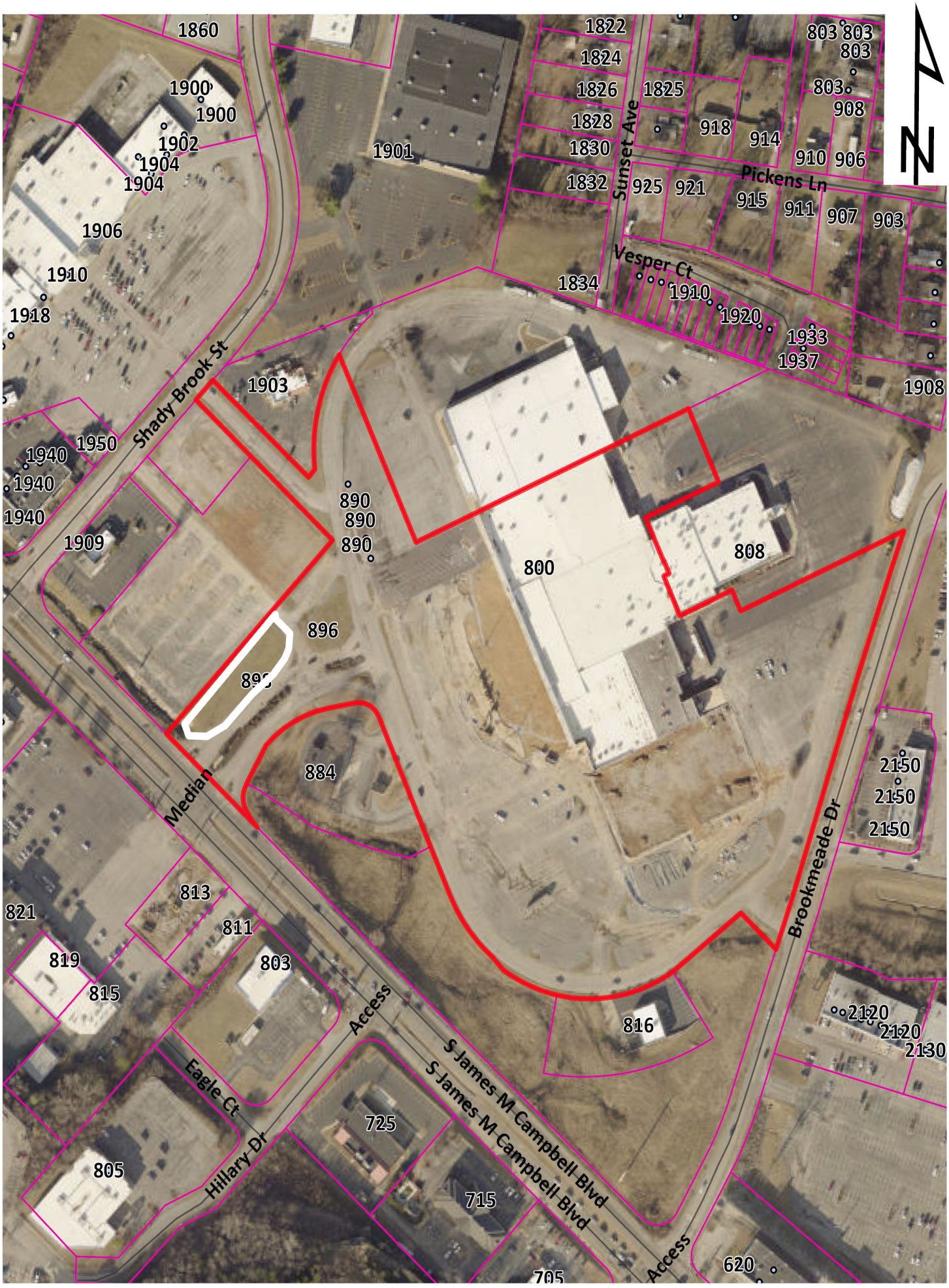
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



Case #25-0463
800 S JCB, 7 Brew
Tax Map 100N Group L Parcel 6, portion of

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

No Development Agreement.

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

March 27, 2025

Greshem Smith
2095 Lakeside Centre Way Suite 210
Knoxville, TN 37922

GreshamSmith.com

Re: 800 S James Campbell Blvd, Tax Map:100N Group L Parcel: 00600.

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

April 3, 2025

RE: 800 South James Campbell Blvd. Columbia, Tn 38401

To Whom It May Concern:

Please accept this letter as Atmos Energy's willingness to serve 800 South James Campbell Blvd. in Columbia, Tn.

Any costs associated with main line extensions required to serve multiple buildings, parcels, or tenants will be the responsibility of the developer.

If you have any questions or need additional information, please do not hesitate to contact me at (629) 248-2445.

Sincerely,

Blake Davis

Blake Davis
Senior Account Representative

Atmos Energy Corporation Blake Davis
200 Noah Drive, Franklin, TN
P 629-248-2445 blake.davis@atmosenergy.com

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

26 March 2025

Sarah Denzel
Gresham Smith
222 2nd Ave S Ste 1400
Nashville, TN 37201

RE: Front Entrance to 800 S James Campbell Blvd. Columbia, TN 38401; 7 Brew Coffee Shop

Sarah,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

June 13, 2025

Ms. Sarah Denzel
Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201
Sent via email: *sarah.denzel@greshamsmith.com*

RE: Water Availability Letter - Updated Expires: 12/13/2025
7 Brew Coffee
800 S. James Campbell Blvd.
Columbia, TN 38401

Dear Ms. Denzel:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a 600 square foot commercial restaurant building. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow demand of 1,500 gpm while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Waterline service connections will be made to the existing 8-inch main located in the main mall entrance roadway off S. James Campbell Blvd.
- Proposed use equates to 11.3 single family use (SFU) equivalent.
- Separate irrigation meter with backflow device will be required to serve the Project.
- If fire sprinklers or private fire service is requested, a separate fire meter with backflow device will be required to serve the proposed Project.

- Assumed meter sizes are included in impact fee table below, based on preliminary site plan provided. Actual meter sizes and associated fees will be updated as part of design review and coordination.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS.

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination (if necessary), and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once comments have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings*.

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	11.3	**$5,681**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant. Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.

- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Irrigation Meter Cost	1	$540	$540
¾" Service Meter Cost	1	$540	$540
(7/1/25) Impact Fee for ¾" Service Meter	2	$5,500	$11,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$12,080**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-016

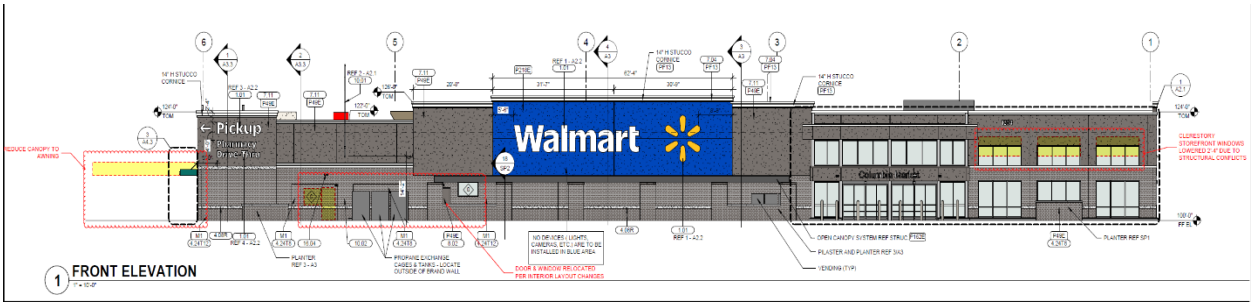
Honey Farms Wal-Mart Final PUD Master Plan Revision

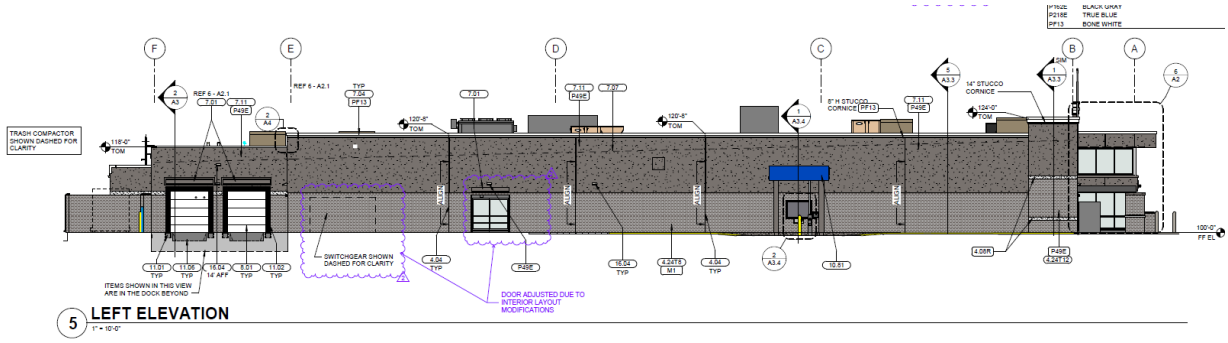
Project #:	26-0058	Location:	2248 Nashville Hwy
Applicant:	Kirsten Whitehead	Case Type(s):	Final PUD Master Plan-ARC Revision
Staff Planner:	Austin Brass, AICP	Proposed Use:	45,002 SF Wal Mart

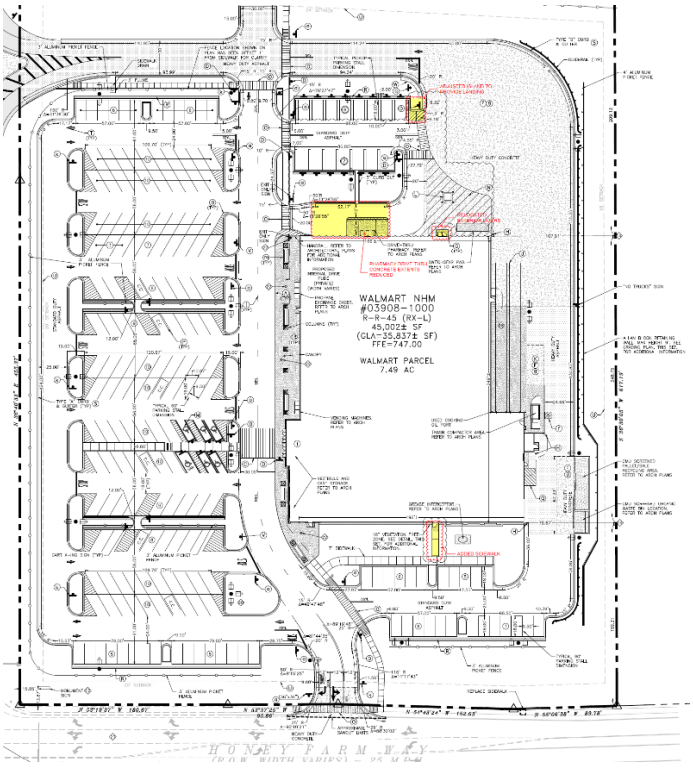
PROJECT SUMMARY

The applicant seeks approval of a Final PUD Master Plan Revision for a 45,002 SF grocery retail market. This proposal is currently under construction on a 7.49-acre site at the Northeast corner of Honey Farm Way and Nashville Hwy. The Preliminary PUD Master plan was recommended for approval with conditions from Planning Commission on April 9th, 2025, with City Council approval on July 12th, 2025. The Planning Commission approved the Final PUD Master Plan for this request on August 15th, 2025. The applicant has requested to modify their previous Final PUD Master Plan approval with the request of:

- A proposal has been made to lower the storefront windows at the front elevation 2'-4'' to accommodate a load bearing beam that supports the roof. These windows are located above the cart storage area in the upper section of the front façade. The area of the window coverage has remained unchanged.
- A secondary front façade door and window has been relocated on the front façade due to interior layout modifications. The size of the window area has remained unchanged.
- An exterior doorway on the pharmacy drive-thru elevation (north) has been relocated due to interior layout modifications.
- A modification in the drive-thru canopy has been made from a canopy overhang to an attached awning overhang. With this request, the pharmacy drive-thru concrete pad has been reduced in size, and the curbed island from the north of the drive-thru has been expanded to define the bypass lane.
- A sidewalk has been added nearest to the south elevation in order to connect a doorway from the proposed sidewalk network.
- The Planning Commission is the **decision-making authority** for approval of a Final PUD Master Plan per section 8.5.21.R of the Zoning Ordinance that lists the criteria for Planning Commission action.







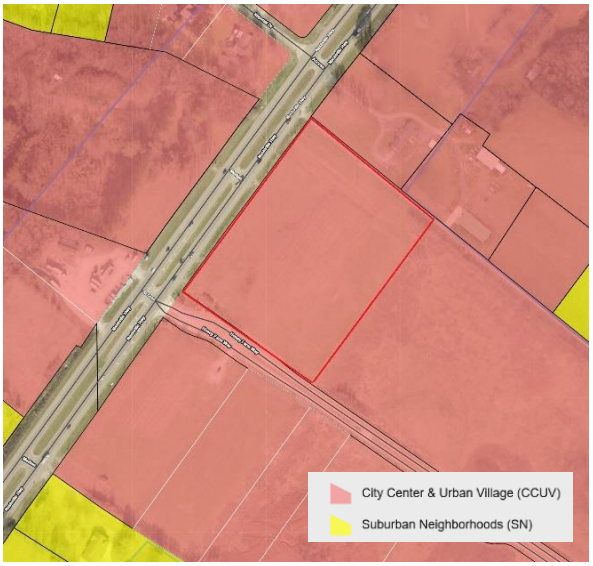
Inset above indicates proposed changes to front elevation as clouded in red and side elevation as clouded in purple. Inset left indicates proposed changes to site layout that include a minor modification to drive-thru curbing and addition to a sidewalk on south elevation.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	45,002 SF WalMart	+ /- 7.49 acres



FUTURE LAND USE MAP (City Center & Urban Village)



ZONING MAP (PUD-MU)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**City Center & Urban Village**	**PUD-MU**	**Vacant**
North	**City Center & Urban Village**	**CD-2**	**Single-Family Residential**
South	**City Center & Urban Village**	**PUD-MU**	**McDonalds/ Retail**
East	**City Center & Urban Village**	**PUD-R & CD-2**	**Vacant**
West	**City Center & Urban Village**	**PUD-MU**	**Vacant**

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- **The proposed Final PUD Master Plan revision conforms to the approved Preliminary PUD Master Site Plan.**
    - All proposed uses must conform to the uses as outlined in § 4.3.9.A-1 of the Zoning Ordinance. The Zoning Ordinance permits retail sales in a PUD-MU district.
    - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-M of the Zoning Ordinance within a PUD-MU District.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Approved Preliminary PUD Master Plan**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	Building Lot 1: 189’ Building Lot 2: 223’ Building Lot 3: 248’ Building Lot 4: 160’ Building Lot 5: 158’ Building Lot 6: 188’
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The façade of the building enfronts a dedicated internal street section.
Building Height:	2 stories minimum **Subject to adjacent uses in PUD MU per Planning Commission*	1 story (*appearance of 2 stories with raised parapets*)
Frontage Buildout:	90% minimum	100%
Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Side:** – 10 ft- 24ft. **Rear:** NR.	**Front:** – 5’ +/- **Side:** - 0’ **Rear:** NR

Architectural Design Standards:

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined internal drive street section.
Vertical Composition:	Identifiable Base, Middle, & Cap	The faced includes a defined base, middle, and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	The principal frontage enfronts the Nashville Hwy Thoroughfare including the main entrance fronting this street section with an additional entrance provided at the rear elevation facing the drive-thru elevation. The entire width of the building site frontage is 180' with the code requiring the façade to be differentiated every 100' at a 90 percent maximum building frontage buildout. The front façade indicates a 111' frontage with an additional 20' street screen wall. Among the front façade, differential of materials is provided with brick modulations, and material changes from brick & EIFS.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront	Façade: 15.7%
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1st floor.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and soldier course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.

Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (*Commercial uses do not have this requirement*)
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 12-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This is a single site building with one façade.
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

The Development Review Committee reviewed this Final PUD Master Plan revision at its March 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above. Section **8.5.21** (Planned Unit Development) outlines the procedural requirements for approval of a Final PUD Master Plan.

8.5.21 (Q). Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold: a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan. b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.

2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would: a. Violate any provisions of this Ordinance; b. Change the Lot

or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%; c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan; d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space; e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

8.5.21.R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds: a. **That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan**, and b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2026 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted to identify any changes to the design elevations on the facade. The applicant has responded with a notation on a site plan and elevation design.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.Q**, & **8.5.21.R**, the City of Columbia Zoning Ordinance have been satisfied, and approve the Final Planned Unit Development Master Plan as presented *[subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, of the City of Columbia Zoning Ordinance have been satisfied, and approve the Final Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the Final Planned Unit Development Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections**8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

CARLSON CONSULTING ENGINEERS, INC.

March 16, 2026

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Final PUD Resubmittal Project Narrative
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

This letter serves as a summary of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

The proposed project is a Walmart Neighborhood Market at the parcel 051 058, which is located the intersection of Nashville Highway and Honey Farm Way. The parcel is currently zoned PUD-MU (Planned Unit Development – Mixed Use).

The proposed project consists of site clearing, grading, drainage installation, utility installation, paving, and building construction of the Walmart Neighborhood Market.

The project's design has been coordinated with staff to best meet the City of Columbia's Zoning Code. Due to site constraints and the nature of the project, not all design principles were achievable. The applicant will request for relief from the City of Columbia Planning Commission within the submittal package. The deviation requests have not changed from the previously approved PUD Master Plan.

Thank you for taking the time to review this letter, and if you need any additional information or have any questions, please do not hesitate to contact me.

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

CARLSON CONSULTING ENGINEERS, INC.

March 16, 2026

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Final PUD Resubmittal Civil Design Summary
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

This letter serves as a summary of the notable design changes made for the Final PUD Resubmittal:

1. The pharmacy drive-thru canopy and its associated concrete pad have been reduced in size. Additionally, the curbed island north of the drive-thru has been expanded to better define the bypass lane.

2. The building's pickup doors have been relocated to improve access to the designated pickup stalls.

3. Modifications were made to the associate pickup crosswalk striping and the adjacent curbed island.

4. A new sidewalk has been added, connecting the door on the south-side of the building to the parking stalls.

5. In response to additional wastewater review comments, notes have been incorporated into the utility plan.

6. Trees previously located behind the pallet/bale storage area have been relocated to the northeast corner of the site, behind the guardrail, to avoid conflicts with the retaining wall.

7. Trees along the south face of the building were relocated to avoid conflict with the additional sidewalk.

Thank you for taking the time to review this letter, and if you need any additional information or have any questions, please do not hesitate to contact me.

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

CARLSON CONSULTING ENGINEERS, INC.

March 16, 2026

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Deviation Requests
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

This letter is to request the following deviations:

DEVIATION REQUEST 1

ORDINANCE REQUIREMENT: TABLE 4.3.1-M DISTRICT STANDARDS FOR PLANNED UNIT DEVELOPMENT – MIXED USE REQUIRES THE LOT/BUILDING SITE WIDTH TO BE A MINIMUM OF 18' AND A MAXIMUM OF 180'.

PROPOSED VARIANCE: REMOVE THE MAXIMUM REQUIREMENT.

JUSTIFICATION: IN ORDER TO HAVE A TYPICAL GROCERY STORE FOR OUR CLIENT, THE BUILDING MUST BE 250' IN WIDTH TO ACCOMMODATE THE NECESSARY FACILITIES TO MEET AND SERVE THE CUSTOMERS' NEEDS. TO LIMIT THIS WIDTH LIMITS WHAT COULD BE DEVELOPED ON THIS PARCEL. WE REQUEST THIS DEVIATION TO BEST MEET OUR CLIENT'S NEEDS AND BEST SERVE THEIR CUSTOMERS. ADDITIONALLY, BUILDABLE LOT #2 IS THE REMAINING PART OF THE PARCEL THAT EXCEEDS THE MAXIMUM WIDTH.

DEVIATION REQUEST 2

ORDINANCE REQUIREMENT: TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER REQUIRES A 75' BUFFER DEPTH WITH A BUFFER COMPOSED OF EVERGREENS FOR A PUD-MU.

PROPOSED VARIANCE: REQUESTING 4.3.11.I.C. A MODIFIED BUFFER, FENCE, OR SCREENING ADEQUATELY MITIGATES ANY POTENTIAL DELETERIOUS IMPACT TO ABUTTING PARCELS.

JUSTIFICATION: THERE IS A RESIDENTIAL PARCEL TO THE NORTH OF THE PROPOSED DEVELOPMENT. HOWEVER, WITH THE LIMITED PARCEL AREA AND TOPOGRAPHY OF THE SITE, WE CANNOT PROVIDE THE REQUIRED 75' BUFFER. ADDITIONALLY, THERE IS AN EXISTING 40' ELECTRIC EASEMENT AND 30' WATER EASEMENT THAT CREATES A 70' EASEMENT ALONG THE NORTHERN PROPERTY LINE. WITHIN THE EASEMENTS IS A 36" WATER LINE AND OVERHEAD ELECTRICAL/TELECOMMUNICATION LINES. DUE TO THESE EASEMENT AND UTILITY LINES, WE ARE PROPOSING TO PLACE A 6' WOODEN FENCE JUST SOUTH OF THE EXISTING PRIVATE DRIVE TO PROVIDE SCREENING AND TO ALLOW ACCESS TO THE EXISTING UTILITIES IN THIS AREA.

7068 Ledgestone Commons • Bartlett, Tennessee 38133 • (901) 384-0404 • Fax (901) 384-0710

DEVIATION REQUEST 3

ORDINANCE REQUIREMENT: TABLE 4.3.1-M DISTRICT STANDARDS FOR PLANNED UNIT DEVELOPMENT – MIXED USE REQUIRES THE PRINCIPAL BUILDING TO BE A MINIMUM OF 2 STORIES.

PROPOSED VARIANCE: ALLOW A 1-STORY BUILDING

JUSTIFICATION: OUR CLIENT'S TYPICAL STORE DESIGN DOES NOT INCLUDE A SECOND STORY DUE TO THE DIFFICULTY OF PROVIDING CUSTOMER ACCESS WITH A SHOPPING CART TO A SECOND STORY. THE CLIENT HAS CHANGED THE PROTOTYPICAL BUILDING ELEVATIONS TO PROVIDE A TALLER VESTIBULE, ADDED BUILDING ELEMENTS TO BREAK UP THE MASS OF THE BUILDING, AND HAS ADDED ADDITIONAL ELEMENT TO MAKE IT APPEAR THERE IS A SECOND STORY. WE BELIEVE THE PROPOSED BUILDING, AS DESIGNED, IS MODERN, STREAMLINED, AND CLEAN, OFFERING A POSITIVE AESTHETIC CONTRIBUTION TO THE NEIGHBORHOOD.

DEVIATION REQUEST 4

ORDINANCE REQUIREMENT: ARTICLE 4.3.6.D.3 STATES EACH RETAINING WALL SHALL BE SCREENED BY A ROW OF EVERGREEN SHRUBS, PLANTED EVERY FIVE FEET ON CENTER, AT THE BASE OF THE WALL. SHRUBS SHALL BE A MINIMUM OF 30 INCHES IN HEIGHT AT THE TIME OF PLANTING.

PROPOSED VARIANCE: NO RETAINING WALL SCREENING.

JUSTIFICATION: THE RETAINING WALL IS TO THE REAR OF THE PROPERTY BEHIND THE PROPOSED BUILDING. THESE REQUIRED SHRUBS WOULD NOT SCREEN THE PROPOSED WALL.

DEVIATION REQUEST 5

ORDINANCE REQUIREMENT: TABLE 4.3.1-M DISTRICT STANDARDS FOR PLANNED UNIT DEVELOPMENT – MIXED USE REQUIRES A 70% MINIMUM OF THE TOTAL FAÇADE AREA FOR THE SHOPFRONT SHOULD BE GLAZED

PROPOSED VARIANCE: REDUCTION IN THE MINIMUM FAÇADE GLAZING MINIMUM.

JUSTIFICATION: ADDITIONAL GLAZING WAS PROVIDED WITHIN CENTER PORTION OF FRONT FAÇADE (FAÇADE #2) AND PERCENTAGE OF GLAZING VALUES WERE PROVIDED FOR EACH PORTION OF THE FAÇADE. THE PROPOSED ELEVATION DESIGN INCLUDES A COMBINATION OF TRANSPARENT AND SPANDREL GLAZING TO PROVIDE 24% GLAZING STRATEGICALLY PLACED ON THE FRONT ELEVATION. 70% GLAZING WAS NOT MET, SO A VARIANCE WILL BE ANTICIPATED FOR PROPOSED DESIGN.

DEVIATION REQUEST 6

ORDINANCE REQUIREMENT: SECTION 4.3.12.B.A (6) STATES THE NUMBER OF SPACES OF PARKING AVAILABLE TO A LOT OR BUILDING SITE MAY NOT EXCEED, THE NUMBER OF SPACES OF PARKING DETERMINED BY TABLE 4.3.12.B-1 (VEHICULAR PARKING REQUIREMENTS) BY MORE THAN THIRTY PERCENT (30%) BASED ON THE QUANTITY OF PRINCIPAL USE(S) ON THE LOT OR BUILDING SITE, PROVIDED THAT THE MINIMUM NUMBER OF SPACES MAY BE REDUCED PURSUANT TO SECTION 4.3.12.B.5 AND SECTION 4.3.12.B.6.

PROPOSED VARIANCE: ALLOW FOR THE NUMBER OF PARKING SPACES TO EXCEED BY FIFTY FIVE PERCENT (55%).

JUSTIFICATION: OUR CLIENT REQUIRES A MINIMUM 4.00 PARKING RATIO BASED OFF OF THE TOTAL BUILDING AREA, EXCLUDING THE PICKUP STALLS. HOWEVER, OUR CLIENT NEEDS THE PICKUP STALLS TO ACCOMMODATE CUSTOMER NEEDS.

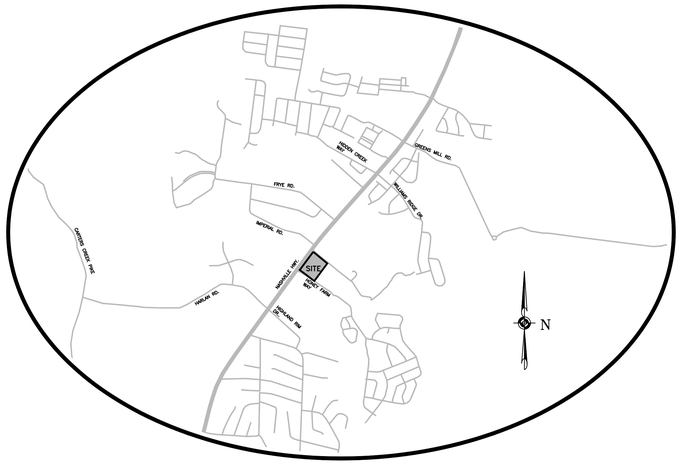
Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

FINAL PUD
WALMART NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, TENNESSEE
HONEY FARM WAY & NASHVILLE HWY

ADDRESS INFORMATION:
WALMART NEIGHBORHOOD MARKET #03908–1000 2254 NASHVIILLE HWY COLUMBIA, TN 38401



VICINITY MAP
NTS

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	INTERNAL DRIVE LAYOUT
SHEET 4	PUD DEVIATION REQUESTS
SHEET 5	GRADING PLAN
SHEET 6	UTILITY PLAN
SHEET 7	PLANTING PLAN
SHEET 8	PHOTOMETRICS PLAN

DEVELOPED BY:

Walmart
Save money. Live better.

WAL–MART REAL ESTATE BUSINESS TRUST
702 SW 8TH STREET
MAIL STOP 0505
BENTONVILLE, AR 72716–0505
(479) 360–4749
LEAH.TOMLINSON@WALMART.COM

ENGINEER:

CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons, Bartlett, TN 38133
Phone (901) 384–0404 • Fax (901) 384–0710

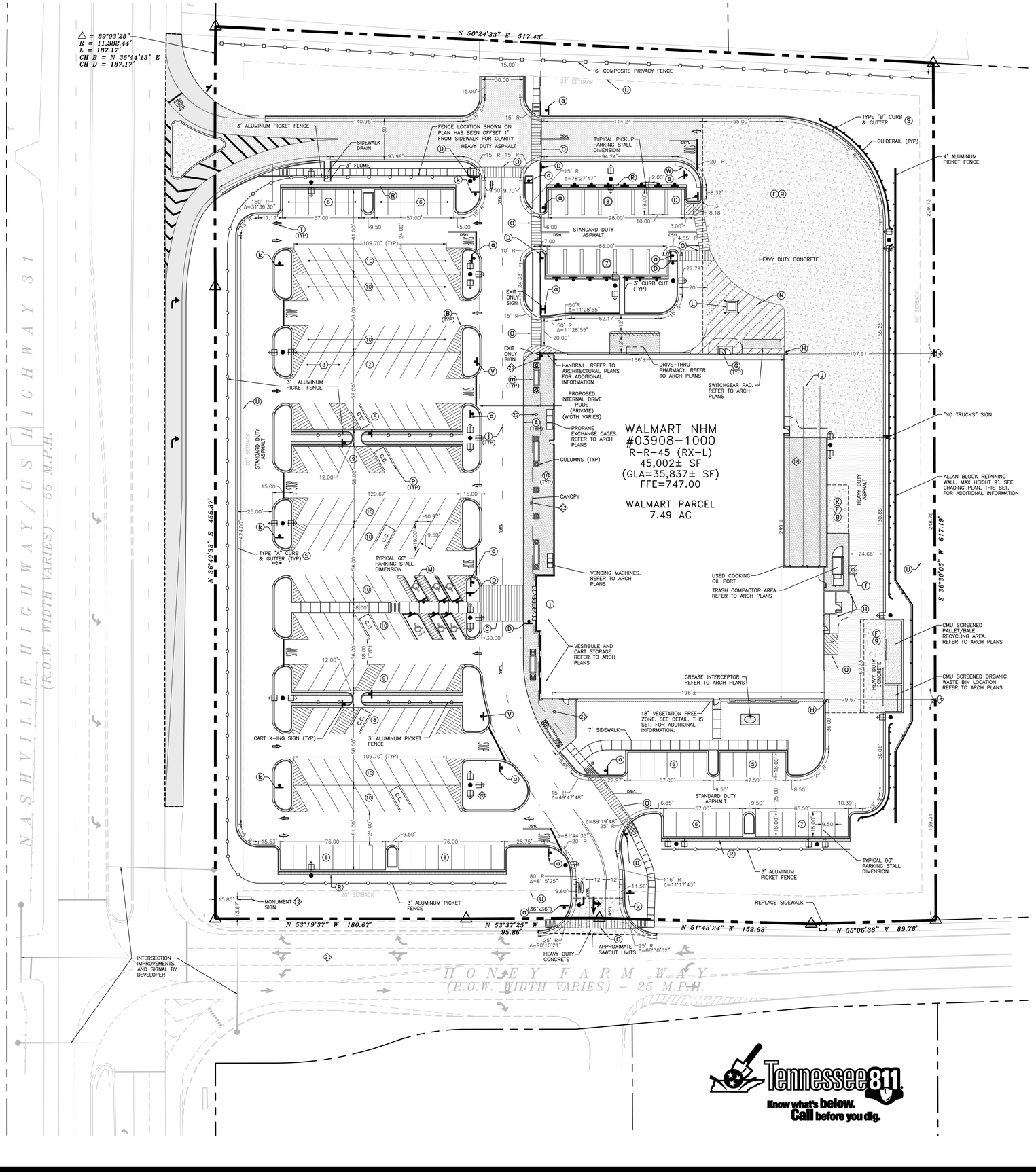
USACE TRACKING PERMIT NUMBER: LRN–2024–00331
TOTAL PROJECT ACREAGE = 31.51 AC (1,459,696 SF)
TOTAL DISTURBED ACREAGE = 41.50 AC (1,807,740 SF)
IMPERVIOUS AREA AT COMPLETION =18.29 AC (796,712 SF)

THE SITEWORK FOR THE WALMART'S PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS.'"

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

Tennessee811
Know what's below.
Call before you dig.



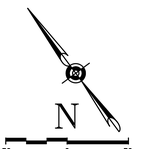
SITE ANALYSIS TABLE	
	PROPOSED (TOTAL)
TOTAL BUILDING AREA	45,002 S.F.
RETAIL FOOD SALES USABLE FLOOR AREA (UFA)	22,628 S.F.
GENERAL RETAIL SALES USABLE FLOOR AREA (UFA)	6,936 S.F.
REQUIRED PARKING RATIO FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	1 SPACE PER 200 UFA
REQUIRED PARKING FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	114 SPACES
REQUIRED PARKING RATIO FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	1 SPACE PER 500 UFA
REQUIRED PARKING FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	14 SPACES
TOTAL REQUIRED PARKING (PER CITY OF COLUMBIA)	128 SPACES
CUSTOMER AND ASSOCIATE PARKING	174 SPACES
ACCESSIBLE PARKING	6 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	15 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS/6 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	180 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	4.00/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	195 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	4.33/1,000 S.F.

SITE LEGEND

- (A) FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.
- (B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.
- (C) VESTIBULE CROSSWALK STRIPING. 6" WHITE STRIPES 90'-2" O.C. (TYP). W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (E) RESERVED
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE)
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/ OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.
- (H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) HEAVY DUTY CONCRETE "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"=INDICATES VAN ACCESSIBLE SPACE).
- (N) AREA STRIPED AT SSYL/4" AT 45° @ 5'-0" O.C.
- (O) 7'-4" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
- (Q) 10' x 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- (W) 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) RESERVED.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
- (a) "STOP" SIGN. SEE DETAIL SHEET.
- (b) SPECIAL "FUEL TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (c) USED COOKING OIL ON TANK PIPE STUB.
- (d) RESERVED
- (e) RESERVED
- (f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.
- (k) PICKUP WAYFINDING SIGN. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.
- (m) RAISED PLANTER BOXES AND TREE GRATES. REFERENCE PLANTING PLAN & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.



LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- 2' WIDE BUFFER FOR CAR OVERHANG
- 18" VEGETATION FREE ZONE
- ROAD WIDENING
- SIDEWALK DRAIN
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- GUIDERAIL
- 4' THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE
- 6' COMPOSITE PRIVACY FENCE
- 3' THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE
- CUSTOMER PARKING COUNT (STRIPED YELLOW)
- PICKUP PARKING COUNT
- ASSOCIATE PARKING COUNT (STRIPED WHITE)
- CART CORRAL
- DSYL – DOUBLE SOLID YELLOW LINE
- SSWL – SINGLE SOLID WHITE LINE
- SSYL – SINGLE SOLID YELLOW LINE
- SBYL – SINGLE BROKEN YELLOW LINE
- EOP – EDGE OF PAVEMENT
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW
- SIPHONIC MANHOLE

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL RADII TO BE 5' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCIATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS.
12. MONUMENT SIGN CONSTRUCTION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR; DIMENSIONS SHOWN ARE PERPENDICULAR DISTANCES FROM THE EDGE OF SIGN TO THE PROPERTY LINE OR BACK OF THE CURB. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SIGN DETAILS AND FOR ADDITIONAL INFORMATION CONCERNING SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO COMPLETE SIGN AND SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY MATERIALS WHICH ARE NOT PROVIDED AND INSTALLED BY OTHERS.
13. SEE THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
14. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING AND AT THE ENDS OF THE TRUCKWELL.
18. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. CROSS SLOPE ON ALL ADA ACCESSIBLE ROUTES (SIDEWALKS AND CROSSWALKS) SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
20. REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
21. INFORMATION SHOWN ON HONEY FARM WAY IS FROM THE DEVELOPER'S PLANS.
22. ALN440 LIGHT BASE SHALL BE FLUSH WITH THE SIDEWALK. SEE LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION.

SIGN EXCLUSION AREA REQUIREMENT

ALL SIGNS SHALL BE LOCATED OUTSIDE OF THE SIGN EXCLUSION AREA.

FOR STOP SIGNS, THE SIGN EXCLUSION AREA IS 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE IN ALL DIRECTIONS, INCLUDING ALONG CURB AND STRIPED ISLAND RADII.

FOR ALL OTHER SIGNS, THE SIGN EXCLUSION AREA IS 9' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR ALL PARKING AISLE DRIVES AND 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR THE BFR, OCR, ENTRANCE DRIVES, AND ALL OTHER DRIVES.

EDGE OF TRAVEL LANE FOR THIS PURPOSE IS DEFINED AS THE CENTER OF STRIPE, FACE OF CURB, OR EDGE OF BUILDING SIDEWALK AS APPLICABLE.

REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

Know what's below. Call before you dig.

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BENTONVILLE, AR 72712
PH: (501) 384-0424 FX: (501) 384-0710
TN QUALIFIED CORPORATION

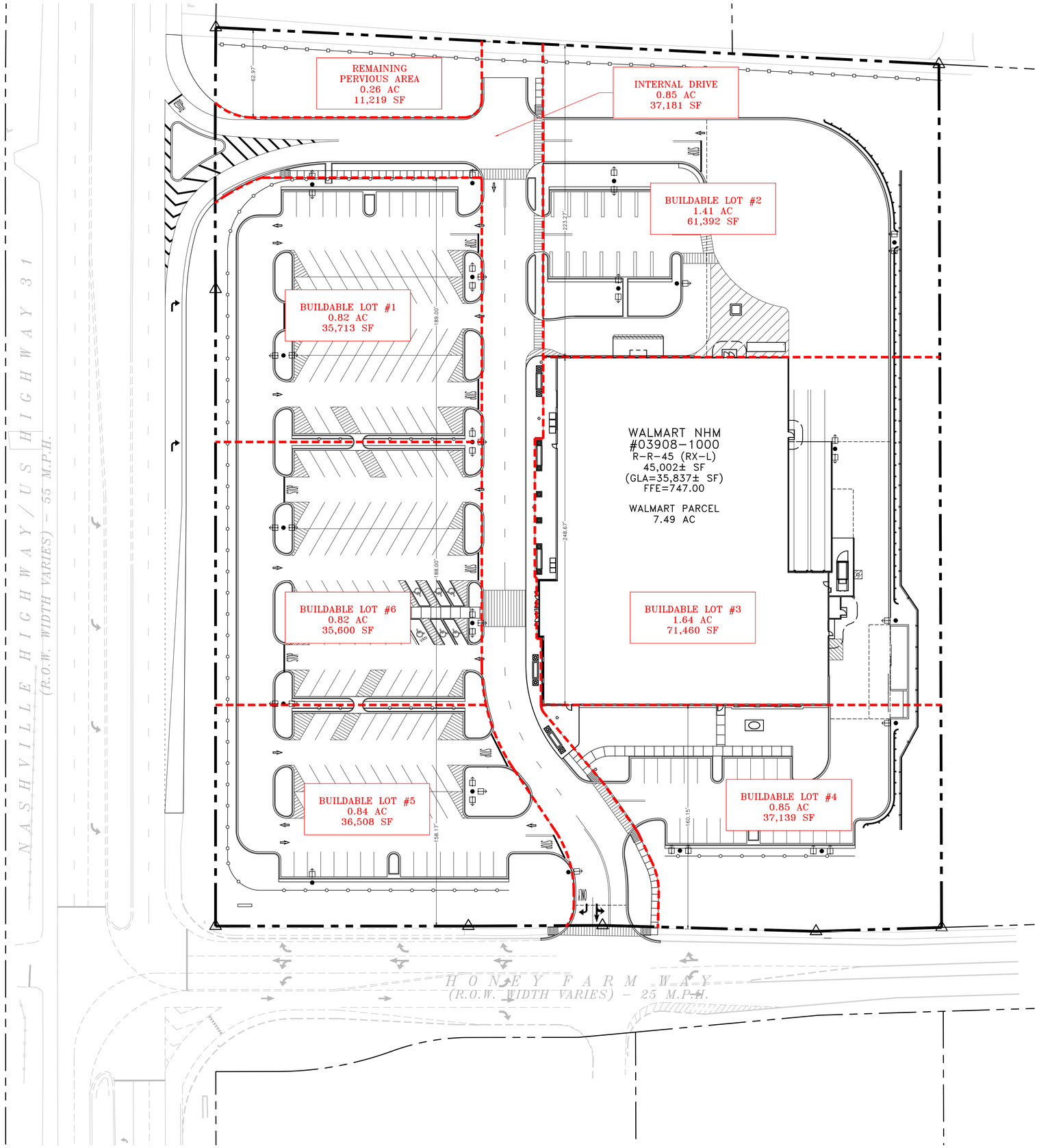
JOSEPH S. PARLER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE

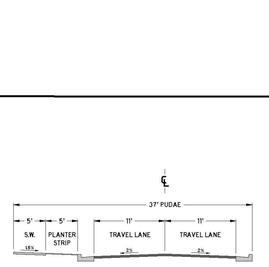
NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	2 OF 8 SHEETS

SITE PLAN





NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. PAVEMENT SECTION SHALL FOLLOW THE MINOR LOCAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
7. SHALL BE ENCOMPASSED IN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE). ADDITIONAL EASEMENTS MAY BE REQUIRED.
8. ADDITIONAL ELEMENTS SUCH AS PLANTER STRIPS, TREE WELLS, PLANTERS, DECORATIVE LIGHTING, AND ANGLE PARKING MAY BE PROVIDED. DIMENSIONS AND PLACEMENT OF SUCH ELEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
9. PLANTER STRIPS MAY BE SUBSTITUTED WITH AN EQUIVALENT WIDTH OF SIDEWALK WITH TREE WELLS OR PLANTERS.
10. SIDEWALK AND PLANTER STRIPS SHALL BE PROVIDED ON AT LEAST ONE SIDE AND ON ALL SIDES WHERE BUILDING ENFRONT THE INTERNAL DRIVE

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	INTERNAL DRIVE COMMERCIAL AND MIXED-USE (NTS)	DATE 7/1/2024 DS-39

INTERNAL DRIVE LAYOUT

REVISIONS	BY

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BARTLETT, TENNESSEE 38133
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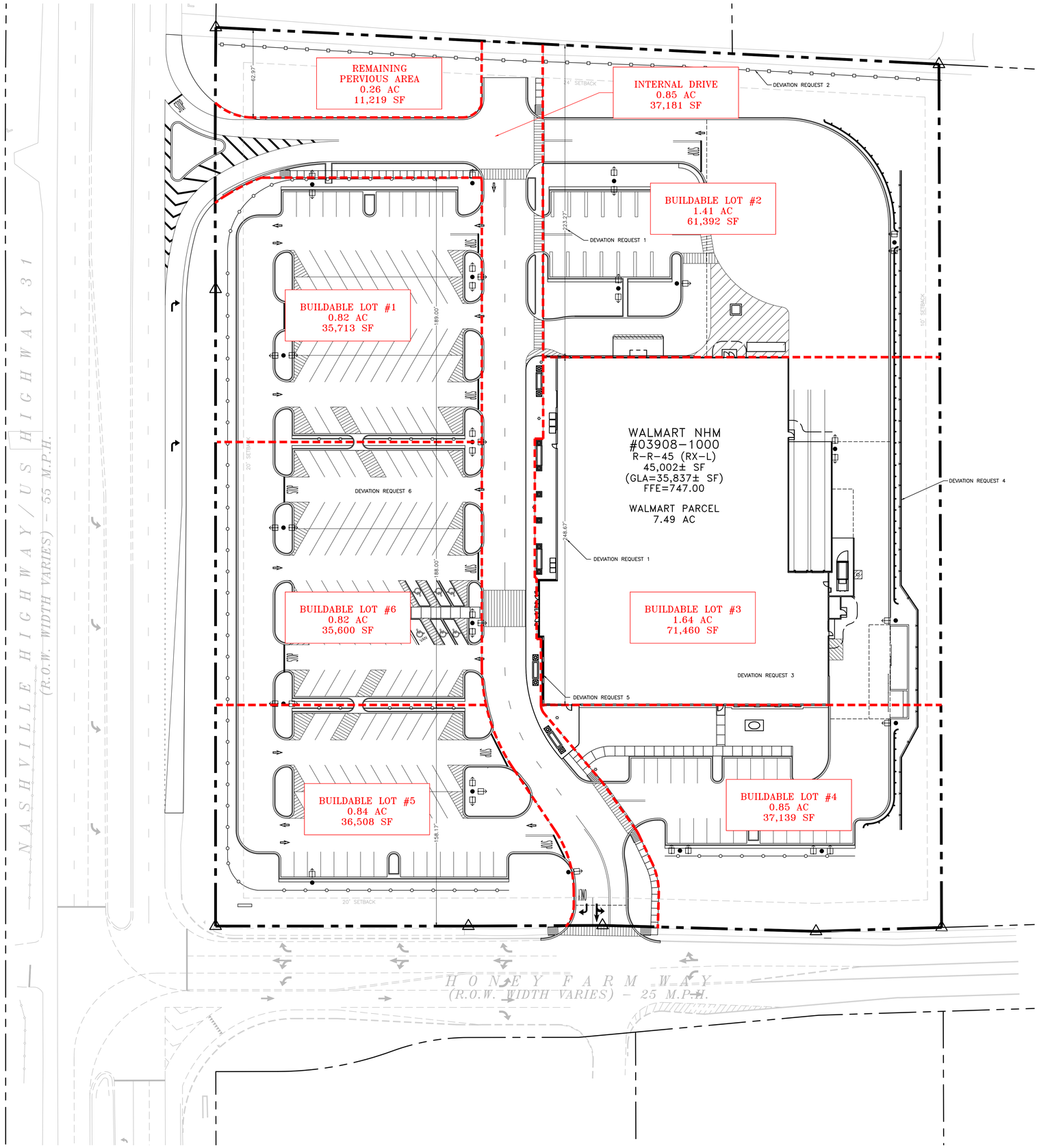
TN QUALIFIED CORPORATION

JOSEPH S. PARKER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 119147 — STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	3 OF 8 SHEETS



PUD DEVIATION REQUESTS

REVISIONS	BY

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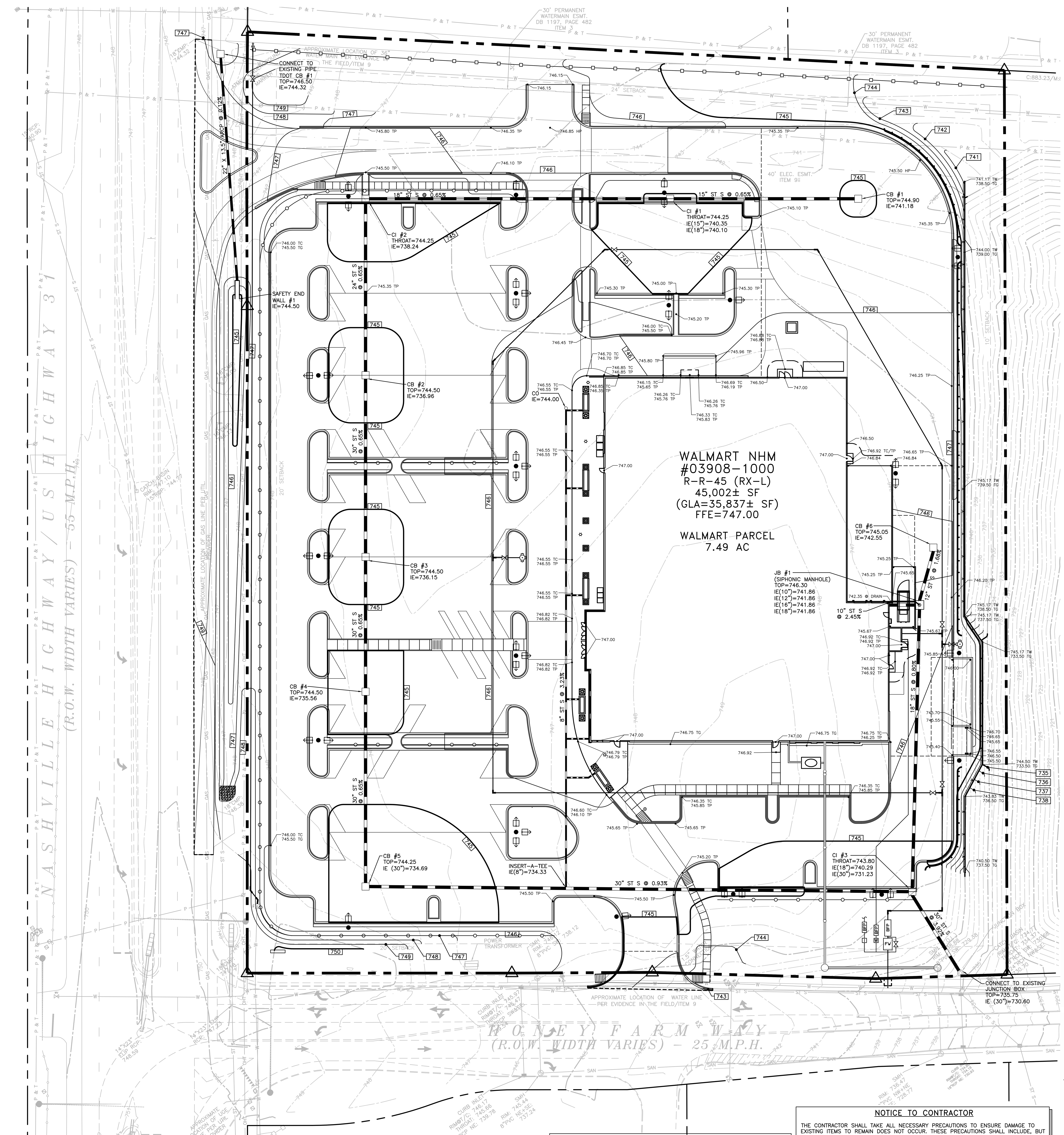


SITE BUILDING AREA–FOUNDATION SUBSURFACE PREPARATION
WAL–MART– NEIGHBORHOOD MARKET #03908
COLUMBIA, TENNESSEE
2/2/2026

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GREENHOUSE CANOPIES, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. APPURTENANCES SHALL ALSO INCLUDE SCREENWALLS AT THE COMPACTOR, TRUCK DOCK AND THE BALE/PALLET STORAGE AREA(S). THE INTERIOR SLAB–ON–GRADE BASE AND THE VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REMEDIATION OF EXISTING FILL MATERIAL WILL BE REQUIRED. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB–ON–GRADE, THE 4" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. FOR APPURTENANCE SLABS (EXTERIOR SLABS), THE 4" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. THE EXISTING FILL MATERIAL SHALL BE COMPLETELY REMOVED WITHIN THE BUILDING FOOTPRINT AND DELETERIOUS MATERIALS SHALL BE REMOVED PRIOR TO REPLACEMENT AS FILL MATERIAL.

THE EXISTING FILL MATERIAL MAY BE USED TO A DEPTH OF 2 FEET BELOW FINISHED SLAB SUBGRADE AND BOTTOM OF FOUNDATIONS. ONCE THE ELEVATION IS AT 2 FEET BELOW FINISHED SUBGRADE, THE TOP 12 INCHES OF REPLACED FILL MATERIAL SHALL BE CHEMICALLY STABILIZED USING A LIME TREATMENT PROCESS CONSISTING OF 3 TO 4 PERCENT LIME. THE REMAINING TWO FEET OF FILL MATERIAL SHALL CONSIST OF APPROVED FILL MATERIAL. THE SUBGRADE MATERIAL SHALL PROOFROLL AS FIRM AND UNYIELDING. THE UPPER 1 FOOT OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 100% MAXIMUM DRY DENSITY PER ASTM D698. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW–GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, ASPHALT, AND SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, UPPER 2 FEET	<25 MAX>	<45 MAX>
BUILDING AREA, BELOW UPPER 2 FEET	<35 MAX>	<60 MAX>
OUTSIDE BUILDING AREA	<35 MAX>	<60 MAX>

SUBGRADE MATERIAL, BELOW THE UPPER 12 INCHES, SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

THE UPPER 12 INCHES OF SUBGRADE SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 100 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

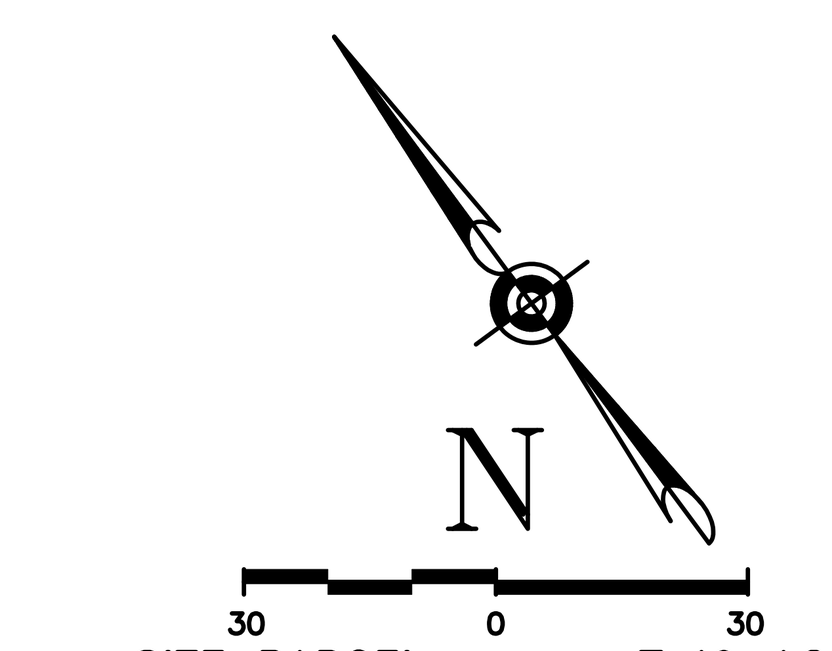
SUBGRADE MATERIAL CONSISTNG OF SHOTROCK FILL PLACED BELOW THE UPPER TWO FEET SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS. THE SHOTROCK FILL SHALL CONSIST OF FINE MATERIAL (MATERIAL PASSING NUMBER 4 SIEVE) BETWEEN 20 PERCENT AND 30 PERCENT, NO MORE THAN 5 PERCENT PASSING THE NUMBER 200 SIEVE, AND MAXIMUM PARTICLE SIZE NOT TO EXCEED 6 INCHES.

SUBGRADE MATERIAL CONSISTING OF SHOTROCK FILL PLACED WITHIN THE UPPER TWO FEET SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS. THE SHOTROCK FILL SHALL CONSIST OF FINE MATERIAL (MATERIAL PASSING NUMBER 4 SIEVE) BETWEEN 20 PERCENT AND 30 PERCENT, NO MORE THAN 5 PERCENT PASSING THE NUMBER 200 SIEVE, AND MAXIMUM PARTICLE SIZE NOT TO EXCEED 4 INCHES.

SHOT ROCK FILL SHALL BE PLACED IN OVERLAPPING PERPENDICULAR PASSES USING A D8 DOZER AND COMPACTED USING A CAT 815 COMPACTOR AND/OR A 10–TON CLASS VIBRATORY ROLLER. EACH LIFT OF COMPACTED SHOT ROCK FILL SHALL BE OBSERVED ON A FULL TIME BASIS BY THE OWNER'S REPRESENTATIVE TO DOCUMENT PROPER FILL PLACEMENT. THE SHOT ROCK FILL SHALL BE TESTED THROUGH PROOFROLL OBSERVATIONS BY THE OWNER'S REPRESENTATIVE PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL–MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED JULY 11, 2025 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION)



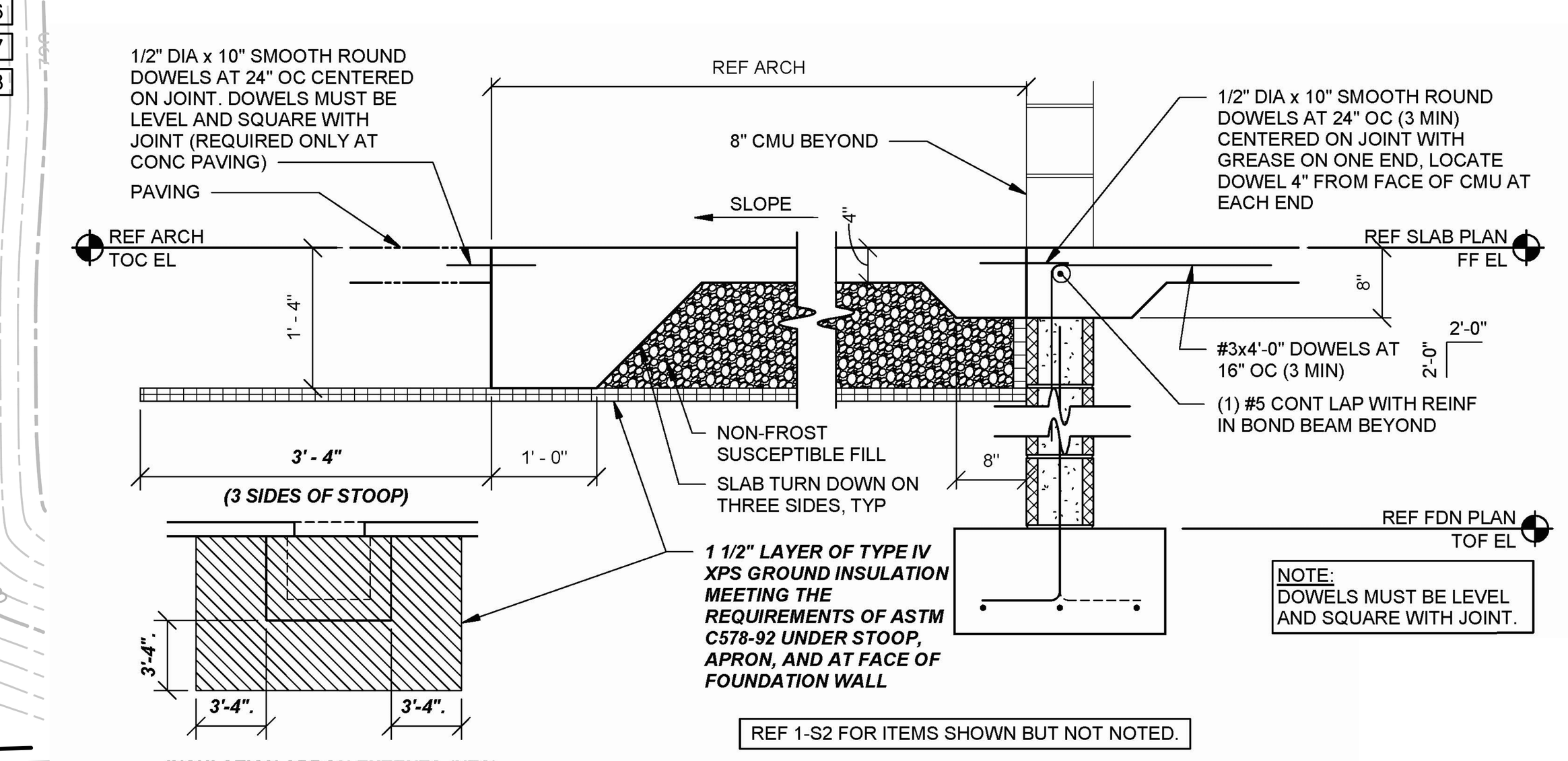
SITE PARCEL 7.49 AC

LEGEND

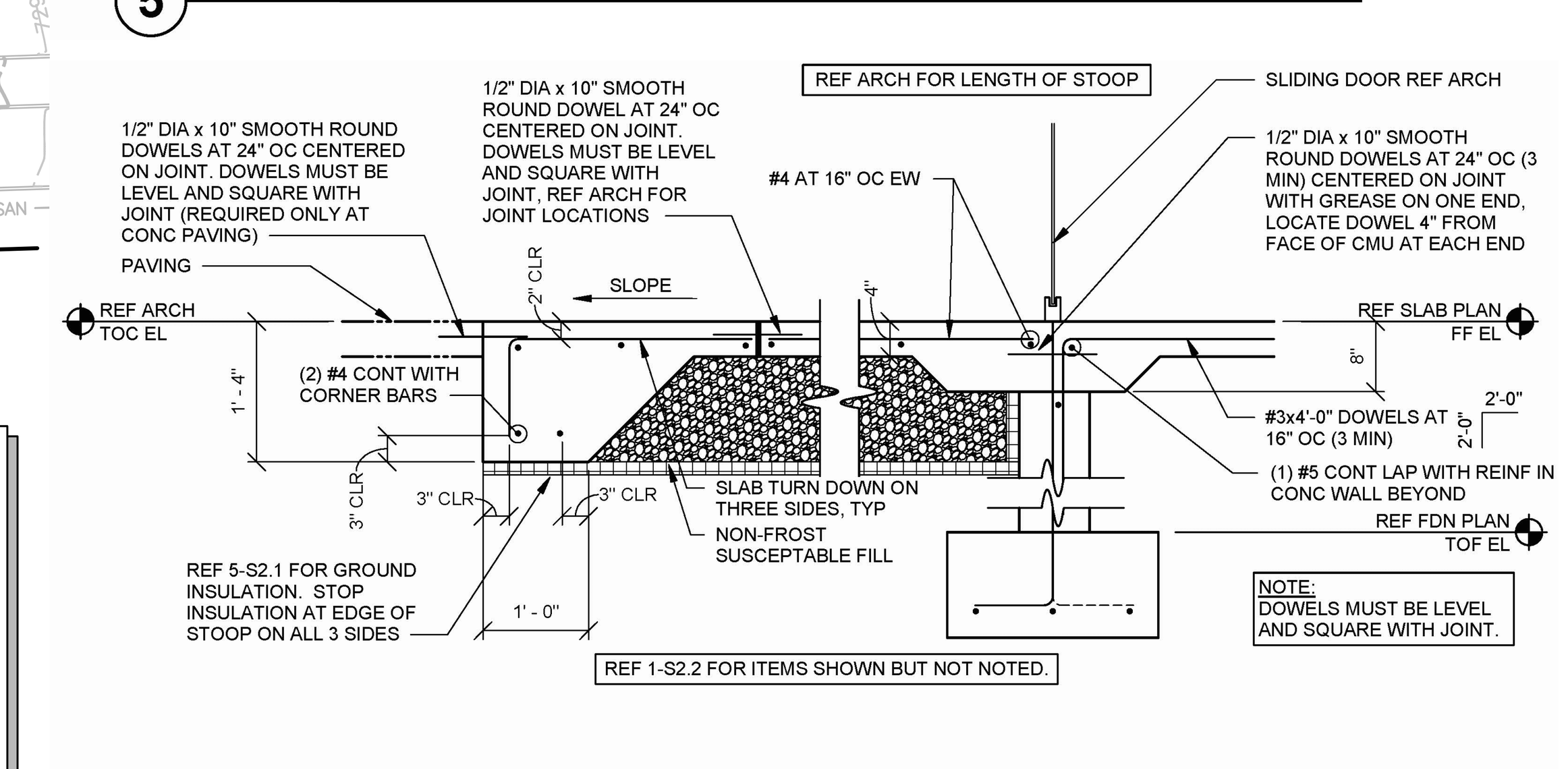
- PROPERTY LINE
- STORM SEWER
- CURB INLET/CATCH BASIN
- JUNCTION BOX
- CLEAN OUT
- HEADWALL
- RIP–RAP
- CONCRETE DITCH
- XXX.XX – SPOT ELEVATION
- HP – HIGH POINT
- TC – TOP OF CURB
- TG – TOP OF GROUND
- TP – TOP OF PAVEMENT
- X – TREE PROTECTION FENCE
- SLOPE ARROW

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT–OF–WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES SHALL BE USED UNLESS OTHERWISE APPROVED BY CEC.
5. ACCEPTABLE STORM SEWER MATERIALS (THERE WILL BE NO SUBSTITUTIONS ALLOWED FOR PIPES SHOWN TO BE RCP):
   1) REINFORCED CONCRETE PIPE
   2) SPIRAL RIB METAL PIPE
   3) CORRUGATED POLYETHYLENE (N–12)
   4) POLYVINYL CHLORIDE (PVC) – ONLY PERMITTED IN 15" DIAMETER OR LESS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. SEE PLANTING DETAILS FOR BERM REQUIREMENTS WITHIN LANDSCAPED ISLANDS.
8. ALL CONCRETE FLUMES ARE TO BE 5' WIDE U.N.O.
9. THE CONTRACTOR SHALL HAVE ANY RIGHT–OF–WAY MONUMENTS LOCATED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES WITHIN THE RIGHT–OF–WAY. ANY MONUMENTS WHICH ARE DESTROYED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES SHALL BE FLUSH WITH FINAL GRADE; AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
12. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTORS.
13. THE PAVEMENT SHALL BE FLUSH WITH THE TOP OF THE CONCRETE STOOPS AT ALL EXITS (TYP). THE SLOPES OF PAVEMENT AREAS UP TO THESE STOOPS SHALL NOT EXCEED 1:20.
14. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS SHALL RECEIVE 4" TOPSOIL, SEED (SOD WHERE INDICATED ON PLANTING PLAN) AND MULCH. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
19. SEE FOUNDATION SUBSURFACE PREPARATION NOTE FOR GRANULAR MATERIAL UNDER FLOOR SLAB.
20. SEE PROJECT SITE WORK SPECIFICATIONS FOR SITE PREPARATION PROCEDURES FOR ALL AREAS EXCLUSIVE OF THE BUILDING PADS.
21. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH A STABILIZATION FABRIC.
22. ALL EARTHWORK TO BE PERFORMED ON AN OUTLOT OR LEASE PARCEL SHALL BE IN ACCORDANCE WITH THE PAVEMENT AREA OR OUTLOT AREA (AS APPLICABLE) REQUIREMENTS DESCRIBED IN SECTION 02300 OF THE SITEWORK SPECIFICATIONS.
23. THROAT ELEVATIONS SHOWN ON CURB INLETS INCLUDE 3" SUMP.
24. SLOPE ON ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20.
25. ELEVATION OF NEW EDGE OF PAVEMENT TO MATCH EXISTING. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.



5 SLAB AT OPENING WITH STOOP



6 SLAB AT VESTIBULE STOOP

Tennessee 811
Know what's below. Call before you dig.

BUILDING PAD UNDERCUT AND STABILIZATION REQUIREMENTS

THE EXISTING FILL MATERIAL SHALL BE COMPLETELY REMOVED WITHIN THE BUILDING FOOTPRINT AND DELETERIOUS MATERIALS SHALL BE REMOVED PRIOR TO REPLACEMENT AS FILL MATERIAL. THE EXISTING FILL MATERIAL MAY BE USED TO A DEPTH OF 2 FEET BELOW FINISHED SLAB SUBGRADE AND BOTTOM OF FOUNDATIONS. ONCE THE ELEVATION IS AT 2 FEET BELOW FINISHED SUBGRADE, THE TOP 12 INCHES OF REPLACED FILL MATERIAL SHALL BE CHEMICALLY STABILIZED USING A LIME TREATMENT PROCESS CONSISTING OF 3 TO 4 PERCENT LIME. THE REMAINING TWO FEET OF FILL MATERIAL SHALL CONSIST OF APPROVED FILL MATERIAL.

PAVEMENT SUBGRADE STABILIZATION REQUIREMENTS

WHERE MODERATE TO HIGH PLASTICITY CLAY SOILS ARE ENCOUNTERED OR PLACED AT DESIGN SUBGRADE ELEVATIONS IN PAVEMENT AREAS, THEY SHOULD BE CHEMICALLY STABILIZED USING A LIME TREATMENT PROCESS CONSISTING OF 3 TO 4 PERCENT LIME PRIOR TO PLACING PAVEMENT SECTION.

DEWATERING/GROUNDWATER NOTICE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED REGARDING THE PRESENCE OF GROUNDWATER ON THIS SITE. WHEN PERFORMING GRADING OPERATIONS CONTRACTOR SHALL PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. REFER TO MASTER SITE SPECIFICATIONS. THE CONTRACTOR'S BASE BID SHALL INCLUDE PROVISIONS FOR ADDRESSING THIS CONDITION.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON–SITE OR OFF–SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

GRADING PLAN

REVISIONS	BY

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JOSEPH S. PARSLEY REGISTERED ENGINEER XVI AGRICULTURE COMMERCE No. 110147 STATE OF TENNESSEE 3/16/26

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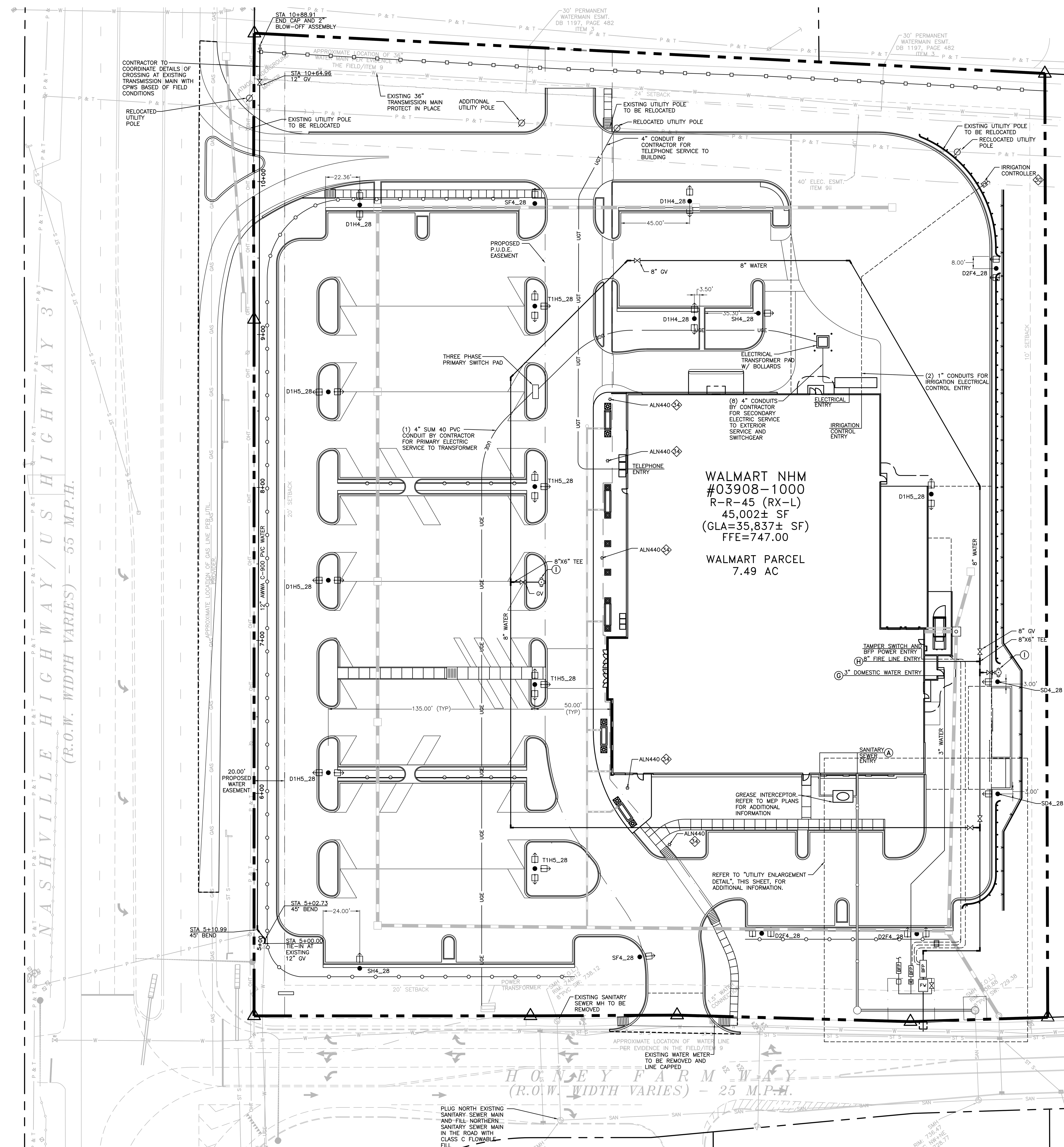
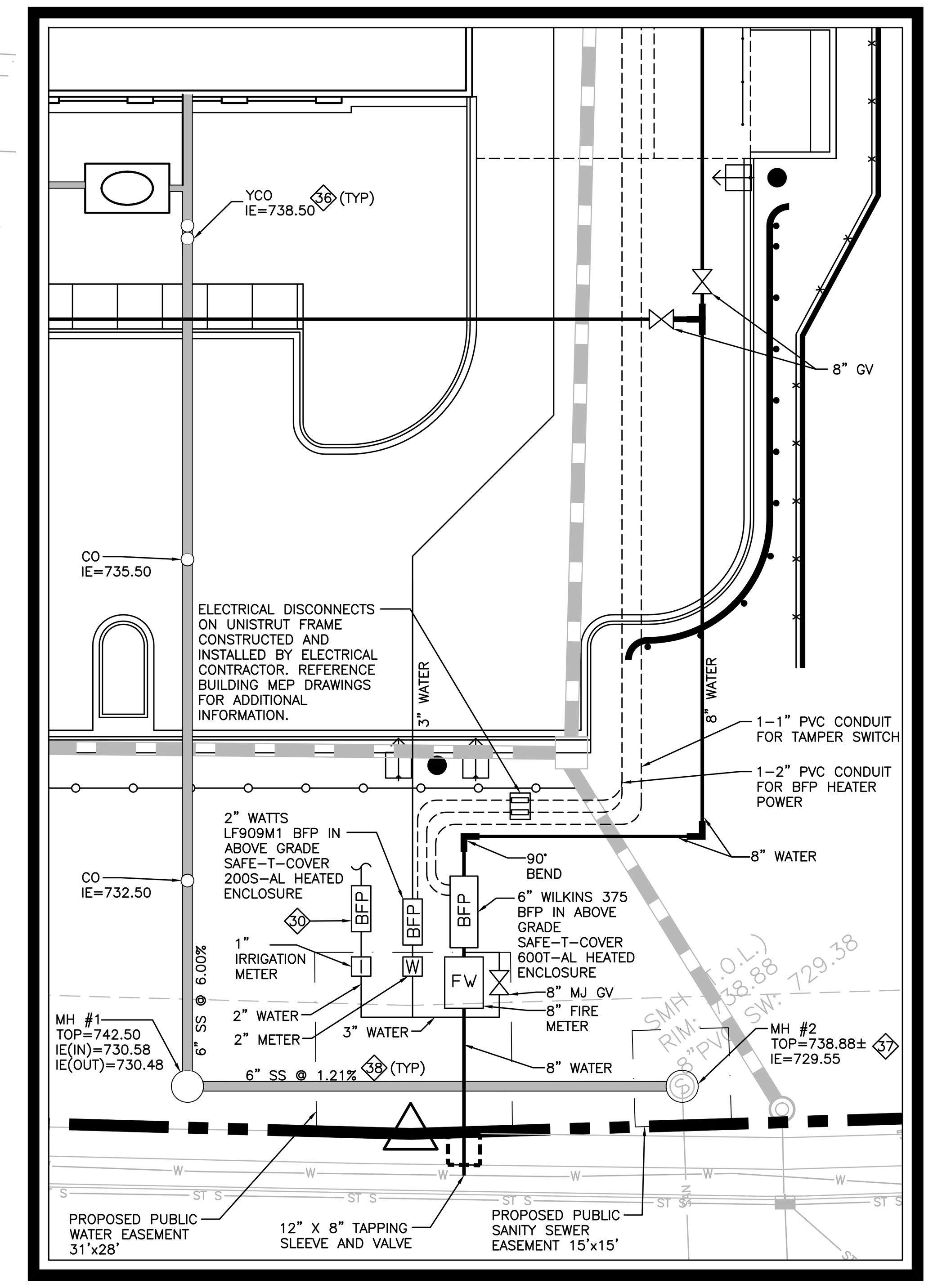




UTILITY ENLARGEMENT DETAIL
NOT TO SCALE

LEGEND

- PROPERTY LINE
- FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC/TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC/ TELEPHONE
- GAS LINE
- SANITARY SEWER PIPE
- PIPE BOLLARD
- IRRIGATION CONTROLLER

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL.
- (B) RESERVED
- (C) RESERVED
- (D) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.
- (E) UNDERGROUND TELEPHONE. REFER TO UTILITY RESPONSIBILITES MATRIX ON THE TITLE SHEET FOR SPECIFIC REQUIREMENTS.
- (F) RESERVED
- (G) 3" DOMESTIC WATER LINE ENTRY.
- (H) SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE.
- (I) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- (J) REMOTE GARDEN CENTER UTILITY PIPE BOLLARD. SEE DETAIL SHEET.
- (K) ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS. IF USING A PULL BOX TO CHANGE DIRECTION, THE MINIMUM BOX SIZE SHALL BE 48" X 48" X 24" PRE-CAST CONCRETE WITH SEPARATE MANHOLE LID AND COLLAR.
- (L) RESERVED
- (M) RESERVED
- (N) RESERVED

NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN A TRENCH CONDITION IN ACCORDANCE WITH THE UTILITY TRENCHING DETAIL, THIS SET.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS A MINIMUM OF 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
3. SANITARY SEWER PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
4. WATER LINE PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS. PUBLIC WATER SYSTEM CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE COLUMBIA POWER AND WATER SYSTEMS (CPWS) MOST CURRENT EDITION.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. WATER AND SEWER LINES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN MINIMUM BURIAL DEPTHS AS REQUIRED BY THE UTILITY PROVIDER AND THE PROJECT SPECIFICATIONS.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL GRADE.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE, INCURRED BY ANY UTILITY COMPANY, TO THEIR LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MOST STRINGENT REQUIREMENTS OF THE UTILITY COMPANY OR THE WALMART SPECIFICATIONS.
18. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
19. CONTRACTOR SHALL VERIFY AS-BUILT INVERT ELEVATION AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER THE UTILITY COMPANY REQUIREMENTS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AROUND UTILITY ENTRANCES AND METER LOCATIONS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR EXACT REQUIREMENTS.
23. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTORS.
24. PLUG ENDS OF UTILITY STUBS AND MARK AS PER UTILITY MARKING DETAIL SHOWN ON DETAIL SHEET.
25. SEE SURVEY FOR DESCRIPTION OF EXISTING EASEMENTS.
26. LIGHT POLE TO BE LOCATED 2.50' OFF RETAINING WALL AND 6.00' BACK FROM END OF TRUCKWELL.
27. REFER TO TITLE SHEET FOR SCOPE OF WORK REQUIREMENTS FOR UTILITY IMPROVEMENTS.
28. ALL CHANGES IN DIRECTION OF THE SECURITY CAMERA CONDUIT SHALL UTILIZE STANDARD SWEEPS WITH A MINIMUM BENDING RADIUS AS LISTED IN THE NEC. NO MORE THAN TWO (2) 90 DEGREE BENDS WILL BE ALLOWED BETWEEN PULLING POINTS, OR A TOTAL OF 180 DEGREES COMBINED IN SEVERAL BENDS. PULL BOXES SHALL BE LOCATED EVERY 400' UNLESS THE COMBINED TOTAL OF BENDS REQUIRES ADDITIONAL BOXES. CONDUIT SHALL ENTER AND EXIT THE PULL BOXES 180 DEGREES APART.
29. PYLON SIGN TO BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO THE PYLON AS A PART OF THIS CONTRACT.
30. REFER TO IRRIGATION PLAN, THIS SET, FOR CONTINUATION OF THIS LINE.
31. NO TREES SHALL BE PLANTED WITHIN A WATERLINE EASEMENT. NO TREES SHALL BE PLANTED WITHIN 6' OF ANY WATER MAIN.
32. NO CONSTRUCTION OF WATER INFRASTRUCTURE OR EXCAVATION NEAR EXISTING WATER SYSTEM INFRASTRUCTURE MAY TAKE PLACE PRIOR TO THE PRE-CONSTRUCTION MEETING WITH CPWS WATER ENGINEERING. THE CONTRACTOR SHALL CONTACT CPWS WATER ENGINEERING A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
33. ONLY CPWS PERSONNEL MAY OPERATE PUBLIC WATER SYSTEM. CONTRACTOR SHALL NOT OPERATE (OPEN/CLOSE) ANY VALVES, EXPOSE WATER MAINS, OR ATTEMPT TO CONNECT TO THE EXISTING SYSTEM WITHOUT EXPRESS PERMISSION AND UNDER THE SUPERVISION OF THE CPWS INSPECTOR.
34. ALN440 LIGHT BASE SHALL BE FLUSH WITH THE SIDEWALK. SEE LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION.
35. ALL SANITARY SEWER SERVICE PLUMBING IS TO HAVE 45 DEGREE BENDS MAXIMUM WITH CLEANOUTS.
36. ALL CLEANOUTS SHALL HAVE TRAFFIC-RATED BOXES AND LIDS. SEE DETAIL S19 CLEANOUT ASSEMBLY, THIS SET, FOR ADDITIONAL INFORMATION.
37. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING MANHOLE WITH A PRECAST MANHOLE. SEE DETAIL S2 STANDARD MANHOLES, THIS SET, FOR ADDITIONAL INFORMATION.
38. ALL SANITARY SEWER PIPES SHALL BE PVC SDR 26

Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D1H4_28	D180	0.837	2-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	280	40000	B3-U0-G3
	4	D1H5_28	D180	0.837	2-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	280	40000	B4-U0-G2
	3	D2F4_28	ROTATED OPTICS	0.837	1-EALS035F4AF750NDD1BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 25ft pole on 3ft	232	30000	B2-U0-G2
	2	SD4_28	SINGLE	0.837	1-EALS035D4AF750NDD1BLCKF 25ft pole on 3ft base	70	10000	B2-U0-G2
	2	SF4_28	SINGLE	0.837	1-EALS035F4AF750NDD1BLCKF 25ft pole on 3ft base	116	15000	B2-U0-G2
	2	SH4_28	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	140	20000	B3-U0-G3
	4	T1H5-28	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	420	60000	B4-U0-G2
	5	ALN440-Y5-32LED-5K-700	SINGLE	0.837	ALN440-Y5-32LED-5K-700-BLT 12ft pole	74.9	5700	B3-U3-G3

WATER LINE PERMIT REQUIREMENTS

THE DESIGN ENGINEER IS REQUIRED TO PROVIDE CERTIFICATION THAT THE WATER SYSTEM HAS BEEN INSTALLED AS PER THE PLANS AND SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR MUST ADHERE TO THE FOLLOWING REQUIREMENTS IN ORDER FOR THE ENGINEER TO PROVIDE THE REQUIRED CERTIFICATION.

1. PROVIDE BACKFILL DENSITY TEST RESULTS, AS TAKEN BY THE OWNER'S ON SITE TESTING LABORATORY, TO THE ENGINEER.
2. PERFORM REQUIRED FINAL PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. PROVIDE WRITTEN RESULTS OF THE PRESSURE AND LEAKAGE TESTING TO THE ENGINEER.
4. PROVIDE WRITTEN RESULTS OF THE BACTERIOLOGICAL TESTS, FROM AN APPROVED LABORATORY AND IN A FORM APPROVED BY THE STATE, TO THE ENGINEER.
5. PROVIDE AN AS-BUILT SURVEY OF THE WATER SYSTEM IMPROVEMENTS, CERTIFIED BY A LICENSED SURVEYOR, TO THE ENGINEER.

SEWER LINE PERMIT REQUIREMENTS

THE DESIGN ENGINEER IS REQUIRED TO PROVIDE CERTIFICATION THAT THE SEWER SYSTEM HAS BEEN INSTALLED AS PER THE PLANS AND SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR MUST ADHERE TO THE FOLLOWING REQUIREMENTS IN ORDER FOR THE ENGINEER TO PROVIDE THE REQUIRED CERTIFICATION.

1. PROVIDE BACKFILL DENSITY TEST RESULTS, AS TAKEN BY THE OWNER'S ON SITE TESTING LABORATORY, TO THE ENGINEER.
2. PERFORM REQUIRED FINAL EXFILTRATION AND DEFLECTION TESTS IN ACCORDANCE WITH CONTRACT DOCUMENTS.
3. PROVIDE WRITTEN RESULTS, OF ALL REQUIRED TESTS TO THE ENGINEER.
4. PROVIDE AN AS-BUILT SURVEY OF THE SEWER SYSTEM IMPROVEMENTS, CERTIFIED BY A LICENSED SURVEYOR AND WHICH SHOWS BOTH HORIZONTAL AND VERTICAL ALIGNMENT, TO THE ENGINEER.

Tennessee 811
Know what's below. Call before you dig.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

UTILITY PLAN

REVISIONS	BY

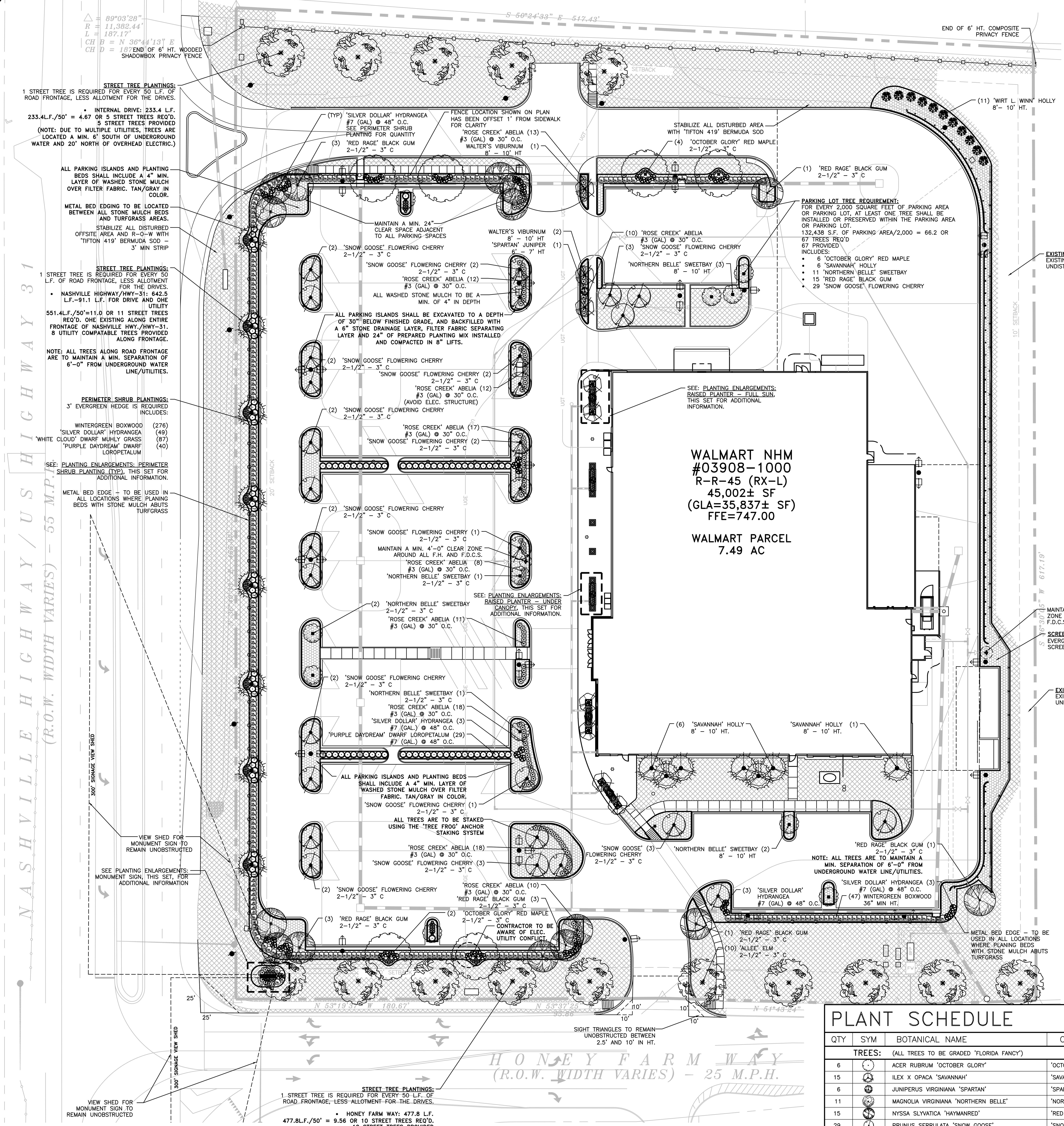
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710
TN QUALIFIED CORPORATION

JOSEPH S. PARSLEY REGISTERED ENGINEER No. 110147 STATE OF TENNESSEE 3/16/26

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	6 OF 8 SHEETS



CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

TREE PROTECTION FENCING TO BE REMOVED JUST PRIOR TO THE INSTALLATION OF ALL LANDSCAPE PLANTING.

ALL DISTURBED AREAS SHALL RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDRO-SEED, MULCH, OR SOD (WHERE SHOWN). AREA SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SOD MAY BE SUBSTITUTED FOR HYDRO-SEED IN TURF GRASS AREAS AT GENERAL CONTRACTOR'S DISCRETION WITH NO ADDITIONAL COST TO SAM'S CLUB. SOD TYPE SHALL MATCH PERMANENT SOD TYPE SPECIFIED ON CONSTRUCTION PLANS.

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR ALL MEETINGS AND INSPECTIONS AS REQUIRED IN THE SPECIFICATIONS.

WATER AVAILABILITY

ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS ARE ENCOURAGED FOR ALL REQUIRED STREET YARD LANDSCAPING, PARKING LOT LANDSCAPING, LANDSCAPE BUFFER YARDS, AND LANDSCAPE SCREENING. IF UNDERGROUND SPRINKLERS ARE NOT PROVIDED, AN OUTSIDE HOSE ATTACHMENT WITHIN TWO HUNDRED (200) FEET OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE SHALL BE REQUIRED.

WARRANTY PERIOD

DURING THE WARRANTY PERIOD, DEFECTIVE MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE REPAIRED, CORRECTED, OR REPLACED WITHOUT CHARGE OR COST TO THE CITY. THE CITY MAY AT ANY TIME DURING THE WARRANTY PERIOD INSPECT, PHOTOGRAPH, OR TELEVISE SUCH LANDSCAPING AND SHALL NOTIFY THE DEVELOPER OF ANY NECESSARY REPAIR, CORRECTION, OR REPLACEMENT.

MUNICIPAL CODE REQUIREMENTS:

LANDSCAPING

REQUIRED IF 1ST LAYER ≥ 3FT, 30% OF 1ST LAYER MUST BE LANDSCAPED, WITH CONTINUOUS SHRUBS ALONG FOUNDATION AT FAÇADE AND ADDITIONALLY IF 1ST LAYER ≥ 15 FT, SOD, AND 1 TREE PER 50 FT. OF FRONTAGE, WIDTH, PLANTED IN 1ST LAYER. LANDSCAPING MUST COMPLY WITH SECTION 4.3.16.

NA IN FRONT IF ≤ 3 FT FRONT SETBACK.

ADDITIONALLY, ANY YARD ADJACENT TO A STREET MUST BE LANDSCAPED AND MAINTAINED FOR A DISTANCE OF 10 FT. FROM LOT LINE OR BUILDING SITE LINE ADJACENT TO THE STREET, EXCEPT FOR PORTIONS THAT ADJOIN LOTS OR BUILDING SITES IN RESIDENTIAL USE, WHICH SHALL BE SO LANDSCAPED AND MAINTAINED FOR THE FULL WIDTH OR DEPTH OF THE REQUIRED YARDS WITHIN 25 FEET OF ADJOINING LOT LINES OR BUILDING SITE LINES.

SIDE YARDS ADJACENT TO LOTS OR BUILDING SITES IN RESIDENTIAL USE SHALL BE SIMILARLY LANDSCAPED AND MAINTAINED FOR THEIR FULL REQUIRED MINIMUM WIDTH. NO SUCH REQUIRED LANDSCAPED AREA SHALL BE USED FOR PARKING OR LOADING.

H. LOT/BUILDING SITE/PARCEL BUFFER REQUIREMENTS

1. FOR PROJECT BUFFERS APPLICABLE TO DEVELOPMENT PARCELS, SEE SECTION 5.8.
2. IF A PROJECT BUFFER EXISTS OR IS REQUIRED PURSUANT TO SECTION 5.7, A LOT/BUILDING SITE/ PARCEL BUFFER IS NOT REQUIRED UNDER THIS SECTION 4.3.11.H.
3. EXCEPT AS PROVIDED IN PARAGRAPH 4.3.11.H.2 OR AS OTHERWISE SPECIFICALLY PROVIDED IN THIS ORDINANCE, A LOT/BUILDING SITE/ PARCEL BUFFER MUST BE PROVIDED FOR ANY NEW DEVELOPMENT OR STRUCTURE WITHIN DISTRICTS CD-4C, CD-5C, PUD-R, PUD-MU, OR ANY SPECIAL DISTRICT, ALONG THE COMMON LOT, BUILDING SITE, OR PARCEL BOUNDARY OF SUCH DEVELOPMENT OR STRUCTURE AND THAT OF ANY LOT, BUILDING SITE, OR PARCEL ON WHICH A SINGLE-FAMILY DWELLING OR TWO-FAMILY DETACHED RESIDENTIAL DWELLING IS LOCATED. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS ORDINANCE, ALL LOT/BUILDING SITE/ PARCEL BUFFERS REQUIRED UNDER THIS ARTICLE 4 MUST MEET THE FOLLOWING REQUIREMENTS:

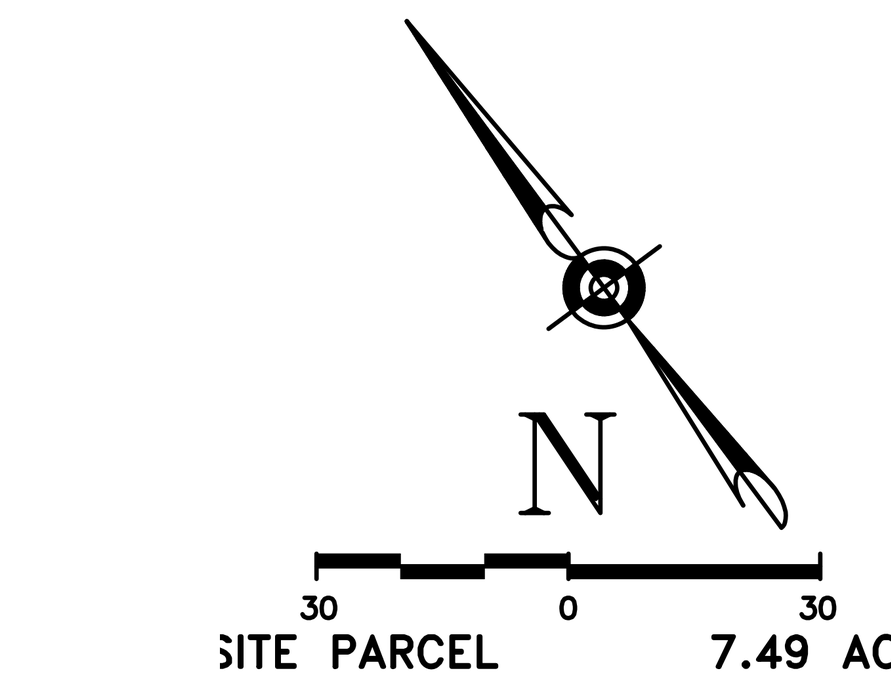
HEDGE SCREEN/ STREET-SCREEN HEIGHT:
AT FRONTAGE OR ADJACENT TO CIVIC SPACE: 3 FT. TO 5 FT AT INSTALLATION
NOT AT FRONTAGE OR ADJACENT TO CIVIC SPACE: 5FT. TO 6FT. AT INSTALLATION
HEDGE SCREEN OR STREET-SCREEN: EVERGREEN PLANTS WITH MIN. 80% OPACITY

ADDITIONAL STANDARDS

SCREENING OF PARKING, LOADING AREAS, SERVICE AREAS, OUTDOOR STORAGE, DRIVE-THROUGHS, TRASH RECEPTACLE/DUMPSTERS, HVAC AND OTHER EQUIPMENT SCREENED FROM FRONTAGE, CIVIC SPACE AND ADJACENT PROPERTY.

REQUIRED; EXCEPT AT DRIVEWAYS:
PARKING LOTS AND PARKING AREAS MUST BE SCREENED FROM FRONTAGE AND CIVIC SPACE BY BUILDING OR STREET-SCREEN; PARKING STRUCTURES MUST BE SCREENED FROM FRONTAGES BY LINER BUILDINGS; OTHERWISE, SCREENING MUST BE BY BUILDING, WALL, HEDGE OR FENCE AT FRONTAGE OR BUILDING WALL, HEDGE OR FENCE NOT AT FRONTAGE OR ADJACENT TO CIVIC SPACE.

14. ANY PARKING AREA OR PARKING LOT HAVING TEN (10) OR MORE PARKING SPACES SHALL CONFORM TO THE FOLLOWING:
   a. PARKING AREAS AND PARKING LOTS SHALL CONTAIN AT LEAST ONE LANDSCAPE ISLAND FOR EVERY TEN (10) PARKING SPACES. PARKING LOTS WITH MORE THAN ONE LANDSCAPE ISLAND SHALL HAVE SUCH ISLANDS DISTRIBUTED THROUGHOUT THE PARKING LOT.
   PARKING ISLANDS INCLUDED AS DIRECTED.
   b. INTERIOR PARKING ROWS SHALL BE TERMINATED AT BOTH ENDS WITH LANDSCAPE ISLANDS.
   PARKING ISLANDS INCLUDED AS DIRECTED.
   c. EACH PARKING ISLAND SHALL BE OF A MINIMUM SIZE EQUAL TO A STANDARD PARKING SPACE; PROVIDED THAT EACH PARKING ISLAND ABUTTING TWO ROWS OF HEAD-TO-HEAD PARKING SPACES SHALL BE OF A MINIMUM SIZE AND LENGTH EQUAL TO TWO (2) PARKING SPACES.
   PARKING ISLANDS INCLUDED AS DIRECTED.
   d. PARKING ISLANDS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE TREE FOR EVERY SINGLE ISLAND. IF A PARKING ISLAND IS DOUBLE LENGTH OR WIDTH, THEN TWO (2) SHADE TREES SHALL BE REQUIRED.
   PARKING ISLAND TREES ARE INCLUDED. TREE TYPES SELECTED FOR ADEQUATE HEALTH FOR GROWING AREA ALLOTTED.
   e. ROWS OF PARKING FRONTING ON DRIVE AISLES INCLUDING ALLEYS SHALL BE PROVIDED WITH A MINIMUM FIVE FEET (5 FT.)
   f. (EXCLUDING CURBS) LANDSCAPED BUFFER.
   g. ROOT ZONES FOR EXISTING TREES TO REMAIN SHALL BE A MINIMUM OF 48 SQUARE FEET.
   THERE ARE NO EXISTING TREES ONSITE TO REMAIN.
   h. FOR EVERY 2,000 SQUARE FEET OF PARKING AREA OR PARKING LOT, AT LEAST ONE TREE SHALL BE INSTALLED OR PRESERVED WITHIN THE PARKING AREA OR PARKING LOT EXCEPT TO THE EXTENT THAT TREES OUTSIDE OF THE LOT CONTAINING THE PARKING AREA OR PARKING LOT ARE ALLOWED TO SATISFY THIS REQUIREMENT AS SET FORTH BELOW.
   TOTAL PARKING LOT AREA IS: 126,386 S.F. OF PARKING AREA/2,000 = 63.2 OR 64 TREES REQ'D. 64 PROVIDED
   i. NO PARKING SPACE SHALL BE MORE THAN SEVENTY-TWO FEET (72 FT.) FROM A TREE WITHIN THE LOT, AS MEASURED FROM THE CENTER OF THE TREE TO THE NEAREST LINE DEMARCATING THE SPACE.
   ALL PARKING SPACES ARE WITHIN 72' OF A PARKING LOT TREE.
   j. EXCEPT FOR TREES ALLOWED TO BE COUNTED OUTSIDE THE PARKING AREA OR PARKING LOT, NEW TREES SHALL BE INSTALLED AND/OR EXISTING TREES PRESERVED IN TREE ISLANDS PROVIDED PURSUANT TO THIS SECTION AND/OR AT THE PERIMETER OF THE PARKING AREA OR PARKING LOT, PROVIDED THAT THE PERIMETER OF THE PARKING AREA OR PARKING LOT WHERE TREES ARE INSTALLED OR PRESERVED TO MEET THIS REQUIREMENT LIES WITHIN THE LOT ON WHICH THE PARKING AREA OR PARKING LOT IS LOCATED.
   k. TREES OUTSIDE OF THE PARKING AREA OR PARKING LOT LOCATED WITHIN TWENTY FEET (20 FT.) OF THE CLOSEST PORTION OF SUCH PARKING AREA OR PARKING LOT, INCLUDING BUT NOT LIMITED TO TREES WITHIN THOROUGHFARE RIGHTS-OF-WAY, INTERNAL DRIVE EASEMENTS, AND CIVIC SPACES, MAY BE COUNTED TOWARD SATISFYING THE REQUIREMENTS.



MUNICIPAL PLAN REQUIREMENTS:

1. **INDICATE LOCATION OF HERITAGE/SPECIMEN TREES IF ANY.**

   THIS SITE HAS BEEN PREVIOUSLY MASS GRADED BY THE DEVELOPER. NO HERITAGE/SPECIMEN TREES CURRENTLY EXIST, OR ARE INCLUDED AS PART OF THE PROPOSED PLAN.

2. **PROVIDE NOTATION OF EXISTING TREE CANOPY.**

   NO TREES EXIST ON THE SITE. CURRENTLY, ONLY TWO (2) VOLUNTEER SAPLINGS EXIST NEAR THE TOP OF THE SLOPE AND BOTH ARE CONSIDERED "INVASIVE SPECIES". THESE ARE:
   (1) CHINESE PRIVET (LIQUSTRUM SINENSE) 6' HT.
   (1) WILD CALLERY PEAR (PYRUS CALLERIANA) 8' HT

3. **FOUNDATION LANDSCAPING REQUIRED FIVE FEET FROM BUILDING PERIMETER. ONE SHRUB PER 10 LINEAR FEET. THE ZONING MAY ACCEPT PLANTER BOXES IN LIEU OF FOUNDATION LANDSCAPING PLACED NEAR FRONTAGE.**

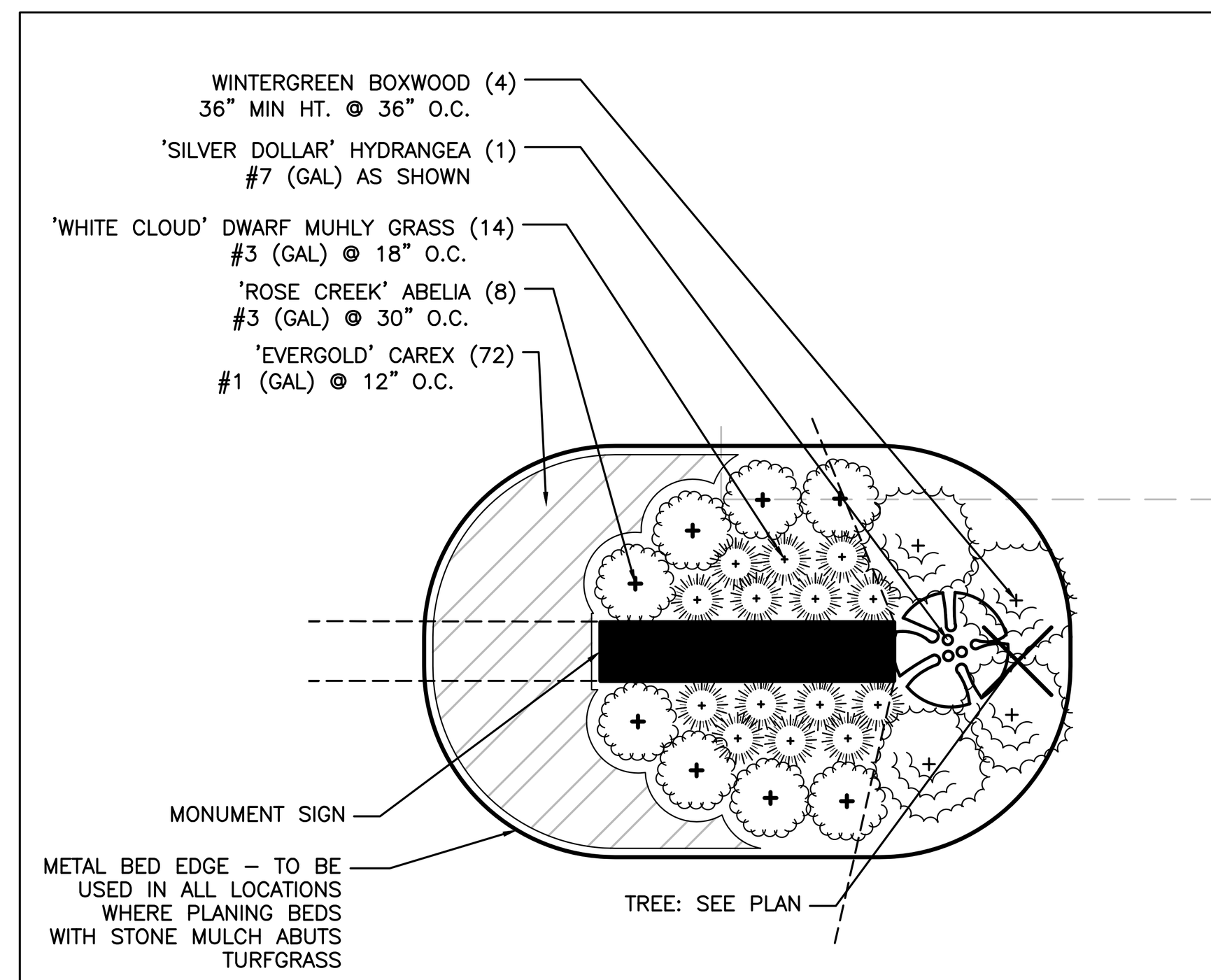
   RAISED PLANTERS HAVE BEEN INCLUDED IN PLACE OF A CONTINUOUS FOUNDATION PLANTING BED ALONG THE SIDE FACING NASHVILLE HIGHWAY. THE SIDE FACING THE FRONTAGE OF HONEY FARM WAY HAS A BROAD OPEN SPACE AREA WITH TREES. THE OTHER TWO SIDES OF THE BUILDING INCLUDE THE LOADING ZONE AND FLY THRU PICK UP LANES AND WILL NOT HAVE FOUNDATION PLANTINGS.

ALL LANDSCAPE PLANTINGS SHALL BE FULLY IRRIGATED

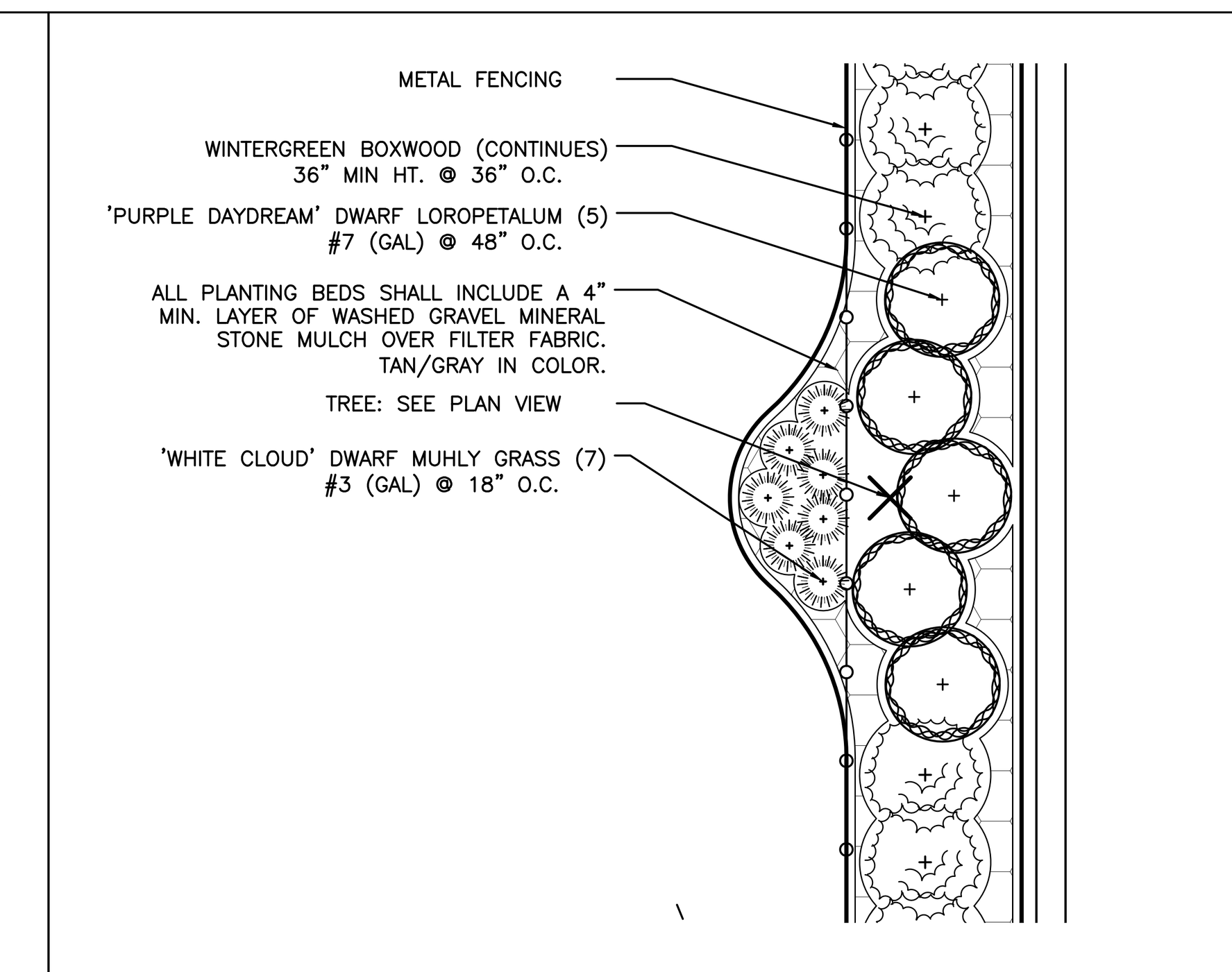
THE CONTRACTOR SHALL INCLUDE A PERMANENT IN-GROUND IRRIGATION SYSTEM THAT INCLUDES ENVIRONMENTAL SENSORS THAT REGULATE THE WATERING SCHEDULE TO ALL LANDSCAPE AREAS. THE IRRIGATION SYSTEM SHALL BE AN AUTOMATICALLY CONTROLLED SYSTEM THAT PROVIDES FULL COVERAGE OF ALL INSTALLED PLANTINGS AND UTILIZES A COMBINATION OF LOW-VOLUME AND RUNOFF SPRAY HEADS AND DRIP IRRIGATION COMPONENTS.

THE MINIMUM COMPONENT STANDARDS SHALL BE MET:

- **MASTER VALVE:** NORMALLY CLOSED ELECTRONICALLY OPERATED BY SYSTEM CONTROLLER
- **BACK-FLOW PREVENTER**: LINE SIZED REDUCED PRESSURE OR DOUBLE-CHECK, AS REQUIRED BY LOCAL CODE, ZURN, WATTS, WILKINS, OR EQUAL. ALL ABOVE GRADE PIPING SHALL BE COPPER.
- **CONTROLLER:** PEDESTAL MOUNTED WEATHERTRAK LC+ CENTRAL AUTOMATIC ET-BASED 'SMART' IRRIGATION CONTROLLER IN A LOCKING STAINLESS STEEL CABINET.
- **FLOW-METER:** LINE SIZED
- **RAIN/FREEZE SENSOR**: AUTOMATIC SHUT-OFF CONTROL, WIRELESS.
- **ELECTRONICALLY CONTROLLED ZONE VALVES** IN BOXES FOR ALL ROTOR/SPRAY TURF ZONES.
- **ELECTRONICALLY CONTROLLED 'CONTROL-ZONE KITS'** FOR ALL IN-LINE EMITTER TUBING/DRIP ZONES FOR PARKING ISLANDS AND SHRUB BEDS. KITS TO INCLUDE FILTER CARTRIDGES AND PRESSURE REGULATION.
- **PRESSURIZED MAIN LINE**: SCHED. 40 PVC
- **LATERAL LINES**: CLASS 200 PVC FOR ALL PIPING LESS THAN 2.5" IN DIAMETER.
- **DRAIN VALVES:** A BRASS MANUAL GATE VALVE SHALL BE INCLUDED TO DRAIN THE MAIN LINE. AUTOMATIC DRAIN VALVES SHALL BE INCLUDED IN ALL LATERAL ZONES.
- **SPRAY HEADS/ROTORS:** ALL TURF IRRIGATION SHALL PROVIDED HEAD-TO-HEAD COVERAGE. TURF IRRIGATION SHALL BE LIMITED TO THE SOD INSTALLED ONSITE.



PLANTING ENLARGEMENTS: MONUMENT SIGN — SCALE: 1" = 10'



PLANTING ENLARGEMENTS: PERIMETER SHRUB PLANTING (TYP) — SCALE: 1" = 10'

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR A MIN. OF FLORIDA NO.1 GRADE, WHICHEVER IS APPLICABLE.

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
	TREES:	(ALL TREES TO BE GRADED 'FLORIDA FANCY')					
6		ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2-1/2" - 3" C / 12' - 14' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
15		ILEX X OPACA 'SAVANNAH'	'SAVANNAH' HOLLY	8' - 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
6		JUNIPERUS VIRGINIANA 'SPARTAN'	'SPARTAN' JUNIPER	6' - 7' HT	AS SHOWN	B&B/CONT.	FULL TO GROUND, W/UNIFORM GROWTH
11		MAGNOLIA VIRGINIANA 'NORTHERN BELLE'	'NORTHERN BELLE' SWEETBAY (MT)	8' - 10' HT	AS SHOWN	B&B/CONT.	3-5 TRUNKS, FULL ROUND HEAD
15		NYSSA SLYVATICA 'HAYMANRED'	'RED RAGE' BLACK GUM	2-1/2" - 3" C / 8' - 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
29		PRUNUS SERRULATA 'SNOW GOOSE'	'SNOW GOOSE' FLOWERING CHERRY	2-1/2" - 3" C / 8' - 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
15		ULMUS PARVIFOLIA 'EMER LL'	'ALLEE' ELM	2-1/2" - 3" C / 12' - 14' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
13		VIBURNUM OBOVATUM	WALTER'S VIBURNUM (TREE FORM-MT)	8' - 10' HT	AS SHOWN	B&B/CONT.	3-5 TRUNKS, FULL ROUND HEAD
	SHRUBS:						
137		ABELIA X GRANDIFLORA 'ROSE CREEK'	'ROSE CREEK' ABELIA	#3 (GAL)/15" - 18" SPD	30" O.C.	CONT.	ROUND, FULL HEAD
295		BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	36" MIN HT	36" O.C.	B&B/CONT.	ROUND, FULL HEAD
57		HYDRANGEA PANICULATA 'SILVER DOLLAR'	'SILVER DOLLAR' HYDRANGEA	#7 (GAL)/24" - 36" HT	48" O.C.	CONT	ROUND, FULL HEAD
11		ILEX X KOEHNEANA 'WIRT L. WINN'	'WIRT L. WINN' HOLLY	8'- 10' HT	AS SHOWN	B&B/CONT.	FULL TO GROUND, W/UNIFORM GROWTH
100		LOROPETALUM CHINENSE 'PIILC-III' PP25471	'PURPLE DAYDREAM' DWARF LOROPETALUM	#7 (GAL)/24" - 36" SPD	48" O.C.	CONT	ROUND, FULL HEAD
190		MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	'WHITE CLOUD' DWARF MUHLY GRASS	#3 (GAL)/15" - 18" HT	24" O.C.	CONT	ROUND, FULL HEAD
	GROUNDCOVERS:						
FILL AREA		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID	SOD	WEED FREE & ACTIVELY GROWING
27		HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	#1 (GAL)/8" - 12" HT	24" O.C.	CONT	ROUND, FULL HEAD
152		CAREX OSHIMENSIS 'EVERGOLD'	'EVERGOLD' CAREX	#1 (GAL)/8" - 12" HT	12" O.C.	CONT	FREE OF WEEDS & ANTS, 3-BIB MIN.
FILL AREA		STONE MULCH		2" - 4" DIAMETER	4" DEPTH	BULK	GRAY/TAN IN COLOR WASHED FREE OF ALL FINES AND SOIL MATERIAL

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: SPECIES SUBSTITUTIONS OR UNDERSIZING ANY PLANT MATERIAL IS A BREACH OF CONTRACT OR BID. NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

Tennessee 811 — Know what's below. Call before you dig.

PLANTING PLAN

REVISIONS	BY

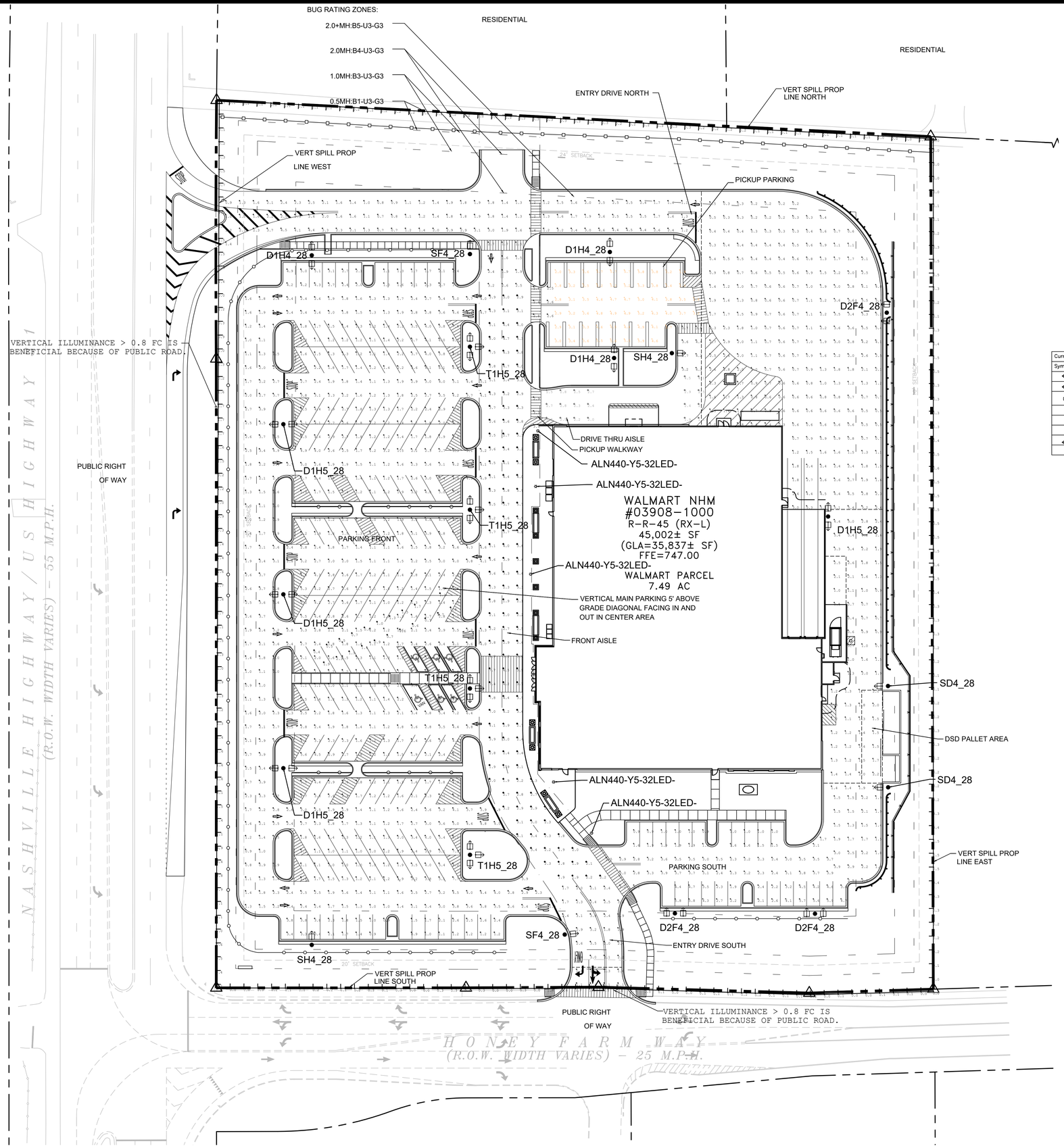
CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710
TN QUALIFIED CORPORATION

CHARLES R. WALKER — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 066 — 3/16/2026

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	7 OF 8 SHEETS



LED STATISTICS SHOWN ARE AT 50000 HOURSL93 RATING (~12 YEARS @ 12 HRS/DAY).

THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT. L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

MATURE SIZE OF THE TREES AT 10-YEAR GROWTH HAVE BEEN MODELED AS OBJECTS INTO THE PHOTOMETRIC PLAN.

N

30 0 30

SITE PARCEL 7.49 AC

Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D1H4_28	D180	0.837	2-EALS035H4AF750ND01BLCKF 25ft pole on 3ft base	280	40000	B3-U0-G3
	4	D1H5_28	D180	0.837	2-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	280	40000	B4-U0-G2
	3	D2F4_28	ROTATED OPTICS	0.837	1-EALS035F4AF750DD01BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 25ft pole on 3ft	232	30000	B2-U0-G2
	2	SD4_28	SINGLE	0.837	1-EALS035D4AF750NDD01BLCKF 25ft pole on 3ft base	70	10000	B2-U0-G2
	2	SF4_28	SINGLE	0.837	1-EALS035F4AF750NDD01BLCKF 25ft pole on 3ft base	116	15000	B2-U0-G2
	2	SH4_28	SINGLE	0.837	1-EALS035H4AF750NDD01BLCKF 25ft pole on 3ft base	140	20000	B3-U0-G3
	4	T1H5_28	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	420	60000	B4-U0-G2
	5	ALN440-Y5-32LED-5K-700	SINGLE	0.837	ALN440-Y5-32LED-5K-700-BLT 12ft pole	74.9	5700	B3-U3-G3

Calculation Summary Illuminance Foot-candles

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Drive-Thru Aisle	2.66	4.5	1.6	1.66	2.81	20
DSD Pallet Area	1.49	2.2	1.1	1.35	2.00	32
Entry Drive North	1.95	4.6	0.7	2.79	6.57	118
Entry Drive South	2.19	3.6	1.1	1.99	3.27	34
Front Aisle	3.64	8.5	1.8	2.02	4.72	135
OPD Parking	4.07	5.9	1.9	2.14	3.11	59
OPD Walkway	2.80	3.5	2.4	1.17	1.46	9
Parking Front	2.49	8.4	0.8	3.11	10.50	755
Parking South	2.86	5.9	0.9	3.18	6.56	80
Rear Drive	1.62	5.5	0.2	8.10	27.50	326
Vert Parking West In	0.95	1.7	0.4	2.38	4.25	10
Vert Parking West Out	1.15	2.3	0.6	1.92	3.83	11
Vert Spill Prop Line East	0.30	0.6	0.0	N.A.	N.A.	62
Vert Spill Prop Line North	0.17	0.3	0.0	N.A.	N.A.	52
Vert Spill Prop Line South	0.30	1.9	0.0	N.A.	N.A.	52
Vert Spill Prop Line West	0.96	1.7	0.0	N.A.	N.A.	65

PHOTOMETRICS PLAN

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BARTLETT, TN 38133
PH: (901) 384-0424 FAX: (901) 384-0710
TN QUALIFIED CORPORATION

JOSEPH S. PARLER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110147
STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	8 OF 8 SHEETS

HFA

Master PUD Revision Narrative

Project: Walmart Neighborhood Market #3908
2248 Nashville Hwy
Columbia, TN

Project #: 03908-1000
Permit #: 26-0058
Date: 03/10/2026 REVISED

The information below is a narrative summary of the proposed revisions to the architectural elevations and supportive site materials.

Architectural Building Elevations:

The clerestory storefront windows above the cart storage area were lowered approximately 2'-4" to accommodate the bearing connection of the structural system supporting the roof. The previous design did not allow for enough material for the structural members to bear on the wall.

Employee Break Room exterior door and window were relocated based on an interior layout change to align. Door size and overall SF of window has remained unchanged.

Pharmacy Drive-Thru canopy has been reduced to a tie-back canopy.

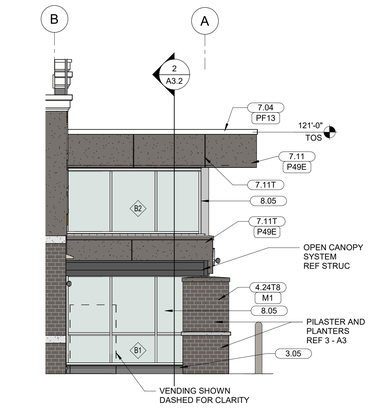
Exterior slider door on left elevation adjusted location based on interior layout change.

Site Plan:

The additional sidewalk coming from the building on the plan south side of the building.
The Pharmacy Drive-Thru canopy and concrete pad limits were reduced. Therefore, the adjacent curbed island to the drive-thru area was extended.
The Pickup doors on the building were moved for better access to the pickup stalls.
The curbed island below in the pickup area was modified to provide a landing for the employee:

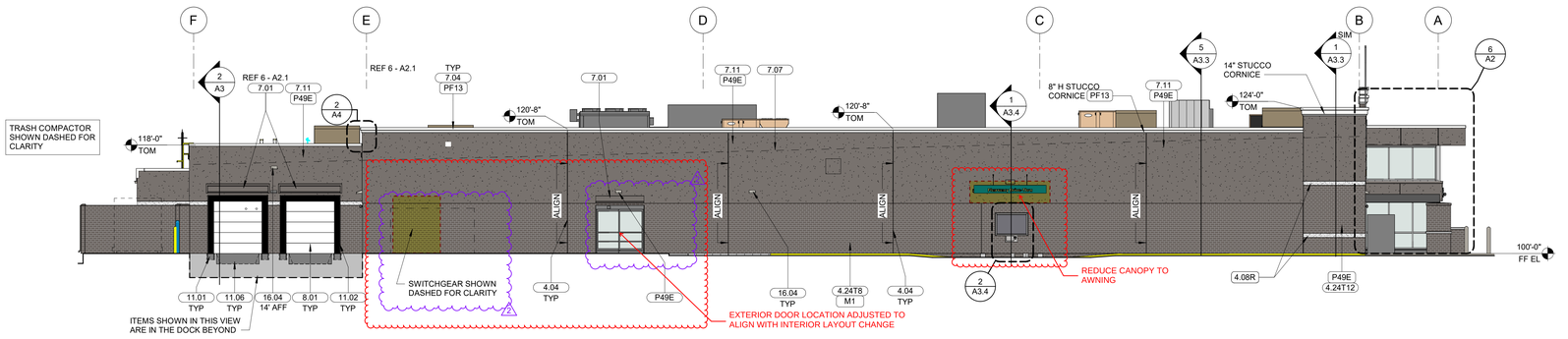
End of Master PUD Narrative

Kirsten M. Whitehead, AIA|NCARB|CPD
Team Lead/Architect
HFA-AE, LTD



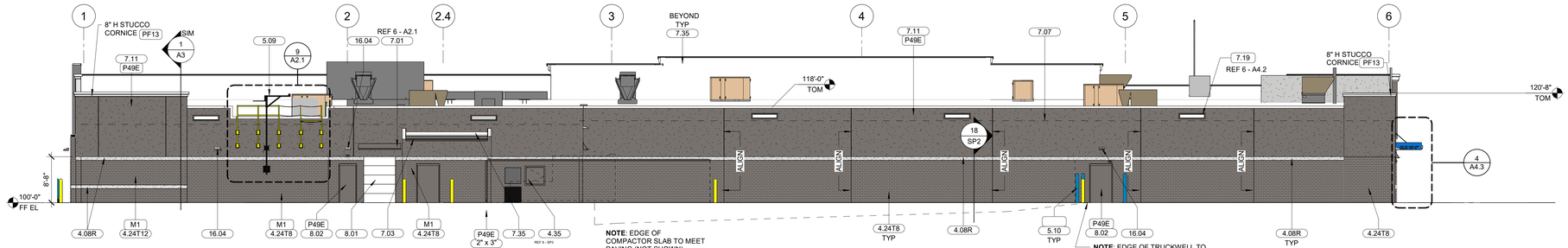
6 ENTRY SIDE ELEVATION

3/16" = 1'-0"



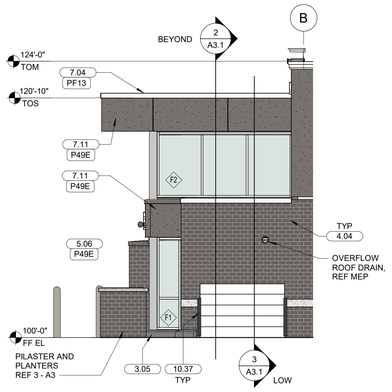
5 LEFT ELEVATION

1" = 10'-0"



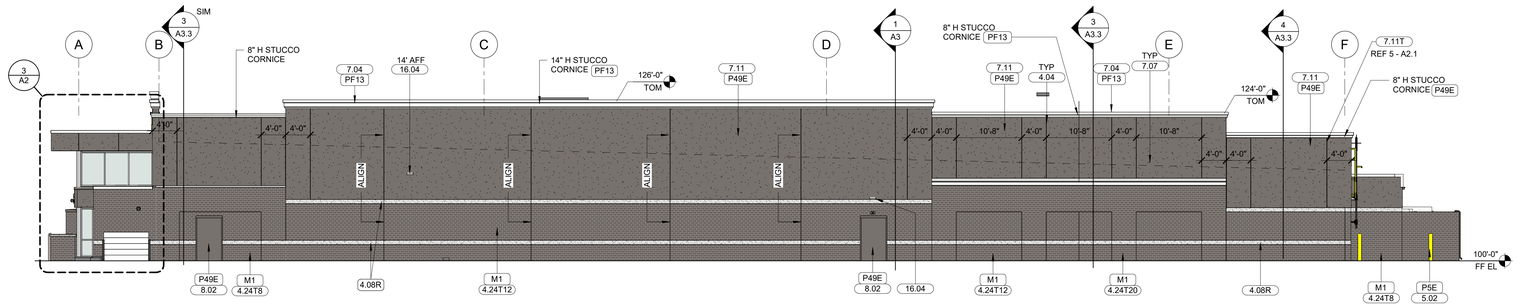
4 REAR ELEVATION

1" = 10'-0"



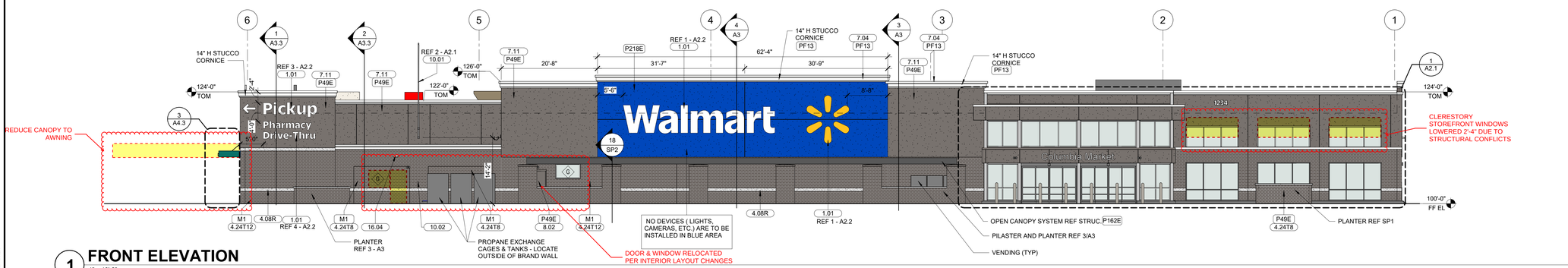
3 ENTRY RIGHT ELEVATION

3/16" = 1'-0"



2 RIGHT ELEVATION

1" = 10'-0"



1 FRONT ELEVATION

1" = 10'-0"

COLOR LEGEND

M1	INTEGRAL COLORED BLOCK FLINT BLEND BY SPECBRICK
P5E	SAFETY YELLOW
P49E	DARK GRAY
P162E	BLACK GRAY
P218E	TRUE BLUE
PF13	BONE WHITE

SHEET NOTES

1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY
2. OVERFLOW DRAIN LEADERS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO - IF THERE ARE TWO ADJACENT COLORS AT DOORS USE THE BOTTOM COLOR FOR THE ENTIRE DOOR
3. PARAPET STEPS OCCUR AT CONTROL JOINTS - REF STRUCTURAL FOR CONTROL JOINT LOCATIONS
4. GRIND SPLIT FACE CMU SMOOTH AT ANY BRACKET ATTACHMENTS TO MATCH THE SIZE OF THE BRACKET
5. REF ROOF PLANS FOR DOWNSPOUT SIZES AND LOCATIONS
6. REF ROOF PLANS FOR GUTTER SIZES

KEYNOTE LEGEND

1.01	SIGNAGE
3.05	CONCRETE CURB
4.04	CONTROL JOINT, TYP, REF STRUC
4.08R	SPLIT FACE CMU ACCENT COURSE
4.24T8	8" ARCHITECTURAL MASONRY
4.24T12	12" ARCHITECTURAL MASONRY
4.24T20	8" ARCHITECTURAL MASONRY ON 12" SMOOTH FACE CMU
4.35	40"W x 38"H OPENING AT TRASH COMPACTOR, BOTTOM OF OPENING IS 42" AFF
5.02	PAINTED 6" PIPE BOLLARD
5.06	STEEL COLUMN
5.09	JIB CRANE HOIST ARM AND RAILING ASSEMBLY
5.10	6" PIPE BOLLARD WITH BLUE PLASTIC SLEEVE, 72" HEIGHT
7.01	SHEET METAL DOOR HOOD PAINTED TO MATCH ADJACENT, UNO
7.03	METAL GUTTER, PREFINISHED, UNO
7.04	METAL FASCIA COVER
7.07	ROOF LINE BEYOND
7.09	METAL DOWNSPOUT, PREFINISHED
7.11	EXTERIOR CEMENT PLASTER
7.11T	PLASTER REVEAL
7.19	OVERFLOW SCUPPER
7.35	ROOFING MEMBRANE
8.01	SECTIONAL OVERHEAD DOOR, TYP
8.02	HOLLOW METAL DOOR AND FRAME
8.05	ALUMINUM STOREFRONT
10.01	FLAGPOLE
10.02	LOCKABLE FLAGPOLE CLEAT
10.37	3 1/2"x3 1/2" HIGH IMPACT HEAVY DUTY EPDM CORNER GUARD, HOLD 2" AFF
11.01	DOCK BUMPERS
11.02	DOCK SEAL
11.06	EDGE LEVELER
16.04	EXTERIOR LIGHT FIXTURE

KEYNOTE LEGEND
- ADDED 4.24T12, & 4.24T20

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THESE DRAWINGS WERE PREPARED FOR USE ON A SPECIFIC SITE AT
DATE ON 03/04/2025 AND IT IS NOT REASONABLE TO EXPECT THAT THEY WOULD BE SUITABLE FOR REUSE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. ANY REUSE OF THESE DRAWINGS AS REFERENCE OR EXAMPLE ON ANOTHER PROJECT SHALL BE AT THE SERVICES OF PROPERLY LICENSED PROFESSIONALS OF SUCH PROJECT. ANY REPRODUCTION OF THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS IS PROHIBITED AND THEY ARE TO BE RETURNED TO THE FIRM.

Walmart
COLUMBIA, TN
NASHVILLE HWY AND HONEY FARM WAY
STORE NO. 03808 - 0000
JOB NUMBER: 2213-03808
PROTO: R-R-45 (NX-L)

ISSUE BLOCK		
1	CCD#1	12/30/25
2	CCD#5	03/19/26

CHECKED BY:	DSG/P
DRAWN BY:	DSA/GEC
DOCUMENT DATE:	09/08/25
PROTO:	R-R-45 (NX-L)
PROTO CYCLE:	09/30/25

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET: A2

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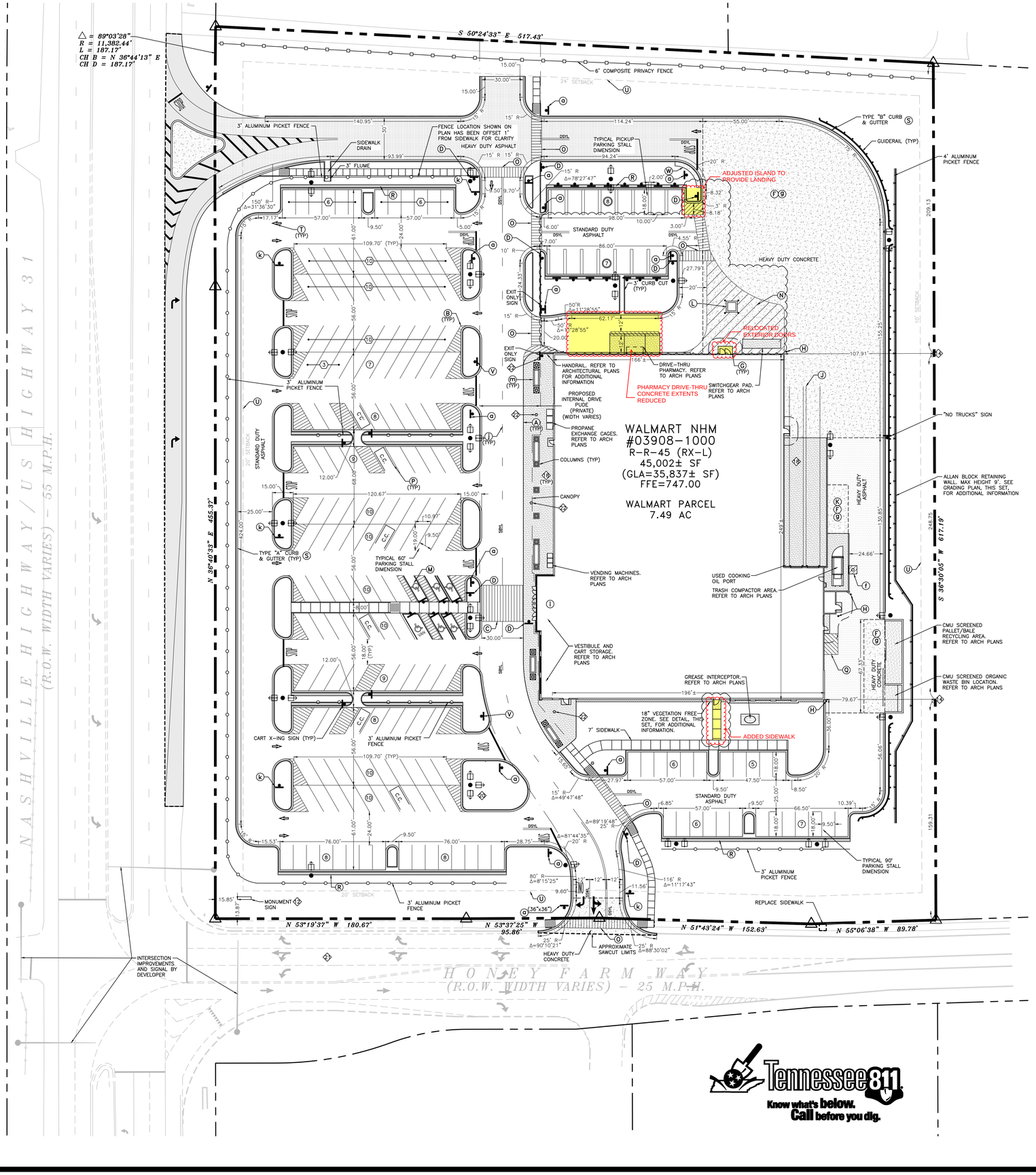
C:\Users\ryrifle.cadserv\Documents\2024 Revit Projects\03808 Columbia - TN_FL Main-Arch_R_cPL_HFA.Eyles.Carlson.rvt



SITE ANALYSIS TABLE	
	PROPOSED (TOTAL)
TOTAL BUILDING AREA	45,002 S.F.
RETAIL FOOD SALES USABLE FLOOR AREA (UFA)	22,628 S.F.
GENERAL RETAIL SALES USABLE FLOOR AREA (UFA)	6,936 S.F.
REQUIRED PARKING RATIO FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	1 SPACE PER 200 UFA
REQUIRED PARKING FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	114 SPACES
REQUIRED PARKING RATIO FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	1 SPACE PER 500 UFA
REQUIRED PARKING FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	14 SPACES
TOTAL REQUIRED PARKING (PER CITY OF COLUMBIA)	128 SPACES
CUSTOMER AND ASSOCIATE PARKING	174 SPACES
ACCESSIBLE PARKING	6 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	15 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS/6 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	180 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	4.00/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	195 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	4.33/1,000 S.F.

SITE LEGEND

(A) FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.

(B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.

(C) VESTIBULE CROSSWALK STRIPING. 6" WHITE STRIPES 90'-2" O.C. (TYP). W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.

(D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.

(E) RESERVED

(F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE)

(G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/ OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.

(H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.

(J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.

(K) HEAVY DUTY CONCRETE "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.

(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

(M) ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"=INDICATES VAN ACCESSIBLE SPACE).

(N) AREA STRIPED AT SSYL/4" AT 45° @ 5'-0" O.C.

(O) 7'-4" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.

(P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.

(Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.

(R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.

(S) ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

(T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.

(U) BUILDING SETBACK LINE PER ZONING ORDINANCE.

(V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.

(W) 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.

(X) RESERVED.

(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.

(Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.

(a) "STOP" SIGN. SEE DETAIL SHEET.

(b) SPECIAL "FUEL TRUCK ROUTE" SIGN. SEE DETAIL SHEET.

(c) USED COOKING OIL ON TANK PIPE STUB.

(d) RESERVED

(e) RESERVED

(f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.

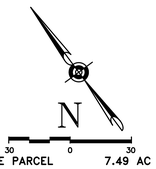
(h) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.

(i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.

(j) 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.

(k) PICKUP WAYFINDING SIGN. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(m) RAISED PLANTER BOXES AND TREE GRATES. REFERENCE PLANTING PLAN & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.



LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- 2' WIDE BUFFER FOR CAR OVERHANG
- 18" VEGETATION FREE ZONE
- ROAD WIDENING
- SIDEWALK DRAIN
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- GUIDERAIL
- 4' THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE
- 6' COMPOSITE PRIVACY FENCE
- 3' THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE
- CUSTOMER PARKING COUNT (STRIPED YELLOW)
- PICKUP PARKING COUNT
- ASSOCIATE PARKING COUNT (STRIPED WHITE)
- CART CORRAL
- DSYL – DOUBLE SOLID YELLOW LINE
- SSWL – SINGLE SOLID WHITE LINE
- SSYL – SINGLE SOLID YELLOW LINE
- SBYL – SINGLE BROKEN YELLOW LINE
- EOP – EDGE OF PAVEMENT
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW
- SIPHONIC MANHOLE

◇ NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL RADII TO BE 5' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCIATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS.
12. MONUMENT SIGN CONSTRUCTION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR; DIMENSIONS SHOWN ARE PERPENDICULAR DISTANCES FROM THE EDGE OF SIGN TO THE PROPERTY LINE OR BACK OF THE CURB. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SIGN DETAILS AND FOR ADDITIONAL INFORMATION CONCERNING SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO COMPLETE SIGN AND SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY MATERIALS WHICH ARE NOT PROVIDED AND INSTALLED BY OTHERS.
13. SEE THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
14. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING AND AT THE ENDS OF THE TRUCKWELL.
18. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. CROSS SLOPE ON ALL ADA ACCESSIBLE ROUTES (SIDEWALKS AND CROSSWALKS) SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
20. REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
21. INFORMATION SHOWN ON HONEY FARM WAY IS FROM THE DEVELOPER'S PLANS.
22. ALN440 LIGHT BASE SHALL BE FLUSH WITH THE SIDEWALK. SEE LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

SIGN EXCLUSION AREA REQUIREMENT

ALL SIGNS SHALL BE LOCATED OUTSIDE OF THE SIGN EXCLUSION AREA.

FOR STOP SIGNS, THE SIGN EXCLUSION AREA IS 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE IN ALL DIRECTIONS, INCLUDING ALONG CURB AND STRIPED ISLAND RADII.

FOR ALL OTHER SIGNS, THE SIGN EXCLUSION AREA IS 9' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR ALL PARKING AISLE DRIVES AND 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR THE BFR, OCR, ENTRANCE DRIVES, AND ALL OTHER DRIVES.

EDGE OF TRAVEL LANE FOR THIS PURPOSE IS DEFINED AS THE CENTER OF STRIPE, FACE OF CURB, OR EDGE OF BUILDING SIDEWALK AS APPLICABLE.

REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
FAYETTEVILLE, AR 72703
PH: (501) 384-0424 FX: (501) 384-0710
TN QUALIFIED CORPORATION

NOT FOR CONSTRUCTION

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	11 OF 29 SHEETS

SITE PLAN

HFA

Master PUD Revision Narrative

Project: Walmart Neighborhood Market #3908
2248 Nashville Hwy
Columbia, TN

Project #: 03908-1000
Permit #: 26-0058
Date: 03/09/2026

The information below is a narrative summary of the proposed revisions to the architectural elevations and supportive site materials.

Architectural Building Elevations:

The clerestory storefront windows above the cart storage area were lowered approximately 2'-4" to accommodate the bearing connection of the structural system supporting the roof. The previous design did not allow for enough material for the structural members to bear on the wall.

Employee Break Room exterior door and window were relocated based on an interior layout change to align. Door size and overall SF of window has remained unchanged.

Pharmacy Drive-Thru canopy has been reduced to a tie-back canopy.

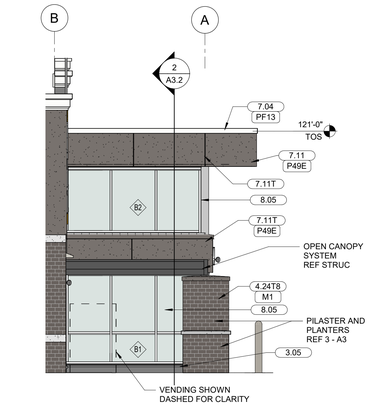
Exterior slider door on left elevation adjusted location based on interior layout change.

Site Plan:

Updates to align with Pharmacy Drive-Thru canopy revision and exterior slider door relocation on plan north elevation.

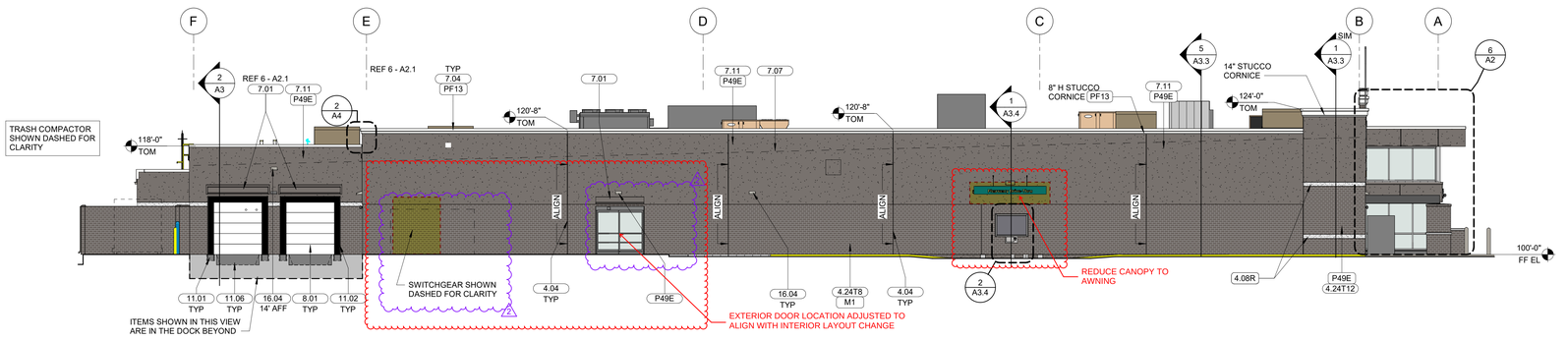
End of Master PUD Narrative

Kirsten M. Whitehead, AIA|NCARB|CPD
Team Lead/Architect
HFA-AE, LTD



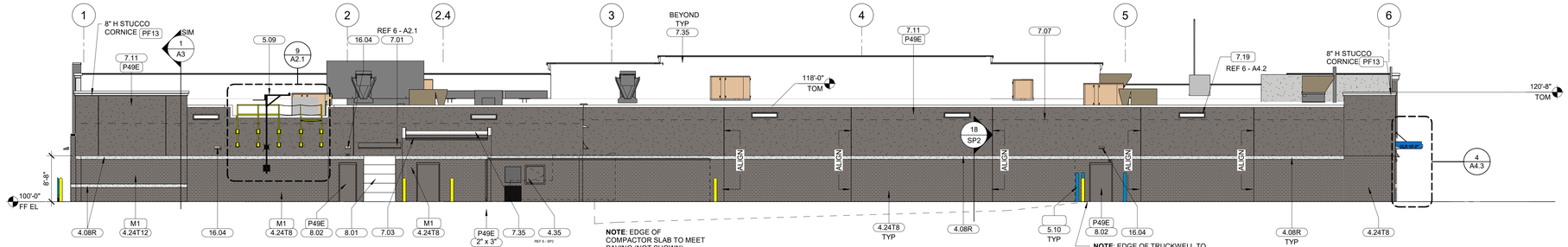
6 ENTRY SIDE ELEVATION

3/16" = 1'-0"



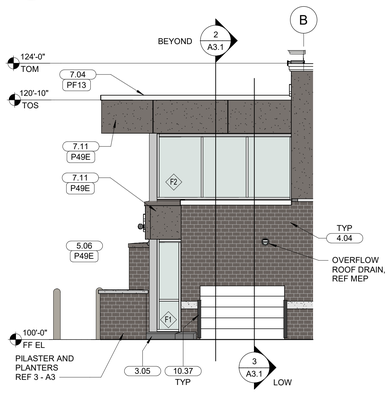
5 LEFT ELEVATION

1" = 10'-0"



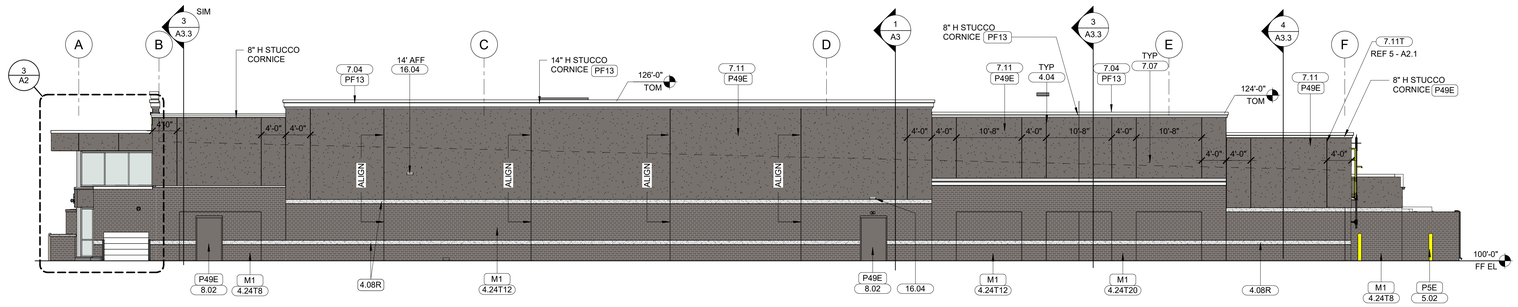
4 REAR ELEVATION

1" = 10'-0"



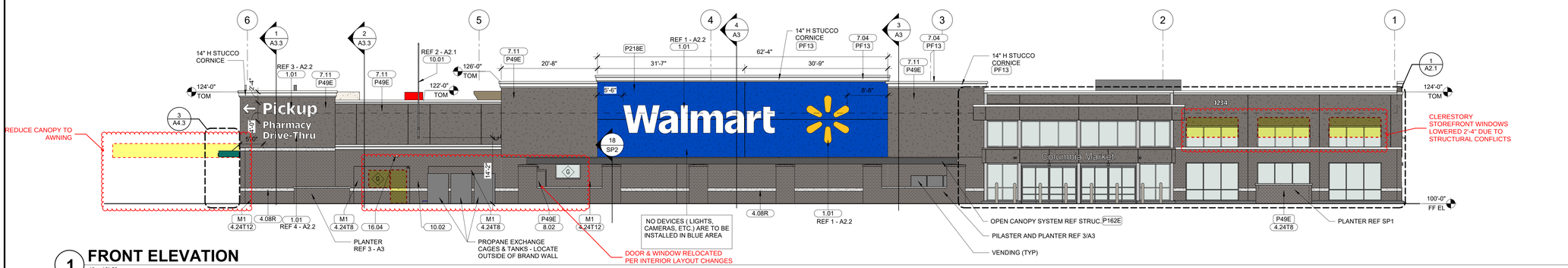
3 ENTRY RIGHT ELEVATION

3/16" = 1'-0"



2 RIGHT ELEVATION

1" = 10'-0"



1 FRONT ELEVATION

1" = 10'-0"

COLOR LEGEND

M1	INTEGRAL COLORED BLOCK FLINT BLEND BY SPECBRICK
P5E	SAFETY YELLOW
P49E	DARK GRAY
P162E	BLACK GRAY
P218E	TRUE BLUE
PF13	BONE WHITE

SHEET NOTES

1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY
2. OVERFLOW DRAIN LEADERS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO - IF THERE ARE TWO ADJACENT COLORS AT DOORS USE THE BOTTOM COLOR FOR THE ENTIRE DOOR
3. PARAPET STEPS OCCUR AT CONTROL JOINTS - REF STRUCTURAL FOR CONTROL JOINT LOCATIONS
4. GRIND SPLIT FACE CMU SMOOTH AT ANY BRACKET ATTACHMENTS TO MATCH THE SIZE OF THE BRACKET
5. REF ROOF PLANS FOR DOWNSPOUT SIZES AND LOCATIONS
6. REF ROOF PLANS FOR GUTTER SIZES

KEYNOTE LEGEND

1.01	SIGNAGE
3.05	CONCRETE CURB
4.04	CONTROL JOINT, TYP, REF STRUC
4.08R	SPLIT FACE CMU ACCENT COURSE
4.24T8	8" ARCHITECTURAL MASONRY
4.24T12	12" ARCHITECTURAL MASONRY
4.24T20	8" ARCHITECTURAL MASONRY ON 12" SMOOTH FACE CMU
4.35	40"W x 38"H OPENING AT TRASH COMPACTOR, BOTTOM OF OPENING IS 42" AFF
5.02	PAINTED 6" PIPE BOLLARD
5.06	STEEL COLUMN
5.09	JIB CRANE HOIST ARM AND RAILING ASSEMBLY
5.10	6" PIPE BOLLARD WITH BLUE PLASTIC SLEEVE, 72" HEIGHT
7.01	SHEET METAL DOOR HOOD PAINTED TO MATCH ADJACENT, UNO
7.03	METAL GUTTER, PREFINISHED, UNO
7.04	METAL FASCIA COVER
7.07	ROOF LINE BEYOND
7.09	METAL DOWNSPOUT, PREFINISHED
7.11	EXTERIOR CEMENT PLASTER
7.11T	PLASTER REVEAL
7.19	OVERFLOW SCUPPER
7.35	ROOFING MEMBRANE
8.01	SECTIONAL OVERHEAD DOOR, TYP
8.02	HOLLOW METAL DOOR AND FRAME
8.05	ALUMINUM STOREFRONT
10.01	FLAGPOLE
10.02	LOCKABLE FLAGPOLE CLEAT
10.37	3 1/2"x3 1/2" HIGH IMPACT HEAVY DUTY EPDM CORNER GUARD, HOLD 2" AFF
11.01	DOCK BUMPERS
11.02	DOCK SEAL
11.06	EDGE LEVELER
16.04	EXTERIOR LIGHT FIXTURE

KEYNOTE LEGEND
- ADDED 4.24T12, & 4.24T20

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THESE DRAWINGS WERE PREPARED FOR USE ON A SPECIFIC SITE AT
DATE ON 03/04/2025 AND IT IS NOT REASONABLE TO EXPECT THAT THEY WILL BE SUITABLE FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR REUSE OF THESE DRAWINGS BY OTHERS OR FOR ANY MODIFICATIONS MADE TO THEM. ANY REUSE, MODIFICATION OR ADAPTATION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF HFA-AE, L.T.D. IS PROHIBITED AND WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

Walmart
COLUMBIA, TN
NASHVILLE HWY AND HONEY FARM WAY
STORE NO. 03808 - 0000
JOB NUMBER: 25124808
PROTO: R-R-45 (NX-L)

ISSUE BLOCK		
1	CCD#1	12/30/25
2	CCD#5	03/19/26

CHECKED BY:	DSG/P
DRAWN BY:	DSA/GEC
DOCUMENT DATE:	09/08/25
PROTO:	R-R-45 (NX-L)
PROTO CYCLE:	09/30/25

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET: A2

3/4/2026 2:05:56 PM
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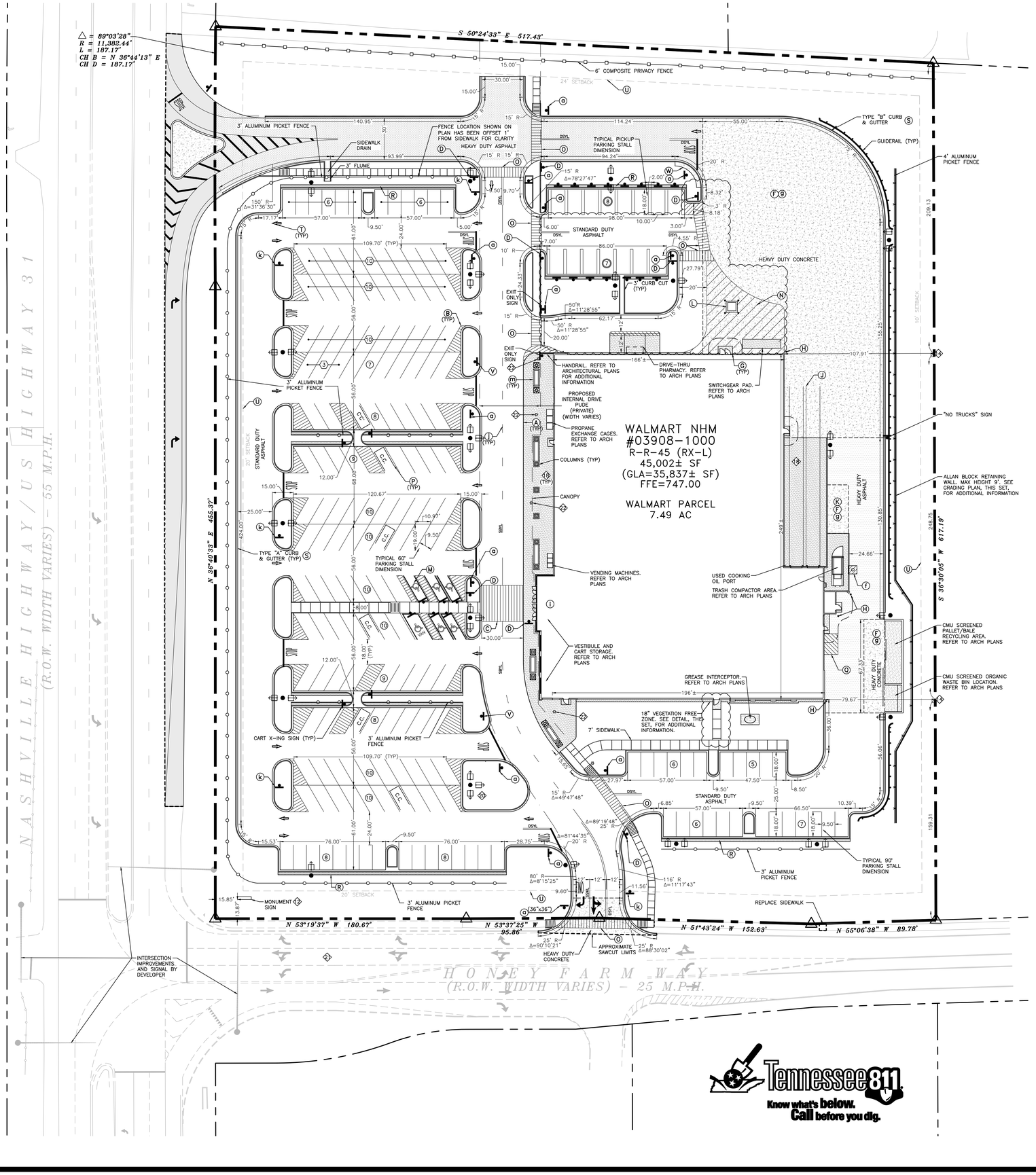

SITE ANALYSIS TABLE	
	PROPOSED (TOTAL)
TOTAL BUILDING AREA	45,002 S.F.
RETAIL FOOD SALES USABLE FLOOR AREA (UFA)	22,628 S.F.
GENERAL RETAIL SALES USABLE FLOOR AREA (UFA)	6,936 S.F.
REQUIRED PARKING RATIO FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	1 SPACE PER 200 UFA
REQUIRED PARKING FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	114 SPACES
REQUIRED PARKING RATIO FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	1 SPACE PER 500 UFA
REQUIRED PARKING FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	14 SPACES
TOTAL REQUIRED PARKING (PER CITY OF COLUMBIA)	128 SPACES
CUSTOMER AND ASSOCIATE PARKING	174 SPACES
ACCESSIBLE PARKING	6 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	15 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS/6 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	180 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	4.00/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	195 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	4.33/1,000 S.F.

SITE LEGEND

(A) FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.

(B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.

(C) VESTIBULE CROSSWALK STRIPING. 6" WHITE STRIPES 90'-2" O.C. (TYP). W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.

(D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.

(E) RESERVED

(F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE)

(G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/ OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.

(H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.

(J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.

(K) HEAVY DUTY CONCRETE "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.

(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

(M) ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"=INDICATES VAN ACCESSIBLE SPACE).

(N) AREA STRIPED AT SSYL/4" AT 45° @ 5'-0" O.C.

(O) 7'-4" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.

(P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.

(Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.

(R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.

(S) ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

(T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.

(U) BUILDING SETBACK LINE PER ZONING ORDINANCE.

(V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.

(W) 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.

(X) RESERVED.

(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.

(Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.

(a) "STOP" SIGN. SEE DETAIL SHEET.

(b) SPECIAL "FUEL TRUCK ROUTE" SIGN. SEE DETAIL SHEET.

(c) USED COOKING OIL ON TANK PIPE STUB.

(d) RESERVED

(e) RESERVED

(f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.

(h) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.

(i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.

(j) 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.

(k) PICKUP WAYFINDING SIGN. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(m) RAISED PLANTER BOXES AND TREE GRATES. REFERENCE PLANTING PLAN & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- 2' WIDE BUFFER FOR CAR OVERHANG
- 18" VEGETATION FREE ZONE
- ROAD WIDENING
- SIDEWALK DRAIN
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- GUIDERAIL
- 4' THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE
- 6' COMPOSITE PRIVACY FENCE
- 3' THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE
- CUSTOMER PARKING COUNT (STRIPED YELLOW)
- PICKUP PARKING COUNT
- ASSOCIATE PARKING COUNT (STRIPED WHITE)
- CART CORRAL
- DSYL – DOUBLE SOLID YELLOW LINE
- SSWL – SINGLE SOLID WHITE LINE
- SSYL – SINGLE SOLID YELLOW LINE
- SBYL – SINGLE BROKEN YELLOW LINE
- EOP – EDGE OF PAVEMENT
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW
- SIPHONIC MANHOLE

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL RADII TO BE 5' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCIATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS.
12. MONUMENT SIGN CONSTRUCTION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR; DIMENSIONS SHOWN ARE PERPENDICULAR DISTANCES FROM THE EDGE OF SIGN TO THE PROPERTY LINE OR BACK OF THE CURB. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SIGN DETAILS AND FOR ADDITIONAL INFORMATION CONCERNING SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO COMPLETE SIGN AND SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY MATERIALS WHICH ARE NOT PROVIDED AND INSTALLED BY OTHERS.
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18. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. CROSS SLOPE ON ALL ADA ACCESSIBLE ROUTES (SIDEWALKS AND CROSSWALKS) SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
20. REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
21. INFORMATION SHOWN ON HONEY FARM WAY IS FROM THE DEVELOPER'S PLANS.
22. ALN440 LIGHT BASE SHALL BE FLUSH WITH THE SIDEWALK. SEE LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION.

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ALL SIGNS SHALL BE LOCATED OUTSIDE OF THE SIGN EXCLUSION AREA.

FOR STOP SIGNS, THE SIGN EXCLUSION AREA IS 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE IN ALL DIRECTIONS, INCLUDING ALONG CURB AND STRIPED ISLAND RADII.

FOR ALL OTHER SIGNS, THE SIGN EXCLUSION AREA IS 9' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR ALL PARKING AISLE DRIVES AND 4' FROM THE EDGE OF THE TRAVEL LANE TO THE CENTER OF THE SIGN BASE FOR THE BFR, OCR, ENTRANCE DRIVES, AND ALL OTHER DRIVES.

EDGE OF TRAVEL LANE FOR THIS PURPOSE IS DEFINED AS THE CENTER OF STRIPE, FACE OF CURB, OR EDGE OF BUILDING SIDEWALK AS APPLICABLE.

REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

Tennessee 811 Know what's below. Call before you dig.

SITE PLAN

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
ROGERS, ARKANSAS 72758
PH: (501) 384-0424 FAX: (501) 384-0710
TN QUALIFIED CORPORATION

NOT FOR CONSTRUCTION

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE
WALMART, INC.
2608 SE J STREET
BENTONVILLE, AR 72716-0505

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	9/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	11 OF 29 SHEETS

HFA

Code Comment Response 1

Project: Walmart Neighborhood Market #3908
2248 Nashville Hwy
Columbia, TN

Project #: 03908-1000
Permit #: 26-0058
Date: 03/13/2026

The information below is in response to the comments received by our office from City of Columbia via the online portal on the above referenced project on 03/12/2026.

Jurisdiction

Comment 1: Please note on an updated plan set any changes to the drive thru layout regarding curb adjustments and/or stacking from previous approved FINAL PUD design.

Response 1: See attached revised exhibit with narrative and markups as required. Exhibit was uploaded to the online portal on 03/10/2026.

End of Code Comment Response 1
Kirsten M. Whitehead, AIA|NCARB|CPD
Team Lead/Architect
HFA-AE, LTD

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, March 10, 2026

ITEM NO.
26-0058

DESCRIPTION: Honey Farm Walmart_ARC Revision

COMMENTS:

Building

1. No comment.

Police

2. No comment provided.

City Attorney

3. No comment provided.

Atmos Energy

4. No Comment. Natural Gas not in Development.

Public Works

5. No comment. City of Columbia Dumpster Guidelines & Accessibility Requirements already submitted but including here again for reference. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized.
6. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS
   GENERAL
   All requirements for collection and accessibility to containers apply, regardless of whether

collection is public or private.
GUIDELINES FOR DUMPSTERS
The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

7. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

Fire

8. No comments

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Planning

9. The lead case planner for this item will be Austin Brass. Please reach out at abrass@columbiatn.gov if you have any questions.
10. Please note on an updated plan set any changes to the drive thru layout regarding curb adjustments and/or stacking from previous approved FINAL PUD design.

Maury County E911

11. No comment.

Engineering

12. No comments.

Maury County Schools

13. No Comment.

Maury County Highway Dept.

14. No comment.

Columbia Water

15. No Comments.

Columbia Power

16. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be

guaranteed regarding the availability of meters or transformers appropriate for your development.

Duck River Electric Membership Corp

17. No comment.

ATT

18. No comments provided.

Resubmittal Guidelines

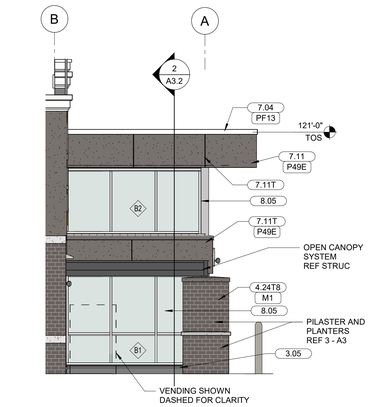
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

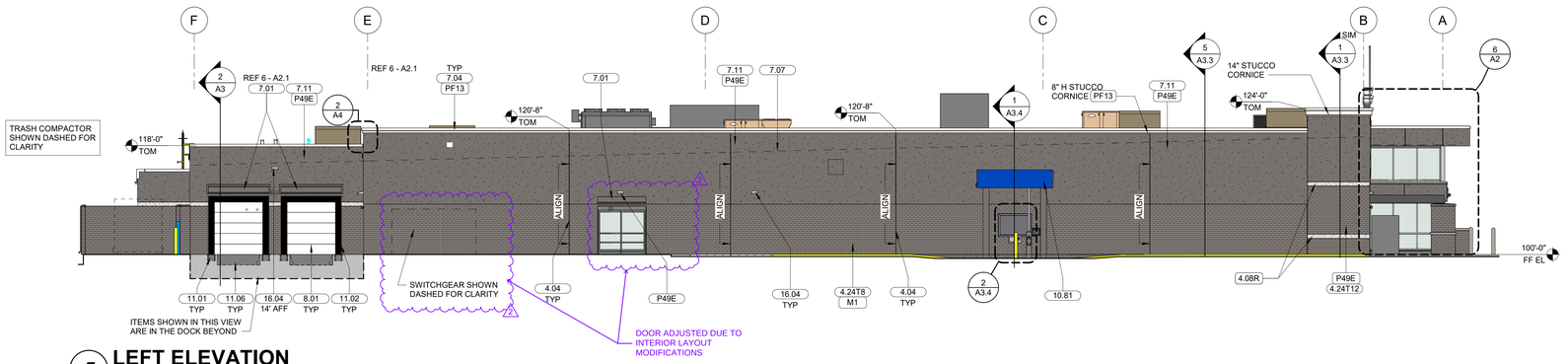
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



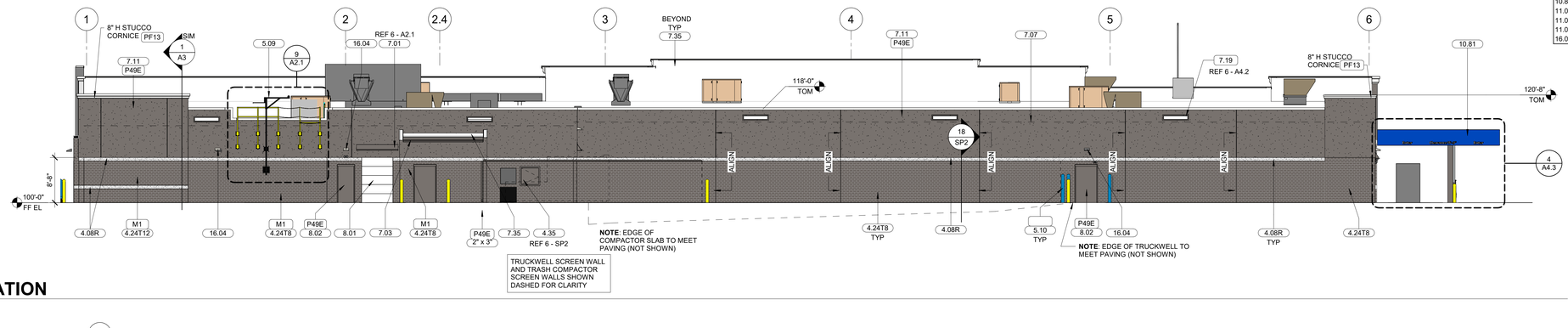
6 ENTRY SIDE ELEVATION

3/16" = 1'-0"



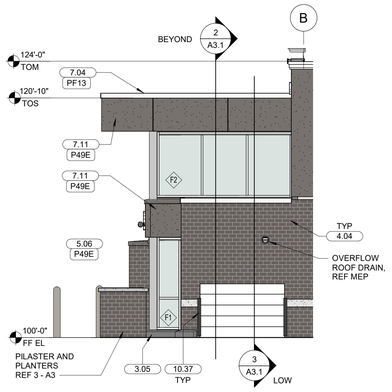
5 LEFT ELEVATION

1" = 10'-0"



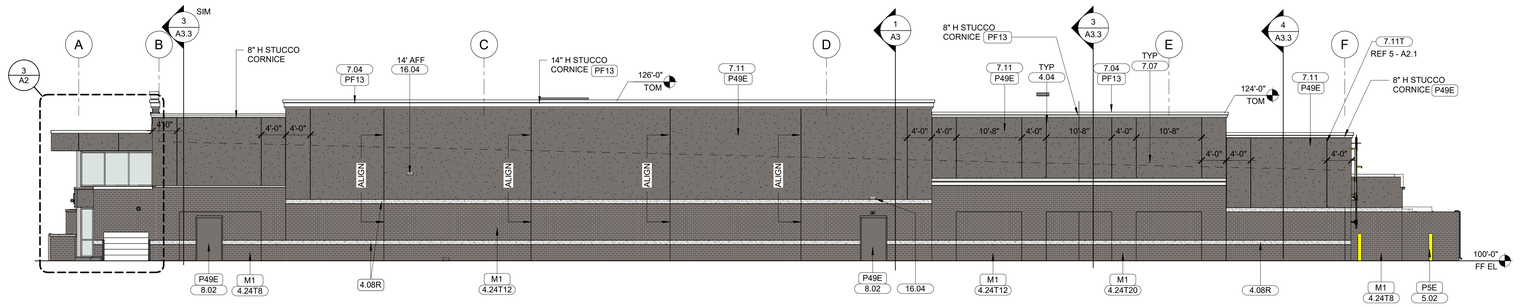
4 REAR ELEVATION

1" = 10'-0"



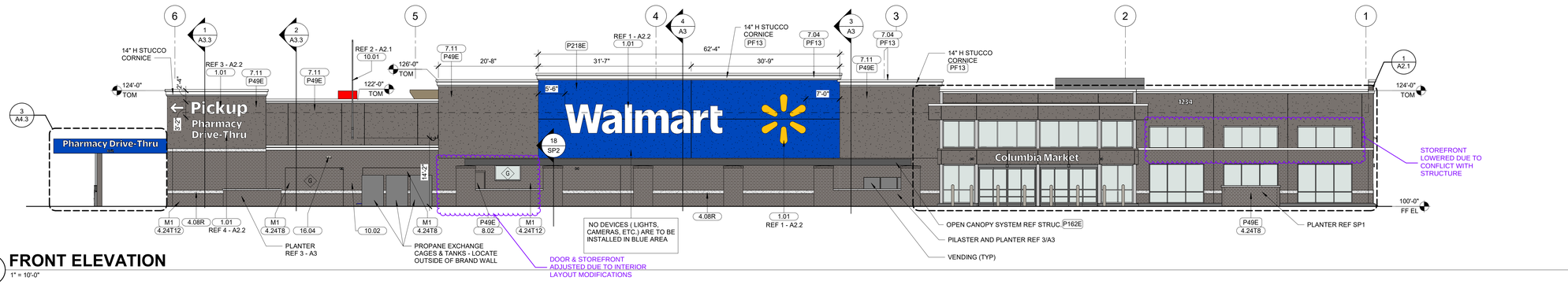
3 ENTRY RIGHT ELEVATION

3/16" = 1'-0"



2 RIGHT ELEVATION

1" = 10'-0"



1 FRONT ELEVATION

1" = 10'-0"

COLOR LEGEND

M1	INTEGRAL COLORED BLOCK FLINT BLEND BY SPECBRICK
P5E	SAFETY YELLOW
P49E	DARK GRAY
P162E	BLACK GRAY
P218E	TRUE BLUE
PF13	BONE WHITE

SHEET NOTES

1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY
2. OVERFLOW DRAIN LEADERS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO - IF THERE ARE TWO ADJACENT COLORS AT DOORS USE THE BOTTOM COLOR FOR THE ENTIRE DOOR
3. PARAPET STEPS OCCUR AT CONTROL JOINTS - REF STRUCTURAL FOR CONTROL JOINT LOCATIONS
4. GRIND SPLIT FACE CMU SMOOTH AT ANY BRACKET ATTACHMENTS TO MATCH THE SIZE OF THE BRACKET
5. REF ROOF PLANS FOR DOWNSPOUT SIZES AND LOCATIONS
6. REF ROOF PLANS FOR GUTTER SIZES

KEYNOTE LEGEND

1.01	SIGNAGE
3.05	CONCRETE CURB
4.04	CONTROL JOINT, TYP, REF STRUC
4.08R	SPLIT FACE CMU ACCENT COURSE
4.24T8	8" ARCHITECTURAL MASONRY
4.24T12	12" ARCHITECTURAL MASONRY
4.24T20	8" ARCHITECTURAL MASONRY ON 12" SMOOTH FACE CMU
4.35	40"W x 38"H OPENING AT TRASH COMPACTOR, BOTTOM OF OPENING IS 42" AFF
5.02	PAINTED 6" PIPE BOLLARD
5.06	STEEL COLUMN
5.09	JIB CRANE HOIST ARM AND RAILING ASSEMBLY
5.10	6" PIPE BOLLARD WITH BLUE PLASTIC SLEEVE, 72" HEIGHT
7.01	SHEET METAL DOOR HOOD PAINTED TO MATCH ADJACENT, UNO
7.03	METAL GUTTER, PREFINISHED, UNO
7.04	METAL FASCIA COVER
7.07	ROOF LINE BEYOND
7.09	METAL DOWNSPOUT, PREFINISHED
7.11	EXTERIOR CEMENT PLASTER
7.11T	PLASTER REVEAL
7.19	OVERFLOW SCUPPER
7.35	ROOFING MEMBRANE
8.01	SECTIONAL OVERHEAD DOOR, TYP
8.02	HOLLOW METAL DOOR AND FRAME
8.05	ALUMINUM STOREFRONT
10.01	FLAGPOLE
10.02	LOCKABLE FLAGPOLE CLEAT
10.37	3 1/2"x3 1/2" HIGH IMPACT HEAVY DUTY EPDM CORNER GUARD, HOLD 2" AFF
10.81	CANOPY SYSTEM, OWNER FURNISHED, GC INSTALLED
11.01	DOCK BUMPERS
11.02	DOCK SEAL
11.06	EDGE LEVELER
16.04	EXTERIOR LIGHT FIXTURE

KEYNOTE LEGEND
• ADDED 4.24I8, 4.24T12, & 4.24T20

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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Walmart
COLUMBIA, TN
NASHVILLE HWY AND HONEY FARM WAY
STORE NO. 03908-1000
JOB NUMBER: 22-24-03908 PROTO: R-R-45 (RX-L)

ISSUE BLOCK		
1	CCD#1	12/30/25
2	Revision 3	tbd

CHECKED BY:	DS/DP
DRAWN BY:	DS/AG/EC
DOCUMENT DATE:	09/08/25
PROTO:	R-R-45 (RX-L)
PROTO CYCLE:	05/30/25

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET: A2

2105200 2:24:59 PM
C:\Users\hyrle.stelmon\Documents\2024 Revit Projects\03908 Columbia - TN_FL Main-Arch_R_cPL_HFA Eydie Clarkson.rvt
0000-A-EXTERIOR ELEVATIONS Revision 3

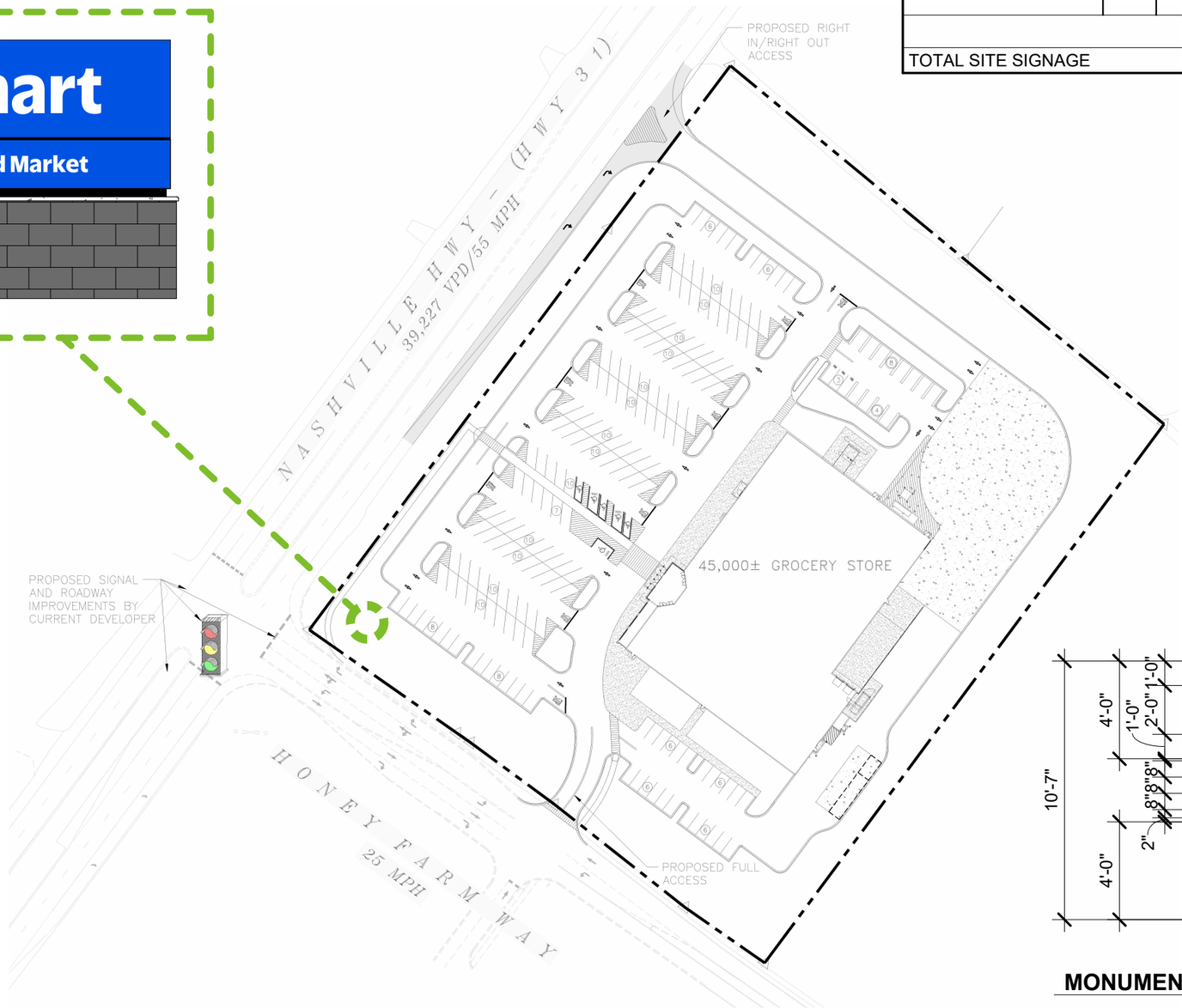
VARIANCE REQUIRED DUE TO AREA RESTRICTIONS

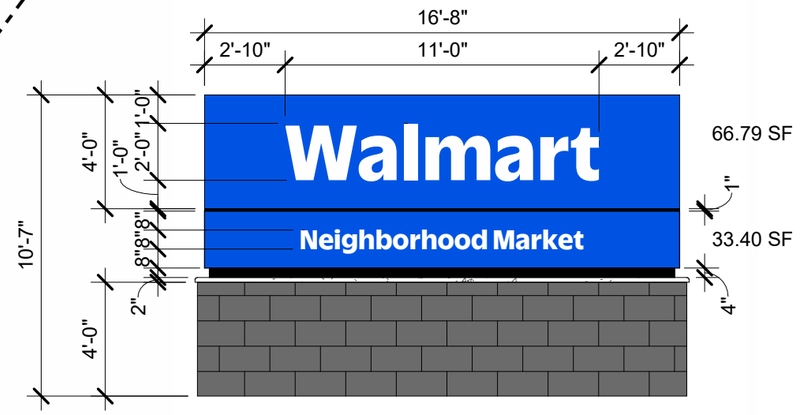
10'-7" H 100.19SF



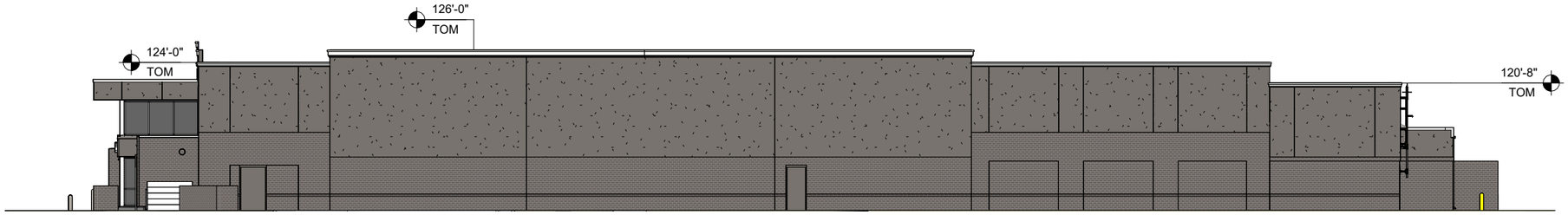
SITE SIGNAGE SCHEDULE

SIGNAGE	QTY	ILLUMINATED	COLOR	INDIVIDUAL AREA		TOTAL AREA	
Walmart Monument	1	YES	WHITE LETTERING	100.19	SF	100.19	SF
TOTAL SITE SIGNAGE						100.19	SF

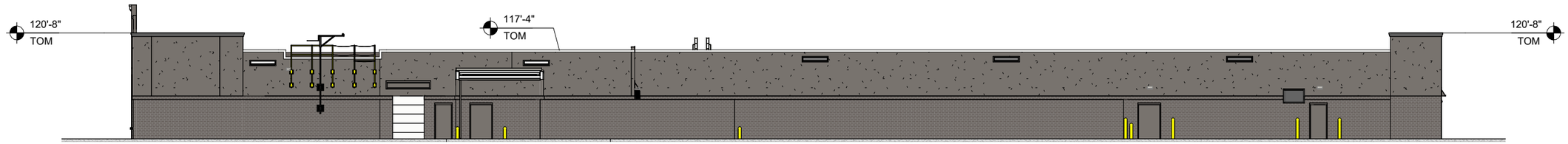




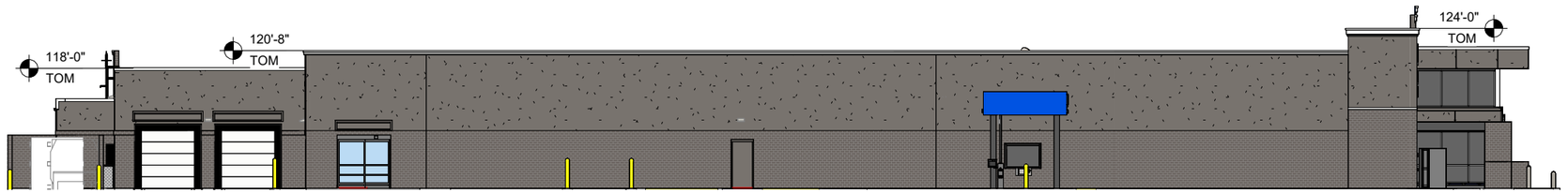
MONUMENT SIGN



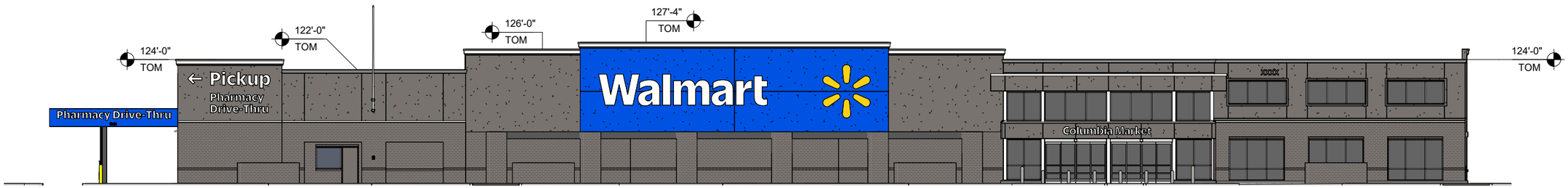
SIDE ELEVATION (SOUTHWEST)



REAR ELEVATION (SOUTHEAST)

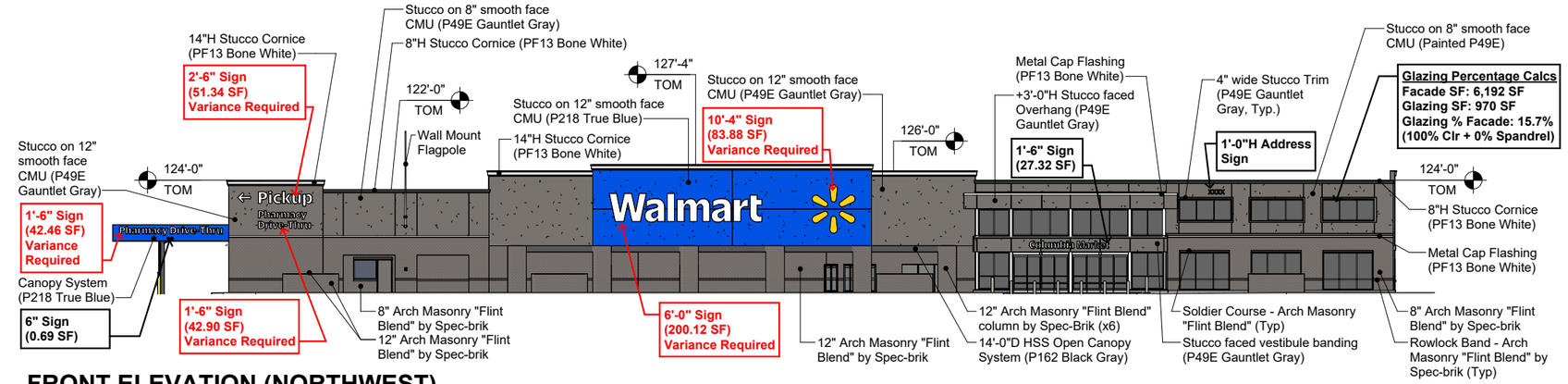


SIDE ELEVATION (NORTHEAST)

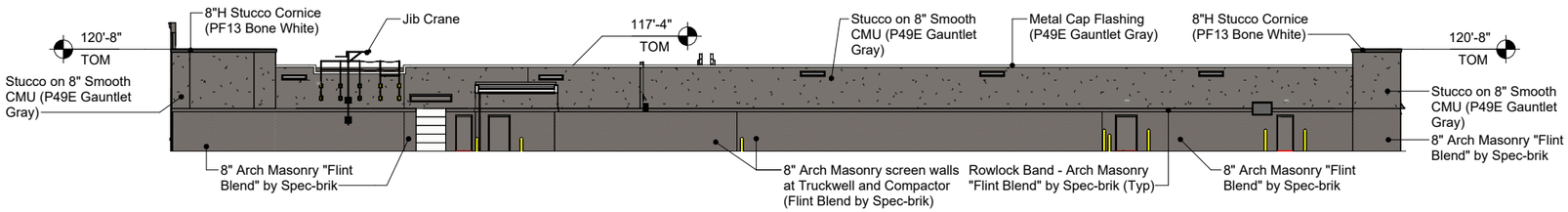


FRONT ELEVATION (NORTHWEST)

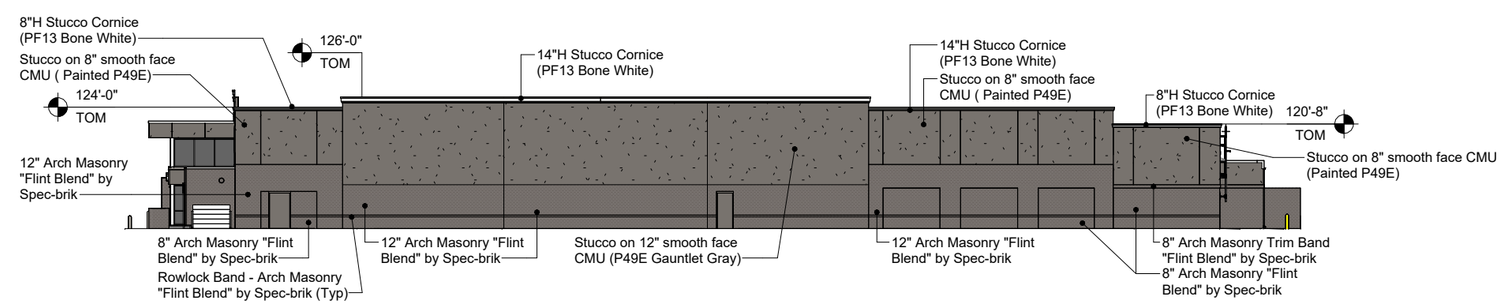
Paint P49E Gauntlet Gray	Paint P218 True Blue	Paint P162E Black Gray	Aluminum Brake Cladding and Automatic Doors - Clear Anodized finish	Architectural Masonry "Flint Blend" by Spec-Brik



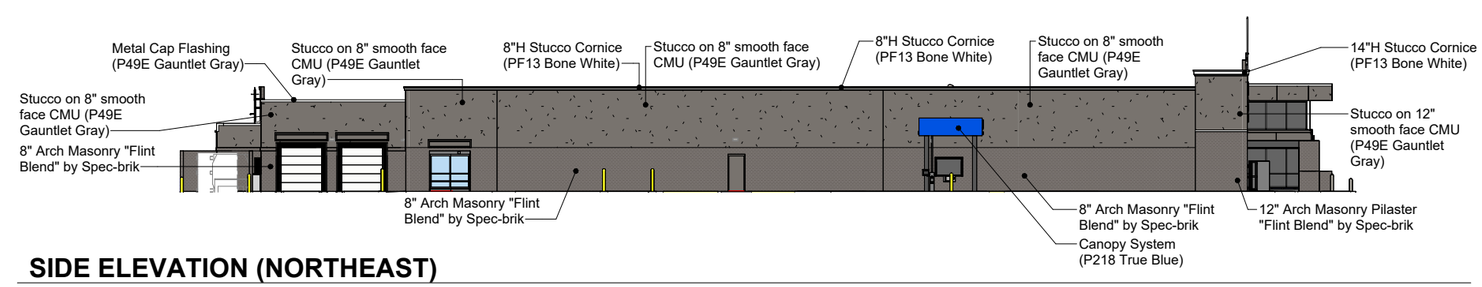
FRONT ELEVATION (NORTHWEST)



REAR ELEVATION (SOUTHEAST)



SIDE ELEVATION (SOUTHWEST)



SIDE ELEVATION (NORTHEAST)



Perspective - Honey Farm Way - South



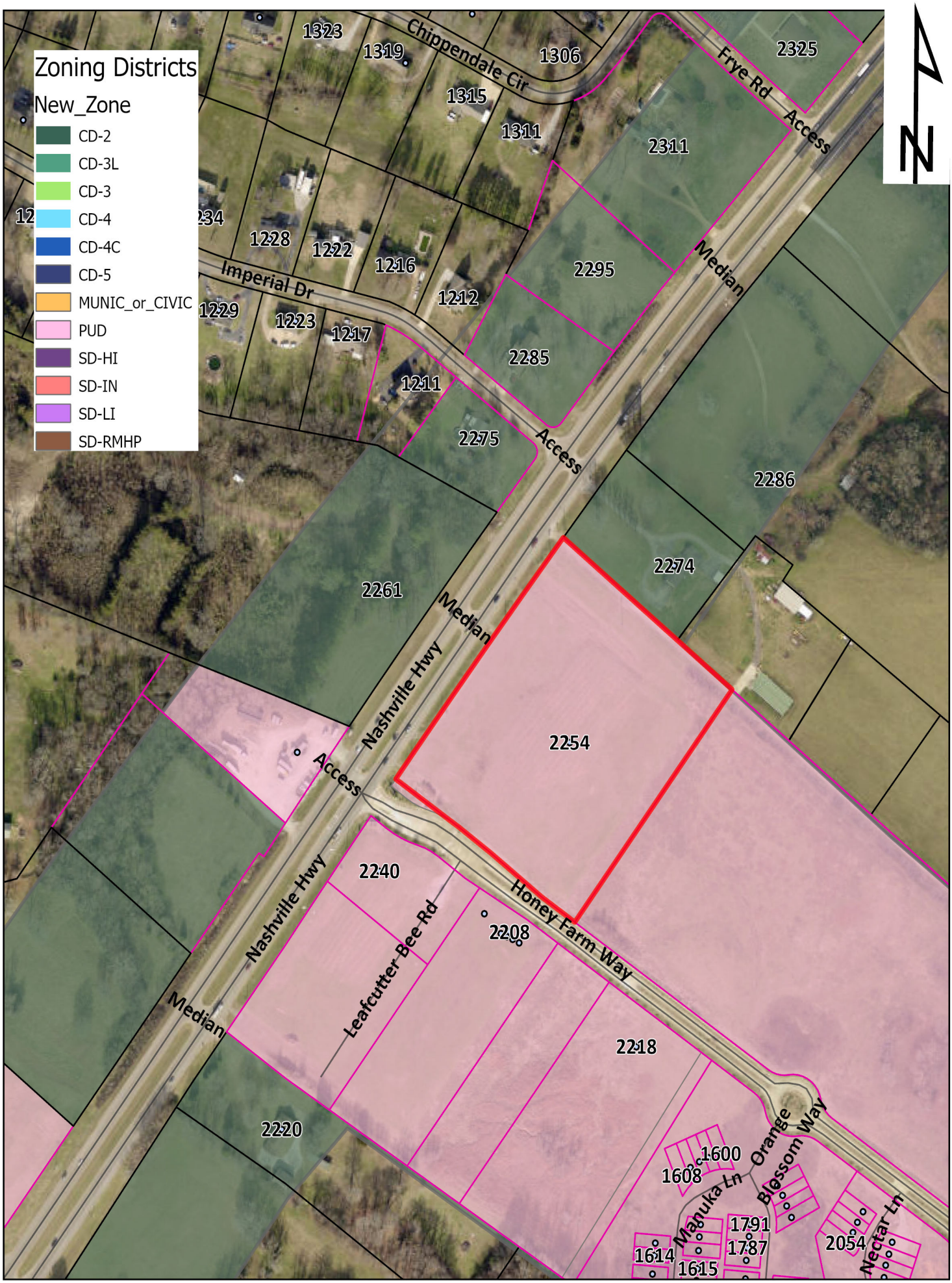
Perspective - Parking Front RX Corner



Perspective - Parking Front SW Corner



Perspective - Monument Sign Visibility



Case #26-0058
Nashville Hwy. & Honey Farm Way
Honey Farm Crossings Lot 6A, PUD
Tax Map 51 Parcel 58.08

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

Muletown Storage at 1600 Polk Place

Project #:	26-0042	**Location:**	1600 Polk Place
Applicant:	Will Thomas	**Case Type(s):**	ARC Revisions
Staff Planner:	Charles Rush	**Proposed Use:**	4 Self-Storage Buildings

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Architecture Design Review Board (ARC) for 1600 Polk Place. This request amends the elevations that the ARC approved at its May 10, 2022, meeting. This plan is vested under the previous Zoning Ordinance 3638. This request is strictly for reviewing the elevations.

- This development is vested under the previous Zoning Ordinance 3638.
- The request is strictly for reviewing design elevations.
- The DRC reviewed this proposal at its March 2026 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission has assumed the responsibilities of the ARC Board, and that is why the PC is reviewing the revisions for the elevations.
- The Planning Commission is the **Decision-Making Authority** for any revision to an ARC Approval.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C	Vacant	4 Storage Buildings	+ /- 3.55 acres total



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (Planned Unit Development)



COMMENTARY FROM PLANNING STAFF

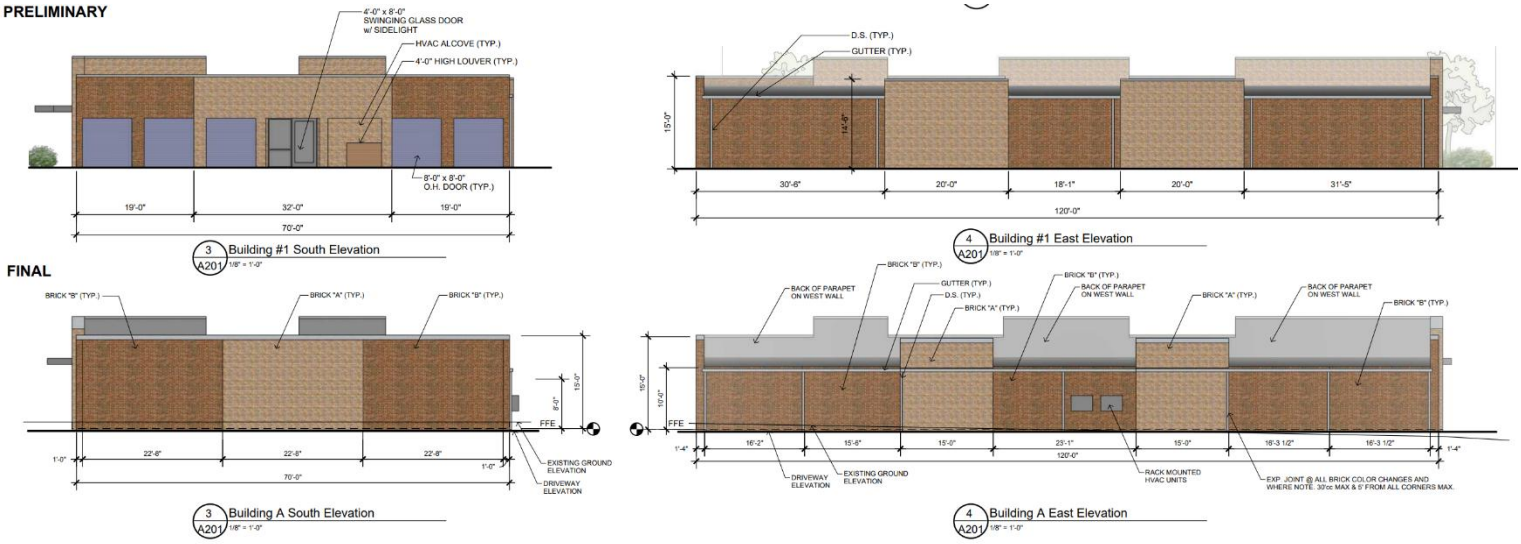
Site Overview Map



Building A



PRELIMINARY

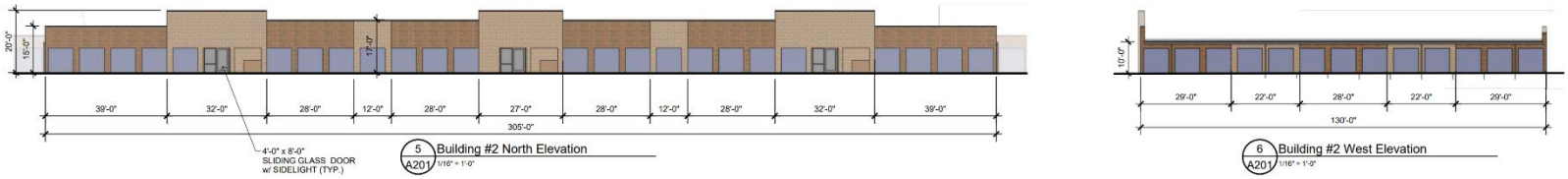


FINAL

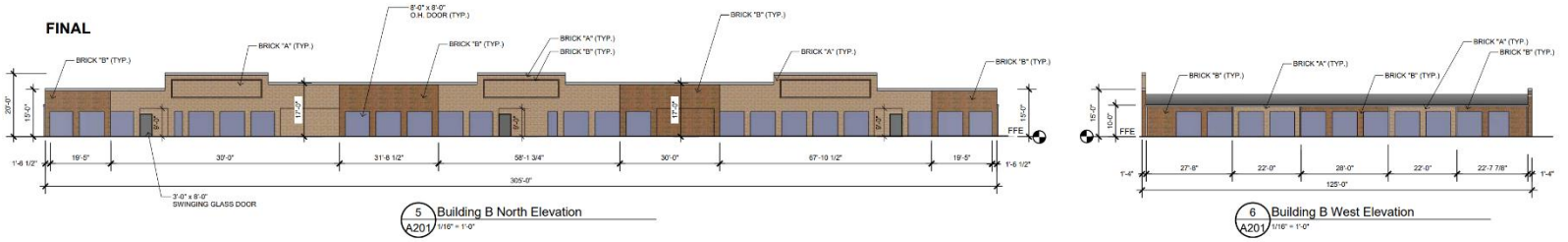
Building A has the following changes: (1) Canopy depths on the north and west sides were adjusted to make the main entrance more pronounced. (2) Coping was enhanced to match the coping on the 2600 Trotwood Ave facility. (3) The south elevation now contains no exterior storage units or entrance. (4) The east eave height was lowered to create more changes in elevations with the taller walls.

Building B

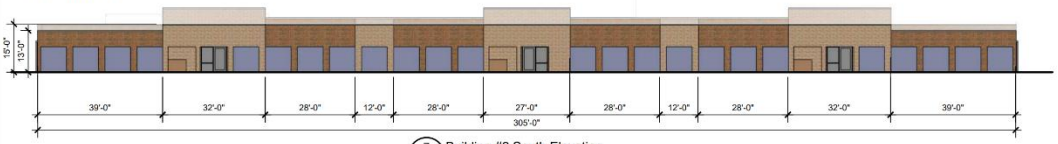
PRELIMINARY



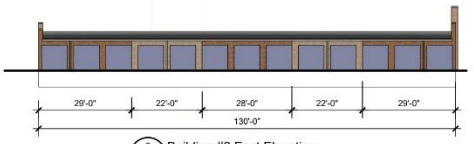
FINAL



PRELIMINARY

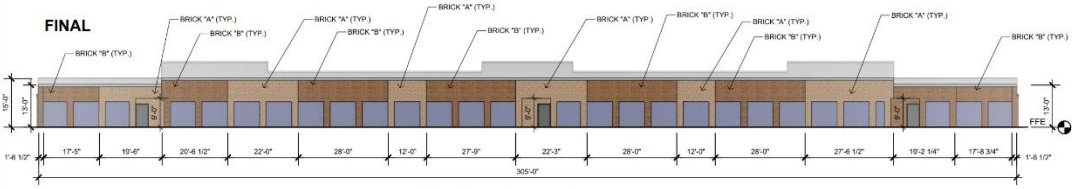


7 A201 Building #2 South Elevation 1/16" = 1'-0"

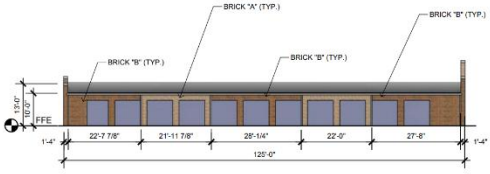


8 A201 Building #2 East Elevation 1/16" = 1'-0"

FINAL



7 A201 Building B South Elevation 1/16" = 1'-0"

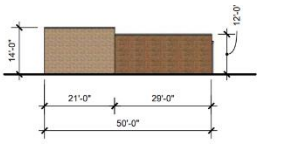


8 A201 Building B East Elevation 1/16" = 1'-0"

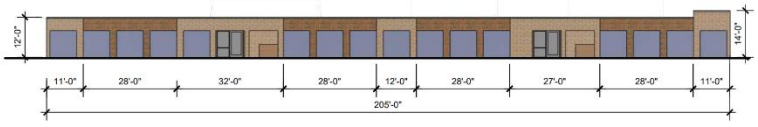
Building B has the following changes: (1) Entrances were adjusted on the north and south sides to match the interior hallwalls. (2) HVAC unit locations were consolidated and moved away from the entrances. (3) A rectangular brick pattern was added on the south side of the upper walls.

Building C

PRELIMINARY

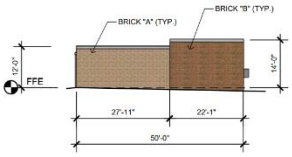


2 A202 Building #3 West Elevation 1/16" = 1'-0"

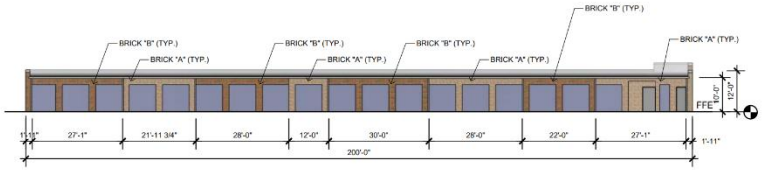


1 A202 Building #3 North Elevation 1/16" = 1'-0"

FINAL

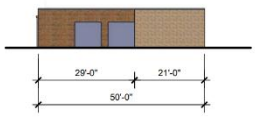


3 A202 Building C West Elevation 1/16" = 1'-0"

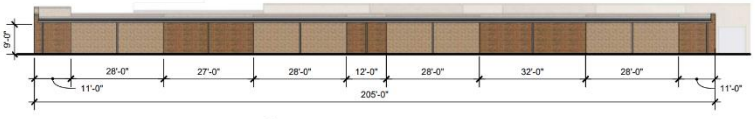


2 A202 Building C North Elevation 1/16" = 1'-0"

PRELIMINARY

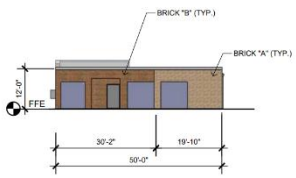


4 A202 Building #3 East Elevation 1/16" = 1'-0"

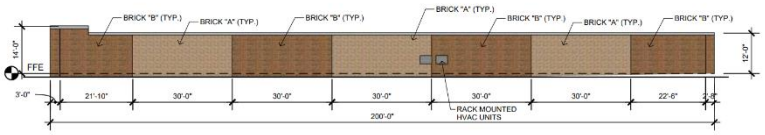


3 A202 Building #3 South Elevation 1/16" = 1'-0"

FINAL



4 A202 Building C East Elevation 1/16" = 1'-0"

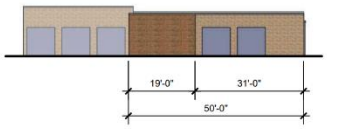


7 A202 Building C South Elevation 1/16" = 1'-0"

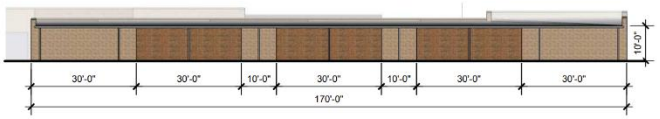
Building C has the following changes: (1) The roof slope changed to drain toward the interior of the site. (2) HVAC units moved to the rear of the buildings. (3) Entrances were adjusted to match the interior hallways.

Building D

PRELIMINARY

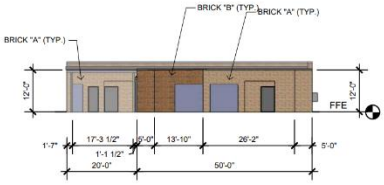


6 A202 Building #4 West Elevation 1/16" = 1'-0"

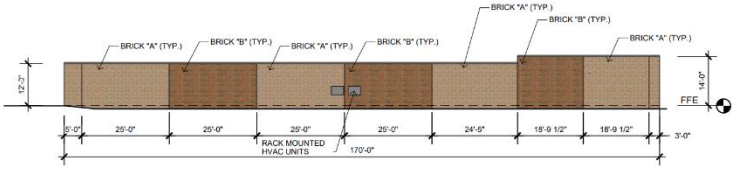


7 A202 Building #4 South Elevation 1/16" = 1'-0"

FINAL

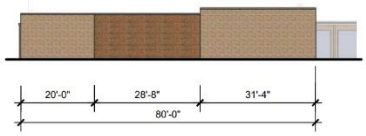


6 A202 Building D West Elevation 1/16" = 1'-0"

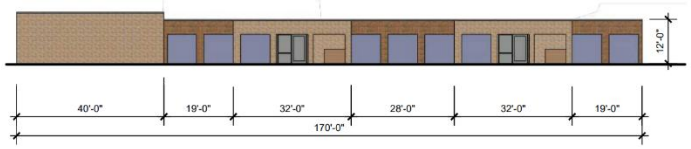


8 A202 Building D South Elevation 1/16" = 1'-0"

PRELIMINARY

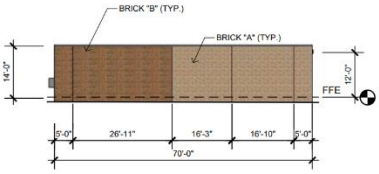


8 A202 Building #4 East Elevation 1/16" = 1'-0"

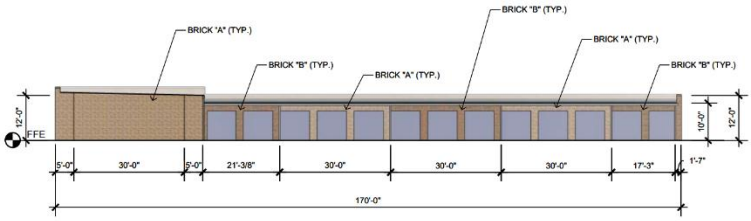


5 A202 Building #4 North Elevation 1/16" = 1'-0"

FINAL



5 A202 Building D East Elevation 1/16" = 1'-0"



1 A202 Building D North Elevation 1/16" = 1'-0"

Building D has the following changes: (1) The roof slope changed to drain toward the interior of the site. (2) HVAC units moved to the rear of the buildings. (3) Entrances were adjusted to match the interior hallways.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final PUD Master Plan revision at its March 2026 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

SAMPLE MOTIONS

Approve:

Move to approve the ARC revisions as presented and find that they conform to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the ARC revisions, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the ARC revisions as presented do not conform to the applicable zoning ordinance and deny the request due to [list specific deficiencies].



LIST OF CHANGES:

BUILDING A:

- CANOPY DEPTHS ON THE NORTH AND WEST SIDES WERE ADJUSTED TO MAKE THE MAIN ENTRANCE MORE PRONOUNCED.
- COPING WAS ENLARGED TO MATCH THE COPING ON OUR 2600 TROTWOOD AVE FACILITY
- THE SOUTH ELEVATION NOW CONTAINS NO EXTERIOR STORAGE UNITS OR ENTRANCE.
- THE EAST EAVE HEIGHT WAS LOWERED TO CREATE MORE CHANGE IN ELEVATION WITH THE TALLER WALLS.

BUILDING B:

- ENTRANCES WERE ADJUSTED ON THE NORTH AND SOUTH SIDES TO MATCH THE INTERIOR HALLWAYS.
- HVAC UNIT LOCATIONS WERE CONSOLIDATED AND MOVED AWAY FROM THE ENTRANCES.
- A RECTANGULAR BRICK PATTERN WAS ADDED ON THE SOUTH SIDE OF THE UPPER WALLS.

BUILDINGS C AND D:

- THE ROOF SLOPE CHANGED TO DRAIN TOWARD THE INTERIOR OF OUR PROPERTY.
- HVAC UNITS MOVED TO THE REAR OF THE BUILDINGS.
- ENTRANCES WERE ADJUSTED TO MATCH THE INTERIOR HALLWAYS.

TRUE NORTH

SIMPLIFIED SITE PLAN

SCALE: 1" = 60'-0"

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REVISIONS
NO. DATE / DESCRIPTION

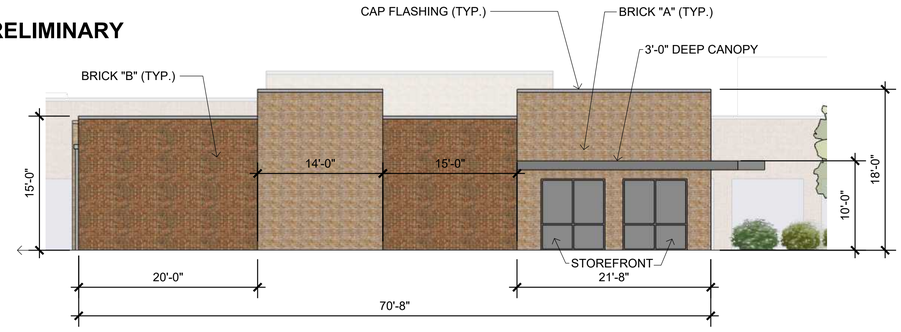
DATE

PROJECT NO. 2219

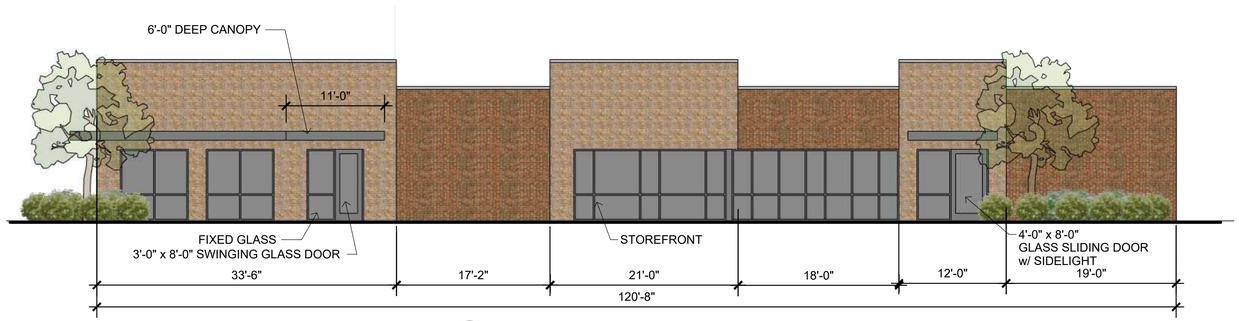
SIMPLIFIED SITE PLAN

A101

PRELIMINARY

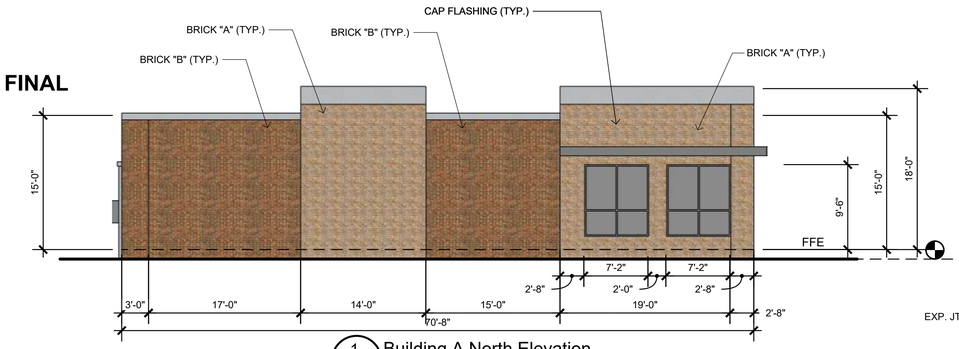


1 A201 Building #1 North Elevation
1/8" = 1'-0"

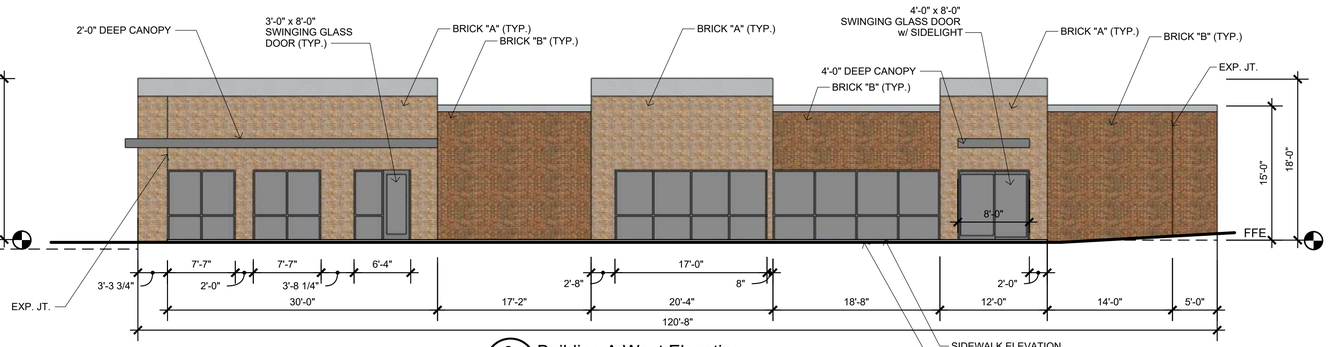


2 A201 Building #1 West Elevation
1/8" = 1'-0"

FINAL

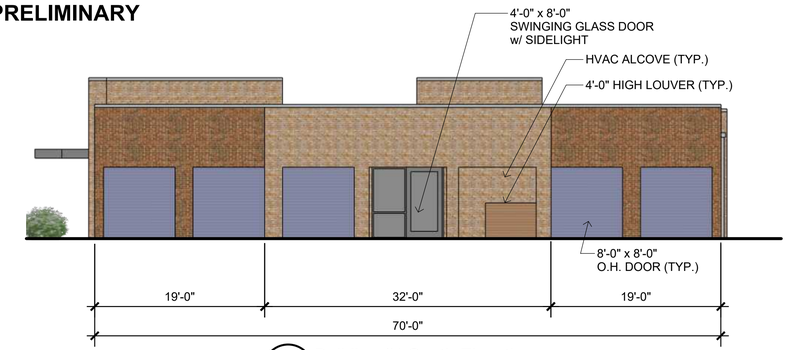


1 A201 Building A North Elevation
1/8" = 1'-0"

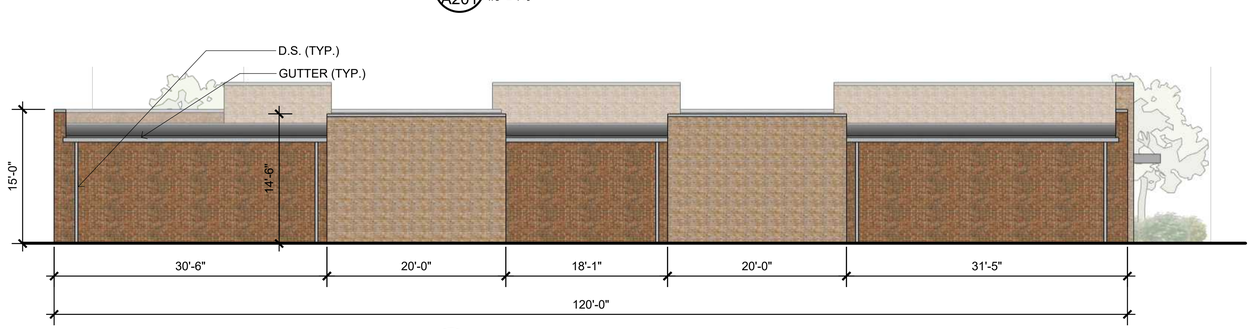


2 A201 Building A West Elevation
1/8" = 1'-0"

PRELIMINARY

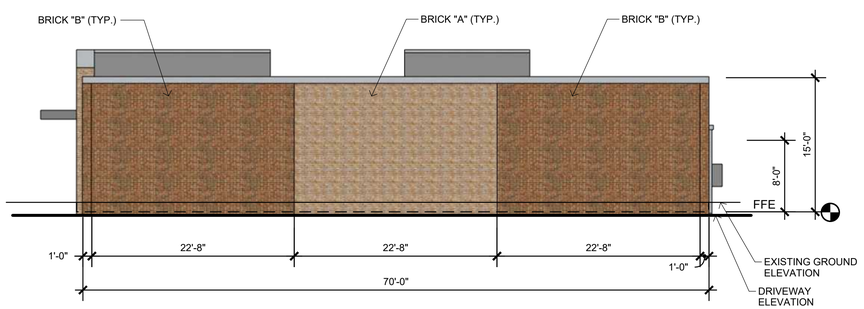


3 A201 Building #1 South Elevation
1/8" = 1'-0"

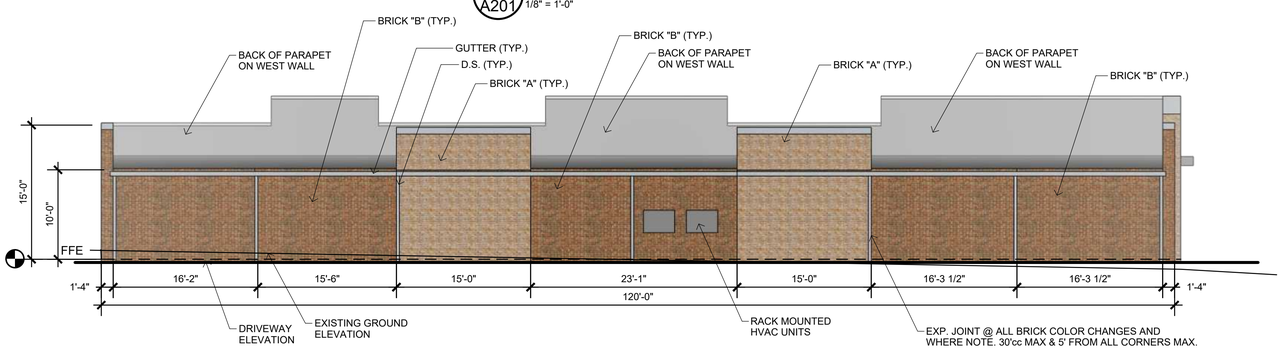


4 A201 Building #1 East Elevation
1/8" = 1'-0"

FINAL



3 A201 Building A South Elevation
1/8" = 1'-0"



4 A201 Building A East Elevation
1/8" = 1'-0"

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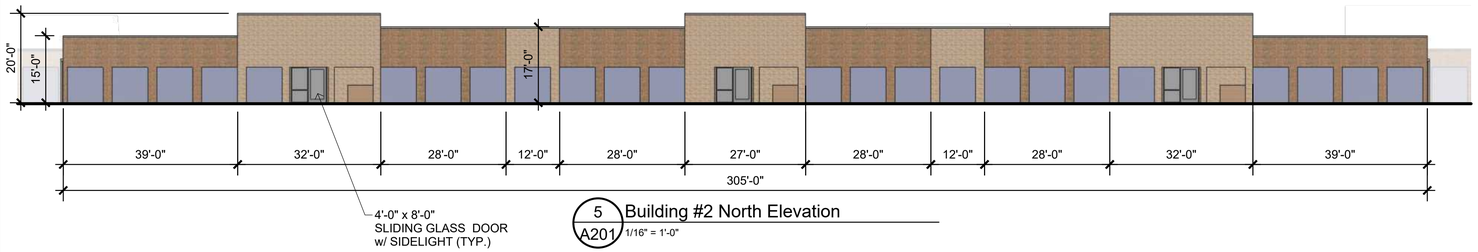
No. Date / Description

Date 12/05/2025
Project No. 2219

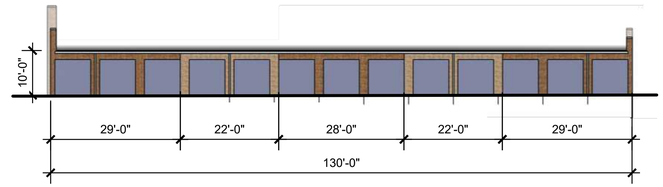
EXTERIOR ELEVATIONS COMPARISON

1

PRELIMINARY

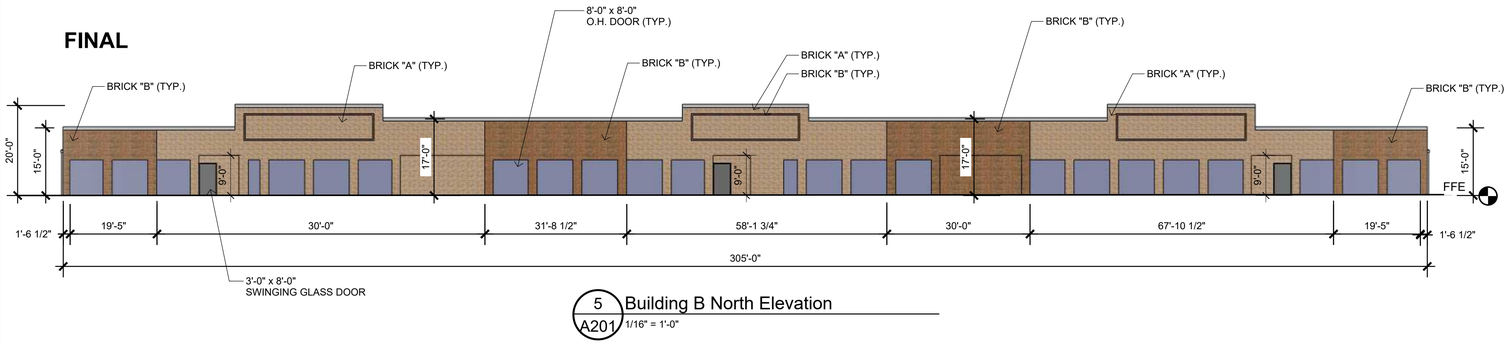


5 A201 Building #2 North Elevation
1/16" = 1'-0"

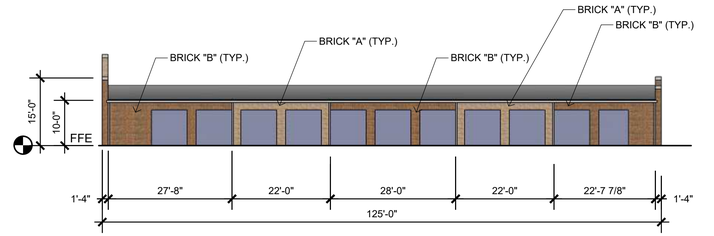


6 A201 Building #2 West Elevation
1/16" = 1'-0"

FINAL

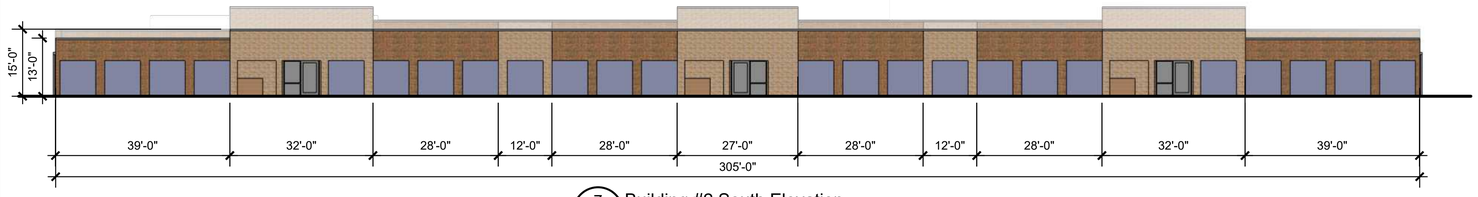


5 A201 Building B North Elevation
1/16" = 1'-0"

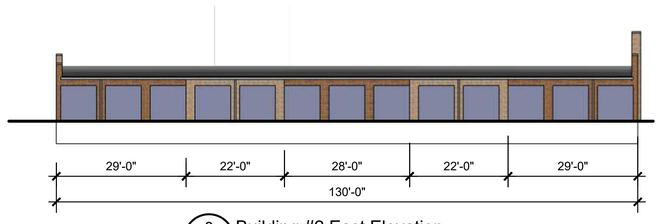


6 A201 Building B West Elevation
1/16" = 1'-0"

PRELIMINARY

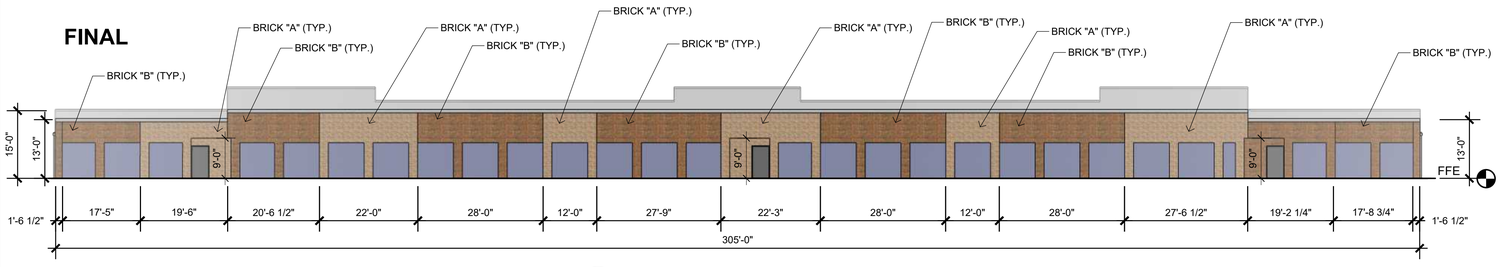


7 A201 Building #2 South Elevation
1/16" = 1'-0"

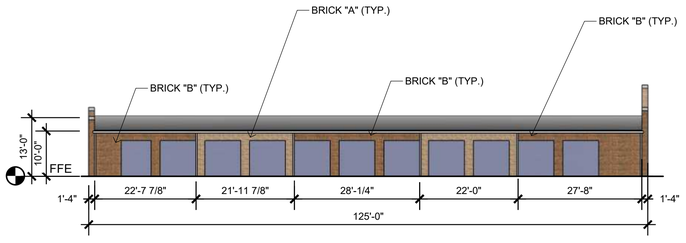


8 A201 Building #2 East Elevation
1/16" = 1'-0"

FINAL



7 A201 Building B South Elevation
1/16" = 1'-0"



8 A201 Building B East Elevation
1/16" = 1'-0"

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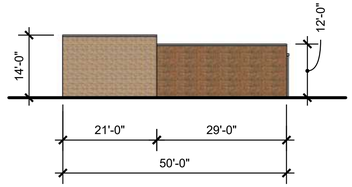
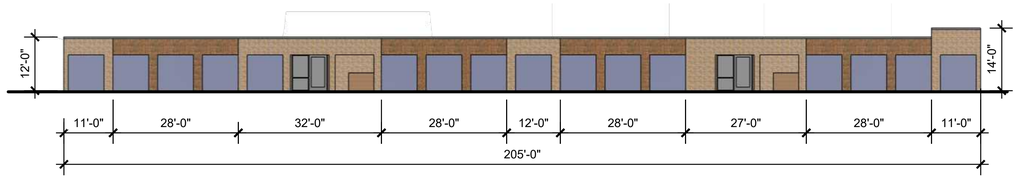
EXTERIOR ELEVATIONS COMPARISON
2

PRELIMINARY

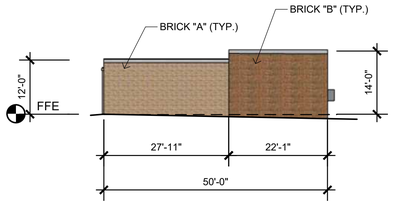


2 A202 Building #3 West Elevation
1/16" = 1'-0"

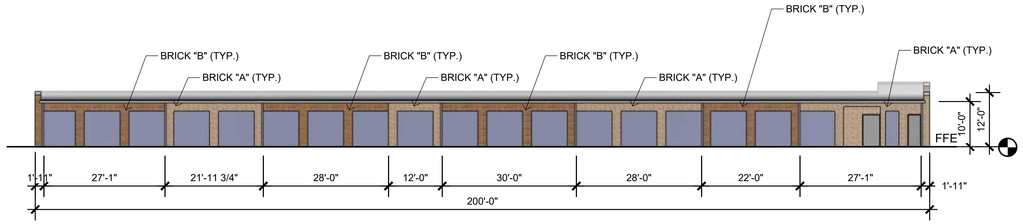


1 A202 Building #3 North Elevation
1/16" = 1'-0"

FINAL

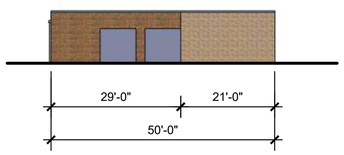


3 A202 Building C West Elevation
1/16" = 1'-0"

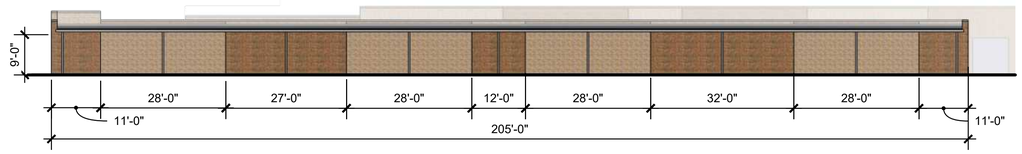


2 A202 Building C North Elevation
1/16" = 1'-0"

PRELIMINARY

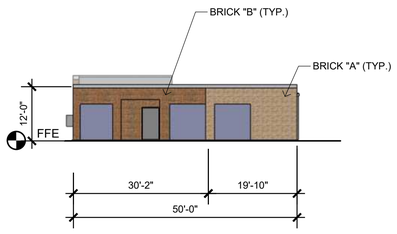


4 A202 Building #3 East Elevation
1/16" = 1'-0"



3 A202 Building #3 South Elevation
1/16" = 1'-0"

FINAL



4 A202 Building C East Elevation
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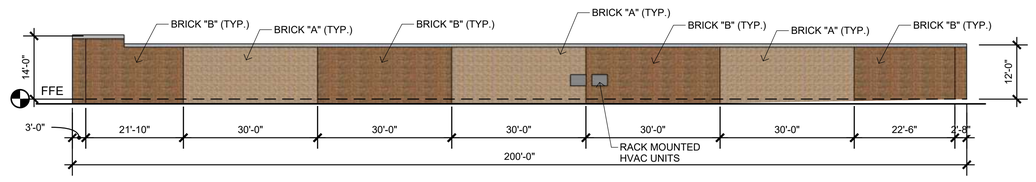

7 A202 Building C South Elevation
1/16" = 1'-0"

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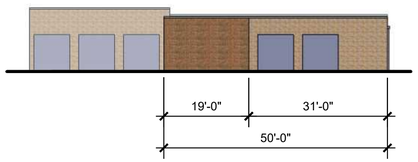
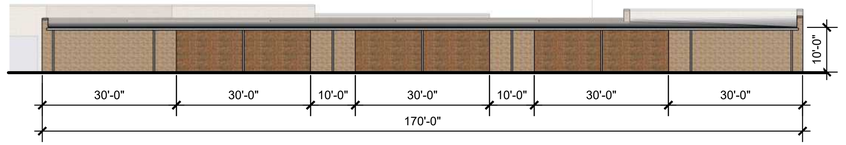
EXTERIOR ELEVATIONS COMPARISON

3

PRELIMINARY

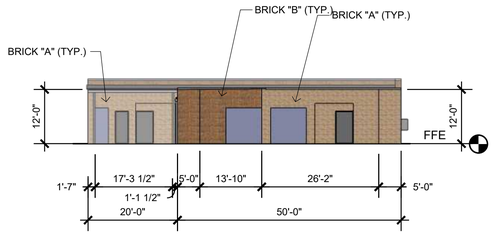


6 A202 Building #4 West Elevation
1/16" = 1'-0"

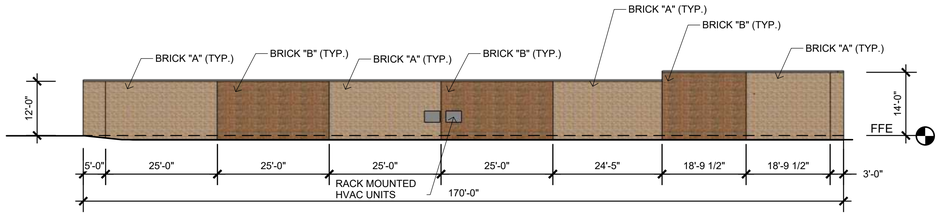


7 A202 Building #4 South Elevation
1/16" = 1'-0"

FINAL

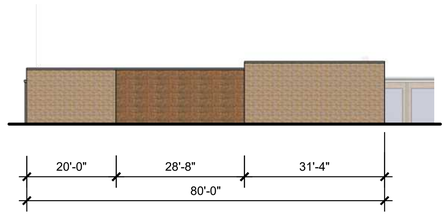


6 A202 Building D West Elevation
1/16" = 1'-0"

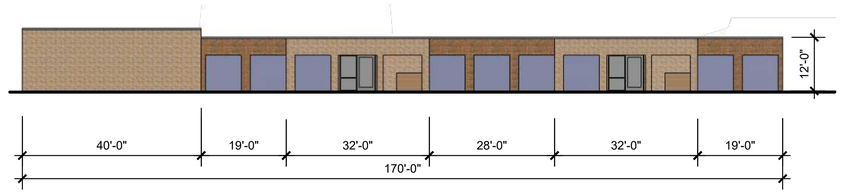


8 A202 Building D South Elevation
1/16" = 1'-0"

PRELIMINARY

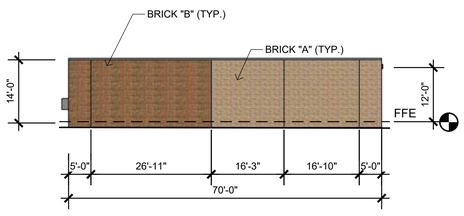


8 A202 Building #4 East Elevation
1/16" = 1'-0"

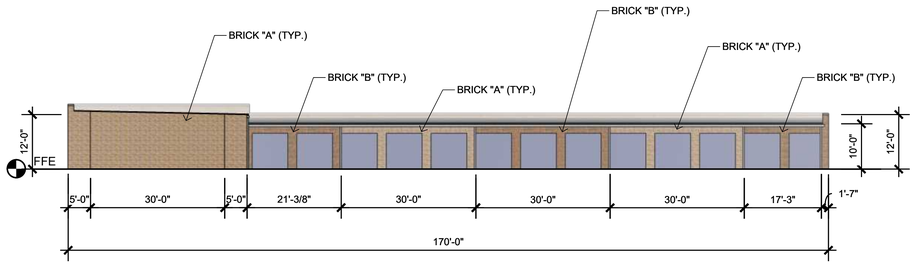


5 A202 Building #4 North Elevation
1/16" = 1'-0"

FINAL



5 A202 Building D East Elevation
1/16" = 1'-0"



1 A202 Building D North Elevation
1/16" = 1'-0"

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No. Date / Description

Date 12/05/2025
Project No. 2219

EXTERIOR ELEVATIONS COMPARISON
4

404 Main LLC

March 16, 2026

CITY OF COLUMBIA – DEVELOPMENT SERVICES
700 North Garden Street
Columbia, Tennessee 38401

RE: 1600 Polk Place - Muletown Storage
Item No: 26-0042

Dear Development Services Department,

We are responding to Public Works comments from the Development Review Committee Meeting on March 10, 2026.

We acknowledge receipt of the Public Works Dumpster Guidelines and Accessibility Requirements. We will ensure our drawings meet their guidelines before resubmitting our final civil and architectural drawings.

Thank you,

William L Thomas

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, March 10, 2026

ITEM NO.
26-0042

DESCRIPTION: 1600 Polk Place - Muletown Storage

COMMENTS:

Building

1. No comment.

Police

2. No comment provided.

City Attorney

3. No comment provided.

Atmos Energy

4. No Comment. Natural Gas not in the development.

Public Works

5. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized.
6. **DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS**
   DUMPSTER AND COMPACTOR STANDARDS
   GENERAL
   All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
   GUIDELINES FOR DUMPSTERS
   The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with

special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing
capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

7. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

Planning

8. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

9. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
10. Provide a contrasting sheet that list changes from approved elevations and proposed elevation.

Fire

11. No comments

Engineering

12. No comments.

Maury County E911

13. Address is correct. Was sent to all agencies on 1-16-2026.

Maury County Schools

14. No Comment.

Maury County Highway Dept.

15. No comment.

Columbia Water

16. No comments.

Columbia Power

17. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Duck River Electric Membership Corp

18. No comment.

ATT

19. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

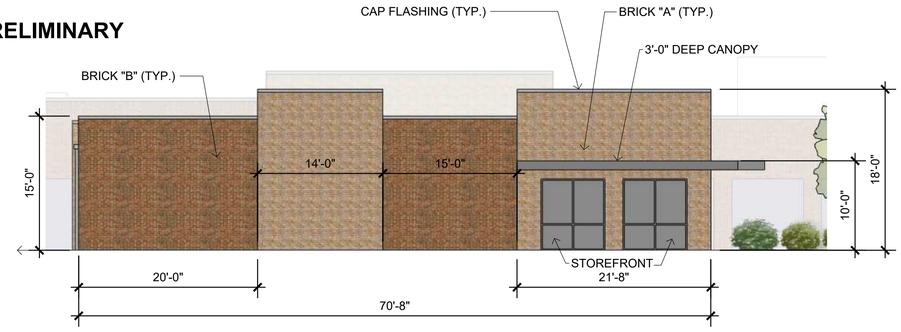
Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

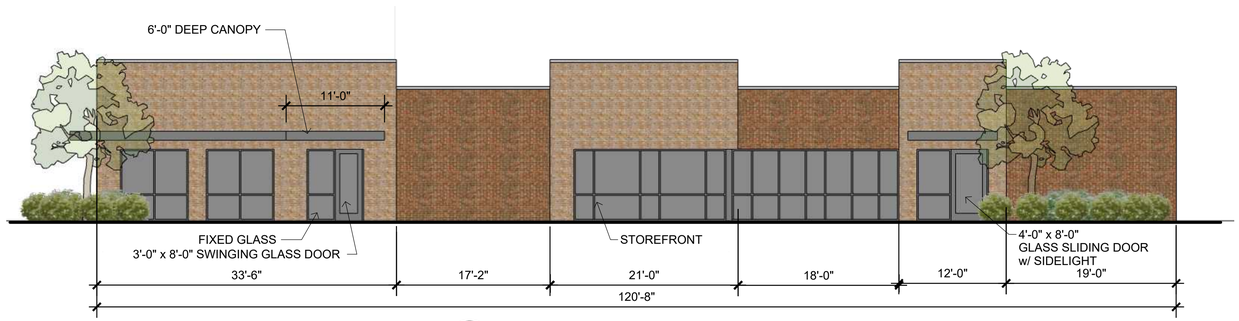
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

PRELIMINARY

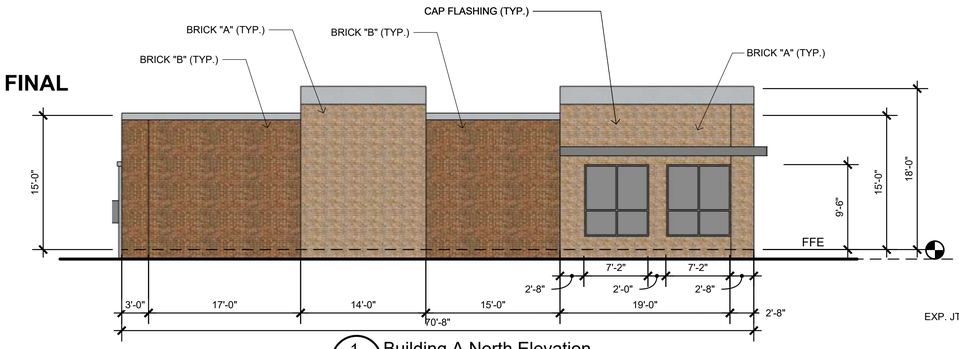


1 A201 Building #1 North Elevation
1/8" = 1'-0"

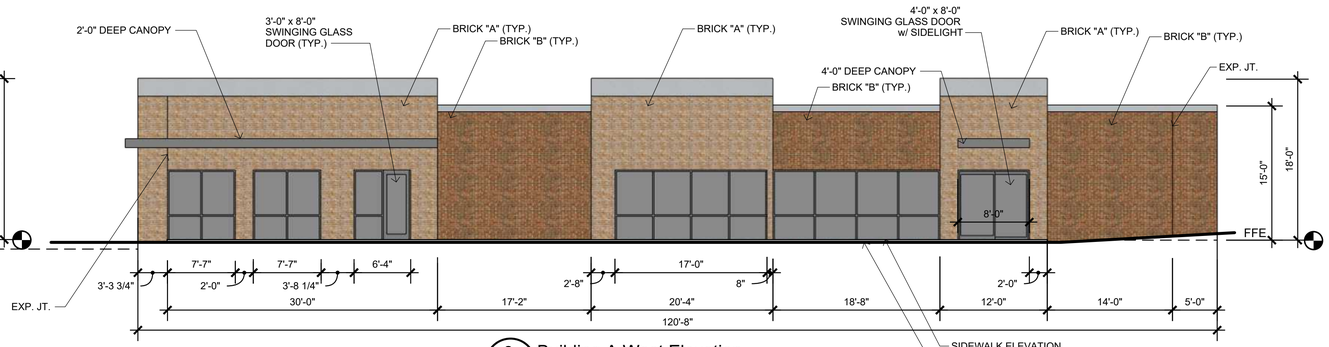


2 A201 Building #1 West Elevation
1/8" = 1'-0"

FINAL

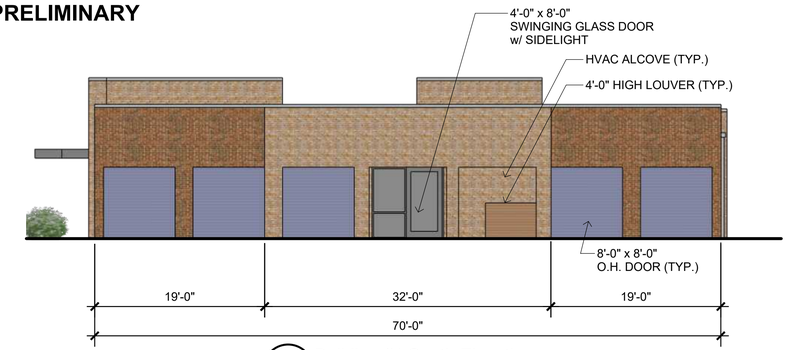


1 A201 Building A North Elevation
1/8" = 1'-0"

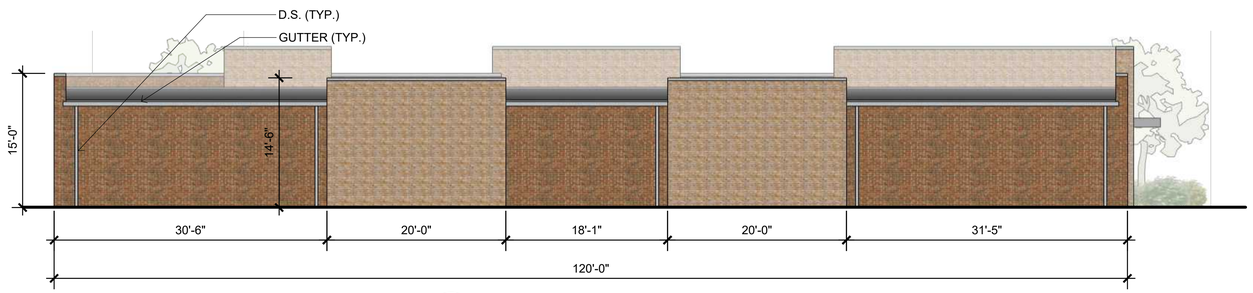


2 A201 Building A West Elevation
1/8" = 1'-0"

PRELIMINARY

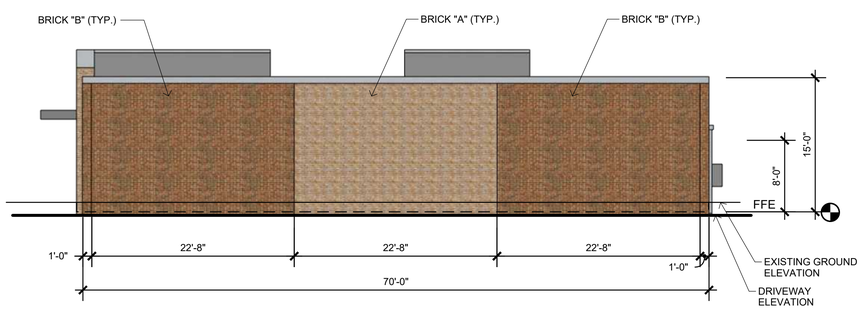


3 A201 Building #1 South Elevation
1/8" = 1'-0"

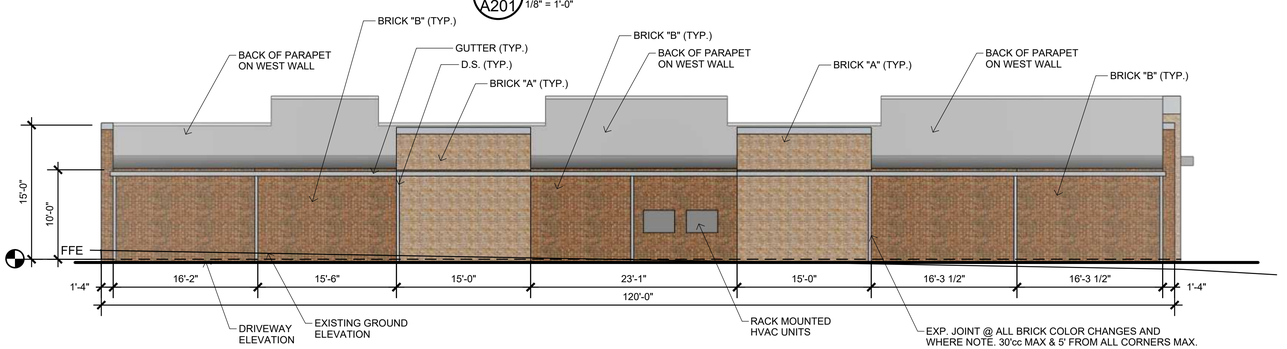


4 A201 Building #1 East Elevation
1/8" = 1'-0"

FINAL



3 A201 Building A South Elevation
1/8" = 1'-0"



4 A201 Building A East Elevation
1/8" = 1'-0"

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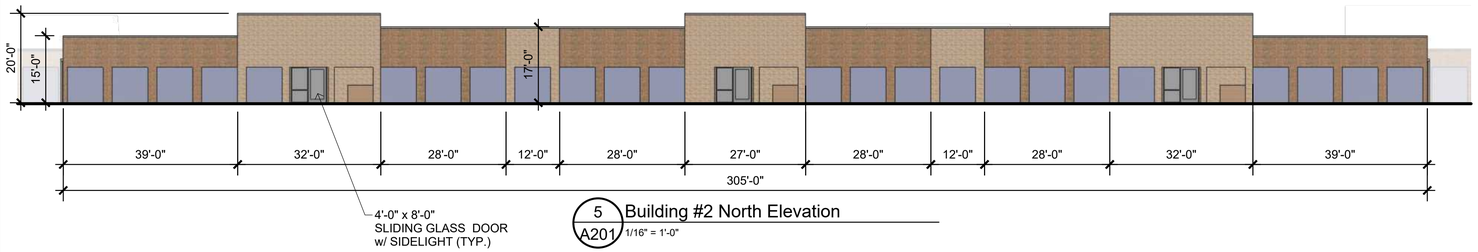
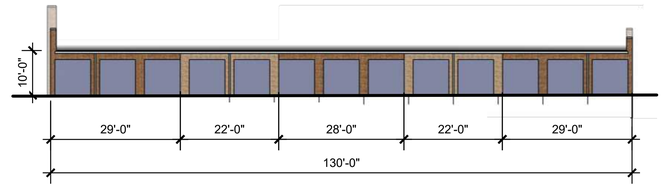
EXTERIOR ELEVATIONS COMPARISON

1

PRELIMINARY

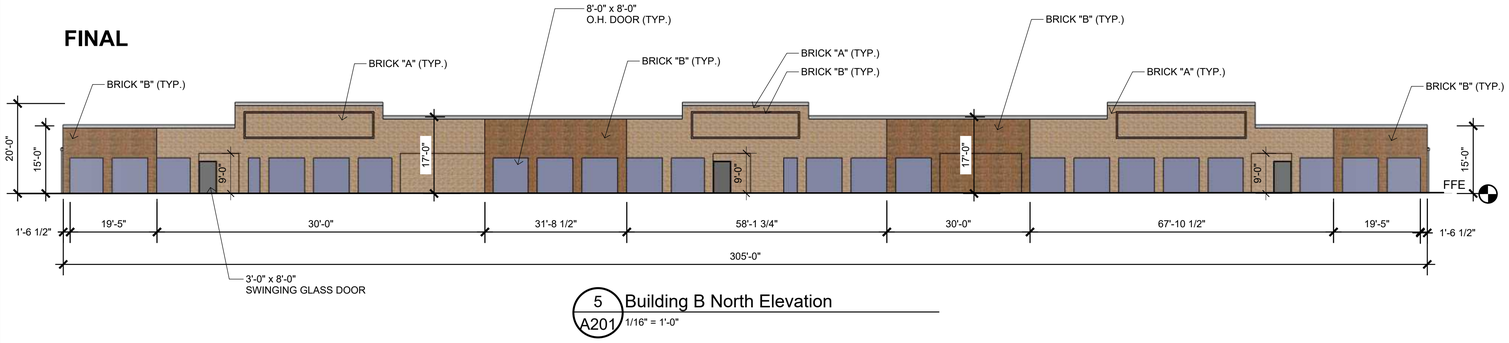


5 A201 Building #2 North Elevation
1/16" = 1'-0"

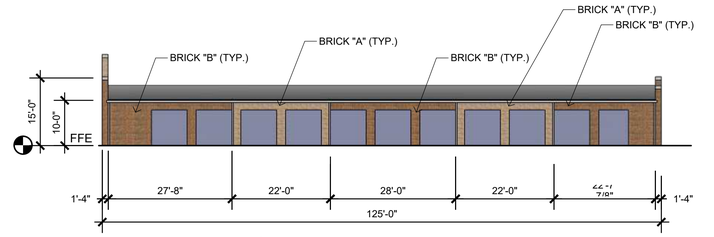


6 A201 Building #2 West Elevation
1/16" = 1'-0"

FINAL

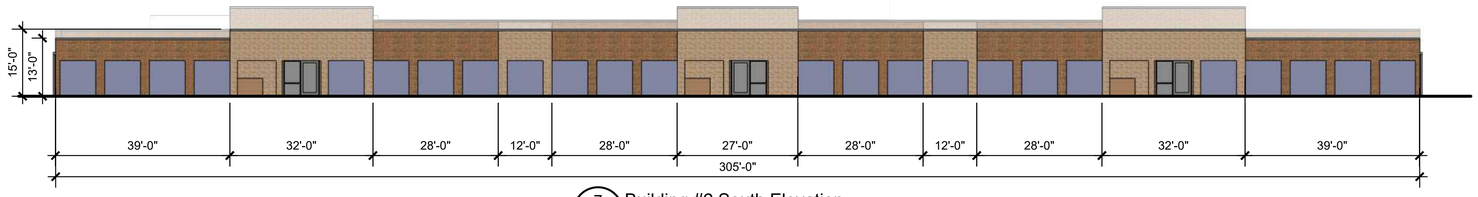


5 A201 Building B North Elevation
1/16" = 1'-0"

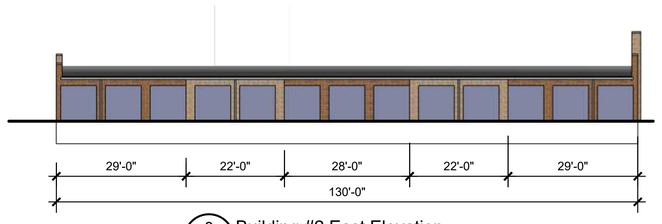


6 A201 Building B West Elevation
1/16" = 1'-0"

PRELIMINARY

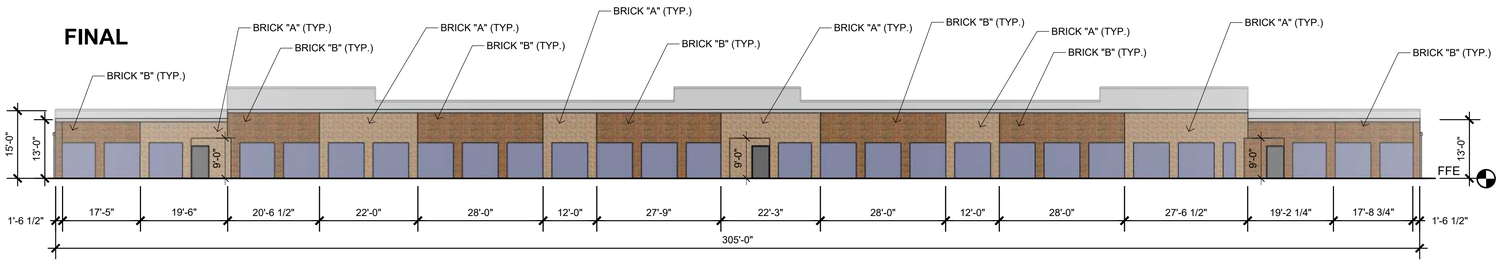


7 A201 Building #2 South Elevation
1/16" = 1'-0"

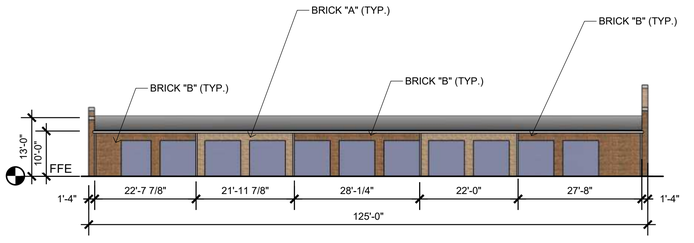


8 A201 Building #2 East Elevation
1/16" = 1'-0"

FINAL



7 A201 Building B South Elevation
1/16" = 1'-0"



8 A201 Building B East Elevation
1/16" = 1'-0"

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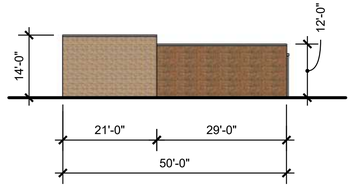
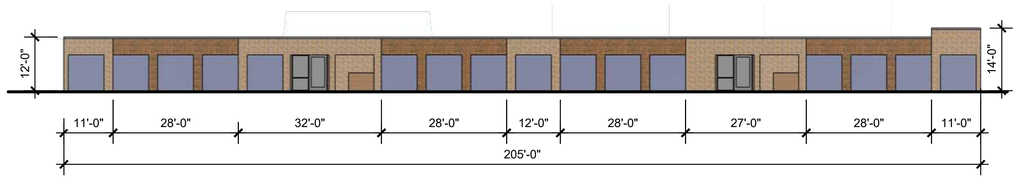
EXTERIOR ELEVATIONS COMPARISON
2

PRELIMINARY

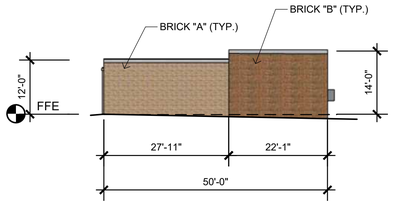


2 A202 Building #3 West Elevation
1/16" = 1'-0"

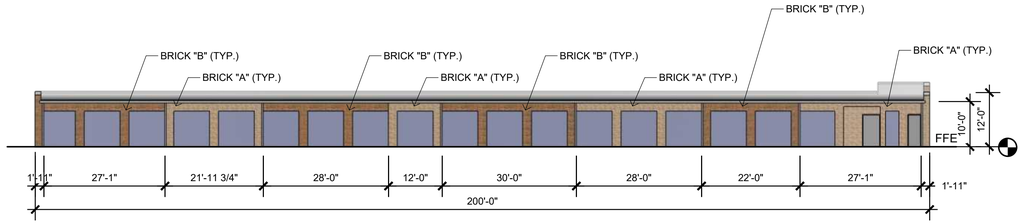


1 A202 Building #3 North Elevation
1/16" = 1'-0"

FINAL

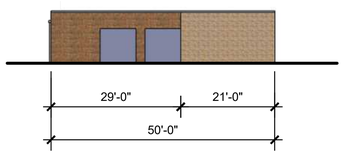


3 A202 Building C West Elevation
1/16" = 1'-0"

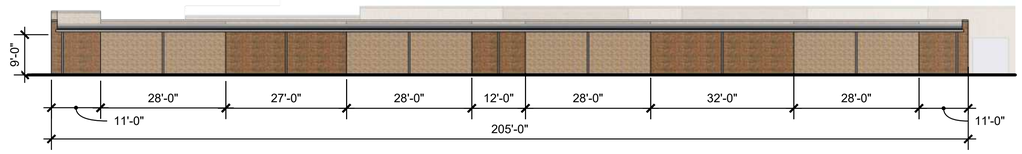


2 A202 Building C North Elevation
1/16" = 1'-0"

PRELIMINARY

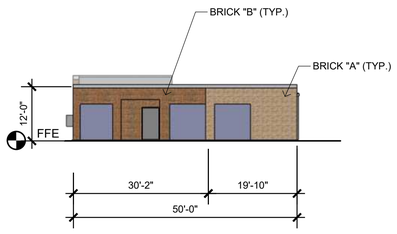


4 A202 Building #3 East Elevation
1/16" = 1'-0"

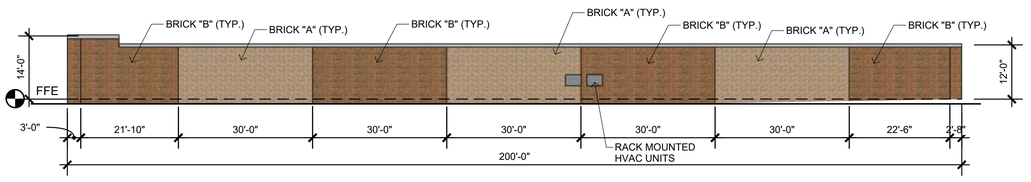


3 A202 Building #3 South Elevation
1/16" = 1'-0"

FINAL



4 A202 Building C East Elevation
1/16" = 1'-0"



7 A202 Building C South Elevation
1/16" = 1'-0"

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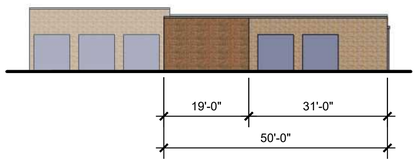
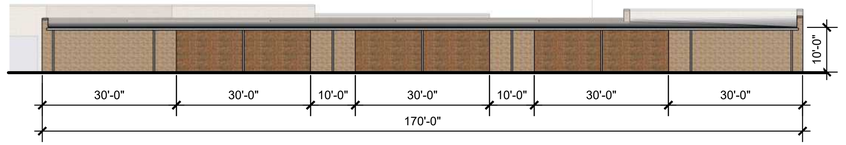
EXTERIOR ELEVATIONS COMPARISON

3

PRELIMINARY

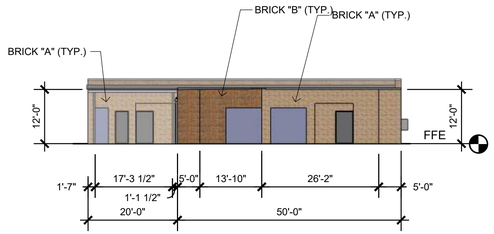


6 A202 Building #4 West Elevation
1/16" = 1'-0"

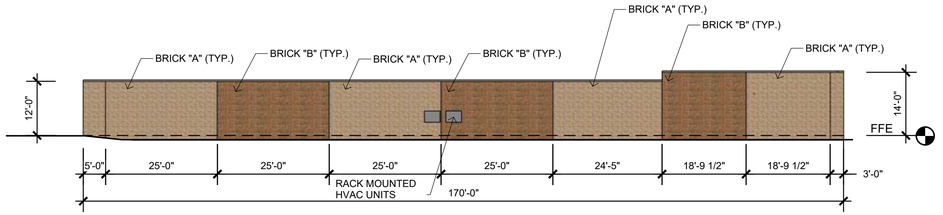


7 A202 Building #4 South Elevation
1/16" = 1'-0"

FINAL

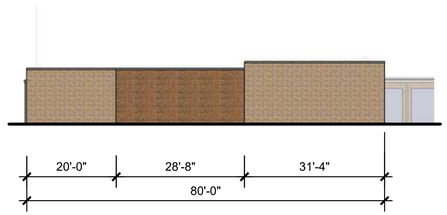


6 A202 Building D West Elevation
1/16" = 1'-0"

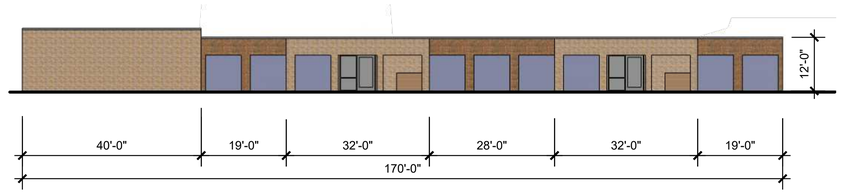


8 A202 Building D South Elevation
1/16" = 1'-0"

PRELIMINARY

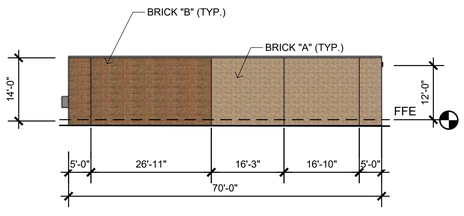


8 A202 Building #4 East Elevation
1/16" = 1'-0"

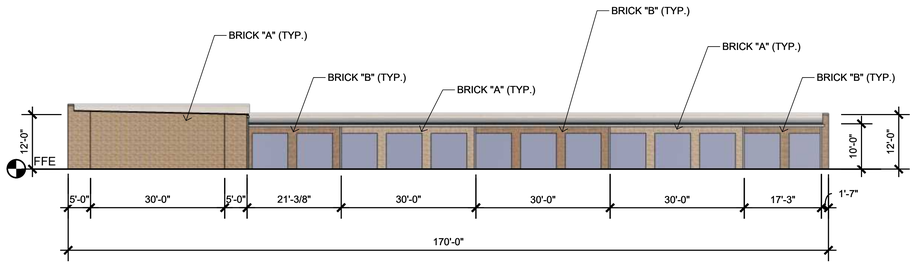


5 A202 Building #4 North Elevation
1/16" = 1'-0"

FINAL



5 A202 Building D East Elevation
1/16" = 1'-0"



1 A202 Building D North Elevation
1/16" = 1'-0"

304 Franklin Street
Huntsville, AL 35801
256 536 1160
arcspacestudio.com

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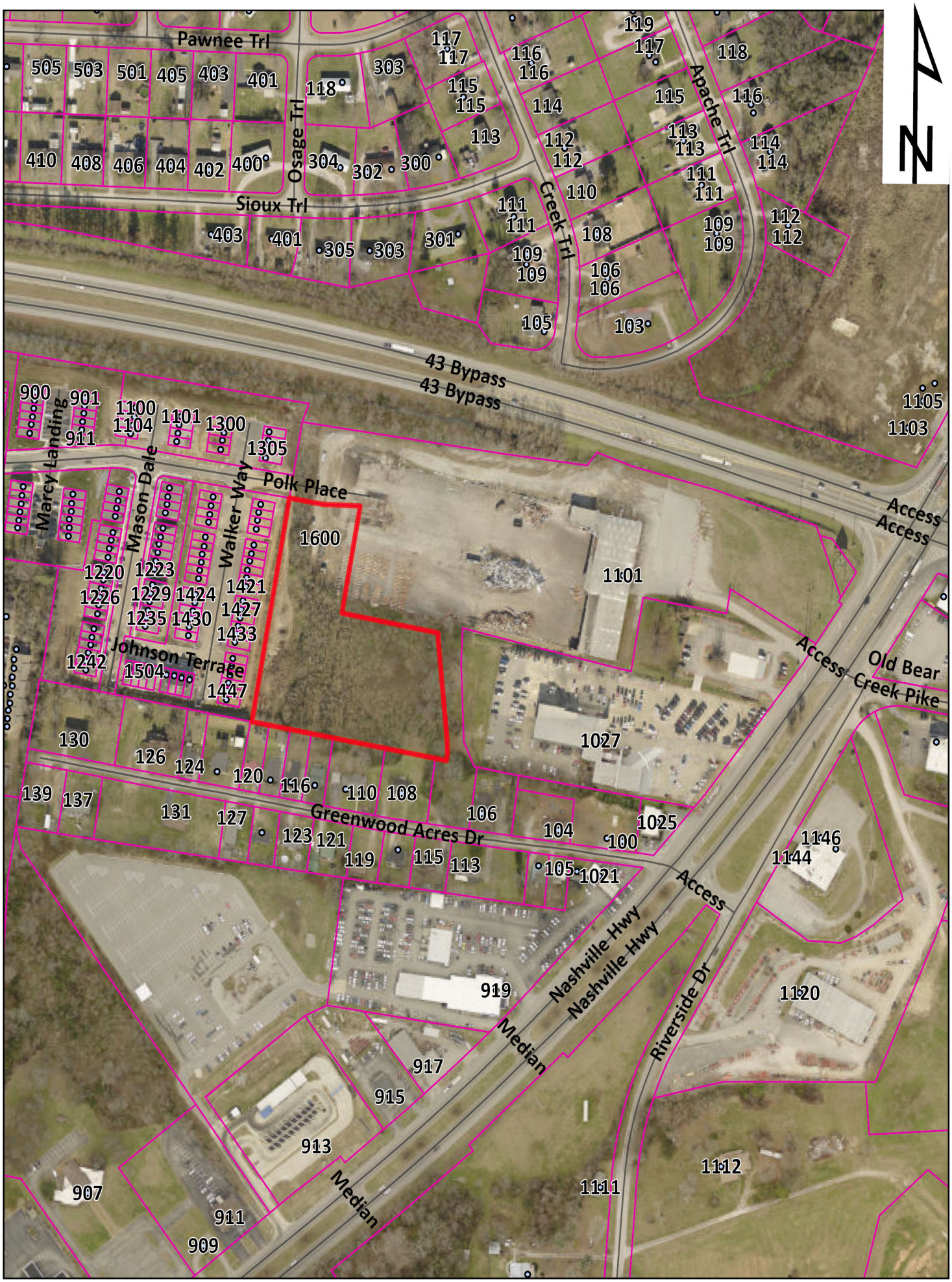
ARCSPACE STUDIO
we shape space

MULETOWN STORAGE
1600 POLK PLACE,
COLUMBIA, TN

Revisions
No. Date / Description

Date 12/05/2025
Project No. 2219

EXTERIOR ELEVATIONS COMPARISON
4



Case #26-0042
1600 Polk Place, Muletown Storage
Tax Map 90B Group B Parcel 33.01

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

Foster Lane Annexation/ Rezoning

Project #:	26-0062	Location:	Tax Map 88 Parcel 071.01
Applicant:	Adam Crunk, PE	Case Type(s):	Annexation
Staff Planner:	Austin Brass, AICP Jeremy Humphrey	Proposed Use:	CD-2 (SF Residential)

PROJECT SUMMARY

The applicant requests annexation with a plan of services for approximately 86 acres located off Foster Lane (Tax Map 88, Parcel 071). Concurrent with annexation, the applicant requests zoning of CD-2 (Rural Character District).

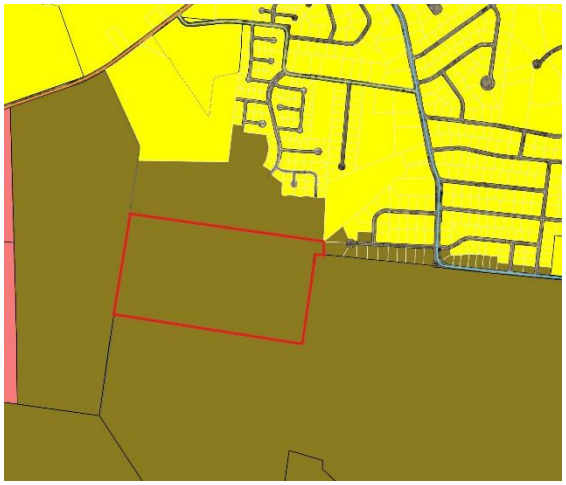
- Staff has noted that this site requested for annexation is not directly adjacent to an improved roadway (*Foster Ln*) that can adequality serve the annexation request currently and highlighted that this request may be premature for annexation until adjacent infrastructure improvements are made. Easement agreements have been provided for the property at the north through the Hunters Glen Subdivision.
- A water availability letter has been issued on 9-24-25 from CPWS noting its validity of 120 days from issuance.
- This request follows two prior applications for the subject property that were denied by the Planning Commission, which included requests for CD-3 and CD-3L zoning. The current annexation request proposes CD-2 zoning.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The proposed development consists of approximately 86 single-family lots, resulting in a density of approximately 1 dwelling unit per acre.
- The Planning Commission is a **recommending body** for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.

SITE INFORMATION

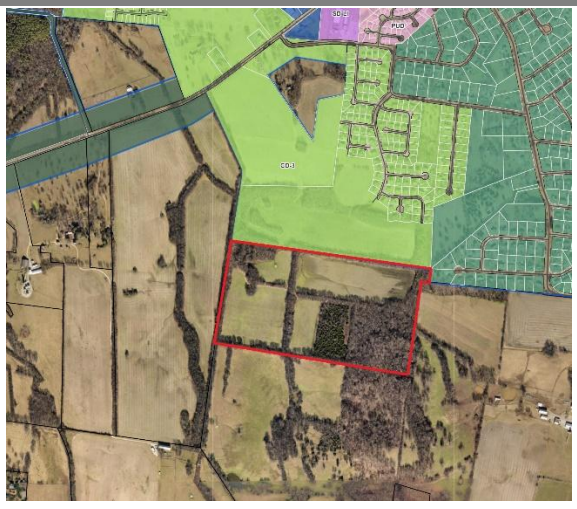
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Vacant	+/- 86 acres



FUTURE LAND USE MAP (Rural Transitions)



ZONING MAP (County Zoning)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition (RT)	County	Vacant
North	Rural Transition (RT)	CD-3	Vacant/Developing
South	Rural Transition (RT)	County	Vacant
East	Rural Transition (RT)	County	Agricultural Use
West	Rural Transition (RT)	County	Vacant

CONSISTENCY WITH CONNECT COLUMBIA

The applicant's request for annexation and a Comprehensive Plan amendment to allow CD-2 zoning for the subject property has been reviewed for consistency with the **Connect Columbia Comprehensive Plan**, specifically the **Rural Transition (RT)** Future Land Use Classification. The proposed request is found to be **inconsistent** with the explicit intent, policies, and provisions of the Connect Columbia Comprehensive Plan for the following reasons:



- **Premature Annexation and Lack of Urban Services:** A core policy within the RT classification, found under the "Form & Pattern" section, states: "**Annexations and rezonings are inappropriate without concurrent extensions of urban services.**" The subject property currently lacks essential urban services, such as public sewer infrastructure. The applicant's request for annexation and rezoning without the concurrent extension of these critical services represents a direct contravention of this explicit Comprehensive Plan policy. A Sanitary Sewer easement agreement has been

recorded with the property to the north (*Hunters Glen*, See Exhibit in attachments). An access easement has been recorded with the property to the north (*Hunters Glen*, See Exhibit in attachments). Easements provide the right to extend infrastructure in the future and do not equate to the physical availability or operational capacity of urban services. Additionally, the access road through the Hunters Glen property has not yet been constructed, further limiting connectivity.

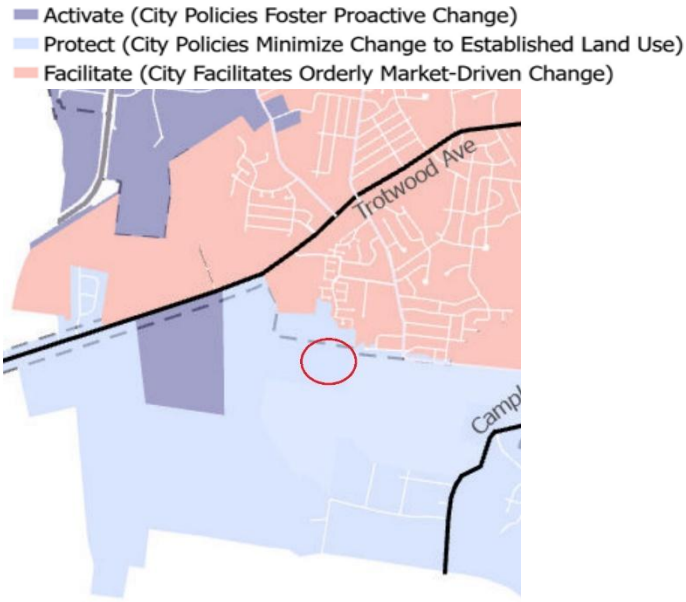
- **Water service is limited at this time**, as the existing system cannot provide desired fire flow levels and requires additional off-site infrastructure improvements and connections to support full buildout.
- **Electric service is not presently guaranteed**, as service is dependent on adjacent development and utility extensions, and no timeframe can be provided for the availability of necessary equipment or infrastructure, per CPWS.
- **Sanitary sewer service is not currently available**, as the project relies on easements for future infrastructure; easements alone do not constitute the provision of service.
- **Fire protection requirements further emphasize infrastructure limitations**, including the need for sufficient fire flow and roadway conditions capable of supporting emergency apparatus.
- **Urban services are therefore dependent on future, unconstructed improvements and external development**, rather than being available concurrently with development as required by the Comprehensive Plan.

Orderly and Contiguous Development: The request may be considered premature in the context of orderly and contiguous growth, especially given that an area immediately to the North has been recently annexed but remains undeveloped and without urban services. Permitting annexation in an area lacking services creates an undesirable "leapfrog" development pattern, which is contrary to the principles of efficient infrastructure extension.

For these reasons, the request for Annexation with CD-2 zoning and the associated is may be deemed **inconsistent** with the vision and specific policies of the Connect Columbia Comprehensive Plan for the Rural Transition area due to concurrent services. The applicant has provided easement agreements for future access and utility extensions with the property at the north. The Planning Commission may determine if easements that are not concurrently developed with the annexation request may be acceptable.

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as ***Protect*.** These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options, However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The applicant's request involves a proposed annexation and a concurrent request for CD-2 zoning for the subject property. This section assesses the conformity of the proposed zoning with the intent and regulations of the Columbia Zoning Ordinance as they relate to the Comprehensive Plan.

The requested CD-2 (Rural Character District) zoning is an implementing district of the Rural Transition Future Land Use classification and is generally consistent with the intent of the Comprehensive Plan with respect to density and development pattern.

However, Section 8.5.19.H.4 of the Zoning Ordinance requires that rezonings be evaluated based on multiple criteria beyond land use designation, including the availability of public facilities, impacts on surrounding properties, and whether conditions have changed to warrant approval.

- **(a) Consistency with Comprehensive Plan**
  The requested zoning is consistent with the Future Land Use designation. However, the request **may not consistent** with Comprehensive Plan policies requiring the concurrent availability of urban services.

- **(c) Adverse Effects on Adjacent Property**
  The lack of adequate infrastructure and substandard roadway access may result in adverse impacts related to emergency access, service delivery, and overall development functionality.
- **(e) Changed Conditions**
  There have been no material changes in conditions since prior denials of similar requests for this property. Infrastructure limitations and access constraints remain substantially unchanged.
- **(f) Availability of Public Facilities**
  Adequate public facilities are not currently available to serve the proposed development. Utility providers have indicated that water, electric, and sewer services are dependent on future improvements and external factors, and roadway access does not meet City standards.

While the proposed zoning district is appropriate in theory, the request does not meet the broader criteria required for approval under the Zoning Ordinance. For these reasons, the request fails to meet the required findings for rezoning, particularly with respect to the availability of concurrent adequate public facilities and the presence of changed conditions.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

- DRC reviewed this proposal at its meeting in March 2026. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below. The Development Review Committee reviewed the proposed annexation and provided the following comments:
- **Planning** has noted the site is not currently served by adequate infrastructure, and the request was identified as premature due to lack of direct access to a roadway capable of supporting development. Roadway access is a significant concern, as the existing portion of Foster Lane is not suitable for development use concurrent with request, and a new roadway meeting City standard would be required. It would be determined by Planning Commission if easements would be acceptable as concurrent for future development with this
- **Wastewater** has noted that the owner of the property to the north has not started construction of sanitary sewer.
- **Water service is subject to capacity limitations and required improvements**, including compliance with conditions outlined in the Water Availability Letter.

- **Columbia Power** that they are willing to serve with no guaranteed timeframe for infrastructure availability due to supply chain constraints and dependency on future development.
- **Future development will require coordination with multiple agencies**, including E911 addressing, school capacity considerations, and compliance with all City standards prior to final approval.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its March 2026 meeting, as directed by **Section 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section 8.5.19 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section 8.5.19.H.4 of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. *The Rezoning[1] is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

[1] **Rezoning**: A change in the district boundaries or district classifications of the Zoning map pursuant to Section 8.5.19. **For the purposes of the Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.**

e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;

f. It has been determined that adequate schools, roads, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Section 8.5.20 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed Comprehensive Plan, Future Land Use Map, or other City land use plan Amendment(s)/Adoption(s). Collectively referred to as "Land Use Plans" within the Section.

Section 8.5.20.E of the Zoning Ordinance establishes the actions by the Planning Commission when considering changes to Amendments/Adoptions.

Section 8.5.20.F outlines the criteria for Planning Commission Recommendations:

1. *Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*

2. *Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*

3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*

4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*

5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change*

SAMPE MOTIONS

Approve:

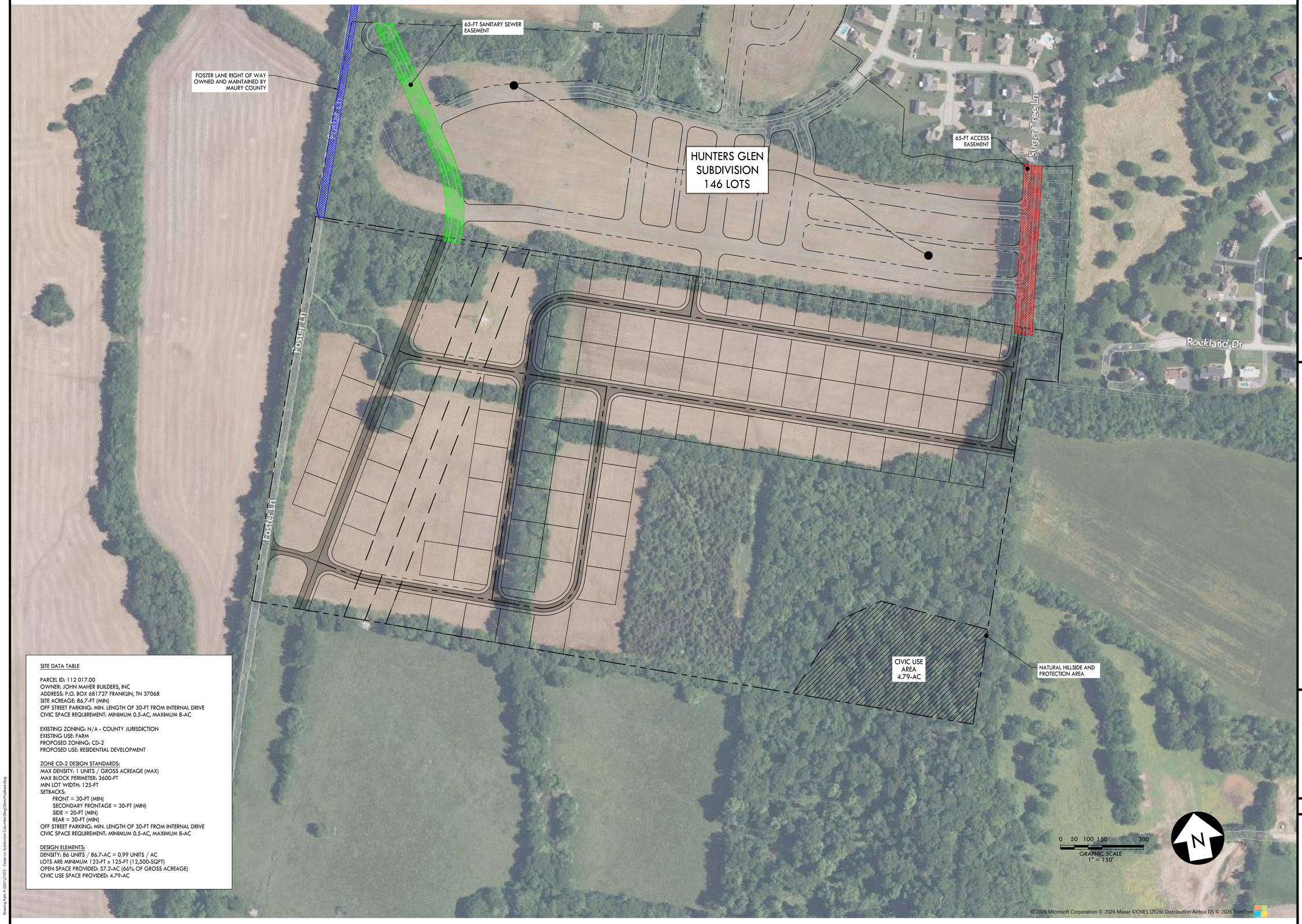
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request to annex with plan of services as presented, subject to technical comments and other conditions presented by planning staff.

Deny:

Move to recommend denial of the requested annexation with a plan of services and zoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [list additional information] for review at a future meeting.



SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-FT (MIN)
OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-2
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-2 DESIGN STANDARDS:
MAX DENSITY: 1 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 125-FT
SETBACKS:
- FRONT = 30-FT (MIN)
- SECONDARY FRONTAGE = 30-FT (MIN)
- SIDE = 20-FT (MIN)
- REAR = 30-FT (MIN)

OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 86 UNITS / 86.7-AC = 0.99 UNITS / AC
LOTS ARE MINIMUM 123-FT x 125-FT (12,500-SQFT)
OPEN SPACE PROVIDED: 57.2-AC (66% OF GROSS ACREAGE)
CIVIC USE SPACE PROVIDED: 4.79-AC

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

11/07/2025 21072

C0.0

NEIGHBORING MASTERPLAN

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sketch\updated.dwg

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

February 16, 2026

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Annexation & Rezoning // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for the annexation of the parcel located on Foster Lane, identified as Tax Map #112 017.00, which abuts the City of Columbia boundary. In conjunction with annexation, we respectfully request that this parcel be assigned a zoning designation of CD-2 (Rural Character District).

According to Connect Columbia, the City's Comprehensive Plan, this parcel lies within the Rural Transitions (RT) future land use area. The intent of the RT designation is to enhance existing suburban areas while supporting the development of low-density residential neighborhoods that preserve open space and maintain the rural character of the community. The Comprehensive Plan specifically identifies the CD-2 Rural Character District as an appropriate zoning classification within the Rural Transitions area.

The CD-2 District consists of large-lot, semi-rural estates, open spaces, and legacy agricultural operations in low-density single-family detached residential areas. The district is intended to preserve natural features, maintain meaningful open space, and ensure development patterns that respect the surrounding landscape and corridor character.

The proposed development plan includes 86 single-family residential lots across approximately 86.7 acres, resulting in an overall density of approximately 1.0 dwelling unit per acre. This density is consistent with the intent of the Rural Transitions designation and reflects a deliberate effort to maintain a low-intensity development pattern that preserves open space and reinforces the semi-rural character envisioned for the Foster Lane corridor. The development concept also incorporates areas of preserved open space to maintain natural features and further support the rural character objectives identified in the Comprehensive Plan.

The property is currently located outside the City of Columbia and therefore does not have a municipal zoning designation. As development pressure expands outward from the city limits, annexation and assignment of the CD-2 Rural Character District represents an appropriate zoning designation that directly implements the policies of the Comprehensive Plan for the Rural Transitions area. Assigning this zoning classification upon annexation ensures that future development occurs in a manner consistent with the City's adopted planning framework.

The surrounding area includes existing residential development, most notably the Hunters Glen Subdivision to the north, which is zoned CD-3 and developed at a higher residential density. In contrast, the proposed CD-2 zoning intentionally transitions to a lower-density development pattern that is consistent with the Comprehensive Plan's recommendations for the Rural Transitions area. This approach provides compatibility with surrounding land uses while preserving open space and maintaining the rural character of the area. As a result, the proposed zoning classification and development intensity will not adversely affect adjoining property owners.

Adequate infrastructure is available to support development of the property. A water availability letter has been obtained from Columbia Power and Water Systems (CPWS) confirming the availability of public water service to the site. Public sewer service will be provided through established easements that allow for installation of a sewer line across neighboring properties. Primary vehicular access will be provided from Foster Lane, and the development will also provide roadway connections to the subdivision to the north in order to promote an interconnected street network consistent with the City's development policies. Stormwater management and other infrastructure improvements will be designed in accordance with applicable City of Columbia standards.

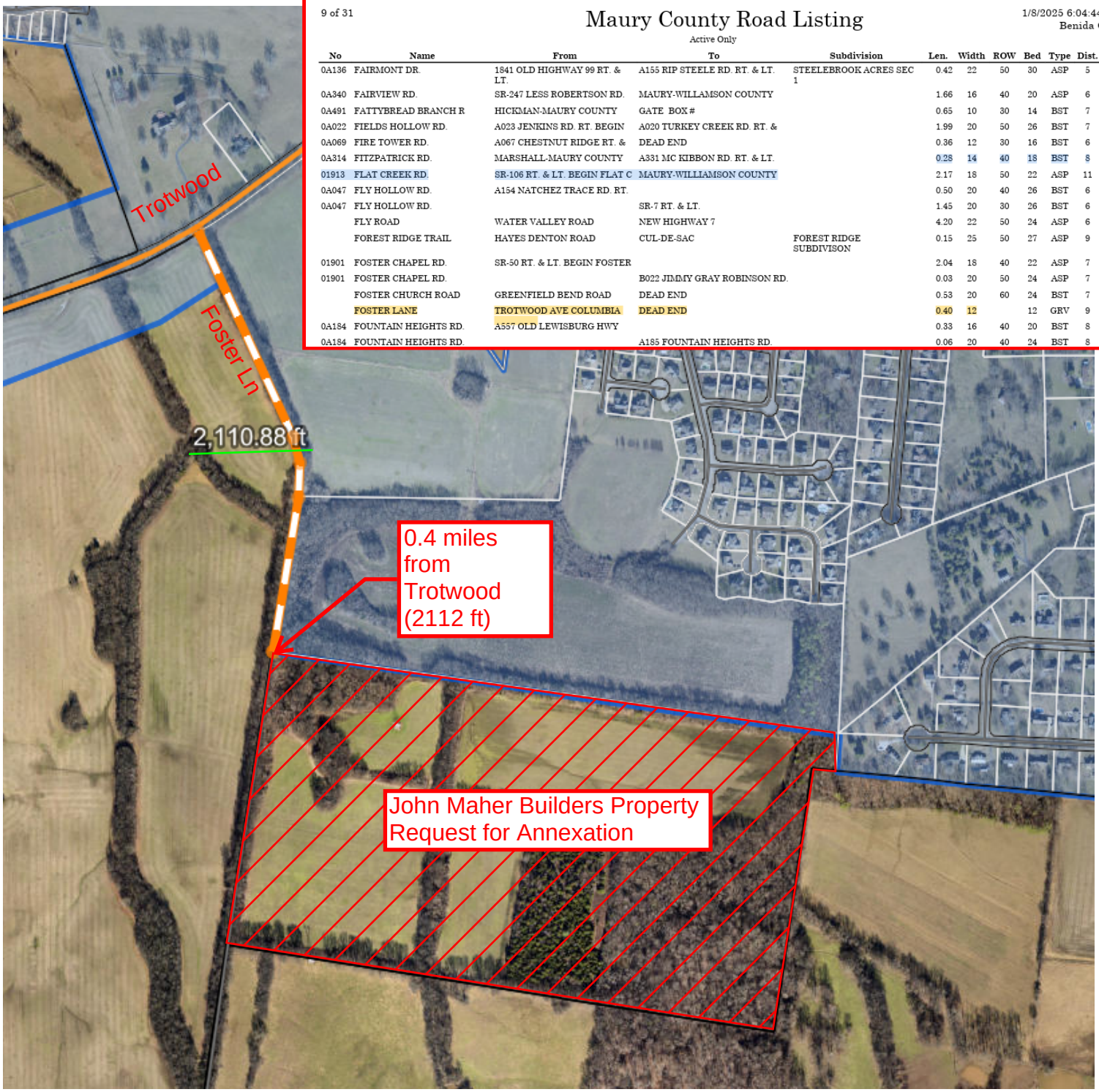
The requested zoning designation therefore supports the legal purposes of zoning by implementing the City's Comprehensive Plan, promoting orderly and compatible development, protecting natural features, and maintaining the rural character envisioned for this portion of the community. Because the request applies a zoning classification specifically supported by the Comprehensive Plan and consistent with surrounding development patterns, it does not constitute spot zoning or grant special privilege to a single property owner, but instead advances the long-term planning objectives of the City of Columbia.

For these reasons, we respectfully request approval of the annexation of the property and the assignment of the CD-2 Rural Character District zoning designation.

Respectfully,



Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795



Maury County Road Listing

Active Only

1/8/2025 6:04:44 AM
Benida Oliver

No	Name	From	To	Subdivision	Len.	Width	ROW	Bed	Type	Dist.	Class
0A136	FAIRMONT DR.	1841 OLD HIGHWAY 99 RT. & LT.	A155 RIP STEELE RD. RT. & LT.	STEELEBROOK ACRES SEC 1	0.42	22	50	30	ASP	5	1
0A340	FAIRVIEW RD.	SR-247 LESS ROBERTSON RD.	MAURY-WILLAMSON COUNTY		1.66	16	40	20	ASP	6	1
0A491	FATTYBREAD BRANCH R	HICKMAN-MAURY COUNTY	GATE BOX #		0.65	10	30	14	BST	7	3
0A022	FIELDS HOLLOW RD.	A023 JENKINS RD. RT. BEGIN	A020 TURKEY CREEK RD. RT. &		1.99	20	50	26	BST	7	1
0A069	FIRE TOWER RD.	A067 CHESTNUT RIDGE RT. &	DEAD END		0.36	12	30	16	BST	6	2
0A314	FITZPATRICK RD.	MARSHALL-MAURY COUNTY	A331 MC KIBBON RD. RT. & LT.		0.28	14	40	18	BST	8	2
01913	FLAT CREEK RD.	SR-106 RT. & LT. BEGIN FLAT C	MAURY-WILLIAMSON COUNTY		2.17	18	50	22	ASP	11	1
0A047	FLY HOLLOW RD.	A154 NATCHEZ TRACE RD. RT.			0.50	20	40	26	BST	6	1
0A047	FLY HOLLOW RD.		SR-7 RT. & LT.		1.45	20	30	26	BST	6	1
	FLY ROAD	WATER VALLEY ROAD	NEW HIGHWAY 7		4.20	22	50	24	ASP	6	1
	FOREST RIDGE TRAIL	HAYES DENTON ROAD	CUL-DE-SAC	FOREST RIDGE SUBDIVISON	0.15	25	50	27	ASP	9	1
01901	FOSTER CHAPEL RD.	SR-50 RT. & LT. BEGIN FOSTER			2.04	18	40	22	ASP	7	1
01901	FOSTER CHAPEL RD.		B022 JIMMY GRAY ROBINSON RD.		0.03	20	50	24	ASP	7	1
	FOSTER CHURCH ROAD	GREENFIELD BEND ROAD	DEAD END		0.53	20	60	24	BST	7	1
	FOSTER LANE	TROTWOOD AVE COLUMBIA	DEAD END		0.40	12		12	GRV	9	0
0A184	FOUNTAIN HEIGHTS RD.	A557 OLD LEWISBURG HWY			0.33	16	40	20	BST	8	1
0A184	FOUNTAIN HEIGHTS RD.		A185 FOUNTAIN HEIGHTS RD.		0.06	20	40	24	BST	8	1

PLAN OF SERVICES

FOR ANNEXATION
Foster Lane PROPERTY
+/-86.6 ACRES,
BEING
TAX MAP 112 PARCEL 17

(26-0062)

A. Water

A water availability letter was issued on January 12, 2026, and it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

B. Sewer

All sewer improvements including but not limited to off-site improvements, on-site improvements, and pump station and equipment installation shall be completed and functioning to the satisfaction of the Director of the Wastewater Department prior to the filing of any Final Plat with the City of Columbia Municipal Planning Commission, unless specific approval is granted by the Director and a surety of sufficient amount is provided. Note: Pump stations will require a building permit and all other required permits from additional entities. All inspections must be completed and certificates of completion granted before Council Agenda Deadline. Please contact the Wastewater Department for standard design details and equipment.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue
Scope of Services:

1. The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

   Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure:

The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water:

Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also

be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and/or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

Emergency Response to Your Location: The proposed annex will be located on the Property at Tax Map 112 Parcel 17, Foster Lane, in Columbia, Tennessee. This location is approximately 0.8 miles from Fire Station #4 located at 5040 Trotwood Ave, 3.6 miles from Columbia Fire Station #2 located at 711 Lion Parkway, 5.4 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

Medical Emergency Response: Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #4 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 2.00 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #2 or Fire Station #4 could send an additional unit and arrive on-scene within 5.00 minutes of your 911 call.

Fire Incident Response: Columbia Fire & Rescue recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinkles in future homes. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 2.00 minutes, the second fire apparatus should be on-scene within 5.00 minutes, and the third/fourth apparatus should be on-scene within 6.50 minutes. Columbia Fire & Rescue also has an automatic aid agreement and you would also receive a response from Mt. Pleasant Fire Department with-in 7.50 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior

fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 5.00 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-2 (Rural Character District) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets and Drainage

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Services will include: Street sweeping, Catch basin cleaning, Street and curb repair, Snow removal, Drainage maintenance, and Sidewalk repair.

2. **Signage:** Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Single family homes will receive the following City of Columbia sanitation services:

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.

The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Parent Parcel Legal Description

A parcel of land located in the 9th Civil District of Maury County, Tennessee. More particularly described as follows:

Beginning at a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79° 12' 28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the south line of said lands of McBroom Family Partnership, generally along a fence, South 80° 54' 28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of Lot 13 of Leatherwood Estates, Section 1, of record in Plat Book 56, Page 315, R.O.M.C., TN.;

Thence, along the west line of said Lot 13 of Leatherwood Estates, South 03° 36' 18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the southwest corner of Lot 13 Leatherwood Estates. Said point also being on the north line of lands owned by Edwin W. Halliday Family Trust, of record in Deed Book R2383, Page 186, R.O.M.C., TN.;

Thence, along the north line of said lands of Halliday Family Trust, North 83° 01' 05" West, a distance of 117.28 feet, to a tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of Foster Lane, North 09° 19' 07" East, a distance of 116.73 feet to the point of beginning.

Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

Of the total parent tract described herein, a portion containing 4.79 acres is designated as Civic Use Space pursuant to the requirements of the Comprehensive Plan Connect Columbia for natural hillside protection areas (775' elevation). The Civil Use Area will be located within the boundary of this property that will be zoned entirely as CD-2.

March 13, 2026

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401

RE: Item No 26-0062
Foster Lane Annexation and Rezoning

Below are our responses to comments received on March 10, 2026 with updated documents submitted alongside. Should any additional information be necessary, please let us know.

Planning

1. *The lead case planner for this item will be Jeremy Humphrey. Please reach out at jhumphrey@columbiatn.gov if you have any questions. Warm Regards*
    a. ***Response: Understood.***
2. *At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.*
    a. **Response: Understood.**
3. *Application shows request for CD-3L zoning. Please update to CD-2 to match current request.*
    a. **Response: Application is updated to reflect the CD-2 Zoning Request.**
4. *Water availability letter has expiration of 5/12/26. Please keep this in mind if project is deferred at planning commission once.*
    a. **Response: Understood.**
5. *Legal description Annexation document states CD-3/CD-3L. Update description to reflect CD-2.*
    a. **Response: Updated accordingly.**
6. *Note on concept plan separate character district "Civic" within area identified as 4.79-acre area from legal description. Correct from CD-3L to CD-2*
    a. **Response: This area has been labeled as Civic Use Area but has not been defined as a separate district since Civil Use Areas are allowed within the CD-2 zone per Connect Columbia.**
7. *Please provide consistency response to each section 1 to 5 as outlined in 8.5.20 (F) Criteria for Planning Recommendations*
    a. **Response: These statements have been provided within the updated statement of justification.**
    b. *Action by Planning Commission.*
        i. *Before making any recommendation on a Land Use Plan Amendment, the Planning Commission shall consider any recommendations from the Zoning Administrator and shall conduct a public hearing.*
        ii. *Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.*
        iii. *It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.*
        iv. *Following the public hearing, the Planning Commission shall make a recommendation on the application to the City Council.*
        v. *The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.*

vi. *If a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission.*
    1. **Response: Noted.**

8. *Site is not currently adjacent to a roadway/infrastructure that can adequately serve the annexation request. As noted, this application for annexation is premature as it is not directly connected to adequate infrastructure to support requests.*
    a. **Response: We disagree that this application is premature because adequate roadways can be constructed concurrently with development of this property. ConnectColumbia states that as long as urban services can be provided concurrently with development that applications for annexation can be considered (reference page 31 of the Connect Columbia Future Land Use Plan). ConnectColumbia does not state that infrastructure must be in place prior to annexation requests. We have easement agreements in place with neighbors to the north to be able to build adequate roadways and utility infrastructure. Foster Lane is considered a County Road from Trotwood up to the northwest corner of the subject property, as shown on the included exhibit of the County Road List. Our neighbor directly to the north has an approved preliminary plat and our neighbor adjacent to Trotwood has Construction Plan Approval for their extension of urban services.**
9. *Application and Legal Description reference conflicting zoning requests. Please update and correct.*
    a. **Response: Updated as indicated.**

Atmos Energy

10. Natural Gas Available

Building

11. No Comment

Police

12. No comment Provided

City Attorney

13. No Comment Provided

Public Works

14. Please see attached Plan of Services
15. Garbage
    a. Single family homes will receive the following City of Columbia sanitation services:
        i. Residential Customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
        ii. Streets and Drainage
        iii. Upon acceptance by City Council and all warranties have expired, all streets and drainage
        iv. systems will be maintained by Public Works. Services will include:
            a. Street sweeping
            b. Catch basin cleaning
            c. Street and curb repair
            d. Snow removal

e. Drainage maintenance
f. Sidewalk repair
g. Signage

h. Upon acceptance by City Council, all approved street signs will be maintained by Public Works

i. **Response: Understood.**

Fire

16. No Comments

Maury County 911

17. *Maury County 911 Addressing Step 1-Street Name Reservation A. Street name requests must be submitted through the Street Name Application located on www.Maury 911.org. B. The application must include a list of all proposed street names for the development. C. Maury County 911 will review the requested names and advise the applicant which names are available and approved for reservation once requested. D. Once approved, the street names will be placed on reserved for the development. Step 2 – Addressing A. To begin the addressing process, the developer must submit a copy of the approved Preliminary Plat to Maury County 911. B. The plat must clearly show: 1. All approved reserved street names labeled on the roads correctly. II. Lot numbers assigned to each lot and clearly visible. C. The submitted plat must be clean and legible with no unnecessary layers or clutter so road names and lot numbers can be clearly identified. D. Once the preliminary plat has been submitted to Maury County 911 for addressing: 1. Lot numbers must not change. E. Any changes to lot numbers after addressing has begun may require the addressing scheme to be recreated, which will delay the process of receiving addresses. F. Maury County 911 will create a complete addressing scheme for development, based on the approved preliminary plat. G. This includes assigning address ranges along each roadway to ensure proper E911 response and GIS mapping accuracy. H. Official addresses will be issued once the Final Plat for each phase is approved. I. Addresses are issued per phase of the development after the final plat is recorded or approved by the appropriate authority.*

a. **Response: Understood.**

Engineering

18. No Comments

Maury County Schools

19. *Woodard Elementary, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.*

a. **Response: Understood.**

Maury County Highway Department

20. *The portion of Foster Lane owned and maintained by the Maury County Highway Department is not to be utilized for any development. Construction of a new Foster Lane roadway, wholly within the City of Columbia limits, shall be provided to accommodate new development, or the portion of Foster Lane owned and maintained by the Maury County Highway Department shall be annexed by the City of Columbia.*

a. **Response: The intention is to reconstruct Foster Lane within the City Limits to City of Columbia standards, along with connections to Hunters Glen that do not involve the County.**

Wastewater

21. *Owner of property to the north has not started construction of sanitary sewer. If final plat of the property to the north fails to be recorded, then this property would be required to install gravity sewer towards Stonewall Dr of Morgan Meadows.*
    a. **Response: Based on our conversation with Ryan Fillipkowski we understand this comment was made with the assumption that if the property to the north is not developed the pump could not be constructed. However, since we have easements in place for sewer and roadways the pump station and force main could be built as planned, making this comment unnecessary.**

Columbia Water

22. *A water availability letter was issued on January 12, 2026, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.*
    a. **Response: Understood.**

Columbia Power

23. *Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.*
    a. **Response: Understood**

Duck River EMC

24. No Comments

AT&T

25. No Comments Provided

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, March 10, 2026

ITEM NO.
26-0062

DESCRIPTION: Foster Lane Parcel: 112 017.00

COMMENTS:

Planning

1. The lead case planner for this item will be Jeremy Humphrey. Please reach out at jhumphrey@columbiatn.gov if you have any questions. Warm Regards
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Application shows request for CD-3L zoning. Please update to CD-2 to match current request.
4. Water availability letter has expiration of 5/12/26. Please keep this in mind if project is deferred at planning commission once.
5. Legal description Annexation document states CD-3/CD-3L. Update description to reflect CD-2.
6. Note on concept plan separate character district "Civic" within area identified as 4.79-acre area from legal description. Correct from CD-3L to CD-2.
7. Please provide consistency response to each section 1 to 5 as outlined in 8.5.20 (F) Criteria for Planning Recommendations E. Action by Planning Commission. 1. Before making any recommendation on a Land Use Plan Amendment, the Planning Commission shall consider any recommendations from the Zoning Administrator and shall conduct a public hearing. 2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.D. 3. It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed. 4. Following the public hearing, the Planning Commission shall make a recommendation on the application to the City Council. 5. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council. 6. If a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.
   (Access and Circulation)

8. Site is not currently adjacent to a roadway/infastructure that can adequately serve the annexation request. As noted, this application for annexation is premature as it is not directly connected to adequate infrastructure to support request.
9. Application and Legal Description reference conflicting zoning requests. Please update and correct.

Atmos Energy

10. Natural gas Available.

Building

11. No comment.

Police

12. No comment provided.

City Attorney

13. No comment provided.

Public Works

14. Please see attached Plan of Services.
15. Garbage Collection
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    will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage
    receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly
    curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly
    basis. Residents are allotted three free bulk item pickups per year.
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Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services will include:

- Street sweeping
- Catch basin cleaning
- Street and curb repair
- Snow removal
- Drainage maintenance
- Sidewalk repair

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Fire

16. No comments

Maury County E911

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Engineering

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

18. No comments.

Maury County Schools

19. Woodard Elementary, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accomodate new students.

Maury County Highway Dept.

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Columbia Water

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CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
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PHONE: (931) 560-1560
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Columbia Power

23. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Duck River Electric Membership Corp

24. No comments.

ATT

25. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

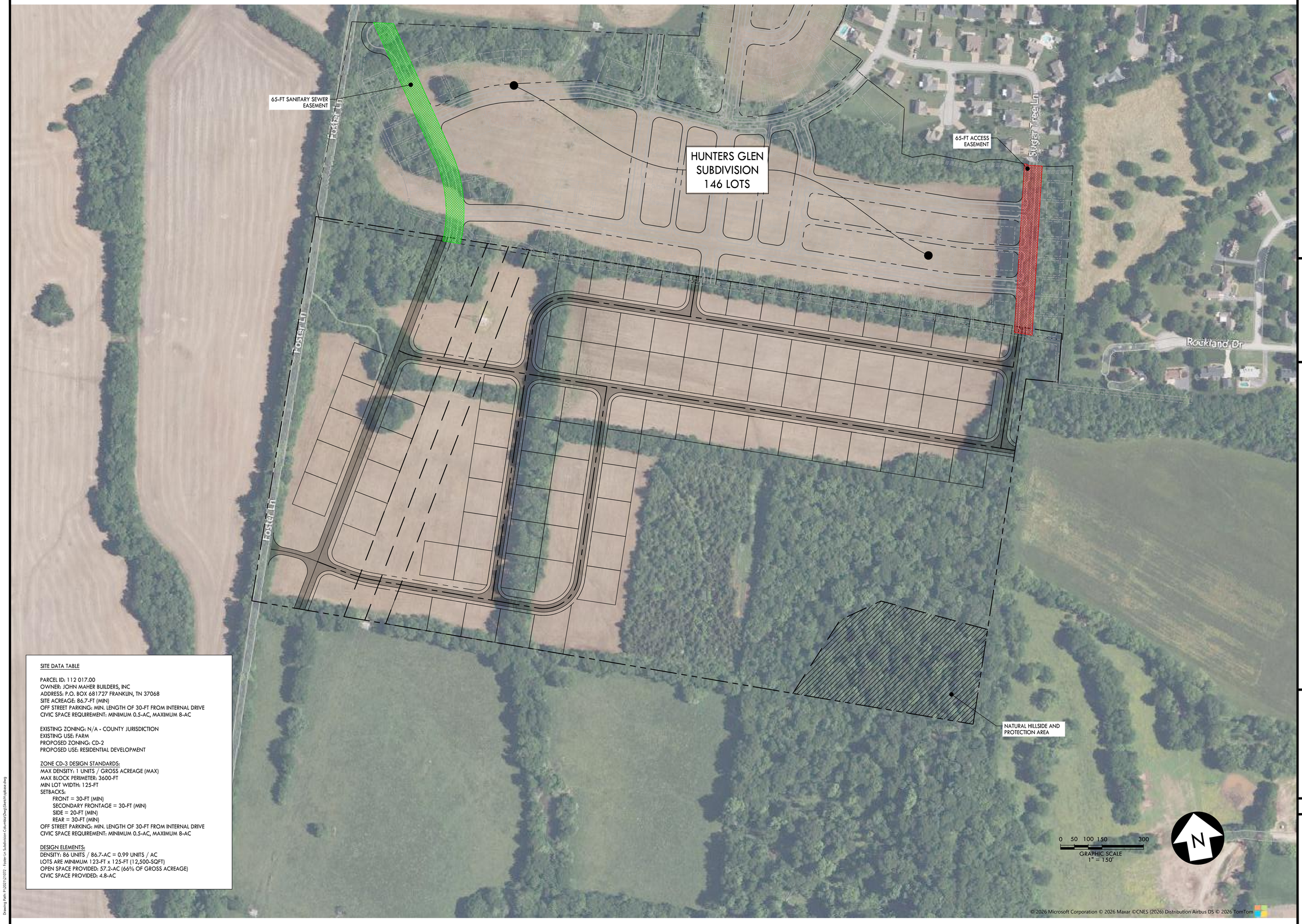
Please contact pkeltner@columbiatn.gov or msanders@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.



SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-FT (MIN)
OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-2
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 1 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 125-FT
SETBACKS:
- FRONT = 30-FT (MIN)
- SECONDARY FRONTAGE = 30-FT (MIN)
- SIDE = 20-FT (MIN)
- REAR = 30-FT (MIN)

OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 86 UNITS / 86.7-AC = 0.99 UNITS / AC
LOTS ARE MINIMUM 123-FT x 125-FT (12,500-SQFT)
OPEN SPACE PROVIDED: 57.2-AC (66% OF GROSS ACREAGE)
CIVIC SPACE PROVIDED: 4.8-AC

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

11/07/2025 21072

C0.0

NEIGHBORING MASTERPLAN

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sketch\updated.dwg

ARTICLE 4 BUILDING, LOT & SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARD

4.3.1 CIVIC DISTRICT BUILDINGS & LOTS

A. Definitions

The terms Civic District, Civic Space, and Civic Building are defined in **Article 9 (Definitions).**

B. Design; Compliance

If a Building, Lot, or Building Site is located within an area designated on the Official Zoning Map as Civic District, Civic Space, or Civic Building.

1. Civic Space shall be designed generally as described in **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.2-B (Civic Space Types - Specific Standards),** as related to the Adjacent District, or if Adjacent more than one, as related to the Adjacent District with the largest number of linear feet of common boundary with the Civic Space.
2. Development, re-Development, Lots, Buildings, Building Sites, Structures, and Improvements and Use thereof within Civic Districts must comply with the applicable standards and requirements of **Table 4.3.1-M (District Standards-Civic),** subject, however, to Section 4.3.2.B.4.
3. Without limitation to Section 4.3.2.B.2, Civic Buildings within Civic Districts must comply with the standards and requirements of Table 4.3.1-M (District Standards-Civic) and any other requirements as may be determined by the City Council.
4. Buildings operated for Civic purposes but not located within a Civic District must comply with the applicable District standards of the District in which they are situated.

4.3.2 DISTRICT BUILDINGS, LOTS & BUILDING SITES

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS
RURAL CHARACTER DISTRICT



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillsides & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

January 12, 2026

Mr. Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd. Suite 201
Franklin, TN 37067
Sent via email: *Aaron@crunkeng.com*

RE: **Water Availability Letter** Expires: 5/12/2026
Foster Lane Subdivision – 141 Units
Tax Map 112, Parcel 017.00
Columbia, Maury County, TN

Dear Mr. Keathley:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

We have received your application for water availability to serve a proposed residential development consisting of 174 single-family residential units off Foster Lane south of the intersection with Trotwood Avenue. It appears that the proposed water infrastructure connections are anticipated to come through stub-streets in the adjacent (proposed) Hunters Glen Phase 4 subdivision. Based on this concept, we have reviewed this application for service with the understanding that both projects (Foster Lane Subdivision and Hunters Glen Ph4) would be constructed at the same time. CPWS has performed field measurements and water system hydraulic model analysis of the projected water demands for the proposed development.

CPWS has determined that the existing system is <u>not</u> able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, the existing system is able to meet the minimum 500 gpm fire flow requirement – as

listed in the Fire Flow Requirements letter submitted as part of the application. In addition, the demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.
- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units.
    - CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents.
    - Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- The first 80-units (total between both projects; Foster Ln and Hunters Glen Ph4) can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction – we welcome a meeting to discuss.

This Water Availability Letter will expire on the date listed on the first page unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: $1,500 + $370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
    - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	141	**$53,670**

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
    - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.

  - Please see CPWS website for schedule of impact fees and timing of planned fee escalations.
  - Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
  - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	141	$540	$76,140
Current Impact Fee for ¾" Service Meter	141	$5,500	$775,500
Estimate of Impact and Meter Fees =			**$851,640**

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: John Maher, John Maher Builders
Bart Anderson, CPWS
File 23-034

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/25/2024
Name: Aaron Keathley
Phone: 615-708-3517
Email: aaron@crunkeng.com
Address/Parcel ID: 112 017.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Residential Subdivisi
Enclosed Area (ft²): 2000/home

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13R

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

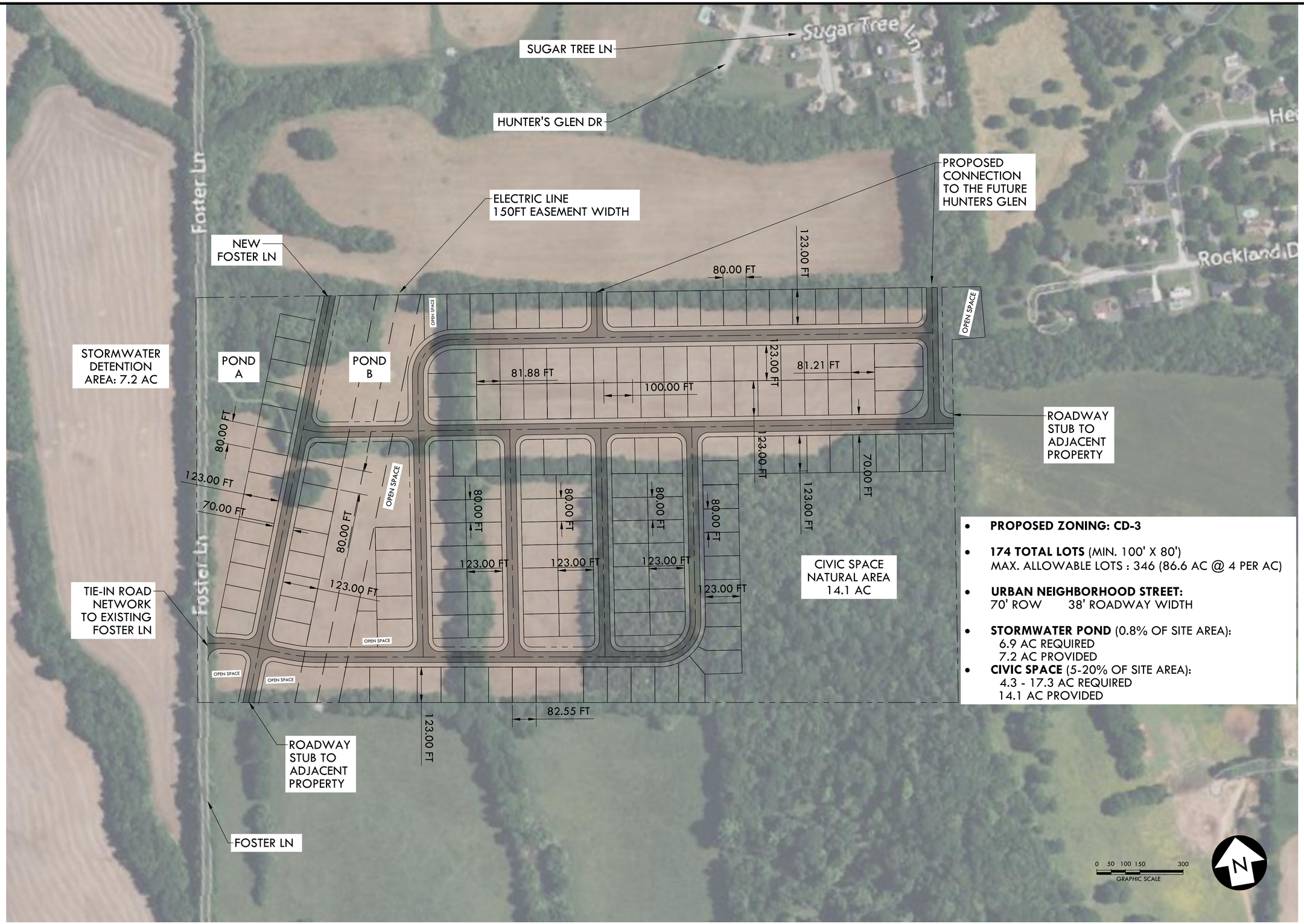
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 11/25/2024



- **PROPOSED ZONING: CD-3**
- **174 TOTAL LOTS** (MIN. 100' X 80')
  MAX. ALLOWABLE LOTS : 346 (86.6 AC @ 4 PER AC)
- **URBAN NEIGHBORHOOD STREET:**
  70' ROW 38' ROADWAY WIDTH
- **STORMWATER POND** (0.8% OF SITE AREA):
  6.9 AC REQUIRED
  7.2 AC PROVIDED
- **CIVIC SPACE** (5-20% OF SITE AREA):
  4.3 - 17.3 AC REQUIRED
  14.1 AC PROVIDED

0 50 100 150 300
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD
SUITE 201
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

NOT FOR CONSTRUCTION

FOSTER LN SUBDIVISION

FOSTER LN
COLUMBIA, TN 38401

REVISIONS

No.	DATE

08/01/24 21072

C1.0

PRELIMINARY LAYOUT PLAN

PICKUP: JOHNHILL

BK/PG: R3080/207-216
25009732

10 PGS:AL-EASEMENT	
NANCY BATCH: 356194	07/09/2025 - 02:10 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:

Miller & Martin PLLC
Attn: Kyle B. Fuller
401 Commerce Street, Suite 1010
Nashville, TN 37219

SANITARY SEWER EASEMENT AGREEMENT

This Sanitary Sewer Easement Agreement ("**Agreement**") is made as of the 7 day of July, 2025, between MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership (the "**Grantor**"), and JOHN MAHER BUILDERS, INC., a Tennessee corporation (the "**Grantee**").

That, Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, and by these presents does GRANT unto Grantee the following (collectively, the "**Easement**"): (i) a perpetual non-exclusive easement in, under, through and across the area described on Exhibit "A-1" and Exhibit "A-2" hereto, and (ii) a temporary non-exclusive easement in, under, through and across the area measuring ten feet (10') on each side of the perimeter of the Easement (the "**Temporary Easement**"), being a portion of the tract of land owned by Grantor described on Exhibit "B" attached hereto and made a part hereof (the "**Grantor's Tract**"). The areas described on Exhibit "A" are collectively referred to herein as the "**Easement Tract**".

The Easement hereby granted shall be used for the purpose of constructing, repairing, maintaining, re-constructing and operating an underground sanitary sewer line or lines and related appurtenances and facilities for residential development use by Grantee in connection with the improvements located and/or hereafter located on the tract or parcel of land described on Exhibit "C" attached hereto and made a part hereof (the "**Benefited Tract**"). Grantee, its contractors, agents, employees and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary to construct, repair, maintain and re-construct such sanitary sewer lines and facilities; provided, however, the Easement granted hereby shall be subject to and governed by the following provisions:

1. Grantor reserves and retains the right to use the Easement Tract in any manner which does not interfere with the rights and Easement hereby granted. Notwithstanding the foregoing and since the sewer line will be located under or along the relocated Foster Lane, Grantor is permitted to construct the Foster Lane relocated roadway and said construction will not be considered to breach the non-interference covenant in the preceding sentence provided Grantor and Grantee, through their respective engineers, shall coordinate with the other on roadway construction and the sewer line construction so that same can be accomplished in the most efficient and unobtrusive manner that is commercially reasonable.

2. Grantee shall be responsible for (i) obtaining all permits and licenses for the construction, repair, maintenance, re-construction and operation of such sanitary sewer line pursuant to the terms hereof, (ii) determining that the construction, repair, maintenance, re-

construction and operation of such sanitary sewer line complies with all approved plans and specifications, and (iii) maintaining the sanitary sewer line constructed and installed within the Easement Tract in good repair and condition. All costs of constructing, repairing, maintaining, re-constructing and operating such sanitary sewer line or lines and facilities shall be the responsibility of Grantee, its successors and assigns.

1. Grantee shall indemnify, defend and hold the Grantor harmless from and against any and all loss, damage, cost, expense (including reasonable attorneys' fees and court costs), liability or causes of action arising out of: (i) any accident or occurrence on or about the Easement Tract or Grantor's Tract causing injury or death to any individual or damage to or loss of any property of any individual or entity arising out of the Grantee's exercise of its rights granted hereunder; and (ii) lien claims of contractors, engineers, mechanics, materialmen or others performing work on or about the Easement Tract or Grantor's Tract on behalf of the Grantee, arising out of or related to the construction, repair, maintenance, re-construction and operation of such sanitary sewer line or lines and facilities by the Grantee and/or its contractors.

2. Prior to performing any work on the Easement Tract, Grantee and/or its contractor performing such work shall have in force commercial general liability insurance covering such work.

3. During or immediately after any work on the Easement Tract pursuant to the rights granted hereby, Grantee, at its sole cost and expense, shall take or cause to be taken all reasonable measures to restore the surface of the Easement Tract, to the extent reasonably possible, to the condition which existed prior to such work. The Temporary Easement shall expire immediately upon the substantial completion and final acceptance of the sewer line or lines and facilities by the appropriate governmental agencies.

4. Grantor will, whenever reasonably required so to do by Grantee, execute, acknowledge and deliver such other instruments of easement conveyance and location, and take such other actions (other than the payment of funds) as may be reasonably required to convey, confirm or locate the Easement granted hereunder.

5. Nothing herein shall be deemed to constitute any dedication to the public or for public use of the Easement granted herein. Notwithstanding the foregoing, Grantor agrees, without further action, to permit the Grantee to dedicate the Easement to the applicable public or private authority without the further consent or joinder of Grantor. Grantor agrees to execute or procure any additional documents necessary to effect such dedication. The within Easement shall cease and terminate at such time as it is dedicated to the applicable public or private authority.

6. At any time prior to the dedication of the Easement, any Requesting Party (as hereinafter defined) may request that the other party provide to the Requesting Party, or to any lender or proposed lender, or to any prospective purchaser, designated by the Requesting Party, an estoppel letter or certificate confirming that, to the knowledge of such party, the Requesting Party is in compliance with the terms of this Agreement and such other information as the Requesting Party, such lender or such prospective purchaser shall reasonably request, and all exceptions thereto. Such estoppel letter shall be provided to the Requesting Party within ten (10)

days after receipt of the request therefor. For purposes of this Paragraph 8, the term "**Requesting Party**" shall refer to the Grantor or Grantee, as applicable.

7. In the event that either party is required to initiate litigation to enforce the terms of this Agreement, the prevailing party shall be awarded its documented litigation costs and reasonable attorneys' fees.

TO HAVE AND TO HOLD the Easement for said purposes, together with all and singular the rights, privileges and appurtenances thereto being, belonging or in any manner appertaining to the proper use and benefit of Grantee, its successors and assigns as owner of the Benefited Tract.

This Agreement and the rights, easements and obligations hereunder shall run as easements appurtenant to the Benefited Tract and all terms of this Agreement shall inure to the benefit of and binding upon the parties hereto, their successors and assigns. Without limitation of the foregoing, the parties hereto acknowledge and agree that the intended purposes and uses of the easement granted herein is of a commercial character, and, in the event of a finding by a court of competent jurisdiction that the above-described easements are not appurtenant, but are easements in gross of a commercial character, the parties hereto and the then current titleholders to the Grantor's Tract and the Benefited Tract will take any steps reasonably necessary to cause their respective rights or obligations created hereunder to transfer to any transferee of the Benefited Tract as if such easements were easements appurtenant running with the land. Upon the good faith transfer of the Benefited Tract or the Grantor's Tract, as applicable, the transferring party shall have no further liability for the performance of any of the covenants, obligations and indemnities of such transferring party set forth herein and the transferee of such transferring party shall be deemed to have assumed the covenants, obligations and indemnities of the transferring party hereunder; provided, however, the transferring party shall not be released from (and the transferee shall not be deemed to have assumed) liability hereunder arising out of acts or occurrences occurring prior to the date of such transfer.

Except as otherwise provided herein, all notices required or permitted hereunder shall be in writing and delivered to the addresses set forth below either (1) in person, (2) by a prepaid overnight delivery service, or (3) by electronic mail (Email), to the other party, with a copy by Email to the party's broker and attorney. Notice shall be deemed to have been given as of the date and time it is actually received.:

To Grantor:

McBroom Family Partnership
Attn: Randy E. McBroom
943 Riverview Lane
Columbia, TN 38401
Email: mcbroom5@msn.com

With a copy to:

Law Office of K. Brian Hay
Attn: K. Brian Hay
104 W 6th St, Ste. 200
Columbia, TN 38401
Email: brian@kbrianhaylaw.com

To Grantee:

John Maher Builders Inc.
3000 Reserve Blvd.
Spring Hill, TN 37174
Email: johnmaher1@johnmaherbuilders.com

With a copy to:

Miller & Martin PLLC
Attn: Kyle Fuller
401 Commerce Street
Suite 1010
Nashville, TN 37219
Telephone: (615) 744-8605
Email: kyle.fuller@millermartin.com

And:

John Hill
Maury County Realty
1217 Trotwood Avenue
Columbia, TN 38401
Email: johnrosshill@gmail.com

Any party may, from time to time, change its address by written notice to the other party at its then current address.

This document may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

[Signatures begin on next page]

IN WITNESS WHEREOF, Grantor and Grantee have signed and sealed this Agreement the day and year first above written.

GRANTOR:

MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership

By: _____
Randy E. McBroom, General Partner

By: _____
Linda McBroom Walker, General Partner

STATE OF TENNESSEE §
§
COUNTY OF Maury §

Before me, the undersigned authority, on this day personally appeared Randy E. McBroom and Linda McBroom Walker, they being the General Partners of McBroom Family Partnership, a Tennessee general partnership, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed on behalf of said general partnership.

Given under my hand and seal of office this 9 day of July, 2025.

_____
Notary Public - State of Tennessee
My Commission Expires: 3-20-29

JOHN HILL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

[GRANTOR SIGNATURE PAGE TO SANITARY SEWER EASEMENT AGREEMENT]

GRANTEE:

JOHN MAHER BUILDERS, INC.,
a Tennessee corporation

By: _____
Name: John Maher
Title: Chief Executive Officer

STATE OF TENNESSEE §
§
COUNTY OF Maury §

Before me, the undersigned authority, on this day personally appeared John Maher, the Chief Executive Officer of John Maher Builders, Inc., a Tennessee corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said company.

Given under my hand and seal of office this 7 day of July, 2025.

_____
Notary Public - State of Tennessee
My Commission Expires: 3-20-29

JOHN HILL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

[GRANTEE SIGNATURE PAGE TO SANITARY SEWER EASEMENT AGREEMENT]

EXHIBIT A-1

TO SANITARY SEWER EASEMENT AGREEMENT

Description of the Easement Tract

Foster Lane Utility Easement

Sanitary Sewer Easement

A tract of land located in Maury County, Tennessee. A portion of parcel 018.02 as shown on Tax Map 112, the McBroom Family Partnership property as recorded in Deed Book R1466, page 134, and being more particularly described as follows.

Commencing at the south west corner of McBroom Family Partnership property as recorded in Deed Book R1466, page 134,
Thence SOUTH 79°14'39" EAST a distance of 240.74';
Thence SOUTH 80°54'30" EAST a distance of 212.21' to the **TRUE POINT OF BEGINNING,** having a Tennessee State Plane Coordinate N-455,136.7, E-1,640,594.6 (TDOT CORS);

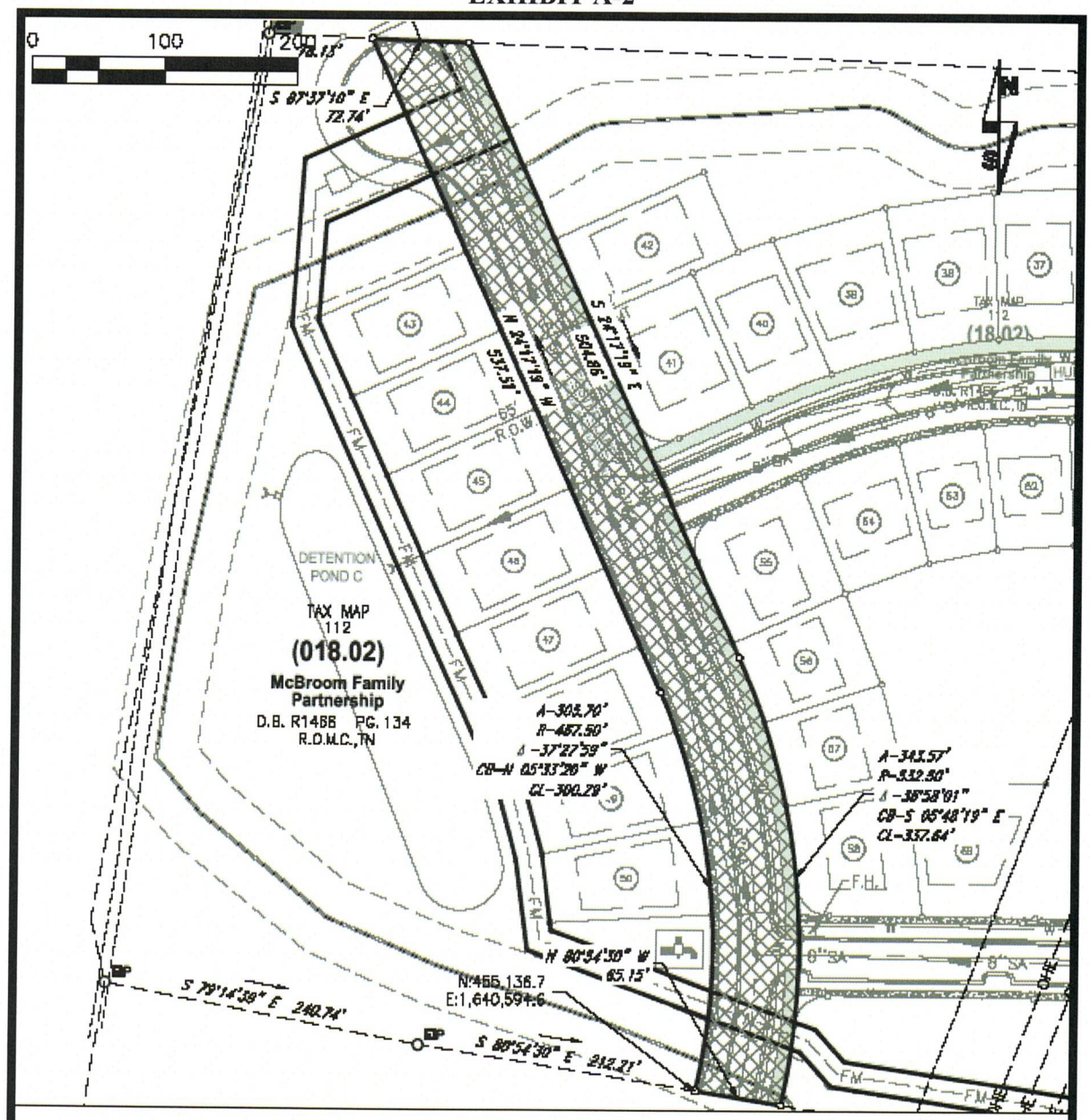
Thence severing the property of McBroom and with a curve turning to the left with an arc length of 305.70', with a radius of 467.50', with a chord bearing of NORTH 05°33'20" WEST, with a chord length of 300.29', to a point;
Thence with the same, NORTH 24°17'19" WEST a distance of 537.51' to a point on the south line of James and Stacy Gore as recorded in Deed Book R2387, page 455, said point lying 78.13' from the north west corner of McBroom;
Thence with the south line of James and Stacy Gore as recorded in Deed Book R2387, page 455, SOUTH 87°37'10" EAST a distance of 72.74' to a point;
Thence severing the property of McBroom, SOUTH 24°17'19" EAST a distance of 504.86' to a point;
Thence with the same, with a curve turning to the right with an arc length of 343.57', with a radius of 532.50', with a chord bearing of SOUTH 05°48'19" EAST, with a chord length of 337.64', to a point;
Thence with the north line of John Maher Builders, Inc. as recorded in Deed Book R2758, page 851, NORTH 80°54'30" WEST a distance of 65.15', which is the point of beginning,
having an area of 54,978 square feet, 1.26 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #17608, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 8TH day of July 2025.

Allen B. O'Leary
TN R.L.S. No. 1987

EXHIBIT A-2



MAP SHOWING 1 OF 2

SANITARY SEWER EASEMENT

TO JOHN MAHER BUILDERS, INC.
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
FROM

McBROOM FAMILY PARTNERSHIP

PROJECT NO.: TROTWOOD	EASEMENT NO.: 1		SYSTEM: SANITARY
SCALE: 1"=100'	PARCEL NO.: 018.02	DATE: 1-29-25	BY: W.E.S.

EXHIBIT B
TO SANITARY SEWER EASEMENT AGREEMENT

Description of the Grantor's Tract

53.5+/- acres on Hunters Glen Drive, in Columbia (Maury County), Tennessee acquired by deed of record in Book R1466 at page 134, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-018.02.

MAURY COUNTY REGISTER, STATE OF TENNESSEE
I or we hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred whichever is greater is $ 0 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.

_____ Affiant

Subscribed and sworn before me this 9th day of July 2025

John Fleming Register of Deeds
by N.M.D.

OFFICIAL SEAL
JOHN FLEMING
REGISTER OF DEEDS
MAURY CO TN

EXHIBIT C
TO SANITARY SEWER EASEMENT AGREEMENT

Description of Benefited Tract

85.711+/- acres on an unimproved roadway known as Foster Lane, in Columbia (Maury County), Tennessee acquired by deed of record in Book R2758 at page 851, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-017.00.

PICKUP: JOHN HILL

BK/PG: R3080/197-206
25009731

10 PGS:AL-EASEMENT	
NANCY BATCH: 356194	07/09/2025 - 02:10 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:

Miller & Martin PLLC
Attn: Kyle B. Fuller
401 Commerce Street, Suite 1010
Nashville, TN 37219

ACCESS EASEMENT

THIS ACCESS EASEMENT is made to be effective as of the 7 day of July, 2025, by and between MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership ("**Grantor**") and JOHN MAHER BUILDERS INC., a Tennessee corporation ("**Grantee**").

BACKGROUND

1. Grantor is the owner of certain property located in Maury County, Tennessee more particularly described on Exhibit A attached hereto and made a part hereof ("**Grantor's Property**").

2. Grantee is the owner of certain property adjacent to Grantor's Property and more particularly described on Exhibit B hereto and made a part hereof "**Grantee's Property**").

3. Grantor desires to grant a perpetual non-exclusive access easement to Grantee across a portion of Grantor's Property more particular described and depicted on Exhibit C-1 and Exhibit C-2 attached hereto and made a part hereof ("**Easement Area**") for access, ingress and egress to and from the Grantee's Property to and from Sugar Tree Lane, a public right-of-way.

NOW, THEREFORE, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor, subject to the use restrictions set forth in section (b) herein below, hereby grants, bargains, sells and conveys to Grantee, its successors, tenants or assigns, a perpetual non-exclusive access easement over and across the Easement Area, running with the land for the purposes of access and vehicular and pedestrian ingress and egress to and from Grantee's Property and Sugar Tree Lane (the "**Access Easement**").

(a) Grantee shall indemnify, defense, and hold Grantor harmless from and against any and all liabilities, damages, losses, expenses, claims, suits, attorneys' fees and judgments which may be suffered by, accrued against, charged to or recoverable from Grantor, as a result of or in connection with Grantee's use or occupancy of the Easement Area. Grantor shall indemnify, defend and hold Grantee harmless, from and against any and all liabilities, damages, losses, expenses, claims, suits, attorney's fees and judgments which may be suffered by, accrued against, charged to or recoverable from Grantee, as a result of or in connection with Grantor's use or occupancy of the Easement Area.

(b) Such Easement Area shall not be used for any purpose other than those necessary for residential development of single-family homes. Such Easement Area may be used for

pedestrians, bicycles, passenger cars, light trucks by Grantee and its employees, customers, contractors, tenants and invitees. Any use by Grantee's employees, invitees, contractors or tenants for heavy trucks or construction equipment shall require prior written approval by Grantor, which will not be unreasonably withheld or delayed, but which may require evidence of liability insurance in favor of Grantor to cover any damage or injuries caused by such use. Grantor makes no representation or covenant as to when Grantor will construct the Access Easement roadway but Grantor does intend to and will construct the Access Easement roadway in such a manner that same will be approved and accepted by the City of Columbia pursuant to Grantor's plan of development for Grantor's Property.

(c) Grantor hereby represents and warrants to Grantee that Grantor has full power and capacity to enter into this Access Easement, to perform and to conclude the same including the capacity, to the extent applicable, to grant, convey and/or transfer the easements in this Access Easement, and that no third party consents or subordinations are required for the execution and/or delivery of this Access Easement other than those attached hereto.

(d) The Access Easement granted herein shall be a covenant running with the lands of the respective parties and shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

(e) Except as otherwise provided herein, all notices required or permitted hereunder shall be in writing and delivered to the addresses set forth below either (1) in person, (2) by a prepaid overnight delivery service, or (3) by electronic mail (Email), to the other party, with a copy by Email to the party's broker and attorney. Notice shall be deemed to have been given as of the date and time it is actually received.:

To Grantor:

McBroom Family Partnership
Attn: Randy E. McBroom
943 Riverview Lane
Columbia, TN 38401
Email: mcbroom5@msn.com

With a copy to:

Law Office of K. Brian Hay
Attn: K. Brian Hay
104 W 6th St, Ste. 200
Columbia, TN 38401
Email: brian@kbrianhaylaw.com

To Grantee:

John Maher Builders Inc.
3000 Reserve Blvd.
Spring Hill, TN 37174
Email: johnmaher1@johnmaherbuilders.com

With a copy to:

Miller & Martin PLLC
Attn: Kyle Fuller
401 Commerce Street
Suite 1010
Nashville, TN 37219
Telephone: (615) 744-8605
Email: kyle.fuller@millermartin.com

And:

John Hill
Maury County Realty
1217 Trotwood Avenue
Columbia, TN 38401
Email: johnrosshill@gmail.com

Any party may, from time to time, change its address by written notice to the other party at its then current address.

(f) All exhibits or attachments referred to in this Access Easement are attached hereto and incorporated herein by this reference. This Access Easement shall be construed in accordance with and governed by the laws of the State of Tennessee.

(g) This document may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

(h) In the event that either party is required to initiate litigation to enforce the terms of this Access Easement, the prevailing party shall be awarded its documented litigation costs and reasonable attorneys' fees.

[Signatures on Following Pages]

IN WITNESS WHEREOF, this Access Easement has been executed to be effective as of the date first above written.

GRANTOR:

MCBROOM FAMILY PARTNERSHIP,
a Tennessee general partnership

By: _____
Randy E. McBroom, General Partner

By: _____
Linda McBroom Walker, General Partner

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Randy E. McBroom and Linda Walker McBroom, to me known (or proved to me on the basis of satisfactory evidence) to be the General Partners of MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership, who acknowledged that they executed the foregoing instrument for the purposes therein contained on behalf of said entity in such capacity.

WITNESS my hand, at office in Maury County Tennessee, this 9 day of July, 2025.

JOHN HILL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public
My Commission 3-20-29

40336987v1

IN WITNESS WHEREOF, this Access Easement has been executed to be effective as of the date first above written.

GRANTEE:

JOHN MAHER BUILDERS INC.,
a Tennessee corporation

By: _____
Name: John Maher
Title: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared John Maher, to me known (or proved to me on the basis of satisfactory evidence) to be the Chief Executive Officer of JOHN MAHER BUILDERS INC., a Tennessee corporation, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said entity in such capacity.

WITNESS my hand, at office in Maury County Tennessee, this 7 day of July, 2025.

JOHN HILL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public
My Commission 3-20-29

EXHIBIT A
Grantor's Property

53.5+/- acres on Hunters Glen Drive, in Columbia (Maury County), Tennessee acquired by deed of record in Book R1466 at page 134, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-018.02.

EXHIBIT B
Grantee's Property

85.711+/- acres on an unimproved roadway known as Foster Lane, in Columbia (Maury County), Tennessee acquired by deed of record in Book R2758 at page 851, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-017.00.

EXHIBIT C-1
Easement Area

Sugar Tree Lane Easement

Access Easement

A tract of land located in Maury County, Tennessee. A portion of parcel 018.02 as shown on Tax Map 112, the McBroom Family Partnership property as recorded in Deed Book R1466, page 134, and being more particularly described as follows.

Beginning at a point lying NORTH 80°54'30" WEST a distance of 110.15' from the south east corner of McBroom Family Partnership property as recorded in Deed Book R1466, page 134, having a Tennessee State Plane Coordinate N-454,796.1, E-1,642,723.1 (TDOT CORS);

Thence with the north line of John Maher Builders, Inc. as recorded in Deed Book R2758, page 851, NORTH 80°54'30" WEST a distance of 65.32' to a point;
Thence severing the property of McBroom, NORTH 03°24'58" EAST a distance of 610.29' to a point;
Thence with the south line of Hunters Glen, Section 3, as shown in Plat Book P17, page 325, SOUTH 79°21'32" EAST a distance of 11.05' to a point;
Thence with the same, SOUTH 03°22'15" WEST a distance of 2.95' to a point;
Thence with the same, SOUTH 86°40'49" EAST a distance of 54.03' to a point;
Thence severing the property of McBroom, SOUTH 03°24'58" WEST a distance of 612.50', which is the point of beginning, having an area of 39,639 square feet, 0.91 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #17608, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 8TH day of July 2025.

Allen B. O'Leary
TN R.L.S. No. 1987

EXHIBIT C-2

(Easement Area map)

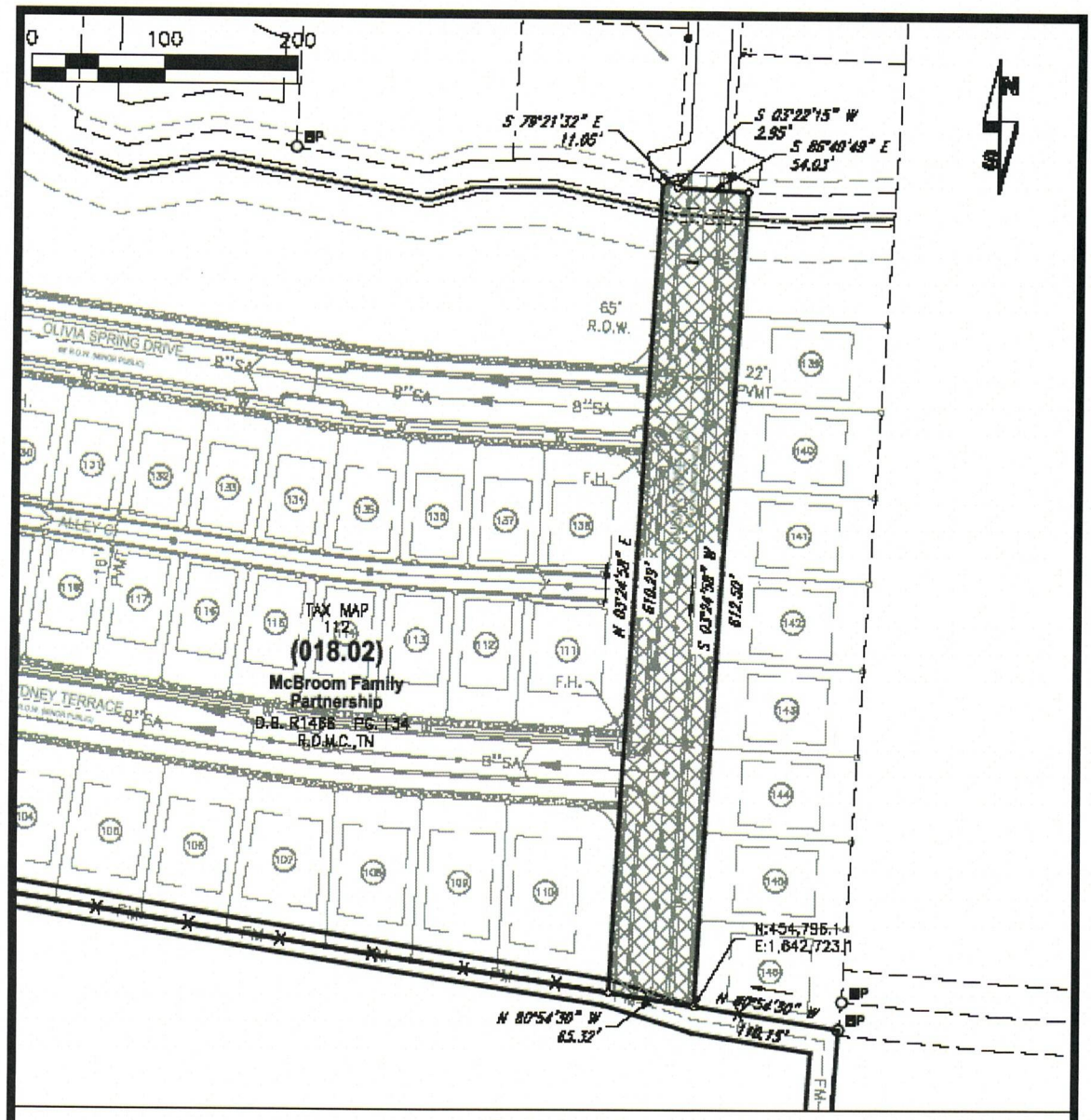
MAURY COUNTY REGISTER, STATE OF TENNESSEE
I or we hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred whichever is greater is $ 0 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.

_____ Affiant

Subscribed and sworn before me this 9th day of July 2025

John Fleming - Register of Deeds
by T.M.

OFFICIAL SEAL
JOHN FLEMING
REGISTER OF DEEDS
MAURY CO TN



MAP SHOWING 2 OF 2

ACCESS EASEMENT

TO JOHN MAHER BUILDERS, INC.
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
FROM

McBROOM FAMILY PARTNERSHIP

PROJECT NO.: TROTWOOD	EASEMENT NO.: 2		SYSTEM: ACCESS
SCALE: 1"=100'	PARCEL NO.: 018.02	DATE: 1-29-25	BY: W.E.S.

SANITARY SEWER EASEMENT

65 FT

HUNTERS GLEN
SUBDIVISION

ACCESS EASEMENT

65 FT

0 100 200 400

GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

HUNTERS GLEN SUBDIVISION

COLUMBIA, TENNESSEE

10/16/2025 21072

1.0

EASEMENT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Hunters Glen Concept\Hunters Glen in Crunk Layers.dwg

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 4, 2024

Aaron Keathley, E.I.T.
Crunk Engineering, LLC

Re: Foster Lane, being Tax Map: 112 Parcel: 017.00

Dear Sir:

Columbia Power System serving this development is dependent on the development of the adjacent property and/or any necessary utility easements across adjacent properties.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

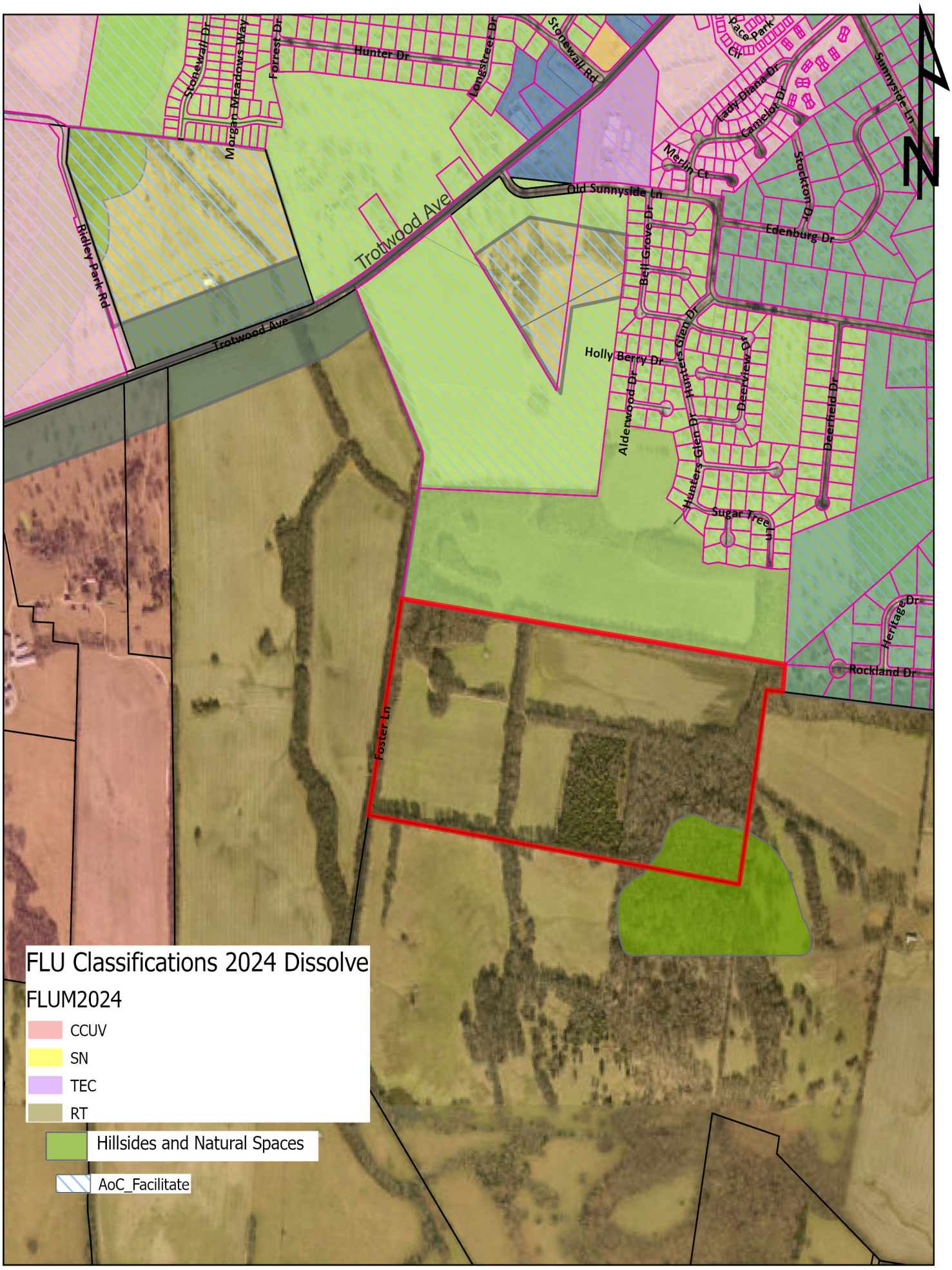
- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

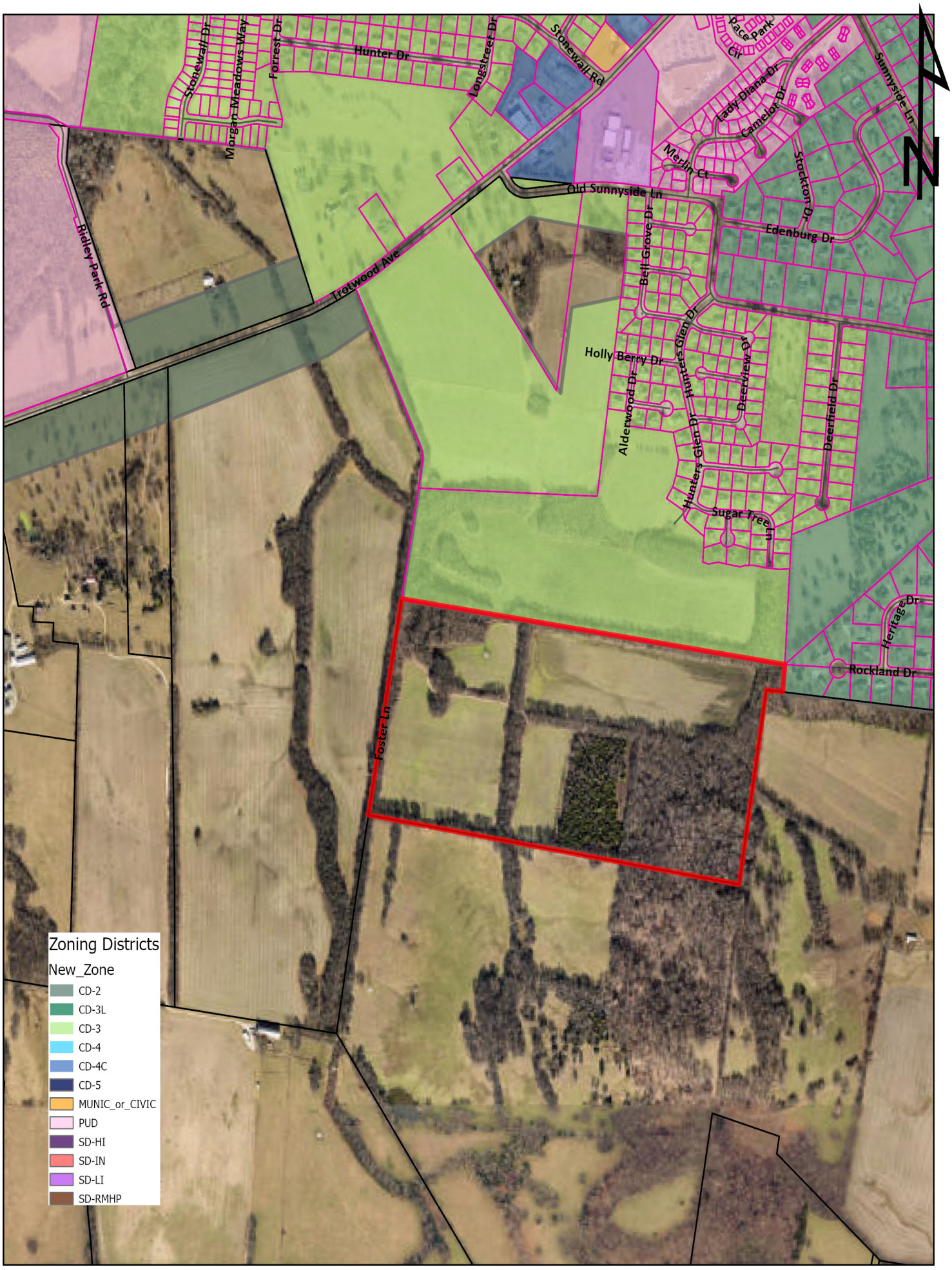
Trevor Gilmer
Power Engineering Manager

kw



Case #26-0062
Foster Lane
Tax Map 112 Parcel 17

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



Case #26-0062
Foster Lane
Tax Map 112 Parcel 17

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

Parent Parcel Legal Description

A parcel of land located in the 9th Civil District of Maury County, Tennessee. More particularly described as follows:

Beginning at a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79° 12' 28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the south line of said lands of McBroom Family Partnership, generally along a fence, South 80° 54' 28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of Lot 13 of Leatherwood Estates, Section 1, of record in Plat Book 56, Page 315, R.O.M.C., TN.;

Thence, along the west line of said Lot 13 of Leatherwood Estates, South 03° 36' 18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the southwest corner of Lot 13 Leatherwood Estates. Said point also being on the north line of lands owned by Edwin W. Halliday Family Trust, of record in Deed Book R2383, Page 186, R.O.M.C., TN.;

Thence, along the north line of said lands of Halliday Family Trust, North 83° 01' 05" West, a distance of 117.28 feet, to a tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of Foster Lane, North 09° 19' 07" East, a distance of 116.73 feet to the point of beginning.

Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

Of the total parent tract described herein, a portion containing 4.79 acres is designated as Civic Space pursuant to the requirements of the Comprehensive Plan Connect Columbia for natural hillside protection areas (775' elevation). The balance of the parcel, outside the Civic Space designation, is requested for rezoning to CD-3L.

Civic Space Legal Description

A portion of land located within the parent parcel, situated in the 9th Civil District of Maury County, Tennessee, more particularly described as follows:

Beginning at the same point of beginning as described in the parent parcel, being a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30', also being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, from said point of beginning, along the parent parcel boundary, North 80°44'35" West, a distance of 1983.10 feet to the POINT OF BEGINNING of the Civic Space herein described;

Thence, from said point, South 80°44'35" East, a distance of 660.17 feet;

Thence, North 08°07'09" East, a distance of 346.26 feet;

Thence, North 75°29'59" West, a distance of 397.75 feet;

Thence, South 64°36'12" West, a distance of 163.02 feet;

Thence, South 32°16'11" West, a distance of 314.91 feet to the point of beginning of this Civic Space description.

Containing 4.79 acres, more or less, to be designated as Civic Space in accordance with the requirements of the Comprehensive Plan Connect Columbia. The remainder of the parent parcel outside this 4.79-acre area is to be designated CD-3L Zoning.

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CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, John Maher being the sole owner of the Foster Lane Property more particularly described as Parcel 112 017.00 on Deed of Record in Deed Book R2758 Pages 851-853 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

John Maher
Print Name

12-2-24
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

February 16, 2026

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Annexation & Rezoning // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for the annexation of the parcel located on Foster Lane, identified as Tax Map #112 017.00, which abuts the City of Columbia boundary. In conjunction with annexation, we respectfully request that this parcel be assigned a zoning designation of CD-2 (Rural Character District).

According to Connect Columbia, the City's comprehensive plan, this parcel lies within the Rural Transitions (RT) future land use area. The intent of the RT designation is to enhance existing suburban areas while supporting the development of low-density residential neighborhoods that preserve open space and the rural character of the community. The comprehensive plan specifically identifies the CD-2 Rural Character District as an appropriate zoning classification within the RT area.

The CD-2 District consists of large-lot, semi-rural estates, open spaces, and legacy agricultural operations in low-density single-family detached residential areas. It is intended to preserve natural features, maintain significant open space, and ensure development patterns that respect the surrounding landscape and corridor character.

The proposed development plan includes 86 single-family residential lots across approximately 86.7 acres, resulting in a density of approximately 1.0 dwelling unit per acre. This density is consistent with the intent of the Rural Transitions designation and reflects a deliberate effort to maintain a low-intensity development pattern that preserves open space and reinforces the semi-rural character of the Foster Lane corridor.

While the adjacent Hunters Glen Subdivision to the north is zoned CD-3 and developed at a higher density, this proposal intentionally transitions to a lower density form that aligns directly with the comprehensive plan's recommendations for this area. The project is designed to complement existing infrastructure while maintaining the character and environmental quality envisioned in the City's long-term planning framework.

Because the CD-2 designation is expressly supported by the Rural Transitions future land use category, and because the proposed density and design remain fully compliant with the character district standards, no variances or zoning modifications are being requested.

We respectfully request approval of annexation and assignment of the CD-2 Rural Character District zoning designation for this parcel.

Respectfully,



Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

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